

Reyman Family Trust Boundary Split Survey

Pt. S.W. 1/4, Sec. 28, T-3-N, R-4-E

Washington County, Indiana.

N.E. Cor., S.W. 1/4,
Sec. 28, T3N, R4E.
Wood Corner Post Found

N.W. Cor., S.W. 1/4
Sec. 28, T3N, R4E.
5/8" Rebar (Blann)

LAND SURVEYORS CERTIFICATION:

This survey was performed wholly under the direction of Daniel S. Blann, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements stated in 865 Indiana Administrative Code 1-12-1 Minimum Standards for Competent Practice of Land Surveying.

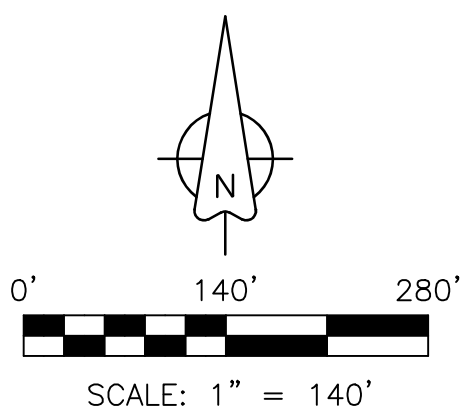
D. S. Blann
DANIEL S. BLANN, PLS LS#20300053 DATE 6/16/2026



Bowling, Roger W. & Tina M.
Inst. #20262451

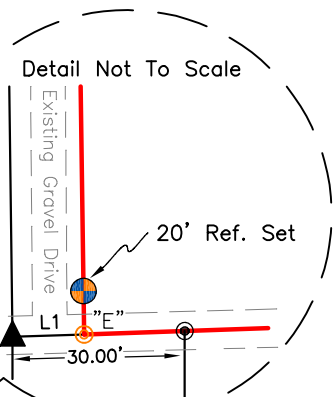
Tract #1
±30.62 Acres
Another Rabbit Patch, LLC
Inst. #20262450

Tract #2
±30.62 Acres
Another Rabbit Patch, LLC
Inst. #20262450



LEGEND

- ▲ Section Corner Found (type as noted)
- 5/8" Rebar With Cap stamped PLS#20300053
- Rebar Found (type as noted)
- Mag Nail Set
- Mag Spike Found
- (R) Record Deed Dimension
- R/W Right of Way
- X- Fenceline



Administrative Subdivision Certificate

An approval certificate for all plats requiring administrative approval shall be on all plats as follows:

ADMINISTRATIVE SUBDIVISION APPROVAL
Under authority provided by I.C. §36-7-4-701(b), Subdivision Control, and any amendments thereto, this plat was given Administrative Approval by Washington County, Indiana, as follows: Approved by the Washington County Surveyor:

_____, 2026.

Washington County Surveyor

SURVEYORS REPORT

Prepared for Lou Reyman for property described in Instrument #20210173, Section 28, Township 3 North, Range 4 East in the records of the Washington County Recorders Office. The purpose of this survey was to perform a Boundary survey of said Instrument stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"). The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- *VARIANCES IN REFERENCE MONUMENTS;
- *DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- *INCONSISTENCIES IN LINES OF OCCUPATION;
- *RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

—There may be unwritten rights associated with these uncertainties.
—All bearings and distances shown on the drawing are field measurements unless otherwise noted. The basis of bearings is the Indiana State Plane Coordinate System, East Zone, NAD 1983.

—Last date of fieldwork performed on 6/16/2026.

REFERENCE SURVEY INFORMATION:

- 1) All reference deed information was obtained through the records of the Washington County Recorders Office.
- 2) All reference Section corner information was obtained through the records of the Washington County Surveyors Office.
- 3) A Survey performed by Daniel Blann titled Calloway Estate Boundary & Split Survey as recorded in Instrument #20171264 in the Washington County Recorders Office.
- 4) A Survey performed by Dale Smith titled Bowling Line Survey as recorded in Instrument #20040825 in the records of the Washington County Recorders Office.
- 5) A Survey performed by Jeffrey Souder titled Moses & Jerry Girod as recorded in Instrument #20211597 in the records of the Washington County Recorders Office.
- 6) A Survey performed by David Ruckman titled Bowling Survey dated 11-15-1993 as found in the Splits Folder in the Washington County Surveyors Office.
- 7) A Survey performed by Daniel Blann titled Reyman Family Boundary and Split as recorded in Instrument #20261807 in the Washington County Recorders Office.

FINDINGS OF FACTS:

(The following alphabetical reference letter corresponds to a specific location on the attached survey plat. Monuments found or set are within 0.2' of grade unless otherwise noted on the attached survey plat or stated in the following report.)

