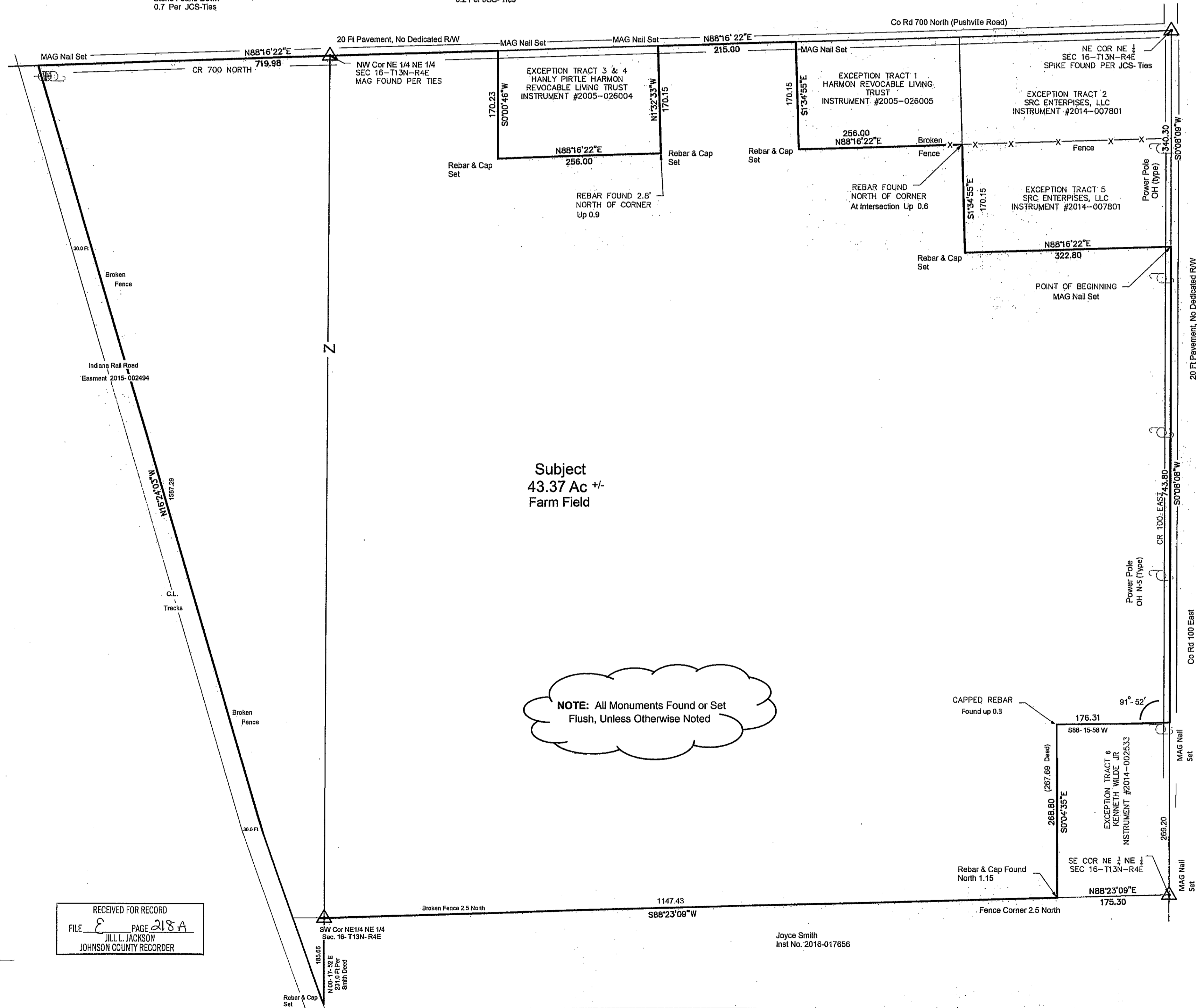
