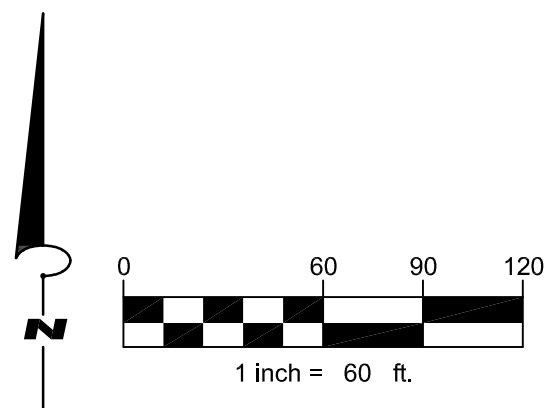
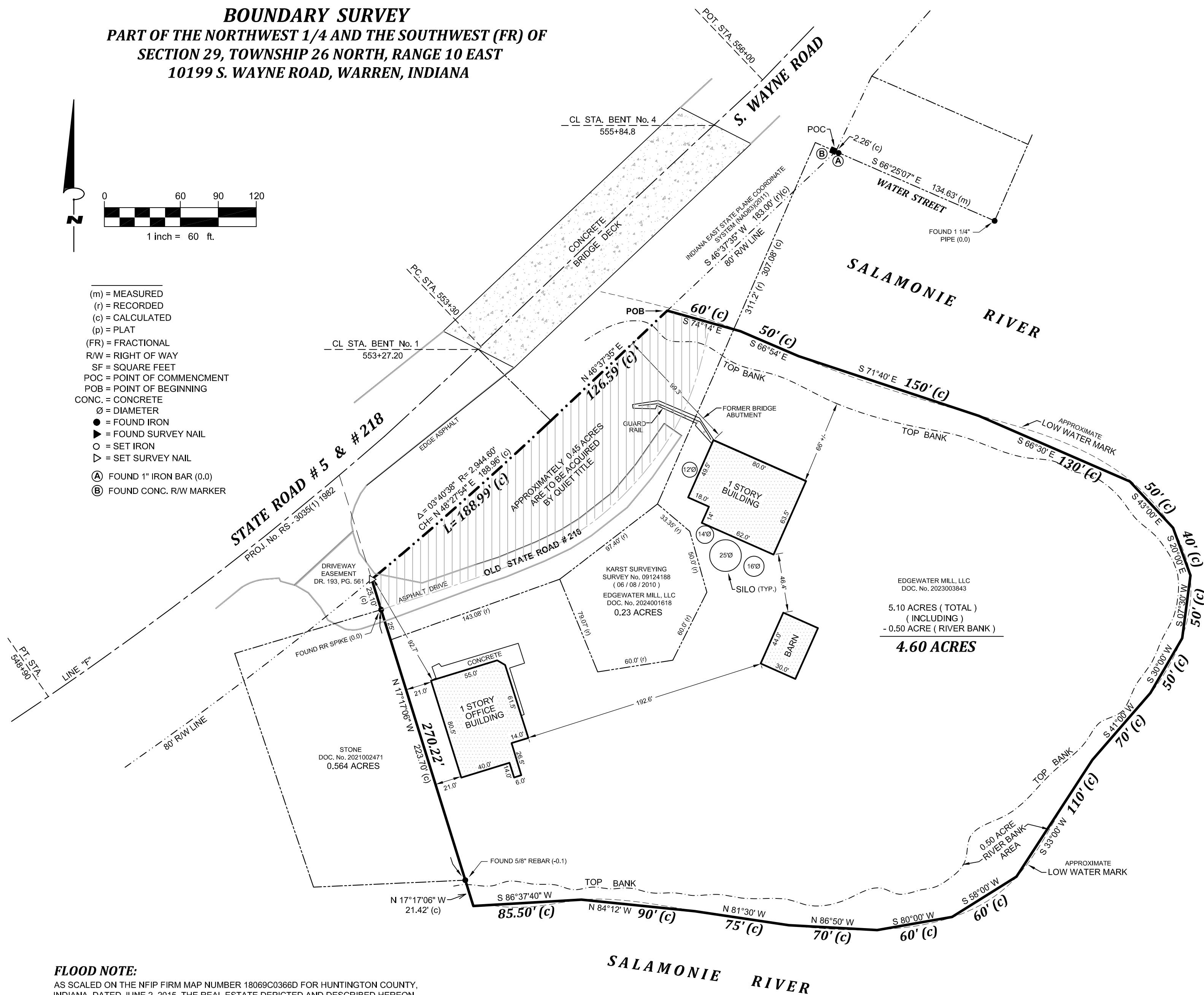


