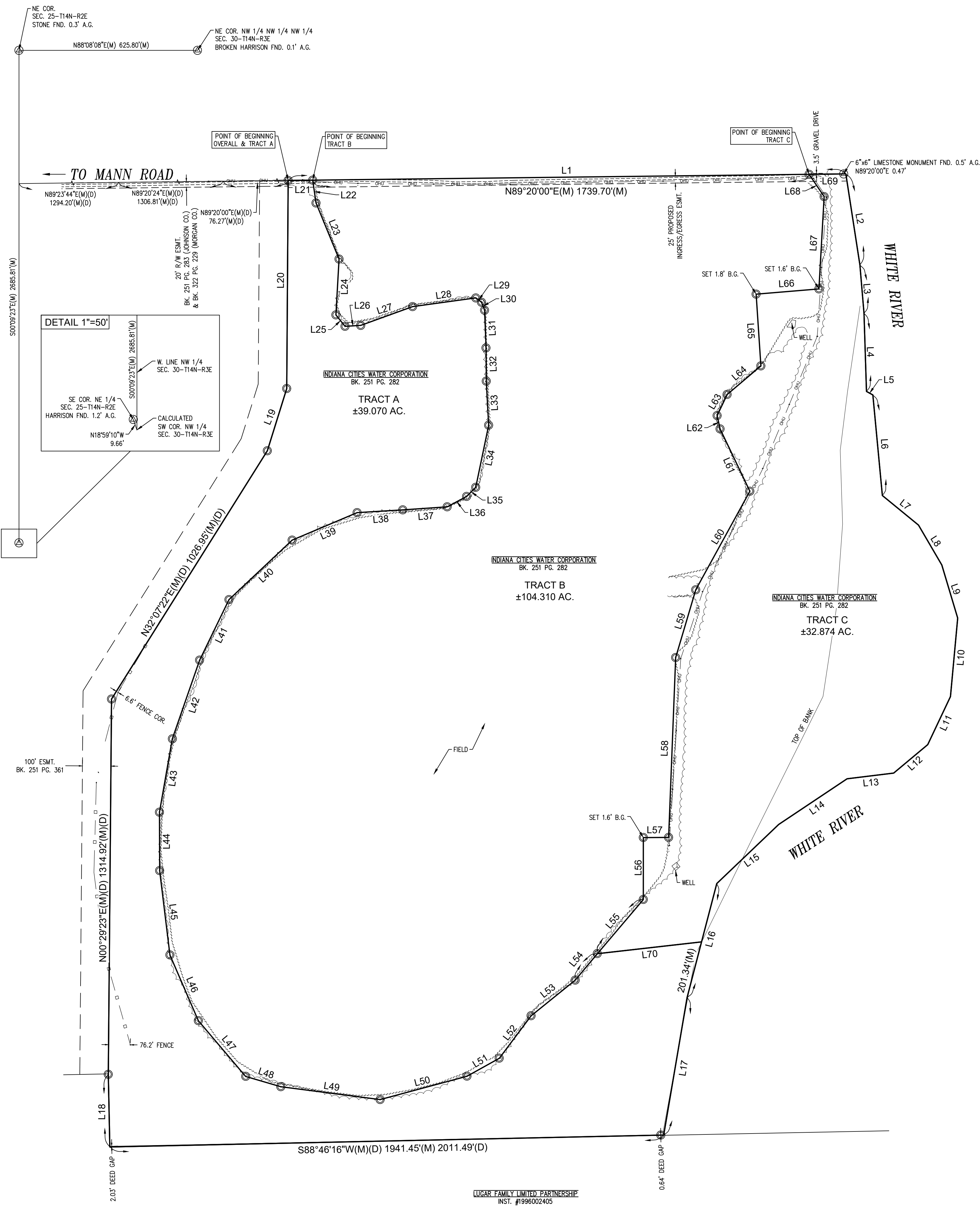


# CERTIFIED BOUNDARY SURVEY

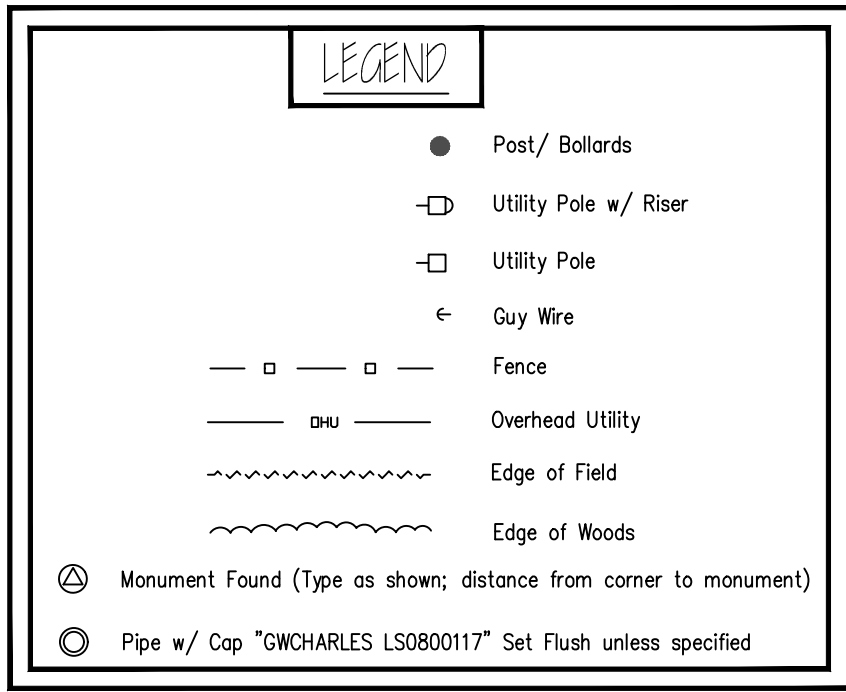
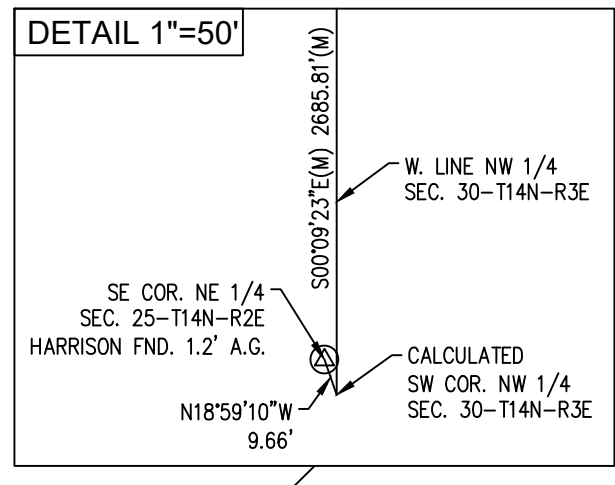
## "INAW - WRW PARCEL"

