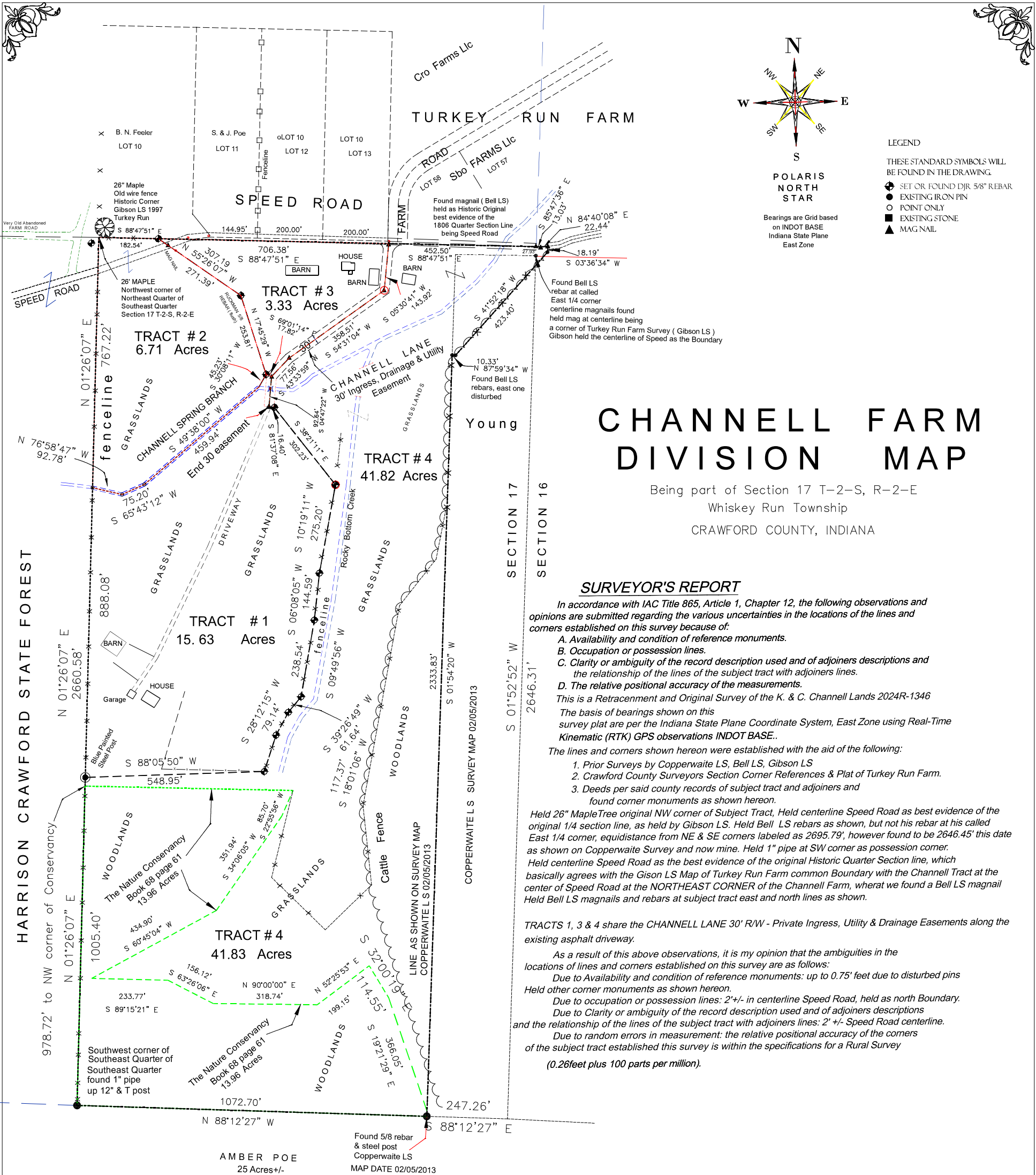


- LEGEND
- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- SET OR FOUND DJR 5/8" REBAR
 - EXISTING IRON PIN
 - POINT ONLY
 - EXISTING STONE
 - ▲ MAG NAIL

CHANNELL FARM DIVISION MAP

Being part of Section 17 T-2-S, R-2-E
Whiskey Run Township
CRAWFORD COUNTY, INDIANA

SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
- The relative positional accuracy of the measurements.

