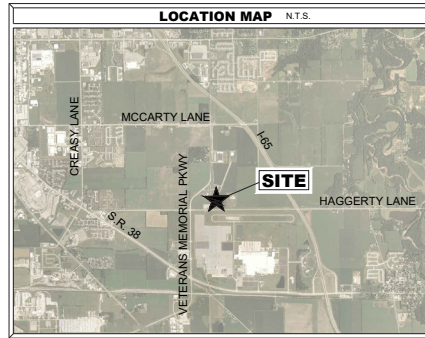
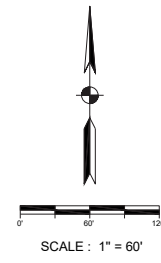
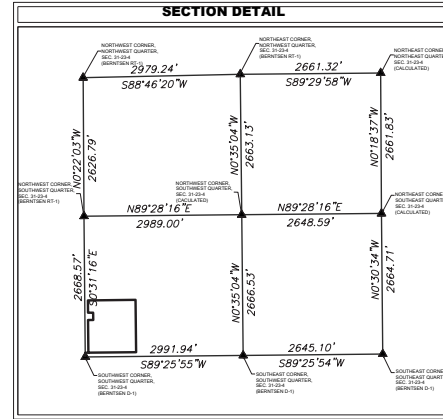
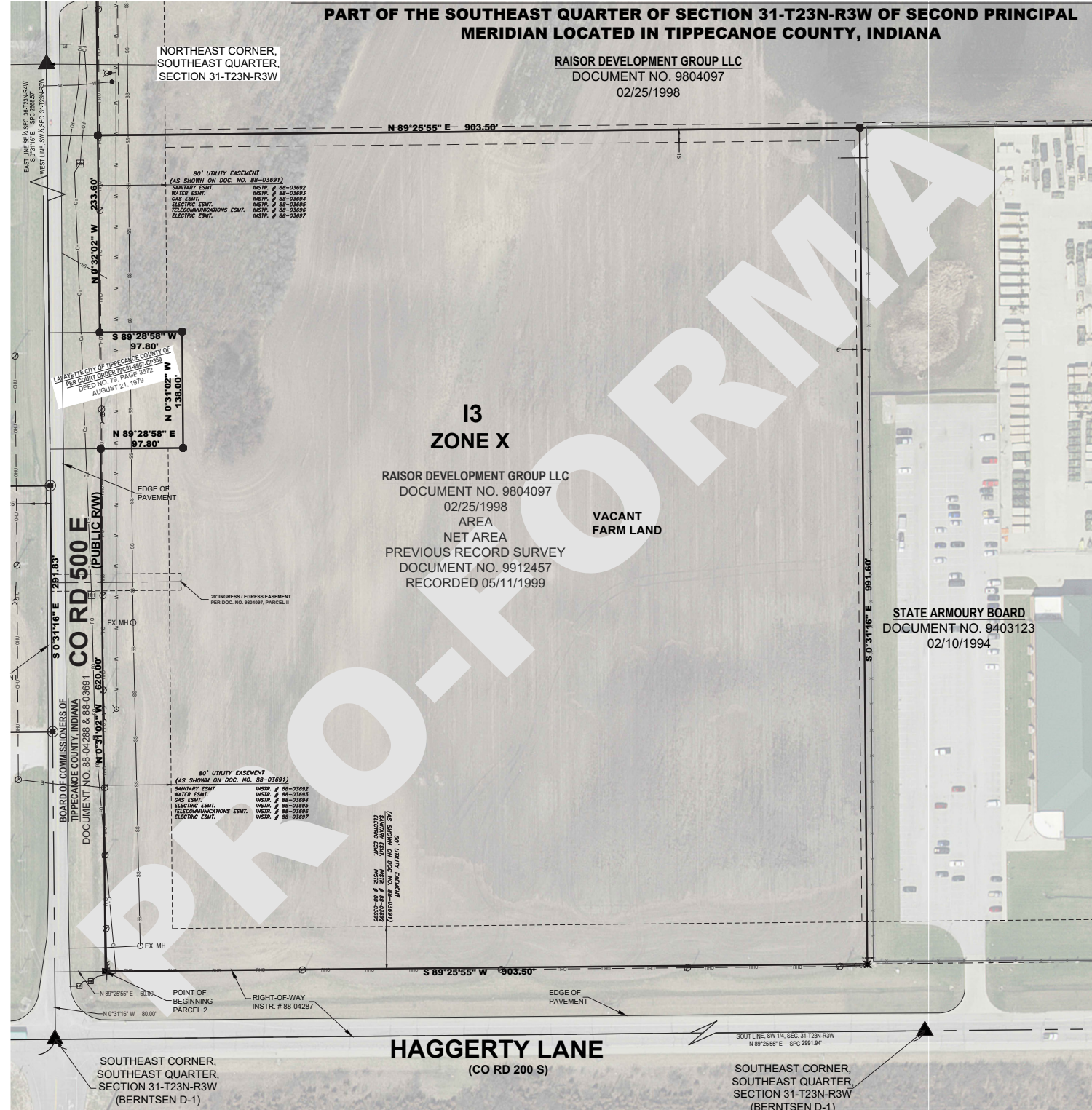


ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 31-T23N-R3W OF SECOND PRINCIPAL MERIDIAN LOCATED IN TIPPECANOE COUNTY, INDIANA

RAISOR DEVELOPMENT GROUP LLC
DOCUMENT NO. 9804097
02/25/1998

NORTHEAST CORNER,
SOUTHEAST QUARTER,
SECTION 31-T23N-R3W



LEGEND

▲ SECTION CORNER MONUMENTATION	○ = CAPPED REBAR FOUND
● DENOTES 3/4" REBAR WITH PUNCHED ALUMINUM CAP STAMPED "VESTER & ASSOC. INC. LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED	○ = REBAR FOUND
○ VESTER CAPPED REBAR FOUND AT GRADE, UNLESS OTHERWISE NOTED	○ = IRON PIN FOUND
○ IRON PIN FOUND	○ = EXISTING HAND HOLE
■ RIGHT-OF-WAY MARKER	--- EASEMENT
⊕ CAPPED IRON PIPE	--- BUILDING SETBACK LINE
⊕ CONCRETE CORNER POST FOUND	--- FENCE LINE
○ EXISTING UTILITY POLE	--- OVERHEAD UTILITIES
← EXISTING GUY WIRE	--- CHU
⊕ EXISTING GAS VALVE	--- WATER LINE
⊕ EXISTING GAS METER	--- SANITARY SEWER LINE
⊕ EXISTING FIBER OPTICS LINE MARKER	--- FIBER OPTIC LINE
⊕ EXISTING FIBER OPTICS MARKER	⊕ = TITLE ITEM, SCHEDULE B2
⊕ EXISTING ELECTRIC METER	
⊕ EXISTING SANITARY MANHOLE	
⊕ EXISTING FIRE HYDRANT	
● EXISTING WATER VALVE	