BOUNDARY SURVEY
PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST (FR) OF
SECTION 29, TOWNSHIP 26 NORTH, RANGE 10 EAST
10199 S. WAYNE ROAD, WARREN, INDIANA



- (m) = MEASURED
- (r) = RECORDED
- (c) = CALCULATED
- (p) = PLAT
- (FR) = FRACTIONAL
- R/W = RIGHT OF WAY
- SF = SQUARE FEET
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- CONC. = CONCRETE
- Ø = DIAMETER
- = FOUND IRON
- ▲ = FOUND SURVEY NAIL
- = SET IRON
- ▷ = SET SURVEY NAIL
- Ⓐ FOUND 1" IRON BAR (0.0)
- Ⓑ FOUND CONC. RW MARKER



5.10 ACRES (TOTAL)
 (INCLUDING)
 -0.50 ACRE (RIVER BANK)
4.60 ACRES

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THIS ORIGINAL SURVEY WAS PERFORMED BY OR UNDER THE DIRECTION OF THE REGISTERED LAND SURVEYOR STATED HEREON AND TO THE BEST OF SURVEYOR'S BELIEF WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS OF THIS RULE. FURTHERMORE, 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:

- (A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: REFERENCE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ON ADJACENT PROPERTIES ARE SHOWN ON THE SURVEY DRAWING. DUE TO VARIATIONS IN THE TYPE OF SAID REFERENCE MONUMENTS AND/OR VARIATIONS DEPICTED ON THE SURVEY DRAWING AS "MEASURED" VERSUS "RECORDED" ANGULAR OR DISTANCE MEASUREMENTS, UNCERTAINTY IN SAID REFERENCE MONUMENTS IS 2.0 FEET.
- (B) OCCUPATION OR POSSESSION LINES: NO UNCERTAINTY WAS CREATED BY VISIBLE OCCUPATION LINES (FENCES, HEDGE ROWS, ETC.) THAT WERE EVIDENT AT THE TIME OF THE SURVEY.
- (C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION AND OR ADJOINER'S DESCRIPTIONS: NO UNCERTAINTY WAS CREATED BY THE ABOVE-MENTIONED DOCUMENTS.
- (D) THE RELATIVE POSITIONAL PRECISION OF THIS SURVEY FALLS UNDER THE CLASSIFICATION OF A "RURAL" SURVEY. RANDOM ERRORS IN MEASUREMENT = 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION AS SPECIFIED IN SECTION 7 OF SAID RULE 12.

PURPOSE:

THE SUBJECT SURVEY IS A RETRACEMENT OF REAL ESTATE DESCRIBED IN DOCUMENT # 2023003843 AS FOUND IN THE OFFICE OF THE RECORDER OF HUNTINGTON COUNTY, INDIANA AND ALSO TO INCLUDE AN AREA LYING NORTH OF THE SUBJECT REAL ESTATE AND SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF RE-ROUTED STATE ROAD 218 FOR THE PURPOSE OF ACQUIRING QUIET TITLE.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE (U.S. SURVEY FEET).

