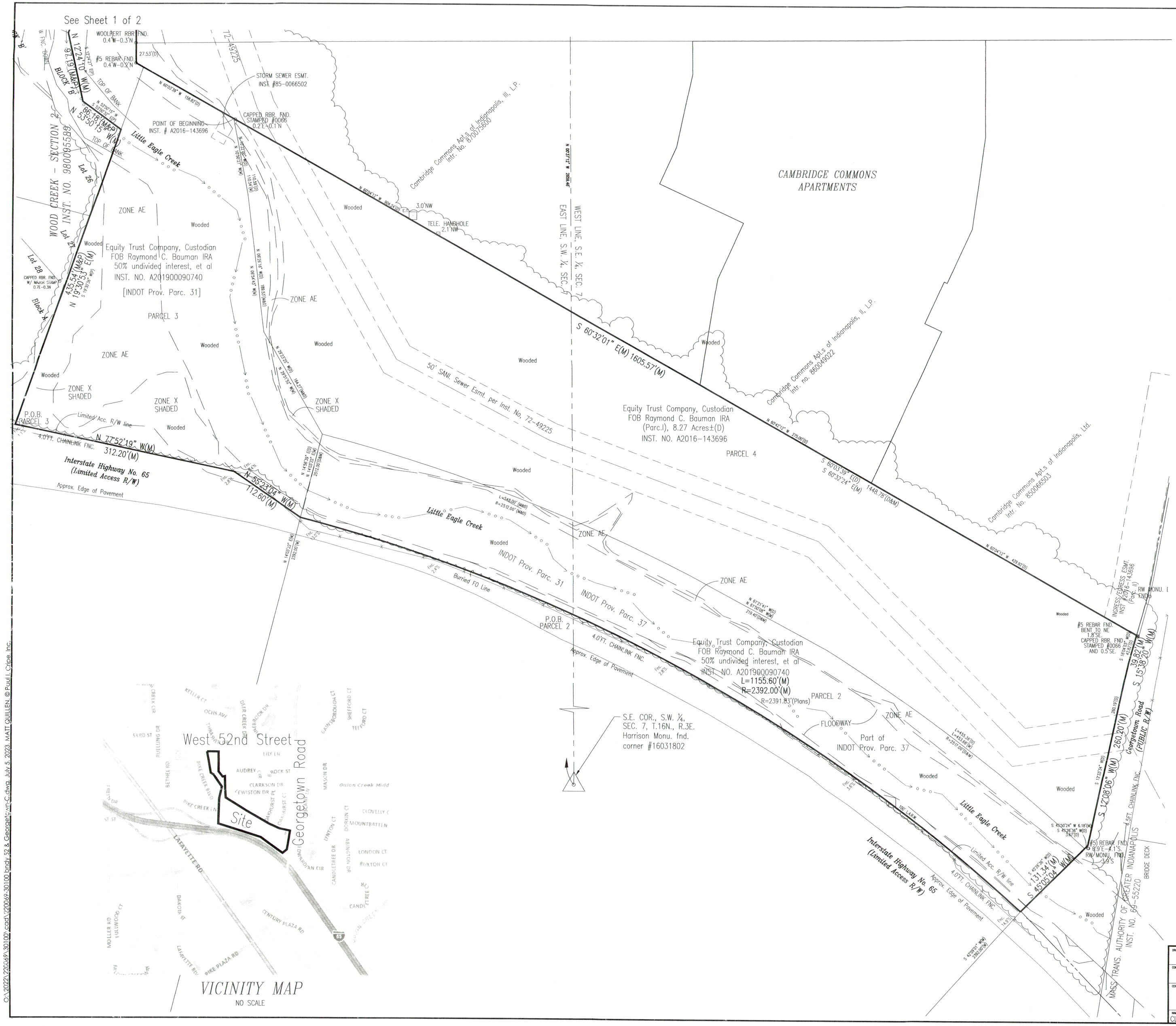

SCALE: 1"=60'

