

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, IN 46077

INSTRUMENT PREPARED FOR:

GRAND COMMUNITIES, LLC
(f/k/a GRAND COMMUNITIES, LTD)
3940 OLYMPIC BLVD., SUITE 400
ERLANGER KY, 41018
CONTACT: TODD E. HUSS
PHONE: (859) 341-4709
EMAIL: thuss@fisherhomes.com

DATE PREPARED: 06/22/2022

HAMPTON WALK - SECTION 1

PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

HAMPTON WALK
LOT AND YARD REQUIREMENTS

	Subarea A Townhome Collection	Subarea B Designer Collection	Subarea C Masterpiece Collection
Standard	M61	R5	R5
Default Zoning District Base Layer	M61	R5	R5
Max. Number of Lots	1,331	53	74
Min. Lot Area (sq ft)	3,300	7,200	5,700
Min. Living Area (sq ft)	1,500	1,500	1,100
Min. Ground Floor Living Area 1-story bldg (sq ft)	N/A	950	650
Min. Ground Floor Living Area multi-story bldg (sq ft)	N/A	720	720
Min. Lot Width at Bldg Line (ft)	20	60	50
Min. Front Yard Setback (ft)	10	25	25
Min. Side Yard Setback (ft)	5	5	5
Min. Rear Yard Setback (ft)	20	20	20
Max. Lot Coverage (% of all impervious surfaces)	None	50%	50%
Max. Principal Structure Height (ft)	40	40	40

	Subarea D Patio Collection	Subarea E Paired Patio Collection	Subarea F Masterpiece Collection
Standard	M61	M61	R4
Default Zoning District Base Layer	M61	M61	R4
Max. Number of Lots	23	42	43
Min. Lot Area (sq ft)	6,600	3,600	18,400
Min. Living Area (sq ft)	1,400	1,000	1,100
Min. Ground Floor Living Area 1-story bldg (sq ft)	1,400	N/A	1,100
Min. Ground Floor Living Area multi-story bldg (sq ft)	1,400	N/A	720
Min. Lot Width at Bldg Line (ft)	55	30	80
Min. Front Yard Setback (ft)	25	25	30
Min. Side Yard Setback (ft)	5	9	5
Min. Rear Yard Setback (ft)	20	10	25
Max. Lot Coverage (% of all impervious surfaces)	50%	None	45%
Max. Principal Structure Height (ft)	40	40	40

CURVE TABLE: ALIGNMENTS						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	123.55'	S82°53'41"W	123.24'	14°09'29"	62.09'
C2	500.00'	123.55'	S82°53'41"W	123.24'	14°09'29"	62.09'
C3	500.00'	110.23'	S83°39'30"W	110.00'	12°37'51"	55.34'
C4	300.00'	66.14'	S83°39'30"W	66.00'	12°37'51"	33.20'
C5	150.00'	86.18'	S16°26'03"W	85.00'	32°55'11"	44.32'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	25.00'	44.41'	N50°55'04"W	38.80'	101°47'01"	30.75'
C7	25.00'	39.27'	S44°58'26"W	35.36'	90°00'00"	25.00'
C8	25.00'	39.27'	N45°01'32"W	35.36'	90°00'03"	25.00'
C9	25.00'	39.27'	N44°58'28"E	35.36'	89°59'57"	25.00'
C10	25.00'	45.45'	S52°06'19"E	39.44'	104°09'29"	32.09'
C11	25.00'	33.09'	N37°53'41"E	30.73'	75°50'31"	19.48'
C12	25.00'	33.09'	S37°53'41"W	30.73'	75°50'31"	19.48'
C13	25.00'	44.78'	N52°52'22"W	39.03'	102°37'24"	31.22'
C14	60.00'	66.50'	N40°48'31"E	63.15'	63°30'08"	37.13'
C15	60.00'	38.70'	S6°09'49"W	38.03'	36°57'13"	20.05'
C22	8.00'	25.16'	N0°01'34"W	16.00'	180°10'52"	5062.92'
C23	8.00'	25.15'	S0°01'34"E	16.00'	180°05'26"	10117.84'

LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE

SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 845 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDED OF PLAT.

