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SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, Sections 1 through 30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the cause and amount of uncertainty in the locations of the lines and corners found and established on 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 description used and/or adjointer's description, and;

D. The relative positional accuracy of the measurements.

The relative positional accuracy of the measurements taken while conducting this survey is within the specifications for an "Urban" class survey (0.07 feet; plus 50 parts per million) as defined by IAC 865.

This is a retracement survey of 8 tracts of land, being identified as 7 specific tax parcels and cross referenced in this report as Parcels I through VIII. The tracts include Lots 1 through 10 of Block II in the Plat of River Blocks, Plat Book 1, Page 16, Slide 4 and also the Unnamed Blocks south of Blocks II and III being along the south side of Vaughn Street (aka Ohio Street or Front Street) and extending to the north low water mark of the Ohio River.

The overall approach for this survey was to define the blocks as physically evidenced by the platted roadways oriented north and south (Mulberry, Jefferson and Walnut), and also the streets generally oriented east and west (First and Vaughn). The curbing along Mulberry, Jefferson, Walnut and First Street appears to have been in place for a significant length of time. The curbs were located and used to establish the roadway centerlines and related right-of-way lines based on the platted widths of streets. It is evident that Vaughn Street has undergone recent improvements inclusive of new curbs, parking areas and sidewalks. As such, survey monumentation (4 pins and 3 MAG nails) along the north right-of-way of Vaughn spanning across Blocks I, II, III and IV was held. Also, monumentation on the east line of Walnut Street (2 pins and 1 railroad spike) were held and offset 60 feet to establish the west line of Walnut Street.

Surveyed Parcels I, II, and III

Given no specific details or lot/block designation on the plat, these tracts are generally defined as being bounded by the road right-of-ways and the low water mark of the river. The low water mark, being the State Line dividing Indiana and Kentucky was previously defined by a Supreme Court Case for which deflections in the line have been defined by State Plane Coordinates. The line shown is based on those deflection points showing coordinates converted from the published 1927 mapping datum to the more recent and current 1983 datum. The right-of-ways for Mulberry, Jefferson and Walnut were then extend south to the State Line and the south line of Vaughn was established at 100 foot offset from the monumented north line.

As a result of the above process, the boundary of Parcel I was resolved as it is basically bounded by the streets and the river. Parcel III was defined as being 170 feet measured along "Front Street" from the intersection with Jefferson, the west line then being established parallel to Jefferson. The plat does show a 15 foot alley oriented north and south which was placed adjacent to west line of Parcel III, and the position fell at the center of the Block based on the measured distance between Mulberry and Jefferson. Parcel II was defined as being 137 feet measured along "Front Street" from its intersection with Mulberry, and the east line was then established parallel to Mulberry. This resolution resulted in a strip of land (33 feet +/-) between Parcel II and the 15 foot alley for which no record documentation was found. As requested by the client, the "Owner Unknown" parcel was described by this survey for a future acquisition process.

Surveyed Parcels IV, V, VI, and VII

When these tracts are viewed as a consolidated tract, the Parcels represent the area covered by Lots 1 through 10 as shown on the plat for the River Blocks. Said lots are shown as 20'-feet in width north to south and 168 feet in depth (taken to be measured perpendicular to Jefferson Street) to the west line of a 15 foot alley. No dimension is given for the portion of the block lying east of the alley, however the deed for Parcel IV (D.B. 87, Pg. 236) describes the center of the alley to be the center of the block. The line of the alley was established from a pipe found along First Street and to the south portion of the Block so as to be centered along Vaughn. Several structures were observed along the alley all of which were found to be in harmony with the resolved 15 foot Alley.

The northwest corner of the consolidated area (being the northwest corner of Lot 10) was established at 200 feet as measured along Jefferson from the intersection with Vaughn. The north line was established perpendicular to Jefferson and was extended to the west line of the alley. An embankment cut extends along the north line, and is noted to vary 0.7 foot off line. The corner of a fence running north along Jefferson Street is noted to be 4.2 feet south of the line. Also noted is a pole and overhead utility that extends from the alley to the house on the adjoining tract to the north.