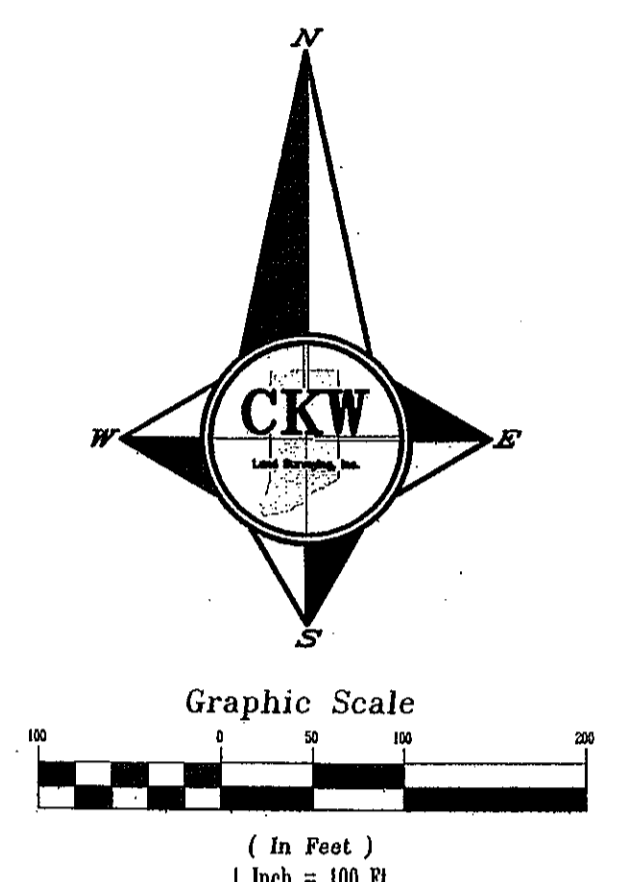
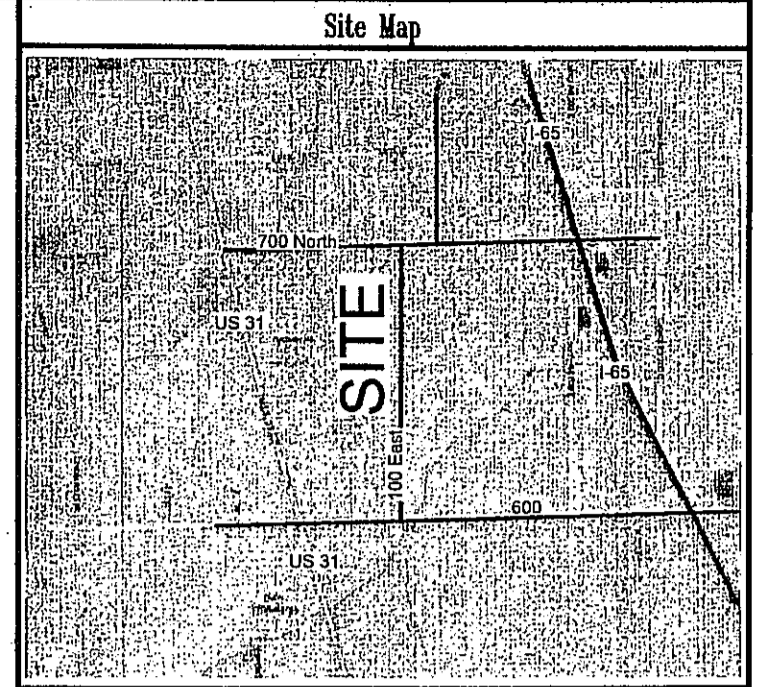
