

**CERTIFICATE OF SURVEYOR**

I, David R. Blankenkemper, hereby certify as follows:

1. I am an Indiana Registered Land Surveyor holding Indiana Registration Number 900011.
2. I have reviewed that certain Warranty Deed from Ira W. Shaw and Katherine M. Shaw, retaining a Life Estate interest, with the remainder to Richard G. Shaw and Nancy Shaw Geary, as Joint Tenants with Rights of Survivorship, recorded June 26, 2000 as Instrument Number 3210964, in the Office of the Recorder of Clark County, Indiana, purporting to convey certain real estate owned by said Ira W. Shaw and Katherine M. Shaw (the "Shaw Warranty Deed") and that certain Quitclaim Deed from Richard G. Shaw and Nancy Shaw Geary to Richard G. Shaw, an undivided one-half interest in the remainder interest, and Nancy Shaw Geary, an undivided one-half interest in the remainder interest recorded as Instrument Number 3221431 (the "Shaw Quitclaim Deed") wherein real estate was described as follows:

A part of Survey No. 93 of the Illinois Grant, Clark County, Indiana and more particularly described as follows:

Beginning at the far north corner of the described parcel, the true place of beginning; thence North 38 degrees 30' 00" West, a distance of 733.20 feet; thence North 52 degrees 16' 00" East, a distance of 1148.80 feet; thence North 36 degrees 55' 00" West, a distance of 413.20 feet; thence North 50 degrees 46' 00" East, a distance of 1239.65 feet; thence South 38 degrees 17' 26" East, a distance of 1181.17 feet; thence South 52 degrees 25' 00" West, a distance of 1261.25 feet; thence South 37 degrees 35' 00" East, a distance of 4.00 feet; thence South 52 degrees 25' 17" West, a distance of 1134.34 feet to the true place of beginning.

Containing 52.67 acres.

(the "Shaw Deeds Descriptions")

3. The real estate described in the Shaw Warranty Deed and in the Shaw Quitclaim Deed is shown on the records of Clark County, Indiana as having parcel number 10-03-09-300-100.000-003, with an address of 6801 Bethany Road, Charlestown, IN 47111 (the "Subject Real Estate").

4. I have also reviewed certain other Deeds in the prior chain of title to the Subject Real Estate which Deeds are recorded in the Office of the Recorder Clark County, Indiana, as follows:

> Deed from William T. Kranz and Janet V. Kranz to Ira Shaw and Katherine Shaw, recorded in Deed Drawer 3, Instrument Number 2903 (the "Shaw 0.258 Acre Deed");  
and

> Ira Shaw and Katherine Shaw to William T. Kranz and Janet V. Kranz, recorded in Deed Drawer 3, Instrument Number 2904 (the "Kranz 0.198 Acre Deed");  
and

> Deed from William T. Kranz and Janet V. Kranz to Ira Shaw and Katherine Shaw, recorded in Deed Book 290, Page 307 (the "Shaw 52.59 Acre Deed");

5. Based upon my review of the aforementioned Deeds, I find that the incorrect point of beginning and other errors exist in the Shaw Warranty Deed and in the Shaw Quitclaim Deed, thereby making the Shaw Deeds Descriptions inaccurate to convey the Subject Real Estate.

6. The legal description for the Subject Real Estate, based upon the review of the above referenced Deeds and without performing any field work or conducting an accurate survey of the Subject Real Estate, is the legal description contained in the Shaw 52.59 Acre Deed, plus the legal description contained in the Shaw 0.258 Acre Deed, except the legal description contained in the Kranz 0.198 Acre Deed, which is restated as follows:

