HUNTERTOWN TOWN COUNCIL MEETING AGENDA
Monday, November 3, 2025, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road, Huntertown, IN 46748

Call meeting to order with the Pledge of Allegiance

Approval of Meeting Minutes

- October 20, 2025

Approval of Claims (General, Water, Sewer) & Payroll

- November 3, 2025

NEW BUSINESS

- Public Reading of RFP for Residential Curbside Solid Waste and Recycling
- Pay Application No 2 – Landmark Structures: Northwest Water Tower ($225,533.98)
- Pay Application No 2 – Fox Contractors: Shoaff Road Water Main Extension
- Re-zoning petition comment letter – 1519 Carroll Road
- TC Resolution 2025-015 – Extension of water and sewer services for West Brook Estates
- 2025 Attorney contract not-to-exceed

OLD BUSINESS

- Huntertown Street Department fence quotes

REPORTS:

- Council Members
- Resource Officer(s)
- Clerk-Treasurer
- Town Manager
- Engineer
- Attorney

PUBLIC COMMENTS – Please keep comments to three (3) minutes.

ADJOURNMENT - Next Town Council Meeting is Monday, November 17, 2025

Meeting can be streamed online at www.youtube.com/@TownofHuntertownIndiana

Please Note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that may be brought up for discussion.

Meeting of the Town Council of Huntertown, Indiana
Monday, October 20, 2025, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Monday, October 20, 2025, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were town council members Michael Aker; Patricia Freck; Brad Hite (P); Tina McDonald; and Brandon Seifert; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Jessica Hile and Derek Frederickson of Engineering Resources Inc.; Jay Stankeweicz of GAI Consultants; Mike Hawk of Hawk Haynie Kammeyer & Smith; ten (10) members of the public and zero (0) members of the media. The meeting was streamed on the Town's YouTube Channel.

Brad Hite called the meeting to order at 6:00 p.m. with the Pledge of Allegiance.

COUNCIL ACTION

Patricia Freck made a motion to approve the minutes of October 6, 2025, regular meeting. Tina McDonald seconded. Motion carried 5-0.

Michael Aker made a motion to approve the general, water, and sewer claims dated October 20, 2025, in the amount of $1,556,073.77. Brandon Seifert seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve the financial commitment letter for the 2025-2 Community Crossings Matching Grant application which includes a total town contribution of $321,268.60. Tina McDonald seconded. Motion carried 5-0.

Patricia Freck made a motion to donate $500 to Friends of Huntertown Parks Inc. for the 2025 Halloween at the Park Event. Tina McDonald seconded. Motion carried 5-0.

Tina McDonald made a motion to approve the median design for Gump Road, adjacent to the Steppin' Up Physical Therapy building under construction, so long as the design remains compliant with Allen County Highway standards. Brandon Seifert seconded. Hannah Walker provided an update on the project, noting that the developer has dropped its desire for a trial run with no median is has agreed to comply with all Allen County Highway standards related to Gump Road improvements required as part of the project. After no further discussion, the motion carried 5-0.

Brandon Seifert made a motion to designate the Shops at Copper Creek as an Economic Development Target Area. Michael Aker seconded. Seifert said that since the entire council was present for this meeting, unlike the October 6, 2025, meeting when he made the same motion and did not get a second, he wanted to re-address his desire to see an EDTA created for the Copper Creek Shoppes. Hannah Walker said that the Allen County Economic Development staff said this development does not fir the EDTA requirements and thus it would not participate in generating any of the reports needed; that responsibility would fall to the town. Seifert said the town should create its own Economic Development Commission and decide these matters in house. Patricia Freck expressed concern about the precedent that would be set if the council went against the standards of the County EDC. She does not want to make an exception for this development. After no further discussion, the motion failed 2-3 (Freck – Nay; McDonald – Nay; Seifert – Aye, Aker – Aye; Hite – Nay).

Michael Aker made a motion to engage Tom Pittman of Barnes & Thornburg LLP to work with Parkview on a partnership agreement for developing the site at Gump Road and State Road 3. Brandon Seifert seconded. Motion carried 5-0.

Patricia Freck made a motion to add Friday, December 26, 2025, to the list of approved holidays for the calendar year 2025. Tina McDonald seconded. Motion carried 5-0.

Michael Aker made a motion to approve Supplemental Agreement No. 5 for the Carroll Road Roundabout project as presented. Brandon Seifert seconded. Jay Stankewicz of GAI Consultants provided an overview of the agreement, which adds an additional $1,400 in expenses to the town. After no further discussion, the motion carried 5-0.

NEW BUSINESS

Outside of items listed under Council Action, the following New Business was brought forth:

- Hannah Walker provided the council with three quotes for a new fence at the town's Street Department facility, 1640 W. Cedar Canyon Road. Additionally, a quote was provided for a new storage building at the site. Together, the two items would be used to help shield the town's street department activity from neighbors to the east. Walker said the town could consider a full 400-feet fence along the east boundary of the property to replace the existing fence. The town could also consider a new building in combination with 200 feet of fence. Neighbors were allowed to address the council and said they would rather see a whole new fence than a combination. Council members expressed concern over safety and longevity of the new fence. Walker was asked to get the three vendors to provide pricing on some metal reinforcements for the fence. Walker said she will update the council at its next meeting.

OLD BUSINESS

Outside of items listed under Council Action, the following Old Business was brought forth:

- Brad Hite and Michael Aker agreed to serve as Town Council representatives on the Huntertown Family park transition committee.

REPORTS

Resource Officer Brandon Reichert had no report.

Clerk-Treasurer Ryan Schwab had no report.

Town Manager Hannah Walker had the following report:

- The scarecrow contest ends Tuesday, October 21, 2025, at noon. The town will be judging the top three and awarding prizes. Patricia Freck and Tina McDonald agreed to be judges.
- BS&A will be attending the November 17, 2025, meeting to give a presentation on utility billing/budgeting/payroll software.

Derek Frederickson of Engineering Resources had no further report.

Outside of items listed under Council Action, Jay Stankewicz of GAI Consultants had no further report.

Mike Hawk of Hawk Haynie Kammeyer & Smith had no report.

PUBLIC COMMENT

None were brought forth.

Patricia Freck made a motion to adjourn. Michael Aker seconded. The motion passed with a voice vote and the meeting adjourned at 7:19 p.m.

Attest: ______________________________ ______________________________

Brad Hite
President

Ryan Schwab
Clerk Treasurer

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

November 3, 2025

____
Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

TOWN OF HUNTERTOWN

NOVEMBER 3, 2025

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 9 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of $ 452,257.04.

Dated this 3rd day of November 2025.

MICHAEL AKER	PATRICIA FRECK	BRADLEY HITE (PRESIDENT)
TINA MCDONALD	BRANDON SEIFERT	

Signatures of Governing Board

Date: 10/31/2025 09:53:51 AM

APVREGISTER.FRX

Accounts Payable Register

APV Register Batch - NOVEMBER 3, 2025

All History

Ordered By APV Number

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
10/21/2025	48717	FRIENDS OF HUNTERTOWN PARKS,		1101001323.000	GEN - MUNICIPAL PROMOTIONAL EXPENSES	HALLOWEEN EVENT DONATION	500.00	11517	10/21/2025	
10/21/2025	48718	NORTHWEST ALLEN COUNTY FIRE PROTECTION DISTRICT		1101001311.000	GEN - MISC SERVICES	CVET PAYMENT TO FIRE DEPARTMENT	662.34	11518	10/21/2025	
10/23/2025	48721	CAITLEIN & SCOTT HARRIS		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20091	10/24/2025	
10/23/2025	48722	RAACHEL HEDGES		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20092	10/24/2025	
10/23/2025	48723	MIKE VONDERAU		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20093	10/24/2025	
10/23/2025	48724	TONYA BRYAN		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20094	10/24/2025	
10/23/2025	48725	DERECK SCHWEHN		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20095	10/24/2025	
10/23/2025	48726	SAMANTHA AND DAVID STARR		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20096	10/24/2025	
10/23/2025	48727	RITA STOPPENHAGEN		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20097	10/24/2025	
10/23/2025	48728	TRAVIS JEFFS		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20098	10/24/2025	
10/23/2025	48729	TRAVIS UPP		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20099	10/24/2025	
10/23/2025	48731	JOSHUA GROGG		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20101	10/24/2025	
10/23/2025	48732	ALEXANDRA VALENZA		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20102	10/24/2025	
10/23/2025	48733	AUDREY DEWITT		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20103	10/24/2025	
10/23/2025	48734	GREGORY DOUBLAS		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20104	10/24/2025	
10/23/2025	48735	NATHANIEL MOSER		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20105	10/24/2025	
10/23/2025	48736	BREASHIA QUEARY		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20106	10/24/2025	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
10/23/2025	48737	ORLANDO GARCIA		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20107	10/24/2025	
10/23/2025	48738	DIAN SULLIVAN		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20108	10/24/2025	
10/23/2025	48739	MARK RICHARD		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20109	10/24/2025	
10/23/2025	48741	KASEY SHEPARD		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20111	10/24/2025	
10/23/2025	48742	MARK PASIENZA		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20112	10/24/2025	
10/23/2025	48743	JASMIR CATIC		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20113	10/24/2025	
10/23/2025	48744	IF PROPERTIES		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20114	10/24/2025	
10/23/2025	48747	GILL PROPERTIES		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20117	10/24/2025	
10/23/2025	48749	ANGELA ANABTAWI		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20119	10/24/2025	
10/23/2025	48751	VANESSA RUIZ		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20121	10/24/2025	
10/23/2025	48754	LAURA GARRISON		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	20124	10/24/2025	
10/20/2025	48756	FRONTIER		6201001212.000	SEWER - TELEPHONE	WWTP PHONE/INTERNET (AP)	315.91	48756M	10/23/2025	
10/23/2025	48757	PRINCIPAL LIFE INSURANCE COMPANY		8901001930.000	PAYROLL-INSURANCE DEDUCTION	LIFE/DISABILITY/DENTAL (NOV)	453.64	11519	10/23/2025	
10/23/2025	48757	PRINCIPAL LIFE INSURANCE COMPANY		2201001104.000	MVH - INSURANCE	LIFE/DISABILITY/DENTAL (NOV)	44.15	11519	10/23/2025	
10/23/2025	48757	PRINCIPAL LIFE INSURANCE COMPANY		1101001109.000	GENERAL - GROUP INSURANCE	LIFE/DISABILITY/DENTAL (NOV)	2.98	11519	10/23/2025	
10/23/2025	48758	PRINCIPAL LIFE INSURANCE COMPANY		6101001341.000	WATER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL (NOV)	134.60	20089	10/23/2025	
10/23/2025	48759	PRINCIPAL LIFE INSURANCE COMPANY		6201001341.000	SEWER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL (NOV)	134.96	12111	10/23/2025	
10/23/2025	48760	INDIANA MICHIGAN POWER		1101001309.000	GEN - UTILITIES	(1/3) TOWN BUILDINGS	199.11	11520	10/24/2025	
10/23/2025	48761	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	2238 CARROLL ROAD - WTP	9112.85	20126	10/24/2025	
10/23/2025	48761	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	(1/3) TOWN BUILDINGS	199.12	20126	10/24/2025	

Accounts Payable Register

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10/23/2025	48761	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	15100 LIMA ROAD - WATER TOWER	85.43	20126	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	LIMA ROAD LIFT	31.03	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	CARROLL ROAD LIFT	32.97	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	CENTRALYARD COURT LIFT	38.78	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	COPPER MINE PASSAGE LIFT	317.85	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	BYRON LIFT	138.45	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	(1/3) TOWN BUILDINGS	199.12	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	HUNTER ROAD LIFT	66.13	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	WOODS ROAD LIFT	601.29	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	SHEARWATER LIFT	228.94	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	MOSSY OAK RUN LIFT	220.32	12112	10/24/2025	
10/23/2025	48762	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	LIMA ROAD UNIT C LIFT	894.66	12112	10/24/2025	
10/23/2025	48763	REPUBLIC SERVICES #091		6201001220.000	SEWER - CHEMICALS	SLUDGE REMOVAL AT WWTP	3652.32	12113	10/24/2025	
10/23/2025	48764	HOME DEPOT CREDIT SERVICES		2201001361.000	MVH - REPAIRS AND MAINTENANCE	VARIOUS SUPPLIES FOR SHOP	91.58	11521	10/24/2025	
10/23/2025	48765	DONNA SMITH		6101001590.000	WATER - MISCELLANEOUS EXPENSE	REFUND FOR OVERPAY	76.12	20088	10/23/2025	
10/24/2025	48766	VISA		1101001201.000	GEN - OFFICE SUPPLIES/POSTAGE	AMAZON - (1/3) PRINTER INK FOR TOWM MANAGER	41.27	11522	10/24/2025	
10/24/2025	48766	VISA		1101001311.000	GEN - MISC SERVICES	PAYGOV - EASEMENT RECORDING	26.00	11522	10/24/2025	
10/24/2025	48766	VISA		1101001311.000	GEN - MISC SERVICES	PAYGOV - EASEMENT RECORDING	26.00	11522	10/24/2025	
10/24/2025	48766	VISA		1101001311.000	GEN - MISC SERVICES	PAYGOV - EASEMENT/ROW RECORDING	51.50	11522	10/24/2025	
10/24/2025	48766	VISA		6601001590.000	SANITATION MISCELLANEOUS EXP.	COLUMN - RFP FOR TRASH LEGAL	29.98	11522	10/24/2025	
10/24/2025	48767	VISA		6101001210.000	WATER - OFFICE SUPPLIES	AMAZON - (1/3) PRINTER INK FOR TOWM MANAGER	41.28	20127	10/24/2025	
10/24/2025	48767	VISA		6101001332.000	WATER - LEGALS PUBLISHED	COLUMN - WATER MAIN DISTRIBUTION AD	72.58	20127	10/24/2025	
10/24/2025	48767	VISA		6101001332.000	WATER - LEGALS PUBLISHED	COLUMN - TOWN ENGINEER RFQ	29.20	20127	10/24/2025	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
10/24/2025	48768	VISA		6201001210.000	SEWER - OFFICE SUPPLIES	AMAZON - (1/3) PRINTER INK FOR TOWM MANAGER	41.28	12114	10/24/2025	
10/24/2025	48768	VISA		6201001332.000	SEWER - LEGALS PUBLISHED	COLUMN - ATTORNEY RFQ	29.20	12114	10/24/2025	
10/24/2025	48769	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	SONORA LIFT	221.45	12115	10/24/2025	
10/24/2025	48770	VERIZON WIRELESS		1101001312.000	GEN - TELEPHONE	(1/3) CELL PHONE PLAN/IPADS	134.25	11523	10/24/2025	
10/24/2025	48771	VERIZON WIRELESS		6101001212.000	WATER - TELEPHONE	(1/3) CELL PHONE PLAN/IPADS	134.24	20128	10/24/2025	
10/24/2025	48772	VERIZON WIRELESS		6201001212.000	SEWER - TELEPHONE	(1/3) CELL PHONE PLAN/WWTP ALERT DATA	119.02	12116	10/24/2025	
10/31/2025	48773	PAYROLL FUND		1101001101.000	GEN - TOWN TRUSTEES	GEN - Town Trustees	1805.00	11524	10/28/2025	
10/31/2025	48773	PAYROLL FUND		1101001102.000	GEN - CLERK-TREASURER	Clerk-treasurer	1304.15	11524	10/28/2025	
10/31/2025	48773	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability Medicare	52.84	11524	10/28/2025	
10/31/2025	48773	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability FICA	225.81	11524	10/28/2025	
10/31/2025	48773	PAYROLL FUND		2201001101.000	MVH - WAGES	Salaries - MVH	4903.59	11524	10/28/2025	
10/31/2025	48773	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability FICA	300.87	11524	10/28/2025	
10/31/2025	48773	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability Medicare	70.36	11524	10/28/2025	
10/31/2025	48773	PAYROLL FUND		1101001108.000	GEN - TOWN MANAGER	GEN - Town Manager	533.00	11524	10/28/2025	
10/31/2025	48774	NET PAY		8901001110.000	PAYROLL - NET SALARIES	Net Entry	32109.99	48774M	10/31/2025	
10/31/2025	48775	PAYROLL FUND		6101001111.000	WATER - SALARIES AND WAGES - OFFICE	WAT - Plant Salaries	17476.06	20129	10/28/2025	
10/31/2025	48775	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability Medicare	248.05	20129	10/28/2025	
10/31/2025	48775	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability FICA	1060.67	20129	10/28/2025	
10/31/2025	48776	PAYROLL FUND		6201001111.000	SEWER - SALARIES & HOURLY WAGES OFFICE	SEW - Plant Salaries	17840.44	12117	10/28/2025	
10/31/2025	48776	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability FICA	1093.69	12117	10/28/2025	
10/31/2025	48776	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability Medicare	255.75	12117	10/28/2025	
10/31/2025	48777	INTERNAL REVENUE SERVICE		8901001921.000	PAYROLL - 941 PAYMENTS	FEDERAL	3523.20	48777M	10/29/2025	
10/31/2025	48777	INTERNAL REVENUE SERVICE		8901001922.000	PAYROLL - FICA WITHHELD	FICA	5362.08	48777M	10/29/2025	
10/31/2025	48777	INTERNAL REVENUE SERVICE		8901001923.000	PAYROLL - MEDICARE WITHHELD	MEDICARE	1254.00	48777M	10/29/2025	
10/31/2025	48778	PERF		8901001926.000	PAYROLL - PERF	10/31 PAYROLL	6530.95	48778M	10/29/2025	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
10/29/2025	48779	PAYROLL FUND		1101001104.000	GEN - PERF	CLERK/TM 10/31 PAYROLL	205.76	11525	10/28/2025	
10/29/2025	48779	PAYROLL FUND		2201001102.000	MVH - PERF	10/31 PAYROLL	549.24	11525	10/28/2025	
10/29/2025	48780	PAYROLL FUND		6101001130.000	WATER - PERF	10/31 PAYROLL	1795.76	20130	10/28/2025	
10/29/2025	48781	PAYROLL FUND		6201001130.000	SEWER - PERF	10/31 PAYROLL	1836.54	12118	10/28/2025	
10/29/2025	48782	INDIANA DEPT. OF REVENUE		8901001924.000	PAYROLL - STATE WITHHELD	STATE	3217.66	48782M	10/29/2025	
10/29/2025	48782	INDIANA DEPT. OF REVENUE		8901001928.000	LOCAL TAXES - COIT AND CEDIT	LOCAL	1578.59	48782M	10/29/2025	
10/31/2025	48783	COMMUNITY STATE BANK		8901001590.000	PAYROLL MISCELLANEOUS	10/31 HSA PULL	619.41	48783M	10/31/2025	
10/31/2025	48784	INDIANA STATE CENTRAL COLLECTION UNIT		8901001591.000	PAYROLL GARNISHMENT	CHILD SUPPORT	244.00	48784M	10/29/2025	
10/28/2025	48785	COMCAST		6101001212.000	WATER - TELEPHONE	WTP PHONE/INTERNET (AP)	330.42	48785M	10/28/2025	
10/29/2025	48786	COMCAST		6201001212.000	SEWER - TELEPHONE	TOWN HALL INTERNET/FAX (AP)	242.10	48786M	10/29/2025	
10/29/2025	48787	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	KELL/CC TRAIL SIGNAL	25.98	11526	10/29/2025	
10/29/2025	48787	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	GUMP TRAIL SIGNAL	26.26	11526	10/29/2025	
10/29/2025	48787	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	COLDWATER/GUMP SIGNAL	69.13	11526	10/29/2025	
10/29/2025	48787	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	STREET LIGHT ACCT 502298101	140.44	11526	10/29/2025	
10/29/2025	48787	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	KELL/SHOAFF TRAIL SIGNAL	26.12	11526	10/29/2025	
10/29/2025	48787	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	COLDWATER/CC SIGNAL	36.97	11526	10/29/2025	
10/29/2025	48787	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	BETHEL/CARROLL SIGNAL	55.52	11526	10/29/2025	
10/29/2025	48787	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	CARROLL CREEK SIGNAL	52.00	11526	10/29/2025	
10/29/2025	48788	NORTHEASTERN REMC		6101001351.000	WATER - UTILITIES BILLS	12701 LIMA ROAD - WATER TOWER	121.11	20131	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	LAKES WILLOW CREEK LIFT	328.31	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	SHOAFF ROAD LIFT	40.48	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	CARROLL CREEK LIFT	169.30	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	TWIN EAGLES LIFT	319.39	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	BROAD ACRES LIFT	198.55	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	1919 SHOAFF ROAD LIFT	33.89	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	PRESERVES LIFT	109.55	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	LAKES OF CARROLL CREEK LIFT	379.34	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	TOWNE GARDENS LIFT	129.53	12119	10/29/2025	