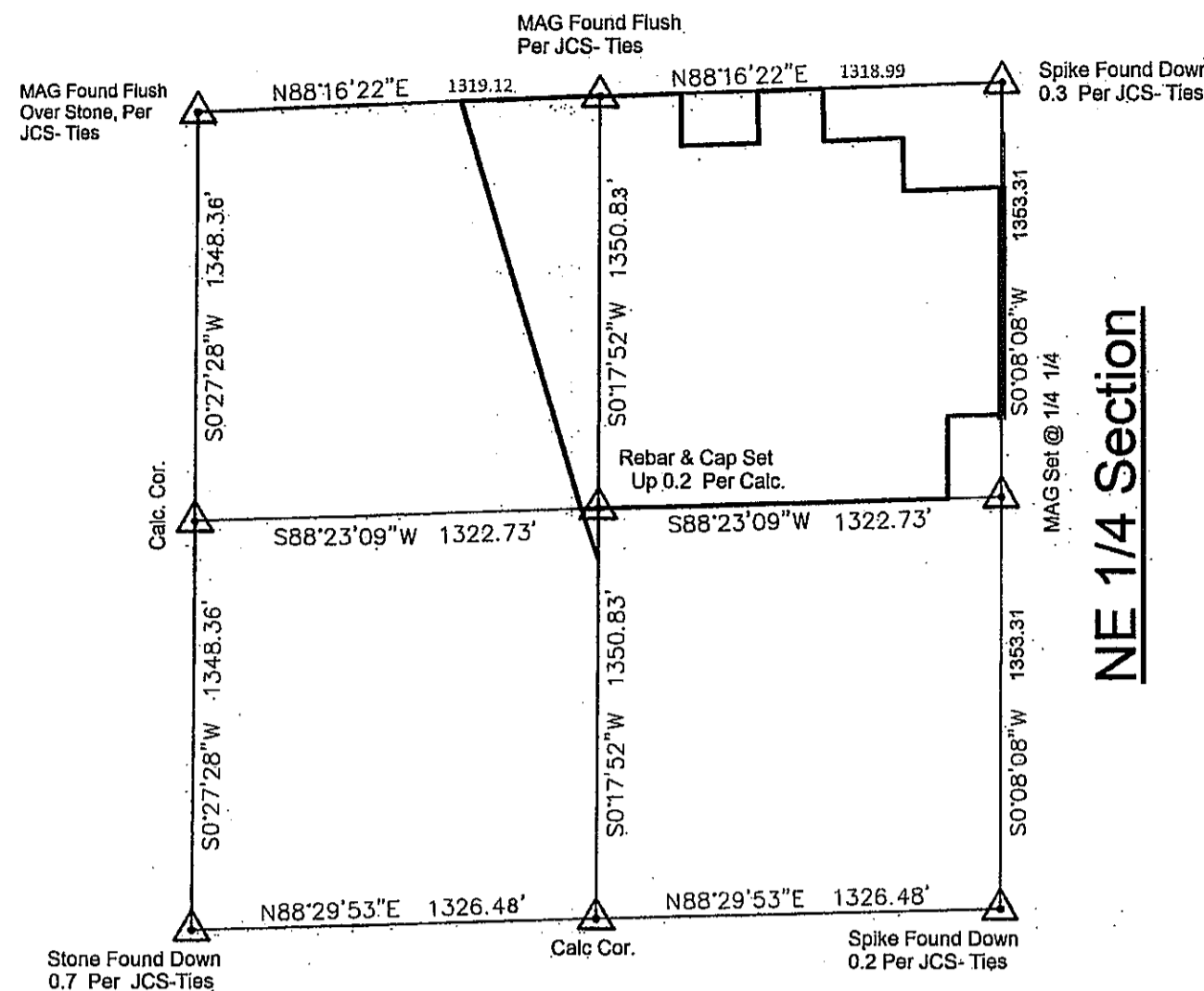