A part of Survey No. 93 of the Illinois Grant in Clark County, Indiana, and being a part of the lands conveyed to William T. Kranz and Janet V. Kranz, husband and wife, in Deed Record 211, page 42 and more particularly described as follows: Commencing at a railroad spike in the westerly line of said Survey No. 93, and in the center line of the Stacy Road, at the westerly corner of William T. Kranz's Tract, said point South 36° 34' East, 2858.72 feet from the common corner of Surveys Nos. 92, 93, 113, and 114, running thence North 52° 25' East with the Northerly line of said Kranz Tract, (being also the southerly line of the tract conveyed to Florian G. Carvey, et al, in Deed Record 209, page 215), a distance of 1791.25 feet to an iron pipe, the True Place of Beginning of the tract to be herein described; thence continuing North 52° 25' East 1261.25 feet to an iron pipe; thence North 37° 35' West 4.0 feet to an iron pipe; thence North 52° 25' East 1133.9 feet to a stone in the westerly line of the Bethany Road; thence South 38° 30' East with the westerly line of the Bethany Road 733.2 feet to an iron pipe; thence South 52° 16' West 1148.8 feet to an iron pipe; thence South 36° 55' East 413.2 feet to a stone; thence South 50° 46' West 1239.65 feet to an iron pipe; thence North 53° 24' West 249.5 feet to an iron pipe; thence North 31° 13' 30" East 95.5 feet to an iron pipe; thence North 39° 50' West 907.2 feet

to an iron pipe; to the Place of Beginning, containing 52.59 acres, more or less.

Also:

A part of Survey No. 93 of the Illinois Grant, Clark County, Indiana, and more particularly described as follows: Beginning at the corner common to Surveys Nos. 71, 72, 93 and 94, thence South 51° 30' West 581.12 feet to a point; thence North 38° 30' West 1427.62 feet to a point; thence South 50° 46' West 1160.2 feet to a point; thence North 38° 17' West 265.19 feet to the True Point of Beginning, thence continuing North 38° 17' West 916.04 feet to a point; thence South 39° 50' East 907.2 feet to a point; thence South 31° 13' 30" West 26.15 feet to the True Point of Beginning, containing 0.258 acre, more or less.

Excepting therefrom the following:

A part of Survey No. 93 of the Illinois Grant, Clark County, Indiana, and more particularly described as follows: Beginning at the corner common to Surveys Nos. 71, 72, 93 and 94, thence South 51° 30' West 581.12 feet to a point; thence North 38° 30' West 1427.62 feet to a point; thence South 50° 46' West 1160.2 feet to an iron pin, the True Point of Beginning; thence North 38° 17' West 265.19 feet to a point; thence South 31° 13' 30" West 69.35 feet to a point; thence South 53° 24' East 249.5 feet to the True Point of Beginning, containing 0.198 acre, more or less.

Subject to any and all easements and/or restrictions of public record which may apply to the above described real estate.

7. This Certificate of Surveyor is made to provide, going forward, a more accurate legal description, based on aforementioned Deeds in the chain of title to the Subject Real Estate.

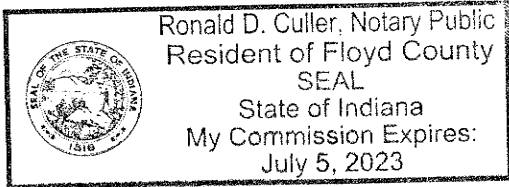
In Witness Whereof, I have executed this Certificate of Surveyor on this 5<sup>th</sup> day of DECEMBER, 2017.



David R. Blankenkemper  
Registered Land Surveyor

STATE OF INDIANA COUNTY OF CLARK )

Before me, a Notary Public in and for said County and State, this 5<sup>th</sup> day of DECEMBER, 2017, personally appeared David R. Blankenkaker, who swore to the truth of the representations contained herein and who acknowledged the free and voluntary execution hereof.



Ronald D. Culler  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Resident of \_\_\_\_\_, Indiana

Prepared by Culler Law Office, LLC, Ronald D. Culler, Attorney, 2123 Veterans Parkway, Jeffersonville, Indiana 47130, phone 812-282-8704.

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, \_\_\_\_\_.  
Printed Name