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10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	PRESERVES WEST LIFT	97.87	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	QUARRY LIFT	125.12	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	RADOMIRO PASSAGE LIFT	339.02	12119	10/29/2025	
10/29/2025	48789	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	SONORA LIFT	95.66	12119	10/29/2025	
10/29/2025	48790	MULTIPLE RESIDENTS		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURNS GOOD SERVICE (49)	1225.00	48790M	10/29/2025	
10/29/2025	48791	OAKMONT DEVELOPMENT COMPANY II, LLC		6206001990.000	SEWER PROJECT - MISCELLANEOUS	NE REGIONAL FORCE MAIN REIMB	24000.00		/ /	
10/29/2025	48792	SIMPLX SECURITY		1101001204.000	GEN - BUILDING EQUIPMENT & REPAIR	ALARM MONITORING (NOVEMBER)	253.25		/ /	
10/29/2025	48792	SIMPLX SECURITY		1101001204.000	GEN - BUILDING EQUIPMENT & REPAIR	SERVICE CALL FOR TOWN HALL DOOR	200.00		/ /	
10/29/2025	48793	NORTHWEST AUTO AND MACHINE LLC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	(1/3) 2010 CHEVY SILVERADO REPAIR	507.36		/ /	
10/29/2025	48794	NORTHWEST AUTO AND MACHINE LLC		6101001362.000	WATER - REPAIRS & MAINTENANCE	(1/3) 2010 CHEVY SILVERADO REPAIR	507.36		/ /	
10/29/2025	48795	NORTHWEST AUTO AND MACHINE LLC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	(1/3) 2010 CHEVY SILVERADO REPAIR	507.36		/ /	
10/29/2025	48796	CENTRAL INDIANA HARDWARE COMPANY INC.		6101001230.000	WATER - MATERIALS & SUPPLIES	PADLOCKS (6)	147.00		/ /	
10/29/2025	48797	A. E. BOYCE COMPANY INC.		1101001311.000	GEN - MISC SERVICES	TAX FORMS	111.85		/ /	
10/29/2025	48798	ALEXANDER CHEMICAL CORPORATION		6101001220.000	WATER - CHEMICALS	AMMONIA CYLINDER RENTAL	111.00		/ /	
10/29/2025	48798	ALEXANDER CHEMICAL CORPORATION		6101001220.000	WATER - CHEMICALS	AMMONIA	1359.32		/ /	
10/29/2025	48799	THE FARMERS AND MERCHANTS BANK		2202001401.000	LRS - CONSTRUCTION & REPAIR	(1/3) VACTOR TRUCK LEASE	24900.14		/ /	
10/29/2025	48800	THE FARMERS AND MERCHANTS BANK		6201001440.000	SEWER - MACHINERY AND EQUIPMENT	(1/3) VACTOR TRUCK LEASE	24900.13		/ /	
10/29/2025	48801	THE FARMERS AND MERCHANTS BANK		6201001440.000	SEWER - MACHINERY AND EQUIPMENT	(1/3) VACTOR TRUCK LEASE	24900.13		/ /	
10/29/2025	48802	PARKVIEW HEALTH SYSTEMS INC		1101001311.000	GEN - MISC SERVICES	WELLNESS EVENT	525.00		/ /	
10/29/2025	48804	TRULAND EQUIPMENT, LLC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	OIL FOR CHAIN SAW/CARBURATOR CLEANER	92.98		/ /	
10/29/2025	48804	TRULAND EQUIPMENT, LLC		2201001361.000	MVH - REPAIRS AND	AUTO SPEED CONTROL KIT	750.00		/ /	

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					MAINTENANCE					
10/29/2025	48805	MURRAY EQUIPMENT, INC.		2201001361.000	MVH - REPAIRS AND MAINTENANCE	VARIOUS REPAIR PARTS	184.02		/ /	
10/29/2025	48805	MURRAY EQUIPMENT, INC.		2201001361.000	MVH - REPAIRS AND MAINTENANCE	VARIOUS REPAIR PARTS	14.22		/ /	
10/29/2025	48805	MURRAY EQUIPMENT, INC.		2201001361.000	MVH - REPAIRS AND MAINTENANCE	VARIOUS REPAIR PARTS	234.54		/ /	
10/29/2025	48805	MURRAY EQUIPMENT, INC.		2201001361.000	MVH - REPAIRS AND MAINTENANCE	VARIOUS REPAIR PARTS	28.44		/ /	
10/29/2025	48806	CF ENVIRONMENTAL LABORATORY LLC		6101001361.000	WATER - SERVICES/WATER SAMPLES	MONTHLY COLIFORM/DRINKING WATER TESTS	1503.00		/ /	
10/29/2025	48807	PRIMAL PRINTS LLC		1101001311.000	GEN - MISC SERVICES	(1/3) JACKETS/SAFETY VESTS FOR NEW EMPLOYEE	175.95		/ /	
10/29/2025	48808	PRIMAL PRINTS LLC		6101001132.000	WATER - UNIFORMS	(1/3) JACKETS/SAFETY VESTS FOR NEW EMPLOYEE	175.95		/ /	
10/29/2025	48809	PRIMAL PRINTS LLC		6201001132.000	SEWER - UNIFORMS	(1/3) JACKETS/SAFETY VESTS FOR NEW EMPLOYEE	175.95		/ /	
10/29/2025	48810	FORT WAYNE-ALLEN COUNTY ECONOMIC DEVELOPMENT ALLIA		2209001316.000	CEDIT - MISC CONTRACTUAL	2025 ECONOMIC DEVELOPMENT FEE	10000.00		/ /	
10/29/2025	48811	MYERS SERVICE STATION, INC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	(1/3) TIRES/TIRE RODS FOR 08 FORD	543.61		/ /	
10/29/2025	48812	MYERS SERVICE STATION, INC		6101001362.000	WATER - REPAIRS & MAINTENANCE	(1/3) TIRES/TIRE RODS FOR 08 FORD	543.60		/ /	
10/29/2025	48813	MYERS SERVICE STATION, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	(1/3) TIRES/TIRE RODS FOR 08 FORD	543.60		/ /	
10/29/2025	48814	BATTERIES PLUS BULBS		6101001230.000	WATER - MATERIALS & SUPPLIES	VARIOUS BATTERIES	81.87		/ /	
10/30/2025	48815	ENGINEERING RESOURCES, INC		1101001302.000	GEN - ENGINEER	ON CALL SERVICES (SEPT)	4850.50		/ /	
10/30/2025	48815	ENGINEERING RESOURCES, INC		2201001306.000	MVH - LEGAL/ENGINEER SERVICES	APOLLO DRIVE SERVICES	22060.00		/ /	
10/30/2025	48815	ENGINEERING RESOURCES, INC		2201001306.000	MVH - LEGAL/ENGINEER SERVICES	HUNTER PARK STREET SERVICES	2987.75		/ /	
10/30/2025	48816	ENGINEERING RESOURCES, INC		6101001312.000	WATER - ENGINEERING	HUNTERTOWN WATER DISTRIBUTION IMPROVE	25300.00		/ /	
10/30/2025	48816	ENGINEERING RESOURCES,		6101001312.000	WATER - ENGINEERING	USB SERVICES	13123.00		/ /	

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		INC								
10/30/2025	48816	ENGINEERING RESOURCES, INC		6101001312.000	WATER - ENGINEERING	NORTHWEST WATER TOWER & MAIN	12088.00		/ /	
10/30/2025	48817	ENGINEERING RESOURCES, INC		6201001312.000	SEWER - ENGINEERING & LEGAL SERVICES	CC SANITARY EXT	480.00		/ /	
10/30/2025	48817	ENGINEERING RESOURCES, INC		6201001312.000	SEWER - ENGINEERING & LEGAL SERVICES	ON CALL SERVICES	17523.75		/ /	
10/30/2025	48817	ENGINEERING RESOURCES, INC		6201001312.000	SEWER - ENGINEERING & LEGAL SERVICES	SERENE SHORES LIFT IMPROVEMENTS	520.00		/ /	
10/30/2025	48817	ENGINEERING RESOURCES, INC		6201001312.000	SEWER - ENGINEERING & LEGAL SERVICES	CARROLL OAKS LIFT IMPROVEMENTS	5900.00		/ /	
10/30/2025	48817	ENGINEERING RESOURCES, INC		6206001361.000	SEWER PROJECT - CONSTRUCTION	WWTP PHASE 3	29669.10		/ /	
10/30/2025	48818	AMERICAN PUMP REPAIR & SERVICE INC.		6201001360.000	SEWER - REPAIRS & MAINTENANCE	INSTALL LIMITORQUE WASTE ACTUATOR	24082.00		/ /	
10/30/2025	48819	GRAPHIK MECHANIX, INC		6601001590.000	SANITATION MISCELLANEOUS EXP.	(1/3) ENVELOPES FOR UTILITY OFFICE	485.96		/ /	
10/30/2025	48820	GRAPHIK MECHANIX, INC		6101001210.000	WATER - OFFICE SUPPLIES	(1/3) ENVELOPES FOR UTILITY OFFICE	485.96		/ /	
10/30/2025	48821	GRAPHIK MECHANIX, INC		6201001210.000	SEWER - OFFICE SUPPLIES	(1/3) ENVELOPES FOR UTILITY OFFICE	485.96		/ /	
10/30/2025	48822	BROWN EQUIPMENT COMPANY, INC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	MESH STRAINER SCREEN	118.68		/ /	
10/30/2025	48823	THE BUG SLAYER, INC		1101001315.000	GEN - MOSQUITO SPRAY	MOSQUITO SPRAYING (JULY)	2873.67		/ /	
10/30/2025	48823	THE BUG SLAYER, INC		1101001315.000	GEN - MOSQUITO SPRAY	MOSQUITO SPRAYING (SEPTEMBER)	2873.67		/ /	
10/30/2025	48823	THE BUG SLAYER, INC		1101001315.000	GEN - MOSQUITO SPRAY	MOSQUITO SPRAYING (AUGUST)	2873.67		/ /	
10/30/2025	48823	THE BUG SLAYER, INC		1101001315.000	GEN - MOSQUITO SPRAY	MOSQUITO SPRAYING (JUNE)	2873.67		/ /	
10/30/2025	48824	HAWK, HAYNIE, KAMMEYER & SMITH		1101001301.000	GEN - ATTORNEY	GENERAL SERVICES/MONTHLY RETAINER (OCT)	6617.75		/ /	
10/30/2025	48825	HAWK, HAYNIE, KAMMEYER & SMITH		6101001311.000	WATER - ATTORNEY/LEGAL FEES	(1/2) USB SERVICES	3037.50		/ /	
10/30/2025	48826	HAWK, HAYNIE, KAMMEYER & SMITH		6201001311.000	SEWER - ATTORNEY/LEGAL FEES	(1/2) USB SERVICES/MONTHLY RETAINER	3537.50		/ /	
10/30/2025	48827	CINTAS CORP		6101001132.000	WATER - UNIFORMS	UNIFORMS 10/22 AND 10/29	115.89		/ /	

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
10/30/2025	48828	CINTAS CORP		6201001132.000	SEWER - UNIFORMS	UNIFORMS 10/22 AND 10/29	115.90		/ /	
10/30/2025	48829	POWER COMPONENTS CORPORATION		2201001361.000	MVH - REPAIRS AND MAINTENANCE	VARIOUS PARTS FOR LIQUID TANK	256.27		/ /	
10/30/2025	48830	CASHEL ENTERPRISES INC.		6101001230.000	WATER - MATERIALS & SUPPLIES	VARIOUS REPAIR SUPPLIES	36.46		/ /	
10/30/2025	48831	AIM		1101001305.000	GEN - TRAVEL EXPENSES/EDUCATION	HEA 1459 WEBINAR	25.00		/ /	
10/30/2025	48831	AIM		1101001305.000	GEN - TRAVEL EXPENSES/EDUCATION	TOWN MANAGER WORKSHOP	100.00		/ /	
10/30/2025	48832	BARNES & THORNBURG LLP		6204001590.000	Sewage - Construction in Progress - Miscellaneous	TRANSCRIPT MATTERS ON REVENUE BOND	986.32		/ /	
10/30/2025	48833	INGERSOLL-RAND INDUSTRIAL U.S. INC		6201001230.000	SEWER - MATERIALS & SUPPLIES	FILTERS/SEPERATOR/BELT	979.72		/ /	
10/30/2025	48834	LINDSAY RIEGLE		6201001590.000	SEWER - MISC. EXPENSE	RIGHT-OF-WAY COMPENSATION	115.90		/ /	
10/30/2025	48835	AUTOMOTIVE & INDUSTRIAL SUPPLY CO. INC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	DIESEL ANTIGEL/OIL DRY	124.92		/ /	
10/30/2025	48836	E.J. PRESCOTT, INC.		6101001230.000	WATER - MATERIALS & SUPPLIES	VARIOUS REPAIR PARTS	363.77		/ /	
10/30/2025	48836	E.J. PRESCOTT, INC.		6101001230.000	WATER - MATERIALS & SUPPLIES	VARIOUS REPAIR PARTS	1627.31		/ /	
10/30/2025	48836	E.J. PRESCOTT, INC.		6101001230.000	WATER - MATERIALS & SUPPLIES	VARIOUS REPAIR PARTS	203.52		/ /	
10/30/2025	48836	E.J. PRESCOTT, INC.		6101001230.000	WATER - MATERIALS & SUPPLIES	VARIOUS REPAIR PARTS	203.52		/ /	
10/30/2025	48836	E.J. PRESCOTT, INC.		6101001230.000	WATER - MATERIALS & SUPPLIES	VARIOUS REPAIR PARTS	835.90		/ /	
10/30/2025	48837	FERGUSON WATERWORKS #1934		6101001230.000	WATER - MATERIALS & SUPPLIES	HYDRANT TOOLS	1375.00		/ /	
10/30/2025	48837	FERGUSON WATERWORKS #1934		6101001230.000	WATER - MATERIALS & SUPPLIES	METER COUPLERS	7319.50		/ /	
10/30/2025	48837	FERGUSON WATERWORKS #1934		6101001231.000	WATER - METERS	HARMONY MOBILE ANNUAL MAINTENANCE	3850.00		/ /	

*** GRAND TOTAL *** 452257.04

Allowance Docket

For payfile ending 10/25/2025 12:00:00 AM
All Records
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Grouped By Location

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Pay Period Ending	Employee Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
Location : Blank					
10/25/2025	102	Aker, Michael J.	GEN - Town Trustees	$361.00	$0.00
10/25/2025	102	Aker, Michael J.	SEW - Plant Salaries	$180.50	$0.00
10/25/2025	102	Aker, Michael J.	WAT - Plant Salaries	$180.50	$0.00
10/25/2025	318	Bailey, Randy C.	SEW - Plant Salaries	$1656.00	$0.00
10/25/2025	318	Bailey, Randy C.	Salaries - MVH	$828.00	$0.00
10/25/2025	318	Bailey, Randy C.	WAT - Plant Salaries	$1656.00	$0.00
10/25/2025	309	Brindle, Gabriel S.	SEW - Plant Salaries	$250.00	$0.00
10/25/2025	309	Brindle, Gabriel S.	Salaries - MVH	$250.00	$0.00
10/25/2025	309	Brindle, Gabriel S.	WAT - Plant Salaries	$2000.00	$0.00
10/25/2025	304	Chesney, Tyler J.	SEW - Plant Salaries	$878.97	$63.15
10/25/2025	304	Chesney, Tyler J.	Salaries - MVH	$439.48	$31.58
10/25/2025	304	Chesney, Tyler J.	WAT - Plant Salaries	$878.97	$63.15
10/25/2025	311	Dafforn, Darren W.	SEW - Plant Salaries	$2253.87	$162.59
10/25/2025	311	Dafforn, Darren W.	Salaries - MVH	$281.74	$20.33
10/25/2025	311	Dafforn, Darren W.	WAT - Plant Salaries	$281.73	$20.32
10/25/2025	325	Dean, Chad T	SEW - Plant Salaries	$632.96	$0.00
10/25/2025	325	Dean, Chad T	Salaries - MVH	$316.48	$0.00
10/25/2025	325	Dean, Chad T	WAT - Plant Salaries	$632.96	$0.00
10/25/2025	324	Deisler, Drew K.	SEW - Plant Salaries	$1065.30	$54.18
10/25/2025	324	Deisler, Drew K.	Salaries - MVH	$532.66	$27.08
10/25/2025	324	Deisler, Drew K.	WAT - Plant Salaries	$1065.30	$54.18
10/25/2025	103	Freck, Patricia M.	GEN - Town Trustees	$361.00	$0.00
10/25/2025	103	Freck, Patricia M.	SEW - Plant Salaries	$180.50	$0.00
10/25/2025	103	Freck, Patricia M.	WAT - Plant Salaries	$180.50	$0.00
10/25/2025	108	Hite, Bradley A.	GEN - Town Trustees	$361.00	$0.00
10/25/2025	108	Hite, Bradley A.	SEW - Plant Salaries	$180.50	$0.00
10/25/2025	108	Hite, Bradley A.	WAT - Plant Salaries	$180.50	$0.00
10/25/2025	314	Marquart, Anthony K.	SEW - Plant Salaries	$722.24	$0.00
10/25/2025	314	Marquart, Anthony K.	Salaries - MVH	$361.12	$0.00
10/25/2025	314	Marquart, Anthony K.	WAT - Plant Salaries	$722.24	$0.00
10/25/2025	101	McDonald, Tina D.	GEN - Town Trustees	$361.00	$0.00
10/25/2025	101	McDonald, Tina D.	SEW - Plant Salaries	$180.50	$0.00
10/25/2025	101	McDonald, Tina D.	WAT - Plant Salaries	$180.50	$0.00
10/25/2025	207	Payne, Sheridan L.	SEW - Plant Salaries	$1072.00	$59.19
10/25/2025	207	Payne, Sheridan L.	WAT - Plant Salaries	$1072.00	$59.19
10/25/2025	109	Ramey, Anthony S.	SEW - Plant Salaries	$180.00	$0.00
10/25/2025	109	Ramey, Anthony S.	WAT - Plant Salaries	$180.00	$0.00
10/25/2025	310	Roberson, Austin P.	SEW - Plant Salaries	$857.71	$0.00

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User ID: RYAN

Pay Period Ending	Employee Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
10/25/2025	310	Roberson, Austin P.	Salaries - MVH	$428.85	$0.00
10/25/2025	310	Roberson, Austin P.	WAT - Plant Salaries	$857.71	$0.00
10/25/2025	116	Roy, Dan	SEW - Plant Salaries	$180.00	$0.00
10/25/2025	116	Roy, Dan	WAT - Plant Salaries	$180.00	$0.00
10/25/2025	317	Schobert, Timothy L.	SEW - Plant Salaries	$1023.42	$214.65
10/25/2025	317	Schobert, Timothy L.	Salaries - MVH	$511.72	$107.33
10/25/2025	317	Schobert, Timothy L.	WAT - Plant Salaries	$1023.42	$214.65
10/25/2025	105	Schwab, Ryan M.	Clerk-treasurer	$1304.15	$0.00
10/25/2025	105	Schwab, Ryan M.	SEW - Plant Salaries	$652.07	$0.00
10/25/2025	105	Schwab, Ryan M.	WAT - Plant Salaries	$652.08	$0.00
10/25/2025	110	Seifert, Brandon	GEN - Town Trustees	$361.00	$0.00
10/25/2025	110	Seifert, Brandon	SEW - Plant Salaries	$180.50	$0.00
10/25/2025	110	Seifert, Brandon	WAT - Plant Salaries	$180.50	$0.00
10/25/2025	306	Shellman, Dillon J.	SEW - Plant Salaries	$768.00	$28.20
10/25/2025	306	Shellman, Dillon J.	Salaries - MVH	$384.00	$14.10
10/25/2025	306	Shellman, Dillon J.	WAT - Plant Salaries	$768.00	$28.20
10/25/2025	208	Sprague, Martha	SEW - Plant Salaries	$1196.40	$71.69
10/25/2025	208	Sprague, Martha	WAT - Plant Salaries	$1196.40	$71.70
10/25/2025	104	Stamets, Michael S.	SEW - Plant Salaries	$180.00	$0.00
10/25/2025	104	Stamets, Michael S.	WAT - Plant Salaries	$180.00	$0.00
10/25/2025	209	Thews, Leslie M.	SEW - Plant Salaries	$882.80	$28.31
10/25/2025	209	Thews, Leslie M.	WAT - Plant Salaries	$882.80	$28.32
10/25/2025	115	Walker, Hannah C.	GEN - Town Manager	$533.00	$0.00
10/25/2025	115	Walker, Hannah C.	SEW - Plant Salaries	$1066.00	$0.00
10/25/2025	115	Walker, Hannah C.	WAT - Plant Salaries	$1066.00	$0.00
10/25/2025	315	Worman, Thomas L.	SEW - Plant Salaries	$738.24	$0.00
10/25/2025	315	Worman, Thomas L.	Salaries - MVH	$369.12	$0.00
10/25/2025	315	Worman, Thomas L.	WAT - Plant Salaries	$738.24	$0.00
		Location Subtotal : Blank		$42440.15	$1422.09

Allowance Docket

For payfile ending 10/25/2025 12:00:00 AM
All Records
Ordered by Employee Name
Grouped By Location

Date: 10/28/2025 11:00:18 AM
EMPDOCK.FRX
User ID: RYAN

Pay Period Ending	Employee Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
		****Total****		$42440.15	$1422.09

I hereby certify that each of the above listed vouchers and the invoices or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1-6.

______________________ Date

______________________ Fiscal Officer

Allowance Of Accounts Payable Vouchers

Town Of Huntertown

We have examined the Accounts Payable Voucers listed on the foregoing Register of Accounts Payable Vouchers consisting of 3 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of $43862.24

Dated this ________ day of ______________

Signatures of Governing Board

Northwest Water Tower & Main Extension - Allen County ARPA $1,732,298				
Landmark Structures: Tower Project - $866,149				
Pay App	Amount	Remainder		
1	$640,615.02	$225,533.98		
2	$990,973.03	-$765,439.05		
Fox Contractors: Water Main Extension: $866,149				
Pay App	Amount	Remainder		
1	699104.02	167044.98		
2	157486.22	9558.76		
3				

Contractor's Application for Payment

Owner:	Town of Huntertown	**Owner's Project No.:**	6184
Engineer:	Engineering Resources	**Engineer's Project No.:**	6184
Contractor:	Landmark Structures 1665 Harmon Rd Fort Worth, Texas 76177	**Contractor's Project No.:**	1871
Project:	Town of Huntertown Northwest Water Tower & Main Extension		
Contract:	1871 Huntertown IN - 1.0 MG CET Prime Contract		

Application No.: 2 **Application Date:** 09/25/2025

Application Period: **From** 06/26/25 **to** 09/25/25

1. Original Contract Price	$6,375,000.20
2. Net change by Change Orders	$0.00
3. Current Contract Price (Line 1 + Line 2)	$6,375,000.20
4. Total completed and stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$1,717,461.11
5. Retainage	
a. 5.00% X $1,717,461.11 Work Completed =	$85,873.06
b. 0.00% X $0.00 Stored Material =	$0.00
c. Total Retainage (Line 5.a + Line 5.b)	$85,873.06
6. Amount eligible to date (Line 4 - Line 5.c)	$1,631,588.05
7. Less previous payments (Line 6 from prior application).	$640,615.02
8. Amount due this application	$990,973.03
9.Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	$4,743,412.15

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Landmark Structures I, L.P.

