

**RETRACEMENT SURVEY  
FOR: CASTLETON MEDICAL PARTNERS**

Surveyor's Report - 230383

In accordance with Title 865, Article 1, Chapter 12, Sections 1 through 30 of the Indiana Administrative Code, the following observations and professional opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of uncertainties of reference monuments; occupation or possession lines; clarity or ambiguity of the record descriptions; and as introduced by random errors in measurement ("Relative Positional Accuracy").

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found monuments near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation, 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.

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

Unless noted otherwise, all bearings, distances, areas, and coordinates shown hereon are based upon the Indiana Geospatial Coordinate System's (InGCS) "Marion" zone per NAD 83(2011) epoch 2010.00 and are reported in U.S. Survey Feet and decimal parts thereof.

The purpose of this survey was for the retracement of the land described in a deed to Castleton Medical Partners as recorded in Instrument Number 860109334 in the Office of the Recorder of Marion County, Indiana.

The record description of the Subject Tract refers to an original plat of Allisonville found in Land Record "D" page 58. This plat shows the area as rectangular lots oriented in cardinal directions. The boundaries in the area obviously are not configured this way, with many of the lot lines running perpendicular to Allisonville Road. Said road is not shown on the original plat. The northerly adjoiner (Widboom) mentions a different plat of Allisonville recorded in Land Record "D" page 426. This plat was found by the undersigned, and also does not resemble the land configuration found today. It is the suspicion of the undersigned that a more recent iteration of the plat of Allisonville, that includes Allisonville Road, likely exists but the undersigned nor the Recorder's Deputy were able to find any more information on this plat.

As a result of the lack of information, the undersigned relies on adjacent land descriptions and boundary surveys to establish the lines of the Subject Tract shown hereon. It is the belief of the undersigned that these previous surveyors and deed preparers had a more complete knowledge of the plat of Allisonville, and their measurements and monumentation were relied upon to establish the lines herein.

**Availability and condition of reference monuments:**

**Section 21-17N-4E**

- 1) Northwest Corner, Northeast Quarter - A survey disc was found per the records of the Surveyor of Marion County.
- 2) Southwest Corner, Northeast Quarter - A survey disc was found per the records of the Surveyor of Marion County.
- 3) Southeast Corner, Northeast Quarter - A cut "X" was found per the records of the Surveyor of Marion County.
- 4) A rebar with a cap stamped "Schneider" and a mag nail were found marking the northerly corners of the southerly adjoiner. These monuments are from a survey performed by Schneider in 1996 recorded as Instrument Number 9600125414. These 2 monuments were used to establish the southerly lines of the Subject Tract.

**Theory of Location**

The southerly lines of the Subject Tract were established per the Schneider Survey. The old centerline of Allisonville Road was established using the record angle found in the northerly adjoiner deed (Widboom) relative to the South line of the Northeast Quarter. This centerline was offset 25.00 feet westerly to establish the apparent East line of the Subject Tract. The North line of the Subject Tract was established relative to the South line of said Quarter and said centerline based on the Widboom deed geometry.

The West line of the Subject Tract is unknown. The East line of the westerly adjoiner (AT Altus Echelon) was surveyed by Paul I. Cripe Inc in 2000 and is recorded as Instrument Number 2001-0065678. And is shown hereon.

**Occupation or possession lines:**

A wood privacy fence falls generally 3 feet southwesterly of the South line of the Subject Tract. There is a grass median with concrete curb that runs near the South line of the Subject Tract. Occupation and usage near the North, East, and West lines of the Subject Tract are very ambiguous; the area is many combined parking lots that appear to share usage and allow passage of vehicles. In the opinion of the undersigned, there is no occupation that contributes uncertainty to the lines of the Subject Tract.

**Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with the adjoiner's lines:**

As discussed above, there is an immeasurable amount of uncertainty along the lines of the Subject Tract due to the Plat referenced in the Subject Tract deed not being the configuration of Allisonville that appears to have been used. The undersigned established lines using the descriptions and surveys of adjoiners, but cannot quantify the amount these lines may vary from the lot lines of the Town of Allisonville (being the title lines of the Subject Tract) as the undersigned does not have access to a plat of said lots.

