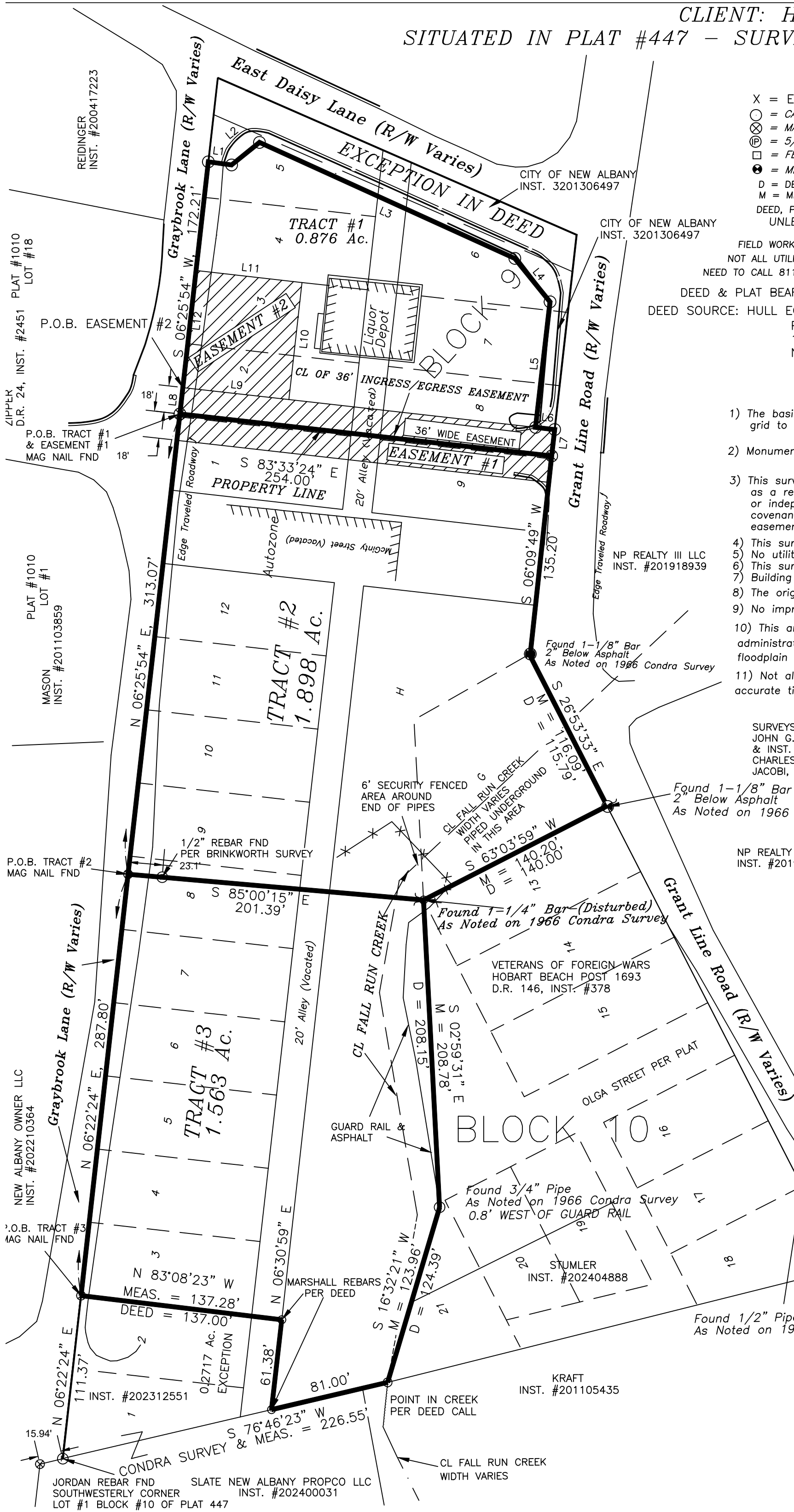


CLIENT: HULL EQUITY LLC (ROBERT HULL)
SITUATED IN PLAT #447 - SURVEY #42 IN THE ILLINOIS GRANT, CITY OF NEW ALBANY, FLOYD CO., IN.



LEGEND

- X = EXISTING FENCE LINE
○ = CALC. POINT
⊗ = MAG NAIL FOUND
⊕ = 5/8" REBAR FOUND OR AS LABELED
□ = FENCE CORNER
■ = METAL SOUND AT DEED DISTANCE (UNDER PAVEMENT)
D = DEED OR PLAT DISTANCE
M = MEASURED DISTANCE
DEED, PLAT AND/OR MEASURED DISTANCES MATCHED
UNLESS LABELED OTHERWISE

FIELD WORK DONE ON 8/6/24, 8/8/24 & 8/9/24
NOT ALL UTILITIES OR IMPROVEMENTS SHOWN.
NEED TO CALL 811 PRIOR TO ANY DIGGING OR CONSTRUCTION.