Signature: [signature] **Date:** 10/7/2025

Recommended by Engineer

By: [signature] Digitally signed by James R. Breckler Date: 2025.10.08 06:46:39 -04'00'

Title:

Date:

Approved by Owner

By:

Title:

Date:

Approved by Funding Agency

By:

Title:

Date:

By:

Title:

Date:

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	Town of Huntertown	**Owner's Project No.:**	
Engineer:	Engineering Resources	**Engineer's Project No.:**	
Contractor:	Landmark Structures	**Contractor's Project No.:**	1871
Project:	1871 Huntertown IN - 1.0 MG CET		
Contract:	1		

Application No.: 2 **Application Period:** From 06/26/25 to 09/25/25 **Application Date:** 09/25/2025

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value Of Bid Item (C X E) ($)	Estimated Quantity Incorporated In The Work	Value Of Work Completed To Date (E X G) ($)	Materials Currently Stored (Not In G) ($)	Work Completed and Materials Stored To Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance To Finish (F - J) ($)
1	01.03.146 - 33 16 13 Engineering - Elevated Tank - Foundation / Basis	1.0	LS	$134,800.00	$134,800.00	1.00	$134,800.00	$0.00	$134,800.00	100.00%	$0.00
2	01.04.146 - 33 16 13 Engineering - Elevated Tank - Pedestal	1.0	LS	$118,500.00	$118,500.00	1.00	$118,500.00	$0.00	$118,500.00	100.00%	$0.00
3	01.05.146 - 33 16 13 Engineering - Elevated Tank - Steel Tank	1.0	LS	$98,200.00	$98,200.00	0.80	$78,560.00	$0.00	$78,560.00	80.00%	$19,640.00
4	01.09.146 - 33 16 13 Commissioning & Startup	1.0	LS	$5,500.00	$5,500.00	0.00	$0.00	$0.00	$0.00	0.00%	$5,500.00
5	02.05.146 - 33 16 13 Tank Road / Laydown	1.0	LS	$44,900.00	$44,900.00	1.00	$44,900.00	$0.00	$44,900.00	100.00%	$0.00
6	03.02.146 - 33 16 13 Deep Foundation - Ground Improvement	1.0	LS	$162,200.00	$162,200.00	1.00	$162,200.00	$0.00	$162,200.00	100.00%	$0.00
7	03.03.146 - 33 16 13 Foundation - Excavation / Subgrade Improvement	1.0	LS	$75,000.00	$75,000.00	1.00	$75,000.00	$0.00	$75,000.00	100.00%	$0.00
8	03.05.146 - 33 16 13 Foundation - Spread Foundation	1.0	LS	$228,300.00	$228,300.00	1.00	$228,300.00	$0.00	$228,300.00	100.00%	$0.00
9	03.06.146 - 33 16 13 Foundation - Backfill Exterior	1.0	LS	$43,800.00	$43,800.00	1.00	$43,800.00	$0.00	$43,800.00	100.00%	$0.00
10	04.01.146 - 33 16 13 Concrete Pedestal - Lifts 1 / Crane / Scaffold	1.0	LS	$246,000.00	$246,000.00	1.00	$246,000.00	$0.00	$246,000.00	100.00%	$0.00
11	04.02.146 - 33 16 13 Concrete Pedestal - Lifts 2-3	2.0	EA	$160,200.00	$320,400.00	2.00	$320,400.00	$0.00	$320,400.00	100.00%	$0.00
12	04.03.146 - 33 16 13 Concrete Pedestal - Remaining Lifts	12.0	EA	$143,100.00	$1,717,200.00	0.00	$0.00	$0.00	$0.00	0.00%	$1,717,200.00
13	04.04.146 - 33 16 13 Concrete Pedestal - Tank Floor	1.0	LS	$114,000.00	$114,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$114,000.00
14	04.05.146 - 33 16 13 Backfill Interior	1.0	LS	$26,300.00	$26,300.00	0.00	$0.00	$0.00	$0.00	0.00%	$26,300.00
15	04.06.146 - 33 16 13 Slab on Grade	1.0	LS	$49,700.00	$49,700.00	0.00	$0.00	$0.00	$0.00	0.00%	$49,700.00
16	05.01.146 - 33 16 13 Steel Tank - Materials & Fabrication	1.0	LS	$515,500.00	$515,500.00	0.32	$163,249.51	$0.00	$163,249.51	31.67%	$352,250.49
17	05.03.146 - 33 16 13 Steel Tank - Erect - Ring Beam	1.0	LS	$142,400.00	$142,400.00	0.00	$0.00	$0.00	$0.00	0.00%	$142,400.00
18	05.04.146 - 33 16 13 Steel Tank - Erect - Cone	1.0	LS	$166,500.00	$166,500.00	0.00	$0.00	$0.00	$0.00	0.00%	$166,500.00
19	05.05.146 - 33 16 13 Steel Tank - Erect - Vertical Shell	1.0	LS	$112,000.00	$112,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$112,000.00
20	05.06.146 - 33 16 13 Steel Tank - Erect - Access Tube / Platform	1.0	LS	$59,400.00	$59,400.00	0.00	$0.00	$0.00	$0.00	0.00%	$59,400.00

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value Of Bid Item (C X E) ($)	Estimated Quantity Incorporated In The Work	Value Of Work Completed To Date (E X G) ($)	Materials Currently Stored (Not In G) ($)	Work Completed and Materials Stored To Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance To Finish (F - J) ($)
21	05.08.146 - 33 16 13 Steel Tank - Erect - Hoist	1.0	LS	$95,300.00	$95,300.00	0.00	$0.00	$0.00	$0.00	0.00%	$95,300.00
22	05.09.146 - 33 16 13 Steel Tank - Erect - Floor	1.0	LS	$57,600.00	$57,600.00	0.00	$0.00	$0.00	$0.00	0.00%	$57,600.00
23	05.10.146 - 33 16 13 Steel Tank - Erect - Roof	1.0	LS	$77,800.00	$77,800.00	0.00	$0.00	$0.00	$0.00	0.00%	$77,800.00
24	06.03.146 - 33 16 13 Steel Tank - Field Coating - Ground Phase	1.0	LS	$120,500.00	$120,500.00	0.00	$0.00	$0.00	$0.00	0.00%	$120,500.00
25	06.04.146 - 33 16 13 Steel Tank - Field Coating - Air Phase	1.0	LS	$157,000.00	$157,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$157,000.00
26	07.01.146 - 33 16 13 Mechanical - Base - Piping	1.0	LS	$55,400.00	$55,400.00	0.00	$0.00	$0.00	$0.00	0.00%	$55,400.00
27	07.02.146 - 33 16 13 Mechanical - Riser Piping	1.0	LS	$152,300.00	$152,300.00	0.00	$0.00	$0.00	$0.00	0.00%	$152,300.00
28	07.04.146 - 33 16 13 Mechanical - Chamber - Valves / Piping	1.0	LS	$179,700.00	$179,700.00	0.00	$0.00	$0.00	$0.00	0.00%	$179,700.00
29	08.01.146 - 33 16 13 Concrete Pedestal - Ladders / Landings	1.0	LS	$97,300.00	$97,300.00	0.00	$0.00	$0.00	$0.00	0.00%	$97,300.00
30	08.02.146 - 33 16 13 Steel Tank - Hatches / Vents	1.0	LS	$12,900.00	$12,900.00	0.00	$0.00	$0.00	$0.00	0.00%	$12,900.00
31	08.04.146 - 33 16 13 Mixing System	1.0	LS	$29,000.00	$29,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$29,000.00
32	09.04.146 - 33 16 13 Doors	1.0	LS	$28,700.00	$28,700.00	0.00	$0.00	$0.00	$0.00	0.00%	$28,700.00
33	10.02.146 - 33 16 13 Underground Piping/Cathadic Protection	1.0	LS	$46,200.00	$46,200.00	0.00	$0.00	$0.00	$0.00	0.00%	$46,200.00
34	10.03.146 - 33 16 13 Panels / Lighting / Raceways / Wiring	1.0	LS	$80,800.00	$80,800.00	0.00	$0.00	$0.00	$0.00	0.00%	$80,800.00
35	10.04.146 - 33 16 13 Instrumentation / Controls / SCADA	1.0	LS	$92,300.00	$92,300.00	0.00	$0.00	$0.00	$0.00	0.00%	$92,300.00
36	10.05.146 - 33 16 13 Lightning Protection / Grounding	1.0	LS	$11,600.00	$11,600.00	0.00	$0.00	$0.00	$0.00	0.00%	$11,600.00
37	14.01.101 - 01 71 00 Mobilization and Demobilization (Not to Exceed 5%)	1.0	LS	$60,000.00	$60,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$60,000.00
38	14.02.102 - 01 21 00 Contingency Work Allowance (Owner Determined)	1.0	LS	$25,000.00	$25,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$25,000.00
39	14.03.103 - 01 21 00 Electric Utility Allowance (Owner Determined)	1.0	LS	$7,500.00	$7,500.00	0.00	$0.00	$0.00	$0.00	0.00%	$7,500.00
40	14.04.104 - 01 55 26 Maintenance and Protection of Traffic	1.0	LS	$8,000.00	$8,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$8,000.00
41	14.05.105 - 01 57 13 Erosion and Sediment Control	1.0	LS	$17,322.00	$17,322.00	0.80	$13,857.60	$0.00	$13,857.60	80.00%	$3,464.40
42	14.06.106 - 01 71 00 Construction Engineering (Not to Exceed 1%)	1.0	LS	$45,000.00	$45,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$45,000.00
43	14.07.107 - 01 78 39 Project Record Documents	1.0	LS	$2,000.00	$2,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$2,000.00
44	14.08.108 - 02 21 20 Above Ground Video Survey	1.0	LS	$4,000.00	$4,000.00	1.00	$4,000.00	$0.00	$4,000.00	100.00%	$0.00
45	14.09.109 - 02 41 13 Clearing Right-of-Way	1.0	LS	$30,000.00	$30,000.00	1.00	$30,000.00	$0.00	$30,000.00	100.00%	$0.00
46	14.10.110 - 02 41 13 Remove Storm Sewer Pipe	296.0	LF	$100.00	$29,600.00	200.00	$20,000.00	$0.00	$20,000.00	67.57%	$9,600.00
47	14.11.111 - 02 41 13 Sheet Sign and Post, Remove and Reset	1.0	EA	$400.00	$400.00	0.00	$0.00	$0.00	$0.00	0.00%	$400.00

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value Of Bid Item (C X E) ($)	Estimated Quantity Incorporated in The Work	Value Of Work Completed To Date (E X G) ($)	Materials Currently Stored (Not in G) ($)	Work Completed and Materials Stored To Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance To Finish (F - J) ($)
48	14.12.112 - 31 00 05 Exploratory Trenching/Utility Potholing	2.0	EA	$1,500.00	$3,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$3,000.00
49	14.13.113 - 31 00 05 Exploratory Trenching/Utility Potholing, Undistributed	4.0	EA	$1,500.00	$6,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$6,000.00
50	14.14.114 - 31 00 05 Common Excavation	1.0	LS	$55,000.00	$55,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$55,000.00
51	14.15.115 - 31 00 05 Common Excavation, Undistributed	196.0	CY	$32.00	$6,272.00	0.00	$0.00	$0.00	$0.00	0.00%	$6,272.00
52	14.16.116 - 31 00 05 Additional Select Fill for Unsuitable Materials, #53	47.0	CY	$52.00	$2,444.00	0.00	$0.00	$0.00	$0.00	0.00%	$2,444.00
53	14.17.117 - 31 00 05 Special Backfill, No. 53	16.0	CY	$75.00	$1,200.00	0.00	$0.00	$0.00	$0.00	0.00%	$1,200.00
54	14.18.118 - 32 31 13 Compacted Aggregate, No. 53, Base	494.0	T	$36.00	$17,784.00	0.00	$0.00	$0.00	$0.00	0.00%	$17,784.00
55	14.19.119 - 32 31 13 Compacted Aggregate, No. 53, Base, Undistributed	148.0	T	$36.00	$5,328.00	0.00	$0.00	$0.00	$0.00	0.00%	$5,328.00
56	14.20.120 - 32 31 13 Compacted Aggregate, No. 2, Base	659.0	T	$42.00	$27,678.00	659.00	$27,678.00	$0.00	$27,678.00	100.00%	$0.00
57	14.21.121 - 32 31 13 Compacted Aggregate, No. 2, Base, Undistributed	148.0	T	$42.00	$6,216.00	148.00	$6,216.00	$0.00	$6,216.00	100.00%	$0.00
58	14.22.122 - 32 31 13 Geogrid, Type IB, Undistributed	445.0	SY	$10.00	$4,450.00	0.00	$0.00	$0.00	$0.00	0.00%	$4,450.00
59	14.23.123 - 32 31 13 HMA Pavement, Surface, 9.5 mm, Type B, 58S	122.0	T	$107.00	$13,054.00	0.00	$0.00	$0.00	$0.00	0.00%	$13,054.00
60	14.24.124 - 32 31 13 HMA Pavement, Intermediate, 19.0 mm, Type B, 58S	489.0	T	$75.00	$36,675.00	0.00	$0.00	$0.00	$0.00	0.00%	$36,675.00
61	14.25.125 - 32 31 13 Asphalt for Tack Coat	3.72	T	$10.00	$37.20	0.00	$0.00	$0.00	$0.00	0.00%	$37.20
62	14.26.126 - 32 31 13 Pavement Markings	1.0	LS	$50.00	$50.00	0.00	$0.00	$0.00	$0.00	0.00%	$50.00
63	14.27.127 - 32 31 13 Compacted Aggregate, No. 73, Surface	9.0	T	$300.00	$2,700.00	0.00	$0.00	$0.00	$0.00	0.00%	$2,700.00
64	14.28.128 - 32 31 13 Fence, Chainlink, 7 Ft, with Barbed Wire	378.0	LF	$25.00	$9,450.00	0.00	$0.00	$0.00	$0.00	0.00%	$9,450.00
65	14.29.129 - 32 31 13 Gate, Chainlin k, 16 Ft Wide, Rolling	1.0	EA	$4,000.00	$4,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$4,000.00
66	14.30.130 - 32 31 13 Gate, Chainlin k, 5 Ft Wide	1.0	EA	$2,000.00	$2,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$2,000.00
67	14.31.131 - 32 92 00 Seeding & Site Restoration	5418.0	SY	$5.00	$27,090.00	0.00	$0.00	$0.00	$0.00	0.00%	$27,090.00
68	14.32.132 - 32 93 00 Site Landscaping	1.0	LS	$20,000.00	$20,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$20,000.00
69	14.33.133 - 33 05 13 60I Manhole, Type I, Rebar Cage	2.0	EA	$4,000.00	$8,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$8,000.00
70	14.34.134 - 33 05 13 33I Inlet, Type I-B	2.0	EA	$2,000.00	$4,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$4,000.00
71	14.35.135 - 33 05 13 Precast Storm Structure Waterproofing	1.0	EA	$1,000.00	$1,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$1,000.00
72	14.36.136 - 33 11 00 Water Main, 16 In., DI	20.0	LF	$250.00	$5,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00
73	14.37.137 - 33 11 00 Water Main, 12 In., PVC	515.0	LF	$120.00	$61,800.00	0.00	$0.00	$0.00	$0.00	0.00%	$61,800.00
74	14.38.138 - 33 11 00 Elbow, 12 In., 22.5, DI	1.0	EA	$2,500.00	$2,500.00	0.00	$0.00	$0.00	$0.00	0.00%	$2,500.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value Of Bid Item (C X E) ($)	Estimated Quantity Incorporated In The Work	Value Of Work Completed To Date (E X G) ($)	Materials Currently Stored (Not In G) ($)	Work Completed and Materials Stored To Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance To Finish (F - J) ($)
75	14.39.139 - 33 11 00 Plug, 12 In., DI	1.0	EA	$1,500.00	$1,500.00	0.00	$0.00	$0.00	$0.00	0.00%	$1,500.00
76	14.40.140 - 33 11 00 Reducer, 16 In. x 12 In., DI	2.0	EA	$2,500.00	$5,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00
77	14.41.141 - 33 11 00 Tee, 16 In. x 16 In., DI	1.0	EA	$5,000.00	$5,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00
78	14.42.142 - 33 11 00 Water Main Connection	1.0	EA	$5,000.00	$5,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00
79	14.43.143 - 33 12 00 Gate Valve and Box, 16 Inch.	1.0	EA	$18,000.00	$18,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$18,000.00
80	14.44.144 - 33 12 00 Gate Valve and Box, 12 Inch.	3.0	EA	$7,000.00	$21,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$21,000.00
81	14.45.145 - 33 12 00 Hydrant Assembly, Type I	2.0	EA	$11,000.00	$22,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$22,000.00
82	14.47.147 - 33 41 00 Pipe, Storm, 18 In.	318.0	LF	$55.00	$17,490.00	0.00	$0.00	$0.00	$0.00	0.00%	$17,490.00
83	14.48.148 - 33 41 00 Pipe, Storm, 18 In., Water Class	31.0	LF	$100.00	$3,100.00	0.00	$0.00	$0.00	$0.00	0.00%	$3,100.00
84	14.49.149 - 33 41 00 Pipe, Storm, 6 In.	56.0	LF	$35.00	$1,960.00	0.00	$0.00	$0.00	$0.00	0.00%	$1,960.00
85	14.50.150 - 33 41 00 Pipe, Underdrain, 4 In., Perforated	536.0	LF	$25.00	$13,400.00	0.00	$0.00	$0.00	$0.00	0.00%	$13,400.00
86	14.51.151 - 33 41 00 Storm Lateral Reconnection, Undistributed	5.0	EA	$200.00	$1,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$1,000.00
87	14.52.152 - 33 41 00 Pipe End Section, Diameter 18 In.	2.0	EA	$1,000.00	$2,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$2,000.00
88	14.53.153 - 40 66 76 Water Tower RTU	1.0	LS	$10,000.00	$10,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$10,000.00
89	14.54.154 - 40 66 76 Wastewater Repeater RTU	1.0	LS	$12,000.00	$12,000.00	0.00	$0.00	$0.00	$0.00	0.00%	$12,000.00
				Original Contract Totals	**$6,375,000.20**		**$1,717,461.11**	**$0.00**	**$1,717,461.11**	**26.94%**	**$4,657,539.09**

Change Orders							
Change Order Totals	**$0.00**		**$0.00**	**$0.00**	**$0.00**	**0.00%**	**$0.00**

Original Contract and Change Orders							
Project Totals	**$6,375,000.20**		**$1,717,461.11**	**$0.00**	**$1,717,461.11**	**26.94%**	**$4,657,539.09**

EJDC C-620 Contractor's Application for Payment

Northwest Water Tower
Huntertown, IN

Stored Materials – PA-02

Stored Materials Invoices & Photos – Steel Plates

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF   Date May 30 2025   Invoice Number 796378-062

Sold To	Ship To
LANDMARK STRUCTURES I, L.P.	LANDMARK STRUCTURES LP
1665 HARMON ROAD	C/O LANDMARK FABRICATION
FORT WORTH, TX	3496 GATEWAY DRIVE
76177	DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053724	41774036		UT215124	May 29 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	POWELL TRA	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight	Billing Weight	Length Shipped	Unit Price	Amount
			LB	LB	FT	[redacted]	
PLATE		11	43428	0	0.00		

A/SA36A709
0.250" X 120.00 X 464.00
LaserRite Plate(TM)
CUST PART NO. 1871-700
Temp raw material surcharge Jun 2 25
Processing costs
ORDER - 41-774036-01   CUST ORDER - 053724 -001
FREIGHT EXTRA CHARGE

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $30,421.31

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF | Date May 30 2025 | Invoice Number 796383-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053724	41774036		UT215125	May 29 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	QUICK SHOT	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight	Billing Weight	Length Shipped	Unit Price	Amount
			LB	LB	FT	[redacted]	
PLATE		1	3948	0	0.00		
	A/SA36A709						
	0.250" X 120.00 X 464.00						
	LaserRite Plate(TM)						
	CUST PART NO. 1871-700						
	Temp raw material surcharge Jun 2 25						
	Processing costs						
	ORDER - 41-774036-01 CUST ORDER - 053724 -001						
	FREIGHT EXTRA CHARGE						

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $2,765.57

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF | Date Jun 11 2025 | Invoice Number 797689-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215556	Jun 10 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight LB	Billing Weight LB	Length Shipped FT	Unit Price	Amount
PLATE	A/SA36A709 0.313" X 96.00 X 328.00 LaserRite Plate(TM) CUST PART NO. 1871-940 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-08 CUST ORDER - 053086 -008 FREIGHT EXTRA CHARGE	1	2795	0	0.00	[redacted]	[redacted]
PLATE	A/SA36A709 0.313" X 96.00 X 463.00 LaserRite Plate(TM) CUST PART NO. 1871-510 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-04 CUST ORDER - 053086 -004 FREIGHT EXTRA CHARGE	6	23676	0	0.00	[redacted]	[redacted]
PLATE	A/SA36A709 0.313" X 96.00 X 377.00 LaserRite Plate(TM) CUST PART NO. 1871-800 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-10 CUST ORDER - 053086 -010 FREIGHT EXTRA CHARGE	3	9639	0	0.00	[redacted]	[redacted]

PLEASE PAY THIS AMOUNT $24,945.01

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF Date Jun 11 2025 Invoice Number 797689-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215556	Jun 10 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight	Billing Weight	Length Shipped	Unit Price	Amount
PLATE	A/SA36A709 0.250" X 96.00 X 480.00 LaserRite Plate(TM) CUST PART NO. 1871-770 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-11 CUST ORDER - 053086 -011 FREIGHT EXTRA CHARGE	1	3267	0	0.00	[redacted]	[redacted]
PLATE	A/SA36A709 0.250" X 96.00 X 463.00 LaserRite Plate(TM) CUST PART NO. 1871-530 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-06 CUST ORDER - 053086 -006 FREIGHT EXTRA CHARGE	1	3151	0	0.00	[redacted]	[redacted]

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT **$24,945.01**

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF | Date Jun 11 2025 | Invoice Number 797690-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215559	Jun 10 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight LB	Billing Weight LB	Length Shipped FT	Unit Price	Amount
PLATE	A/SA36A709 0.563" X 96.00 X 575.00 LaserRite Plate(TM) CUST PART NO. 1871-320 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-02 CUST ORDER - 053086 -002 FREIGHT EXTRA CHARGE	1	8814	0	0.00	[redacted]	[redacted]
PLATE	A/SA36A709 0.250" X 120.00 X 463.00 LaserRite Plate(TM) CUST PART NO. 1871-520 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-05 CUST ORDER - 053086 -005 FREIGHT EXTRA CHARGE	3	11817	0	0.00	[redacted]	[redacted]
PLATE	A/SA36A709 0.250" X 96.00 X 480.00 LaserRite Plate(TM) CUST PART NO. 1871-100 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-12 CUST ORDER - 053086 -012 FREIGHT EXTRA CHARGE	1	3267	0	0.00	[redacted]	[redacted]