This is a Retracement and Original Survey of the K. & C. Channell Lands 2024R-1346

The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE..

The lines and corners shown hereon were established with the aid of the following:

- Prior Surveys by Copperwaite LS, Bell LS, Gibson LS
- Crawford County Surveyors Section Corner References & Plat of Turkey Run Farm.
- Deeds per said county records of subject tract and adjoining and found corner monuments as shown hereon.

Held 26" Maple Tree original NW corner of Subject Tract, Held centerline Speed Road as best evidence of the original 1/4 section line, as held by Gibson LS. Held Bell LS rebars as shown, but not his rebar at his called East 1/4 corner, equidistance from NE & SE corners labeled as 2695.79', however found to be 2646.45' this date as shown on Copperwaite Survey and now mine. Held 1" pipe at SW corner as possession corner. Held centerline Speed Road as the best evidence of the original Historic Quarter Section line, which basically agrees with the Gison LS Map of Turkey Run Farm common Boundary with the Channell Tract at the center of Speed Road at the NORTHEAST CORNER of the Channell Farm, wherat we found a Bell LS magnail Held Bell LS magnails and rebars at subject tract east and north lines as shown.

TRACTS 1, 3 & 4 share the CHANNELL LANE 30' R/W - Private Ingress, Utility & Drainage Easements along the existing asphalt driveway.

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

- Due to Availability and condition of reference monuments: up to 0.75' feet due to disturbed pins
- Held other corner monuments as shown hereon.
- Due to occupation or possession lines: 2' +/- in centerline Speed Road, held as north Boundary.
- Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines: 2' +/- Speed Road centerline.
- Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for a Rural Survey (0.26feet plus 100 parts per million).



CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 H2-1 THROUGH H2-26. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

David J. Ruckman



David J. Ruckman PLS # 80040393

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RUCKMAN LAND SURVEYORS

TITLE BOUNDARY LAND SURVEYORS
1001 STARWOOD VALLEY
Borden, Indiana 47106
(812)-951-9737

SCALE: 1" = 320' DATE: 08/02/26 DWN: DJR REV:

CHANNELL FARM

Being part of Section 17 T-2-S, R-2-E
CRAWFORD COUNTY, INDIANA

TRACT # 1

Being a 15.63 Acre tract lying in the Southeast Quarter of Section 17, Township 2 South, Range 2 East of the 2nd Principal Meridian, Whiskey Run Township, Crawford County, Indiana, same being part of the Kevin and Laura Channell Farm - 2024R-1346, same being as composed by David J. Ruckman PS # 80040393, from map dated August 2, 2026, same being Bounded as follows:

Commencing at the southwest corner of the East half of the Southeast Quarter, a 1" pipe;
thence N 01°26'07" E a distance of 1005.40' to a steel post at the TRUE Place of Beginning;
thence N 01°26'07" E a distance of 888.08' to the center of Channell Spring Branch;
thence S 76°58'47" E with said Channel a distance of 92.78' to an angle point;
thence N 65°43'12" E with said Channel a distance of 75.20' to an angle point;
thence N 49°38'00" E with said Channel a distance of 459.94' to a point west of the Bridge ;
thence leaving the Channel N 30°08'11" E a distance of 45.23' to a Ruckman 5/8 rebar;
thence S 69°01'14" E a distance of 17.82' to a magnail in the center of 30' Channell Lane;
thence S 04°47'22" W with the center a distance of 92.64' to a magnail at end of Easemet;
thence S 81°37'08" E a distance of 16.40' to a Ruckman 5/8 rebar;
thence S 38°21'11" E a distance of 302.23' to a Ruckman 5/8 rebar in fenceline;
thence the following calls along the meandering fenceline;
thence S 10°19'11" W a distance of 275.20' to a Ruckman 5/8 rebar;
thence S 06°08'05" W a distance of 144.59' to a Ruckman 5/8 rebar;
thence S 09°49'56" W a distance of 238.54' to a Ruckman 5/8 rebar;
thence S 39°26'40" W a distance of 61.63' to a Ruckman 5/8 rebar;
thence S 28°12'30" W a distance of 79.15' to a Ruckman 5/8 rebar;
thence S 18°01'06" W a distance of 117.37' to a Ruckman 5/8 rebar;
thence S 88°05'50" W a distance of 548.95' to the beginning.