DEED & PLAT BEARINGS WERE ROTATED TO GPS (IN. EAST ZONE)
DEED SOURCE: HULL EQUITY LLC. INST. #201714130
PROPERTY ADDRESS:
1931 GRANT LINE ROAD
NEW ALBANY, IN 47150

NOTES:

- The basis of bearing was taken from Gps observation (Indiana East grid to ground conversion was completed) (U.S. SURVEY FOOT USED).
- Monuments set or found are within 0.5' of the surface unless otherwise stated.
- This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements of record, Encumbrances, restrictive covenants, ownership title evidence, unrecorded easements, appurtenant easements, or other facts an accurate and current title search may disclose.
- This survey is not certified to any future transactions or change in title.
- No utilities were located on this survey, unless noted.
- This survey is considered "Pro Forma", unless it is signed under the certification.
- Building lines or setbacks are not shown and structures may exist within this area.
- The origin of monuments is unknown, unless stated on this plat.
- No improvements or easements shown. Title search needs completed.
- This area on both sides of the existing creek may have flood issues. The floodplain administrator for this area should be consulted prior to any construction. The Indiana floodplain information Portal 2.0 with best available layer turned on can also be looked at.
- Not all improvements were shown. Setbacks were not provided or shown. A complete and accurate title search needs to be done to show all easements.

SURVEYS FOUND IN RECORDER'S OFFICE OR SURVEYOR'S OFFICE
JOHN G. BRINKWORTH DATED 5/25/99 (1.8357 ACRES +/-)
& INST. #200506949 DATED 3/2/05 BY STEPHEN MARSHALL
CHARLES CONDRAS SURVEY 2/17/66
JACOBI, TOOMBS, & LANZ, INC. JOB #0301F DATED 3/22/10 SEE INST. #201306497

Found 1-1/8" Bar
2" Below Asphalt
As Noted on 1966 Condra Survey

NP REALTY III LLC
INST. #201918935

SURVEYOR'S REPORT

These original surveys were performed for Robert Hull (Inst. #201714130). The property is located in Illinois Grant #42 and part of Plat #447, New Albany Township, Floyd County, Indiana. Interior lines were held at the request of the client.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:
- Availability, condition and integrity of reference monuments;
 - Record documents,
 - Lines of occupation, and
 - Measurements (relative positional accuracy of the measurements)

There may be unwritten rights associated with these uncertainties.

The relative positional accuracy of the measurements taken while conducting this survey is within the specifications for a "Suburban" class survey (0.13 feet) as defined by IAC 865.

Reference Monuments:

This survey is tied to monuments found from previous surveys by Charles Condra, Steven Marshall (Inst. #200506949), and John G. Brinkworth (dated 5/25/99). The above surveys monumented all of the overall corners of this property being surveyed as shown on the attached plat. Small variances in distance were found as shown. The monuments found were very old and have been in existence for numerous years and therefore held as shown. It would also appear over the last ten years +/- the corners were remarked and brought to the surface in places as newer ribbon and nails were found over pipes. The right-of-way parcel plat done by Jacobi, Toombs & Lanz, Inc. (dated 3/22/10) was held as shown.

Record Descriptions: See above under reference monuments.

There are no known discrepancies. An accurate title search needs to be done and provided to show all easements, any legal drains, or any vacated streets and alleys.

Lines of Occupation: See plat.

A 6' security fence exists around the pipe openings on the creek. This appears to have been built for safety reasons and is not on any line. The fence exists on the subject property partly and on the adjoining property to the South and East owned by Veterans of Foreign Wars Hobart Beach Post #1693. A guard rail also exists not on the line as shown on the attached plat. This also appears to have been constructed for safety reasons. Legal counsel should be sought to resolve any fence line or the guard rail issues.

- Ownership shown herein is per County or Township records or as indicated in title work provided by others.
- This survey was performed without a title search, therefore there is no guarantee that other easements or rights-of-way may exist.