Further, there is an area of up to 12.3 feet in width along the West side of the Subject Tract of deed ambiguity. This area lies East of the westerly adjoiner's East line. The Marion County GIS shows this strip as being owned by the northerly adjoiner - Widboom. A quitclaim deed to Widboom from the Commissioners of Marion County and the City of Indianapolis was found recorded as Instrument number A201600006951. The land description in this deed is extremely vague and does not contain enough geometric information to create a closed polygon. The distances in the description lead the undersigned to believe it falls completely North of the Subject Tract, but the GIS leads the undersigned to wonder if this deed is why the strip West of the Subject Tract on the GIS is shown as being owned by Widboom.

**Notes:**

1. The centerlines and fence lines as depicted on this plat are shown graphically as straight lines. These lines may actually meander between these end points and may have the potential to create areas of confusion by gap or overlap.
2. Ownership information indicated hereon is as identified in county records.
3. This document was prepared by the undersigned, I, the undersigned, 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.

**Certificate of Survey**

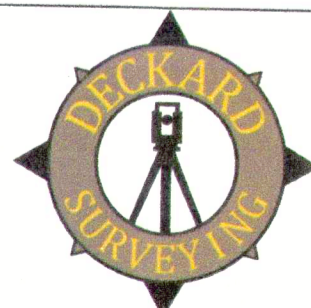
To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The Field work was completed on July 31, 2023.

*Easton T. French*  
Easton T. French, PS #21900007  
August 1, 2023



REVISION	DATE	PROJECT NO.: 230383
		DATED: 08/01/2023
		SCALE 1" = 20'
		DRAWN BY: ETF
		CHECKED BY: KBR

CASTLETON MEDICAL PARTNERS  
ATTN: BRIAN PARAS  
RETRACEMENT SURVEY  
8208 ALLISONVILLE ROAD  
INDIANAPOLIS, INDIANA 46250



**DECKARD SURVEYING**  
1517 S. GRANT AVE.  
CRAWFORDSVILLE, IN, 47933  
(765)-361-1510  
WWW.DECKARDSURVEYING.COM  
INFO@DECKARDSURVEYING.COM

49-02-21-125-047.000-800  
AT ALTUS ECHELON IN, LLC  
INSTR #A201100028241  
MARCH 29, 2011

SURVEYED BY SCHNEIDER IN 1998  
INSTR #1999-0116378

AREA OF UNCERTAINTY  
SHOWN AS WIDBOOM ENTERPRISES ON MARION  
COUNTY GIS  
POSSIBLY THE SUBJECT TRACT OF INSTR  
#A201600006951

S89°17'39"W 80.78' (N89°54'30"W 80.78')

N02°09'55"E 6.35'  
(N02°57'30"E 6.35')

LAND DESCRIPTION - SUBJECT TRACT - PER INSTR #860109334

Lot #2 in Square #2 in the Town of Allisonville, reference being made to the plat of Allisonville, recorded in Land Record "D", page 58, of the Recorder's Office of said Marion County and to the plat of alterations and additions to the town of Allisonville, recorded in said Land Book "D", vacated.

Also, a strip of ground 10 feet wide, lying northwest of and adjacent to said lot, being part of the first alley west of the Allisonville Road, vacated.

Also, a strip of ground 5 feet wide, lying Southwest of and adjacent to the Southwest side of said lot, being the North Half of the alley lying between Second Street and Cross Street, reference being made to said plat of Allisonville, vacated.

