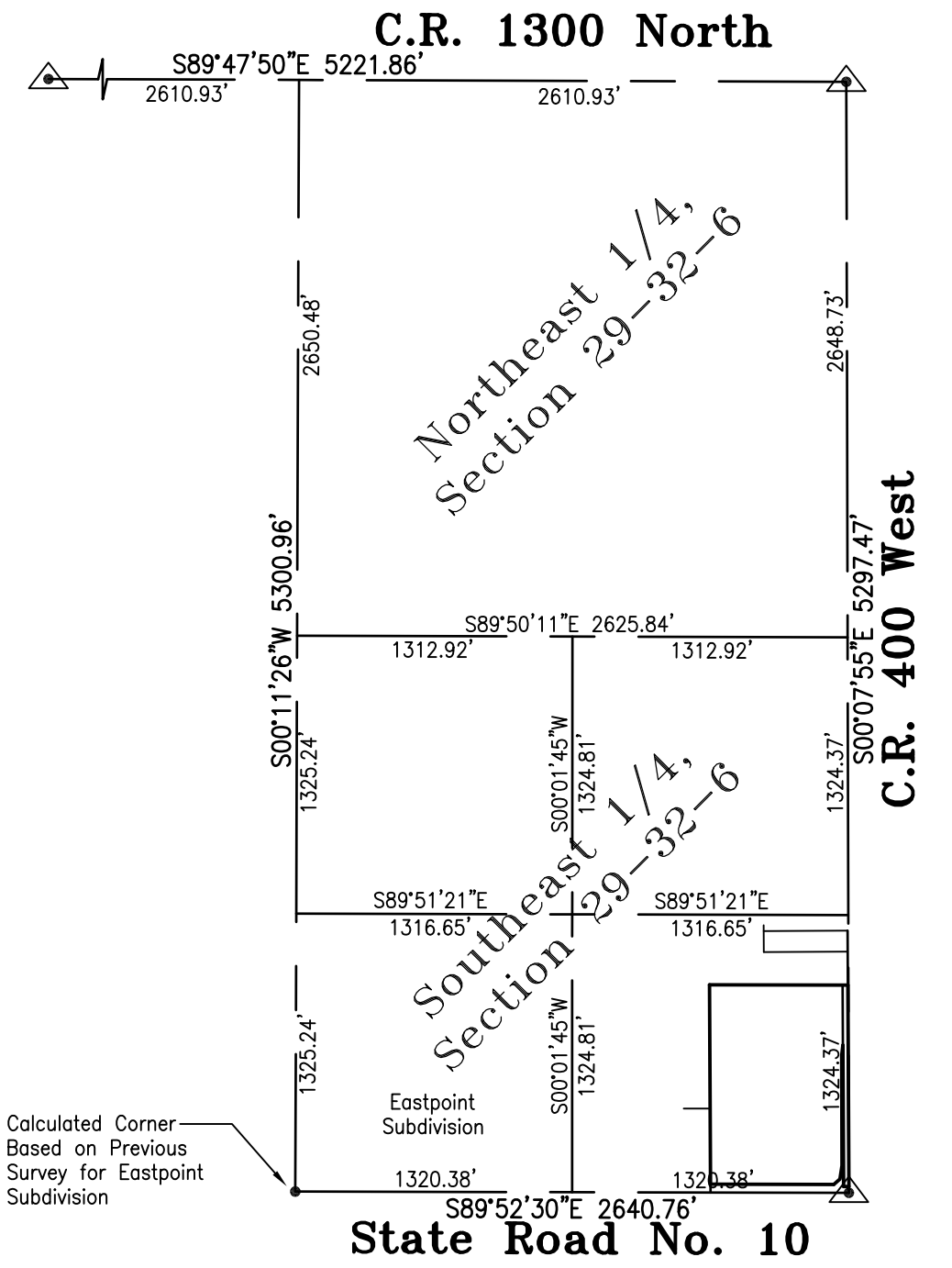


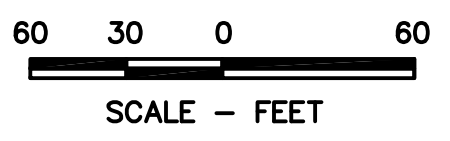
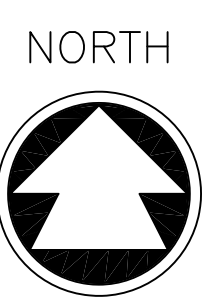
# ALTA/NSPS Land Title Survey