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

Due to availability and condition of reference monuments: Up to 1.45 feet as shown.

Due to occupation or possession lines: Up to 4.2 feet as discussed.

Due to clarity or ambiguity of the record description used and/or adjointer's description: Up to 33 feet as discussed.

NOTES

Title examination may reveal other easements, encumbrances, restrictions, or rights-of-others not shown or addressed herein.

The subject property is within Zone AE which is a Special Flood Hazard Area with Base Flood Elevation (BFE) determined. Portions of the subject properties are within the Regulatory Floodway as shown on the FEMA Flood Insurance Rate Map No. 18077C0282C, Dated April 2, 2015.

Documents referred to by Deed Book (D.B.), Deed Record (D.R.), Instrument (Inst.), Plat Book (P.B.), and/or Page (Pg.) are records on file at the Jefferson County, Indiana Recorder's Office.

All monuments shown hereon as found or set are within 0.3 foot of the ground surface, unless otherwise noted.

DESCRIPTION OF PARCELS

Being all of Lots 1 through 10 of River Block II of Plat Book 1A, Page 16, Slide 4, and all the land lying south of River Block II, and a part of the lands lying south of River Block III of Plat Book 1A, Page 17, Slide 4 as referenced in the Office of the Recorder of Jefferson County, in the City of Madison, Indiana, and being shown on the boundary survey by Steven B. Seigle, Indiana Professional Surveyor #22100007, certified on May 28, 2021 as Jacobi, Toombs and Lanz, Inc. Job number 21079 (all monuments referenced herein are as set or found on the aforesaid Seigle survey), and intending to be the same property described in Deed Book 86, Page 498; Deed Book 87, Page 236; Deed Book 97, Page 71 Deed Book 99, Page 586; and Deed Book 101, Page 281 being more particularly described as follows:

PARCEL I

Beginning at a steel pin and cap set at the southeast corner of Jefferson Street and Vaughn Drive; thence along the south line of Vaughn Drive, South 84°58'49" East (basis of bearings is Indiana State Plane Coordinate System, North American Datum of 1983), 352.60 feet to a steel pin set on the west line of Walnut Street; thence along the west line of Walnut Street (unimproved), South 00°35'08" East, passing a steel pin with a witness cap set at 125 feet, a total distance of 497.56 feet to the line dividing the State of Indiana and Commonwealth of Kentucky by decision of the United States Supreme Court Decree Original Number 81 dated November 4, 1985; thence along said line, North 85°04'33" West, 118.75 feet to point number 1477 on Exhibit 11 as Madison West in said decree; thence along said line, North 80°09'45" West, 172.69 feet to point number 1478 of said decree; thence along said line, North 69°35'53" West, 67.31 feet to the east line of Jefferson Street (unimproved); thence North 00°35'19" West passing a steel pin with a witness cap set at 340.24 feet, a total distance of 465.24 feet to the Beginning.

Containing 3.947 acres, more or less and being subject to any easements or rights-of-way whether of record or not.

PARCEL II

Beginning at a steel pin and cap set at the southeast corner of Vaughn Drive and Mulberry Street; thence along the south line of Vaughn Drive, South 84°58'49" East, 137.00 feet to a steel pin set; thence parallel with the east line of Mulberry Street, South 00°31'15" East, passing a Mag Nail with a witness disc set at 120 feet, a total distance of 376.55 feet to the line dividing the State of Indiana and Commonwealth of Kentucky by decision of the United States Supreme Court Decree Original Number 81 dated November 4, 1985; thence along said line, North 69°35'53" West 181.21 feet; thence parallel with the west line of Jefferson Street, North 00°35'19" West, passing a Mag Nail with a witness disc set at 263.68 feet, a total distance of 141.79 feet to the east line of Mulberry Street (unimproved); thence along said line North 00°31'15" West, passing a Mag Nail with a witness disc set at 220.91 feet, a total distance of 350.91 feet to the Beginning.