- A) A Mag Spike was recovered and held this survey for the Southwest corner of the Southwest quarter of said Section. Said Mag Spike is shown as being set in reference survey #5 stated above.
- B) A Mag Nail was recovered and held this survey for the Southeast corner of the Southwest quarter of said Section. Said Mag Spike is shown as being set on reference survey #5 stated above.
- C) A 5/8" rebar with Blann cap was recovered and held this survey for the Northwest corner of the Southwest quarter of said Section. Said rebar is shown as being set on reference survey #3 stated above and is consistent with ties found in the Washington County Surveyors Office.
- D) A wood corner post was recovered and held this survey for the Northeast corner of the Southwest quarter of said Section. Said Wood Corner post is shown as being held in reference survey #4 stated above
- E) Monuments shown this survey are consistent with reference survey #7 stated above.

THEORY OF LOCATION:

- F) New corners set this survey were set at the owners and the adjoining owners requested location.

SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: None observed this survey.
DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: None observed this survey.
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: Inconsistencies in the lines of occupation are dimensioned on the attached survey plat.

SURVEY CLASSIFICATION: The subject tract lies within an area classified as a Rural survey and is within the relative positional accuracy specifications of 0.26 feet plus 200 parts per million.

No title commitment was provided for this survey and a search for easements is not to be implied by this survey. Improvements were not located by this survey. Matters of zoning compliance nor title are not expressed or guaranteed by this survey. Flood plain determination is not provided or certified by this survey. Matters of building code or septic approval should be researched and approved by the appropriate jurisdiction.

Notice: To subject land owner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney.

TRACT #1 LAND DESCRIPTION:

A part of the Southwest quarter of Section 28, Township 3 North, Range 4 East, Washington County, Indiana, being a part of that land described in Instrument #20210173, and being a land description prepared by Daniel S. Blann, Professional Land Surveyor #20300053 of Foresight Land Surveying, LLC from a survey performed in project #26210 dated 6/16/2026. The basis of bearings is the Indiana State Plane Coordinate System, East Zone, NAD 1983, described as follows:

Commencing at a Mag Spike at the Southwest corner of the Southwest quarter of said Section 28; thence North 88 degrees 02 minutes 57 seconds East with the South line of the Southwest quarter, 16.50 feet to a Mag Nail and the Point of Beginning; thence North 00 degrees 46 minutes 44 seconds West (passing through a 5/8" rebar with cap inscribed "Daniel S. Blann, PLS #20300053" at 20.00 feet), 2084.41 feet to a 5/8" rebar with Blann cap; thence North 87 degrees 51 minutes 12 seconds East, 640.13 feet to a 5/8" rebar with Blann cap; thence South 00 degrees 45 minutes 35 seconds East (passing through a 5/8" rebar with Blann cap at 2066.62 feet), 2086.62 feet to a Mag Nail on the South line of the of the Southwest quarter; thence South 88 degrees 02 minutes 57 seconds West with the South line of the Southwest quarter, 639.37 feet to the Point of Beginning, containing 30.62 acres, more or less.

TRACT #2 LAND DESCRIPTION:

A part of the Southwest quarter of Section 28, Township 3 North, Range 4 East, Washington County, Indiana, being a part of that land described in Instrument #20210173, and being a land description prepared by Daniel S. Blann, Professional Land Surveyor #20300053 of Foresight Land Surveying, LLC from a survey performed in project #26210 dated 6/16/2026. The basis of bearings is the Indiana State Plane Coordinate System, East Zone, NAD 1983, described as follows:

Commencing at a Mag Spike at the Southwest corner of the Southwest quarter of said Section 28; thence North 88 degrees 02 minutes 57 seconds East with the South line of the Southwest quarter, 655.87 feet to a Mag Nail and the Point of Beginning; thence North 00 degrees 45 minutes 35 seconds West (passing through a 5/8" rebar with cap inscribed "Daniel S. Blann, PLS #20300053" at 20.00 feet), 2086.62 feet to a 5/8" rebar with Blann cap; thence North 87 degrees 51 minutes 12 seconds East, 638.72 feet to a 5/8" rebar with Blann cap; thence South 00 degrees 46 minutes 44 seconds East (passing through a 5/8" rebar with Blann cap at 2068.79 feet), 2088.79 feet to a Mag Nail on the South line of the Southwest quarter; thence South 88 degrees 02 minutes 57 seconds West with the South line of the Southwest quarter, 639.38 feet to the Point of Beginning, containing 30.62 acres, more or less.

Barker, Gail A.
Inst. #20251530



P.O. Box 192, Brownstown, IN 47220

Date: 06/16/2026	812-358-4170	Scale: 1"=140'
Project No. #26210	Drawn By: KOC	Sheet 1 of 1

S.E. Cor., S.W. 1/4,
Sec. 28, T3N, R4E.
Mag Spike Found