## Legal Description: (Per Title Commitment)

A tract of land in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-Nine (29), Township Thirty-Two (32) North, Range Six (6) West in Wheatfield Township, in Jasper County, Indiana, described as follows: Beginning at a section corner marker at the Southeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4), aforesaid, from thence Westerly on the South line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) a distance of 660 feet; thence Northerly parallel to the East line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) a distance of 990 feet; thence Easterly parallel to the South line of the herein described tract, a distance of 660 feet to said East line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4); thence Southerly on said East line a distance of 990 feet to the Place of Beginning, less and except: A part of the Southeast Quarter of the Southeast Quarter of Section 29, Township 32 North, Range 6 West, Jasper County, Indiana, and being that part of the Grantor's land lying within the Right-of-Way lines depicted on the attached Right-of-Way parcel plat, marked Exhibit "B", described as follows: Beginning at the Southeast corner of said section designated as Point "2" on said plat; thence North 89 degrees 52 minutes 30 seconds West 201.168 meters (660.00 feet) along the South line of said section to the Southwest corner of the Grantor's land; thence North 0 degrees 07 minutes 30 seconds East 12.000 meters (39.37 feet) along the West line of Grantor's land to the point designated "293" on said plat; thence South 89 degrees 52 minutes 30 seconds East 179.168 meters (587.82 feet) to the point designated "120" on said plat; thence North 48 degrees 29 minutes 29 seconds East 12.042 meters (39.51 feet) to the point designated "122" on said plat; thence North 8 degrees 20 minutes 07 seconds East 19.758 meters (64.82 feet) to the point designated "123" on said plat; thence North 0 degrees 08 minutes 00 seconds West 160.000 meters (524.93 feet) to the point designated "124" on said plat; thence North 6 degrees 39 minutes 11 seconds East 20.141 meters (66.08 feet) to the point designated "128" on said plat on the West boundary of County Road 400 West; thence South 00 degrees 08 minutes 00 seconds East 210.423 meters (690.36 feet) along said West boundary to the North boundary of S.R. 10; thence South 89 degrees 52 minutes 30 seconds East 7.620 meters (25.00 feet) along the prolongation of said North boundary to the East line of said section; thence South 00 degrees 08 minutes 00 seconds East 9.144 meters (30.00 feet) along said East line to the Point of Beginning in Jasper County, Indiana.



Monument Found per Jasper County Surveyor's Office Records  
Part of Section 29-32-6 Standard Subdivision Detail