Subject to all Easements of record.

Also Subject to with the right to use the 30' Channell Lane. a Private Ingress, Utility and Drainage Easement as shown on the Channell Division Map dated August 2, 2026.

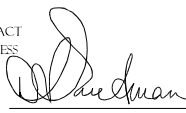
TRACT # 2

Being a 6.71 Acre tract lying in the Southeast Quarter of Section 17 Township 2 South, Range 2 East of the 2nd Principal Meridian, Whiskey Run Township, Crawford County, Indiana, same being part of the Kevin and Laura Channell Farm - 2024R-1346, same being as composed by David J. Ruckman PS # 80040393, from map dated August 2, 2026, same being Bounded as follows:

Beginning at a Ruckman 5/8 rebar at the Northwest corner of the East 1/2 of the Southeast 1/4, at Old Tree fence corner; thence S 88°47'51" E with the original 1/4 Section line a distance of 182.54' to a Ruckman 5/8 rebar;
thence S 55°26'07" E, crossing Speed Road a distance of 307.19' to a Ruckman 5/8 rebar;
thence S 17°45'29" E a distance of 253.81' to a Ruckman 5/8 rebar;
thence S 30°08'11" W a distance of 45.23' to a point in center of Channell Spring Branch;
thence S 49°38'00" W with said Spring a distance of 459.94' to a creek bottom point;
thence S 65°43'12" W with said Spring a distance of 75.20' to an angle point in the Channell;
thence N 76°58'47" W with said Spring a distance of 92.78' to a;
thence N 01°26'07" E with Channell fence and west line a distance of 767.10' to the beginning.

Subject to all Easements of Record and the R/W of Speed Road.

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO
THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED
ACCORDING TO THE REQUIREMENTS OF IAC 865 H24
THROUGH H26.1 AFFIRM UNDER THE PENALTIES OF
PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT
EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS
REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:


David J. Ruckman PLS # 80040393



RUCKMAN LAND SURVEYORS			
TITLE BOUNDARY LAND SURVEYORS			
1001 STARWOOD VALLEY			
Borden, Indiana 47106			
(812)-951-9737			
SCALE: 1" = 200'	DATE: 08/02/26	DWN: DJR	REV:
CHANNELL FARM			
Being part of Section 17 T-2-S, R-2-E			
CRAWFORD COUNTY, INDIANA			

TRACT # 3

Being a 3.33 Acre tract lying in the Southeast and Northeast Quarters of Section 17, Township 2 South, Range 2 East of the 2nd Principal Meridian, Whiskey Run Township, Crawford County, Indiana, same being part of the Kevin and Laura Channell Farm - 2024R-1346, same being as composed by David J. Ruckman PS # 80040393, from map dated August 2, 2026, same being Bounded as follows:

Commencing at the Northwest corner of the East Half of the Southeast 1/4 corner at south Root of 26" Maple, a Ruckman 5/8 rebar; thence S 88°47'51" E with old tree line along Original 1/4 line, a distance of 182.54' to a Ruckman 5/8 rebar; thence S 88°47'51" E with original 1/4 line and Speed Road a distance of 706.38' to a magnail; thence S 05°30'41" W with the center of Channell Lane a 30' Easement 143.92' to a magnail; thence S 54°31'04" W with said Lane a distance of 358.51' to a magnail; thence S 43°33'59" W with said Lane a distance of 77.56' to a magnail; thence N 69°01'14" W a distance of 17.82' to a Ruckman 5/8 rebar; thence N 17°45'29" W a distance of 253.81' to a Ruckman 5/8 rebar; thence N 55°26'07" W, crossing over Speed Road a distance of 307.19' to the beginning.