94 UNIFIED ZONING ORDINANCE, 3rd EDITION Chapter 2

I3	2-23 INDUSTRIAL ZONES, cont'd.	I3
2-23-6	LOT COVERAGE: Maximum coverage by all buildings - 45% Minimum vegetative cover - 20%	
2-23-7	MINIMUM FRONT, REAR OR SIDE SETBACK ALONG STREET FRONTAGE: Along a local street or place - 25' Along a collector street - 30' Along a secondary arterial - 40' Along a primary arterial - 60' See 4-4 for exceptions	
2-23-8	MINIMUM REAR SETBACK NOT ALONG STREET FRONTAGE: 15' (40' if rear lot line abuts a residential zone or use) (Amend 43) See 4-4 for additional information	
2-23-9	MINIMUM SIDE SETBACK NOT ALONG STREET FRONTAGE: 0' (30' if side lot line abuts a residential zone or use) (Amend 43) See 4-4 for additional information	
2-23-10	MAXIMUM BUILDING HEIGHT: 100' See 4-5 for exceptions	

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, TOWNSHIP, TIPPECANOE COUNTY, INDIANA

RAISOR DEVELOPMENT GROUP LLC
PO BOX 6928
LAFAYETTE, INDIANA 47903

ALTA/NSPS LAND TITLE SURVEY

OFFICE LOCATION:
398 COLUMBIA STREET, SUITE 101
LAFAYETTE, INDIANA 47901
PHONE: (765) 744-2271
FAX: (765) 744-2271
http://www.vester.com



JOB NO SHEET: OFFICE INFORMATION:
P: PROJECT 23032302383
DRAWN DATE: MAY 12, 2021
DESIGN BY: TDS
DRAWN BY: JAW, TDS
CHECKED BY: INC
FIELD BOOK: SB XXX

ALTA B
21263

DATE PLOTTED: 11/15/2024 10:58:10 AM USER: JPH/ALTA B TITLE: ALTA B SURVEY OF THE SECOND PRINCIPAL MERIDIAN, WEST ZONE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, TIPPECANOE COUNTY, INDIANA. SHEET NO. 1 OF 2

LEGAL DESCRIPTION (Per Document No. 9912457)

Part of the West Fractional Half of the Southwest Quarter of Section 31, Township 23 North, Range 3 West located in Tippecanoe County, Indiana, described as follows:

Commencing at the southwest corner of said section; thence North 0 degrees 34 minutes 52 seconds West 80.00 feet along the west line of said section; thence North 89 degrees 22 minutes 15 seconds East 60.00 feet to the point of beginning of this description, which point is the intersection of the north boundary of County Road 200 South with the east boundary of County Road 500 East; thence North 0 degrees 34 minutes 52 seconds West 620.00 feet along said east boundary, thence North 89 degrees 22 minutes 15 seconds East 87.80 feet; thence North 0 degrees 34 minutes 52 seconds West 138.00 feet; thence South 89 degrees 22 minutes 15 seconds East 903.50 feet to the east boundary of County Road 500 East; thence North 0 degrees 34 minutes 52 seconds West 233.60 feet along said east boundary, thence North 89 degrees 22 minutes 15 seconds East 903.50 feet; thence South 0 degrees 32 minutes 52 seconds East 991.60 feet to the north boundary of County Road 200 South; thence South 89 degrees 22 minutes 15 seconds West 903.50 feet along said north boundary to the point of beginning and containing 20.257 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD

PARENT TRACT LAND DESCRIPTION

PARCEL I:

A part of the Southwest Quarter and a part of the Northwest Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Three (3) West, in Perry Township, Tippecanoe County, Indiana and being more completely described as follows, to-wit:

Commencing at a railroad spike, said point being the Southwest corner of Section 31-23-3; thence North 89° 57' 40" East along the South line of the Southwest quarter of said Section and the approximate centerline of County Road 200 South a distance of 82.34 feet to a railroad spike and the point of beginning of the herein described tract; thence North 21° 28' 05" East a distance of 936.77 feet to an iron pipe; thence North 87° 16' 10" West a distance of 171.10 feet to an iron pipe; thence South 2° 51' 30" West a distance of 42.03 feet to an iron pipe, said point being on the Easterly extension of the northern boundary of the F. D. Wrightman property; thence South 90° 00' 00" West along said extension and said northern boundary a distance of 252.18 feet to a railroad spike on the West line of said Section and the approximate centerline of County Road 500 East; thence North 0° 00' 00" East along said West line and said approximate centerline a distance of 915.52 feet to a railroad spike; thence South 88° 43' 50" East a distance of 321.25 feet to an iron pipe; thence North 79° 11' 00" East a distance of 441.38 feet to an iron pipe; thence North 21° 48' 55" East a distance of 907.07 feet to a point on the North line of the Southwest Quarter of said Section; thence continuing North 21° 48' 55" East a distance of 1137.75 feet to an iron pipe on a southern boundary of the F. D. Shaw property; thence South 89° 52' 20" East along said Southern boundary a distance of 151.10 feet to a wood corner post; thence South 0° 02' 05" East along an easterly boundary of said Shaw a distance of 14.65 feet to an iron pipe; thence South 21° 28' 05" West a distance of 1118.33 feet to a point on the north line of the Southwest Quarter of said Section; thence continuing South 21° 28' 05" West a distance of 2870.88 feet to a railroad spike on the South line of the Southwest Quarter of said Section and the approximate centerline of County Road 200 South; thence South 89° 57' 40" West along said South line and said approximate centerline a distance of 123.39 feet to a railroad spike and the point of beginning, containing 24.976 acres, including 3.894 acres in the Northwest Quarter of said Section.

ALSO, the West fractional half of the Southwest Quarter of Section Thirty-one (31), in Township Twenty-three (23) North, Range Three (3) West, containing One Hundred and 40/100 acres, more or less, EXCEPT a part of the West fractional half of the Southwest Quarter of Section Thirty-one (31) in Township Twenty-three (23) North, Range Three (3) West, more particularly described as follows: Beginning at a point Seven Hundred (700) feet North on the West section line of South West corner of Section Thirty-one (31) in Perry Township, thence East One Hundred Fifty-seven and eight tenths (157.8) feet; thence North One Hundred Thirty-eight (138) feet; thence West One Hundred Fifty-seven and Eight tenths (157.8) feet paralleled to the South line; thence South on the Section line a distance of One Hundred Thirty-eight (138) feet to the place of beginning.