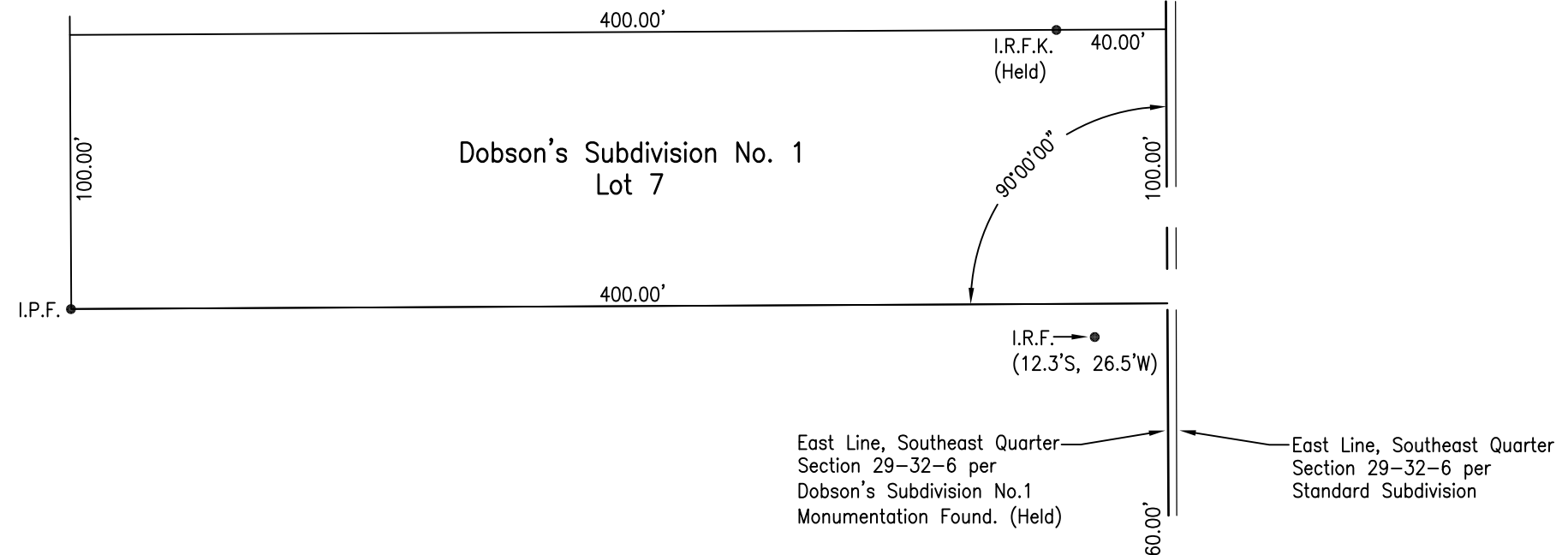
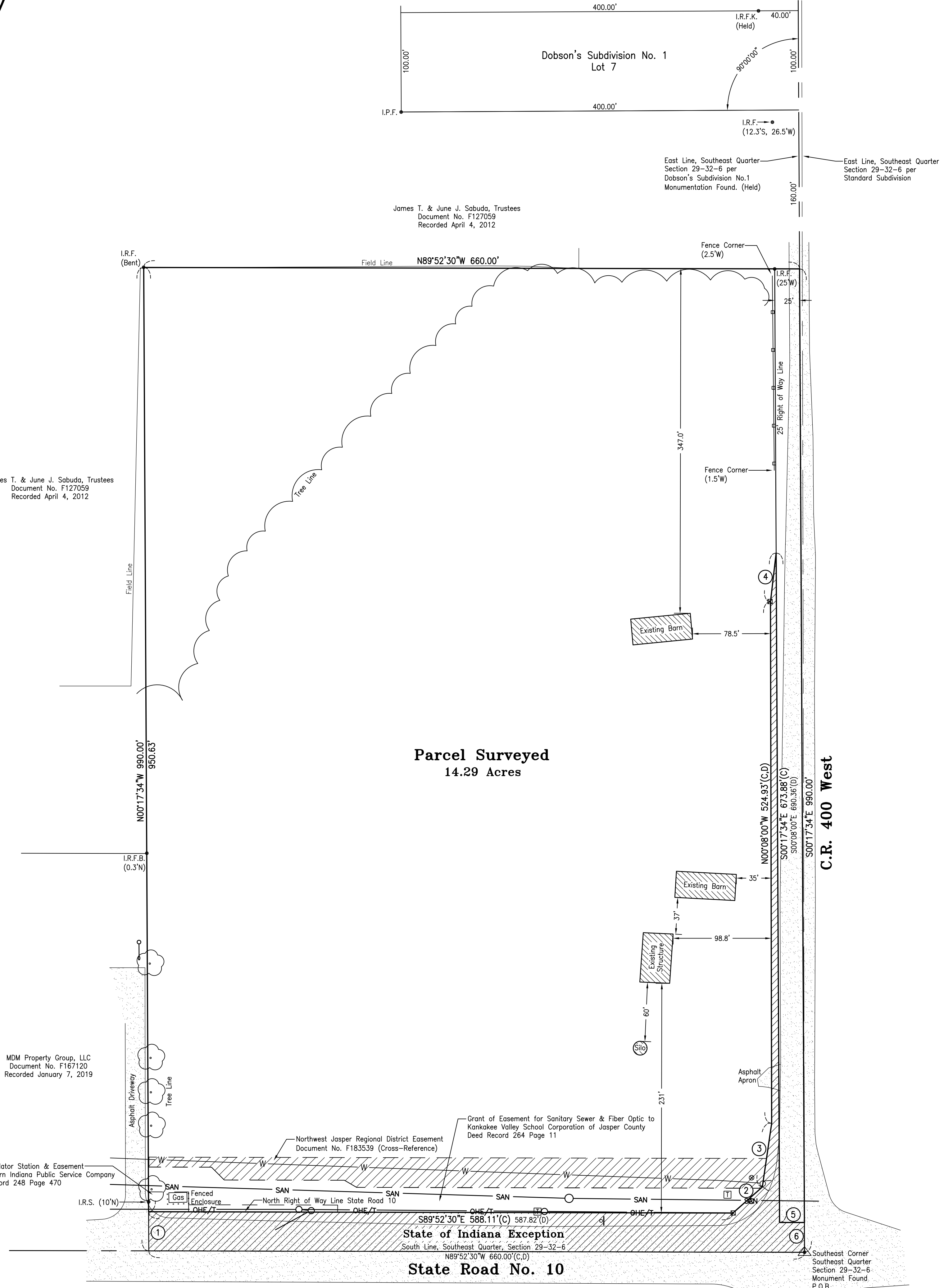
## LEGEND