Mary Kemp Trust
Pt Sec. 16-T13N-R4E
Greenwood,
Johnson Co

Kemp Trust

A.L.T.A. / N.S.P.S. Survey

Part of the NE 1/4 of S16-T13N-R4E



NOTE: All Monuments Found or Set
Flush, Unless Otherwise Noted

KEMP TRUST (REVISED)
MODERNIZED LAND DESCRIPTION
DESCRIBING THE SAME PROPERTY AS IN RECORD DOCUMENT
INSTRUMENT NUMBER 2000-004682

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN THAT LIES EAST OF THE MIDDLE LINE OF THE PITTSBURGH CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY (NOW INDIANA RAILROAD) TRACK CONTAINING 8.30 ACRES, EXCLUSIVE OF THE PART THEREOF UNDER FENCE BY SAID RAILWAY COMPANY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER-QUARTER SECTION MARKED BY A SPIKE RECOVERED UTILIZING JOHNSON COUNTY SURVEYORS OFFICE TIE-SHEET; THENCE SOUTH 00 DEGREES 08 MINUTES 08 SECONDS WEST (THE BASIS OF BEARINGS ARE REFERENCED TO GRID BEARINGS BASED ON NAD 83 INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, PER INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) CONTINUOUS OPERATING REFERENCE STATIONS (CONCOS) REAL-TIME KINEMATIC (RTK) CORRECTION SERVICE UTILIZED MAY-JUNE 2017) ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 340.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 08 MINUTES 08 SECONDS WEST ON AND ALONG SAID EAST LINE A DISTANCE OF 743.80 FEET TO THE NORTHEAST CORNER OF INSTRUMENT NUMBER 2014-002533; THENCE SOUTH 88 DEGREES 15 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF INSTRUMENT NUMBER 2014-002533 A DISTANCE OF 176.31 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 04 MINUTES 35 SECONDS EAST ALONG THE WEST LINE OF INSTRUMENT NUMBER 2014-002533 A DISTANCE OF 268.80 FEET (267.69 DEED) TO THE SOUTH LINE OF SAID NORTHEAST QUARTER-QUARTER SECTION; THENCE SOUTH 88 DEGREES 23 MINUTES 09 SECONDS WEST ON AND ALONG SAID SOUTH LINE A DISTANCE OF 1147.43 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER-QUARTER SECTION; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS WEST ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER SECTION A DISTANCE OF 185.66 FEET TO A POINT 30' NORTHEAST MEASURED AT RIGHT ANGLE AND PARALLEL TO THE CENTERLINE OF EXISTING RAILROAD TRACKS; THENCE NORTH 16 DEGREES 24 MINUTES 18 SECONDS WEST PARALLEL TO THE CENTERLINE OF EXISTING RAILROAD TRACKS; THENCE NORTH 16 DEGREES 24 MINUTES 18 SECONDS WEST PARALLEL TO THE CENTERLINE OF EXISTING RAILROAD TRACKS; THENCE NORTH 16 DEGREES 24 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF INSTRUMENT NUMBER 2005-026004 A DISTANCE OF 170.23 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 15 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF INSTRUMENT NUMBER 2005-026004 A DISTANCE OF 256.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF INSTRUMENT NUMBER 2005-026004 A DISTANCE OF 170.15 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 15 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF INSTRUMENT NUMBER 2005-026004 A DISTANCE OF 215.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER-QUARTER SECTION; THENCE NORTH 88 DEGREES 16 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE OF INSTRUMENT NUMBER 2005-026004 A DISTANCE OF 256.00 FEET TO THE WEST LINE OF INSTRUMENT NUMBER 2014-007801; THENCE SOUTH 01 DEGREES 34 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF INSTRUMENT NUMBER 2014-007801 A DISTANCE OF 170.15 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 16 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE OF INSTRUMENT NUMBER 2014-007801 A DISTANCE OF 322.80 FEET TO THE POINT OF BEGINNING, CONTAINING 43.374 ACRES, MORE OR LESS SUBJECT TO ALL RIGHT-OF-WAY, EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

SURVEYOR COMMENTS:
THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY ON THE ABOVE DESCRIBED REAL ESTATE. THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 4 EAST WAS ESTABLISHED UTILIZING JOHNSON COUNTY SURVEYOR PERPETUATED CORNERS. IN ADDITION THE NORTH QUARTER-QUARTER CORNER WAS ALSO A PERPETUATED CORNER. THE NORTH QUARTER-QUARTER CORNER AND NORTHEAST CORNER OF SAID NORTHEAST QUARTER WERE "TITLE CORNERS". A SUBDIVISION (BRIARSTONE SECTION 3) ACCEPTED THESE CORNERS WHEN PLATTING. WE ALSO ACCEPTED THESE TITLE CORNERS AND UTILIZED THEM ALONG WITH THE OTHER NORTHEAST QUARTER CORNERS TO ESTABLISH QUARTER-QUARTER SECTIONS. THE SUBJECT DEED CALLS FOR 6 EXCEPTIONS OUT OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER. THE CLIENT REQUESTED A MODERN DESCRIPTION FOR THIS REASON. THE CENTER OF THE NORTHEAST QUARTER WAS ESTABLISHED BY CALCULATED SPLITS OF THE WEST, SOUTH, AND EAST LINES. THE NORTH QUARTER-QUARTER CORNER WAS HELD PER COUNTY AND FOUND TO BE ON LINE AND WITHIN 0.1 FEET OF BEING THE MATHEMATICAL SPLIT. THE SOUTHEAST EXCEPTION (TRACT 6) HAS A 1.1 FOOT DIFFERENCE ALONG THE WEST LINE. THE NORTHWEST EXCEPTION (TRACT 3 & 4) HAS NO ANGULAR RELATIONSHIP IN THE RECORD DEED (2005-026004) WE HELD THE LEAD-IN DISTANCE FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER AND USED THE BEARING THROUGH A REBAR FOUND 2.8 FEET NORTH OF THE SOUTHEAST CORNER TO ESTABLISH THIS ANGULAR RELATIONSHIP. A FEW FENCE POSTS WERE ALL THAT WAS LEFT OF THE FENCE ALONG THE RAILROAD TRACKS. THESE VARIED FROM 28 TO 30 FEET NORTHEAST OF THE CENTERLINE. THE MODERN DESCRIPTION DESCRIBES A LINE 30 FEET OFF THE EXISTING TRACTS (AT RIGHT ANGLES TO TRACK) FOR THE WEST BOUNDARY.