EXCEPT a part of the Southwest Quarter and a part of the Northwest Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Three (3) West, in Perry Township, Tippecanoe County, Indiana and being more completely described as follows, to-wit:

North, Range Three (3) West, in Perry Township, Tippecanoe County, Indiana and being more completely described as follows, to-wit: Commencing at a railroad spike, said point being the Southwest corner of Section 31-23-3; thence North 89° 57' 40" East along the South line of the Southwest quarter of said Section and the approximate centerline of County Road 200 South a distance of 82.34 feet to a railroad spike and the point of beginning of the herein described tract; thence North 21° 28' 05" East a distance of 936.77 feet to an iron pipe; thence North 87° 16' 10" West a distance of 171.10 feet to an iron pipe; thence South 21° 51' 30" West a distance of 42.03 feet to an iron pipe, said point being on the Easterly extension of the Northern boundary of the F. D. Wrightman property; thence South 90° 00' 00" West along said extension and said Northern boundary a distance of 252.18 feet to a railroad spike on the West line of said Section and the approximate centerline of County Road 500 East; thence North 0° 00' 00" East along said West line and said approximate centerline a distance of 915.52 feet to a railroad spike; thence South 88° 43' 50" East a distance of 321.25 feet to an iron pipe; thence North 79° 11' 00" East a distance of 441.38 feet to an iron pipe; thence North 21° 48' 55" East a distance of 907.07 feet to a point on the North line of the Southwest Quarter of said Section; thence continuing North 21° 48' 55" East a distance of 1137.75 feet to an iron pipe on a southern boundary of the F. D. Shaw property; thence South 89° 52' 20" East along said southern boundary a distance of 151.10 feet to a wood corner post; thence South 0° 02' 05" East along an easterly boundary of said Shaw a distance of 14.65 feet to an iron pipe; thence South 21° 28' 05" West a distance of 1118.33 feet to a point on the North line of the Southwest Quarter of said Section; thence continuing South 21° 28' 05" West a distance of 2870.88 feet to a railroad spike on the South line of the Southwest Quarter of said Section and the approximate centerline of County Road 200 South; thence South 89° 57' 40" West along said South line and said approximate centerline a distance of 123.39 feet to a railroad spike and the point of beginning, containing 24.976 acres, including 3.894 acres in the Northwest Quarter of said Section. Located in Perry Township, Tippecanoe County, Indiana.

ALSO Forty (40) acres off the South end of the West end of the West fraction of the Northwest quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Three (3) West, Except 3.894 acres that was conveyed by Warranty Deed dated January 9, 1977 and recorded March 14, 1978 in Deed Record 78, page 1201, Document #2929; Joseph L. Halsmer and Josephine M. Halsmer, his wife, Francis P. Halsmer and Louise F. Halsmer, his wife, and John P. Halsmer and Elizabeth Ann Halsmer, his wife, Grantors and Halsmer Flying Services, Inc., an Indiana corporation, Grantee.

EXCEPT a part of the Northwest Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Three (3) West in Perry Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit: Commencing at the southwest corner of the Northwest Quarter of Section 31-23-3, said point being marked by a railroad spike; thence North 0° 08' 55" East along the West line of said quarter section and the approximate centerline of County Road 500 East a distance of 507.42 feet to the point of beginning of the herein described tract; thence continuing North 0° 08' 55" East along said West line and said approximate centerline a distance of 200.00 feet to a railroad spike; thence South 89° 51' 05" East a distance of 154.00 feet to a a-bar; thence South 0° 08' 55" West a distance of 200.00 feet to a a-bar; thence North 89° 51' 05" West a distance of 154.00 feet to a railroad spike and the point of beginning, containing 0.17 acres.

EXCEPTING THEREFROM at the Northeast Quadrant of C.R. 200 S. and C.R. 500 E. Tippecanoe County, a part of the West Fractional Half of the Southwest Quarter of Section 31, Township 23 North, Range 3 West, Tippecanoe County, Indiana, described as follows: Commencing at the Southwest corner of said Section; thence North 00 degrees 34 minutes 52 seconds West 80.00 feet along the West line of said Section; thence North 89 degrees 22 minutes 15 seconds east 60.00 feet to the point of beginning of this description, which point is the intersection of the north boundary of County Road 200 South with the east boundary of County Road 500 East; thence North 0 degrees 34 minutes 52 seconds West 620.00 feet along said east boundary, thence North 89 degrees 22 minutes 15 seconds East 87.80 feet; thence North 00 degrees 08 seconds East 97.80 feet; thence North 00 degrees 34 minutes 52 seconds West 138.00 feet; thence North 89 degrees 22 minutes 15 seconds East 903.50 feet to the east boundary of County Road 500 East; thence North 00 degrees 34 minutes 52 seconds West 233.60 feet along said East boundary; thence North 89 degrees 22 minutes 15 seconds East 903.50 feet; thence South 00 degrees 34 minutes 52 seconds East 991.60 feet to the north boundary of County Road 200 South; thence South 89 degrees 22 minutes 15 seconds West 903.50 feet along said North boundary to the point of beginning and containing 20.257 acres, more or less.

EXCEPTING THEREFROM land being a part of the fractional southwest quarter of the southwest quarter of Section 31, Township 23 North, Range 3 West of the Second Principal Meridian, in Perry Township, Tippecanoe County, Indiana, more particularly described as follows: Commencing at the southwest corner of said quarter quarter section; thence North 89° 22' 15" East along the southern line thereof 863.50 feet; thence North 00° 35' 25" West parallel with the western line thereof 80.00 feet to the northern right-of-way line of County Road 200 South; it presently exists, being the Point of Beginning of the herein-described parcel; thence continuing North 00° 35' 25" West parallel with said western line 991.60 feet; thence North 89° 22' 15" East parallel with said southern line 703.82 feet to the eastern line of said fractional quarter quarter section; thence South 00° 37' 30" East along said eastern line 991.60 feet to the aforesaid northern right-of-way line of County Road 200 South; thence South 89° 22' 15" West along said right-of-way line 704.42 feet to the Point of Beginning, containing 16.03 acres, more or less.

PARCEL II:

An easement for ingress and egress, being Twenty (20) feet in even width, ten (10) feet on each side of the following described centerline: Commencing at the southwest corner of the Northwest Quarter of Section 31-23-3; thence North 0° 08' 55" East along the West line of said Quarter Section and the approximate centerline of County Road 500 East a distance of 541.42 feet to the point of beginning of the herein described centerline; thence South 89° 51' 05" East a distance of 154.00 feet to the point of termination of the herein described centerline.

(Said Easement created by that certain Warranty Deed dated February 5, 1987, recorded February 9, 1987, as Document Number 8701978, from Stephen J. Gentry, as Grantor, to Joseph L. Halsmer and Josephine Halsmer, husband and wife, Francis P. Halsmer and Louise F. Halsmer, husband and wife, and John P. Halsmer and Elizabeth Halsmer, husband and wife, as Grantees.)