REFERENCE DOCUMENTS:

- SUBJECT PARCEL DEED: WARRANTY DEED, DATED NOVEMBER 10, 2021, RECORDED AS DOCUMENT #2021006859, CORPORATE WARRANTY DEED, DATED SEPTEMBER 13, 2023, RECORDED AS DOCUMENT #2023003843, CORPORATE WARRANTY DEED, DATED APRIL 24, 2024, RECORDED AS DOCUMENT #2024001618
- WESTERLY ADJOINING DEED: CORPORATE WARRANTY DEED, DATED APRIL 30, 2021, RECORDED AS DOCUMENT #2021002471
- DRIVEWAY EASEMENT, DATED SEPTEMBER 18, 1959, RECORDED AS DEED BOOK 193, PAGE 561
- WATER MAIN EASEMENT - DEED BOOK 234, PAGE 188, DEED BOOK 234, PAGE 134
- SURVEY BY RICHARD K. KARST AS JOB #09124188, DATED JUNE 8, 2010
- INDIANA STATE HIGHWAY COMMISSION PLANS FOR STATE ROAD #218 - PROJECT NO.RS-3035(1) 1982

THEORY OF LOCATION:

THE SUBJECT PARCEL IS BOUNDED ON THE NORTH, EAST AND SOUTH BY THE BANK OF THE SALAMONIE RIVER. THE BOUNDARY WAS ESTABLISHED ALONG THE MEASURED LOW WATER MARK OF SAID RIVER.
 THE SUBJECT PARCEL IS BOUNDED ON THE WEST BY THE EASTERLY LINE OF A 0.564-ACRE PARCEL DESCRIBED IN DOCUMENT #2021002471 AND WAS ESTABLISHED BY EXISTING "CALLED FOR" MONUMENT FOUND ALONG SAID LINE (SEE SURVEY DRAWING).
 THE NORTHERLY LINE OF THE SUBJECT PARCEL WAS ESTABLISHED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #218 AS DEPICTED ON THE ABOVE-REFERENCED RECORDED PLAN. SAID RIGHT-OF-WAY LINE WAS ESTABLISHED 80 FEET SOUTHERLY OF AND PARALLEL WITH LINE "F" AS SHOWN ON SAID PLAN. NO HIGHWAY MONUMENTS SHOWN ON SAID PLAN WERE RECOVERED THIS SURVEY. THE LOCATION OF SAID LINE "F" AND THE GEOMETRY DEPICTED ON SAID PLAN WAS ESTABLISHED BY THE PHYSICAL LOCATION OF THE STATE ROAD #218 BRIDGE STRUCTURE OVER THE SALAMONIE RIVER AND BRIDGE DATA SHOWN ON SAID PLAN.

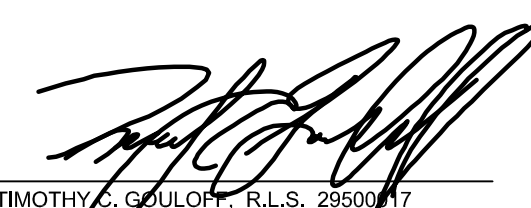
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED BY, OR UNDER THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF AND REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF 865-1-12-1 THRU 29.

FIELD WORK FOR THIS SURVEY WAS PERFORMED ON APRIL 22, 2026.

DATED THIS 10TH DAY OF JUNE, 2026.


 TIMOTHY C. GOULOFF, R.L.S. 29500017



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 TIMOTHY C. GOULOFF

FLOOD NOTE:

AS SCALED ON THE NFIP FIRM MAP NUMBER 18069C0366D FOR HUNTINGTON COUNTY, INDIANA, DATED JUNE 2, 2015, THE REAL ESTATE DEPICTED AND DESCRIBED HEREON APPEARS TO LIE IN ZONE "AE" FLOODWAY (A SPECIAL FLOOD HAZARD AREA).

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST FRACTION OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 10 EAST, HUNTINGTON COUNTY, INDIANA, ENCOMPASSING LANDS LAST DESCRIBED IN DOCUMENT #2023003843 AS FOUND IN THE OFFICE OF THE RECORDER OF HUNTINGTON COUNTY, INDIANA, BEING DEPICTED ON WIGHTMAN SURVEY #260555, DATED JUNE 8, 2026, AS CERTIFIED BY TIMOTHY C. GOULOFF, LS #29500017 AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF WATER STREET IN THE TOWN OF WARREN, INDIANA AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #218 AS SHOWN ON INDIANA STATE HIGHWAY COMMISSION PROJECT NO.RS-3035 (1) 1982; THENCE SOUTH 46 DEGREES 37 MINUTES 35 SECONDS WEST (BASED IN THE INDIANA EAST STATE PLANE COORDINATE SYSTEM (NAD'83)(2011)), ON A LINE STRUCK 80 FEET SOUTHEASTERLY OF AND PARALLEL WITH LINE "F" AS DEPICTED ON SAID HIGHWAY PROJECT AND CROSSING THE SALAMONIE RIVER, 183.00 FEET TO THE POINT OF BEGINNING ON THE SOUTHERLY BANK OF THE SALAMONIE RIVER;

