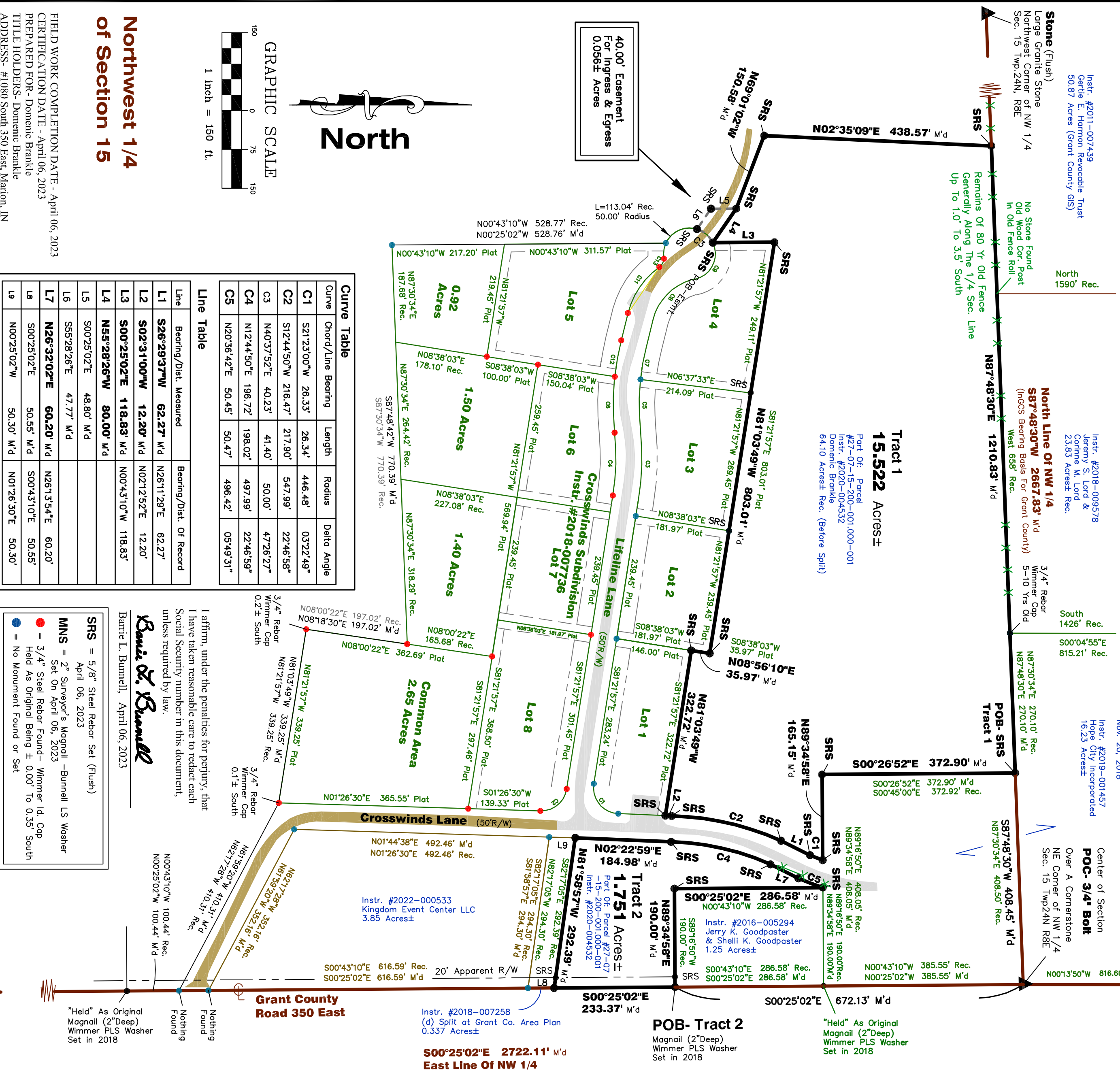


Original Survey



Curve	Chord/Line Bearing	Length	Radius	Data Angle
C1	S21°23'00"W 26.33'	26.34'	446.48'	03°22'49"
C2	S12°44'50"W 216.47'	217.90'	547.99'	22°46'58"
C3	N40°37'52"E 40.23'	41.40'	50.00'	47°26'27"
C4	N12°44'50"E 196.72'	198.02'	497.99'	22°46'59"
C5	N20°36'42"E 50.45'	50.47'	496.42'	05°49'31"