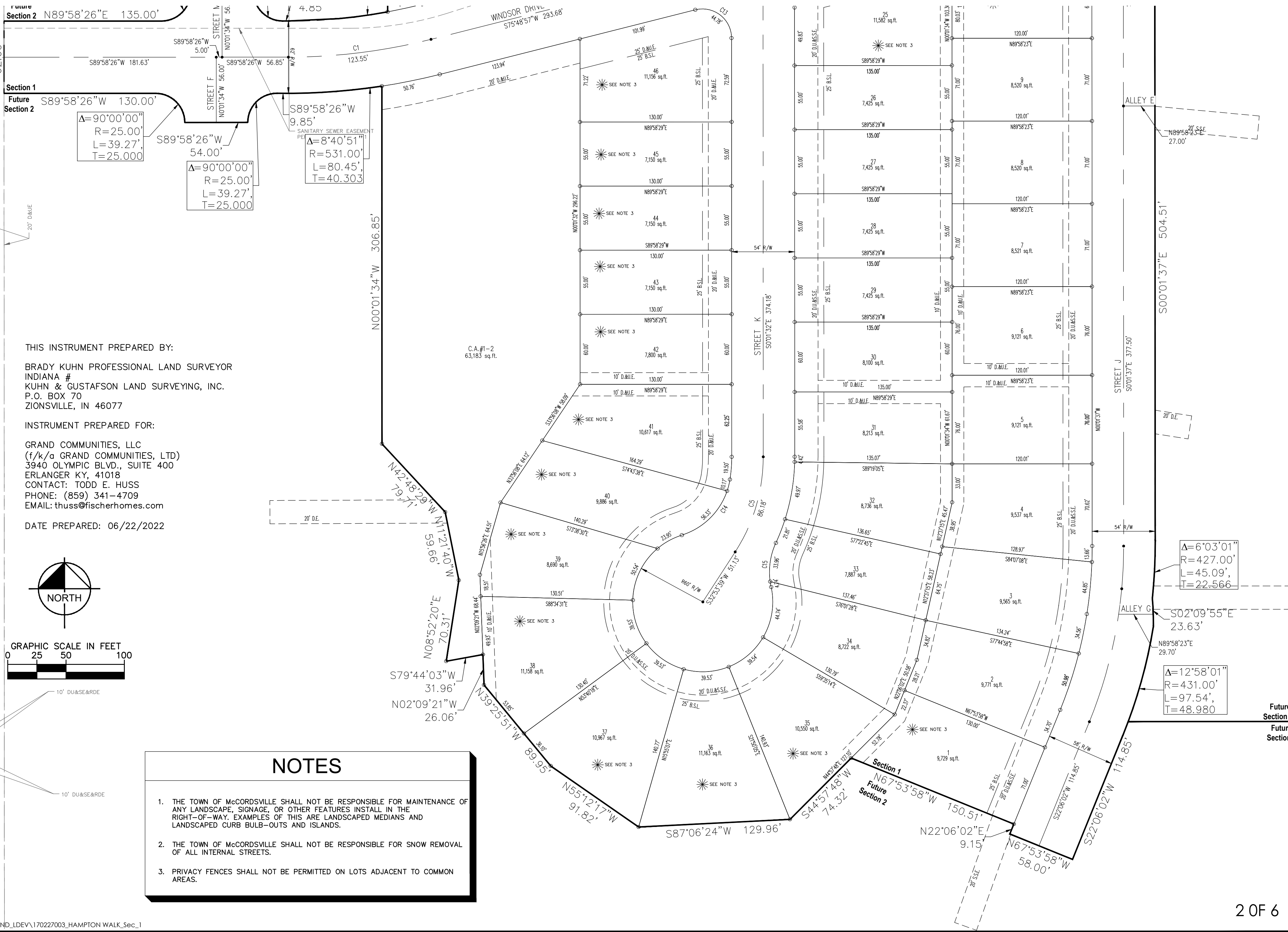
- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED, "HAMPTON - FIRM #10104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT, EITHER A ALUMINUM MONUMENT STAMPED "HAMPTON FIRM #10104, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1

