

Warranty Deed  
Justin Carmack and Cynthia Carmack  
Instrument No. 2020019348  
Parcel ID: 06-10-36-016-017.004-002 & 06-10-36-016-017.003-003

Also a strip of ground 2 feet in width off of the entire South side of Lot 7, Block 16 in the Original Plat of the Town, now City, of Lebanon, Boone County, Indiana as per plat thereof recorded in Red Book, page 36 in the Office of the Recorder of Boone County, Indiana.

This Survey was prepared utilizing information contained in First American Title Insurance Company Commitment Number NCS-1193682-INDY, dated September 22, 2023. Some of the items disclosed in Schedule BII of said Commitment have been shown on the survey, if possible, and are identified by their record information. If there is a need for additional items to be shown on the survey, please advise and provide the appropriate information.

Line 4 – Restrictions, dedications, conditions, reservations, easements and other matters shown on the plot of Original Plot of Lebanon, as recorded in Red Book, Page 36. Affects subject property and is blanket in nature. No setbacks nor easements are shown per plot and thus not reflected on the survey.

Line 5 – 75 foot right of entry, setback and use restrictions, possible easements for maintenance and/or reconstruction, and all rights of others relating to the continued uninterrupted flow of water through the Ditch, a legal drain established in accordance with I.C. 36-9-27-33. Does not appear to affect subject property with the Ditch not being within 75 feet of the subject property.

The basis of bearing for this survey is South 89 degrees 13 minutes 13 seconds East along the center line of South Street per Indiana State Plane Coordinates System - East Zone. This bearing should be used for reference only. Whereas the true control of the survey is the street alignment and the angular relationship between those streets. There are no record bearings associated with the record plat or deed descriptions.

The planimetric data was gathered using standard radial surveying techniques with an electronic instrument with data collector. The following paragraphs are observations and opinions regarding the uncertainties in the locations of monuments (found and set) record documents, and the deed lines as established by this survey, and as introduced by probable random errors in the measurements made due to the instrumentation and techniques employed (relative positional accuracy). The survey may show differences between the deed (D) or plat (P) dimensions and the measured (M) dimensions along the deed lines. There may be differences between lines of occupation (possession) and the deed lines as shown on this survey.

Monuments were set or found flush with the surface, unless otherwise noted during the course of this survey. There may be 5/8" rebar with orange plastic caps stamped "REFERENCE POINT" found on or near the subject real estate. These are working points and not to be confused as monuments marking the boundaries of the subject property. Monuments found at or near the deed corners, or along the deed lines of the subject real estate are indicated on the drawing. Monuments were not set in those cases where a found monument was not in exact agreement with this survey, but within the tolerances required for the survey, because the difference is deemed insignificant. The difference may be shown on the survey to accentuate the uncertainty of that corner. In those cases where the difference is greater than the relative positional accuracy or uncertainty in controlling monuments, caution should be exercised before making any improvements along the lines affected. Those uncertainties considered to be significant are discussed below.

The monuments at the corners of the subject real estate established this survey are within the acceptable relative positional specifications for a Suburban Survey, 0.13 feet + 100 ppm as defined in 865 IAC 1-12-7.

The purpose of this survey was to retrace and monument the boundary of the tract of land described in the above "Description".

The subject real estate is described as a plotted lot or lots within a subdivision. Lots within plotted subdivisions are created simultaneously, therefore, typically there are usually no senior/junior rights. Lot lines and boundary lines of plotted subdivisions are usually controlled by monuments along the perimeter of the subdivision and at changes of the alignment of the centerlines of the streets. The following monuments were found and considered as original and used to control the lot lines of the subject real estate.

The subject real estate is described as a part of Lot 7 of a part of Lot 8 in Block 16 in the Original Plat of Lebanon which is part of the following block. The south line of the block is the north right of way line of South Street. South Street has a right of way width of 66 feet (4 rods)[33' ft]. The east line of the block is the south right of way line of Lebanon Street. Lebanon Street has a right of way width of 66 feet (4 rods)[33' ft]. The north line of the block is the south right of way line of Main Street. Main Street has a right of way width of 66 feet (4 rods)[33' ft]. The west line of the block is the east right of way line of West Street. West Street has a right of way width of 66 feet (4 rods)[33' ft]. The measured distance along South Street is 264.04 feet and the plotted distance is 264 feet. The measured distance along Lebanon Street is 265.70 feet and the plotted distance is 264 feet. The measured distance along Main Street is 264.04 feet and the plotted distance is 264 feet. The measured distance along West Street is 264.04 feet and the plotted distance is 264 feet. The difference between these measured and plotted distances were generated through the block and shown herein. Other physical evidence found in the field at the time of the survey was in support of this determination. The difference between the measured and plotted distances along the south right of way line of South Street, building face being along the right of way line of West Street, and physical utility locations in reference to plotted locations.