Containing 1.139 acres, more or less and being subject to any easements or rights-of-way whether of record or not.

PARCEL III

Beginning at a Mag Nail set with a disc stamped "Jacobi 0016" at the southwest corner of Vaughn Drive and Jefferson Street; thence along the west line of Jefferson Street (unimproved), South 00°35'19" East, passing a steel pin with a witness cap set at 125 feet, a total distance of 436.98 feet, to the line dividing the State of Indiana and the Commonwealth of Kentucky by decision of the United States Supreme Court Decree Original Number 81 dated November 4, 1985; thence along said line, North 69°35'53" West 181.21 feet; thence parallel with the west line of Jefferson Street, North 00°35'19" West, passing a Mag Nail with a witness disc set at 263.68 feet, a total distance of 388.68 feet to a steel pin set on the south line of Vaughn Drive; thence along the south line of Vaughn Drive, South 84°58'49" East 170.00 feet to the Beginning.

Containing 1.603 acres, more or less and being subject to any easements or rights-of-way whether of record or not.

PARCELS IV through VII

Beginning at the northeast corner of Vaughn Drive and Jefferson Street; thence along the east line of Jefferson Street, North 00°31'15" West, 200.00 feet to a steel pin set at the northwest corner of Lot 10, thence along the north line of Lot 10, North 89°24'41" East, 165.78 feet to a steel pin set on the west line of a 15 foot alley; thence along said line, South 01°09'49" East, 216.50 feet to a steel pin set on the north line of Vaughn Street; thence along said line, North 84°58'49" East, 168.76 feet to the Beginning.

Containing 0.798 acre, more or less and being subject to any easements or rights-of-way whether of record or not.

DESCRIPTION OF 0.289-ACRE TRACT

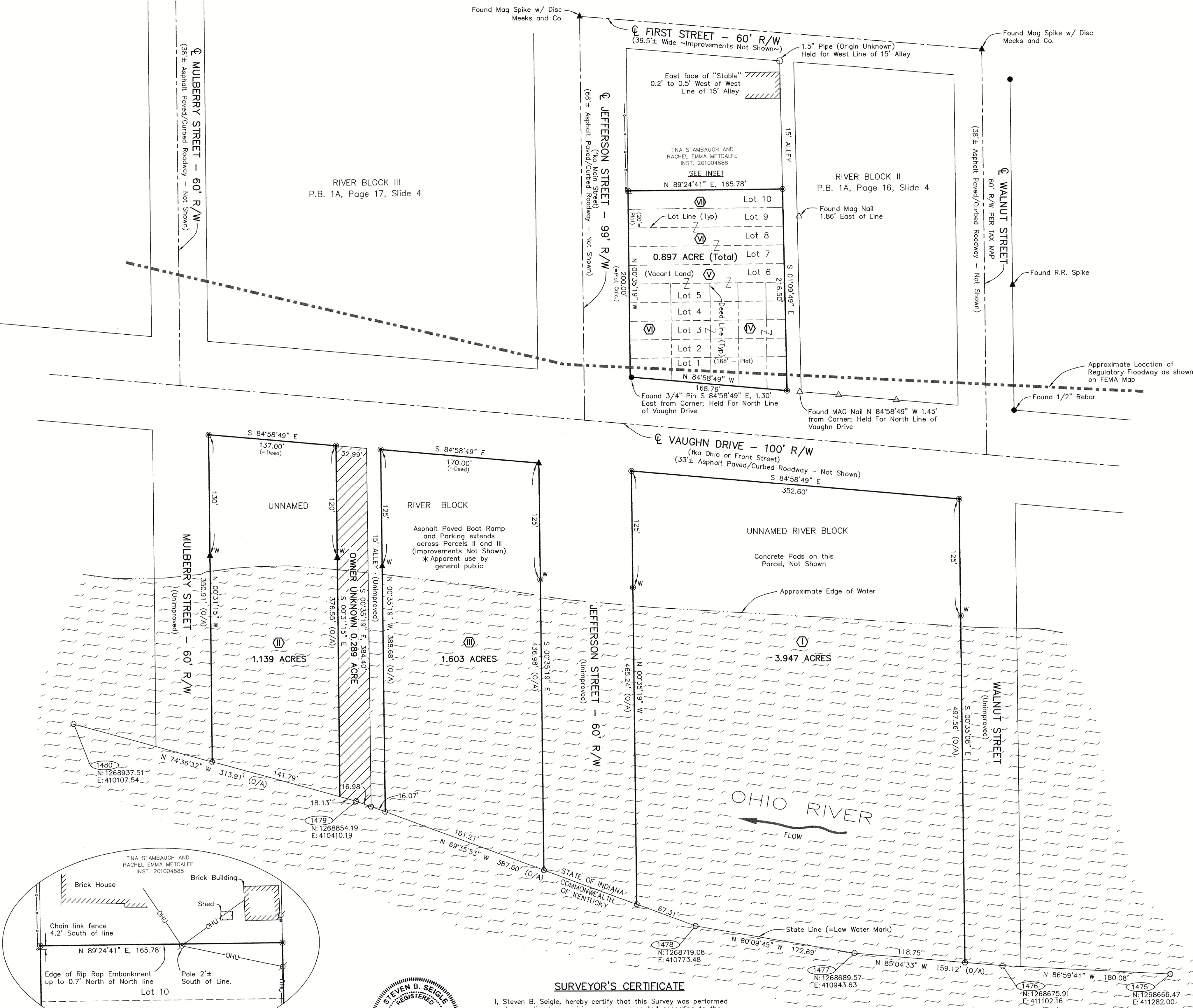
(OWNER UNKNOWN)

