

Record Description - Part of Deed Book 318, Page 120 (only that portion of the description pertaining to the surveyed parcel is shown below)
 Together with Block "A" in "The Woodlands", a subdivision in Hamilton County, Indiana, the plat of which is recorded in Plat Book 4, pages 76 and 77 in the Office of the Recorder of Hamilton County, Indiana, except that part of Block "A" in "The Woodlands", a subdivision in Hamilton County, Indiana, being more particularly described as follows:
 Beginning at the Northwest corner of said Block "A" (said point also being the Southwest corner of Lot 42 in said "The Woodlands"); thence South 85 degrees 13 minutes 15 seconds East upon and along the North line of said Block "A" and the South line of said Lot 42 a distance of 215 feet more or less to the Southeast corner of said Lot 42; thence Southeasterly upon and along the North line of said Block "A" 50 feet more or less to a point; thence South 48 degrees 00 minutes 00 seconds West 126 feet more or less to a point; thence North 85 degrees 13 minutes 15 seconds West 170.00 feet to the East right of way line for Lakeview Drive as now located and established; thence North 04 degrees 46 minutes 45 seconds East upon and along the said East right of way line and the West line of said Block "A" 120.00 feet to the POINT OF BEGINNING, containing 0.602 acres, more or less.

EXCEPT
 That portion of Block "A" granted to Scott E. Zoll per Warranty Deed Instrument #8926946 described below:

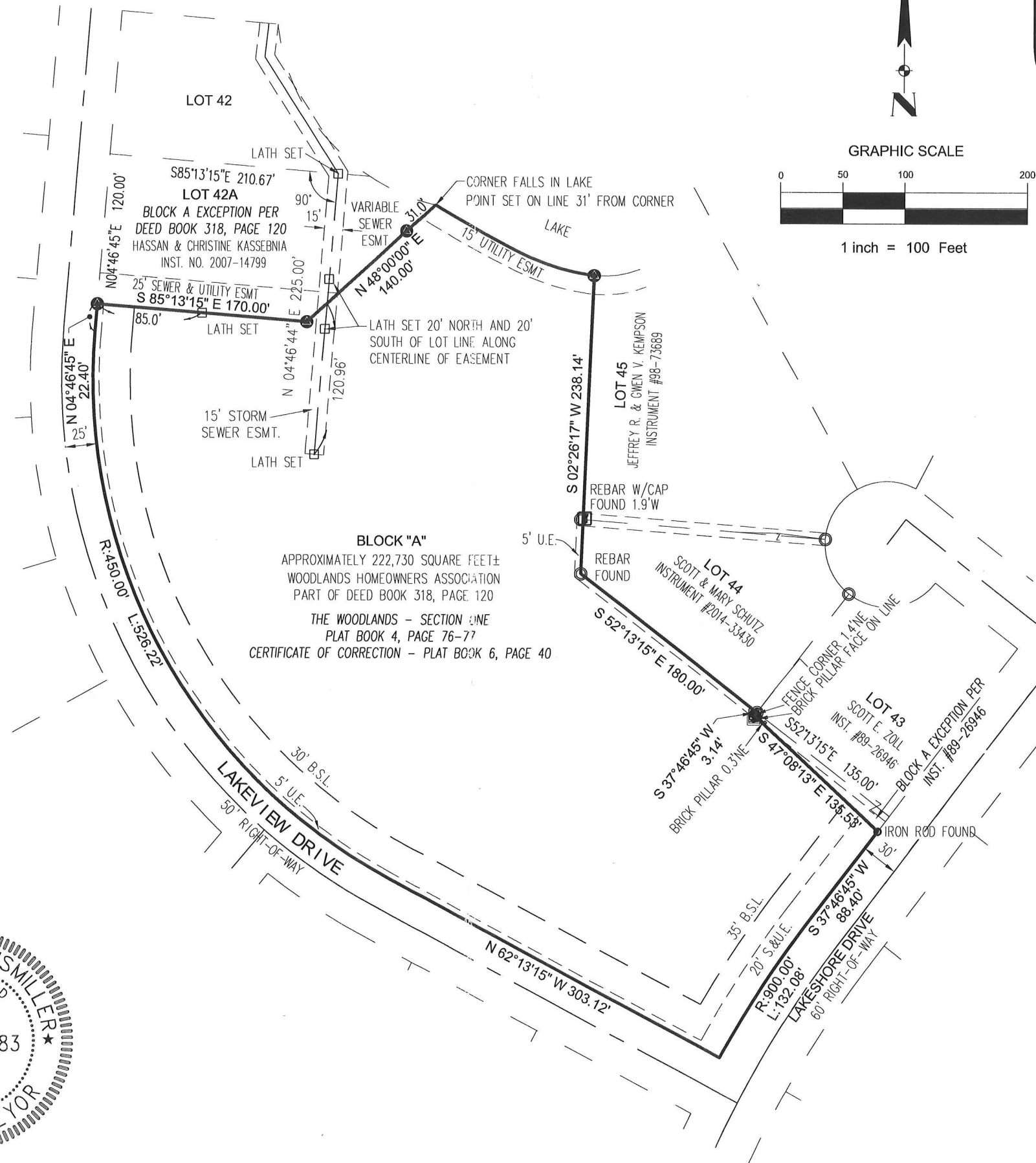
PART BLOCK "A" IN THE WOODLANDS, SECTION ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGES 76 AND 77 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 43 ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE EAST IN "THE WOODLANDS, SECTION ONE"; THENCE SOUTH 37 DEGREES 46 MINUTES 45 SECONDS WEST (PLAT BEARING) ON AND ALONG SAID RIGHT-OF-WAY LINE 15.15 FEET; THENCE NORTH 47 DEGREES 08 MINUTES 13 SECONDS WEST 135.53 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 43, DISTANCE 3.14 FEET SOUTH 37 DEGREES 46 MINUTES 45 SECONDS WEST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 37 DEGREES 46 MINUTES 45 SECONDS EAST ALONG SAID PROLONGATION 3.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43; THENCE SOUTH 52 DEGREES 13 MINUTES 15 SECONDS EAST ON AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 135.00 FEET TO THE BEGINNING POINT.