(LEGAL DESCRIPTION CONTINUED)

THENCE ALONG THE BANK OF SAID RIVER, FOLLOWING THE LOW WATER MARK BY THE FOLLOWING 16 COURSES: SOUTH 74 DEGREES 14 MINUTES EAST, 60 FEET; THENCE SOUTH 66 DEGREES 54 MINUTES EAST, 50 FEET; THENCE SOUTH 71 DEGREES 40 MINUTES EAST, 150 FEET; THENCE SOUTH 66 DEGREES 30 MINUTES EAST, 130 FEET; THENCE SOUTH 43 DEGREES 00 MINUTES EAST, 50 FEET; THENCE SOUTH 20 DEGREES 00 MINUTES EAST, 40 FEET; THENCE SOUTH 07 DEGREES 30 MINUTES WEST, 50 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES WEST, 50 FEET; THENCE SOUTH 41 DEGREES 00 MINUTES WEST, 70 FEET; THENCE SOUTH 33 DEGREES 00 MINUTES WEST, 110 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES WEST, 60 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES WEST 60 FEET; THENCE NORTH 86 DEGREES 50 MINUTES WEST, 70 FEET; THENCE NORTH 81 DEGREES 30 MINUTES WEST, 75 FEET; THENCE NORTH 84 DEGREES 12 MINUTES WEST, 90 FEET; THENCE SOUTH 86 DEGREES 37 MINUTES 40 SECONDS WEST, 85.50 FEET; THENCE DEPARTING SAID RIVER BANK, NORTH 17 DEGREES 17 MINUTES 06 SECONDS WEST, 21.42 FEET TO A 5/8" REBAR AT THE SOUTHEASTERLY CORNER OF A 0.564-ACRE PARCEL DESCRIBED IN DOCUMENT #2021002471; THENCE CONTINUING NORTH 17 DEGREES 17 MINUTES 06 SECONDS WEST, ON THE EASTERLY LINE OF SAID 0.564-ACRE PARCEL, 223.70 FEET TO A RAILROAD SPIKE AT THE NORTHEASTERLY CORNER THEREOF; THENCE CONTINUING NORTH 17 DEGREES 17 MINUTES 06 SECONDS WEST, 25.10 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD #218, BEING A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,944.60 FEET AND A CHORD OF 188.96 FEET BEARING NORTH 48 DEGREES 27 MINUTES 54 SECONDS EAST; THENCE NORTHEASTERLY, ON SAID CURVE, BEING 80 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE AFOREMENTIONED LINE "F", AN ARC DISTANCE OF 188.99 FEET; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 46 DEGREES 37 MINUTES 35 SECONDS EAST, 80 FEET SOUTH OF AND PARALLEL WITH SAID LINE "F", 126.59 FEET TO THE POINT OF BEGINNING, CONTAINING 5.10 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



WIGHTMAN

6415 MUTUAL DR.
 FORT WAYNE, IN. 46825
 260.424.5362

www.gowightman.com

PROJECT NAME:
SALAMONIE
 10199 S. WAYNE ROAD
 WARREN, INDIANA

EDGEWATER MILLS
 4350 WEST U.S. HWY. 224-90
 MARKLE, INDIANA

REVISIONS

P:\202505 Edgewater Mills LLC\10199 S Wayne Rd\dwg\050 AutoCAD\260555 CALC.dwg 1 OF 1 6/10/2026 4:52:30 PM

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
 © 2026 WIGHTMAN & ASSOCIATES, INC.

DATE: JUNE 10, 2026
 SCALE: 1" = 60'

BOUNDARY SURVEY

JOB No. 260555
1 OF 1