Part of Section 30, Township 14 North, Range 3 East,  
White River Township, Johnson County, Indiana

**RECORDING NOTE**  
I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.  
George W. Charles II



LINE TABLE	
L1	N89°20'00"E(M) 1954.17'(M)
L2	S08°46'50"E(M) 322.85'(M)
L3	S04°50'34"E(M) 169.75'(M)
L4	S01°50'14"E(M) 273.84'(M)
L5	S61°04'02"E(M) 25.47'(M)
L6	S05°25'20"E(M) 353.89'(M)
L7	S50°44'58"E (M) 163.62'(M)
L8	S30°18'12"E(M) 161.85'(M)
L9	S16°39'19"E(M) 194.17'(M)
L10	S05°15'37"W(M) 275.95'(M)
L11	S25°21'52"W(M) 186.32'(M)
L12	S50°08'24"W(M) 155.54'(M)
L13	S82°59'38"W(M) 164.44'(M)
L14	S56°17'09"W(M) 288.21'(M)
L15	S46°20'43"E(M) 300.00'(M)
L16	S14°34'15"W(M) 412.29'(M)
L17	S09°39'15"W(M) 488.78'(M)
L18	N01°12'02"W(M)(D) 254.10'(M)(D)
L19	N17°17'11"E(M)(D) 228.18'(M)(D)
L20	N00°24'42"E(M)(D) 729.06'(M)(D)
L21	N89°20'00"E(M) 85.92'(M)
L22	S08°16'26"E(M) 80.78'(M)
L23	S22°17'41"E(M) 212.39'(M)
L24	S03°09'02"W(M) 195.78'(M)
L25	S38°26'48"E(M) 51.41'(M)
L26	N86°35'06"E(M) 54.96'(M)
L27	N70°06'10"E(M) 193.17'(M)
L28	N82°08'09"E(M) 223.94'(M)
L29	S52°22'08"E(M) 25.07'(M)
L30	S21°12'18"E(M) 29.78'(M)
L31	S02°12'57"E(M) 132.07'(M)
L32	S00°27'29"E(M) 116.45'(M)
L33	S02°59'57"E(M) 154.57'(M)
L34	S11°43'24"W(M) 222.45'(M)
L35	S44°55'59"W(M) 45.11'(M)
L36	S61°56'13"W(M) 77.26'(M)
L37	S86°03'36"W(M) 155.93'(M)
L38	S86°35'57"W(M) 160.37'(M)
L39	S67°05'41"W(M) 247.18'(M)
L40	S46°44'24"W(M) 304.08'(M)
L41	S25°49'40"W(M) 235.77'(M)
L42	S19°08'53"W(M) 291.55'(M)
L43	S09°58'41"W(M) 261.01'(M)
L44	S00°10'11"E(M) 204.81'(M)
L45	S06°58'07"E(M) 297.56'(M)
L46	S23°22'43"E(M) 250.84'(M)
L47	S40°23'19"E(M) 256.15'(M)
L48	S73°39'33"E(M) 128.31'(M)
L49	S82°37'46"E(M) 351.08'(M)
L50	N74°56'19"E(M) 314.93'(M)
L51	N60°54'53"E(M) 129.58'(M)
L52	N36°52'34"E(M) 185.93'(M)
L53	N51°05'04"E(M) 198.57'(M)
L54	N39°54'41"E(M) 121.00'(M)
L55	N40°20'02"E(M) 248.87'(M)
L56	N00°00'00"W(M) 217.05'(M)
L57	N89°39'59"E(M) 88.80'(M)
L58	N02°13'57"E(M) 630.28'(M)
L59	N16°32'09"E(M) 247.68'(M)
L60	N28°45'25"E(M) 393.90'(M)
L61	N25°32'01"W(M) 241.86'(M)
L62	N12°24'11"W(M) 47.73'(M)
L63	N25°18'29"E(M) 82.03'(M)
L64	N49°43'38"E(M) 154.73'(M)
L65	N03°45'20"E(M) 251.93'(M)
L66	N85°15'45"E(M) 220.69'(M)
L67	N03°14'26"E(M) 324.00'(M)
L68	N34°06'23"W(M) 93.98'(M)
L69	N89°20'00"E(M) 128.56'(M)
L70	N83°32'41"E(M) 367.54'(M)