Subject to all Easements of Record and the R/W of Speed Road.

Also Subject to with the right to use the Channell Lane a 30' Ingress, Utility and Drainage Easement, same being as shown on the Channell Division Map dated August 2, 2026.

TRACT # 4

Being a 41.83 Acre tract lying in the Southeast and Northeast Quarters of Section 17, Township 2 South, Range 2 East of the 2nd Principal Meridian, Whiskey Run Township, Crawford County, Indiana, same being part of the Kevin and Laura Channell Farm - 2024R-1346, same being as composed by David J. Ruckman PS # 80040393, from map dated August 2, 2026, same being Bounded as follows:

Beginning at a 1" pipe at stone at the Southwest corner of the Southeast Quarter of the Southeast Quarter Section 17; thence N 01°26'07" E a distance of 1005.40' to a steel post; thence N 88°05'50" E a distance of 548.95' to a Ruckman rebar at fence corner; thence N 18°01'06" E a distance of 117.37' to a Ruckman rebar at fence angle point; thence N 28°12'15" E a distance of 79.14' to a Ruckman rebar at fence angle point; thence N 39°26'49" E a distance of 61.64' to a Ruckman rebar at fence angle point; thence N 09°49'56" E a distance of 238.54' to a Ruckman rebar at fence angle point; thence N 06°08'05" E a distance of 144.59' to a Ruckman rebar at fence angle point; thence N 10°19'11" E a distance of 275.20' to a Ruckman rebar at fence angle point; thence N 38°21'11" W across the field a distance of 302.23' to a Ruckman rebar; thence N 81°37'08" W a distance of 16.40' to a magnail in center of driveway; thence N 04°47'22" E with the center of the Channell Lane 92.64' to a magnail; thence N 43°33'59" E with said Lane a distance of 77.56' to a magnail; thence N 54°31'04" E with said Lane a distance of 358.51' to a magnail; thence N 05°30'41" E with said Lane a distance of 143.92' to a magnail in Speed Road; thence S 88°47'51" E with Speed Road and the Quarter Section line 452.50' to a magnail at East 1/4 corner; thence entering Section 16, S 85°47'36" E with Speed Road a distance of 13.03' to a magnail; thence N 84°40'08" E with Speed Road a distance of 22.44' to a magnail; thence S 03°36'34" W leaving said Road a distance of 18.19' to a 5/8 rebar (Bell LS); thence S 41°44'11" W with s fenceline a distance of 423.40' to a 5/8 rebar (Bell LS); thence N 87°59'34" W a distance of 10.33' to a 5/8 rebar, (Bell LS); thence S 01°54'20" W a distance of 2333.83' to a 5/8 rebar, (Copperwaite LS); thence N 88°12'26" W a distance of 1072.70' to the Beginning.

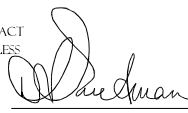
Subject to all Easements of Record and the R/W of the Speed Road.

Also Subject to with the right to use the 30' Channell Lane. a Private Ingress, Utility and Drainage Easement as shown on the Channell Division Map dated August 2, 2026.

CHANNELL LANE 30', Ingress, Utility and Drainage Easement Description

Being the centerline of the existing asphalt driveway into the Channell Farm; Beginning at a mag nail at the Northeast corner of TRACT # 3 in Speed Road; thence S 05°30'41" W a distance of 143.92' to a magnail; thence S 54°31'04" W a distance of 358.51' to a magnail; thence S 43°33'59" W a distance of 77.56' to a magnail; thence S 04°47'22" W a distance of 92.64' to a magnail; which is the end of said Easement, as from there the Driveway continues southward to the Homeplace on Tract # 1.

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO
THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED
ACCORDING TO THE REQUIREMENTS OF IAC 865 H24
THROUGH H226.1 AFFIRM UNDER THE PENALTIES OF
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SCALE: 1" = 200' DATE: 08/02/26 DWN: DJR REV:

CHANNELL FARM

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