Being a part of the lands lying south of River Block III of Plat Book 1A, Page 17, Slide 4 as referenced in the Office of the Recorder of Jefferson County, in the City of Madison, Indiana, and being surveyed by Steven B. Seigle, Indiana Professional Surveyor #22100007 and shown on this plat of survey certified on May 28, 2021 as Jacobi, Toombs and Lanz, Inc. Job number 21079 (all monuments referenced herein are as set or found on the aforesaid Seigle survey), being more particularly described as follows:

Commencing at a steel pin set at the southeast corner of Vaughn Drive and Mulberry Street; thence along the south line of Vaughn Drive, South 84°58'49" East (basis of bearings is Indiana State Plane Coordinate System, North American Datum of 1983), 137.00 feet to a steel pin set at the True Point of Beginning;

Thence along said line, South 84°58'49" East, 32.99 feet to the west line a 15-foot alley; thence along said line, South 00°35'19" East, 384.40 feet to the line dividing the State of Indiana and the Commonwealth of Kentucky by decision of the United States Supreme Court Decree Original Number 81 dated November 4, 1985; thence along said line, North 69°35'53" West, 16.98 feet to point number 1479 as shown on Exhibit 11 as Madison West in said decree; thence along said line, North 74°36'32" West, 18.13 feet; thence North 00°31'15" West, passing a Mag Nail with a witness disc set at 256.55 feet, a total distance of 376.55 feet, to the True Point of Beginning

Containing 0.289 acre, more or less and being subject to any easements or rights-of-way whether of record or not.



SURVEYOR'S CERTIFICATE

I, Steven B. Seigle, hereby certify that this Survey was performed under my direct supervision and was executed according to the requirements set forth in IAC 865 Article 1, Rule 12, to the best of my knowledge and belief, and that the field work was completed on May 28, 2021

REGISTERED LAND SURVEYOR No. 22100007

DATE 5-28-21

LOTS 1-10 OF RIVER BLOCK II, AND THE UNNAMED BLOCKS ("WHARF PROPERTY") SOUTH OF RIVER BLOCKS II AND III
PLAT BOOK 1A, PAGES 16 & 17, SLIDE 4
CITY OF MADISON, JEFFERSON COUNTY, INDIANA

BOUNDARY SURVEY

CLIENT:
CITY OF MADISON
OWNER OF RECORD:
MADISON COAL AND SUPPLY
COMPANY



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