PARCEL III:

An Easement for ingress and egress, being twenty (20) feet in even width along the West side of the following described line: Commencing at the Southwest corner of the Northwest Quarter of Section 31-23-3; thence North 0° 08' 55" East along the West line of said Quarter Section and the approximate centerline of County Road 500 East a distance of 507.42 feet to a railroad spike; thence South 89° 51' 05" East a distance of 154.00 feet to a point of beginning of the herein described line; thence North 0° 08' 55" East a distance of 100.00 feet to the point of termination of the herein described line.

(Said Easement created by that certain Warranty Deed dated February 5, 1987, recorded February 9, 1987, as Document Number 8701978, from Stephen J. Gentry, as Grantor, to Joseph L. Halsmer and Josephine Halsmer, husband and wife, Francis P. Halsmer and Louise F. Halsmer, husband and wife, and John P. Halsmer and Elizabeth Halsmer, husband and wife, as Grantees.)

SURVEYOR'S REPORT

The record descriptions used in this survey were provided by research at the office of the Tippecanoe County Auditor and Recorder. The purpose of this survey is to retrace the boundary of the Raisor Development Group, LLC property as described in Document No. 03018620. The subject property lies in the Southwest Quarter of Section 36, Township 23 North, Range 3 West of the Second Principal Meridian located in Tippecanoe County, Indiana. Survey data shown hereon is a local ground coordinate system based on the Indiana State Plane Coordinate System, West Zone, as provided by the Tippecanoe County Section Corner Perpetuation Program, with the basis of bearings being grid North (the south line of the Township quarter of Section 36 being). (Bearing and distance relationships to found monumentation on the adjoining properties is shown on the attached plat for the purpose of establishing a history of monumentation; however, this plat does not represent a survey of said adjoining properties.)

There may be differences with deed dimensions when compared with measured dimensions along the boundary lines shown hereon. In cases where the magnitude of these differences is less than the Acceptable Relative Positional Accuracies stated in the following report and less than the uncertainty identified for the reference monumentation discussed in the following report, the differences may be considered insignificant and are shown only for the purposes of mathematical closure and are therefore not discussed below. When such differences are greater than said uncertainties or are the result of title discrepancies, they are generally discussed in more detail below as may be necessary for clarity of the lines established or reestablished this survey.

Unless otherwise noted on the attached plat or in the following report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purposes of this survey, such lines are assumed to run straight between said locations, but in actuality may slightly vary from such straight line.

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Copies of the surveys, plats, and information referenced either below or on the attached plat, were obtained from files and information at the following offices:

Tippecanoe County Highway Department: County Road Right-of-way plans, as applicable

Tippecanoe County Surveyor's Office: Section Corner Perpetuation Project Dossiers, Surveyor's Record Books A-F, Section Corner Perpetuation Research Files, County Section Corner Ties (prior to 1991), 1939, 1957, 1963 and other available aerial photos (as necessary), State Road Right-of-way plans, as applicable, Railroad Right-of-way and Track maps, as applicable, Drainage and Highway Map (showing legal open ditches and legal tie ditches)

Tippecanoe County Auditor's Office: Survey, parcelization, and subdivision plat files

Tippecanoe County Recorder's Office: Recorded surveys, parcelizations, and subdivision plats

Tippecanoe County Area Plan Commission: aerial photos (as necessary)

Tippecanoe County Management Information Technology Services: digital aerial photographs (as necessary)

Indiana Department of Transportation, Division of Land Acquisition: State road right-of-way and associated plans (as necessary)

Vester and Associates, Inc.: Surveys, parcelizations, and subdivision plats on file.

Copies of other private surveys were obtained if they were referred to on other surveys obtained from the above offices or were known to exist and could be located for copying purposes.

- I. Vester & Associates, Inc., Job No. 90044, Signed April 16, 1990 by Patrick Cunningham.
- I.A. ALTA Survey by TIBRD Design Service Corp., Job No. 040203 RAISOR, Document No. 04020307, Recorded August 11, 2004, in the office of the Tippecanoe County Recorder.
- I.B. Final Plat by TIBRD Design Service Corp., Job No. 17024, Document No. 201919001165, Recorded January 23, 2019, in the office of the Tippecanoe County Recorder.
- I.C. Final Plat by TIBRD Design Service Corp., Job No. 050103, Document No. 05019754, Recorded August 17, 2005, in the office of the Tippecanoe County Recorder.
- I.D. Plat of Survey by Foust Survey, Job No. 93022, Document No. 93-27683, Recorded December 2, 1993, in the office of the Tippecanoe County Recorder.
- I.E. ALTA Survey by TIBRD Design Service Corp., Job No. 2021-082A, Document No. 202121019587, Recorded August 23, 2021, in the office of the Tippecanoe County Recorder.
- I.F. Section Corner Dossiers: CC-25, CC-25a, CC-24, CC-23, DD-25, EE-23, EE-24, EE-25, FF-23, FF-25, FF-25c, GG-23, GG-24, GG-25, GG-25c
- III. Ancient County Survey Record.

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on this survey as a result of:

- 1) **Variance caused by the availability and condition of record monuments;**
- 2) **The existing deeds and plats of record;**
No uncertainties found. Deed discrepancy are mathematically coincident.
- 3) **The occupation or possession lines (fences, etc.) as related to the surveyed lines;**
No lines of possession found unless shown otherwise. Uncertainties in the lines are as xxxx to the dimension shown.
- 4) **The Relative Positional Accuracy of measurements;**
- A) The Relative Positional Accuracy of position of the lines and corners of this survey due to measurements is within the specifications for a Urban Survey (0.07 foot plus 50 parts per million).

TITLE COMMITMENT "EXCEPTIONS"

This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the tract shown hereon was gained from XXXX Title Insurance Company Commitment No. XXXXXXXX, dated XXXXXXXXXX. The following comments correspond to the items numbered in Schedule B, Section II (EXCEPTIONS) of the above referenced commitment. Comments made by the surveyor are in italics.

NOTES

- 1) Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground containers or facilities that may affect the use or development of this tract.
- 2) No attempt was made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines to the property.
- 3) No excavations were made during the course of this survey to locate underground utilities and/or structures. Before design or construction is begun, locations should be obtained from the appropriate agencies.
- 4) This survey does not represent a title search by Surveyor and was prepared without the benefit of a title commitment, abstract of title, or a title search prepared by a title a title company. There may be easements, restrictions and rights-of-way of record on this property that are not shown on the subject survey; therefore, this survey and any attached legal descriptions are subject to all easements, restrictions, and rights-of-way of record.
- 5) Every document of record reviewed and considered as a part of this survey is noted hereon. The plat and survey were prepared based upon research of the public records to determine the last deed of record for source of title for the subject and adjoining properties and is therefore subject to any statements of facts revealed by examination of prior deeds or other documents that may exist that would affect this parcel.
- 6) Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.