Line	Bearing/Dist. Measured	Bearing/Dist. of Record
L1	S26°29'37"W 62.27' M'd	N26°11'29"E 62.27'
L2	S02°31'00"W 12.20' M'd	N02°12'52"E 12.20'
L3	S00°25'02"E 60.20' M'd	N00°43'10"W 118.83'
L4	N55°28'26"W 80.00' M'd	
L5	S00°25'02"E 48.80' M'd	
L6	S55°28'26"E 47.77' M'd	
L7	N26°32'02"E 60.20' M'd	N26°13'54"E 60.20'
L8	S00°25'02"E 50.55' M'd	S00°43'10"E 50.55'
L9	N00°25'02"W 50.30' M'd	N01°26'30"E 50.30'

Barrie L. Bunnell, April 06, 2023

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

Barrie L. Bunnell, April 06, 2023

SRS = 5/8" Steel Rebar Set (Flush)
April 06, 2023

MNS = 2" Surveyor's Magnolia - Bunnell LS Washer Set On April 06, 2023

3/4" = 3/4" Steel Rebar Found - Wimmer Id. Cap Held As Original Being ± 0.00' To 0.35' South

● = No Monument Found or Set

Grant County Road 350 East

East Line Of NW 1/4

POB- Tract 2
Magnolia (2" Deep)
Wimmer PLS Washer Set in 2018

POB- Tract 1
Wimmer Survey
Nov. 20, 2018
Instr. #2019-001457
Hope City Incorporated
1623 Address

POC- 3/4" Bolt
Over A Cornerstone
NE Corner of NW 1/4
Sec. 15 Twp24N R8E

Description of Real Estate: Tract 1

A tract of land being a part of the northwest quarter of Section fifteen (15), in Township twenty-four (24) North, Range eight (8) East, of the Second Principal Meridian, in Grant County, Indiana, and based upon an "Original" survey of said lands performed on March 06, 2023 by Bunnell Land Surveying and being more particularly described as follows:

48'30" WECGS bearing basis for Grant County) along the north line of said northwest quarter; 408.45' over a cornerstone; hence South 87° 48'30" East, (InCGS bearing basis for Grant County) along the north line of said northwest quarter; 408.45' over a steel rebar stake with a marker stamped Bunnell LS marking the northeast corner of a 64.10 acre tract of land described in Instr. #2020-004532 and found on file in the Grant County Recorder's Office and the POINT OF BEGINNING of the herein described tract; hence South 00° 26' 52" East, along the west line of a 16.23 acre tract of land described in Instr. #2019-001457 and found on file in the Grant County Recorder's Office; a distance of 372.90' feet to a steel rebar stake with a marker stamped Bunnell LS; hence North 89° 34' 58" East, along the south line of said 16.23 acre tract; 165.15' feet to a steel rebar stake with a marker stamped Bunnell LS marking the point of curvature of a non-tangent curve to the right and point being the northwest corner of Crosswinds Lane; hence along the west line of Crosswinds Lane and then along the north lines of Lot 1, Lot 2, Lot 3, & Lot 4 in Crosswinds Subdivision as recorded in Instr. #2018-007736 as found in the Grant County Recorder's Office the following eight (8) courses: 1) hence along said curve, having an arc length of 26.34' feet, a radius of 446.48' feet, a delta angle of 03° 22' 49" and having a chord that bears South 21° 23' 00" West, 26.33' feet to a steel rebar stake with a marker stamped Bunnell LS; 2) hence South 26° 29' 37" West, 62.27' feet to a steel rebar stake with a marker stamped Bunnell LS and the point of curvature of a non-tangent curve to the left; 3) hence along said curve, having an arc length of 217.90' feet, a radius of 547.99' feet, a delta angle of 22° 46' 58" and having a chord that bears South 12° 44' 50" West, 216.47' feet to a steel rebar stake with a marker stamped Bunnell LS; 4) hence South 02° 31' 00" West, 12.20' feet to a steel rebar stake with a marker stamped Bunnell LS and the northeast corner of Lot 1 in said subdivision; 5) hence North 81° 03' 49" West, 322.72' feet to a steel rebar stake with a marker stamped Bunnell LS; 6) hence North 08° 56' 10" East, 35.97' feet to a steel rebar stake with a marker stamped Bunnell LS; 7) hence North 81° 03' 49" West, 803.01' feet to the northwest corner of Lot 4 in said Subdivision; 8) hence South 00° 25' 02" East, 118.83' feet to a steel rebar stake with a marker stamped Bunnell LS marking the southwest corner of Lot 4 in said Subdivision; hence North 55° 28' 26" West, 80.00' feet to a steel rebar stake with a marker stamped Bunnell LS; hence North 69° 01' 02" West, 150.58' feet to a steel rebar stake with a marker stamped Bunnell LS; hence North 02° 35' 09" East, 438.57' feet to a steel rebar stake with a marker stamped Bunnell LS on the north line of said northwest quarter; hence North 87° 48' 30" East, along the north line of said northwest quarter, 1210.83' feet to the POINT OF BEGINNING containing 15.522 acres more or less.