LINE	BEARING	DISTANCE
L1	N 82°22'15" W	15.92'
L2	S 51°05'47" W	24.34'
L3	N 65°34'26" W	190.39'
L4	N 38°59'41" W	37.99'
L5	N 06°35'24" E	85.72'
L6	N 83°24'36" W	13.07'
L7	N 06°25'54" E	18.01'
L8	N 06°25'54" E	18.04'
L9	S 83°33'24" E	72.40'
L10	N 06°25'54" E	79.93'
L11	N 83°33'24" W	72.40'
L12	S 06°25'54" W	79.93'



SUGGESTED DESCRIPTION - TRACT #1
Being a part or all of Lots #2,3,4,5,6,7, & 8 of Plat #447, Block #9, in Illinois Grant Survey #42, New Albany Township, Floyd County, Indiana, and being a 0.876 acres +/- tract of ground shown on the plat of an Original survey by William P. McCarty (L.S. #20000231), project #24-162, (dated August 26, 2024), (No revisions at this time), (Basis of Bearing is Indiana State Plane Coordinate System, East Zone, NAD 1983, all reference monuments and courses herein are shown on said plat of survey, and more particularly described as follows:

Commencing at a 5/8" Jordan rebar found marking the Southwest corner of Lot #1 of said plat #447; thence with the East right-of-way line of Graybrook Lane, N 06°22'24" E, 399.17 feet to a mag nail found; thence continuing with the East right-of-way of Graybrook Lane, N 06°25'54" E, 313.07 feet to the TRUE POINT OF BEGINNING; thence leaving the East right-of-way of Graybrook Lane, S 83°33'24" E, 254.00 feet to a mag nail found on the West right-of-way of Grant Line Road; thence with the above mentioned right-of-way the following three (3) calls: N 06°25'54" E, 18.01 feet; thence N 83°24'36" W, 13.07 feet; thence N 06°35'24" E, 85.72 feet; thence with the South right-of-way of East Daisy Lane the following four (4) calls: N 38°59'41" W, 37.99 feet; thence N 65°34'26" W, 190.39 feet; thence S 51°05'47" W, 24.34 feet; thence N 82°22'15" W, 15.92 feet to the East right-of-way of Graybrook Lane; thence with the East right-of-way, S 06°25'54" W, 172.21 feet to the TRUE POINT OF BEGINNING.

Containing 0.876 acres, more or less, subject to all legal rights-of-way, any legal drains, and any easements of record.

Subject to and also containing a thirty-six (36) foot wide ingress/egress and utility easement the centerline of which is more particularly described as follows:

Commencing at a 5/8" Jordan rebar found marking the Southwest corner of Lot #1 of said plat #447; thence with the East right-of-way line of Graybrook Lane, N 06°22'24" E, 399.17 feet to a mag nail found; thence continuing with the East right-of-way of Graybrook Lane, N 06°25'54" E, 313.07 feet to the TRUE POINT OF BEGINNING OF THIS EASEMENT; thence leaving the East right-of-way of Graybrook Lane, S 83°33'24" E, 254.00 feet to a mag nail found on the West right-of-way of Grant Line Road and the terminus of this easement. Intended to be eighteen (18) feet on both sides of the above described centerline.

Subject to an ingress/egress and utility easement described more particularly described as follows:

Commencing at a 5/8" Jordan rebar found marking the Southwest corner of Lot #1 of said plat #447; thence with the East right-of-way line of Graybrook Lane, N 06°22'24" E, 399.17 feet to a mag nail found; thence continuing with the East right-of-way of Graybrook Lane, N 06°25'54" E, 313.07 feet to the TRUE POINT OF BEGINNING OF THIS EASEMENT; thence leaving the East right-of-way of Graybrook Lane, S 83°33'24" E, 72.40 feet; thence N 06°25'54" E, 79.93 feet; thence N 83°33'24" W, 72.40 feet; thence S06°25'54" W, 79.93 to the TRUE POINT OF BEGINNING.

SUGGESTED DESCRIPTION - TRACT #2

Being a part or all of Lots #1,2, 8, & 9 of Block #9 & Part or all of Lots 8, 9, 10, 11, 12, H & G, Block #10 of Plat #447 in Illinois Grant Survey #42, New Albany Township, Floyd County, Indiana, and being a 1.898 acres +/- tract of ground shown on the plat of an Original survey by William P. McCarty (L.S. #20000231), project #24-162, (dated August 26, 2024), (No revisions at this time), (Basis of Bearing is Indiana State Plane Coordinate System, East Zone, NAD 1983, all reference monuments and courses herein are shown on said plat of survey, and more particularly described as follows:

Commencing at a 5/8" Jordan rebar found marking the Southwest corner of Lot #1 of said plat #447; thence with the East right-of-way line of Graybrook Lane, N 06°22'24" E, 399.17 feet to a mag nail found and the TRUE POINT OF BEGINNING; thence continuing with the East right-of-way of Graybrook Lane, N 06°25'54" E, 313.07 feet to a mag nail found; thence leaving the East right-of-way of Graybrook Lane, S 83°33'24" E, 254.00 feet to a mag nail found on the West right-of-way of Grant Line Road; thence with the above mentioned right-of-way the following two (2) calls: S 06°09'49" W, 135.20 feet to a Condra steel bar found; thence S 26°53'33" E, 116.09 feet to a steel Condra bar found; thence leaving the West right-of-way of Grant Line Road, S 63°03'59" W, 140.20 feet to a steel Condra bar found; thence N 85°00'15" W, 201.39 feet to the TRUE POINT OF BEGINNING.