LAND SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items _____ of Table A thereof. The fieldwork was completed on _____.

CERTIFIED BY: _____ DATE: _____

James D. Hall, PLS # 20500917

FIELD WORK COMPLETION DATE:

PREPARED FOR: RAISOR DEVELOPMENT GROUP LLC
P.O. BOX 5028
LAFAYETTE, IN 47903

TITLE HOLDER: RAISOR DEVELOPMENT GROUP LLC
P.O. BOX 5028
LAFAYETTE, IN 47903

AUDITOR'S KEY NUMBER: 79-08-31-300-005-000-038

NO.	DATE
1	
2	
3	
4	
5	
6	
7	

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, TIPPECANOE COUNTY, INDIANA.

**RAISOR DEVELOPMENT GROUP LLC
PO BOX 5028
LAFAYETTE, INDIANA 47903**

ALTA/NSPS LAND TITLE SURVEY

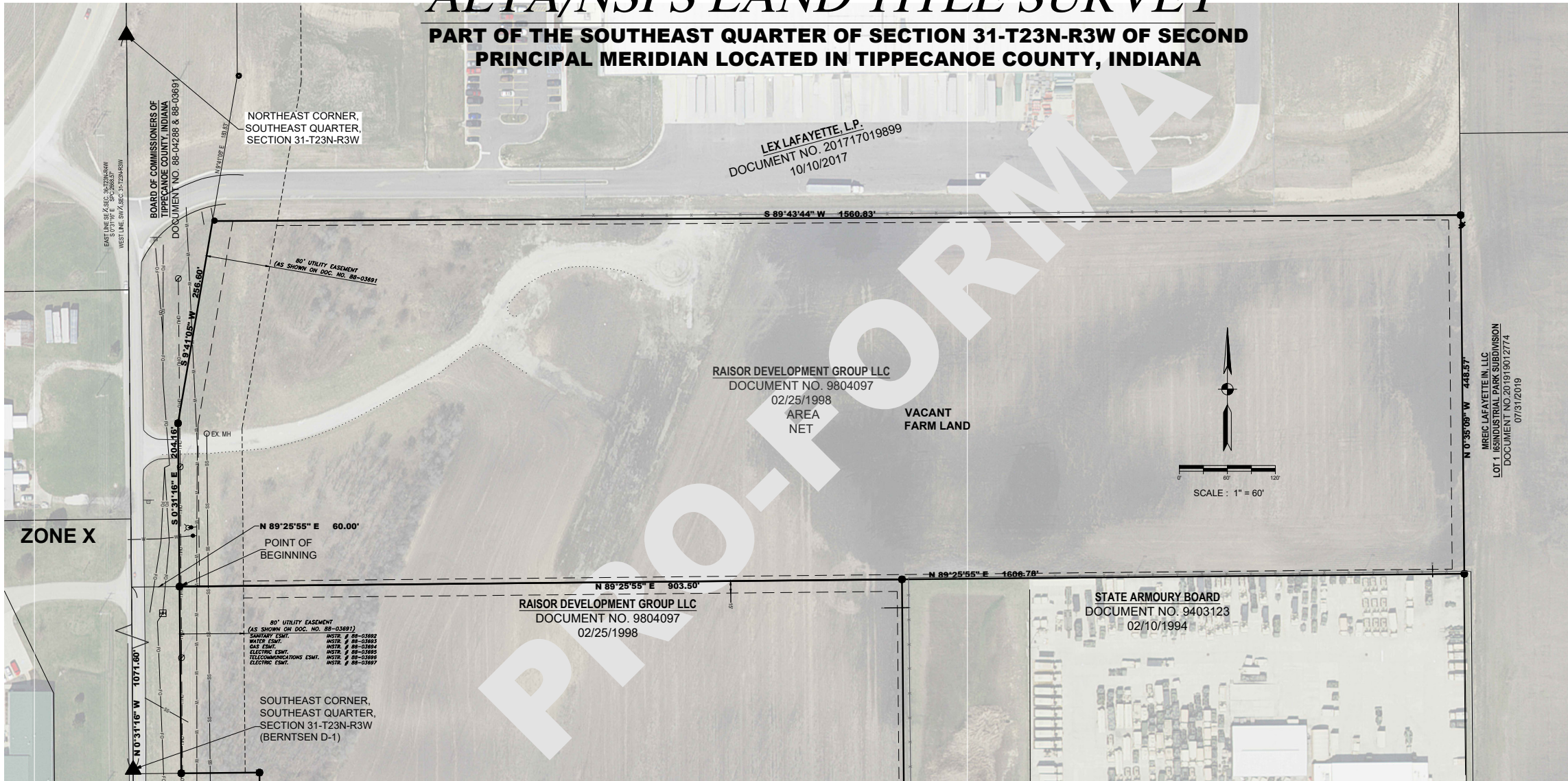
OFFICE LOCATION:
208 COLUMBIA STREET, SUITE 101
LAFAYETTE, INDIANA 47901
PHONE: (765) 762-8779
CELL: (765) 762-8779
http://www.vester.com

OFFICE INFORMATION:
FIRM: VESTER AND ASSOCIATES, INC.
DRAWING NO.: 21263-1/PLN
DRAWING DATE: NOV. 12, 2021
DESIGN BY: JDS
CHECKED BY: JPH, JDS
FIELD BOOK #: 88-XXX

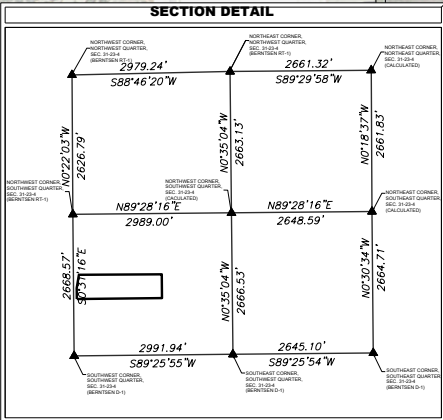
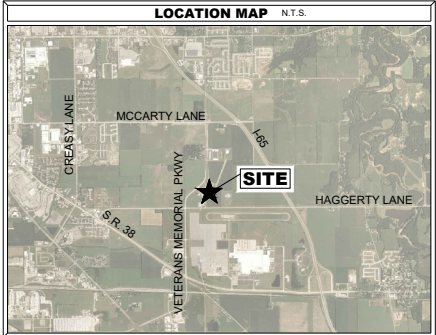
ALTA B
21263

ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 31-T23N-R3W OF SECOND PRINCIPAL MERIDIAN LOCATED IN TIPPECANOE COUNTY, INDIANA



