

**New Original Legal Description**

See Page 2.

**Surveyor's Report**

See Page 2.

**Monument Legend**

- A = Mag Nail with "MCKINNEY LS22100029" Id. Ring Set (-0.0')
- B = Railroad Rail Post Found 40.7' West and 7.3' South of Corner
- C = Mag Nail Found (-0.1')
- D = 5/8" Rebar Found Bent 1.3' North and 39.7' West (-1.0')
- E = 5/8" Rebar Found 40.0' West of Corner (-0.1')
- F = Mag Nail with "MCKINNEY LS22100029" Id. Ring Set (-0.0')
- G = 5/8" Rebar with "MCKINNEY LS22100029" Id. Cap Set 40.0' West of Corner (-0.0')
- H = 5/8" Rebar with Aluminum "HIGMAN" Id. Cap Found 40.2' West of Corner (-0.3')
- I = 5/8" Rebar with Aluminum "HIGMAN" Id. Cap Found 40.2' West of Corner (-0.0')
- J = 5/8" Rebar with Aluminum "HIGMAN" Id. Cap Found 40.1' West of Corner (-0.0')
- K = 5/8" Rebar with "MCKINNEY LS22100029" Id. Cap Set (-0.0')
- L = 5/8" Rear Found Bent 2.0' West of Corner (-0.3')
- M = 5/8" Rebar with "MCKINNEY LS22100029" Id. Cap Set (-0.0') and Base of Broken Wood Post Found 4.2' East of Corner
- N = 5/8" Rebar Found (-0.3')
- O = 5/8" Rebar Found (-0.2')
- P = Mag Nail Found (-0.1')

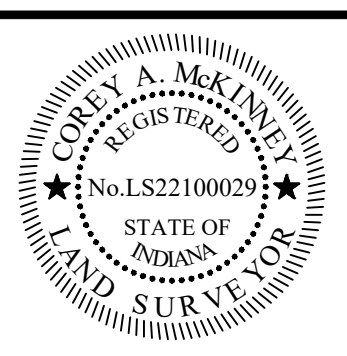
**Legend**  
 POB - Point of Beginning  
 M - Measured  
 C. - Calculated  
 D. - Deed  
 P. - Plat  
 R. - Recorded

Page 1 of 2

Project # 4100-B County: Wells Township: Union  
 Sect./Twp./Rng.: Sect.21,T28N,R11E  
 For: Dougherty Drawn by: CAM Field Crew: JMH  
 Fieldwork Completed: August 20, 2025  
 IN WITNESS WHEREOF, I hereunto place my hand and seal  
 this 1st day of September, 2025.  
 Revised:  
 (CAD File Name:4100.dwg)

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the Survey requirements of 865 IAC 1-12-1 thru 30.

*[Signature]*  
 Corey A. McKinney, P.S. No. LS22100029



IAC Title 865 Boundary Survey - ORIGINAL SURVEY

**McKinney**  
 LAND SURVEYING

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### New Original Legal Description

Part of the Southeast Quarter and part of the Northeast Quarter of Section 21, Township 28 North, Range 11 East of the Second Principal Meridian, Union Township in Wells County, Indiana, based on an original survey by Corey A. McKinney, Indiana Professional Surveyor Number 22100029 of McKinney Land Surveying, Survey No. 4100, dated September 1, 2025, and being more particularly described as follows:

Commencing at a 1" Bar marking the Northeast corner of said Southeast Quarter; thence South 00 degrees 16 minutes 08 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 211.00 feet (Deed) along the East line of said Southeast Quarter and within the right-of-way of County Road 300 West to a mag nail on the South line of an existing 4.00 acre tract described in Deed Record 150, Page 472 in the Office of the Recorder of Wells County, Indiana, said point being the POINT OF BEGINNING of the herein described tract; thence continuing South 00 degrees 16 minutes 08 seconds West, a distance of 135.30 feet along said East line and within said right-of-way to a mag nail with a "MCKINNEY LS22100029" identification ring on the South line of an existing 4.22 acre tract described in the Office of said Recorder; thence North 89 degrees 17 minutes 21 seconds West, a distance of 1312.33 feet along said South line to a 5/8" rebar with a "MCKINNEY LS22100029" identification cap on the West line of the East half of said Southeast Quarter; thence North 00 degrees 02 minutes 47 seconds West, a distance of 347.66 feet along said West line to the West line of the East half of said Northeast Quarter; thence North 00 degrees 02 minutes 57 seconds West, a distance of 662.02 feet (Deed) along said West line to a 5/8" rebar with a "MCKINNEY LS22100029" identification cap on the North line of the South 20 acres of the East half of said Northeast Quarter; thence South 89 degrees 13 minutes 50 seconds East, a distance of 1317.86 feet along said North line to a mag nail with a "MCKINNEY LS22100029" identification ring on the East line of said Northeast Quarter; thence South 00 degrees 15 minutes 48 seconds West, a distance of 523.98 feet (Deed) along said East line and within the right-of-way of County Road 300 West to a mag nail on the North line of said existing 4.00 acre tract; thence North 89 degrees 13 minutes 49 seconds West, a distance of 501.64 feet (Deed) along said North line to a 5/8" rebar on the West line of said existing 4.00 acre tract; thence South 00 degrees 16 minutes 12 seconds West, a distance of 345.69 feet (Deed) along said West line to a 5/8" rebar on the South line of said existing 4.00 acre tract; thence South 88 degrees 51 minutes 07 seconds East, a distance of 501.70 feet (Deed) along said South line to the Point of Beginning. Containing 26.46 acres, more or less. Subject to the right-of-way of County Road 300 West, and subject to easements of record.