Information regarding the ownership of the subject real estate or adjoining parcels is that as shown in local government records, or as furnished by others.

A comparison was made between the deed calls of the subject real estate and those adjoining parcels with common lines with the surveyed parcel and the following discrepancies were found. The subject property described in Instrument No. 2020-019348 makes reference to the subject lot being 120 feet wide whereas as shown on the original plat said lots are 122 feet wide. It may be implied that when said Instrument No. 2020-019348 was written there was a belief that the right of way of the streets surrounding the block were 70 feet instead of 66 feet. This results in the difference of 2 feet per half. So this leads to an uncertainty of up to 2.0 feet.

Occupation means some observable improvement either man made or a natural barrier manipulated by man to delineate the boundary line. It should be noted that not all fences are erected to define boundary lines and caution is warranted before accepting this type of barrier as such. One should also be aware that when these types of occupation are not in agreement with deed lines certain unwritten rights may exist over the land between. Those parties relying on the survey should assume that the uncertainty of ownership of these areas where occupation lines and deed lines are not in coincidence is, at least, equal to the magnitude of the difference. Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate.

Portions of the subject property building falls within right of ways as shown hereon

The accuracy of the flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. According to the Federal Emergency Management Agency Flood Insurance Rate Map for the City of Lebanon, Boone County, Map Number 18011C0186E dated January 18, 2012, the described real estate lies within the Unshaded Zone "X", which area is determined to be outside 500-year floodplain, by graphic plotting only. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the federal management Agency.

According to the City of Lebanon Zoning Map dated July 5, 2016 for Boone County, Indiana, the subject real estate is in an area designated as having a CB (Commercial Business) zoning. There may be a need for an interpretation of certain restrictions and requirements that can only be given by the Zoning Administrator. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. Set back requirements for CB zoning can be variable, transitional, and subject to legal interpretation; therefore, setback lines are not depicted on the survey.

The locations of utilities shown hereon are based on above ground structures and/or locations as marked by others. No excavations were made during the progress of this survey to locate buried utilities/structures. AXIS Surveying encourages the use of the Indiana Underground Plant Protection Services, IUPPS, a.k.a. "Holey Moley." Their services are available by telephone at 1-800-382-5544 or through the Internet at [www.iupps.org](http://www.iupps.org).

Table A Item Notes:

Item 16 - There is no evidence of earth moving on the subject tract.

Item 17 - There is no visible evidence of recent street or sidewalk construction or repairs.

Certificate of Survey  
ALTA/NSPS Land Title Survey
















To: Dunamis Development, LLC; Justin Carmack and Cynthia Carmack; First American Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.


I further certify that to the best of my professional knowledge, information, and belief, the within plot represents the results of a Suburban Survey, as defined in 865 IAC 1-12-7, completed, in the field, under my direct supervision on October 2, 2023.

A diagram showing various survey lines and their corresponding symbols. The lines are represented by different styles of dashes and dots, and the symbols are labeled to the right of each line.

- HAND GUARD RAIL**: Represented by a line with short, frequent dashes.
- OVHD = OVERHEAD UTILITY LINES**: Represented by a line with long, frequent dashes.
- REAL ESTATE BOUNDARY LINE**: Represented by a solid red line.
- LOT LINE**: Represented by a line with long, frequent dashes.
- CENTERLINE**: Represented by a line with long, frequent dashes.
- TRAFFIC MANHOLE**: Represented by a circle with the letters "TM" inside.