LEGEND	
▲	= SECTION CORNER MONUMENTATION
●	= DENOTES 3/4" REBAR WITH PUNCHED ALUMINUM CAP STAMPED "VESTER & ASSOC. INC. LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED
○	= VESTER CAPPED REBAR FOUND AT GRADE, UNLESS OTHERWISE NOTED
⊙	= IRON PIN FOUND
■	= RIGHT-OF-WAY MARKER
✱	= CAPPED IRON PIPE
✱	= CONCRETE CORNER POST FOUND
⊖	= EXISTING GUY WIRE
⊖	= EXISTING GAS VALVE
⊖	= EXISTING GAS METER
⊖	= EXISTING FIBER OPTICS LINE MARKER
⊖	= EXISTING FIBER OPTICS MARKER
⊖	= EXISTING ELECTRIC METER
⊖	= EXISTING SANITARY MANHOLE
⊖	= EXISTING FIRE HYDRANT
●	= EXISTING WATER VALVE
○	= CAPPED REBAR FOUND
○	= REBAR FOUND
○	= IRON PIN FOUND
□	= EXISTING HAND HOLE
---	= EASEMENT
---	= BUILDING SETBACK LINE
---	= FENCE LINE
---	= OVERHEAD UTILITIES
---	= WATER LINE
---	= SANITARY SEWER LINE
---	= FIBER OPTIC LINE
⊖	= TITLE ITEM, SCHEDULE B2



NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

RAISER DEVELOPMENT GROUP LLC
PO BOX 5028
LAFAYETTE, INDIANA 47903

OFFICE LOCATION:
98 COLUMBIA STREET, SUITE 111
LAFAYETTE, INDIANA 47901
PHONE: (765) 442-2879
http://www.vester.com



OFFICE INFORMATION:
PROJECT: 231000022828
DRAWING DATE: Nov. 12, 2021
DESIGN BY: TDS
DRAWN BY: JWS/TDS
CHECKED BY: JWS/TDS
FIELD BOOK: SB 33X

ALTA C
21263

DATE: 10/24/2024 10:58:11 AM USER: J:\ALTA\21263\21263.dwg PLOT DATE: 10/24/2024 10:58:11 AM PLOT USER: J:\ALTA\21263\21263.dwg PLOT SCALE: 1.0000

LEGAL DESCRIPTION (Per Document No. 9804097)
PARENT TRACT LAND DESCRIPTION

PARCEL I:

A part of the Southwest Quarter and a part of the Northwest Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Three (3) West, in Perry Township, Tippecanoe County, Indiana and being more completely described as follows, to-wit:
Commencing at a railroad spike, said point being the Southwest corner of Section 31-23-3; thence North 89° 57'-40" East along the South line of the Southwest Quarter of said Section and the approximate centerline of County Road 200 South a distance of 82.34 feet to a railroad spike and the point of beginning of the herein described tract; thence North 21° 28'-05" East a distance of 936.77 feet to an iron pipe; thence North 87° 16'-10" West a distance of 171.10 feet to an iron pipe; thence South 2° 51'-30" West a distance of 42.03 feet to an iron pipe, said point being on the Easterly extension of the northern boundary of the R. D. Wrightman property; thence South 90° 00'-00" West along said extension and said northern boundary a distance of 252.15 feet to a railroad spike on the West line of said Section and the approximate centerline of County Road 500 East; thence North 0° 00'-00" East along said West line and said approximate centerline a distance of 915.52 feet to a railroad spike; thence South 88° 43'-50" East a distance of 321.25 feet to an iron pipe; thence North 79° 11'-00" East a distance of 441.38 feet to an iron pipe; thence North 21° 48'-55" East a distance of 907.07 feet to a point on the North line of the Southwest Quarter of said Section; thence continuing North 21° 48'-55" East a distance of 117.75 feet to an iron pipe on a southern boundary of the R. H. Shaw property; thence South 89° 52'-30" East along said Southern boundary a distance of 151.10 feet to a wood corner post; thence South 0° 02'-05" East along an easterly boundary of said Shaw a distance of 14.65 feet to an iron pipe; thence South 21° 28'-05" West a distance of 1118.33 feet to a point on the north line of the Southwest Quarter of said Section; thence continuing South 21° 28'-05" West a distance of 2970.88 feet to a railroad spike on the South line of the Southwest Quarter of said Section and the approximate centerline of County Road 200 South; thence South 89° 57'-40" West along said South line and said approximate centerline a distance of 123.39 feet to a railroad spike and the point of beginning, containing 24.976 acres, including 3.894 acres in the Northwest Quarter of said Section.

ALSO, the West fractional half of the Southwest Quarter of Section Thirty-one (31), in Township Twenty-three (23) North, Range Three (3) West, containing One Hundred and 40/100 acres, more or less, EXCEPT a part of the West fractional half of the Southwest Quarter of Section Thirty-one (31) in Township Twenty-three (23) North, Range Three (3) West, more particularly described as follows: Beginning at a point Seven Hundred (700) feet North on the West section line of South West corner of Section Thirty-one (31) in Perry Township, thence East One Hundred Fifty-seven and eight tenths (157.8) feet; thence North One Hundred Thirty-eight (138) feet; thence West One Hundred Fifty-seven and Eight tenths (157.8) feet parallel to the South line; thence South on the Section line a distance of One Hundred Thirty-eight (138) feet to the place of beginning.

EXCEPT a part of the Southwest Quarter and a part of the Northwest Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Three (3) West, in Perry Township, Tippecanoe County, Indiana and being more completely described as follows, to-wit: Commencing at a railroad spike, said point being the Southwest corner of Section 31-23-3; thence North 89° 57' 40" East along the South line of the Southwest quarter of said Section and the approximate centerline of County Road 200 South a distance of 82.34 feet to a railroad spike and the point of beginning of the herein described tract; thence North 21° 28' 05" East a distance of 936.77 feet to an iron pipe; thence North 87° 16' 10" West a distance of 171.10 feet to an iron pipe; thence South 2° 51' 30" West a distance of 42.03 feet to an iron pipe, said point being on the Easterly extension of the Northern boundary of the F. D. Wrightman property; thence South 90° 00' 00" West along said extension and said Northern boundary a distance of 252.15 feet to a railroad spike on the West line of said Section and the approximate centerline of County Road 500 East; thence North 0° 00' 00" East along said West line and said approximate centerline a distance of 915.52 feet to a railroad spike; thence South 88° 43' 50" East a distance of 321.25 feet to an iron pipe; thence North 79° 11' 00" East a distance of 441.38 feet to an iron pipe; thence North 21° 48' 55" East a distance of 907.07 feet to a point on the North line of the Southwest Quarter of said Section; thence continuing North 21° 48' 55" East a distance of 117.75 feet to an iron pipe on a southern boundary of the R. H. Shaw property; thence South 89° 52' 30" East along said southern boundary a distance of 151.10 feet to a wood corner post; thence South 0° 02' 05" East along an easterly boundary of said Shaw a distance of 14.65 feet to an iron pipe; thence South 21° 28' 05" West a distance of 1118.33 feet to a point on the North line of the Southwest Quarter of said Section; thence continuing South 21° 28' 05" West a distance of 2970.88 feet to a railroad spike on the South line of the Southwest Quarter of said Section and the approximate centerline of County Road 200 South; thence South 89° 57' 40" West along said South line and said approximate centerline a distance of 123.39 feet to a railroad spike and the point of beginning, containing 24.976 acres, including 3.894 acres in the Northwest Quarter of said Section. Located in Perry Township, Tippecanoe County, Indiana.