1 OF 6

HAMPTON WALK - SECTION 1

PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA



2 OF 6

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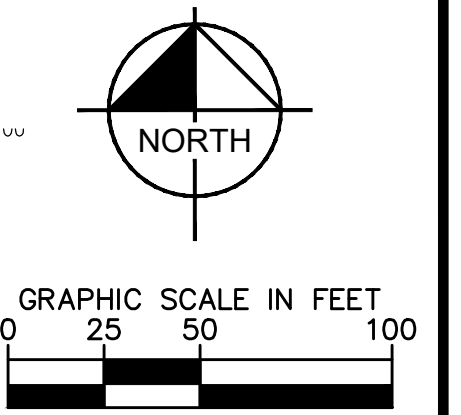
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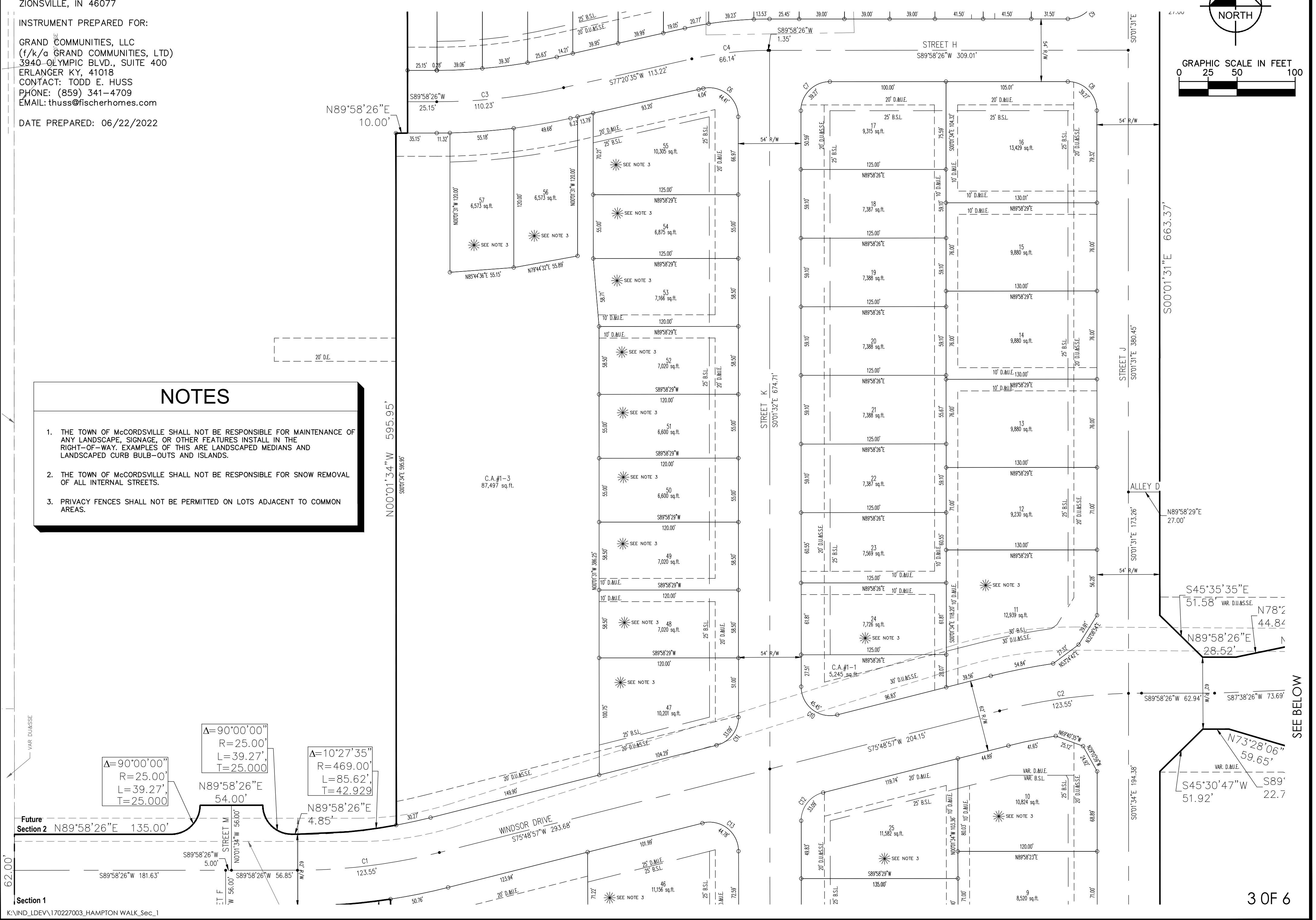
HAMPTON WALK - SECTION 1

PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA



NOTES

1. THE TOWN OF McCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALL IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
2. THE TOWN OF McCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
3. PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON AREAS.