PLEASE PAY THIS AMOUNT $27,129.91

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF | Date Jun 11 2025 | Invoice Number 797690-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215559	Jun 10 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight	Billing Weight	Length Shipped	Unit Price	Amount
PLATE	A/SA36A709 0.250" X 96.00 X 463.00 LaserRite Plate(TM) CUST PART NO. 1871-530 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-06 CUST ORDER - 053086 -006 FREIGHT EXTRA CHARGE	5	15755	0	0.00	[redacted]	[redacted]
PLATE	A/SA36A709 0.750" X 96.00 X 218.00 LaserRite Plate(TM) CUST PART NO. 1871-220 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-09 CUST ORDER - 053086 -009 FREIGHT EXTRA CHARGE	1	4451	0	0.00	[redacted]	[redacted]

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $27,129.91

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Code LANSTF | Date Jun 11 2025 | Invoice Number 797691-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215560	Jun 10 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight LB	Billing Weight LB	Length Shipped FT	Unit Price	Amount
PLATE		5	16335	0	0.00	[redacted]	[redacted]
	A/SA36A709 0.250" X 96.00 X 480.00 LaserRite Plate(TM) CUST PART NO. 1871-770 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-11 CUST ORDER - 053086 -011 FREIGHT EXTRA CHARGE						
PLATE		4	19628	0	0.00	[redacted]	[redacted]
	A/SA36A709 0.527" X 96.00 X 342.00 LaserRite Plate(TM) CUST PART NO. 1871-330 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-03 CUST ORDER - 053086 -003 FREIGHT EXTRA CHARGE						
PLATE		2	7248	0	0.00	[redacted]	[redacted]
	A/SA36A709 0.500" X 120.00 X 213.00 LaserRite Plate(TM) CUST PART NO. 1871-641 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-13 CUST ORDER - 053086 -013 FREIGHT EXTRA CHARGE						

PLEASE PAY THIS AMOUNT $24,868.63

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF | Date Jun 11 2025 | Invoice Number 797691-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215560	Jun 10 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $24,868.63

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF   Date Jun 11 2025   Invoice Number 797693-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215563	Jun 10 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	WTI TRANSP	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight LB	Billing Weight LB	Length Shipped FT	Unit Price	Amount
PLATE		3	14721	0	0.00	[redacted]	[redacted]
	A/SA36A709 0.527" X 96.00 X 342.00 LaserRite Plate(TM) CUST PART NO. 1871-330 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-03 CUST ORDER - 053086 -003 FREIGHT EXTRA CHARGE						

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $7,992.03

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF | Date Jun 11 2025 | Invoice Number 797749-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215572	Jun 11 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	MONTGOMERY	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight	Billing Weight	Length Shipped	Unit Price	Amount
			LB	LB	FT		
PLATE		2	7878	0	0.00	[redacted]	[redacted]
	A/SA36A709 0.250" X 120.00 X 463.00 LaserRite Plate(TM) CUST PART NO. 1871-520 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-05 CUST ORDER - 053086 -005 FREIGHT EXTRA CHARGE						

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $5,518.53

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF   Date Jun 13 2025   Invoice Number 798057-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215639	Jun 13 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight	Billing Weight	Length Shipped	Unit Price	Amount
			LB	LB	FT		
PLATE		3	26442	0	0.00	[redacted]	[redacted]
	A/SA36A709						
	0.563" X 96.00 X 575.00						
	LaserRite Plate(TM)						
	CUST PART NO. 1871-320						
	Temp raw material surcharge May 19 25						
	Processing costs						
	ORDER - 41-770952-02 CUST ORDER - 053086 -002						
	FREIGHT EXTRA CHARGE						

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT **$14,283.96**

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code	LANSTF	Date	Jun 19 2025	Invoice Number	798734-062

Sold To
LANDMARK STRUCTURES I, L.P.

1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP

C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215802	Jun 19 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight LB	Billing Weight LB	Length Shipped FT	Unit Price	Amount
PLATE	A/SA36A709 0.527" X 96.00 X 342.00 LaserRite Plate(TM) CUST PART NO. 1871-330 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-03 CUST ORDER - 053086 -003 FREIGHT EXTRA CHARGE	1	4907	0	0.00	[redacted]	[redacted]
PLATE	A/SA36A709 0.250" X 120.00 X 463.00 LaserRite Plate(TM) CUST PART NO. 1871-520 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-05 CUST ORDER - 053086 -005 FREIGHT EXTRA CHARGE	1	3939	0	0.00	[redacted]	[redacted]
PLATE	A/SA36A709 0.250" X 96.00 X 284.00 LaserRite Plate(TM) CUST PART NO. 1871-900 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-07 CUST ORDER - 053086 -007 FREIGHT EXTRA CHARGE	1	1933	0	0.00	[redacted]	[redacted]

PLEASE PAY THIS AMOUNT $6,603.36

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code LANSTF   Date Jun 19 2025   Invoice Number 798734-062

Sold To
LANDMARK STRUCTURES I, L.P.
1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To
LANDMARK STRUCTURES LP
C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215802	Jun 19 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $6,603.36

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code	LANSTF	Date	Jun 23 2025	Invoice Number	799033-062

Sold To

LANDMARK STRUCTURES I, L.P.

1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To

LANDMARK STRUCTURES LP

C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215822	Jun 20 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight	Billing Weight	Length Shipped	Unit Price	Amount
			LB	LB	FT		
	PLATE	3	26358	0	0.00	[redacted]	[redacted]

A/SA36A709
0.691" X 96.00 X 467.00
LaserRite Plate(TM)
CUST PART NO. 1871-200
Temp raw material surcharge May 19 25
Processing costs
ORDER - 41-770952-01 CUST ORDER - 053086 -001
FREIGHT EXTRA CHARGE

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $14,040.90

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

SSAB

INVOICE

Customer Relations
1-866-409-0138

Customer Code	LANSTF	Date	Jun 25 2025	Invoice Number	799409-062

Sold To

LANDMARK STRUCTURES I, L.P.

1665 HARMON ROAD
FORT WORTH, TX
76177

Ship To

LANDMARK STRUCTURES LP

C/O LANDMARK FABRICATION
3496 GATEWAY DRIVE
DECATUR, TX

Customer Order Number	Acknowledgement Order No.	Tally No.	Shipping Report No.	Date Shipped
053086	41770952		UT215962	Jun 25 2025

F.O.B. Location	Territory	Warehouse	Carrier	Terms of Payment
LEMOYNE, AL	62	107	HOLMES CO	1/2% 10, N30

[redacted]

GI No.	Product Code Description	Quantity	Shipping Weight	Billing Weight	Length Shipped	Unit Price	Amount
			LB	LB	FT		
PLATE		1	8786	0	0.00	[redacted]	[redacted]
	A/SA36A709 0.691" X 96.00 X 467.00 LaserRite Plate(TM) CUST PART NO. 1871-200 Temp raw material surcharge May 19 25 Processing costs ORDER - 41-770952-01 CUST ORDER - 053086 -001 FREIGHT EXTRA CHARGE						

SALES TAX
PAYABLE IN US FUNDS
PLEASE REMIT PAYMENTS TO: SSAB
DEPT 2161 P.O. BOX 122161 DALLAS, TX 75312-2161

PLEASE PAY THIS AMOUNT $4,680.30

All Invoices are Subject To A Late Payment Charge Of 1 1/2% Per Month (18% Per Annum).

ACORD®

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY): 7/11/2025

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY — PHONE (A/C, No, Ext): 214-989-7100

Acrisure Texas Risk Advisors & Insurance Services, LLC
5057 Keller Springs Rd. Suite 200
Addison, TX 75001

FAX (A/C, No): 210-696-8414 — E-MAIL ADDRESS: Service@ib-tx.com

CODE: — SUB CODE:

AGENCY CUSTOMER ID #:

COMPANY

Berkley National Insurance Company
P.O. Box 1594
Des Moines, IA 50306

INSURED

Landmark Fabrication LP,
3496 Gateway Drive
Decatur TX 76234

LOAN NUMBER	POLICY NUMBER
	MNP 1069616-53

EFFECTIVE DATE	EXPIRATION DATE	CONTINUED UNTIL TERMINATED IF CHECKED
07/14/2025	07/14/2026	☐

THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION

Location: 3946 Gateway Drive, Decatur, TX 76234 - Buildings 1-5 Blanket Business Personal Property and Business Income.

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED: ☐ BASIC ☐ BROAD ☒ SPECIAL ☒ Including Theft

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Blanket Business Personal Property - Replacement Cost, Special Form	$3,939,100	$5,000
Blanket Business Income (Include Extra Expense)	$3,500,000	72 Hours

REMARKS (Including Special Conditions)

Wind/Hail Deductible - 2% with minimum of $10,000 for Wind/Hail

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS

Landmark Structures I, LP
1665 Harmon Road
Fort Worth, TX 76177

☐ ADDITIONAL INSURED ☐ LENDER'S LOSS PAYABLE ☐ LOSS PAYEE
☐ MORTGAGEE

LOAN #

AUTHORIZED REPRESENTATIVE

Jimmy Irwin

ACORD 27 (2016/03)

Electronic Funds Transfer Information

Bank Account Name	Landmark Structures I, L.P.
Address	1665 Harmon Road
	Fort Worth, Texas 76177
Bank Name	Truist
Bank Address	1201 Church Street
	Colleyville, Texas 76034
Account Type	Checking
Routing Number	111017694
Account Number	1440000699245

Please forward remittance information to accounting.usowner@teamlandmark.com or mail to the address above.

Contractor's Application for Payment

Owner:	Town of Huntertown, Indiana	**Owner's Project No.:**	06184
Engineer:	Engineering Resources, Inc.	**Engineer's Project No.:**	06184
Contractor:	Fox Contractors Corp.	**Contractor's Project No.:**	25043
Project:	Huntertown Northwest Water Tower & Main Extension		
Contract:	Contract B: Shoaff Rd Water Main Extension		

Application No.: 2 **Application Date:** 10/28/2025

Application Period: **From** 6/1/2025 **to** 10/31/2025

1. Original Contract Price		$ 958,903.20
2. Net change by Change Orders		$ -
3. Current Contract Price (Line 1 + Line 2)		$ 958,903.20
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 901,673.94
5. Retainage		
a. 5% X $ 901,673.94 Work Completed =	$ 45,083.70	
b. 5% X $ - Stored Materials =	$ -	
c. Total Retainage (Line 5.a + Line 5.b)		$ 45,083.70
6. Amount eligible to date (Line 4 - Line 5.c)		$ 856,590.24
7. Less previous payments (Line 6 from prior application)		$ 699,104.02
8. Amount due this application		$ 157,486.22
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)		$ 102,312.96

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Fox Contractors Corp

Signature: **Date:** 10/28/2025

Recommended by Engineer	**Approved by Owner**
By: Digitally signed by James R. Breckler Date: 2025.10.28 14:15:51-04'00'	**By:**
Title:	**Title:**
Date:	**Date:**

Approved by Funding Agency	
By:	**By:**
Title:	**Title:**
Date:	**Date:**

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: Town of Huntertown, Indiana
Engineer: Engineering Resources, Inc.
Contractor: Fox Contractors Corp.
Project: Huntertown Northwest Water Tower & Main Extension
Contract: Contract B: Shoaff Rd Water Main Extension

Owner's Project No.: 06184
Engineer's Project No.: 06184
Contractor's Project No.: 25043

Application No.: 2 **Application Period:** **From** 06/01/25 **to** 10/31/25 **Application Date:** 10/28/25

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
			Original Contract					
	Original Contract Totals	$ -	$ -	$ -	$ -	$ -		$ -

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Huntertown, Indiana
Engineer:	Engineering Resources, Inc.
Contractor:	Fox Contractors Corp.
Project:	Huntertown Northwest Water Tower & Main Extension
Contract:	Contract B: Shoaff Rd Water Main Extension

Owner's Project No.:	06184
Engineer's Project No.:	06184
Contractor's Project No.:	25043

Application No.: 2 **Application Period:** **From** 06/01/25 **to** 10/31/25 **Application Date:** 10/28/25

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
Change Orders								
	Change Order Totals	$ -	$ -	$ -	$ -	$ -		$ -
Original Contract and Change Orders								
	Project Totals	$ -	$ -	$ -	$ -	$ -		$ -

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	Town of Huntertown, Indiana
Engineer:	Engineering Resources, Inc.
Contractor:	Fox Contractors Corp.
Project:	Huntertown Northwest Water Tower & Main Extension
Contract:	Contract B: Shoaff Rd Water Main Extension

Owner's Project No.:	06184
Engineer's Project No.:	06184
Contractor's Project No.:	25043

Application No.: 2 **Application Period:** From 06/01/25 to 10/30/25 **Application Date:** 10/28/25

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
					Original Contract						
201	Mobilization and Demobilization (Not to Exceed 5%)	1	LS	32,500.00	32,500.00	1.00	32,500.00		16,250.00	50%	16,250.00
202	Contingency Work Allowance (Owner Determined)	1	LS	25,000.00	25,000.00		-		-	0%	25,000.00
203	Utility Pole Bracing Allowance (Owner Determined)	1	LS	5,775.00	5,775.00		-			0%	5,775.00
204	Maintenance and Protection of Traffic	1	LS	4,324.00	4,324.00	1.00	4,324.00		2,162.00	50%	2,162.00
205	Erosion and Sediment Control	1	LS	15,595.00	15,595.00	1.00	15,595.00		11,696.25	75%	3,898.75
206	Construction Engineering (Not to Exceed 2%)	1	LS	5,238.00	5,238.00	1.00	5,238.00		2,619.00	50%	2,619.00
207	Project Record Documents	1	LS	3,700.00	3,700.00		-			0%	3,700.00
208	Above Ground Video Survey	1	LS	1,500.00	1,500.00	1.00	1,500.00		1,500.00	100%	
209	Clearing Right-of-Way	1	LS	2,650.00	2,650.00	1.00	2,650.00		2,650.00	100%	-
210	Sheet Sign and Post, Remove and Reset	4	Ea	120.00	480.00		-			0%	480.00
211	Mailbox, Remove and Reset, Undistributed	5	Ea	10.00	50.00		-		-	0%	50.00
212	Remove and Reset Property Pin, Undistributed	5	Ea	10.00	50.00		-			0%	50.00
213	Common Excavation	1	LS	1,500.00	1,500.00	1.00	1,500.00		1,500.00	100%	
214	Special Backfill, No. 53	64	Cys	64.00	4,096.00	64.00	4,096.00		4,096.00	100%	
215	Exploratory Trenching/Utility Potholing	18	Ea	173.00	3,114.00	9.00	1,557.00		519.00	17%	2,595.00
216	Exploratory Trenching/Utility Potholing, Undistributed	10	Ea	173.00	1,730.00		-			0%	1,730.00
217	Compacted Aggregate, No. 53, Base	35	Tons	64.00	2,240.00	18.73	1,198.72		1,198.72	54%	1,041.28
218	HMA Pavement, Surface, 9.5 mm, Type B, 58S	1	Tons	821.00	821.00		-			0%	821.00
219	HMA Pavement, Intermediate, 19.0 mm, Type B, 58S	2	Tons	432.00	864.00		-			0%	864.00
220	Asphalt for Tack Coat	0.03	Tons	4,000.00	120.00	-			-	0%	120.00
221	Seeding & Site Restoration	2443	Sys	1.40	3,420.20	2,443.00	3,420.20		3,420.20	100%	
222	Precast Storm Structure Waterproofing	1	Ea	3,064.00	3,064.00	1.00	3,064.00		3,064.00	100%	
223	Water Main, 12 In., PVC	5529	LF	85.00	469,965.00	5,413.00	460,105.00		460,105.00	98%	9,860.00
224	Water Main, 12 In., PVC, HDD	878	LF	131.00	115,018.00	878.00	115,018.00		115,018.00	100%	-
225	Elbow, 12 In., 45, DI	14	Ea	1,167.00	16,338.00	11.06	12,907.02		7,002.00	43%	9,336.00
226	Plug, 12 In., DI	3	Ea	275.00	825.00	3.00	825.00		825.00	100%	
227	Tee, 12 In. x 12 In., DI	2	Ea	2,280.00	4,560.00	2.00	4,560.00		4,560.00	100%	-
228	Water Main Connection	1	Ea	890.00	890.00	1.00	890.00		890.00	100%	
229	Gate Valve and Box, 12 Inch.	15	Ea	8,883.00	133,245.00	15.00	133,245.00		133,245.00	100%	
230	Hydrant Assembly, Type I	13	Ea	7,287.00	94,731.00	13.00	94,731.00		80,157.00	85%	14,574.00
231	Storm Lateral Reconnection, Undistributed	10	Ea	550.00	5,500.00	5.00	2,750.00		2,750.00	50%	2,750.00
					-		-				-
				Original Contract Totals	$ 958,903.20		$ 901,673.94	$ -	$ 855,227.17	89%	$ 103,676.03
					Change Orders						
				Change Order Totals	$		$	$	$		$
					Original Contract and Change Orders						
				Project Totals	$ 958,903.20		$ 901,673.94	$ -	$ 855,227.17	89%	$ 103,676.03

Stored Materials Summary

Contractor's Application for Payment

Owner:	Town of Huntertown, Indiana
Engineer:	Engineering Resources, Inc.
Contractor:	Fox Contractors Corp.
Project:	Huntertown Northwest Water Tower & Main Extension
Contract:	Contract B: Shoaff Rd Water Main Extension

Owner's Project No.:	06184
Engineer's Project No.:	06184
Contractor's Project No.:	25043

Application No.: 2   Application Period: From 06/01/25 to 10/31/25   Application Date: 10/28/25

A	B	C	D	E	F	G	H	I	J	K	L	M
						Materials Stored			Incorporated in Work			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored ($)	Amount Stored this Period ($)	Amount Stored to Date (G+H) ($)	Amount Previously Incorporated in the Work ($)	Amount Incorporated in the Work this Period ($)	Total Amount Incorporated in the Work (J+K) ($)	Materials Remaining in Storage (I-L) ($)
					Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -

EJCDC C-620 Contractor's Application for Payment

TOWN OF HUNTERTOWN
15617 Lima Road ★P.O. Box 95★Huntertown, IN 46748
Phone: (260) 637-5058★Fax: (260) 637-5891

November 3, 2025

Allen County Department of Planning Services
Citizens Square Suite 150
200 East Berry Street
Fort Wayne, IN 46802

RE: Rezoning Petition REZ 2025-0050 and Primary Development Plan PDP-2025-0033 – 1519 Carroll Road Office Park

The Huntertown Town Council has reviewed the pending application of Gary Brown for a Rezoning Petition and Primary Development Plan for a 3.56-acre parcel located at 1519 Carroll Road, Fort Wayne, Indiana, 46845. On behalf of the Huntertown Town Council, I submit the following:

The Huntertown Town Council currently has no objection to the rezoning of the parcel from AR (Low Intensity Residential) to C1 (Professional Office and Personal Services) for the proposed development of a multi-tenant medical and professional services office building park. This is subject to amendment based on public comment, findings of fact provided by the Department of Planning Services, or any applicable standard as outlined in I.C. 36-7-4-603.

Huntertown is working with the applicant, Gary Brown on the finalization of a Written Commitment for Prohibited Uses for the parcel. *Huntertown supports the version of the document submitted with the Rezoning Petition and Primary Development Plan but proposes adding the following uses as restricted/not permitted:*

Please note that although the Rezoning Petition lists the City of Fort Wayne as the water and sewer provider, 1519 Carroll Road is within Huntertown's corporate limits, and the existing residential structure is connected to Huntertown Utilities. The Town of Huntertown will be the water and sewer provider for any future connections.

The Primary Development Plan has been reviewed by Huntertown's engineering consultant, Engineering Resources, Inc. The full technical review with notes is attached to this letter. Some general comments include:

1. A meeting between the Developer and the Town of Huntertown is suggested to discuss water and sewer permitting requirements. This meeting should occur prior to the Secondary Development Plan Review.
2. The Town does have the ability to provide water and sewer service. Improvements may be needed to the plan and the Town's infrastructure to provide water and sewer service to the proposed commercial development. The Town has not yet determines

how much the applicant will be required to pay in order to receive the requested services. The developer shall provide the Town with planned use for each building.

3. Final approval pending signed Special Contract with the Town if any water or sewer main extensions are needed.

A representative for the Town of Huntertown will be available to attend the Allen County Plan Commission meeting on November 13, 2025 and answer any questions Plan Commission members may have.

Thank you,

Hannah Walker
Huntertown Town Manager
(260) 338-2707
TownManager@Huntertown.in.gov

WRITTEN COMMITMENT

THIS WRITTEN COMMITMENT ("Commitment") is made this 30 day of October, 2025 by 1519 Carroll Road Office Park, % Ron Hammond, (the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of approximately 3.56 acres of real estate located in Allen County, Indiana, the legal description of which is attached hereto as Exhibit "A" (the "Real Estate"); and

WHEREAS, Declarant submitted a rezoning petition with respect to the Real Estate to rezone the Real Estate from AR - Agricultural-Residential zoning districts to a C1/Professional Office and Personal Services zoning district, bearing number REZ-2025- (the "Petition"), which Petition has been approved by the Allen County Plan Commission (the "Plan Commission") and the Allen County Board of Commissioners ("Board of Commissioners"); and

WHEREAS, Declarant has offered this Commitment, voluntarily, pursuant to Indiana Code 36-7-4-1015, for the purpose of limiting certain uses for the Real Estate; and

WHEREAS, in conjunction with the Petition, the Plan Commission has accepted Declarant's offer of this Commitment and its recordation with the Allen County, Indiana, Recorder's Office upon approval of the Petition by the Plan Commission and Board of Commissioners.

NOW, THEREFORE, in consideration of the above and foregoing recitals, Declarant hereby impresses upon the Real Estate certain restrictions and covenants which shall run with the Real Estate and be binding upon Declarant and all future owners of the Real Estate, and all lessees of all or any portion of the Real Estate.

1. Prohibited Uses. Subject to the terms and conditions herein contained, the following uses shall be prohibited upon the Real Estate:

    1) Boarding/lodging house
    2) Campus housing (off site)
    3) Correctional services facility
    4) Data processing facility
    5) Data storage facility
    6) Fraternity house
    7) Homeless/emergency shelter
    8) Residential facility for homeless individuals

9) Sorority house

10) Wind energy conversion system (micro)

11) Zoo

2. Permitted Uses. Any use otherwise permitted in a C1 zoning district pursuant to the Ordinance which is not expressly prohibited pursuant to Section 1 above shall be a permitted use upon the Real Estate.