ALSO Forty (40) acres off the South end of the West end of the West fraction of the Northwest quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Three (3) West, Except 3.894 acres that was conveyed by Warranty Deed dated January 3, 1977 and recorded March 14, 1978 in Deed Record 78, page 1201, Document #29263, Joseph L. Halmer and Josephine M. Halmer, his wife, Francis P. Halmer and Louise F. Halmer, his wife, and John P. Halmer and Elizabeth Ann Halmer, his wife, Grantors and Halmer Flying Services, Inc., an Indiana corporation, Grantees.

EXCEPT a part of the Northwest Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Three (3) West, in Perry Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit: Commencing at the southwest corner of the Northwest Quarter of Section 31-23-3; thence North 00° 00' 00" East along the West line of said Quarter Section and the approximate centerline of County Road 500 East a distance of 507.42 feet to a railroad spike and the point of beginning of the herein described tract; thence continuing North 00° 08' 55" East along said West line and said approximate centerline a distance of 200.00 feet to a railroad spike; thence South 89° 51' 05" East a distance of 154.00 feet to a re-bar; thence South 0° 08' 55" West a distance of 200.00 feet to a re-bar; thence North 89° 51' 05" West a distance of 154.00 feet to a railroad spike and the point of beginning, containing 0.707 acres.

EXCEPTING THEREFROM at the Northeast Quadrant of C.R. 200 S. and C.R. 500 E. Tippecanoe County, a part of the West Fractional Half of the Southwest Quarter of Section 31, Township 23 North, Range 3 West, Tippecanoe County, Indiana, described as follows: Commencing at the Southwest corner of said Section; thence North 00 degrees 34 minutes 52 seconds West 80.00 feet along the West line of said Section; thence North 89 degrees 22 minutes 15 seconds east 60.00 feet to the point of beginning of this description, which point is the intersection of the north boundary of County Road 200 South with the east boundary of County Road 500 East; thence North 00 degrees 34 minutes 52 seconds West, 620.00 feet along said east boundary; thence North 89 degrees 22 minutes 08 seconds East 97.80 feet; thence North 00 degrees 34 minutes 52 seconds West 138.00 feet; thence South 89 degrees 25 minutes 08 seconds West 97.80 feet to the east boundary of County Road 500 East; thence North 00 degrees 34 minutes 52 seconds West 233.60 feet along said East boundary; thence North 89 degrees 22 minutes 15 seconds East 903.50 feet; thence South 00 degrees 34 minutes 52 seconds East 991.60 feet to the north boundary of County Road 200 South; thence South 89 degrees 22 minutes 15 seconds West 903.50 feet along said North boundary to the point of beginning and containing 20.257 acres, more or less.

EXCEPTING THEREFROM land being a part of the fractional southwest quarter of Section 31, Township 23 North, Range 3 West of the Second Principal Meridian, in Perry Township, Tippecanoe County, Indiana, more particularly described as follows: Commencing at the southwest corner of said quarter section; thence North 89° 22'-15" East along the southern line thereof 963.50 feet; thence North 00° 35'-25" West parallel with the western line thereof 90.00 feet to the northern right-of-way line of County Road 200 South as it presently exists, being the Point of Beginning of the herein-described parcel; thence continuing North 00° 35'-25" West parallel with said western line 991.60 feet; thence North 89° 22'-15" East parallel with said southern line 703.82 feet to the eastern line of said fractional quarter section; thence South 00° 37'-30" East along said eastern line 991.60 feet to the aforesaid northern right-of-way line of County Road 200 South; thence South 89° 22'-15" West along said right-of-way line 704.42 feet to the Point of Beginning, containing 16.03 acres, more or less.

PARCEL II:
An easement for ingress and egress, being Twenty (20) feet in even width, ten (10) feet on each side of the following described centerline: Commencing at the southwest corner of the Northwest Quarter of Section 31-23-3; thence North 0° 08' 55" East along the West line of said Quarter Section and the approximate centerline of County Road 500 East a distance of 541.42 feet to the point of beginning of the herein described centerline; thence South 89° 51' 05" East a distance of 154.00 feet to the point of termination of the herein described centerline.

(Said Easement created by that certain Warranty Deed dated February 5, 1987, recorded February 9, 1987, as Document Number 8701978, from Stephen J. Gentry, as Grantor, to Joseph L. Halmer and Josephine Halmer, husband and wife, Francis P. Halmer and Louise F. Halmer, husband and wife, and John P. Halmer and Elizabeth Halmer, husband and wife, as Grantees.)

PARCEL III:
An Easement for ingress and egress, being twenty (20) feet in even width along the West side of the following described line: Commencing at the Southwest corner of the Northwest Quarter of Section 31-23-3; thence North 0° 08' 55" East along the West line of said Quarter Section and the approximate centerline of County Road 500 East a distance of 507.42 feet to a railroad spike; thence South 89° 51' 05" East a distance of 154.00 feet to a point of beginning of the herein described line; thence North 0° 08' 55" East a distance of 100.00 feet to the point of termination of the herein described line.

(Said Easement created by that certain Warranty Deed dated February 5, 1987, recorded February 9, 1987, as Document Number 8701978, from Stephen J. Gentry, as Grantor, to Joseph L. Halmer and Josephine Halmer, husband and wife, Francis P. Halmer and Louise F. Halmer, husband and wife, and John P. Halmer and Elizabeth Halmer, husband and wife, as Grantees.)

SURVEYOR'S REPORT

The record descriptions used in this survey were provided by research at the office of the Tippecanoe County Auditor and Recorder. The purpose of this survey is to retrace the boundary of the Raiser Development Group, LLC property as described in Document No. 03018820. The subject property lies in the Southwest Quarter of Section 36, Township 23 North, Range 4 West of the Second Principal Meridian located in Tippecanoe County, Indiana. Survey data shown herein is a local ground coordinate system based on the Indiana State Plane Coordinate System, West Zone, as provided by the Tippecanoe County Section Corner Perpetuation Program, with the basis of bearings being grid North (the south line of the Southeast quarter of Section 36 being). (Bearing and distance relationships to found monumentation on the adjoining properties is shown on the attached plat for the purpose of establishing a history of monumentation; however, this plat does not represent a survey of adjoining properties.)