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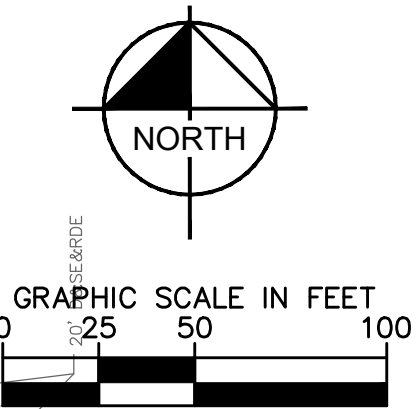
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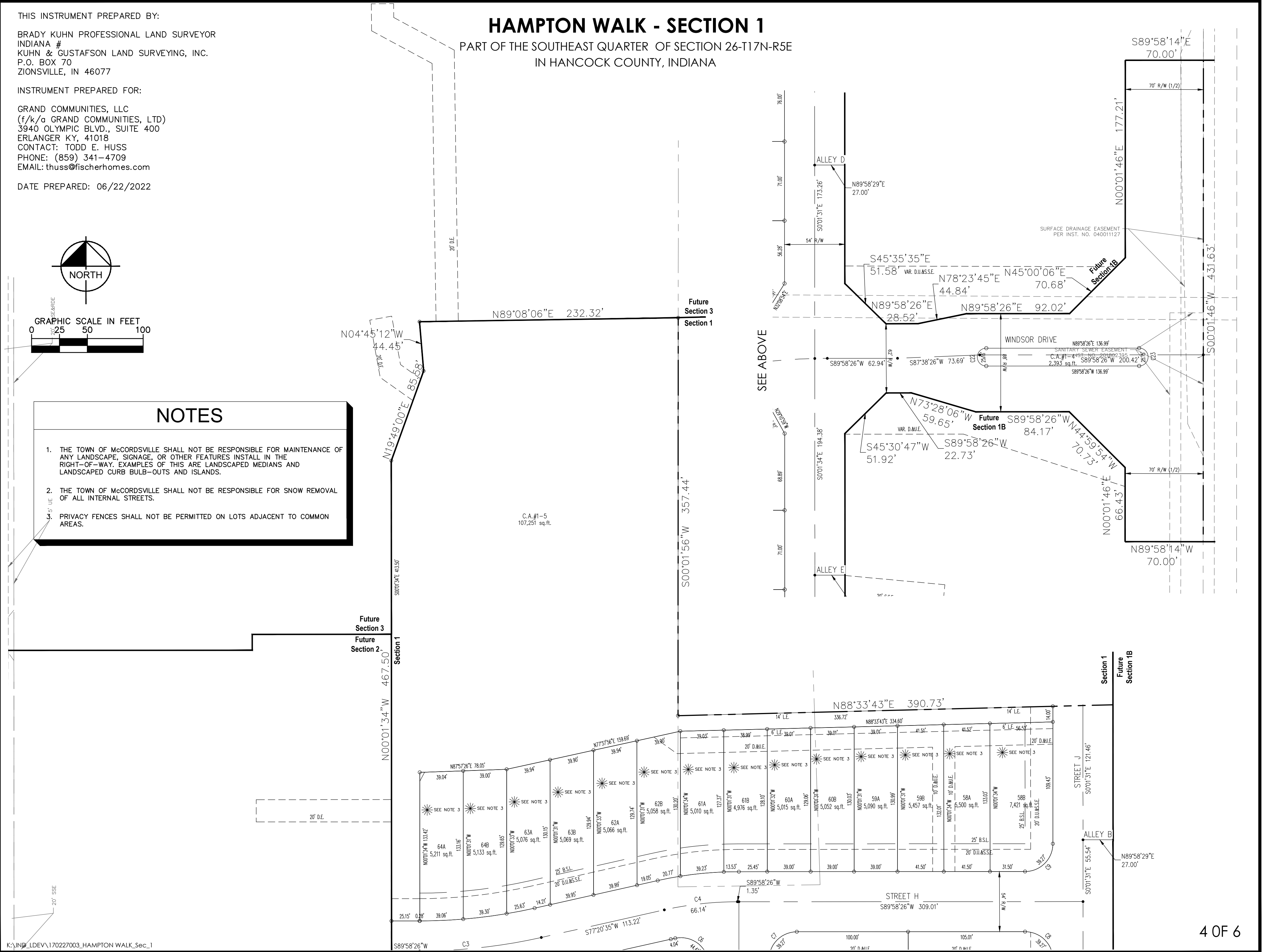
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IN HANCOCK COUNTY, INDIANA