3. Other Commitments: Declarant agrees to the following development restrictions shall be complied with upon the Real Estate:

   a. The exterior lighting plan (parking lot and on building) shall be professionally designed to prevent unreasonable or inappropriate light bleed off or pollution of the neighboring properties on East Carroll Road and shall comply with all Site Lighting Standards, as set forth in the current Ordinance.

   b. Declarant shall adhere to the current Landscaping Standards of the Ordinance.

4. Permits. No permits shall be issued under the zoning ordinance by the Zoning Administrator, or any successor agency having zoning jurisdiction over the Real Estate, until this Commitment is recorded with the Allen County Recorder. The Declarant shall deliver to the Zoning Administrator and the Plan Commission an executed and recorded copy of this Commitment.

5. Binding Effect, Modification, and Termination. This Commitment shall run with the Real Estate, and shall be binding upon the Declarant and each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless this Commitment is modified or terminated. The recitals are incorporated herein by reference and are expressly made a part of this Commitment. This Commitment may be modified or terminated only by a decision of the Plan Commission, following a public hearing held by the Plan Commission wherein notice has been given as provided by the Plan Commission's rules of procedure. The Plan Commission shall have the discretion whether to approve or deny any proposed modification or termination of this Commitment. This Commitment may be modified or terminated by the Plan Commission making findings of fact that the proposed modification or termination is required because: (a) there is a substantial change in circumstances from the time of the original Commitment; (b) the proposed modification or termination is in substantial compliance with the Comprehensive Plan; (c) the proposed modification or termination in consistent with the Plan Commission's prior approval; and (d) the application of the terms of the original Commitment would cause an unnecessary hardship absent the modification or termination. Further, pursuant to I.C. 36-7-4-1015(b)(4), this Commitment shall automatically terminate if: (i) the zoning district or classification applicable to the Real Estate is changed; or (ii) if the land use to which this Commitment relates is changed.

6. Recording. Declarant or Applicant shall, at Declarant's or Applicant's expense, record this Commitment with the Allen County Recorder and shall provide two copies of the recorded Commitment to the Zoning Administrator.

7. Enforcement. Any violation of this Commitment shall be deemed a violation of the zoning ordinance in effect at the time of the violation; provided, however, that nothing in this Commitment shall be construed as giving any person the right to compel enforcement of it by the Plan Commission or any enforcement official designated in the zoning ordinance, or any successor agency having zoning jurisdiction over the Real Estate. Pursuant to I.C. §36-7-4-1015, the Plan Commission or any enforcement official designated in the zoning ordinance, shall be entitled to all legal and equitable remedies available, including specific performance and injunctive relief, for any violation of this Commitment. The enforcement rights of the Plan Commission or any enforcement official designated in the zoning ordinance are cumulative, not exclusive. This Commitment may be enforced by any successor commission or enforcement official having zoning jurisdiction over the Real Estate.

8. Last Deeds of Record. The most recent deed of record for the Real Estate was recorded in the Office of the Recorder of Allen County, Indiana as Document Number(s) __________ ____.

9. Severability. Each covenant or restriction contained in any paragraph of this Commitment shall be severable and separate, and if any court shall rule that any particular restriction or covenant is unenforceable, such ruling shall not affect the enforceability of any other restriction or covenant under this Commitment, and such other restriction or covenant shall be enforced.

10. Governing Law. This Commitment, including the restrictions and covenants hereunder, shall be governed by the laws of the State of Indiana.

11. Effective Date. The effective date ("Effective Date") of this Commitment shall be the date of its recordation with the Office of the Recorder of Allen County, Indiana.

"DECLARANT"

1519 CARROLL ROAD OFFICE PARK

Ron Hammond, owner

By: ______________________________
Printed Name:
Title:

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public, in and for said County and State, this ___ day of ____________, 2025, personally appeared ______________________________ and acknowledged the execution of the foregoing. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

____
Notary Public

My Commission Expires: ______________

My County of Residence: ______________

THIS INSTRUMENT prepared by: *Name and address* ______________________________.

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. *Name* ______________________.

When Recorded, mail to: *Name/Firm and address* ______________________________.

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

Department of Planning Services
Development Plan and Plat Application

"1519 Carroll Road Office Park" per plans

Project Name 1519 Carroll Road Medical & Professional Office Buildings

Applicant

Applicant: Gary Brown
Address: 1301 Goshen Avenue, Bldg 300
City: Fort Wayne State: IN Zip: 46808
Telephone: 260 494 4310 Fax: ____ E-mail: gbrown@c3builds.com

Property Ownership

Property Owner: Ronald Hammond
Address: 8899 N 200 W
City: Decatur State: IN Zip: 46733
Telephone: 206 223 1345 Fax: ____ E-mail: [illegible]

Contact Person

Contact Person: C3 Construction Services, LLC %Gary Brown
Address: 1301 Goshen Avenue, Bldg 300
City: Fort Wayne State: Indiana Zip: 46808
Telephone: 260.490.6460 Fax: ____ E-mail: gbrown@c3builds.com

All staff correspondence will be sent only to the designated contact person.

Arch./Eng. Or Surveyor

Arch./Eng./Surveyor: Michael D. Olinger Indiana Registration #: 10707700
Address: 1301 Goshen Road
City: Fort Wayne State: Indiana Zip: 46808
Telephone: 260-490-6460 Fax: ____ E-mail: molinger@c3builds.com

Request

- [x] Allen County Planning Jurisdiction
- [ ] City of Fort Wayne Planning Jurisdiction

Requesting approval of a: [x] primary [ ] amended primary [ ] secondary [ ] amended secondary
[ ] residential development plan [x] commercial development plan [ ] industrial development plan
[ ] plat [ ] minor plat

Development Address: 1519 Carroll Road
Size of development: 1 lots 6 parcels units 32,408 (GFA)square feet
Present Zoning: AR Total acreage of site: 3.56
Township name: Perry Township section #: 26
Sewer provider: Huntertown Water provider: Huntertown
Proposed Streets: [ ] Public and county/city maintained [x] Private and privately maintained

Filing Requirements

Applications will not be accepted unless the following filing requirements are submitted with this application. For applicable filing fees and site plan/plat number of copies please contact staff.

- [x] Application signed by property owner(s)
- [x] Applicable filing fees (check payable to the Allen County Treasurer)
- [x] Civil and landscape plans submitted electronically or by flash drive (individual PDF documents)
- [x] Boundary Survey and Legal Description
- [ ] Waiver request application (if applicable)
- [ ] Proposed restrictive covenants (if applicable)

I/We understand and agree, upon execution and submission of this application, that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge.

Gary Brown	[signature]	9.30.2025
(printed name of applicant)	(signature of applicant)	(date)
Ronald Hammond	[signature]	9-30-25
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
10-3-25	148399	11-13-25	PDP-2025-0033

Department of Planning Services
Rezoning Petition Application

Applicant

Applicant Gary Brown
Address 1301 Goshen Avenue, Bldg 300
City Fort Wayne State IN Zip 46808
Telephone 260.494.4310 E-mail gbrown@c3builds.com

Property Ownership

Property Owner Ronald Hammond
Address 8899 N 200 W
City Decatur State IN Zip 46733
Telephone 260.223.1345 E-mail rolhammondds@me.com

Contact Person

Contact Person C3 Construction Services, LLC %Gary Brown
Address 1301 Goshen Avenue
City Fort Wayne State Indiana Zip 46808
Telephone 260.490.6460 E-mail gbrown@c3builds.com

All staff correspondence will be sent only to the designated contact person.

Request

■ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction

Address of the property 1519 Carroll Road Township and Section Huntertown

Present Zoning AR Proposed Zoning C1 Acreage to be rezoned 3.56

Purpose of rezoning (attach additional page if necessary) The purpose is to allow for the construction and development of a new multi tenant medical / professional office building park.

Sewer provider City of Fort Wayne Water provider *City of Fort Wayne

*The property is currently served by a domestic water well but has access to the City of Fort Wayne Water System.

Filing Checklist

Applications will not be accepted unless the following filing requirements are submitted with this application.

- ■ Filing fee $1000.00
- ■ Surveys showing area to be rezoned
- ■ Legal Description of parcel to be rezoned
- ■ Rezoning Criteria (please complete attached document)

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

Gary Brown	Gary Brown	9.30.2025
(printed name of applicant)	(signature of applicant)	(date)
Ronald Hammond	Ronald Hammond	9-30-25
(printed name of property owner)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
10-3-25	148399	11-13-25	REZ-2025-0050

Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org

Department of Planning Services
Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

(1) The Comprehensive Plan;

Project lies within an area that has been growing and transitioning to Commercial zoning and uses. Property is adjacent to existing Commercial properties and a new Townhouse Development. The proposed rezoning of the property to a C1 commercial use appears to comply with the overall intent of the All in Allen Comprehensive Plan.

(2) Current conditions and the character of current structures and uses in the district;

The property, in its current state, is an underutilized residential parcel situated adjacent to a sub-arterial roadway This location, characterized by its proximity to high-traffic routes, presents significant potential for more effective land use that aligns with the area's infrastructure and the comprehensive plan. Property to the south & west is currently zoned R2 and being developed for Townhouses. The property to the east is currently zoned AR and is heavily buffered by existing trees and vegetation, a significant portion of which will remain as part of the development of the property. The residential areas to the north are separated by Carroll Road.

(3) The most desirable use for which the land in the district is adapted;

As previously mentioned, the property is strategically located adjacent on a sub-arterial roadway and adjacent to a major collector roadway, where factors like traffic volume, noise and light pollution make residential redevelopment less desirable. In contrast, low intensity light commercial uses are more suitable in this context, as they can capitalize on the property's easy access and high visibility and align with the All in Allen Comprehensive Plan intent. The property is uniquely positioned with easy access from Carroll Road while conveniently located to serve the neighboring residential districts.

(4) The conservation of property values throughout the jurisdiction;

Much of the surrounding area has seen a systematic transition from residential uses to light commercial uses with the growth in the northwest quadrant of Fort Wayne/Allen County. The proposed use of the property as a multi tenant commercial/medical office building park represents a low intensive commercial use commensurate with the uses to the west The residential properties to the east and south will be buffered from the development with the retention of a portion of the existing vegetation, similar to the neighboring properties and minimizing the impact on the neighboring properties. The development of this property represents a reinvestment into the area that will replace a deteriorating underutilized residence. and will not cause adverse affects that will affect property value.

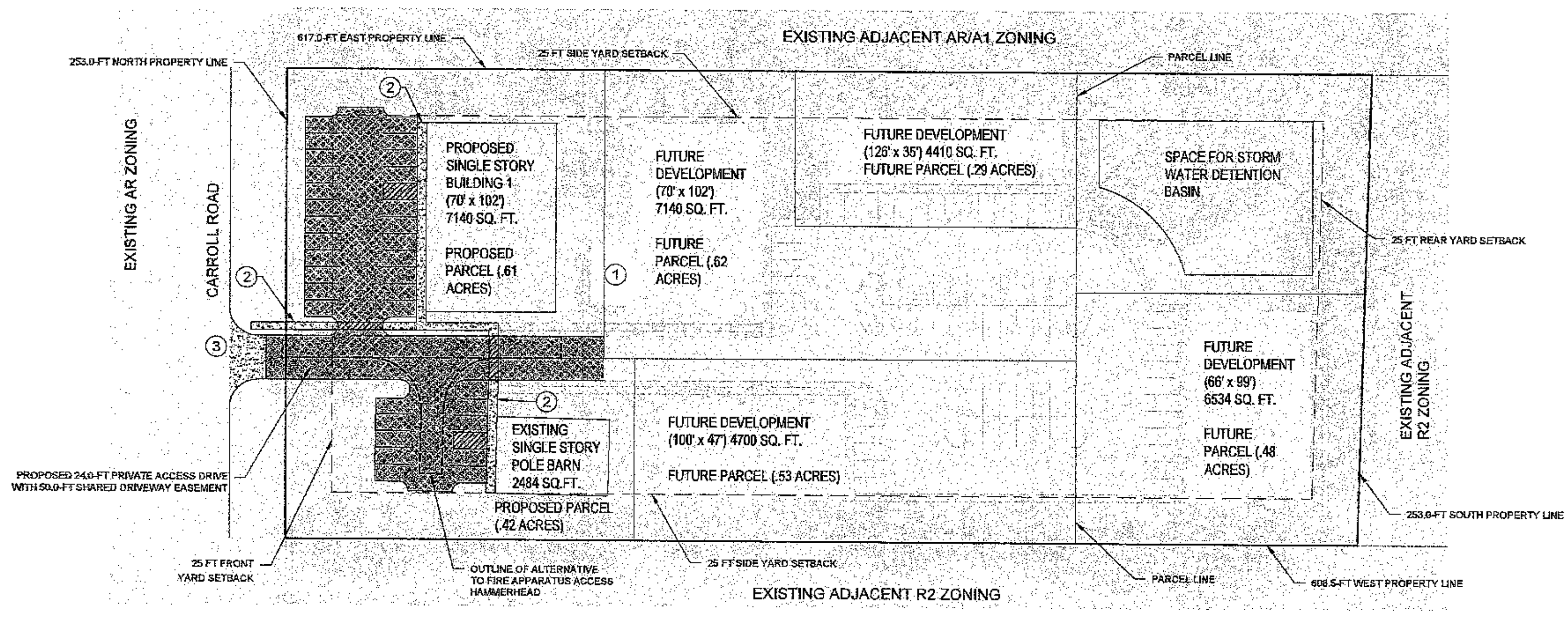
(5) Responsible development and growth.

Utilizing the property for light commercial development medical & professional offices) will effectively replace an underutilized parcel that has become undesirable for residential development nor productive for agricultural use. By shifting the purpose to light commercial, the property can contribute to infill development, and thereby optimizing the existing infrastructure such as roads, utilities and services. This strategic approach will not only enhance the economic viability of the area but also provide necessary medical and professional services to the residential neighborhoods in this area.

COMPLETE FILING TO INCLUDE:

- ■ Filing Fee
- ■ Complete application signed by property owner*
- ■ Legal description (in Word document format)*
- ■ Boundary/Utility Survey*
- ■ Rezoning Criteria *
- ☐ Written Commitment (if applicable)*

**All documents may be digital*



2 C-100 SITE DEVELOPMENT PLAN

SCALE: 1-INCH = 30-FEET @ 22 X 34 PAPER SIZE / 1-INCH = 60-FEET @ 11 X 17 PAPER SIZE

1 C-100 C-100 PLAN NOTES

1. EXISTING ACCESSORY STRUCTURE TO BE DEMOLISHED
2. PROPOSED CONCRETE SIDEWALKS FOR CONNECTIVITY TO EXISTING PUBLIC SIDEWALK
3. PROPOSED, ENLARGED CONCRETE CURB CUT AND ENTRANCE IN SIMILAR LOCATION AS EXISTING CURB CUT.

3 C-100 SITE DEVELOPMENT PLAN LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- FUTURE ASPHALT
- FUTURE CONCRETE

4 C-100 SUMMARY OF LOCAL ZONING ORDINANCE REQUIREMENTS

PROPERTY PARCEL NO: 020232126009000058

PREVAILING ORDINANCE/ EDITION: HUNTERTOWN ZONING ORDINANCE, AMENDED 09-02-2025.

PROPOSED LAND USE: MEDICAL / PROFESSIONAL OFFICE(S)

EXISTING ZONING AND PERMITTED USES: AR - LOW INTENSITY FAMILY RESIDENTIAL

PROPOSED ZONING AND PERMITTED USES: C-1 PROFESSIONAL OFFICE AND PERSONAL SERVICES.

ADJACENT ZONING AND PERMITTED USES: AR TO THE NORTH, R-2 TO THE SOUTH, AR/A1 TO THE EAST, AND R-2 TO THE WEST.

PROPERTY LOCATION IN A FLOOD PLAIN: NO

BUILDING AREA, HEIGHT, AND LOCATION ON PROPERTY:
- LOT AREA: 148,104 SQ.FT. (3.40 ACRES)
- BUILDING AREAS: 7140 AND 2484 SQ.FT. (9,624 SQ.FT. TOTAL) PROPOSED 7140, 4410, 6534, AND 4700 SQ. FT. (22,784 TOTAL SQ.FT.) FUTURE DEVELOPMENT.
- BUILDING HEIGHT: 75 FT MAX., +/- 25'-0" ACTUAL
- LOT WIDTH: +/-253 FT ACTUAL
- NORTH FRONT YARD: 25 FT MIN. / 75 FT ACTUAL
- SOUTH REAR YARD: 25 FT MIN. / 25 FT ACTUAL
- EAST SIDE YARD: 25 FT MIN. / 25 FT ACTUAL
- WEST SIDE YARD: 25 FT MIN. / 25 FT ACTUAL

PROPOSED PARKING REQUIREMENTS: (1/400 SQ.FT.)
- TOTAL SPACES: (25) REQUIRED / (32) ACTUAL
- ACCESSIBLE PARKING SPACES: MIN (2) REQUIRED / (2) ACTUAL
- PARKING SETBACK: 5 FT MIN. / 10 FT ACTUAL
- EXTERIOR/PARKING LIGHTING: LED AREA LIGHTS

LANDSCAPING REQUIREMENTS: PARKING AREA ADJACENT TO PUBLIC STREET: P-1
- PARKING AREA ADJACENT TO RESIDENTIAL AREA: P-2
- C1 USE BUILDING ADJACENT TO RESIDENTIAL AREA: B-1

CONSTRUCTION SERVICES
1301-300 Goshen Road
Fort Wayne, IN 46808
PHONE 260.490.6460
www.c3builds.com

THIS DRAWING IS A CONCEPTUAL DESIGN AND IS NOT MEANT TO BE AN EXACT RENDITION, THE SCOPE, MATERIALS, COLORS AND DETAILS OF THE FINAL PRODUCT MAY VARY.

PROJECT:
1519 CARROLL RD OFFICE PARK

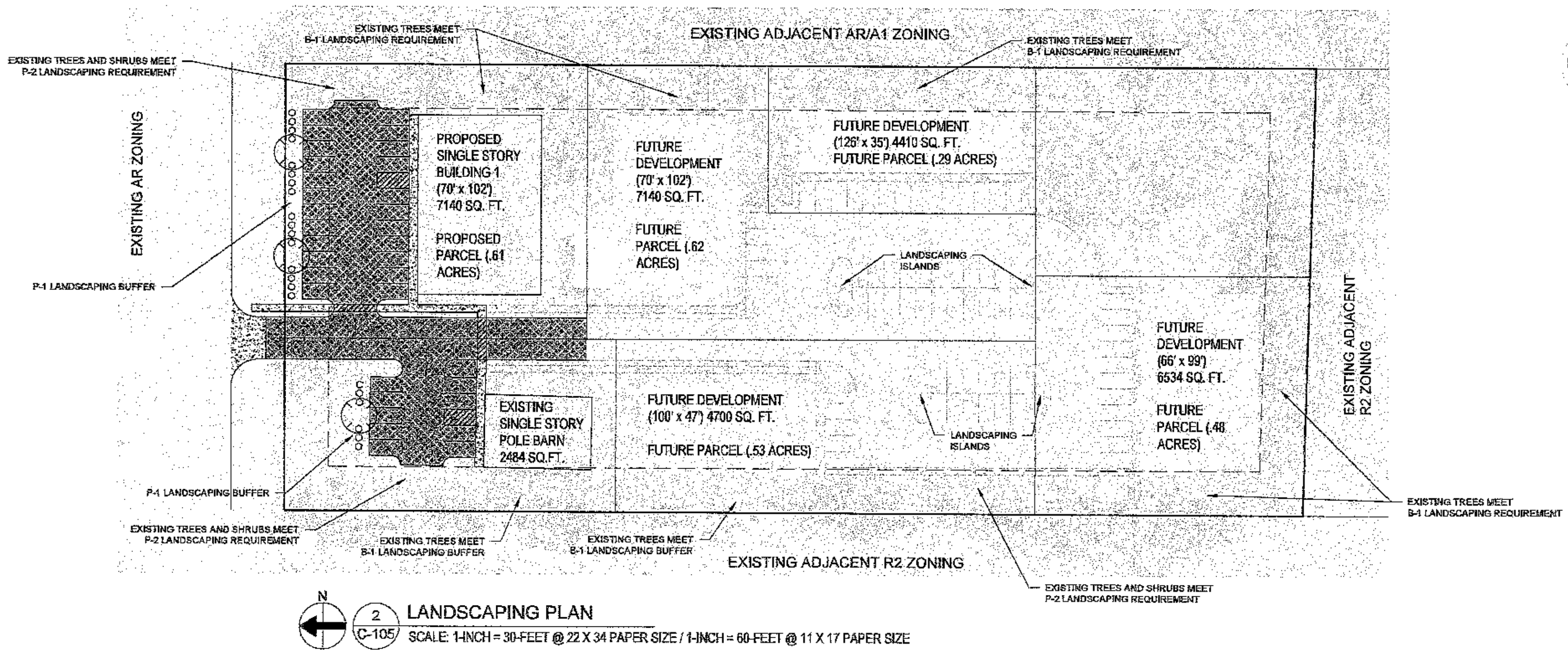
1519 CARROLL ROAD, FORT WAYNE, IN 46845

SHEET TITLE:
PRIMARY SITE DEVELOPMENT PLAN

DRAWN BY:	LGC
PROJECT NO.:	12125
DATE:	09/25/25

VERSIONS:

SHEET:
C-100



2 C-105 LANDSCAPING PLAN

SCALE: 1-INCH = 30-FEET @ 22 X 34 PAPER SIZE / 1-INCH = 60-FEET @ 11 X 17 PAPER SIZE

1 C-105 C-105 PLAN NOTES

1. REFERENCE 4/C-100 FOR LANDSCAPING REQUIREMENTS.

3 C-105 LANDSCAPING PLAN LEGEND

o SMALL SHRUB

TREE

C3 CONSTRUCTION SERVICES
1301-300 Goshen Road
Fort Wayne, IN 46808
PHONE 260.490.6460
www.c3builds.com

PROJECT:
1519 CARROLL RD OFFICE PARK

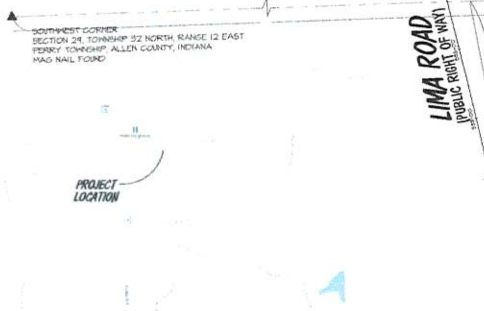
1519 CARROLL ROAD,
FORT WAYNE, IN 46845

SHEET TITLE:
LANDSCAPING PLAN

DRAWN BY: LGC
PROJECT NO.: 12125
DATE: 09/25/25

VERSIONS:

