ALTA / NSPS LAND TITLE SURVEY

2390 W. Main Street
Greenfield, IN

CERTIFICATE OF LAND SURVEY
This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified to the following.

To: Chicago Title Insurance Company; Meridian Title Corporation; ASI Winthrop Properties, LLC, an Indiana limited liability company;Greenfield Banking Company, an Indiana corporation;
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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 7(a), 7(b)(1), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on 11/18/19.

Date: November 21, 2019

James M. Fazekas
Registered Land Surveyor of the State of Indiana
Registration Number LS20600029

JAMES M. FAZEKAS REGISTERED No. LS20600029 STATE OF INDIANA LAND SURVEYOR

Land Description
Lot 1 in Beagle Business Park, a Subdivision of a part of the Southeast Quarter of Section 36, Township 16 North, Range 6 East and a part of Section 1, Township 15 North, Range 6 East in Center Township, according to the plat of subdivision recorded January 23, 1997 as Instrument No. 9700731, in Plat Cabinet B, Slide 319, in the Office of the Recorder of Hancock County, Indiana. Containing 1.550 acres, more or less.

Land Surveyor's Report
In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million.
The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancy in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The theory of Location applied for this project is as follows:
The basis of bearings for this project is the North line of the subject lot, bearing North 87 degrees 49 minutes 10 seconds East, per plat.

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:
(A) Availability and condition of reference monuments
– Monuments found in the Northeast Quarter of Section 1, Township 15 North, Range 6 East: NE Corner (Harrison Monument found); SE Corner (Railroad Spike found). Centerline copper weld monuments were found in Sawmill Sub., Section 1. These monuments were used to control this survey.
– Additional monuments were found at or near the established corners for the subject real estate and its adjoiners and any variances have been annotated hereon.
– The amount of uncertainty created by the controlling monuments and any other monuments shown hereon is equal to 0.3'.

(B) Occupation or possession lines
– A concrete pad dumpster enclosure along the North line of the subject lot was found to be as much as 2.1'.
– The amount of uncertainty created by these discrepancies is equal to 2.1'.

(C) Clarity or ambiguity of the record documents
– No gaps or overlaps in title or deed lines were discovered during this survey.

(D) The relative positional accuracy of the measurements
– This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes
Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will SEA Group, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will SEA Group, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

Flood Information Note
Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at http://msc.fema.gov/.

The Subject Real Estate described hereon was mathematically calculated and scaled on the FIRM Maps of Hancock County, Indiana, Map Number 18059C0141D, dated 12/04/07, and was found to be located in Flood Zone X (unshaded).

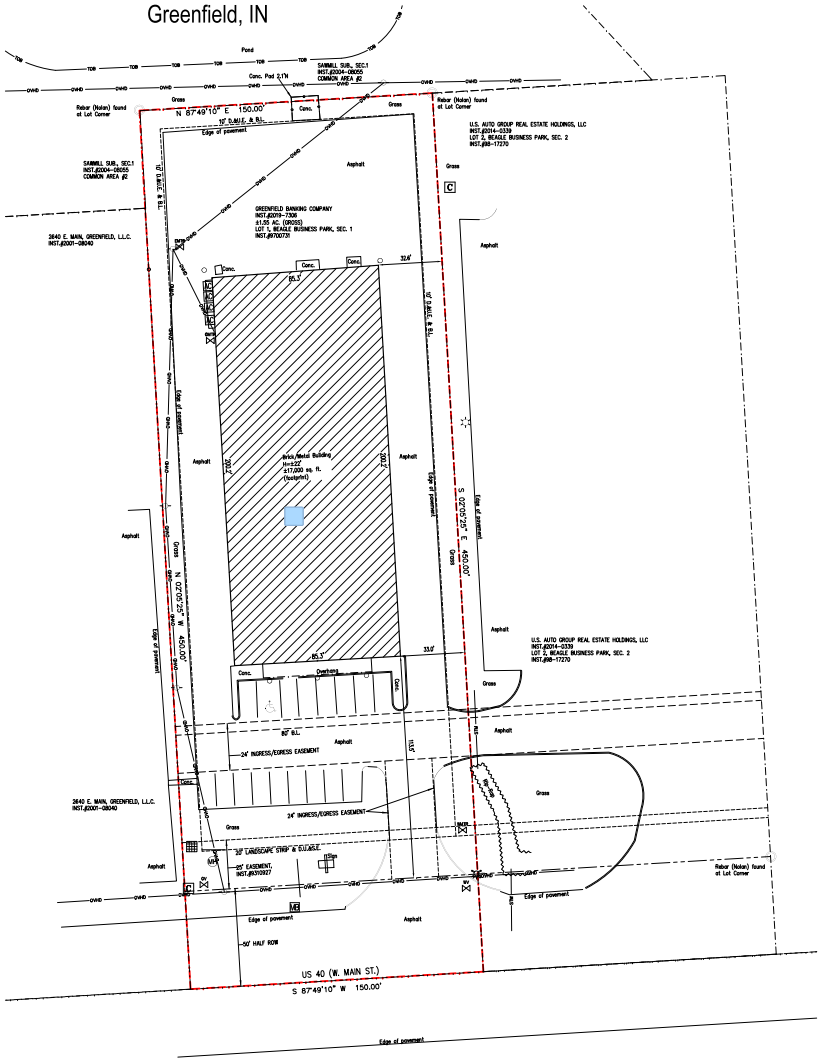
The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