HAMPTON WALK
SECTION 1

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 08 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 597.06 FEET TO THE NORTHWEST CORNER OF PARCEL 3, ROBERT LARRY VAIL REVOCABLE TRUST RECORDED AS INSTRUMENT 090012712 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 3 A DISTANCE OF 310.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST 357.44 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 88 DEGREES 33 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL 3 A DISTANCE OF 390.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 31 SECONDS EAST 663.37 FEET; THENCE SOUTH 45 DEGREES 35 MINUTES 35 SECONDS EAST 51.58 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 28.52 FEET; THENCE NORTH 78 DEGREES 23 MINUTES 45 SECONDS EAST 44.84 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 92.02 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 06 SECONDS EAST 70.68 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 46 SECONDS EAST 177.21 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS EAST 70.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CR 600 WEST (MT. COMFORT ROAD); THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE 431.63 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST 70.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 10 SECONDS EAST 66.42 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 54 SECONDS WEST 70.74 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 84.17 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 06 SECONDS WEST 59.65 FEET; THENCE SOUTH 45 DEGREES 30 MINUTES 47 SECONDS WEST 51.92 FEET; THENCE SOUTH 00 DEGREES 01 SECONDS 37 SECONDS EAST 504.51 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 89 DEGREES 58 MINUTES 23 SECONDS EAST 427.00 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 45.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 83 DEGREES 58 MINUTES 36 SECONDS WEST 427.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 02 DEGREES 09 MINUTES 55 SECONDS EAST 23.63 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 80 DEGREES 51 MINUTES 59 SECONDS WEST 431.00 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 97.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 67 DEGREES 53 MINUTES 58 SECONDS EAST 431.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 22 DEGREES 06 MINUTES 02 SECONDS WEST 114.85 FEET; THENCE NORTH 67 DEGREES 53 MINUTES 58 SECONDS WEST 58.00 FEET; THENCE NORTH 22 DEGREES 06 MINUTES 02 SECONDS EAST 9.15 FEET; THENCE NORTH 67 DEGREES 53 MINUTES 58 SECONDS WEST 150.51 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 48 SECONDS WEST 74.32 FEET; THENCE SOUTH 87 DEGREES 06 MINUTES 24 SECONDS WEST 129.96 FEET; THENCE NORTH 55 DEGREES 12 MINUTES 17 SECONDS WEST 91.82 FEET; THENCE NORTH 39 DEGREES 25 MINUTES 51 SECONDS WEST 89.95 FEET; THENCE NORTH 02 DEGREES 09 MINUTES 21 SECONDS WEST 26.06 FEET; THENCE SOUTH 79 DEGREES 44 MINUTES 03 SECONDS WEST 31.96 FEET; THENCE NORTH 08 DEGREES 52 MINUTES 20 SECONDS EAST 70.31 FEET; THENCE NORTH 11 DEGREES 21 MINUTES 40 SECONDS WEST 59.66 FEET; THENCE NORTH 42 DEGREES 48 MINUTES 29 SECONDS WEST 79.71 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 306.85 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 08 DEGREES 42 MINUTES 26 SECONDS WEST 531.00 FROM SAID POINT; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 80.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 531.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 9.85 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 25.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 25.00 FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 54.00 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST 25.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 25.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 130.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 62.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 135.00 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 25.00 FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 25.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 54.00 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 25.00 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 25.00 FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 4.85 FEET TO A POINT ON A CURVE, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 469.00 FEET FROM SAID POINT; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 85.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 10 MINUTES 29 MINUTES 10 MINUTES EAST 469.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 595.95 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 10.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 467.50 FEET; THENCE NORTH 19 DEGREES 49 MINUTES 00 SECONDS EAST 85.58 FEET; THENCE NORTH 04 DEGREES 45 MINUTES 12 SECONDS WEST 44.45 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 06 SECONDS EAST 232.32 FEET TO THE POINT OF BEGINNING. CONTAINING 26.16 ACRES MORE OR LESS.

K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1

5 OF 6

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HAMPTON WALK - SECTION 1

PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

CERTIFICATE OF OWNERSHIP

WE, GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD) A KENTUCKY LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNER IT HAS CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAT, AS ITS FREE AND VOLUNTARY ACT AND DEED.

GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD)
A KENTUCKY LIMITED LIABILITY COMPANY

BY:_____

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY _____ OF GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD), A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY PLAT, AND AS EXCEPT AS NOTED, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REDACTION STATEMENT:

"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."

BRADY KUHN, PS
INDIANA REGISTRATION NO

STATE OF _____)
_____) SS:
_____) _____COUNTY _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED TERRY WRIGHT AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, 2022.

SIGNATURE:_____

PRINTED NAME:_____

MY COMMISSION EXPIRES:_____

COUNTY OF RESIDENCE:_____

6 OF 6

K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1