

I, the undersigned, a Registered Land Surveyor in the State of Indiana, certify that this survey was prepared under my supervision and, to the best of my knowledge and belief, was executed according to survey requirements in 865 IAC 1-12 for an original survey.

Property Description:

TRACT 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 7 EAST, IN FALL CREEK TOWNSHIP, MADISON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 01 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID QUARTER SECTION, 2170.64 FEET TO A COUNTY SURVEYOR'S MONUMENT IN THE CENTERLINE OF FALL CREEK DRIVE; THENCE SOUTH 56 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE, 912.76 FEET TO A MAG NAIL ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS), ALONG SAID SOUTH LINE, 589.07 FEET TO A MAG NAIL; THENCE NORTH 00 DEGREES 01 MINUTES 31 SECONDS WEST 1879.03 FEET TO A CAPPED REBAR STAMPED FIRM 0066 (HEREINAFTER REFERRED TO AS CAPPED REBAR); THENCE NORTH 89 DEGREES 40 MINUTES 04 SECONDS EAST 383.33 FEET TO A CAPPED REBAR; THENCE NORTH 00 DEGREES 01 MINUTES 31 SECONDS WEST 796.60 FEET TO A CAPPED REBAR ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 53 MINUTES 29 SECONDS EAST 1735.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 71.501 ACRES, MORE OR LESS.

TRACT 3

A PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 7 EAST, IN FALL CREEK TOWNSHIP, MADISON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE NORTH 89 DEGREES 53 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION, 966.03 FEET TO A CAPPED REBAR STAMPED FIRM 0066 (HEREINAFTER REFERRED TO AS CAPPED REBAR) AT THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 31 SECONDS EAST 796.60 FEET TO A CAPPED REBAR; THENCE SOUTH 89 DEGREES 40 MINUTES 04 SECONDS WEST 383.33 FEET TO A CAPPED REBAR; THENCE SOUTH 00 DEGREES 01 MINUTES 31 SECONDS EAST 1879.03 FEET TO A MAG NAIL ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS) 1325.77 FEET TO AN IRON PIN MARKING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 677.83 FEET TO A P.K. NAIL WHICH IS ON THE SOUTHERLY PROJECTION OF AN EXISTING FENCE LINE; THENCE NORTH 00 DEGREES 28 MINUTES 03 SECONDS WEST 1319.06 FEET TO A FENCE CORNER; THENCE NORTH 89 DEGREES 46 MINUTES 54 SECONDS EAST, ALONG AN EXISTING FENCE LINE, 675.17 FEET TO A CAPPED REBAR ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 34 MINUTES 55 SECONDS WEST 1359.63 FEET TO A NAIL IN A FENCE CORNER POST MARKING THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 53 MINUTES 29 SECONDS EAST 1735.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 109.892 ACRES, MORE OR LESS.

TRACT 4

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 7 EAST, IN FALL CREEK TOWNSHIP, MADISON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BASIS OF BEARINGS), ALONG THE NORTH LINE OF SAID QUARTER SECTION, 1914.83 FEET TO A MAG NAIL IN THE CENTERLINE OF FALL CREEK DRIVE; THENCE SOUTH 56 DEGREES 22 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE, 2287.87 FEET TO A MAG NAIL ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 26 MINUTES 15 SECONDS WEST 1266.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.843 ACRES, MORE OR LESS.

Surveyor's Report for Job #100201 NORTH

In accordance with Title 865, Article 1.1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted of the cause and amount of uncertainty in the position of the lines and corners established on this survey as a result of:

- (A) Availability and condition of referenced monuments.
(B) Occupation or possession lines.
(C) Clarity or ambiguity of the record description used and of adjoining descriptions, and the relationship of the lines of the subject tract with adjoining lines.
(D) The relative positional accuracy of the measurements.

