

(from Instrument No. 200400035579 & 200400035580) THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, CONTAINING 157.68 ACRES, MORE OR LESS.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST; THENCE NORTH 210.2 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 88 DEGREES 40 MINUTES EAST 2609.1 FEET TO A POINT; THENCE SOUTH 210 FEET TO A POINT; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 2609.1 FEET TO A POINT; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.979 ACRES, MORE OR LESS.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST, MIDDLE TOWNSHIP, HENDRICKS COUNTY, INDIANA; THENCE NORTH 210 FEET ALONG THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 50 FEET ALONG THE PROPERTY LINE ON THE WEST SIDE OF THIS TRACT TO A POINT; THENCE NORTH 88 DEGREES 40 MINUTES EAST 2344.1 FEET TO A POINT; THENCE NORTH 87 DEGREES 35 MINUTES EAST 9.5 FEET TO A POINT; THENCE NORTH 84 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 79 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 74 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 69 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 64 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 59 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 54 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 49 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 44 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT: THENCE NORTH 39 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT: THENCE NORTH 34 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 29 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 24 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 19 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 14 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 09 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 04 DEGREES 00 MINUTES EAST 22.2 FEET TO A POINT; THENCE NORTH 00 DEGREES 39 MINUTES EAST 7.5 FEET TO A POINT; THENCE NORTH 89 DEGREES 49 MINUTES EAST 14.5 FEET TO THE JUNCTION OF THE PROPERTY LINE ON THE WESTERN BOUNDARY OF A COUNTY ROAD; THENCE SOUTH 00 DEGREES 22 MINUTES EAST 298.9 FEET ALONG SAID BOUNDARY TO A POINT; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 2609.1 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.383 ACRES,

FURTHER EXCEPTING THEREFROM:

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF SAID QUARTER SECTION SOUTH 1 DEGREE 04 MINUTES 40 SECONDS EAST 834.58 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "2" ON THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT 201408333 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 1 DEGREE 04 MINUTES 40 SECONDS EAST 605.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 88 DEGREES 55 MINUTES 20 SECONDS WEST 30.00 FEET TO THE POINT DESIGNATED "601" ON SAID PARCEL PLAT THENCE NORTH 10 DEGREES 10 MINUTES 05 SECONDS WEST 126.59 FEET TO THE POINT DESIGNATED "602" ON SAID PARCEL PLAT; THENCE NORTH 1 DEGREE 04 MINUTES 40 SECONDS WEST 225.00 FEET TO THE POINT DESIGNATED "603" ON SAID PARCEL PLAT; THENCE NORTH 3 DEGREES 24 MINUTES 25 SECONDS EAST 255.79 FEET TO THE POINT DESIGNATED "604" ON SAID PARCEL PLAT; THENCE NORTH 88 DEGREES 55 MINUTES 20 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.607 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.278 ACRES, MORE OR LESS.

1) This survey was prepared without the benefit of a current title insurance commitment and may not depict all matters of record affecting the subject parcels.

2) This survey represents the conditions at the date of latest field activity. Date of latest field activity: 3) Flood Insurance Rate Maps having Map Number 18063C0063D & 18063C0064D (effective date

4) Basis of Bearing: Unless noted otherwise, all bearings, distances, areas, and coordinates shown hereon are based upon the Indiana Geospatial Coordinate System's (InGCS) "Hendricks" zone per NAD 83 (2011) epoch 2010.00 and are reported in U.S. Survey Feet and decimal parts thereof.

7) Note: The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) and

are speculative in nature. There may be underground utilities for which there is no above evidence or for which the above ground evidence was not observed (i.e. buried or paved over). 8) Note: The dimensions of the buildings are exterior ("footprint") dimensions and the areas of the

9) Note: As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a profession opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express

SURVEYOR'S REPORT

In accordance with 865 IAC 1-12-1 et seq., the following observations and opinions are submitted regarding the causes and the amounts of uncertainty in the locations of the lines and corners found or established during this survey as a result of:

A) availability and condition of reference monuments, B) occupation or possession lines,

C) clarity or ambiguity of the record descriptions for the site and its adjoiners, and

D) the relative positional accuracy of the measurement. A) The subject parcel is a part of the Southwest of Section 30, Township 17 North, Range 1 East of the

2nd Principal Meridian. The parcel's boundaries were re-established from found monumentation and prior surveys as noted hereon. Any monuments that are not currently in will be set post construction. B) Items such as fences, indicating occupation or possession lines, are shown hereon with notes indicating their position relative to the line and corners of the subject parcel. The distances are general in nature and are stated to indicate the magnitude of any inconsistencies with occupation or possession lines with the deed lines of the subject parcel.

C) The record descriptions for the site and its adjoiners were obtained from the Office of the Recorder of Hendricks County (the latest research date was October 27, 2025). The record descriptions for the adjoiners were mathematically retraced to disclose any gaps and/or overlaps between the boundary lines of the site and its adjoiners. The following observations are made as a result of this retracement: There

D) The relative positional accuracy (uncertainty due to random errors in measurement) of any point on the survey relative to any other point on the survey at the ninety-five percent (95%) confidence level is within the specifications for an Urban Survey (0.07 feet + 50 ppm) as defined in 865 IAC 1-12-7.

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines

and corners established during this survey are as follows: Due to variances in reference monuments: 0.5 feet ±;

Due to inconsistencies in lines of occupation: see "B", above; Due to discrepancies in the record descriptions: 0.0 feet;

This plat was prepared under the direction of Tracy L. McGill.

Due to random errors in measurement: within the specifications for an Urban Survey (0.07 feet + 50 ppm) as defined in 865 IAC 1-12-7.

SURVEYOR'S CERTIFICATION

This plat of a BOUNDARY/RETRACEMENT SURVEY represents a survey made under my supervision and in compliance with "Rule 12" of TITLE 865 of the INDIANA ADMINISTRATIVE CODE (establishes minimum standards for the competent practice of land surveying) with corners established as shown and is true and correct to the best of my knowledge.

20500009

STATE OF

Professional Land Surveyor 20500009

Date: 10/28/2025 Email: tmgill@structurepoint.com This document is not valid unless imprinted with a land surveyor's signature & seal.

> **ISSUANCE INDEX** DATE: 10/28/2025

VICINITY MAP NO SCALE

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. **Project Number** 2021.03193.0003

> RETRACEMENT **SURVEY**