Description of Real Estate: Tract 2

A tract of land being a part of the northwest quarter of Section fifteen (15), in Township twenty-four (24) North, Range eight (8) East, of the Second Principal Meridian, in Grant County, Indiana, and based upon an "Original" survey of said lands performed on March 06, 2023 by Bunnell Land Surveying and being more particularly described as follows:

COMENCING at the northeast corner of the northwest quarter of Section fifteen (15), marked by a steel bolt over a cornerstone; hence South 00° 25' 02" East, (InCGS bearing basis for Grant County) along the east line of said northwest quarter; 672.13' feet to a magnolia with an identification washer stamped Wimmer PLS marking the southeast corner of a 1.25 acre tract of land described in Instr. #2016-005294 and found on file in the Grant County Recorder's Office and the POINT OF BEGINNING of the herein described tract; hence containing South 00° 25' 02" East, along the east line of said northwest quarter; 233.37' feet to a magnolia with an identification washer stamped Bunnell LS marking the northeast corner of a 0.337 acre tract of land described in Instr. #2018-007258 and found on file in the Grant County Recorder's Office; hence North 81° 58' 57" West, along the north line of said 0.337 acre tract; 292.39' feet to a steel rebar stake with a marker stamped Bunnell LS marking the northwest corner of said 0.337 acre tract and the east line of Crosswinds Lane; hence North 02° 22' 59" East, along the west line of a 1.75 acre tract of land described in Instr. #2020-004532 and found on file in the Grant County Recorder's Office; a distance of 184.98' feet to a steel rebar stake with a marker stamped Bunnell LS and the point of curvature of a non-tangent curve to the right; hence along the west line of said 1.75 acre tract and said curve, having an arc length of 198.02' feet, a radius of 497.99' feet, a delta angle of 22° 46' 59" and having a chord that bears North 12° 44' 50" East, 196.72' feet to a steel rebar stake with a marker stamped Bunnell LS; hence North 26° 32' 02" East, along the chord that bears North 12° 44' 50" East, 196.72' feet to a steel rebar stake with a marker stamped Bunnell LS and the point of curvature of a non-tangent curve to the left; hence along said curve, having an arc length of 50.47' feet, a delta angle of 05° 49' 31" and having a chord that bears North 20° 36' 42" East, 50.45' feet to a steel rebar stake with a marker stamped Bunnell LS marking the northwest corner of the aforesaid 1.25 acre tract; hence South 00° 25' 02" East, along the west line of said 1.25 acre tract, 286.58' feet to a steel rebar stake with a marker stamped Bunnell LS; hence North 89° 34' 58" East, along the south line of said 1.25 acre tract, 190.00' feet to the POINT OF BEGINNING containing 1.751 acres more or less.