	Sanitary Sewer		Storm Catch Basin		Sign
	Storm Sewer		Storm Manhole		Electric Box/Vault
	Water Main		Sanitary Manhole		Electric Manhole
	Overhead Utilities		Sanitary Cleanout		Utility Pole
	Overhead Utilities		Water Valve		Light Pole
	Fence		Fire Hydrant		Transformer
			Telephone Box		Traffic Manhole
			Gas Valve/Riser		Right of Way Marker

James T. & June J. Sabuda, Trustees  
Document No. F127059  
Recorded April 4, 2012

MDM Property Group, LLC  
Document No. F167120  
Recorded January 7, 2019

Gas Regulator Station & Easement  
to Northern Indiana Public Service Company  
Deed Record 248 Page 470



James T. & June J. Sabuda, Trustees  
Document No. F127059  
Recorded April 4, 2012

Parcel Surveyed  
14.29 Acres

State of Indiana Exception  
State Road No. 10

## Additional Title Commitment Notes:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:
  - assessments, other than the possibility of assessments which were visible by physical evidence or as shown on the record plat at the time of this survey;
  - building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, other than as shown on the plat;
  - ownership or title.
- Declaration is made to the parties listed in the surveyor's certificate hereon and is not transferable to additional institutions or subsequent owners unless previously agreed to in written form.
- The location of underground utilities as shown hereon are based on above ground structures, field locations as located by the respective utility companies under Indiana underground plant protection inc., and recorded drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon.

- N00°17'34"W 39.37'(C) N00°07'30"E 39.37'(D)
- N48°29'29"E 39.51'(C,D)
- N08°20'07"E 64.82'(C,D)
- N06°39'11"E 49.48'(C) N06°39'11"E 66.08'(D)
- S89°52'30"E 25.00'(C,D)
- S00°17'34"E 30.00'(C) S00°08'00"E 30.00'(D)

## Title Commitment Reference:

Fidelity National Title, Commitment No. FNW2600782, Dated April 8, 2026

## ALTA Survey Optional Table A Items:

- See plat for monuments.
- According to the national flood insurance rate maps, Panel Number 18073C0105C, dated December 21, 2018, the scaled location of the parcel shown hereon is in zone "X", outside the 0.2% annual chance floodplain.
- See plat for gross land area.
- See plat for substantial features observed.