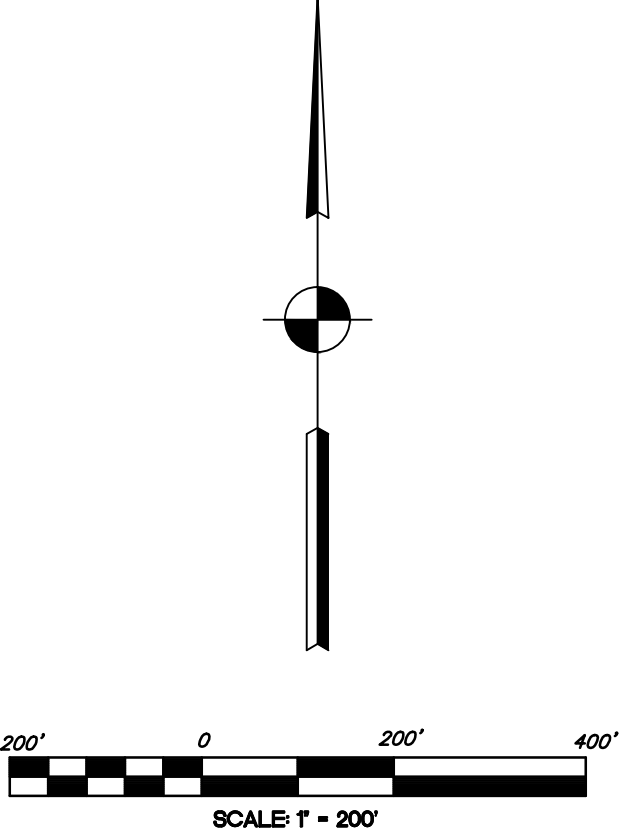
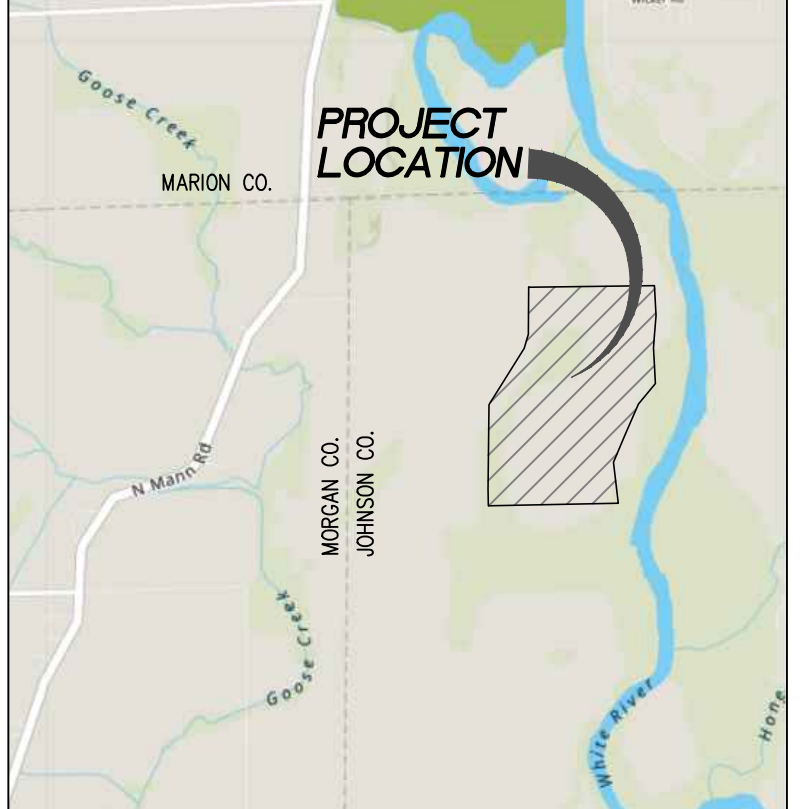


### RECORD DESCRIPTION

BOOK 251 PAGE 282

A PART OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 30; THENCE NORTH 0 DEGREES 01 MINUTES 14 SECONDS EAST (DEED BEARING = NORTH 0 DEGREES 02 MINUTES EAST) ON AND ALONG THE WEST LINE OF SECTION 30 A DISTANCE OF 1259.00 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 89 DEGREES 23 MINUTES 44 SECONDS EAST (DEED BEARING = NORTH 89 DEGREES 07 MINUTES EAST) A DISTANCE OF 1294.20 FEET TO A LIMESTONE MONUMENT FOUND IN PLACE; THENCE CONTINUING ON AND ALONG SAID NORTH LINE NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST A DISTANCE OF 1306.81 FEET (DEED = NORTH 89 DEGREES 20 MINUTES EAST A DISTANCE OF 1306.8 FEET) TO A LIMESTONE MONUMENT FOUND IN PLACE; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 76.27 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION MARKED BY AN IRON PIN SET THIS SURVEY; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 260.70 FEET; SOUTH 3 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 1946.72 FEET (DEED DISTANCE = 1947.33 FEET) TO A POINT ON THE WEST BANK OF WHITE RIVER MARKED BY A LIMESTONE MONUMENT FOUND IN PLACE; THENCE SOUTHERLY FOLLOWING SAID WEST RIVER BANK THE NEXT NINE COURSES; SOUTH 2 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 462.00 FEET; SOUTH 4 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 307.56 FEET; SOUTH 4 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 198.00 FEET; SOUTH 3 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 260.70 FEET; SOUTH 3 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 290.00 FEET; SOUTH 40 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 412.00 FEET; SOUTH 23 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 535.00 FEET; SOUTH 22 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 443.00 FEET; SOUTH 6 DEGREES 38 MINUTES 34 SECONDS EAST A DISTANCE OF 638.18 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 16 SECONDS WEST (DEED BEARING = SOUTH 88 DEGREES 51 MINUTES WEST) A DISTANCE OF 2011.49 FEET; THENCE NORTH 1 DEGREE 12 MINUTES 02 SECONDS WEST (DEED BEARING = NORTH 1 DEGREE 09 MINUTES WEST) A DISTANCE OF 254.10 FEET TO A CONCRETE MONUMENT FOUND IN PLACE; THENCE NORTH 0 DEGREES 29 MINUTES 23 SECONDS EAST A DISTANCE OF 1314.92 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 32 DEGREES 07 MINUTES 22 SECONDS EAST A DISTANCE OF 1026.95 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 17 DEGREES 17 MINUTES 11 SECONDS EAST A DISTANCE OF 228.18 FEET TO AN IRON PIN SET THIS SURVEY; THENCE NORTH 0 DEGREES 24 MINUTES 42 SECONDS EAST A DISTANCE OF 729.06 FEET TO THE POINT OF BEGINNING CONTAINING 161.299 ACRES MORE OR LESS SUBJECT HOWEVER TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