Title Insurance Company Commitment Note
Evidence of source of title for the subject tract was provided by Chicago Title Insurance Company, having a Title Commitment Number of 19-37151 and is dated effective 10/14/19. Some certain survey-related "Exceptions" exist that were disclosed in Schedule B of said title commitment, and have been depicted on the survey, each being identified by their recording data. Should any additional items need to be depicted on the survey, please notify us and provide the appropriate documents.

Survey related "Exceptions" with regard to the Subject Real Estate:

#14. Inst.#6310927 – Shown hereon.
#15. Inst.#6310928 – The easement described in the document does not touch or adjoin the subject parcel.
#16. Inst.#9700731 – Those parts that could be graphically depicted, are shown hereon.

Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and the documents listed hereon can be obtained from the County Recorder's Office.



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SYMBOL LEGEND

	SEA GROUP MONUMENT SET		SIGN		FIRE MAIN		GAS LINE MARKER
	CUT "X" SET or FOUND		LARGE SIGN		FIRE HYDRANT		GAS VALVE
	BRASS PLUG / COPPER WELD		UTILITY POLE		WATER METER		GAS METER
	SURVEY MARKER FOUND		LIGHT POLE		WATER VALVE		COMMUNICATIONS MANHOLE
	PK or MAG NAIL FOUND		GROUND LIGHT		WATER WELL		TRAFFIC UTILITY
	SECTION CORNER (AS NOTED)		ELECTRIC METER		BEE-HIVE INLET		COMMUNICATIONS LINE MARKER
	BENCHMARK (AS NOTED)		ELECTRIC UTILITY		CURB INLET		SANITARY SEWER MANHOLE
	RIGHT OF WAY MARKER		DECIDUOUS TREE		DRAINAGE INLET		SANITARY SEWER MARKER
	TRAFFIC SIGNAL POLE		EVERGREEN TREE		MANHOLE		STORM SEWER MANHOLE
	AIR CONDITIONER		MAIL BOX		AIR / VACUUM EQUIPMENT		COMMUNICATIONS UTILITY
	BOLLARD		HANDICAPPED PARKING SPOT		MONITORING WELL		CLEAN OUT

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Surveyors - Scientists - Engineers

PROJECT LOCATED IN:

SECTION 01 - TOWNSHIP 15 NORTH - RANGE 06 EAST

HANCOCK COUNTY, IN

ALTA/NSPS
LAND TITLE SURVEY

PREPARED FOR:

Greenfield Banking Company
1920 N. State St.
Greenfield, IN 46140

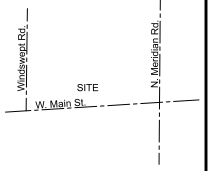
REV. #	DATE	REV. DESC.

DRAWING LEGEND

- EXISTING METAL-TYPE FENCE
- EXISTING WOOD-TYPE FENCE
- GAS = UNDERGROUND GAS LINES
- COM = COMMUNICATION LINES
- WTR = UNDERGROUND WATER LINES
- STM = UNDERGROUND STORM SEWER
- SAN = UNDERGROUND SANITARY SEWER
- FOP = UNDERGROUND FIBER-OPTIC
- UCE = UNDERGROUND ELECTRIC
- OHE = OVERHEAD ELECTRIC
- OHU = OVERHEAD UTILITY
- TRAF = OVERHEAD TRAFFIC LINES
- IRR = UNDERGROUND IRRIGATION LINES
- SECTION LINE (AS NOTED)
- R.O.W. = RIGHT OF WAY (AS NOTED)
- CENTERLINE AS NOTED)
- B.S.L. = BUILDING SETBACK LINE
- EASEMENT (AS NOTED)
- REAL ESTATE LINES (AS NOTED)
- SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
- EXISTING CONC. CURB (AS NOTED)
- TOB = TOP OF BANK
- TOS = TOE OF SLOPE
- EXISTING TUBELINE
- CONTOURS – MAJOR INTERVAL
- CONTOURS – MINOR INTERVAL

(P) = PLATTED BEARING AND DIMENSION
(D) = DEEDED BEARING AND DIMENSION
(C) = CALCULATED BEARING AND DIMENSION
(M) = MEASURED BEARING AND DIMENSION
B.L. = BUILDING SETBACK LINE (PER PLAT)
ROW = RIGHT-OF-WAY (PER PLAT)
D.&U.E. = DRAINAGE & UTILITY EASEMENT (PER PLAT)
S.E. = SEWER EASEMENT (PER PLAT)

VICINITY MAP - NOT TO SCALE



Approved By:	JMF
Drawn By:	JMF
Date of Last Field Work:	11/18/19
Date Plotted:	11/21/19

Reference #:

Project Number:

19540

Sheet Number :

1 of 1