## Surveyor's Report

- Previous Surveys:**
- Survey & Subdivision Plat for Eastpoint Subdivision, by David Tiemens, Recorded in PSF Record 4, page 224, on February 27, 2001.
  - Dobson's Subdivision No. 1, Recorded February 7, 1977.
- Availability and Condition of Reference Monuments:**
- This survey was based on the original monuments found as noted on plat, all monuments found were undisturbed, at grade, and in good condition unless otherwise noted on plat.
  - I.P.F.=Iron Pipe Found.
  - I.R.F.=5/8" Iron Rod Found.
  - I.R.F.B.=5/8" Iron Rod Found with Beeg Cap.
  - I.R.F.K.=5/8" Iron Rod Found with Kingman Cap.
  - I.R.S.=5/8" Iron Rod Set with Tiemens Cap.

## Occupation or Possession lines:

\* Occupation and/or possession lines are as noted on the plat.

## Clarity or ambiguity of the record description used:

- There were no apparent discrepancies between the legal description of the parcel surveyed and the adjoining parcels.
- There are minor discrepancies between the State of Indiana parcel and the parent parcel as local monumentation was not held to establish the East line of the Southeast Quarter of Section 29 for the exception description and the bearing along the West line was assumed as 90°00'00" from the South line.

## Theory of Location:

- This retracement survey was for the purpose of an ALTA/NSPS land title survey and was ordered by Frank Newton. The South line was established by the monument found at the Southeast corner of Section 29 and a previously found 3/4" iron rod at the Southwest corner of the Southeast Quarter of Section 29, per survey noted above by David Tiemens in 2001, since they have been since obliterated during road construction on State road 10. The East line was established by the same monument found at the Southeast corner of Section 29 with an 5/8-inch iron rod with Kingman cap found at the Northeast corner (at the 40-foot right of way) of Dobson's Subdivision No. 1. The West and North line were held parallel with the East and South line, respectively. This solution agreed with monumentation found on the North line of the parcel surveyed as well as the West adjainer.
- Basis of Bearings: The South line as North 89°52'30" West, per the State of Indiana exception.
- The measurements obtained were observed with a Trimble 980 GPS Receiver.

## Survey Classification:

According to Title 865, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a URBAN SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.

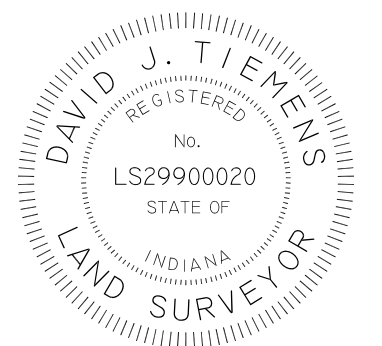
To: Frank E. & Michelle D. Newton, Steven E. & Sandra K. Garvey, and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4 and 8 of Table A thereof.

The field work was completed on: April 8, 2026.  
Date of Plat or Map: April 23, 2026.

I, David Tiemens, a Registered Land Surveyor in the State of Indiana, hereby state that I supervised the above Survey in accordance with Title 865 IAC 1-12, and that the Plat hereon drawn, to the best of my knowledge and belief, represents said survey.

David J. Tiemens, LS 29900020



REVISION			
NO.		DATE	
<b>Tiemens Land Surveying, Inc.</b> 220 3rd Court, SE, Suite 1 DeMotte, Indiana 46310 Phone: 219-987-2808			
DESIGNED	N/A	DRAWN	JMS
CHECKED		CHECKED	DJT
<b>ALTA/NSPS Survey</b> <b>Southeast Quarter, Section 29-32-6</b> <b>Wheatfield, Indiana</b>			
SCALE	1"=60'	DATE	4/23/2026
		PROJECT NO.	2026-4791
SHEET NO.		ALTA Survey	
FILE NO.			