LAND DESCRIPTION - NORTH ADJOINER (WIDBOOM)  
PER INSTR #2002-0188071

Part of the West Half of the Northeast Quarter of Section 21, Township 11 North, Range 4 East of the Second Principal Meridian;  
Also, part of Lot 1, Block 2, in the Town of Allisonville (as laid out and platted by John West), as per plat thereof, recorded in Deed Record "D", page 426, in the Office of the Recorder of Marion County, Indiana; together with part of a strip of ground 10 feet wide lying Northwest of and adjacent to said Lot, being part of the first alley west of Allisonville Road vacated, asset forth in Town Lot Record 1072, page 64;  
Also, part of Lot 1, Block 1, in Ashbrook and Homan's Addition to Allisonville, as per plat thereof recorded in Deed Record "G", page 472, in the Office of the Recorder of Marion County, Indiana; together with part of a strip of ground 33 feet wide lying Southwest of and adjacent to said Lot, being part of Second Street, vacated as set forth in Town Lot Record 1072, page 64; All of the above being more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence East along the South line thereof 94.65 feet to a point in the center of the Allisonville Road, thence in a Northeasterly direction along and with the center line of said road, North 21 degrees and 7 minutes East, a distance of 225.46 feet; thence North 68 degrees and 53 minutes West 25 feet to a point in the Westerly line of said Allisonville Road, said point being also the Southeast corner of said Lot 1, Block 2, which point is the point of beginning of the real estate described herein; thence North 68 degrees and 53 minutes West along the Southwest line of said Lot 1, Block 2, and the extension of said line 113.15 feet to a point; thence North 2 degrees and 47 minutes East 53.18 feet to the Southwest corner of a tract of land conveyed to Indianapolis Power & Light Company by deed recorded in Town Lot Record 1442, page 625; thence South 68 degrees and 53 minutes East 66.96 feet along a line of said Power & Light Company tract to a corner of said Power & Light Company tract; thence North 21 degrees 7 minutes East, 88 feet along a line of said Power & Light Company tract to a corner of said Power & Light; thence South 68 degrees 53 minutes East 123.48 feet along a line of said Power & Light Company tract to the Westerly line of Allisonville Road; thence in a Southwesterly direction along said Westerly line 138.5 feet, more or less, to the point of beginning.

LAND DESCRIPTION - WIDBOOM DEED - POSSIBLE STRIP TO THE WEST  
PER INSTR #A201600006951  
PT SE 1/4 NW 1/4 S21 T17 R4 BEG 385.0' N OF SE COR; W11.9' SW90.48' NE53.18' N45.0'  
TO BEG 0.04AC

NORTHWEST CORNER,  
NORTHEAST QUARTER,  
SECTION 21-17N-4E  
SURVEY DISC FOUND PER  
MARION COUNTY SURVEYOR

49-02-21-100-003.000-800  
WIDBOOM ENTERPRISES LLC  
INSTR #2002-0188071  
OCTOBER 3, 2002  
INSTR #A201600006951  
JANUARY 21, 2016

49-02-21-100-002.000-800  
CASTLETON MEDICAL PARTNERS  
INSTR #860109334  
OCTOBER 27, 1986

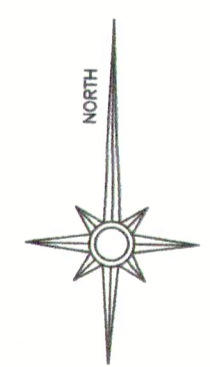
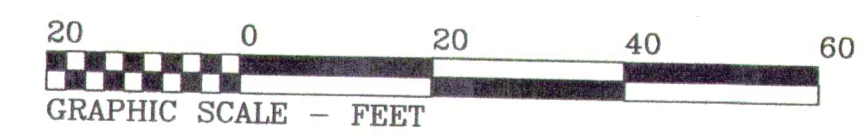
49-02-21-100-004.000-800  
SPEEDWAY SUPERAMERICA LLC  
NO DEED FOUND

PREVIOUSLY EMRO MARKETING COMPANY  
INSTR #890127360  
DECEMBER 21, 1989

SURVEYED BY SCHNEIDER IN 1996  
INSTR #9600125414

**LEGEND**

- △ = MAGNETIC NAIL SET WITH WASHER STAMPED DECKARD FIRM #0044A
- ▲ = SURVEY DISC FOUND
- ⊗ = REBAR FOUND
- ⊙ = MAGNETIC NAIL FOUND
- ⊗ = CUT "X" FOUND
- = RIGHT-OF-WAY MARKER FOUND
- × = SURVEY POINT, NO MONUMENT
- (XXXXXX) = RECORD DIMENSION (ALL OTHER DIMENSIONS ARE MEASURED)
- = FENCE LINE FOUND
- - - = CENTERLINE
- [Hatched] = BUILDING
- [Brown] = ASPHALT



N89°41'48"E 94.65'  
(EAST 94.65' - WIDBOOM)

82ND STREET  
N89°41'48"E 2660.50'

SOUTHWEST CORNER,  
NORTHEAST QUARTER,  
SECTION 21-17N-4E  
SURVEY DISC FOUND PER  
MARION COUNTY SURVEYOR

SOUTHEAST CORNER,  
NORTHEAST QUARTER,  
SECTION 21-17N-4E  
CUT "X" FOUND PER  
MARION COUNTY SURVEYOR