Reference Monuments:

Monuments which control the lines and corners of the surveyed property are as follows:

- 1.) Stone recovered at the Northeast corner of the Southeast Quarter of Section 19-18-7E.
2.) Madison County Surveyor's monument recovered at the intersection of Fall Creek Road and the East line of the Southeast Quarter of Section 19-18-7E.
3.) Mag nail recovered at the Southeast corner of Mini Plat 249, being the intersection of Fall Creek Road and the West line of the Northeast Quarter of Section 30-18-6E.
4.) Iron pin recovered at the Northeast corner of the Northeast Quarter of Section 30-18-7E.
5.) Iron pin recovered at the Northwest corner of the Northwest Quarter of Section 30-18-7E.
6.) Fences and fence corners called for in the McNutt deed along the West boundary of Tract 3.
7.) Nail in a fence corner post recovered at the Northwest corner of the Southeast Quarter of Section 19-18-7E.

The Federal Government originally monumented Section and certain Quarter Section corners with wood posts. The evidence of the original wood posts have been obliterated with time. Other quarter section and fractional quarter section corners were monumented by local surveyors after the original government survey. This monumentation required that the original government corners be recovered. It cannot be determined with absolute certainty that the existing corners are in the exact position of each original monument and/or were placed with the benefit of the original monuments. The extent of the uncertainty shown is a result of discrepancies with existing monumentation. The purported location of an original public land survey as referenced by the county surveyor of the county in which the corner exists is prima facie evidence of that corner's location.

The maximum uncertainty associated with reference monuments as it affects the surveyed property is +0.57 feet.

Unless noted otherwise, monuments set this survey are 5/8" diameter x 24" long rebar with red cap stamped FIRM #0066 placed at ground level. Unless otherwise noted, monuments recovered this survey were recovered at ground level.

(B) Possession Lines:

- 1.) A portion of subject Tracts lie within public road right of ways as shown.
2.) The relationship between fences and boundary lines are as shown.
3.) Unless otherwise shown, no existing lines of possession were observed.
(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.)

(C) Record Descriptions:

- 1.) The within described tracts were created this survey and lie within the real estate conveyed to THE STATE OF INDIANA by deeds recorded in D.R. 224, P. 582; D.R. 225, P. 1 and D.R. 334, P. 19.
2.) This survey was prepared without the benefit of a current land title commitment and is subject to review of such document.

(D) Relative Positional Accuracy of Measurement:

The accuracy of this survey is within the acceptable relative positional accuracy for a rural survey.

Survey Completed: November 23, 2011

Certified: December 14, 2011

To: Colliers International

Richard A. O'Brian, Registered Land Surveyor, Indiana #80880017
Job #100201 NORTH

NOTES:

- 1.) The within described tracts of land DO NOT LIE within that Special Flood Hazard Zone "A" as said tracts plot by scale on Community Panel Number 18095 C 0307 D of the Flood Insurance Rate Maps, (map dated May 3, 2011).
2.) This survey was prepared without the benefit of a current land title commitment and is subject to review of such document.
3.) 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.

APPROVAL AND ACCEPTANCE OF DEDICATION BY THE MADISON COUNTY PLANNING DEPARTMENT

DIRECTOR
DATE APPROVED AND ACCEPTED: _____, 2011

APPROVAL AND ACCEPTANCE BY THE MADISON COUNTY SURVEYOR

MADISON COUNTY SURVEYOR
DATED APPROVED AND ACCEPTED: _____, 2011

DULY ENTERED FOR TAXATION THE ___ DAY OF _____, 2011

AUDITOR OF MADISON COUNTY

RECORDED

RECORDER OF MADISON COUNTY, IN

Fall Creek Township
Owner of Record: STATE OF INDIANA
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Original Survey - Indiana Reformatory
Surplus Property, Pendleton, Madison Co., IN

HAHN SURVEYING GROUP, INC.
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240 • Phone: 846-4298
DWG. BY: CLB CK. BY: R.O.

1 OF 1
100201 NORTH

Scale: 1"=200'
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- Fence
Overhead Utility Line
Telephone Pedestal
Utility Pole
Sign