NO. DATE	REVISIONS	BY	APPR.
PREPARED BY: <b>CERTIFIED BOUNDARY SURVEY</b> <b>"INAW - WRW PARCEL"</b>			
PART OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA			
DRAWN: C.J.L.	APPROVED: G.W.C.		
DATE: FEBRUARY 9, 2022	CHECKED: G.W.C.	SHEET <b>1</b> of <b>2</b>	

DIRECTOR PATH : R:\Projects\Indiana American Water\WRW Survey\Certified Boundary  
 DATE/USER : 3/15/2022 3:35 AM / Gcharles

# CERTIFIED BOUNDARY SURVEY "INAW - WRW PARCEL"

Part of Section 30, Township 14 North, Range 3 East,  
White River Township, Johnson County, Indiana

## RECORDING NOTE

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.  
George W. Charles II

## SURVEY DESCRIPTIONS

### TRACT A:

THIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II, LS0800117 FOR THE PURPOSE OF CREATING PARCELS. PART OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA, SAID POINT BEING SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST FROM A BROKEN HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST IN JOHNSON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 09 MINUTES 23 SECONDS EAST A DISTANCE OF 2685.81 FEET TO THE CALCULATED SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30, SAID POINT BEING SOUTH 18 DEGREES 59 MINUTES 23 SECONDS EAST A DISTANCE OF 9.66 FEET FROM A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 01 MINUTE 14 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1259.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 44 SECONDS EAST A DISTANCE OF 1294.20 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1306.81 FEET TO A LIMESTONE MONUMENT; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 76.27 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 251 PAGE 282 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND A DISTANCE OF 85.92 FEET; THENCE SOUTH 08 DEGREES 16 MINUTES 26 SECONDS EAST A DISTANCE OF 80.78 FEET TO A PIPE WITH A CAP STAMPED "OWCHARLES LS0800117"; HEREINAFTER REFERRED TO AS PIPE WITH CAP; THENCE SOUTH 22 DEGREES 17 MINUTES 41 SECONDS EAST A DISTANCE OF 212.39 FEET TO A PIPE WITH CAP; THENCE SOUTH 03 DEGREES 09 MINUTES 02 SECONDS WEST A DISTANCE OF 195.78 FEET TO A PIPE WITH CAP; THENCE SOUTH 38 DEGREES 26 MINUTES 48 SECONDS EAST A DISTANCE OF 51.41 FEET TO A PIPE WITH CAP; THENCE NORTH 86 DEGREES 35 MINUTES 06 SECONDS EAST A DISTANCE OF 54.96 FEET TO A PIPE WITH CAP; THENCE NORTH 70 DEGREES 06 MINUTES 10 SECONDS EAST A DISTANCE OF 193.17 FEET TO A PIPE WITH CAP; THENCE NORTH 82 DEGREES 08 MINUTES 09 SECONDS EAST A DISTANCE OF 223.94 FEET TO A PIPE WITH CAP; THENCE SOUTH 52 DEGREES 22 MINUTES 08 SECONDS EAST A DISTANCE OF 25.07 FEET TO A PIPE WITH CAP; THENCE SOUTH 21 DEGREES 12 MINUTES 18 SECONDS EAST A DISTANCE OF 29.78 FEET TO A PIPE WITH CAP; THENCE SOUTH 02 DEGREES 12 MINUTES 57 SECONDS EAST A DISTANCE OF 132.07 FEET TO A PIPE WITH CAP; THENCE SOUTH 00 DEGREES 27 MINUTES 29 SECONDS EAST A DISTANCE OF 116.45 FEET TO A PIPE WITH CAP; THENCE SOUTH 02 DEGREES 59 MINUTES 57 SECONDS EAST A DISTANCE OF 154.57 FEET TO A PIPE WITH CAP; THENCE SOUTH 11 DEGREES 43 MINUTES 24 SECONDS WEST A DISTANCE OF 222.45 FEET TO A PIPE WITH CAP; THENCE SOUTH 44 DEGREES 55 MINUTES 59 SECONDS WEST A DISTANCE OF 45.11 FEET TO A PIPE WITH CAP; THENCE SOUTH 61 DEGREES 59 MINUTES 13 SECONDS WEST A DISTANCE OF 77.26 FEET TO A PIPE WITH CAP; THENCE SOUTH 86 DEGREES 03 MINUTES 36 SECONDS WEST A DISTANCE OF 155.93 FEET TO A PIPE WITH CAP; THENCE SOUTH 86 DEGREES 35 MINUTES 57 SECONDS WEST A DISTANCE OF 160.37 FEET TO A PIPE WITH CAP; THENCE SOUTH 67 DEGREES 05 MINUTES 41 SECONDS WEST A DISTANCE OF 247.18 FEET TO A PIPE WITH CAP; THENCE SOUTH 46 DEGREES 44 MINUTES 24 SECONDS WEST A DISTANCE OF 304.08 FEET TO A PIPE WITH CAP; THENCE SOUTH 29 DEGREES 49 MINUTES 40 SECONDS WEST A DISTANCE OF 235.77 FEET TO A PIPE WITH CAP; THENCE SOUTH 19 DEGREES 08 MINUTES 53 SECONDS WEST A DISTANCE OF 291.55 FEET TO A PIPE WITH CAP; THENCE SOUTH 09 DEGREES 58 MINUTES 41 SECONDS WEST A DISTANCE OF 261.01 FEET TO A PIPE WITH CAP; THENCE SOUTH 00 DEGREES 10 MINUTES 11 SECONDS EAST A DISTANCE OF 204.81 FEET TO A PIPE WITH CAP; THENCE SOUTH 07 DEGREES 58 MINUTES 07 SECONDS EAST A DISTANCE OF 297.56 FEET TO A PIPE WITH CAP; THENCE SOUTH 73 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 128.31 FEET TO A PIPE WITH CAP; THENCE SOUTH 82 DEGREES 37 MINUTES 46 SECONDS EAST A DISTANCE OF 351.08 FEET TO A PIPE WITH CAP; THENCE NORTH 74 DEGREES 56 MINUTES 19 SECONDS EAST A DISTANCE OF 314.94 FEET TO A PIPE WITH CAP; THENCE NORTH 60 DEGREES 54 MINUTES 53 SECONDS EAST A DISTANCE OF 129.58 FEET TO A PIPE WITH CAP; THENCE NORTH 36 DEGREES 52 MINUTES 34 SECONDS EAST A DISTANCE OF 185.93 FEET TO A PIPE WITH CAP; THENCE NORTH 51 DEGREES 05 MINUTES 04 SECONDS EAST A DISTANCE OF 198.57 FEET TO A PIPE WITH CAP; THENCE NORTH 39 DEGREES 54 MINUTES 41 SECONDS EAST A DISTANCE OF 121.00 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 41 SECONDS EAST A DISTANCE OF 367.54 FEET; THENCE SOUTH 14 DEGREES 34 MINUTES 15 SECONDS WEST A DISTANCE OF 201.94 FEET TO A PIPE WITH CAP; THENCE NORTH 15 DEGREES 15 SECONDS WEST A DISTANCE OF 488.78 FEET TO THE SOUTH LINE OF SAID TRACT OF LAND; THENCE SOUTH 88 DEGREES 46 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT OF LAND A DISTANCE OF 1941.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE ALONG THE WEST LINE OF SAID TRACT OF LAND THE FOLLOWING FIVE COURSES: 1) NORTH 01 DEGREE 12 MINUTES 02 SECONDS WEST A DISTANCE OF 254.10 FEET; 2) NORTH 00 DEGREES 25 MINUTES 23 SECONDS EAST A DISTANCE OF 314.92 FEET; 3) NORTH 32 DEGREES 03 SECONDS WEST A DISTANCE OF 22. SECONDS EAST A DISTANCE OF 1026.95 FEET; 4) NORTH 17 DEGREES 17 MINUTES 17 SECONDS EAST A DISTANCE OF 228.18 FEET; 5) NORTH 00 DEGREES 24 MINUTES 42 SECONDS EAST A DISTANCE OF 729.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.973 ACRES, MORE OR LESS.