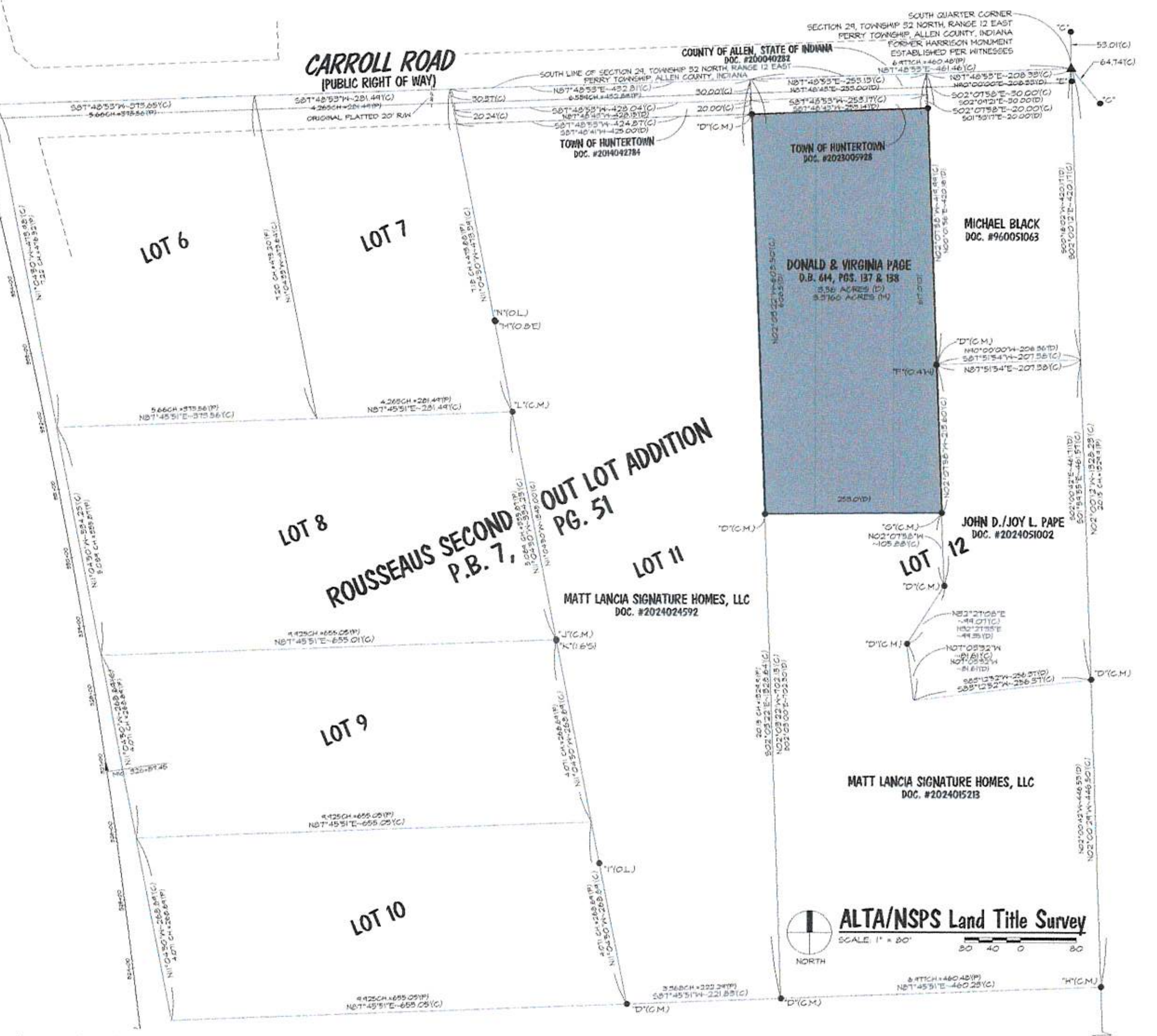
SHEET:
C-105



Site Location Map

NOT TO SCALE

NORTH



Real Estate Description per Title Commitment

PART OF LOT NUMBER 12 IN ROUSSEAU'S SECOND OUT LOT ADDITION TO THE CITY OF FORT WAYNE, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF LOT NUMBER 12 IN SAID ADDITION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT NUMBER 12 A DISTANCE OF 608.5 FEET; THENCE EASTERLY A DISTANCE OF 255.0 FEET; THENCE NORTHERLY A DISTANCE OF 617.0 FEET TO THE NORTH LINE OF SAID LOT NUMBER 12; THENCE WEST ALONG THE AFORESAID NORTH LINE OF SAID LOT NUMBER 12 A DISTANCE OF 255.0 FEET TO THE POINT OF BEGINNING, SAID IN PREVIOUS DEED TO CONTAIN 3.56 ACRES OF LAND, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING:

A PART OF LOT NUMBER TWELVE (12) IN ROUSSEAU'S SECOND OUT LOT ADDITION TO THE CITY OF FORT WAYNE AS RECORDED IN PLAT BOOK 7, PAGE 51 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND BEING ALL THAT PART OF THE LAND DESCRIBED IN BOOK 614, PAGE 138 IN SAID OFFICE OF THE RECORDER, LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON ROUTE SURVEY PLAT FOR CARROLL ROAD, ALLEN COUNTY HIGHWAY DEPARTMENT PROJECT RECORDED MAY 13, 1999 AS INSTRUMENT NO. 990035005 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 87 DEGREES 48 MINUTES 43 SECONDS WEST 208.33 FEET ALONG THE NORTH LINE OF SAID LOT 12 TO THE NORTHEAST CORNER OF THE OWNERS' LAND AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 2 DEGREES 09 MINUTES 21 SECONDS EAST 30.00 FEET ALONG THE EAST LINE OF THE OWNERS' LAND; THENCE SOUTH 87 DEGREES 48 MINUTES 43 SECONDS WEST 255.14 FEET TO THE WEST LINE OF SAID LOT 12; THENCE NORTH 1 DEGREE 55 MINUTES 15 SECONDS WEST 30.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 12; THENCE NORTH 87 DEGREES 48 MINUTES 43 SECONDS EAST 255.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, SAID IN PREVIOUS DEED TO CONTAIN 0.174 ACRES, MORE OR LESS. THE PORTION OF THE ABOVE DESCRIBED REAL ESTATE WHICH IS NOT ALREADY EMBRACED WITHIN PUBLIC RIGHTS OF WAY SAID IN PREVIOUS DEED TO CONTAIN 0.058 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

PART OF LOT 12, ROUSSEAU'S SECOND OUT LOT ADDITION AS RECORDED IN PLAT BOOK 7, PAGE 51 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE SECOND PRINCIPAL MERIDIAN IN ALLEN COUNTY, INDIANA, BEING A PORTION OF THE GRANTOR'S LAND RECORDED IN DEED BOOK 614, PAGE 138 IN SAID RECORDER'S OFFICE, LYING WITHIN THE PERMANENT RIGHT OF WAY LINES DEPICTED ON THE RIGHT OF WAY PARCEL PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 87 DEGREES 48 MINUTES 41 SECONDS WEST (BEARING BASED ON INDIANA STATE PLANE COORDINATE SYSTEM, EAST PROJECTION AND BASIS OF BEARINGS TO FOLLOW), A DISTANCE OF 208.55 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, IN THE CENTER OF CARROLL ROAD; THENCE SOUTH 1 DEGREE 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE CURRENT SOUTH RIGHT OF WAY LINE OF CARROLL ROAD, AS DESCRIBED IN DOCUMENT NUMBER 200040282 WITHIN SAID RECORDER'S OFFICE, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING SOUTH 1 DEGREE 55 MINUTES 17 SECONDS EAST, A DISTANCE OF 20.00 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND TO POINT 254 ON SAID RIGHT OF WAY PARCEL PLAT; THENCE SOUTH 87 DEGREES 48 MINUTES 41 SECONDS WEST, A DISTANCE OF 255.00 FEET, PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, TO A POINT ON THE WEST LINE OF THE GRANTOR'S LAND BEING POINT 258 ON SAID RIGHT OF WAY PARCEL PLAT; THENCE NORTH 1 DEGREE 53 MINUTES 17 SECONDS WEST, A DISTANCE OF 20.00 FEET ALONG SAID WEST LINE TO A POINT ON SAID APPARENT EXISTING SOUTH RIGHT OF WAY LINE; THENCE NORTH 87 DEGREES 48 MINUTES 41 SECONDS EAST, A DISTANCE OF 255.00 FEET ALONG SAID APPARENT EXISTING SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING, SAID IN PREVIOUS DEED TO CONTAIN 5,060 SQUARE FEET (0.116 ACRE), MORE OR LESS.

Professional Surveyor's Certification

TO: RONALD E. HAMMOND DDS, LLC; DONALD E. AND VIRGINIA PAGE; METROPOLITAN TITLE OF INDIANA, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11(A), 13, 15, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 22ND, 2025.

DATE OF PLAT OR MAP: AUGUST 28TH, 2025
BY: TODD R. BAUER, PS - INDIANA PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 865 IAC, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 FOR AN SUBURBAN CLASSIFICATION RETRACEMENT SURVEY.

COMMISSION NUMBER: 254112
SURVEYED FOR: C3 CONSTRUCTION SERVICES, LLC
DATES OF FIELDWORK: AUGUST 22ND, 2025

IN WITNESS WHEREOF, I HEREUNTO PLACE MY HAND AND SEAL, THIS 28TH DAY OF AUGUST, 2025.

CERTIFICATION AND DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF INVOICE, AND COMPLETE WITH ALL PAGES OF THE SURVEY DOCUMENTS.

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.

TODD R. BAUER
REGISTERED
No. 29800007
STATE OF INDIANA
PROFESSIONAL SURVEYOR

Todd R Bauer

Todd R. Bauer, PS No. 29800007
todd@4site.biz

Annotation Legend

P. = PLATTED DIMENSION
D. = DEED DIMENSION
M. = MEASURED DIMENSION
C. = CALCULATED DIMENSION
S. = RECORD SURVEY DIMENSION
DR = DEED RECORD
PR = PLAT RECORD
DOC = DOCUMENT
PG = PAGE NUMBER
RC = REFERENCE CORNER
C.M. = CONTROLLING MONUMENT
+/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.
FFTF = FARM FIELD TYPE FENCE
C.L. = CENTERLINE OF ROADWAY
R/W = RIGHT OF WAY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SPC = INDIANA STATE PLANE ZONE EAST COORDINATES FOR MONUMENT
O.L. = ON LINE

Monument Legend

"A" - 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP SET.
"B" - SURVEY MARKER NAIL WITH "FORESIGHT CONSULTING, LLC" IDENTIFICATION WASHER SET.
"C" - ALLEN COUNTY SURVEYOR'S OFFICE SECTION CORNER WITNESS MONUMENT FOUND.
"D" - 5/8" REBAR WITH "FIRM 0042" IDENTIFICATION CAP FOUND (D.A.BROWN ENGINEERING CONSULTANTS).
"E" - SURVEY MARKER NAIL WITH "FIRM 0042" IDENTIFICATION WASHER FOUND (D.A.BROWN ENGINEERING CONSULTANTS).
"F" - 5/8" REBAR WITH "ABONMARCHE" IDENTIFICATION CAP FOUND.
"G" - 1 1/4" PIPE FOUND.
"H" - 1/2" REBAR FOUND AT BASE OF FALLEN 6" WOOD POST.
"I" - BASE OF LEANING 4" WOOD POST.
"J" - BASE OF FALLEN 10" WOOD POST.
"K" - BENT 5/8" BOLT FOUND.
"L" - 5/8" REBAR WITH "FRANKE" IDENTIFICATION CAP FOUND.
"M" - RAIL POST FOUND.
"N" - 5/8" REBAR WITH "AMERICAN CONSULTING" IDENTIFICATION CAP FOUND.

ALTA/NSPS Land Title Survey General Notes:

1. THE LOCATION AND DIMENSIONS OF ALL BUILDING STRUCTURES ON THE FACE OF THIS SURVEY (IF APPLICABLE) ARE NOT INTENDED FOR STRUCTURAL DESIGN.
2. UTILITIES DEPICTED ON THE WITHIN PLAT OF SURVEY WERE LOCATED FROM ABOVE-GROUND VISIBLE EVIDENCE AND APPURTENANCES. NO PRIVATE UTILITY LOCATION SERVICES WERE REQUESTED FOR THIS SURVEY. NO RECORD UTILITY DOCUMENTS WERE PROVIDED FOR USE BY FORESIGHT CONSULTING, LLC FOR THE COMPLETION OF THIS SURVEY.
3. DISTURBING UNDERGROUND UTILITIES MAY RESULT IN SUBSTANTIAL PENALTIES AND DAMAGES FOR WHICH YOU WILL BE LIABLE. BEFORE DIGGING OR EXCAVATING ON YOUR PROPERTY YOU ARE REQUIRED TO CHECK FOR THE PRESENCE OF UTILITIES BY CALLING 1-800-382-5544. ADDITIONAL UTILITIES MAY NOT BE INCLUDED IN THE ONE-CALL UTILITY LOCATION SERVICE AND IT IS YOUR ADDITIONAL RESPONSIBILITY TO CONTACT EACH OF THESE UTILITY PROVIDERS.
4. THE PROFESSIONAL SERVICES PROVIDED DO NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION OF THE TITLE. A RECORD DOCUMENT SEARCH PERFORMED AS PART OF THE SURVEYING SERVICES DOES NOT SUBSTITUTE FOR A TITLE SEARCH AND A TITLE SEARCH BY A TITLE INSURANCE PROVIDER.
5. FIRST AMERICAN TITLE COMPANY TITLE COMMITMENT FILE NUMBER 4035-271281 WITH AN EFFECTIVE DATE OF AUGUST 5TH, 2025 AT 8:00 AM HAS BEEN UTILIZED AND RELIED UPON FOR THE PURPOSE OF COMPLETING THIS ALTA/NSPS LAND TITLE SURVEY.
6. THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT.
7. THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURE OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN THIS SURVEY.
8. NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES WERE FOUND OR PROVIDED THIS SURVEY.
9. AT THE TIME OF FIELD SURVEYING OPERATIONS THERE WAS SIGNIFICANT EARTH MOVING OR DISTURBING WORK OBSERVED ADJACENT TO THE WEST AND SOUTH BOUNDARIES OF THE SUBJECT PROPERTY WITH AREAS ENCROACHING ONTO THE SUBJECT PROPERTY AS INDICATED.

ForeSight Consulting, LLC
Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz

EXPERIENCE. INNOVATION. RESULTS.

Performed for:

ALTA/NSPS LAND TITLE SURVEY FOR:

C3 Construction Services, LLC

1519, Carroll Road, Fort Wayne, Indiana 46845

Drawing Revisions

Commission Number
254112

Date
August 28th, 2025

Title

Sheet Number
S1.1
SHEET 1 OF 2

Professional Surveyor's Report

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING REPORT IS SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS PARCEL AS A RESULT OF:

(A) VARIANCES IN REFERENCE MONUMENTS.
(B) DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS.
(C) INCONSISTENCIES IN LINES OF OCCUPATION AND/OR POSSESSION.
(D) RELATIVE POSITIONAL ACCURACY (RPA); THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR THE VARIOUS SURVEY CLASSIFICATIONS ARE AS FOLLOWS:
(1) URBAN SURVEYS: 0.07 FEET PLUS 50 PARTS PER MILLION.
(2) SUBURBAN SURVEYS: 0.13 FEET PLUS 100 PARTS PER MILLION.
(3) RURAL SURVEYS: 0.26 FEET PLUS 200 PARTS PER MILLION.

PROFESSIONAL SURVEYOR'S REPORT: GENERAL INFORMATION

COPYRIGHT, OWNERSHIP OF DOCUMENTS, AND LIMITED REVOCABLE LICENSE FOR THE USE OF THIS PLAT OF SURVEY
THE PLAT OF SURVEY, INCLUDING, BUT NOT LIMITED, TO PLAN NOTES, SYMBOLS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PRODUCTS, IS AN ORIGINAL CREATIVE WORK PRODUCT PREPARED BY FORESIGHT CONSULTING, LLC AND IS PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS ORIGINAL CREATIVE WORK PRODUCT IS THE SOLE PROPERTY OF FORESIGHT CONSULTING, LLC. NEITHER THE PLAT OF SURVEY, OR ANY INFORMATION SHOWN HEREON, SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION BEYOND THE PARTIES TO THIS CONTRACT AND EXPLICITLY REPRESENTED HEREON, FOR ANY USE OR PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC.

ADDITIONALLY, THE SURVEY, CERTIFICATION AND DECLARATIONS MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES CONTAINED WITHIN THE SURVEY CERTIFICATION, AND REPRESENT A LIMITED REVOCABLE LICENSE FOR USE ONLY IN THE PROPOSED REAL ESTATE TRANSACTION. THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, PARTIES OR SUBSEQUENT OWNERS AND ENTITIES. THIS LICENSE FOR USE AUTOMATICALLY EXPIRES, AND IS REVOKED, NINETY (90) DAYS AFTER THE ISSUE DATE OF SURVEY DOCUMENT(S).

BOUNDARY RESOLUTION - BASIS OF THE ESTABLISHED BOUNDARY OF THE SUBJECT PARCEL
THIS SURVEY AND ASSOCIATED REPORT ARE BASED IN PART UPON THE OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-1(5)), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION.

BOUNDARY LINE CONFLICTS
THE REPRESENTATION OF ANY POTENTIAL BOUNDARY LINE CONFLICTS SHOWN HEREON EITHER BY LINES OF OCCUPATION, POSSESSION OR RECORD DESCRIPTION, DOES NOT INFER ANY RIGHT OF PROPERTY OWNERSHIP, POSSESSION OR THE ABILITY TO DISTURB EXISTING LINES OF OCCUPATION AND IMPROVEMENTS WITHIN THE AREA OF CONFLICT. THE CLIENT IS STRONGLY ADVISED TO CONSULT/RETAIN A COMPETENT REAL ESTATE ATTORNEY AND/OR TITLE COMPANY TO REVIEW THE BOUNDARY CONFLICT.

TITLE, OWNERSHIP AND EASEMENT DOCUMENT REFERENCES
TITLE, OWNERSHIP AND EASEMENT DOCUMENT REFERENCES REPRESENTED ON THIS PLAT OF SURVEY ARE BASED UPON RECORD DOCUMENT RESEARCH WITHIN THE OFFICE OF THE RECORDER IN WHICH THE SURVEYED PROPERTY IS LOCATED. THE DOCUMENT REFERENCES ARE NEITHER CERTIFIED NOR WARRANTED BY THE OFFICE OF FORESIGHT CONSULTING, LLC, AND DO NOT CONSTITUTE A COMPLETE AND ACCURATE REPRESENTATION OF TITLE, OWNERSHIP AND EASEMENT ENCUMBRANCES THAT MAY EFFECT THE SUBJECT PROPERTY. THE RESEARCH PERFORMED BY FORESIGHT CONSULTING, LLC COMPLIES WITH THE LOCAL STANDARD OF CARE EXERCISED BY PROFESSIONAL SURVEYORS WITHIN THE STATE OF INDIANA, AND CONFORMS TO THE REQUIREMENTS OF INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, RULE 12 (COMPETENT PRACTICE OF LAND SURVEYING) SECTIONS 1 THROUGH 30.

VARIANCES IN DEED V.S. MEASURED DIMENSIONS
THERE MAY BE VARIANCES BETWEEN THE DEED DIMENSIONS AND THE MEASURED DIMENSIONS ALONG THE ESTABLISHED BOUNDARY LINES SHOWN ON THIS PLAT OF SURVEY. LIKEWISE, THERE MAY BE FOUND SURVEY MONUMENTS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. WHEN THE MAGNITUDE OF THESE VARIANCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY STATED BELOW AND ARE LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION, THE DIFFERENCES HAVE BEEN CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR THE PURPOSES OF MATHEMATICAL CLOSURE. WHEN SUCH MEASURED VARIANCES ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTS, THESE VARIANCES ARE WORTHY OF DISCUSSION AND ARE ADDRESSED IN THIS REPORT.

HORIZONTAL POSITIONING METHODOLOGY
THE HORIZONTAL LOCATION OF ALL FOUND AND ESTABLISHED MONUMENTS ARE BASED UPON STANDARD SURVEYING MEASUREMENT TECHNIQUES USING A POSITIONAL SOLUTION DERIVED BY USING RTK GLOBAL POSITIONING (GPS) OBSERVATIONS WITH TRIMBLE 5800 R8 RECEIVERS USING THE INDIANA DEPARTMENT OF TRANSPORTATION "INCORS" VIRTUAL REFERENCE LAND SURVEYING NETWORK.

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON INDIANA STATE PLANE COORDINATE ZONE EAST GEODETIC GRID BEARING VALUES AS SHOWN AND REPRESENTED ON THE PLAT OF THIS SURVEY.

PROFESSIONAL SURVEYOR'S REPORT: SURVEYED PROPERTY REPORT

TITLE COMMITMENT
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ISSUED BY METROPOLITAN TITLE OF INDIANA, LLC AS FILE NUMBER 4055-271281 WITH AN EFFECTIVE DATE OF AUGUST 5TH, 2025 AT 8:00 AM HAS BEEN UTILIZED AND RELIED UPON FOR THE PURPOSE OF COMPLETING THIS ALTA/NSPS LAND TITLE SURVEY.

FLOOD HAZARD STATEMENT
THE SURVEYED PROPERTY LIES WITHIN "ZONE X" AS DESIGNATED ON FLOOD INSURANCE RATE MAP 18003C0160G WITH AN EFFECTIVE DATE OF AUGUST 3RD, 2009. ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOODING.

PURPOSE OF SURVEY
THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARIES OF THE LANDS OF DONALD E. PAGE AND VIRGINIA PAGE AS RECORDED IN DOCUMENT DEED BOOK 614 PAGES 137 AND 138 WITHIN THE OFFICE OF RECORDER OF ALLEN COUNTY, INDIANA FOR A REAL ESTATE TRANSACTION AND FUTURE RESIDENTIAL DEVELOPMENT.

REFERENCE INFORMATION UTILIZED THIS SURVEY
THE RECORDED DOCUMENTS FOR THE SURVEYED PROPERTY AND THE ADJOINING PARCELS WERE UTILIZED DURING THE COURSE OF THIS BOUNDARY SURVEY.