Containing 1.898 acres, more or less, subject to all legal rights-of-way, any legal drains, and any easements of record.

Subject to and also containing a thirty-six (36) foot wide ingress/egress and utility easement the centerline of which is more particularly described as follows:

Commencing at a 5/8" Jordan rebar found marking the Southwest corner of Lot #1 of said plat #447; thence with the East right-of-way line of Graybrook Lane, N 06°22'24" E, 399.17 feet to a mag nail found; thence continuing with the East right-of-way of Graybrook Lane, N 06°25'54" E, 313.07 feet to the TRUE POINT OF BEGINNING OF THIS EASEMENT; thence leaving the East right-of-way of Graybrook Lane, S 83°33'24" E, 254.00 feet to a mag nail found on the West right-of-way of Grant Line Road and the terminus of this easement. Intended to be eighteen (18) feet on both sides of the above described centerline.

Also containing the right to use an ingress/egress and utility easement described more particularly described as follows:

Commencing at a 5/8" Jordan rebar found marking the Southwest corner of Lot #1 of said plat #447; thence with the East right-of-way line of Graybrook Lane, N 06°22'24" E, 399.17 feet to a mag nail found; thence continuing with the East right-of-way of Graybrook Lane, N 06°25'54" E, 313.07 feet to the TRUE POINT OF BEGINNING OF THIS EASEMENT; thence leaving the East right-of-way of Graybrook Lane, S 83°33'24" E, 72.40 feet; thence N 06°25'54" E, 79.93 feet; thence N 83°33'24" W, 72.40 feet; thence S06°25'54" W, 79.93 to the TRUE POINT OF BEGINNING.

SUGGESTED DESCRIPTION - TRACT #3

Being a Part or all of Lots 3, 4, 5, 6, 7, 8, & H, Block #10 of Plat #447 in Illinois Grant Survey #42, New Albany Township, Floyd County, Indiana, and being a 1.563 acres +/- tract of ground shown on the plat of an Original survey by William P. McCarty (L.S. #20000231), project #24-162, (dated August 26, 2024), (No revisions at this time), (Basis of Bearing is Indiana State Plane Coordinate System, East Zone, NAD 1983, all reference monuments and courses herein are shown on said plat of survey, and more particularly described as follows:

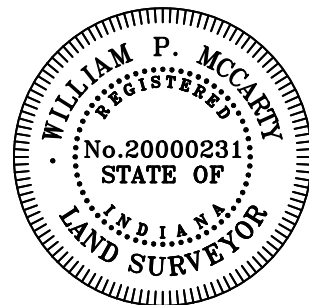
Commencing at a 5/8" Jordan rebar found marking the Southwest corner of Lot #1 of said plat #447; thence with the East right-of-way line of Graybrook Lane, N 06°22'24" E, 111.37 feet to a mag nail found and the TRUE POINT OF BEGINNING; thence continuing with the East right-of-way of Graybrook Lane, N 06°25'54" E, 287.80 feet to a mag nail found; thence leaving the East right-of-way of Graybrook Lane, S 85°00'15" E, 201.39 feet to a mag nail found to a steel Condra bar found; thence S 02°59'31" E, 208.78 feet to a Condra steel bar found; thence S 16°32'21" W, 123.96 feet to Fall Run Creek; thence S 76°46'23" W, 81.00 feet to a 5/8" Marshall rebar found; thence N 06°30'59" E, 61.38 feet to a 5/8" Marshall rebar found; thence N 83°08'23" W, 137.28 feet to the TRUE POINT OF BEGINNING.

Containing 1.563 acres, more or less, subject to all legal rights-of-way, any legal drains, and any easements of record.

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law (William P. McCarty).

CERTIFICATION OF SURVEY

I hereby certify that the plat shown hereon represents a survey completed under my direct supervision on August 26, 2024.



WILLIAM MCCARTY 8/26/24
CERTIFIED BY DATE

WILLIAM P. MCCARTY L.S.
6200 PIONEER TRAIL
GEORGETOWN, INDIANA
EMAIL: MCCARTY.WP@GMAIL.COM
Cell (812) 525-1931

SCALE: 1" = 60' DRAWN BY: BM CHECKED BY:
DATE: 8/26/24 JOB NO: 24-162

FOR: ROBERT HULL
ORIGINAL SURVEYS IN ILLINOIS GRANT #42 & PLAT #447, CITY OF NEW ALBANY, FLOYD CO., IN.
DRAWING NO. 1 of 1