### TRACT B:

THIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II, LS0800117 FOR THE PURPOSE OF CREATING PARCELS. PART OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA, SAID POINT BEING SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST FROM A BROKEN HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST IN JOHNSON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 09 MINUTES 23 SECONDS EAST A DISTANCE OF 2685.81 FEET TO THE CALCULATED SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30, SAID POINT BEING SOUTH 18 DEGREES 59 MINUTES 23 SECONDS EAST A DISTANCE OF 9.66 FEET FROM A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 01 MINUTE 14 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1259.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 44 SECONDS EAST A DISTANCE OF 1294.20 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1306.81 FEET TO A LIMESTONE MONUMENT; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 76.27 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 251 PAGE 282 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE CONTINUING NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND A DISTANCE OF 85.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 1758.70 FEET TO A PIPE WITH A CAP STAMPED "OWCHARLES LS0800117"; HEREINAFTER REFERRED TO AS PIPE WITH CAP; THENCE SOUTH 34 DEGREES 06 MINUTES 24 SECONDS EAST A DISTANCE OF 93.98 FEET TO A PIPE WITH CAP; THENCE SOUTH 03 DEGREES 14 MINUTES 26 SECONDS WEST A DISTANCE OF 324.00 FEET TO A PIPE WITH CAP; THENCE SOUTH 85 DEGREES 15 MINUTES 45 SECONDS WEST A DISTANCE OF 220.69 FEET; THENCE SOUTH 03 DEGREES 45 MINUTES 20 SECONDS EAST A DISTANCE OF 154.57 FEET TO A PIPE WITH CAP; THENCE SOUTH 49 DEGREES 43 MINUTES 38 SECONDS WEST A DISTANCE OF 154.73 FEET TO A PIPE WITH CAP; THENCE SOUTH 25 DEGREES 18 MINUTES 29 SECONDS WEST A DISTANCE OF 82.03 FEET TO A PIPE WITH CAP; THENCE SOUTH 12 DEGREES 24 MINUTES 11 SECONDS EAST A DISTANCE OF 47.73 FEET TO A PIPE WITH CAP; THENCE SOUTH 25 DEGREES 32 MINUTES 01 SECONDS EAST A DISTANCE OF 241.89 FEET TO A PIPE WITH CAP; THENCE SOUTH 08 DEGREES 45 MINUTES 25 SECONDS WEST A DISTANCE OF 393.90 FEET TO A PIPE WITH CAP; THENCE SOUTH 16 DEGREES 32 MINUTES 09 SECONDS WEST A DISTANCE OF 247.68 FEET TO A PIPE WITH CAP; THENCE SOUTH 02 DEGREES 13 MINUTES 57 SECONDS WEST A DISTANCE OF 630.28 FEET TO A PIPE WITH CAP; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 88.80 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 250.84 FEET TO A PIPE WITH CAP; THENCE SOUTH 40 DEGREES 02 SECONDS WEST A DISTANCE OF 248.87 FEET; THENCE SOUTH 39 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 121.00 FEET TO A PIPE WITH CAP; THENCE SOUTH 51 DEGREES 05 MINUTES 04 SECONDS WEST A DISTANCE OF 198.57 FEET TO A PIPE WITH CAP; THENCE SOUTH 36 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 185.93 FEET TO A PIPE WITH CAP; THENCE SOUTH 60 DEGREES 54 