There may be differences with deed dimensions when compared with measured dimensions along the boundary lines shown herein. In cases where the magnitude of these differences is less than the Acceptable Relative Positional Accuracies stated in the following report and less than the uncertainty identified for the reference monumentation discussed in the following report, the differences may be considered insignificant and are shown only for the purposes of mathematical closure and are therefore not discussed below. When such differences are greater than said uncertainties or are the result of the discrepancies, they are generally discussed in more detail below as may be necessary for clarity of the lines established or reestablished this survey.

Unless otherwise noted on the attached plat or in the following report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purposes of this survey, such lines are assumed to run straight between said locations, but in actuality may differ vary from such straight line.

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Copies of the surveys, plats, and information referenced either below or on the attached plat, were obtained from files and information at the following offices:

- Tippecanoe County Highway Department: County Road Right-of-way plans, as applicable
- Tippecanoe County Surveyor's Office: Section Corner Perpetuation Project Dossiers, Surveyor's Record Books A-F, Section Corner Perpetuation Research Files, County Section Corner Ties (prior to 1991), 1939, 1957, 1963 and other available aerial photos (as necessary), State Road Right-of-way plans, as applicable, Railroad Right-of-way and Track maps, as applicable, Drainage and Highway Maps (showing legal open ditches and legal tie ditches)

Tippecanoe County Auditor's Office: Survey, parcelization, and subdivision plat files

Tippecanoe County Recorder's Office: Recorded surveys, parcelizations, and subdivision plats

Tippecanoe County Area Plan Commission: aerial photos (as necessary)

Tippecanoe County Management Information Technology Services: digital aerial photographs (as necessary)

Indiana Department of Transportation, Division of Land Acquisition: State road right-of-way and associated plans (as necessary)

Vester and Associates, Inc.: Surveys, parcelizations, and subdivision plats on file.

Copies of other private surveys were obtained if they were referred to on other surveys obtained from the above offices or were known to exist and could be located for copying purposes.

- I. Vester & Associates, Inc. Job No. 90044, Signed April 16, 1990 by Patrick Cunningham.
- I.A. ALTA Survey by TBIRD Design Service Corp., Job No. 040203 RAISOR, Document No. 04023037, Recorded August 11, 2004, in the office of the Tippecanoe County Recorder.
- I.B. Final Plat by TBIRD Design Service Corp., Job No. 17024, Document No. 201919001165, Recorded January 23, 2019, in the office of the Tippecanoe County Recorder.
- I.C. Final Plat by TBIRD Design Service Corp., Job No. 050103, Document No. 05019754, Recorded August 17, 2005, in the office of the Tippecanoe County Recorder.
- I.D. Plat of Survey by Foust Survey, Job No. 03022, Document No. 93-27633, Recorded December 2, 1993, in the office of the Tippecanoe County Recorder.
- I.E. ALTA Survey by TBIRD Design Service Corp., Job No. 2021-082A, Document No. 202121019587, Recorded August 23, 2021, in the office of the Tippecanoe County Recorder.
- I.F. Section Corner Dossiers: CC-25, CC-25a, CC-24, CC-23, DD-25, DD-25c, EE-23, EE-24, EE-25, FF-23, FF-25, FF-25c, GG-23, GG-24, GG-25, GG-25c
- II. Ancient Corner Survey Record:

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on this survey as a result of:

- 1) **Variance caused by the availability and condition of record monuments;**
- 2) **The existing deeds and plats of record;**
No uncertainties found. Deed discrepancy are mathematically coincident.
- 3) **The occupation or possession lines (fences, etc.) as related to the surveyed lines;**
No lines of possession found unless shown otherwise. Uncertainties in the lines are at xxx to the dimension shown.
- 4) **The Relative Positional Accuracy of measurements;**
- A) The Relative Positional Accuracy of position of the lines and corners of this survey due to measurements is within the specifications for a Urban Survey (0.07 foot plus 50 parts per million).

TITLE COMMITMENT "EXCEPTIONS"

This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the tract shown herein was gained from XXXX Title Insurance Company Commitment No. XXXXXXXX, dated XXXXXXXX. The following comments correspond to the items numbered in Schedule B, Section II (Exception) of the above referenced commitment. Comments made by the surveyor are in italics.

NOTES

- 1) Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground conditions or facilities that may affect the use or development of this tract.
- 2) No attempt was made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines to the property.
- 3) No excavations were made during the course of this survey to locate underground utilities and/or structures. Before design or construction is begun, locations should be obtained from the appropriate agencies.
- 4) This survey does not represent a title search by Surveyor and was prepared without the benefit of a title commitment, abstract of title, or a title search prepared by a title a title company. There may be easements, restrictions and rights-of-way of record on this property that are not shown on the subject survey; therefore, this survey and any attached legal descriptions are subject to all easements, restrictions, and rights-of-way of record.
- 5) Every document of record reviewed and considered as a part of this survey is noted hereon. The plat and survey were prepared based upon research of the public records to determine the last deed of record for source of title for the subject and adjoining properties and is therefore subject to any statements of facts revealed by examination of prior deeds or other documents that may exist that would affect the parcel.
- 6) Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.

LAND SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items ----- of Table A thereof. The fieldwork was completed on _____.

CERTIFIED BY: _____ DATE: _____
James D. Hall, PLS # 20500017

FIELD WORK COMPLETION DATE:

PREPARED FOR: RAISOR DEVELOPMENT GROUP LLC
P.O. BOX 5028
LAFAYETTE, IN 47903

TITLE HOLDER: RAISOR DEVELOPMENT GROUP LLC
P.O. BOX 5028
LAFAYETTE, IN 47903

AUDITOR'S KEY NUMBER: 79-08-31-300-003.000-038

JOB NO	SHEET	OFFICE INFORMATION:		OFFICE LOCATION:		PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN TOWNSHIP, TIPPECANOE COUNTY, INDIANA.	DATE
		FILE NO	PROJECT NO	308 COLUMBIA STREET, SUITE #11 LAFAYETTE, INDIANA 47903 PHONE: (765) 742-8479 FAX: (765) 742-8971 http://www.raisor.com	NO		
21263	ALTA C	FILE NO	PROJECT NO	NO	REVISED		
		DESIGN DATE	NOV. 12, 2024				
		DESIGN BY	TDS				
		DRAWN BY	JUN, TDS				
		CHECKED BY	PNC				
		FIELDBOOK	584X				