

Parcel A
 For: Bison Properties, LLC
 5.00 Acres

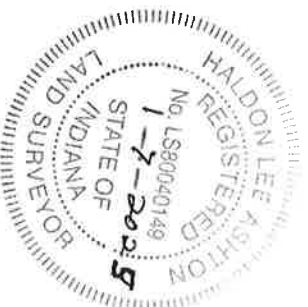
The following land description was prepared as part of a Pro Forma Survey by Haldon L. Ashton, LS80040149, of Ashton Land Surveyors, Inc., per Job Number 2024620, certified September 27, 2024, being a part of the Southeast Quarter of Section 14, Township 20 North, Range 9 East in Mount Pleasant Township, Delaware County, Indiana, and being more particularly described as follows:
 Commencing at a spike marking the Southeast corner of the Southeast Quarter of Section 14, Township 20 North, Range 9 East; thence North 00 degrees 05 minutes 34 seconds West 977.69 feet (assumed bearing) along the East line of said Quarter Section; thence North 89 degrees 36 minutes 33 seconds West 1084.90 feet along the centerline of State Highway #32; thence North 00 degrees 05 minutes 34 seconds West 59.91 feet to a 5/8-inch rebar; thence North 89 degrees 34 minutes 58 seconds West 337.36 feet along the Northerly right-of-way line of said Highway to a 5/8-inch rebar at the point of beginning; thence North 89 degree 34 minutes 58 seconds West 337.36 feet to a 5/8-inch rebar; thence North 00 degrees 05 minutes 34 seconds West 645.75 feet to a point; thence South 89 degrees 34 minutes 58 seconds East 337.36 feet to a point; thence South 00 degrees 05 minutes 34 seconds East 645.75 feet to the point of beginning, containing 5.00 acres, more or less, and subject to any easements of record.

Dated:

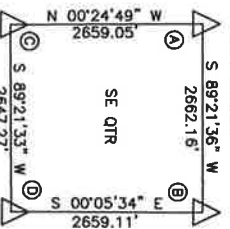
PRO FORMA SURVEY

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Haldon L. Ashton
 Registered Land Surveyor LS80040149
 Haldon L. Ashton



NOTES:
 The description begins at the north line of the right of way line of SR 32.
 The Indiana Bell Telephone Company for AT&T is entirely in the r/w for SR 32.



Corner Monument	Condition	Depth
(A) PK WALL	GOOD	AT GRADE
(B) IN BRIDGE BY APPORTIONMENT	N/A	N/A
(C) REMOVED POST	N/A	N/A
(D) SPIKE	GOOD	-2"

Schedule B-1 items
 Item 1: Indiana & Michigan Electric Company Easement
 Item 12: Easement limited to Overhead Lines and Poles - Plotted
 Subject: Indiana Bell Telephone Company - Plotted - Does not Affect
 Item 13: 16.5' Corridor Easement for a Plotted
 Item 14: Easement limited to existing lines for a Plotted
 -Does not Affect Subject

Monument Type	Condition	Distance	Depth
① 5/8" REBAR	GOOD	0.4' W, 0.38' N	-1
② 5/8" REBAR	GOOD	0.48' W, 0.39' N	-1
③ 5/8" REBAR	GOOD	0.2' N	-1
④ 5/8" REBAR	GOOD	0.16' S	-1
⑤ 5/8" REBAR	GOOD	0.18' E, 0.16' N	AT GRADE
⑥ 5/8" REBAR	GOOD	0.66' E	AT GRADE
⑦ 1/2" REBAR	GOOD	1.0' EAST	AT GRADE
⑧ 5/8" REBAR	GOOD	3.6' W, 0.9' N	AT GRADE
⑨ 5/8" REBAR	NEW	SET 28.76' S	AT GRADE
⑩ 5/8" REBAR	NEW	SET 20.5' S	AT GRADE
⑪ 5/8" REBAR	NEW	ON CORNER	AT GRADE
⑫ 5/8" REBAR	NEW	ON CORNER	AT GRADE

Accuracy or completeness of subsurface features is not certified. This Instrument Prepared by: Haldon L. Ashton

REVISIONS

No. 1
 Date: 1/6/25
 Reason: Parcel Rezone

No. _____
 Date: _____
 Reason: _____

Drawn: LNR
 Date: 9/3/24
 Job: 2024620
 Client: TRG Group
 Owner: BISON PROPERTIES
 Crew: EHA
 Electronic Field Book
 Field Date: 9/17/24
 UPPS REF. #2410080728

I affirm, under the penalties for perjury, that I have prepared this instrument in accordance with the Social Security number in this document unless required by law. Haldon L. Ashton

PROFORMA
 STATE ROAD 32
 YORKTOWN, IN

SECTION CORNER COORDINATES ARE BASED ON INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN DATUM OF 1983), COGS 98 EPDC 20021000

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