CERTIFICATE OF LAND SURVEY
 This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified to the following.

To: Woodlands Homeowners Association
 This is to certify that this map or plot and the survey on which it is based were executed, performed and prepared under my direct supervision and that to the best of my knowledge, information and belief was gathered in accordance with the current minimum standards for competent practice of land surveying, as established by Rule 12 of Article 1 within Title 865 of the Indiana Administrative Code for the type of survey that has been indicated herein. This certification is made with respect to the real estate described hereon as of the date of last fieldwork and in effect on the date of this certification. The undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. Field work was completed on February 3, 2017

Date: February 16, 2017

Brian C. Rismiller
 Brian C. Rismiller
 Registered Land Surveyor of the State of Indiana
 Registration Number LS20200083



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LAKEVIEW DRIVE & LAKESHORE DRIVE	
PROJECT LOCATED IN: BLOCK "A" THE WOODLANDS, SECTION ONE	
PREPARED FOR: WOODLAND HOMEOWNERS ASSOCIATION 10700 LAKESHORE DRIVE E CARMEL, IN 46033	
DRAWING LEGEND	
● SEA Group Marker Set	□ Lath Set
○ Survey Marker Found	
-x-x-x-x-x-x-x-x-	Existing Metal Fence
-o-o-o-o-o-o-o-o-	Existing Wood Fence
---	Section Line
- - - - -	R.O.W. = Right of Way
---	Centerline
- - - - -	B.S.L. = Building Setback Line
---	Easement Line
---	Real Estate Lines
---	Survey Boundary Line
Survey Reviewed By:	BCR
Survey Drawn By:	BS
Field Work Performed:	2/6/2017
Survey Printed:	3/8/2017
Referenced:	C14-9596
Project Number:	C16-2236
Survey Page:	1 of 2

Land Surveyor's Report

In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying; Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as a Suburban Survey, having an acceptable relative positional accuracy of 0.13 feet plus 100 parts per million. The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyors within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The Theory of Location applied for this project is as follows.

The record plat of said The Woodlands, Section One, was mathematically calculated and established in the field using monuments found at the eastmost and southmost corners of Lot 43, the center of cul-de-sac of Stratford Place and at the corners of the subject lot. These points all measured plat distances between one another and were presumed to be the actual points that they represent. Field information and data gathered during a site inspection was aligned and situated to these points, which were then used to control this survey. The basis of bearings for this project is assumed along the southeast line, having a record bearing of North 37 degrees 46 minutes 45 seconds East, per plat. No information was found or provided to disagree with this theory.

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:

- (A) Availability and condition of reference monuments
 - Monuments were found as described and in good condition.
 - The amount of uncertainty created by the monuments found is up to 1.9'
- (B) Occupation or possession lines
 - No discrepancies were found.
- (C) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines
 - The northeast line of the lot is shown as being along the lake and has no dimensions on the record plat.
 - No gaps or overlaps in title or deed lines were discovered during this survey.
- (D) The relative positional accuracy of the measurements
 - This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will SEA Group, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

Title Insurance Company Commitment Note

This survey was prepared without the benefit of a current Title Commitment by an accredited Title searcher.

Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and the documents listed hereon can be obtained from the County Recorder's Office.

**LAKEVIEW DRIVE &
LAKESHORE DRIVE**

**PROJECT LOCATED IN:
BLOCK "A"
THE WOODLANDS, SECTION ONE**

**PREPARED FOR:
WOODLAND HOMEOWNERS ASSOCIATION
10700 LAKESHORE DRIVE E
CARMEL, IN 46033**

Survey Reviewed By: BCR

Survey Drawn By: BS

Field Work Performed: 2/6/2017

Survey Printed: 3/8/2017

Referenced: C14-9596

Project Number: C16-2236

Survey Page: 2 of 2