Theory of Location: Surveyor's Reports and Opinions

This is an Original survey of a 15.522 acre tract (woods and recreation land) and an Original survey of a 1.751 acre tract of land being the remainder tract east of Crosswinds Lane. The former Crosswinds Lane land tract is currently owned by Dominick Brankle and is described in Instr. #2020-004532. The two tracts of land are part of the NW 1/4 of Section 15, Twp 24 N, R8E in Center Township, Grant County, Indiana. The Grant County Elevate GIS website depicts the Brankle property as 27-07-15-200-001-000-001. The within survey was prepared to create two new tax parcels separating a building tract with wooded lands from the land east of Crosswinds Lane. A steel Rebar bolt was found over a Grant County corner stone marking the NE corner of the NW 1/4 of Section 15 within this survey. The stone was referenced by George Carnahan PLS on November 4, 1990. A magnolia was found marking the southeast corner of the NW 1/4. The found magnolia was accepted by common report within this survey as it agrees with many magnolias found on the east line of the NW 1/4. Magnolias set by Don Wimmer PLS on 5 separate surveys were performed in the NW 1/4 of Section 15 over the last 13 years. A large granite section corner stone was found flush at the NW corner of the NW 1/4 of Section 9. Referenced pipes found 12.70 feet east and 9.00 feet south of the stone verified the exact point on the stone to use within this survey. A survey of the 64.10 acre parent tract and the 1.75 acre tract was performed by Wimmer on April 7, 2020. A survey of the 3.85 acre (Kingdom Event Center) property and the 16.23 acre (Hope City Church) tract were also surveyed by Mr. Wimmer. A survey was performed in 2016 by Mr. Wimmer creating senior rights to the 1.25 acre owned by the Good Peter family. A survey of the 0.337 acre full wide tract was surveyed in 2018 by Don Wimmer to create additional access to Crosswinds Subdivision. Several 3/4" rebar with Wimmer ID caps were found throughout Crosswinds Subdivision and the adjoining landowners tracts as shown. The magnolia and rebar were found to be from 0.00' up to 0.35' variant from the plotted and recorded locations of the Original and undisturbed monuments set by Don Wimmer. Although several mathematical and scrivener errors were found throughout the plat of Crosswinds Subdivision and within Instr. #2020-004532 equating to 1.18 feet of mathematical mistakes, the original rebar were generally held with minimal discrepancies. The scrivener errors were discovered and the adjoining titleholders deeds were held in certain cases to satisfy senior rights and to qualify the intention of the written conveyances. The north line of the NW 1/4 of Section 15 was established by the InCGS bearing basis for Grant County at South 87°48'30" West. The established section lines and 1/4 section stones, Plat of Crosswinds Subdivision, the Wimmer surveys discussed, together with deeds of record were the basis for this survey.

A) Variances and Availability in Reference monuments.
Section corner monumentation, stones, original and secondary interior monumentation set by Don Wimmer PLS are shown on the plat of survey and discussed in detail within the theory of location. No original rebar were set on Lot 1, Lot 2, Lot 3, and Lot 4.
B) Discrepancies in record descriptions.
No title overlaps or gaps were found with adjoining deeds of record. Scrivener errors and mistakes were found in the subject tract description.
C) Inconsistencies with active lines of occupation.
Possession extends to wood fences which extend west from the 1.25 acre Goodpaster property as shown.
D) Relative Positional Accuracy - Classification of Survey. The survey performed meets the requirements of a Rural survey according to: 865 IAC, 1-12-7 Measurements for ranchment surveys, original surveys, and some surveys. Authority: IC 25-2-1.5-5-2-1.4 Affected: IC 25-2-1.5. Acceptable relative positional accuracy for the Rural Survey: ± 0.26 feet (79 millimeters) plus 200 parts per million.

Surveyor's Certificate:

I, Barrie L. Bunnell, a Registered Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal description were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Barrie L. Bunnell, P.L.S., #9500018 April 06, 2023

Bunnell Land Surveying, Inc.

069#2023-032
DATE: April 06, 2023
Drawn By-**BB** Field By-**DCS**
DWG: Brankle Tracts.dwg
File: C:\Land Projects\3sections\24-8\15\Brankle Tracts.dwg

Wabash Office:
6733 South, Co. Rd. 50 East
Wabash, Indiana, 46992
Ph: (260) 563-9110

Original Survey
Brankle Tract 1 & 2
Part of the Northwest 1/4
of Section 15, Township 24 North, R8E
In Center Township, Grant County, IN

Magnolia (2" Deep)
SE Corner of NW 1/4
Sec. 15 Twp24N R8E

Barrie L. Bunnell
REGISTERED
LAND SURVEYOR
STATE OF INDIANA
No. LS-9500018

CERTIFIED BY: **Barrie L. Bunnell**, P.L.S., #9500018 April 06, 2023

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