EXISTING FEATURES LEGEND

SS	SANITARY SEWER & MANHOLE
ST	STORM SEWER; END SECTION, INLET & M.H.
G	GAS LINE
W	WATER LINE
E	ELECTRIC LINE (AERIAL)
T	TELEPHONE LINE (AERIAL)
CTV	CABLE TELEVISION (AERIAL)
BTC	BURRED TELE. CABLE
BEC	BURRED ELEC. CABLE
X	FENCE LINE (FNC)
BCTV	BURRED CABLE TV
	GUARDRAIL
	RIGHT OF WAY LINE (R/W)
	EASEMENT LINE
	CENTER LINE
	SWALE LINE
D.	DEED DIMENSION
M.	MEASURED DIMENSION
P.	PLAT DIMENSION
R.	RADIUS
L.	ARC LENGTH
H.H.	HANDHOLE
	FOUND
CONC.	CONCRETE
ASPH.	ASPHALT
TC	TOP OF CASTING ELEVATION
IE	INVERT ELEVATION
FFE	FINISH FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK

● DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

○ DENOTES A MAG NAIL WITH WASHER SET. WASHER STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.

UTILITY RISER; TELE., ELEC. & CTV
ELECTRIC TRANSFORMER
AIR CONDITIONER UNIT
STREET LIGHT
LIGHT POLE
FLOOD LIGHT
TRAFFIC MANHOLE AND SIGNAL POLE
FIRE HYDRANT
VALVE; GAS & WATER
STREET SIGN
WATER, TELE, AND ELEC. MANHOLE
SEWER CLEANOUT
ELECTRIC, GAS AND WATER METER
PIPELINE MARKER POST
MAILBOX
GUARD POST
SPRINKLER HEAD
IRRIGATION CONTROL BOX
SPOT GRADE
TOP CURB OVER GUTTER GRADE
MONITORING WELL
FIRE SERVICE STAND PIPE
GAS VENT PIPE
SEPTIC TANK LID
WELL CAP
SITE ADDRESS
AIR RELIEF VALVE
UNDERGROUND TANK FILLER PIPE
TITLE EXCEPTION NUMBER

(1) THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS), AS WELL AS INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE OF THE SIZE, CAPACITY, OR IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE EXACT LOCATION, SIZES, AND CAPACITIES OF EXISTING UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

(2). EXCEPT AS EXPLICITLY SHOWN, DETAILED, OR LISTED ON THE FACE OF THIS DOCUMENT, PAUL I. CRIPE, INC. HAS NOT INVESTIGATED THIS SITE FOR FLOOD PLAINS, WETLANDS, ZONING, ENVIRONMENTAL CONTAMINATION, OR ANY OTHER ISSUES NOT SPECIFICALLY SET FORTH HEREIN. ANY ADDITIONAL ISSUES NOT EXPLICITLY DESCRIBED IN THE CONTRACTED SCOPE OF SERVICES FOR THE PREPARATION OF THE CURRENT VERSION OF THIS DOCUMENT WERE NOT

DRAWN BY: CMQ/ECW/PEK	TECH. CK. BY & DATE:
CONCEPT CK. BY & DATE:	FIELD CK. BY & DATE:
CERTIFIED BY:	
NAME: CLAUDE M. QUILLEN,P.S.#20200002	DATE: 7-5-23

CLAUDE M. QUILLEN REGISTERED No. 20200002 STATE OF INDIANA LAND SURVEYOR

Revisions		
Mark	Date	Description

Cripe
9339 Priority Way West Drive, Suite 100
Indianapolis, Indiana 46240
(317) 844-6777
E-Mail cripe@cripe.biz
Architecture + Interiors
Civil Engineering
Surveying + Construction Engineering
Energy + Facilities
Equipment Planning
Road Grade Services

RETRACEMENT SURVEY
52ND ST. AND GEORGETOWN RD.
EQUITY TRUST CORP CUST. FOR
CREDGE HENDEL AND RAY BAUMAN'S IRA

Legal Township: PIKE TWP., MARION CO.			
Section: 7	Township: 16-N	Range: 3-E	
Record Owner: --SEE SURVEY--			
Scale: 1" = 60'			
Sheet No. 2OF3			
Project Number 220069-30100			

O:\2022\220069\30100\cad\220069-30100 body 22 & Georgetown-C.dwg July 5, 2023, MATT QUILLEN, © Paul I. Cripe, Inc.