MINUTES 53 SECONDS WEST A DISTANCE OF 129.58 FEET TO A PIPE WITH CAP; THENCE SOUTH 74 DEGREES 56 MINUTES 19 SECONDS WEST A DISTANCE OF 314.94 FEET TO A PIPE WITH CAP; THENCE NORTH 82 DEGREES 37 MINUTES 46 SECONDS WEST A DISTANCE OF 351.08 FEET TO A PIPE WITH CAP; THENCE NORTH 73 DEGREES 39 MINUTES 33 SECONDS WEST A DISTANCE OF 128.31 FEET TO A PIPE WITH CAP; THENCE NORTH 40 DEGREES 23 MINUTES 19 SECONDS WEST A DISTANCE OF 256.15 FEET TO A PIPE WITH CAP; THENCE NORTH 23 DEGREES 22 MINUTES 43 SECONDS WEST A DISTANCE OF 250.84 FEET TO A PIPE WITH CAP; THENCE NORTH 06 DEGREES 58 MINUTES 07 SECONDS WEST A DISTANCE OF 297.56 FEET TO A PIPE WITH CAP; THENCE NORTH 00 DEGREES 10 MINUTES 11 SECONDS WEST A DISTANCE OF 204.81 FEET TO A PIPE WITH CAP; THENCE NORTH 09 DEGREES 58 MINUTES 41 SECONDS EAST A DISTANCE OF 261.01 FEET TO A PIPE WITH CAP; THENCE NORTH 19 DEGREES 08 MINUTES 53 SECONDS EAST A DISTANCE OF 291.55 FEET TO A PIPE WITH CAP; THENCE NORTH 25 DEGREES 49 MINUTES 40 SECONDS EAST A DISTANCE OF 235.77 FEET TO A PIPE WITH CAP; THENCE NORTH 46 DEGREES 44 MINUTES 24 SECONDS EAST A DISTANCE OF 304.08 FEET TO A PIPE WITH CAP; THENCE NORTH 67 DEGREES 05 MINUTES 41 SECONDS EAST A DISTANCE OF 247.18 FEET TO A PIPE WITH CAP; THENCE NORTH 86 DEGREES 35 MINUTES 57 SECONDS EAST A DISTANCE OF 160.37 FEET TO A PIPE WITH CAP; THENCE NORTH 86 DEGREES 03 MINUTES 36 SECONDS EAST A DISTANCE OF 155.93 FEET TO A PIPE WITH CAP; THENCE NORTH 61 DEGREES 59 MINUTES 13 SECONDS WEST A DISTANCE OF 77.26 FEET TO A PIPE WITH CAP; THENCE NORTH 44 DEGREES 55 MINUTES 59 SECONDS EAST A DISTANCE OF 45.11 FEET TO A PIPE WITH CAP; THENCE NORTH 11 DEGREES 43 MINUTES 24 SECONDS EAST A DISTANCE OF 222.45 FEET TO A PIPE WITH CAP; THENCE NORTH 02 DEGREES 59 MINUTES 57 SECONDS WEST A DISTANCE OF 154.57 FEET TO A PIPE WITH CAP; THENCE NORTH 00 DEGREES 27 MINUTES 29 SECONDS EAST A DISTANCE OF 132.07 FEET TO A PIPE WITH CAP; THENCE NORTH 02 DEGREES 12 MINUTES 57 SECONDS WEST A DISTANCE OF 116.45 FEET TO A PIPE WITH CAP; THENCE NORTH 21 DEGREES 12 MINUTES 18 SECONDS WEST A DISTANCE OF 29.78 FEET TO A PIPE WITH CAP; THENCE NORTH 52 DEGREES 22 MINUTES 08 SECONDS WEST A DISTANCE OF 25.07 FEET TO A PIPE WITH CAP; THENCE SOUTH 82 DEGREES 08 MINUTES 09 SECONDS WEST A DISTANCE OF 223.94 FEET TO A PIPE WITH CAP; THENCE SOUTH 70 DEGREES 06 MINUTES 10 SECONDS WEST A DISTANCE OF 193.17 FEET TO A PIPE WITH CAP; THENCE SOUTH 86 DEGREES 35 MINUTES 06 SECONDS WEST A DISTANCE OF 54.96 FEET TO A PIPE WITH CAP; THENCE NORTH 38 DEGREES 26 MINUTES 48 SECONDS WEST A DISTANCE OF 80.78 FEET TO A PIPE WITH CAP; THENCE NORTH 03 DEGREES 09 MINUTES 02 SECONDS EAST A DISTANCE OF 195.78 FEET TO A PIPE WITH CAP; THENCE NORTH 22 DEGREES 17 MINUTES 41 SECONDS WEST A DISTANCE OF 212.39 FEET TO A PIPE WITH CAP; THENCE NORTH 08 DEGREES 16 MINUTES 26 SECONDS WEST A DISTANCE OF 80.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 104.310 ACRES, MORE OR LESS.