SURVEYOR'S REPORT: IN ACCORDANCE WITH TITLE 36, ARTICLE 1, RULE 12, SECTION 1 THROUGH 19 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

VARIANCE IN THE REFERENCED MONUMENTS;
DISCREPANCIES IN RECORDED DESCRIPTIONS AND PLATS;
INCONSISTENCIES IN LINES OF OCCUPATION;
THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES FOR EACH CLASSIFICATION OF SURVEY ARE AS FOLLOWS:
(1) URBAN SURVEYS: 0.07 FEET (21 MILLIMETERS) PLUS 50 PARTS PER MILLION.
(2) SUBURBAN SURVEYS: 0.13 FEET (40 MILLIMETERS) PLUS 100 PARTS PER MILLION.
(3) RURAL SURVEYS: 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION.
AS DEFINED IN IAC 36.5. THIS SURVEY IS A RETRACEMENT SURVEY AS DEFINED IN IAC 36.5, OF A TRACT OF LAND.

FINDING OF FACTS:
WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT. THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE ABOVE-DISCUSSED MONUMENTS MAY NOT BE CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS. BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS UNKNOWN.

IF FENCES ARE TO BE INSTALLED, IT SHOULD BE KEPT IN MIND THE UNCERTAINTIES OF CORNERS FOUND AND SET. AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

DUE TO VARIANCES IN REFERENCED MONUMENTS: 2.8 Feet +/-
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS: 1.3 Feet +/-
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: 2.5 Feet +/-, @ SE & SW Corner

REFERENCE INFORMATION:
FIRST AMERICAN TITLE COMMITMENT NO. 17-02891, DATED MARCH 1, 2017
SUBJECT AND ADDITION DEEDS
TAX MAPS, & EASEMENT RECORDS

CERTIFICATION: TO GGG INVESTMENTS, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY, Kemp Trust

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, A THEREOF.

CERTIFICATION:
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAT AND DESCRIPTION REPRESENT A SURVEY COMPLETED UNDER MY DIRECTION.
I FURTHER CERTIFY THAT THE SURVEY WORK PERFORMED ON THE PROJECT SHOWN IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.
I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS REPORT CONFORMS TO THE REQUIREMENTS CONTAINED IN SECTION 1 THROUGH 19 OF THE IAC 36.5, 1.1-12 FOR A RETRACEMENT OR RECORD DOCUMENT SURVEY.

DATE OF LAST FIELD WORK: July 27, 2017
DATE CERTIFIED: July 28, 2017

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. - JEFFREY J. KONDY

Revisions
Rev. Per G. Kent July 28, 2017



CKW Land Surveying, Inc.
301 East Jefferson St.
Franklin, Indiana 46131
(317) 736-0781 - Office
jgc@ckwland.com

Prepared For:
Mary Kemp Trust
Joan Dehmel
11033 Queens Ct
Carmel, Indiana 46032

Project:
CR 700 North & CR 100 East,
Greenwood, Indiana
Pleasant Township,
Johnson County

Sheet Title:
A.L.T.A. / N.S.P.S. Survey

| | | | |
|--------------------------|------------------------|-----------------|----------------|
| Scale 1" = 100' | Drawn jgc | Designed N/A | Checked JKK |
| Work Order No. 170039 | Sheet Number 1 of 1 | | |
| Date: July 28, 2017 | | | |

2017-017319
RECORDED ON
08/03/2017
8:57:53 AM
JILL L JACKSON
JOHNSON COUNTY
RECORDER
REC FEE: 25.00
PAGES: 1

RECEIVED FOR RECORD
FILE 8 PAGE 218 A
JILL L JACKSON
JOHNSON COUNTY RECORDER

Joyce Smith
Inst No. 2016-017656