I, the undersigned Registered Land Surveyor, hereby certify to the best of my information, knowledge and belief, that the included plat correctly represents a survey performed under my direction during April 2023 of the following described real estate:

1) –Parcerl 1– Owners Name on Deed: [of (North parcel) at 5075 West 52nd Street] Equity Trust Company Custodian FBO Raymond C. Bauman IRA (Account #AP4297257) 50% undivided interest as tenants in common, and Equity Trust Company Custodian FBO Craig Heindel Roth IRA (Account #200215946) 50% undivided interest as tenants in common.
Special Warranty Deed (Inst. No.: A201900090740)

PT SW ¼ S7 T16 R3 BEG 868.88FT E OF NW COR E 245.11FT S 498.2FT SE 215.33FT NE 65.92FT S 127.31FT W TO C/L LITTLE EAGLE CRK NW 50FT NW 233.87FT NW 99.95FT NW 284.8FT NW 104.91F NW 137F TO BEG.

Commonly Known as: 5075 W 52nd Street, Indianapolis, IN 46254

2) –Parcel 2– Owners Name on Deed: [at 4600 Georgetown Road, Indianapolis, IN 46254] Equity Trust Company Custodian FBO Raymond C. Bauman IRA (Account #AP4297257) 50% undivided interest as tenants in common, and Equity Trust Company Custodian FBO Craig Heindel Roth IRA (Account #200215946) 50% undivided interest as tenants in common.
Special Warranty Deed (Inst. No.: A201900090740)

PT SE1/4 S7 T16 R3 BEG 1831.76FT W 174.06FT N 308.98 FT NW OF SE COR NE 130.24FT NWRLY 674.76F S 126.15 FT SERLY ALONG I65 TO BEG.

Commonly known as: 4600 Georgetown Road, Indianapolis, IN 46254

3) –Parcel 3– Owners Name on Deed: [at 4790 North 5500 West Indianapolis, IN 46254] Equity Trust Company Custodian FBO Raymond C. Bauman IRA (Account #AP4297257) 50% undivided interest as tenants in common, and Equity Trust Company Custodian FBO Craig Heindel Roth IRA (Account #200215946) 50% undivided interest as tenants in common.
Special Warranty Deed (Inst. No.: A201900090740)

PT SW1/4 S7 T16 R3 BEG SE COR OF WOODCREEK SEC 2 NE 435.54F NW 66.18 F NW 97.19 F NE 218.47F NW 43.28 F SE 50F S 258.05F SE 464.39F SERLY 548F S 126.15F NWRLY ALON I65 TO BEG

Commonly known as: 4790 North 5500 West, Indianapolis, IN 46254

4) –Parcel 4– Owners Name on Deed: [at 4600 Georgetown Road] Equity Trust Company Custodian FBO Raymond C. Bauman IRA
Special Warranty Deed (Inst. No.: A201600143696) Parcel 4

Parcel I:

Part of the Southeast Quarter and part of the Southwest Quarter of Section 7, Township 16 North, Range 3 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows:

Commencing at a point on the North line of the Southwest Quarter of said Section 7 which bears South 89 degrees 59 minutes 26 seconds West (assumed bearing) 771.30 feet from the Northeast corner thereof and which point is the Northwesterly corner of land described in a Warranty Deed to Georgetown Healthcare Group, Inc. recorded as Instrument Number 92-144129 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 46 minutes 14 seconds East on the Westerly line of said land 523.20 feet; thence South 27 degrees 29 minutes 34 seconds East on the Westerly line of said land 215.33 feet the Southerly most corner of said land; thence North 69 degrees 22 minutes 26 seconds East on the Southerly line of said land 67.74 feet to a Northwesterly corner of land described in Instrument Number 79-50971 in said Recorder's Office; thence South 00 degrees 00 minutes 15 seconds East on the Westerly line of said land and the prolongation thereof and being the Westerly line of land described in Instrument Number 87-75600 in said Recorder's Office a distance of 387.51 feet to a Southwesterly corner of said land described in Instrument Number 87-75600 which corner lies 27.53 feet South of the Northwestern most corner of said land; thence South 60 degrees 03 minutes 39 seconds East along the Southerly line of said land 158.82 feet to the Point of Beginning; thence continuing South 60 degrees 03 minutes 39 seconds East along the Southerly line of said land and along the Southerly lines of land described in Instrument Numbers 86-49022 and 85-66503 in said Recorder's Office a distance of 1448.78 feet to a point on the Westerly right of way of Georgetown Road as described in Instrument Number 69-55220 in said Recorders Office (the following three courses being along said right of way line); (1) thence South 16 degrees 04 minutes 03 seconds West 42.82 feet; (2) thence South 12 degrees 33 minutes 34 seconds West 260.19 feet; (3) thence South 45 degrees 26 minutes 36 seconds West 3.67 feet to a point on the northerly provisional right of way of Little Eagle Creek as shown on Indiana State Highway Commission plane (sic.) for I-Project Number 65-3 (28), dated 1951, said right of way line being a curve concave to the Southwest having a radius of 2517.00 feet, the radius point of which bears South 42 degrees 48 minutes 31 seconds West (the following five courses being along said provisional right of way line); (1) thence Northwesterly along said curve an arc distance of 455.36 feet to a point which bears North 32 degrees 26 minutes 35 seconds East from said radius point; (2) thence North 61 degrees 21 minutes 41 seconds West 219.40 feet to a non-tangent curve concave to the Southwest having radius of 2512.00 feet, the radius point of which bears South 27 degrees 26 minutes 36 seconds West; (3) thence Northwesterly along said curve an arc distance of 548.00 feet to a point which bears North 14 degrees 56 minutes 39 seconds East from said radius point; (4) thence North 29 degrees 23 minutes 25 seconds West 164.27 feet; (5) thence North 06 degrees 26 minutes 16 seconds West 189.53 feet; thence North 10 degrees 22 minutes 00 seconds West along said provisional right of way line and the Northerly prolongation thereof 110.59 feet to the Point of Beginning. Containing 8.27 acres, more or less.