THE RECORDED PLAT OF ROUSSEAUS SECOND OUT LOT ADDITION AS RECORDED IN PLAT BOOK 7, PAGE 51 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

A LOCATION CONTROL ROUTE SURVEY OF A PORTION OF CARROLL ROAD PERFORMED BY APEX CONSULTING & SURVEYING, CERTIFIED BY NANA A. OPOKU, INDIANA PROFESSIONAL SURVEYOR NUMBER 21200012, DATED MARCH 5TH, 2022 AND RECORDED AS DOCUMENT NUMBER 2022020642 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

A LOCATION CONTROL ROUTE SURVEY OF A PORTION OF CARROLL ROAD PERFORMED BY APEX CONSULTING & SURVEYING, CERTIFIED BY NANA A. OPOKU, INDIANA PROFESSIONAL SURVEYOR NUMBER 21200012, DATED MARCH 28TH, 2024, AND RECORDED AS DOCUMENT NUMBER 2024020277 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

A LOCATION CONTROL ROUTE SURVEY OF A PORTION OF LIMA ROAD (INDIANA STATE ROAD No.3) PERFORMED BY VS ENGINEERING, CERTIFIED BY ANDREW B. McCLELLAND, INDIANA PROFESSIONAL SURVEYOR NUMBER 21100004, DATED APRIL 15TH, 2024, AND RECORDED AS DOCUMENT NUMBER 2024021784 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

A RULE 12 BOUNDARY SURVEY COMPLETED BY D.A. BROWN ENGINEERING CONSULTANTS AS JOB NUMBER 2401-01A AND PLAT OF SURVEY NUMBER 32-12-32-16, CERTIFIED BY DUANE A. BROWN, INDIANA PROFESSIONAL SURVEYOR NUMBER 90331, DATED JULY 14TH, 2025 AND RECORDED AS DOCUMENT NUMBER 2025032388 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

A RULE 12 BOUNDARY SURVEY COMPLETED BY D.A. BROWN ENGINEERING CONSULTANTS AS JOB NUMBER 2401-01 AND PLAT OF SURVEY NUMBER 32-12-32-15, CERTIFIED BY DUANE A. BROWN, INDIANA PROFESSIONAL SURVEYOR NUMBER 90331, DATED MARCH 6TH, 2024, REVISED OCTOBER 4TH, 2024, AND RECORDED AS DOCUMENT NUMBER 2024051003 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. IN THE REPORT IT LISTS A REFERENCE SURVEY BY ANDERSON SURVEYING, INC. - JOB NO. 940710 WHICH IN TURN REFERENCES A B.F. KAPP SURVEY DONE PROXIMATE TO THE ORIGINAL SPLIT OFF OF THE SUBJECT PROPERTY WITH "THIN WALLED" 1.25 INCH DIAMETER PIPES FOUND (KNOWN TO BE THE TYPE USED BY KAPP IN THE EARLY 1960'S). BOTH ANDERSON AND BROWN HAVE CONSIDERED THESE PIPES TO BE THE ORIGINAL MONUMENTS FOR THE SALE OFF.

AN ALTA/NSPS LAND TITLE SURVEY COMPLETED BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 070449, CERTIFIED BY TODD R. BAUER INDIANA PROFESSIONAL SURVEYOR NUMBER 29800007, DATED JUNE 2ND, 2008.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
THE BOUNDARIES OF THE LANDS OF DONALD E. PAGE AND VIRGINIA PAGE AS RECORDED IN DOCUMENT DEED BOOK 614 PAGES 137 AND 138 WITHIN THE OFFICE OF RECORDER OF ALLEN COUNTY, INDIANA ARE DEPENDENT UPON THE CONTROLLING ELEMENTS OF THE LOTS AND BOUNDARIES WITHIN ROUSSEAUS SECOND OUT LOT ADDITION AS RECORDED IN PLAT BOOK 7, PAGE 51 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. THE RECORDED PLAT OF ROUSSEAUS SECOND OUT LOT ADDITION DOES NOT SPECIFY THE TYPE, MATERIAL AND CHARACTER OF THE ORIGINAL MONUMENTS SET AT THE TIME OF THE CREATION OF THE ORIGINAL SUBDIVISION LOTS, AND THEREFORE NONE OF THE MONUMENTS LOCATED DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS CAN BE SUBSTANTIATED AS FOUND, ORIGINAL AND CONTROLLING MONUMENTS FOR THIS BOUNDARY SURVEY.

THE EXTERNAL PERIMETER BOUNDARY OF ROUSSEAUS SECOND OUT LOT ADDITION IS RELATED TO, AND DEPENDENT UPON, THE CONTROLLING MONUMENTS FOR THE NORTHWEST QUARTER OF SECTION 32 OF PERRY TOWNSHIP. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32 IS COINCIDENT WITH THE SOUTH LINE OF SECTION 29 WITHIN PERRY TOWNSHIP, AND THE SOUTH LINE OF SECTION 29 HAD BEEN PREVIOUSLY ESTABLISHED BY FORESIGHT CONSULTING, LLC AS A PORTION OF AN ALTA/NSPS LAND TITLE SURVEY COMPLETED AS COMMISSION NUMBER 070449. THE SOUTH LINE OF SECTION 29 WAS PERPETUATED AS A LINE BETWEEN THE FOLLOWING MONUMENTS:

SOUTHWEST CORNER OF SECTION 29 (NORTHWEST CORNER OF SECTION 32)	A MAG NAIL
SOUTH QUARTER CORNER OF SECTION 29 (NORTH QUARTER CORNER OF SECTION 32)	HARRISON MARKER

THE AFOREMENTIONED MONUMENTS ARE CONSISTENT WITH THE MONUMENTS IDENTIFIED ON THE REFERENCE SURVEYS NOTED ABOVE, WITH THE HARRISON MONUMENT BEING COUNTY WITNESSED WITHIN THEIR SECTION CORNER TIE CARDS.

AT THE TIME OF THE LAND SURVEYING FIELD OPERATIONS ASSOCIATED WITH THIS SURVEY THE HARRISON MONUMENT ABOVE HAD BEEN DEMOLISHED AND IS NO LONGER PRESENT. THE LOCATION OF THE HARRISON MONUMENT HAS PERPETUATED BASED ON THE SURVIVING SECTION CORNER WITNESS MONUMENTS, AND IS SCHEDULED TO BE RESET AS A PORTION OF THE ONGOING ALLEN COUNTY SECTION CORNER PERPETUATION PROJECT.

NO MONUMENT WAS RECOVERED AT THE CENTER OF SECTION 29 DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS.

A 3/4" REBAR WAS RECOVERED AT THE SOUTH QUARTER CORNER OF SECTION 32 PER COUNTY SECTION CORNER WITNESS MONUMENTS.

SEVERAL 5/8" REBAR MONUMENTS WITH "FIRM 0042" (D.A. BROWN ENGINEERING CONSULTANTS) IDENTIFICATION CAPS WERE LOCATED DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS. AS NOTED ABOVE, D.A. BROWN ENGINEERING CONSULTANTS HAVE RECENTLY COMPLETED RULE 12 BOUNDARY SURVEYS REFERENCED THIS SURVEY. THESE SURVEYS CONSIST OF THE MAJORITY OF THE ADJOINING LOTS WITHIN ROUSSEAUS SECOND OUT LOT ADDITION AND INCLUDE CORNERS COMMON WITH THE SUBJECT PARCEL. AFTER CONSIDERATION AND REVIEW, THESE D.A. BROWN ENGINEERING CONSULTANTS CORNER MONUMENTS CORRELATE EXTREMELY WELL WITH GEOMETRIC RELATIONSHIPS WITHIN ROUSSEAUS SECOND OUT LOT ADDITION AND IT'S RELATIONSHIP TO THE CONTROLLING LINES OF THE NORTHWEST QUARTER OF SECTION 32 PERRY TOWNSHIP. THESE CORNERS HAVE BEEN ACCEPTED AS THE CORNERS THE REPRESENT AND HAVE BEEN HELD AS CONTROLLING FOR THE PERPETUATION OF THE BOUNDARY OF THE SUBJECT PARCEL.

A 1 1/4" PIPE WAS FOUND ALONG THE NORTHERN BOUNDARY OF THE SOUTHERN ADJOINER (LABELED "G" ON THIS PLAT OF SURVEY) THAT IS BELIEVED TO BE SET BY THE ORIGINAL SURVEYOR AT THE TIME OF THE CREATION OF "PAGE" PARCEL. THE AFOREMENTIONED "BROWN" BOUNDARY RETRACEMENT SURVEY DESCRIBES THE USE OF THE MONUMENT BY PRIOR SURVEYORS AND THEIR BELIEF THAT THE MONUMENT WAS AN ORIGINAL AND CONTROLLING MONUMENT FOR THE "PAGE" PARCEL. THE 1 1/4" PIPE HAS BEEN ACCEPTED AND HELD AS A CONTROLLING MONUMENT FOR THIS SURVEY.

VARIOUS OTHER MONUMENTS WERE LOCATED DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS AS SHOWN ON THIS PLAT OF SURVEY. THESE MONUMENTS WERE CONSIDERED AND REVIEWED, AND WHERE APPLICABLE, WERE HELD AS CONTROLLING MONUMENTS AS NOTED WITH "C.M." ON THE PLAT OF SURVEY.

DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS
THERE WERE VARIOUS DISCREPANCIES BETWEEN THE RECORD DESCRIPTIONS OF THE VARIOUS PARCELS WITHIN THE IMMEDIATE AREA. IN MOST CASES, THESE VARIANCES EXIST AS A RESULT OF DIFFERING BASIS OF BEARINGS, ANGULAR MEASUREMENTS AND ALTERNATIVE THEORIES FOR THE PERPETUATION OF SUBDIVISION LOTS. THESE INCONSISTENCIES BEING MINOR IN NATURE HAVE NO SIGNIFICANT MATERIAL EFFECT ON THE ESTABLISHED BOUNDARY OF THE SURVEYED PROPERTY OR THE THEORY OF LOCATION APPLIED TO THE SAME.

Professional Surveyor's Report

DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS (CONTINUED)
POTENTIALLY A GAP COULD EXIST BETWEEN THE SOUTHERN BOUNDARY OF THE SUBJECT PARCEL AND THE NORTHERN BOUNDARY OF THE SOUTHERN ADJOINER BASED UPON THE STRICT APPLICATION OF THE CONTROLLING CALLS WITHIN THE RECORDED REAL ESTATE DESCRIPTION FOR EACH PARCEL. THE GAP IS SCHEMATICALLY REPRESENTED ON THE AFOREMENTIONED D.A. BROWN ENGINEERING CONSULTANTS RULE 12 BOUNDARY SURVEY FOR THE NEIGHBORING PARCEL. THE AREA OF THE GAP IS WOODED AND LIES AT THE REAR OF THE SUBJECT PROPERTY. IT IS THE BELIEF OF THE UNDERSIGNED THAT B.F. KAPP CALLED THE NORTHEAST CORNER OF LOT 12 ROUSSEAUS SECOND OUT LOTS ON THE 20 FOOT RIGHT OF WAY OF THE CARROLL ROAD, WHILE ALL OR MOST OF THE OTHER SURVEYS/DEEDS ASSUMES THE NORTHEAST CORNER OF LOT 12 FALLS ON THE SECTION LINE. THERE ARE NO APPARENT LINES OF OCCUPATION OR POSSESSION CURRENTLY, HOWEVER, IN THE BROWN REFERENCE SURVEY, HE INDICATED A WOVEN WIRE FIELD FENCE ON THE MONUMENTED LINE.

DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION
THE WEST AND SOUTH LINES OF THE SUBJECT PROPERTY ARE COINCIDENT WITH THE NORTH AND EAST LINE OF A NEW SUBDIVISION CURRENTLY UNDER CONSTRUCTION. AS A RESULT OF THIS CONSTRUCTION, PORTIONS OF THE SITE SILT FENCES WERE INSTALLED OVER THE LINE AND ONTO THE SUBJECT PROPERTY AS INDICATED ON THE SURVEY MAP.

THEORY OF LOCATION
THE BOUNDARIES OF THE LANDS OF DONALD E. PAGE AND VIRGINIA PAGE AS RECORDED IN DOCUMENT DEED BOOK 614 PAGES 137 AND 138 WITHIN THE OFFICE OF RECORDER OF ALLEN COUNTY, INDIANA ARE DEPENDENT UPON THE CONTROLLING ELEMENTS OF THE LOTS AND BOUNDARIES WITHIN ROUSSEAUS SECOND OUT LOT ADDITION AS RECORDED IN PLAT BOOK 7, PAGE 51 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA. THE RECORDED PLAT OF ROUSSEAUS SECOND OUT LOT ADDITION DOES NOT SPECIFY THE TYPE, MATERIAL AND CHARACTER OF THE ORIGINAL MONUMENTS SET AT THE TIME OF THE CREATION OF THE ORIGINAL SUBDIVISION LOTS, AND THEREFORE NONE OF THE MONUMENTS LOCATED DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS CAN BE SUBSTANTIATED AS FOUND, ORIGINAL AND CONTROLLING MONUMENTS FOR THIS BOUNDARY SURVEY.

THE EXTERNAL PERIMETER BOUNDARY OF ROUSSEAUS SECOND OUT LOT ADDITION IS RELATED TO, AND DEPENDENT UPON, THE CONTROLLING MONUMENTS FOR THE NORTHWEST QUARTER OF SECTION 32 OF PERRY TOWNSHIP. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32 IS COINCIDENT WITH THE SOUTH LINE OF SECTION 29 WITHIN PERRY TOWNSHIP, AND THE SOUTH LINE OF SECTION 29 HAD BEEN PREVIOUSLY ESTABLISHED BY FORESIGHT CONSULTING, LLC AS A PORTION OF AN ALTA/NSPS LAND TITLE SURVEY COMPLETED AS COMMISSION NUMBER 070449. THE SOUTH LINE OF SECTION 29 (NORTH LINE OF SECTION 32) WAS PERPETUATED AS A LINE BETWEEN THE FOLLOWING MONUMENTS:

SOUTHWEST CORNER OF SECTION 29 (NORTHWEST CORNER OF SECTION 32)	A MAG NAIL
SOUTH QUARTER CORNER OF SECTION 29 (NORTH QUARTER CORNER OF SECTION 32)	HARRISON MARKER

THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD WAS ESTABLISHED AS BEING 30 FEET NORMALLY DISTANT SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 32 IN ACCORDANCE WITH THE RECORD DOCUMENTS ASSOCIATED THEREWITH.

SEVERAL 5/8" REBAR MONUMENTS WITH "FIRM 0042" (D.A. BROWN ENGINEERING CONSULTANTS) IDENTIFICATION CAPS WERE LOCATED DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS. AS NOTED ABOVE, AFTER ANALYSIS AND REVIEW, THESE CORNERS HAVE BEEN ACCEPTED AS THE CORNERS THE REPRESENT AND HAVE BEEN HELD AS CONTROLLING FOR THE PERPETUATION OF THE BOUNDARY OF THE SUBJECT PARCEL.

AS SUCH THE NORTHWEST CORNER OF THE SUBJECT PARCEL WAS ACCEPTED AND HELD AS THE 5/8" REBAR WITH "FIRM 0042" IDENTIFICATION CAP FOUND AT THE INTERSECTION OF THE WEST PLATTED LOT LINE OF LOT 12 ROUSSEAUS SECOND OUT LOT ADDITION AND THE PRESENT RIGHT OF WAY LINE OF CARROLL ROAD.

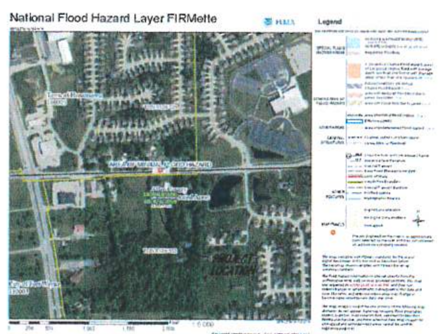
THE SOUTHWEST CORNER OF THE SUBJECT PARCEL IS A 5/8" REBAR WITH "FIRM 0042" IDENTIFICATION CAP AT THE NORTHEASTERN MOST CORNER OF THE LANDS OF MATT LANCIA SIGNATURE HOMES, LLC, AND AS DESCRIBED EARLIER WAS ACCEPTED AND HELD AS A CONTROLLING MONUMENT.

THE NORTHEAST CORNER OF THE SUBJECT PARCEL WAS PERPETUATED ALONG THE SOUTH RIGHT OF WAY LINE OF CARROLL ROAD AT THE RECORD DISTANCE WEST OF THE EAST LINE OF LOT NUMBER 12 IN ROUSSEAUS SECOND OUT LOT ADDITION IN ACCORDANCE WITH THE RECORD DESCRIPTION OF THE SUBJECT AND ADJOINING PARCEL, AS WELL AS THE AFOREMENTIONED D.A. BROWN ENGINEERING CONSULTANTS RECORDED SURVEYS.

THE SOUTHEAST CORNER OF THE SUBJECT PARCEL IS A 1 1/4" PIPE MONUMENT ON THE PERIMETER OF THE LAND OF MATT LANCIA SIGNATURE HOMES, LLC, AND AS DESCRIBED EARLIER WAS ACCEPTED AND HELD AS A CONTROLLING MONUMENT. IT IS NOTED A "0042" CAPPED MONUMENT WAS FOUND ON THIS LINE AT THE SOUTHWEST CORNER OF THE LANDS OF [illegible] AS INDICATED.

THE RESULTING BOUNDARY SOLUTION APPEARS TO BE IN HARMONY WITH THE LINES OF OCCUPATION AND POSSESSION FOR BOTH THE SUBJECT PARCEL AND THE NEIGHBORING PROPERTIES.

National Flood Hazard Layer FIRMette



Flood Insurance Rate Map

NOT TO SCALE

Professional Surveyor's Certification

TO: RONALD E. HAMMOND DDS, LLC; DONALD E. AND VIRGINIA PAGE; METROPOLITAN TITLE OF INDIANA, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11(A), 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 22ND, 2025.

DATE OF PLAT OR MAP: AUGUST 28TH, 2025
BY: TODD R. BAUER, PS - INDIANA PROFESSIONAL SURVEYOR

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY SUPERVISION IN ACCORDANCE WITH TITLE 865 IAC, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 FOR AN SUBURBAN CLASSIFICATION RETRACEMENT SURVEY.

COMMISSION NUMBER: 25482
SURVEYED FOR: C3 CONSTRUCTION SERVICES, LLC
DATES OF FIELDWORK: AUGUST 22ND, 2025

IN WITNESS WHEREOF, I HEREUNTO PLACE MY HAND AND SEAL, THIS 28TH DAY OF AUGUST, 2025

CERTIFICATION AND DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF INVOICE, AND COMPLETE WITH ALL PAGES OF THE SURVEY DOCUMENTS.

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.

TODD R. BAUER REGISTERED No. 29800007 STATE OF INDIANA PROFESSIONAL SURVEYOR

Todd R Bauer

Todd R. Bauer, PS No. 29800007
todd@4site.biz

TEMPORARY RIGHT OF WAY DOC. #2025005424

Easements & Improvements Detail

SCALE: 1" = 40'

NORTH

ALTA/NSPS Land Title Survey General Notes:

1. THE LOCATION AND DIMENSIONS OF ALL BUILDING STRUCTURES ON THE FACE OF THIS SURVEY (IF APPLICABLE) ARE NOT INTENDED FOR STRUCTURAL DESIGN.
2. UTILITIES DEPICTED ON THE WITHIN PLAT OF SURVEY WERE LOCATED FROM ABOVE-GROUND VISIBLE EVIDENCE AND APPURTENANCES. NO PRIVATE UTILITY LOCATION SERVICES WERE REQUESTED FOR THIS SURVEY. NO RECORD UTILITY DOCUMENTS WERE PROVIDED FOR USE BY FORESIGHT CONSULTING, LLC FOR THE COMPLETION OF THIS SURVEY.
3. DISTURBING UNDERGROUND UTILITIES MAY RESULT IN SUBSTANTIAL PENALTIES AND DAMAGES FOR WHICH YOU WILL BE LIABLE. BEFORE DIGGING OR EXCAVATING ON YOUR PROPERTY YOU ARE REQUIRED TO CHECK FOR THE PRESENCE OF UTILITIES BY CALLING 1-800-382-5544. ADDITIONAL UTILITIES MAY NOT BE INCLUDED IN THE ONE-CALL UTILITY LOCATION SERVICE AND IT IS YOUR ADDITIONAL RESPONSIBILITY TO CONTACT EACH OF THOSE UTILITY PROVIDERS.
4. THE PROFESSIONAL SERVICES PROVIDED DO NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION OF THE TITLE. A RECORD DOCUMENT SEARCH PERFORMED AS PART OF THE SURVEYING SERVICES DOES NOT SUBSTITUTE FOR A TITLE SEARCH AND A TITLE SEARCH BY A TITLE INSURANCE PROVIDER.
5. FIRST AMERICAN TITLE COMPANY TITLE COMMITMENT FILE NUMBER 4055-271281 WITH AN EFFECTIVE DATE OF AUGUST 5TH, 2025 AT 8:00 AM HAS BEEN UTILIZED AND RELIED UPON FOR THE PURPOSE OF COMPLETING THIS ALTA/NSPS LAND TITLE SURVEY.
6. THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT.
7. THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURE OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN THIS SURVEY.
8. NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES WERE FOUND OR PROVIDED THIS SURVEY.
9. AT THE TIME OF FIELD SURVEYING OPERATIONS THERE WAS SIGNIFICANT EARTH MOVING OR DISTURBING WORK OBSERVED ADJACENT TO THE WEST AND SOUTH BOUNDARIES OF THE SUBJECT PROPERTY WITH AREAS ENCROACHING ONTO THE SUBJECT PROPERTY AS INDICATED.

Schedule B - Section II Exceptions

(2) ANY DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, ANY SHORTAGES IN AREA, OR ANY ENCROACHMENT OR OVERLAPPING IN IMPROVEMENTS. (NONE NOTED THIS SURVEY)

(4) EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

(12) TERMS, CONDITIONS AND PROVISIONS OF TEMPORARY HIGHWAY EASEMENT GRANT DATED NOVEMBER 21, 2022, RECORDED FEBRUARY 8, 2023 IN INSTRUMENT NO. 2023005424.