### Surveyor's Report

#### PURPOSE OF SURVEY:

The purpose of this survey was to re-survey an existing 22.24 acre tract described in Document Number 20240942 in the Office of the Recorder of Wells County, Indiana, together with an existing 4.22 acre tract also described in the Office of said Recorder.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based upon the following opinions and observations a result of uncertainties in lines and corners because of the following:

#### AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

Monuments that were recovered and/or set are shown on the survey drawing and listed on the survey on the monument legend.

The following monuments were accepted as the location of the Public Land Survey Section corners.

- ❖ Northeast corner Northeast Quarter: Section 21, T28N, R11E: 1" Bar (-0.1')
  - This corner is witnessed in the Wells County Surveyor's Office.
- ❖ Northwest corner Northeast Quarter: Section 21, T28N, R11E: 5/8" Bar (-0.3')
  - This corner is witnessed in the Wells County Surveyor's Office.
- ❖ Northeast corner Southeast Quarter: Section 21, T28N, R11E: 1" Bar (-0.1')
  - This corner is witnessed in the Wells County Surveyor's Office.
- ❖ Southeast corner Southeast Quarter: Section 21, T28N, R11E: 1" Bar (-0.1')
  - This corner is witnessed in the Wells County Surveyor's Office.
- ❖ Southwest corner Southeast Quarter: Section 21, T28N, R11E: 5/8" Bar (-0.1')
  - This corner is witnessed in the Wells County Surveyor's Office.
- ❖ Northwest corner Southwest Quarter: Section 21, T28N, R11E: 5/8" Bar (-0.1')
  - This corner is witnessed in the Wells County Surveyor's Office.

#### BASIS OF BEARING:

The basis of bearing for this survey is a geodetic grid bearing based on the Indiana East State Plane Coordinate System of 1983.

#### DISCREPANCIES IN MEASUREMENTS:

Monuments were found within the Relative Positional Accuracy for the use of the property. Monument's locations that were not are shown in relation to the theoretical corner. Measured and calculated distances are shown in relation to each line.

#### OCCUPATION OR POSSESSION LINES

There was uncertainty created by visible occupation lines (fences, hedge rows, etc.) that was evident at the time of the survey.

- A discrepancy was noted during the survey of the parent 30.68 acre tract described in Document Number 20240942, specifically a field line near the southern boundary. While this issue doesn't affect the new boundary lines of the parcel being created in this survey, it is a significant finding that warrants documentation. The field line at the southern end of the existing 30.68-acre tract, described in Document Number 20240942, is situated approximately 18 feet south of the legal boundary. Examination of historical aerial photographs provided by the Wells County Surveyor's Office suggests this field line's location is consistent with the former position of a fence line. This suggests a long-standing issue of possession that deviates from the official legal description, which the below referenced Stody Associates survey appears to show as well.

#### CLARITY OR AMBIGUITY OF DESCRIPTIONS

There were no ambiguities found within the legal descriptions used for the survey.

Documents used include:

- 1) Document Number 20240942
- 2) Deed Record 150, Page 472
- 3) Document Number 20225356
- 4) Deed Record 152, Page 344
- 5) Document Number 20240941
- 6) Stody Associates Survey Number 9476 dated September 9, 1997.

The Stody Associates survey identifies a deed overlap between the western boundary of the parent 30.68-acre tract and the eastern boundary of the tract described in Deed Record 152, Page 344. The eastern boundary of the latter is defined as the west line of the East Half of the Southeast Quarter of Section 21. The western line of the 30.68-acre parent tract, as described in Document Number 20240942, references the western line of a 35-acre tract from Deed Record 133, Page 19. The description for this 35-acre tract relies on cardinal directions and rod measurements, stating its western line is 80 rods west of the East line of the Southeast Quarter. Stody Associates seemingly used these specific measurements, which, in a section that is shorter than its theoretical width, created the appearance of an overlap with the adjacent property. However, a key detail was overlooked. The caption of the deed for the 35-acre tract explicitly states it is "part of the east half of the Southeast Quarter...". This crucial phrase clarifies that the 35-acre tract's boundaries are confined to the East Half of the Southeast Quarter, making it impossible for the tract to extend into the West Half. Therefore, the supposed overlap is not a physical reality but a discrepancy arising from a misinterpretation of the deed's intent and a literal application of its measurements. The boundary should align with the division line between the East Half and West Half of the Southeast Quarter, as defined by the deed's caption, which resolves the apparent conflict and confirms no gap or overlap exists.

#### RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS

Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

#### THEORY OF LOCATION:

The East (135.30 feet) line of the subject tract was established per the East line of the Southeast Quarter of Section 21, T28N, R11E, which was established by the above referenced Public Land Survey Section Corners. The South (1312.33 feet) line was established per the South line of an existing 4.22 acre tract. The West (347.66 feet) line was established per the West line of the East half of said Southeast Quarter, which was established by an even split of said Southeast Quarter. The West (662.02 feet) line was established per the West line of the East half of the Northeast Quarter of Section 21, T28N, R11E, which was established by an even split of said Northeast Quarter. The North (1317.86 feet) line was established per the North line of the South 20 acres of the East half of said Northeast Quarter. The East (523.98 feet) line was established per the East line of said Northeast Quarter, which was established by the above referenced Public Land Survey Section Corners. The South (501.64 feet), East (345.69 feet), and North (501.70 feet) lines were established per the boundary lines of an existing 4.00 acre tract described in Deed Record 150, Page 472, which were established by found monuments.

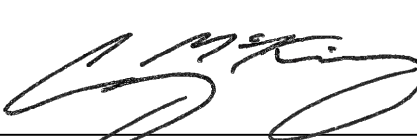
#### NOTES:

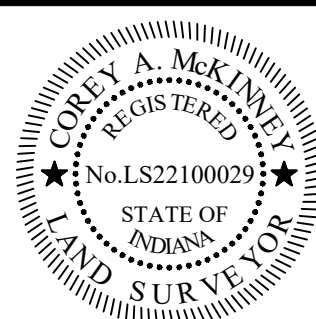
- Survey monuments set this survey are 5/8" steel rebar stakes with a "McKinney LS22100029" identification caps in unpaved areas and Mag Nails with "McKinney LS22100029" identification rings in paved areas. All survey monuments are within 0.3± of the ground surface, unless otherwise noted.
- The significant digits shown on this survey is used only to minimize ambiguities and errors based on rounding. No dimension shown on the survey should be interpreted to be of greater accuracy than either the Relative Positional Accuracy as stated within this report or uncertainties/ambiguities from the original survey of the subject parcel.
- The commitment for title insurance or a title search was not provided or completed at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the Certificate of Survey and this report. McKinney Land Surveying has made no independent search of facts that an accurate and current title search may disclose.
- Since the last date of field work of this survey, conditions beyond the knowledge or control of McKinney Land Surveying may have altered the validity and circumstances shown or noted hereon.
- This survey is the opinion of a licensed land surveyor in the State of Indiana as to the true location of the boundary lines of the subject tract. This opinion is based on a careful evaluation of the subject tract's and surrounding tract's legal descriptions, deeds, physical evidence recovered during the survey field work, prior recorded and recovered surveys, land surveying principals, logic, experience, and other information available from public records. Because of all this, it is possible another surveyor may arrive at a differing conclusion, resulting in them having a different opinion of the location of the boundary lines.
- A survey cannot resolve uncertainties in the position of the original boundary lines, but simply show where the location of said boundary lines are located based upon the land surveyor's opinion. Only courts of law may established property lines.
- Unwritten rights affecting the subject parcel may be present, including unwritten rights associated with uncertainties in occupation or possession. This survey and report does not investigate the possibility of unwritten rights.
- No statement made by any employee or agent of McKinney Land Surveying is valid unless written herein.
- This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents.
- Certification is made to the original purchaser of the survey and is not transferable to additional parties or subsequent owners
- Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.
- 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, Corey A. McKinney.

Legend
POB - Point of Beginning
M - Measured
C - Calculated
D - Deed
P - Plat
R - Recorded

Project # 4100-B County: Wells Township: Union  
Sect./Twp./Rng.: Sect.21,T28N,R11E  
For: Dougherty Drawn by: CAM Field Crew: JMH  
Fieldwork Completed: August 20, 2025  
IN WITNESS WHEREOF, I hereunto place my hand and seal  
this 1st day of September, 2025.  
Revised:  
(CAD File Name:4100.dwg)

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the Survey requirements of 865 IAC 1-12-1 thru 30.

  
Corey A. McKinney, P.S. No. LS22100029



IAC Title 865 Boundary Survey - ORIGINAL SURVEY



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