Parcel II:

Permanent non-exclusive easement for the benefit of Parcel I for ingress, egress, sewer and utility purposes as described in Instrument Number 85-66501, recorded August 8, 1985, in the Office of the Recorder of Marion County, Indiana.

Commonly known as: 4600 Georgetown Road, Indianapolis, IN 46254

THE ABOVE-DESCRIBED REAL ESTATE (Parcels 1, 2, 3 and 4) WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel A

Being a part of the Southeast Quarter and the Southwest Quarter of Section 7, Township 16 North, Range 3 East of the Second Principal Meridian in Marion County, Indiana, being that 18.317 acre tract of land shown on the plat of a retracement boundary survey of the remainder tract by Claude M Quillen, PS #LS20200002 on July 5, 2023 as Cripe's project number 220069-30100, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 7; thence South 89 degrees 31 minutes 01 seconds West (bearing based upon Indiana State Plane coordinates – East Zone) 771.32 feet to a point, which point is the northwesterly corner of the land described in a Warranty Deed to Kandu Capital of Park, LLC, recorded as Instrument Number A201000075892 in the Office of the Recorder of Marion County, Indiana and to the Point of Beginning [the next three (3) courses are along the boundary of said deed]; (1) thence South 01 degrees 43 minutes 31 seconds East 523.20 feet; (2) thence South 28 degrees 26 minutes 59 seconds East 215.33 feet; (3) thence North 68 degrees 25 minutes 01 seconds East 61.44 feet to the northerly extension of the West line of the Arbor Village (A Private Cluster Development) plat as recorded in Instrument Number 980035099 as recorded in said Recorder's Office; thence South 00 degrees 28 minutes 10 seconds East 152.30 feet along the West line of said plat to the extension of a East line of Block B on the East boundary of Wood Creek – Sec One plat as recorded in Instrument Number 9700116210 in said Recorder's Office; thence North 53 degrees 18 minutes 56 seconds West 19.14 feet along said line extended to a corner of said Block B [the next Six (6) courses are along said East line]; (1) thence continuing North 53 degrees 18 minutes 56 seconds West 113.17 feet; (2) thence North 31 degrees 43 minutes 41 seconds West 233.87 feet; (3) thence North 62 degrees 36 minutes 36 seconds West 99.95 feet; (4) thence North 09 degrees 43 minutes 14 seconds West 284.80 feet; (5) thence North 16 degrees 27 minutes 00 seconds West 104.91 feet; (6) thence North 10 degrees 36 minutes 51 seconds West 137.00 feet to the North line of the Southwest Quarter of said Section 7; thence North 89 degrees 31 minutes 01 seconds East 244.18 feet along said North line to the Point of Beginning.
containing 3.019 acres, more or less.

Subject to all restrictions, encumbrances, easements, highways and rights-of-way of record if any.