(13) RIGHTS OF THE PUBLIC, THE STATE OF INDIANA AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, INCLUDING UTILITY RIGHT OF WAY. (NONE NOTED THIS SURVEY)

(14) RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS, AND LEGAL DRAINS AND DITCHES, IF ANY. (NONE NOTED THIS SURVEY)

SCHEDULE B SECTION II EXCEPTIONS NOT LISTED ARE NOT A MATTER OF SURVEY

ForeSight Consulting, LLC
Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz

EXPERIENCE. INNOVATION. RESULTS.

Performed for:

ALTA/NSPS LAND TITLE SURVEY FOR:

C3 Construction Services, LLC

1519, Carroll Road, Fort Wayne, Indiana 46845

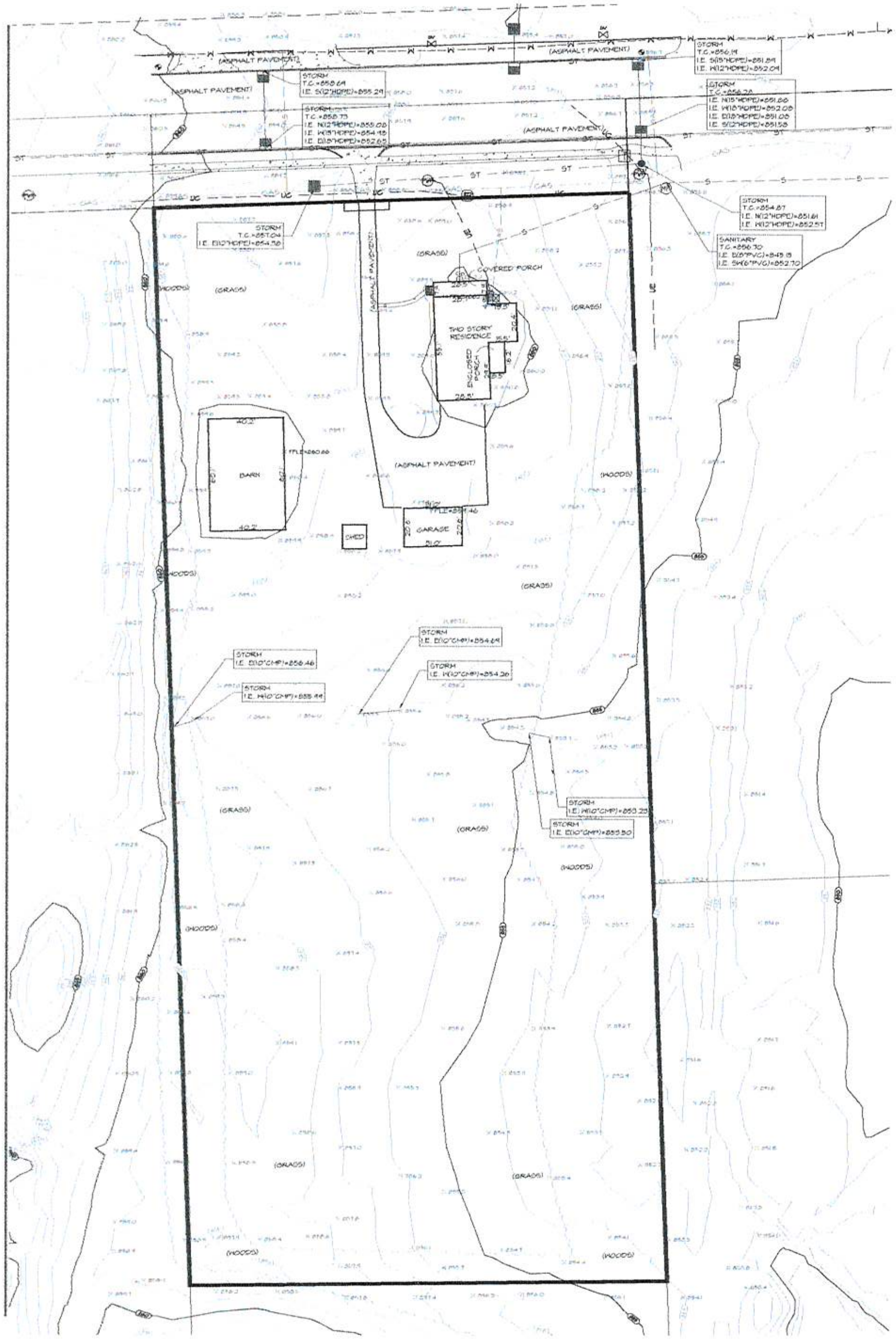
Drawing Revisions

Commission Number
254112

Date
August 28th, 2025

Title

Sheet Number
S1.2
SHEET 2 OF 2



Topographic Survey Symbols Legend

MANHOLE	FORESIGHT CONTROL	SHRUB	CABLE TV PEDESTAL
CLEAN OUT	P.K. NAIL FOUND	TELEPHONE MANHOLE	TELEPHONE PEDESTAL
ROUND INLET	IRON PIN FOUND	BOLLARD	FLAG POLE
SQUARE INLET	RIGHT-OF-WAY MARKER	YARD LIGHT	LIGHT POLE
CURB-CAST INLET	SECTION CORNER	POST	WOODED AREAS
DOWN SPOUT	BENCH MARK	POST INDICATOR VALVE	UNDERGROUND FIBER OPTIC CABLE
MONITORING WELL	SIGN	FIRE HYDRANT	WATER LINE
WELL	EXISTING FINISH FLOOR	YARD HYDRANT	STORM SEWER LINE
WATER VALVE	GUY ANCHOR	GAS METER	SANITARY SEWER LINE
HANDICAP STRIPING	PARKING BLOCK	GAS VALVE	OVERHEAD TELEPHONE
HANDICAP ACCESS RAMP	ELECTRIC BOX	GAS PUMP	OVERHEAD ELECTRIC
SOIL BORING	ELECTRIC PANEL	POWER POLE	OVERHEAD UTILITY
CONIFEROUS TREE	MAIL BOX	ELECTRIC METER	UNDERGROUND ELECTRIC
DECIDUOUS TREE	AIR CONDITIONING UNIT	WATER METER	UNDERGROUND TELEPHONE
			UNDERGROUND GAS LINE

Topographic Survey

SCALE: 1" = 30'

30 15 0 30

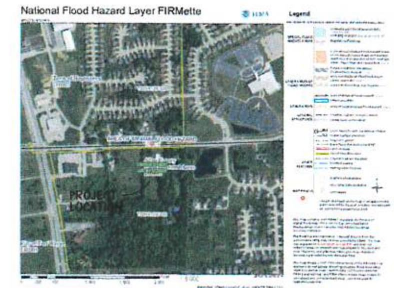
NORTH

Site Location Map

SCALE: N.T.S.

NORTH

National Flood Hazard Layer FIRMette



Topographic Survey Positional Accuracy Standards

Based on the National Society of Professional Surveyors Model Standards for Topographic Surveys

Item	Vertical Accuracy Tolerance (Feet)	Horizontal Accuracy Tolerance (Feet)
Contour Line (1 Foot Interval)	0.65' plus or minus	1' plus or minus
Contour Line (5 Foot Interval)	3.30' plus or minus	4' plus or minus
Contour Line (10 Foot Interval)	6.50' plus or minus	8' plus or minus
Finish Floor Elevations	0.05' plus or minus	1' plus or minus
Spot Paving Elevations	0.05' plus or minus	1' plus or minus
Spot Ground Elevations	0.20' plus or minus	2' plus or minus
Sewer Invert Elevations	0.05' plus or minus	1' plus or minus
Well Defined Planimetric Features	0.10' plus or minus	1' plus or minus

Positional Accuracy is given at the 95% confidence interval level

General Notes:

1. THE LOCATION AND DIMENSIONS OF ALL BUILDING STRUCTURES ON THE FACE OF THIS SURVEY (IF APPLICABLE) ARE NOT INTENDED FOR STRUCTURAL DESIGN.
2. UTILITIES DEPICTED ON THE WITHIN PLAT OF SURVEY WERE LOCATED FROM ABOVE-GROUND PHYSICAL EVIDENCE AND APPURTENANCES. NO UTILITY LOCATION SERVICE WAS REQUESTED FOR THIS SURVEY.

   DISTURBING UNDERGROUND UTILITIES MAY RESULT IN SUBSTANTIAL PENALTIES AND DAMAGES FOR WHICH YOU WILL BE LIABLE. BEFORE DIGGING OR EXCAVATING ON YOUR PROPERTY YOU ARE REQUIRED TO CHECK FOR THE PRESENCE OF UTILITIES BY CALLING 1-800-382-5544. ADDITIONAL UTILITIES MAY NOT BE INCLUDED IN THE ONE-CALL UTILITY LOCATION SERVICE AND IT IS YOUR ADDITIONAL RESPONSIBILITY TO CONTACT EACH OF THESE UTILITY PROVIDERS.
3. THE IDENTIFICATION AND DELINEATION OF WETLANDS WERE NOT A PART OF THE SURVEYING SERVICES PROVIDED. FEDERAL AND STATE LEGISLATION HAS DEFINED AND ESTABLISHED RESTRICTIONS FOR THE PROTECTION OF WETLANDS. THE PRESENCE OF WETLANDS ON OR NEAR YOUR PROPERTY WILL LIMIT OR RESTRICT THE USE AND IMPROVEMENT OF YOUR PROPERTY. YOU SHOULD CONSULT WITH YOUR STATE ENVIRONMENTAL PROTECTION AGENCY FOR A MORE DETAILED EXPLANATION ON IDENTIFYING WETLANDS AND LAWS MEANT TO ENSURE THEIR PROTECTION.
4. ELEVATIONS ON THIS SURVEY ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988.
5. THIS DRAWING IS NOT INTENDED TO BE PRESENTED AS A TRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

Professional Surveyor's Certification

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFIES THAT HE HAS CONDUCTED THIS TOPOGRAPHICAL AND UTILITY SURVEY, UNDER HIS DIRECT SUPERVISION.

COMMISSION NUMBER: 254112

CLIENT: C3 CONSTRUCTION SERVICES, LLC

DATES OF FIELD WORK: SEPTEMBER 9TH, 2025

FIELD WORK COMPLETED: SEPTEMBER 9TH, 2025

IN WITNESS WHEREOF, I HEREUNTO PLACE MAY HAND AND SEAL THIS 9TH DAY OF SEPTEMBER, 2025.

TODD R. BAUER REGISTERED No. 29800007 STATE OF INDIANA PROFESSIONAL SURVEYOR

Todd R Bauer

Todd R. Bauer, PS No. 29800007
todd@4site.biz

ForeSight Consulting, LLC
Professional Engineers & Surveyors
1910 St. Joe Center Road, Suite #61
Fort Wayne, Indiana 46825
260.484.9900 phone
260.484.9980 fax
www.4site.biz

EXPERIENCE. INNOVATION. RESULTS.

Performed for:

C3 Construction Services, LLC

1519, Carroll Road, Fort Wayne, Indiana 46845

SITE TOPOGRAPHIC SURVEY FOR:

Drawing Revisions

Commission Number
254112

Date
September 9th, 2025

Title

Sheet Number
S2.1
Sheet 1 of 1

§ 154.212 C1 PROFESSIONAL OFFICE AND PERSONAL SERVICES

(A) Purpose

The **Professional Office** and **Personal Services district** is intended to provide areas for **professional offices**, **personal services**, community, and similar low intensity **nonresidential uses**, along with certain residential facilities. This **district** can serve as a buffer between residential **uses/zoning districts** and higher intensity commercial **uses**.

(B) Permitted **Uses**

The following **uses** are permitted as a matter of right in a C1 **district**. In C1 **districts**, **outdoor display**, temporary **outdoor sales**, and **outdoor storage** shall not be permitted.

C1 PROFESSIONAL OFFICE AND PERSONAL SERVICES SPECIFIC PERMITTED USES	
Accessory building/structure/use	Chiropractor
Accountant	**Clinic**
Adoption service	Collection agency
Adult care center	Clothing alterations
Advertising	**Community garden**
Alteration service	Computer **training**
Answering service	Consulting service
Appraiser	Copy service
Architect	**Correctional services facility**
Art **instruction**	Counseling service
Art studio	Craft **instruction**
Assisted living facility	Craft **studio**
Attorney	Credit service
Auction service	**Credit union**
Audiologist	**Customer service facility**
Audio-visual **studio**	Dance **instruction**
Bank	Data processing facility
Bankruptcy service	Data storage facility
Barber shop	**Day care**
Barber/beauty school	Day spa
Beauty shop	Dentist
Bed and breakfast	Diagnostic center
Blood bank	Dialysis center
Blood or plasma donor facility	Doctor
Boarding house	**Dormitory**
Bookkeeping service	Driving **instruction**
Broadcast **studio**	**Educational institution**
Broker	Embroidery
Business **training**	**Employment agency**
Campus housing (off-site)	**Engineer**
Child care center	Finance agency
Child care home (class I or **II)**	**Financial planning service**

C1 PROFESSIONAL OFFICE AND PERSONAL SERVICES SPECIFIC PERMITTED USES	
Fitness center	**Photography studio**
Foundation office	Photography **training**
Fraternity house	Physical therapy facility
Funeral home	Pilates instruction
Graphic design service	Planetarium
Group residential facility (large) (1)	Planner
Group residential facility (small)	Podiatrist
Gymnastics **instruction**	Public transportation facility
Health club	**Radio station**
Homeless shelter (1)	Real estate
Hospice care center	Recording studio
Hospital	**Rehabilitation facility**
Insurance agency	**Residential dwelling unit** (4)
Interior design service	**Residential facility for homeless individuals** (up to 8) (1)
Internet service	**Retirement facility**
Investment service	**Savings and loan**
Laboratory	Sculpture studio
Land surveyor	Security service
Legal service	Sleep disorder facility
Live-work unit	Social service agency
Loan office	**Sorority house**
Marketing agency	Stained glass **studio**
Martial arts **training**	Stock and **bond** broker
Massage therapy	Surgery center
Medical **training**	Tailor
Model unit	Tanning salon
Mortgage service	Tax consulting
Multiple family complex (2)	**Television station**
Multiple family dwelling (2)	Title company
Museum	**Townhouse complex** (2)
Music **instruction**	**Travel** agency
Music **studio**	**Treatment center**
Nail salon	Tutoring service
Neighborhood facility	**Universally permitted use** (3)
Nursing home	**Veterinary clinic** (indoor)
Nutrition service	Website service
Office, Professional	Wedding consultant
Ophthalmologist	Weight loss service
Optician	**Wind energy conversion system (micro)** (1)
Optometrist	Yoga **instruction**
Painting **studio**	**Zoo**
Parking area (off-site) (3)	

Notes:
(1) If not **adjacent** to a **residential district**
(2) See multiple family building and complex perimeter setback and building separation requirements in R3 district (§154.208(E)(1))
(3) See **universally permitted use** definition for additional standards
(4) Above, to the rear of, or attached to a permitted **nonresidential use**

HUNTERTOWN RESOLUTION NO. 2025- ___

RESOLUTION REGARDING EXTENSION OF WATER AND SEWER SERVICES FOR THE WEST BROOK ESTATES SUBDIVISION PLAT – 15 LOTS.

WHEREAS, the Huntertown Utility Service Board (USB) has received an application from Caspian Development, LLC (Developer) for water and sewer services from Huntertown Utilities to serve West Brook Estates (15 lots), better described in **Exhibit A**; and

WHEREAS, Huntertown Ordinance §50.05 prohibits the extension of and connection to the Town sanitary sewer systems outside of the Town's corporate limits without the approval of the Huntertown Town Council by duly enacted Resolution authorizing such extension and connection, and;

WHEREAS, Huntertown Ordinance §54.03 requires that all new connections to the Town's sanitary sewer utility shall also be required to connect to the Town's water utility; and

WHEREAS, the Town Council has adopted Area Connection Fees, System Development Charges, and authorized and enacted a Utility Fee Schedule for all new connections, and;

WHEREAS, the USB granted conditional approval to the Developer for fifteen (15) water and fifteen (15) sanitary sewer connections for West Brook Estates; and

WHEREAS, the Developer has submitted a consent to Voluntary Annexation for the entirety of the West Brook Estates Parcel, better described in **Exhibit A**.

NOW THEREFORE, BE IT RESOLVED by the Town Council, the legislative body of the Town of Huntertown, Indiana, that:

1. Developer shall comply with all Standards and Specifications for the construction of any and all water mains, sanitary sewer mains, water connections, and sanitary sewer connections.
2. Developer shall be responsible for costs associated with any and all utility main extensions or utility connections and shall have an authorized representative of the Town overseeing and inspecting any and all main extensions or connections.
3. Developer shall comply with all local and state laws governing water main extensions, sanitary sewer main extensions, water connections, and sanitary sewer connections.

4. Developer shall agree to sign and submit a recorded Remonstrance Waiver and Consent for Annexation into the Town of Huntertown or file a Voluntary Annexation Petition prior to Huntertown Town Council acceptance of utilities or of the Secondary Plat.

RESOLUTION ADOPTED by the Huntertown Town Council on this ___ day of ________, 2025.

By:______________________________
Brad Hite, President

By:______________________________
Brandon Seifert, Vice-President

By:______________________________
Mike Aker, Member

By:______________________________
Pat Freck, Member

By:______________________________
Tina McDonald, Member

ATTEST:
By:__________________________
Ryan Schwab, Clerk-Treasurer

Prepared by Huntertown Town Manager

EXHIBIT A

Part of the Southwest Quarter of Section 4, together with part of the Southeast Quarter of Section 5, all in Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Section 4, being marked by a #5 rebar; thence North 88 degrees 08 minutes 38 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of the Southwest Quarter of said Section 4, a distance of 14.86 feet to a #5 rebar; thence North 01 degrees 46 minutes 03 seconds West, a distance of 348.63 feet to a #5 rebar on a South line of a 5.461 acre tract of real estate described in a deed to Caspian Development, LLC, in Document Number 2023054062 in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees 13 minutes 57 seconds West, on and along said South line, a distance of 50.00 feet to a #5 rebar at a South corner thereof; thence North 01 degrees 46 minutes 03 seconds West, on and along a West line of said 5.461 acre tract, a distance of 87.68 feet to a #5 rebar at a South corner thereof; thence South 89 degrees 54 minutes 32 seconds West, on and along a South line of said 5.461 acre tract, a distance of 329.23 feet to a #5 rebar at the Southwest corner thereof, also being a North corner of a 28.59 acre base tract of real estate described in a deed to Caspian Development, LLC, in Document Number 2022054204 in the Office of said Recorder; thence South 87 degrees 54 minutes 33 seconds West, on and along a North line of said 28.59 acre base tract, a distance of 1242.40 feet to a wood post at a North corner thereof; thence South 06 degrees 03 minutes 10 seconds West, on and along a West line of said 28.59 acre base tract, a distance of 150.00 feet to a #5 rebar at a North corner thereof; thence South 88 degrees 12 minutes 52 seconds West, on and along a North line of said 28.59 acre base tract, a distance of 653.00 feet to a #5 rebar at the Northwest corner thereof; thence South 01 degrees 38 minutes 39 seconds East, on and along a West line of said 28.59 acre base tract, a distance of 285.29 feet to a #5 rebar at the Southwest corner thereof, being a point on the South line of the Southeast Quarter of said Section 5; thence North 88 degrees 21 minutes 16 seconds East, on and along said South line, a distance of 2280.63 feet to the point of beginning, containing 20.749 acres of land, subject to legal right-of-way for West Road, and subject to all easements of record.

PETITION FOR AND CONSENT TO ANNEXATION INTO THE TOWN OF HUNTERTOWN, INDIANA

The undersigned certify that they are owners of land located outside of but contiguous to the Town of Huntertown, Indiana, and hereby request and consent to the adoption of an ordinance, annexing to the Town of Huntertown, the territory containing that land. The undersigned further certify that they are the owners of one hundred percent (100%) of the land in the territory sought to be annexed, and the territory sought to be annexed is legally described as follows, to-wit: See attached Exhibit "A"

____
CASPIAN DEVELOPMENT LLC
By: Saeed ("Sam") Etemadi, its Duly Authorized Member

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Saeed "Sam" Etemadi, as Caspian Development LLC's Duly Authorized Member, and acknowledged the execution of the foregoing Petition for and Consent to Annexation into the Town of Huntertown, Indiana, on this ______ day of ______________________, 2025, as their voluntary act and deed.

WITNESS my hand and seal this last-named date.

My Commission Expires:

____
Notary Public

____

Resident of __________ County, IN

____
(Name Printed or Typed)

My Commission No. : ______________

EXHIBIT A – LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 4, together with part of the Southeast Quarter of Section 5, all in Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Southwest corner of said Section 4, being marked by a #5 rebar; thence North 88 degrees 08 minutes 38 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of the Southwest Quarter of said Section 4, a distance of 14.86 feet to a #5 rebar; thence North 01 degrees 46 minutes 03 seconds West, a distance of 348.63 feet to a #5 rebar on a South line of a 5.461 acre tract of real estate described in a deed to Caspian Development, LLC, in Document Number 2023054062 in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees 13 minutes 57 seconds West, on and along said South line, a distance of 50.00 feet to a #5 rebar at a South corner thereof; thence North 01 degrees 46 minutes 03 seconds West, on and along a West line of said 5.461 acre tract, a distance of 87.68 feet to a #5 rebar at a South corner thereof; thence South 89 degrees 54 minutes 32 seconds West, on and along a South line of said 5.461 acre tract, a distance of 329.23 feet to a #5 rebar at the Southwest corner thereof, also being a North corner of a 28.59 acre base tract of real estate described in a deed to Caspian Development, LLC, in Document Number 2022054204 in the Office of said Recorder; thence South 87 degrees 54 minutes 33 seconds West, on and along a North line of said 28.59 acre base tract, a distance of 1242.40 feet to a wood post at a North corner thereof; thence South 06 degrees 03 minutes 10 seconds West, on and along a West line of said 28.59 acre base tract, a distance of 150.00 feet to a #5 rebar at a North corner thereof; thence South 88 degrees 12 minutes 52 seconds West, on and along a North line of said 28.59 acre base tract, a distance of 653.00 feet to a #5 rebar at the Northwest corner thereof; thence South 01 degrees 38 minutes 39 seconds East, on and along a West line of said 28.59 acre base tract, a distance of 285.29 feet to a #5 rebar at the Southwest corner thereof, being a point on the South line of the Southeast Quarter of said Section 5; thence North 88 degrees 21 minutes 16 seconds East, on and along said South line, a distance of 2280.63 feet to the point of beginning, containing 20.749 acres of land, subject to legal right-of-way for West Road, and subject to all easements of record.