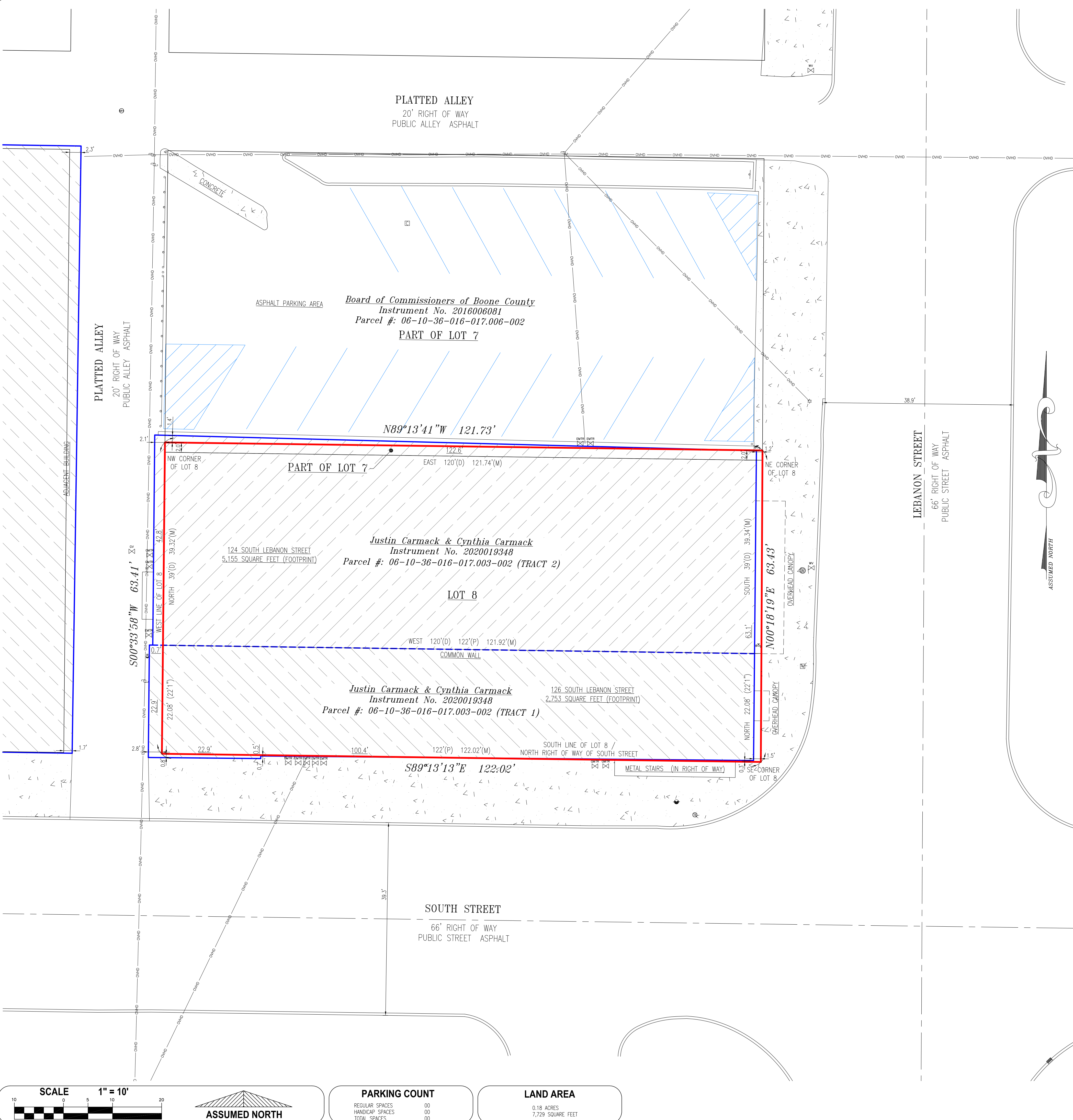
	GV GAS VALVE		UTILITY POLE		GH HOOK UP
	WV WATER VALVE		LP LIGHT POLE		CO CLEAN OUT
	MH MANHOLE		S SIGN		TB TRAFFIC BOX
	SQ SQUARE MANHOLE		EMTR ELECTRIC MANHOLE		GMTR GAS METER
	W WATER METER		T TRAFFIC POLE		C CURB INLET

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124 & 126 SOUTH LEBANON STREET  
LEBANON, INDIANA

**PROJECT LOCATED IN:**

BLOCK 16 IN THE  
ORIGINAL PLAT OF LEBANON  
BOONE COUNTY

## Dinamika Perkembangan

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The logo for Axis Surveying, LLC. It features the word "AXIS" in large, bold, black capital letters, with a diagonal white line crossing through the middle of the letters. To the right of "AXIS", the words "SURVEYING, LLC" are written in a smaller, black, sans-serif font. The entire logo is set against a white background.

DRAWN BY: R. STOHLER  
CHECKED BY: T. STRUG  
ISSUE DATE: 10-13-2023

[illegible]

PROJECT NUMBER  
1-24800

**SHEET**  
**1 OF 1**