FLOOD STATEMENT

This is to certify that the property is located within a Special Flood Hazard Area (Zone AE) for Little Eagle Creek as said property plots by scale (subject to map scale uncertainty and to any other uncertainty in location or elevation) on Community Panel No. 18097C 0126F and 18097C 0128F of the Flood Insurance Rate Maps (published by Federal Emergency Management Agency – FEMA) dated April 19, 2016. The subject property is also located in Zone X – unshaded (Areas determined to be outside 500-year floodplain) and is subject to a Zone X – shaded (Areas of 500-year flood: areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) .

PROPERTY ADDRESS:

Parcel 1
5075 West 52nd Street
Indianapolis, IN 46254
(per Deed Record)

Parcel 2
4600 Georgetown Road
Indianapolis, IN 46254
(per Deed Record)

Parcel 3
4790 N 5500 W
Indianapolis, IN 46254
(per Deed Record)

Parcel 4
4600 Georgetown Road,
Indianapolis, IN 46254
(per Deed record)

THEORY OF LOCATION

This survey was performed without the benefit of a current title commitment (provided by the client) and is therefore subject to any statement of facts revealed by examination of such documents. No title search other than the recorded plats, adjoining deeds and available plans was performed by the surveyor to establish the bases of this survey.

REFERENCE DOCUMENTS

Reference: A 2016 ALTA/ACSM Land Title Survey of the (Northeast Adjoiner) called "Bloom of Eagle Creek" Boundary Survey for Keridu Capital of Park, LLC et al prepared by MKA, A NATIONAL Land Service Group, certified by Christopher Howell, R.L.S., Job No. 4601-16-4259 and dated November 14, 2016, unrecorded version.

Reference: INDOT Right-of Way plans for I Proj. No. 65-03(17) 120 prepared by Fleck, Quebe & Reid Assoc., Inc., certified by William F, Quebe. Job No. --- and dated March 22, 1962. (I-65)(Code 0002).

Reference: Marion County Bridge Plans – Pike Township Bridge No. 70, Right-of Way plans prepared by Butler, Fairman and Seufert, Inc., certified by Robert F. Butler, Job No. 308 and dated May 10, 1966. (West 52nd Street Bridge over Little Eagle Creek)

Reference: The Private Cluster Development Plat of Arbor Village (Condominiums), recorded as Instrument Number 980035099 in the Office of the Recorder of Marion County, Indiana.

Reference: The Secondary Plat of Wood Creek, Section 1, recorded as Instrument Number 9700116210 in the Office of the Recorder of Marion County, Indiana.

Reference: The Secondary Plat of Wood Creek, Section 2, recorded as Instrument Number 980095589 in the Office of the Recorder of Marion County, Indiana.

This is a retracement survey of two tracts [North Parcel and the South Parcel] of land and retrace the deed lines of the within described real estate and to be performed according to the minimum standard detail requirements for a Retracement Survey by IAC Title 865, Article 1, Chapter 12. The surveyed parcels are owned or formerly owned by Equity Trust Company, Custodian FBO Raymond C. Bauman IRA (Acct. #AP4297257) 50% undivided interest, and Equity Trust Company Custodian FBO Craig Heindel Roth IRA (Account #200215946) 50% undivided interest as tenants in common, as originally described in an Instrument No.: A201900090740 and Equity Trust Company Custodian FBO Raymond C. Bauman IRA as originally described in an Instrument No.: A201600143696 both being recorded, in the Office of the Recorder of Marion County, Indiana. The tracts are subject to the rights-of-way of 52nd Street, Georgetown Road and Interstate I-65 (Limited access Right-of-way) which adjoins the subject tracts as shown on the survey.

The location of the corners and the lines of the subject real estate are dependent upon the location of the perimeter of the Southwest Quarter and the Southeast Quarter of Section 7, Township 16 North, Range 3 East, the northerly Right-of-Way line of Interstate Highway No. I-65, the Westerly right-of-way line of Georgetown Road and the South right-of-way line of West 52nd Street was determined per deeds or Plans see references above. Limited information exists to align the plans to the physical roadway (i.e. road centerline, sections corners, Right-of Way Monuments) therefore the plans were a best fit to the physical road based upon existing roadway right-of-way fences by field location and edge of I-65 pavement by aerial photos, a few Right-of-Way monuments, and a tie for RW deeds to a section corner or section line. The uncertainty in the location of the centerline and rights-of-way for 52nd Street, Georgetown Road and I-65 is as much as 2.0 feet in any direction.

The perimeter of the Southwest and Southeast Quarter Sections were established based upon the section corners as recovered per this survey. Details concerning the section corners are discussed in the below section labeled "Availability and condition of reference monuments".

