

LEGAL DESCRIPTION: PART OF TRACT NUMBER 6 IN THE RESERVE OF 10 SECTIONS, TOWNSHIP 28 NORTH, RANGE 9 EAST, HUNTINGTON TOWNSHIP, HUNTINGTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

STARTING AT P.K. NAIL MARKING THE LOCATION OF STONE 13 AS SHOWN IN SURVEY RECORD "H", PAGE 272; THENCE EASTERLY, 3365.07 FEET ALONG THE CENTERLINE OF FLAXMILL ROAD; THENCE NORTHERLY, DEFLECTING LEFT 90 DEGREES 00 MINUTES 00 SECONDS, 215.76 FEET TO A 5/8" REBAR STAKE ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #24 BYPASS AT STATION 248+50, 100 FEET RIGHT OF THE CENTERLINE AS SHOWN ON PROJECT NO. F-888(10) DATED 1963, WHICH SHALL BE THE PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 520.04 FEET ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED LINE, WHOSE RADIUS IS 7062.03 FEET AND LIES SOUTHEASTERLY, WHOSE CHORD IS 519.92 FEET AND DEFLECTS RIGHT 43 DEGREES 49 MINUTES 12 SECONDS, FROM THE LAST DESCRIBED LINE TO A 5/8" REBAR STAKE; THENCE SOUTHERLY, DEFLECTING RIGHT 132 DEGREES 48 MINUTES 43 SECONDS FROM SAID CHORD, 529.19 FEET TO A 5/8" REBAR STAKE ON THE NORTH RIGHT-OF-WAY LINE OF FLAXMILL ROAD; THENCE WESTERLY, DEFLECTING RIGHT 89 DEGREES 55 MINUTES 12 SECONDS, 50.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A 5/8" REBAR STAKE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE 346.13 FEET ALONG A CURVE TO THE RIGHT NOT TANGENT TO THE LAST DESCRIBED LINE, WHOSE RADIUS IS 914.93 FEET AND LIES NORTHWESTERLY, WHOSE CHORD IS 344.07 FEET AND DEFLECTS RIGHT 10 DEGREES 53 MINUTES 17 SECONDS FROM THE LAST DESCRIBED LINE TO A 5/8" REBAR STAKE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #24; THENCE NORTHERLY, DEFLECTING RIGHT 82 DEGREES 33 MINUTES 34 SECONDS FROM SAID CHORD, 111.60 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING. CONTAINING 2.98 ACRES

SUBJECT TO: RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL AS SHOWN BY STOODY ASSOCIATES, PROFESSIONAL LAND SURVEYORS, ON PLAT OF SURVEY NUMBER 9813.

SURVEY REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SEC. 1-29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- a) VARIANCES IN THE REFERENCE MONUMENTS: SEE LEGEND.
- b) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: SEE SURVEY PLAT.
- c) INCONSISTENCIES IN LINES OF OCCUPATION: SEE SURVEY PLAT.
- d) RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY):

THE THEORETICAL UNCERTAINTY OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A CLASS "A" SURVEY (0.10 FEET) AS DEFINED BY TITLE 865.

THE CENTERLINE OF FLAXMILL ROAD WAS ESTABLISHED FROM MONUMENTS FOUND IN THE PAVEMENT TO THE EAST AND WEST OF THIS TRACT ALONG WITH MONUMENTS FOUND ON THE EAST LINE OF THE PARENT TRACT DEED RECORD 237, PAGE 176. THE RIGHT-OF-WAY OF U.S. #24 WAS ESTABLISHED FROM STRUCTURES FOUND IN THE MEDIAN USED TO ESTABLISH STATIONING AND BY SPLITTING THE EXISTING DRIVING LANES TO ESTABLISH THE CENTERLINE. THE STATE HIGHWAY PLANS F-888(10), 1963 WERE USED AS A REFERENCE FOR THIS RIGHT-OF-WAY. THE EAST LINE OF THIS TRACT IS 20 FEET WEST OF THE EXISTING BUILDING. CORNERS WERE SET ON THIS LINE ON THE RIGHT-OF-WAY LINE OF FLAXMILL ROAD AND U.S. #24. THIS TRACT IS BOUNDED ON THE NORTH AND WEST BY THE RIGHT-OF-WAY LINES OF FLAXMILL ROAD AND U.S. #24.