### TRACT C:

THIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II, LS0800117 FOR THE PURPOSE OF CREATING PARCELS. PART OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA, SAID POINT BEING SOUTH 89 DEGREES 08 MINUTES 08 SECONDS WEST FROM A BROKEN HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST IN JOHNSON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 09 MINUTES 23 SECONDS EAST A DISTANCE OF 2685.81 FEET TO THE CALCULATED SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30, SAID POINT BEING SOUTH 18 DEGREES 59 MINUTES 23 SECONDS EAST A DISTANCE OF 9.66 FEET FROM A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 01 MINUTE 14 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1259.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 44 SECONDS EAST A DISTANCE OF 1294.20 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1306.81 FEET TO A LIMESTONE MONUMENT; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 76.27 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN BOOK 251 PAGE 282 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND A DISTANCE OF 1925.61 FEET TO A PIPE WITH A CAP STAMPED "OWCHARLES LS0800117"; HEREINAFTER REFERRED TO AS PIPE WITH CAP AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 128.56 FEET TO THE ORDINARY HIGH WATER MARK OF THE WHITE RIVER; THENCE ALONG SAID ORDINARY HIGH WATER MARK THE FOLLOWING FIFTEEN COURSES: 1) SOUTH 08 DEGREES 46 MINUTES 50 SECONDS EAST A DISTANCE OF 322.85 FEET; 2) SOUTH 04 DEGREES 50 MINUTES 34 SECONDS EAST A DISTANCE OF 169.75 FEET; 3) SOUTH 01 DEGREE 50 MINUTES 14 SECONDS EAST A DISTANCE OF 273.84 FEET; 4) SOUTH 61 DEGREES 04 MINUTES 02 SECONDS EAST A DISTANCE OF 25.47 FEET; 5) SOUTH 05 DEGREES 25 MINUTES 20 SECONDS EAST A DISTANCE OF 353.89 FEET; 6) SOUTH 50 DEGREES 44 MINUTES 58 SECONDS EAST A DISTANCE OF 163.62 FEET; 7) SOUTH 30 DEGREES 18 MINUTES 12 SECONDS EAST A DISTANCE OF 161.85 FEET; 8) SOUTH 16 DEGREES 39 MINUTES 19 SECONDS EAST A DISTANCE OF 194.17 FEET; 9) SOUTH 05 DEGREES 15 MINUTES 37 SECONDS WEST A DISTANCE OF 275.95 FEET; 10) SOUTH 25 DEGREES 21 MINUTES 52 SECONDS WEST A DISTANCE OF 186.32 FEET; 11) SOUTH 50 DEGREES 08 MINUTES 24 SECONDS WEST A DISTANCE OF 155.54 FEET; 12) SOUTH 82 DEGREES 59 MINUTES 38 SECONDS WEST A DISTANCE OF 164.44 FEET; 13) SOUTH 56 DEGREES 17 MINUTES 09 SECONDS WEST A DISTANCE OF 288.21 FEET; 14) SOUTH 46 DEGREES 20 MINUTES 43 SECONDS WEST A DISTANCE OF 300.00 FEET; 15) SOUTH 14 DEGREES 34 MINUTES 15 SECONDS WEST A DISTANCE OF 210.95 FEET; THENCE SOUTH 83 DEGREES 32 MINUTES 41 SECONDS WEST A DISTANCE OF 367.54 FEET; THENCE NORTH 40 DEGREES 20 MINUTES 02 SECONDS EAST A DISTANCE OF 248.87 FEET; THENCE NORTH 00 DEGREES 00 SECONDS EAST A DISTANCE OF 217.05 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 88.80 FEET TO A PIPE WITH CAP; THENCE NORTH 02 DEGREES 13 MINUTES 57 SECONDS EAST A DISTANCE OF 630.28 FEET TO A PIPE WITH CAP; THENCE NORTH 16 DEGREES 32 MINUTES 09 SECONDS EAST A DISTANCE OF 247.68 FEET TO A PIPE WITH CAP; THENCE NORTH 28 DEGREES 45 MINUTES 25 SECONDS EAST A DISTANCE OF 393.90 FEET TO A PIPE WITH CAP; THENCE NORTH 25 DEGREES 32 MINUTES 01 SECONDS WEST A DISTANCE OF 241.89 FEET TO A PIPE WITH CAP; THENCE NORTH 12 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 47.73 FEET TO A PIPE WITH CAP; THENCE NORTH 25 DEGREES 18 MINUTES 29 SECONDS EAST A DISTANCE OF 82.03 FEET TO A PIPE WITH CAP; THENCE NORTH 49 DEGREES 43 MINUTES 38 SECONDS EAST A DISTANCE OF 154.73 FEET; THENCE NORTH 03 DEGREES 45 MINUTES 20 SECONDS WEST A DISTANCE OF 251.93 FEET; THENCE NORTH 85 DEGREES 15 MINUTES 45 SECONDS EAST A DISTANCE OF 220.69 FEET TO A PIPE WITH CAP; THENCE NORTH 03 DEGREES 45 MINUTES 20 SECONDS EAST A DISTANCE OF 324.00 FEET TO A PIPE WITH CAP; THENCE NORTH 34 DEGREES 06 MINUTES 24 SECONDS WEST A DISTANCE OF 93.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 32.874 ACRES, MORE OR LESS.