Right-of-Way Statement

The existing Right-of-Way along Interstate Hwy I-65 (Public LAR/W is 100 feet on the North side of the road) was determined per Plans and noted accordingly on this survey. The existing Right-of-Way along W. 52nd St. (Public R/W per plans) was assumed due to public plans based upon the Section line and noted accordingly on this survey. The existing Right-of-Way along Georgetown Road (Public R/W of variable width per deed) was noted accordingly on this survey.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Chapter 12, of the Indiana Administrative Code ("Rule 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 uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences is less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

A. Availability and Conditions of Reference Monuments:

The following monuments are taken from evidence found in the field provided by the Marion County Surveyors Office, previous surveys (Referenced above) or calculations made in the office to the locations of the section corners to determine the Southwest and Southeast Quarters of said Section 7.

Northwest corner of the Southwest Quarter of said Section 7 – A Harrison Monument, was found South of 52nd Street and accepted per the Marion County Surveyor's Office Section Corner Record (Monu. No. 16030704) ties. Said Monument was in good condition, flush with surface or grade, and has been in place since October of 1998 per reference tie sheet. The uncertainty in the location of this corner is negligible.

Northeast corner of the Southwest Quarter of said Section 7 (center of Section 7)– A Harrison Monument, was found in pavement of 52nd Street and accepted per the Marion County Surveyor's Office Section Corner Record (Monu. No. 16030705) ties. Said Monument was in good condition, flush with pavement, and has been in place since July of 2000 per reference tie sheet. The uncertainty in the location of this corner is negligible.

Northeast corner of the Southeast Quarter of said Section 7 – A Harrison Monument, was found in the north part of the pavement of 52nd Street and accepted per the Marion County Surveyor's Office Section Corner Record (Monu. No. 16030804) ties. Said Monument was in good condition, flush with pavement, and has been in place since June of 2004 per reference tie sheet. The uncertainty in the location of this corner is negligible.

Southwest corner of the Southwest Quarter of said Section 7– A Harrison Monument, was found in the north pavement of 52nd Street and accepted per the Marion County Surveyor's Office Section Corner Record (Monu. No. 16031801) ties. Said Monument was in good condition, flush with pavement, and has been in place since September of 1996 per reference tie sheet. The uncertainty in the location of this corner is negligible.

The Southeast corner of the Southwest Quarter of said Section 7– A Harrison Monument, was found in pavement of 52nd Street and accepted per the Marion County Surveyor's Office Section Corner Record (Monu. No. 16030705) ties. Said Monument was in good condition, flush with pavement, and has been in place since July of 2000 per reference tie sheet. The uncertainty in the location of this corner is negligible.

Southeast corner of the Southeast Quarter of said Section 7– a stone 12 inches down was called for but not found was located using coordinates per the Marion County Surveyor's Office Section Corner Record (Monu. No. 16030701) ties. Said Monument was searched for but not recovered during this survey. The uncertainty in the location of this corner is 1.0 feet in any direction.

The Bearings used for this survey were based upon Indiana State Plane Coordinates (SPC), East Zone by holding the north line of the Southwest Quarter of Section 7 between the found monuments.

All monuments shown and noted on this survey were found or set flush with the surface, unless otherwise noted.

B. Occupation and/or Possession Lines:

The possession and occupation along the North line of the subject real estate [Parcel 1] is to the right-of-way for West 52nd Street and the bridge over Little Eagle Creek. For the subject real estate [Parcel 4] is to the Tree line along the South side of the Apartment Complex and is Indistinguishable

The possession and occupation along the East line of the subject real estate [Parcel 4] is a fence along a wooded line of the Northeast adjoiner parcel and to the top of bank of Little Eagle Creek south of the end of fence and of the Northeast adjoiner real estate [Parcel 4] is to the street improvements of Georgetown Road. 'see Right-of-Way Statement'. The possession and occupation along the South line of the subject real estate Parcels 2 and 3 is to the street improvements of Interstate Highway No. I-65. Limited Access R/W if known see Right-of-Way Statement'. The possession and occupation along the West line of the subject real estate [of parcels 1 and 3] is Partly to Little Eagle Creek and Blocks A and B of the Wood Creek Section 1 & 2 record subdivisions. as shown on the within survey

Existing monumentation, fence lines and other forms of possession lines for adjoining tracts were found as shown on this survey.