## SURVEYOR REPORT

This survey represents a Certified Boundary Survey of Deed Book 251, page 282 owned by The Indiana Corporation. The subject parcel is located in Section 30, Township 14 North, Range 3 East of the Second Principal Meridian in White River Township, Johnson County, Indiana. The subject parcels are serviced to the east through a 20 foot wide easement recorded in Deed Book 251, page 283 (Johnson County) and Deed Book 322, page 229 (Morgan County) to Mann Road. There is also a 100 foot wide easement along the majority of the west line of the subject parcel (Deed Book 251, page 361) that could be used to access the easement above to Mann Road. The survey was ordered by Indiana American Water Company for the purpose of real estate transfer.

The basis of bearings for this survey is an assumed bearing of North 00 degrees 01 minutes 14 seconds East for the West line of the Northwest Quarter of said Section 30. This bearing is based on the bearing in the subject parcel's description.

The subject parcel commences from the Southwest Corner of the Northwest Quarter of said Section 30. A search for a monument at this corner did not find anything. Johnson County Surveyor's Office does not have a reference for a monument at this corner either. Johnson County Surveyor's Office does not have any referenced monuments in said Section 30. The metes and bounds description of the subject parcel closes and has many calls for monuments. All the monuments called for in the description were looked for and only two limestone monuments were found as surveyed and shown on this survey. The distance between the two monuments is 0.47 feet longer than needed. For the reestablishment of the subject parcel the monument called out 76.27 feet west of the point of beginning was held and the monument called out as being on the west bank of the White River was used as line to rotate the subject deed. Working back from this reestablishment the location of said Southwest Corner was calculated and used for adjoiners. There are monuments reference by Boone County Surveyor's Office in Section 25, Township 14 North, Range 2 East that were used as reference points when writing the new parcel descriptions that the client wanted.

The north adjointer to the subject parcel is Deed Book 242, page 110. The description of said adjointer commences at the Northwest Corner of said Section 30 and is in chains and links and uses cardinal directions. Any deed discrepancies with the north adjointer is unknown due to the lack of monumentation reference and/or found. With the detail and monumentation called for in the subject description it is assumed that a survey, not found, was performed to write the description and set the monuments. Therefore, I am not showing any deed discrepancies with the north adjointer. There are overhead utility lines that run along the north line of the subject parcel that appear to only serve the wells onsite, therefore, they may need to be in an easement. The north edge of the partially gravel entrance lane is as much as 3.5 feet north of the north line of the subject parcel where surveyed and as shown on this survey.

The east line of the subject parcel is described in the deed as the west bank of the White River. Private ownership should go to the ordinary high water mark of the White River. The survey description takes this into account and is written to the ordinary high water mark. The uncertainty along this line is only that in determining where the ordinary high water mark is located. No monuments were found along the east line of the subject parcel. The White River is an obvious line of possession along the east line of the subject parcel.


Instrument Number 1996002405 is the south adjointer and one of the west adjointers to the subject parcel. There are deed discrepancies along this south line ranging from an overlap of 2.03 feet to a gap of 0.64 feet as shown on this survey. No monuments were found along the south line of the subject parcel. There are no obvious lines of possession along the south line of the subject parcel.

The subject parcel is an exception out of a bigger parcel that is the west adjointer as described in Instrument 2021035448. Since the subject parcel is an exception there are no deed discrepancies along this line. No monuments were found along the west line of the subject parcel. The edge of field and edge of woods are obvious lines of possession along the west line of the subject parcel. There are remnants of an old fence line along or near the west line of the subject parcel as far away as 76.2 feet where surveyed and as shown on this survey.

In accordance with Title 865 IAC 1-12 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 discrepancies in the following:

- (A) Availability and condition of found monuments
  - (B) Occupation or possession lines
  - (C) Clarity or ambiguity of the record description used and/or adjointer's description
  - (D) The theoretical uncertainty of the measurements
- (A) Monuments were found at the following corners of Section 30, Township 14 North, Range 3 East as stated below.
- Northeast Corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter
    - Referenced - None
    - Found - Broken Harrison Monument - 0.1' Above Grade
  - Monuments were found at the following corners of Section 25, Township 14 North, Range 2 East as stated below.
  - Northeast Corner
    - Referenced - Stone
    - Found - Stone - 0.3' Above Grade
  - Southeast Corner of the Northeast Quarter
    - Referenced - Harrison Monument
    - Found - Harrison Monument - 1.2' Below Grade
- (B) Various field and wood lines, a farm lane, and the White River are obvious lines of possession.
- (C) The record title descriptions for the subject property as well as the adjoining descriptions were obtained from the Johnson County and Morgan County Recorder's Offices. All descriptions were retraced to observe any ambiguities within and/or between the subject property and its adjointers. See above for description and conclusion.
- (D) As a result of the above observations, it is my opinion that the uncertainties in locations of the lines and corners established on this survey are as follows:

- 1) Variance in found monuments: as shown on this survey up to 0.47'
- 2) Discrepancies in record descriptions: up to 2.03'
- 3) Inconsistencies in lines of occupation: farm lane - up to 3.5' emence of fence - up to 76.2'
- 4) The Relative Positional Accuracy (due to random errors in measurement) of the boundary corners either set or found, with respect to all other monuments either set or found by this survey is within that allowable for an Urban Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

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1					
NO.	DATE	REVISIONS	BY	APPR.	
PREPARED BY:	CERTIFIED BOUNDARY SURVEY "INAW - WRW PARCEL"				
	PART OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 3 EAST, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA				
	DRAWN: C.J.L.	APPROVED: G.W.C.			
	DATE: FEBRUARY 9, 2022	CHECKED: G.W.C.			SHEET 2 of 2