C. Clarity or Ambiguity of the Record Descriptions (used and/or adjoiner's descriptions):

Special Note (1): the land descriptions for the parcels 1, 2 and 3 are apparently tax parcel descriptions called out on the Subject deed and are an apparent description of land left over from a larger parcel less and except several sell off legal descriptions. No closure check was done Tax parcel descriptions. Parcel 4 was calculated for closure and it closed mathamatically.

Special Note (2): only part of INDOT parcel 37 is included as a part of this survey the part from the Section line on the west to the Right-of-way line of the Georgetown Road bridge over I-65 on the east side of the parcel.

Due to an apparent scrivener's error The INDOT Parcel description for Provisional INDOT Parcel 31 was rotated 180 degrees. Unsure as to why this was done on said Parcel 31 but INDOT Provisional Parcel 37 was not rotated. The two Provisional Parcels were used by INDOT to realign Little Eagle Creek drainageway and subsequentially sold off.

The Survey was based upon the section corner information provided by the Marion County Surveyor's Office. The INDOT plans used were dated in 1961. The land by the new description appears to be land left over from a larger parcel less several selloffs. This description is a remnant parcel tract and the adjoiners were given there full due and this survey shows the remainder of the parent tract after all the sell-offs and takings.

The FEMA Flood Lines and the Air Photo were imported from GIS using State Plane Coordinate values. Estimated uncertainty is plus or minus 1.0 feet.

The subject property abuts, without gaps gores or strips, and has vehicular and pedestrian ingress to and egress from West 52nd Street and Georgetown Road (Via an access easement) if allowed by the local, city or state agencies, which are completed, dedicated and accepted public rights of way. Note no Access to I-65 is allowed because I-65 is a limited access right-of-way (LARW) along the entire South Boundary.

Unless discussed above, there are no discrepancies between the record land descriptions of the subject real estate and the adjoiners. A title company and/or legal counsel should be consulted regarding any deed overlap and deed gap areas if shown on this survey. Similarly, the lines of the subject real estate are contiguous with the adjoiners' lines if no gap or overlaps are noted.

D. The Relative Positional Precision of the Measurements:

The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract established on this survey is within the specifications for an Urban Survey (0.07 feet plus 50 ppm), as defined in 865 IAC 1-12-7.

E. Positional Uncertainty:

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Variances in reference monuments:	As much as 1.0 feet North-South, 1.0 East-West
Due to Discrepancies in record descriptions:	As much as 1.8 feet North-South, 1.8 feet East-West
Due to Inconsistencies in lines of occupation:	EQUAL to the differences shown between the property line evidence found and the property lines established by this survey.

Certification of Survey

This is a rule 12 boundary retracement survey by this firm. This survey was made in accordance with laws and/or Minimum Standards of the State of Indiana 865 IAC 1-12 "Rule 12" Land Title Survey.

The field work was completed on April 18, 2023.

Certified: July 5, 2023.

This instrument was prepared by: Claude M. Quillen, P.S.

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.

Claude M. Quillen, P.S.

DRAWN BY: CMQ/ECW/PEK	TECH. CK. BY & DATE:
CONCEPT CK. BY & DATE:	FIELD CK. BY & DATE:
CERTIFIED BY: Claude M. Quillen	
NAME: CLAUDE M. QUILLEN,P.S.#20200002	DATE: 7-5-23

CLAUDE M. QUILLEN REGISTERED No. 20200002 STATE OF INDIANA LAND SURVEYOR

Revisions			
Mark	Date	Description	

Cripe
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Civil Engineering
Land Development
Transportation Engineering
Energy • Facilities
Equipment Planning
Real Estate Services
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(317) 844-6777
E-Mail: cripe@cripe.biz

RETRACEMENT SURVEY
52ND ST. AND GEORGETOWN RD.
EQUITY TRUST CORP. CUST. FOR
CREDGE HENDEL AND RAY BAUMAN'S IRA

Legal Township: PIKE TWP., MARION CO.
Section: 7 Township: 16-N Range: 3-E
Insert Sheet: --SEE SURVEY--

Scale:

Sheet No. 3OF3

Project Number 220069-30100

O:\2022\220069-30100\acad\220069-30100 bridge-52 & Georgetown-C.dwg July 5, 2023 MATT QUILLEN, © Paul L Cripe Inc.