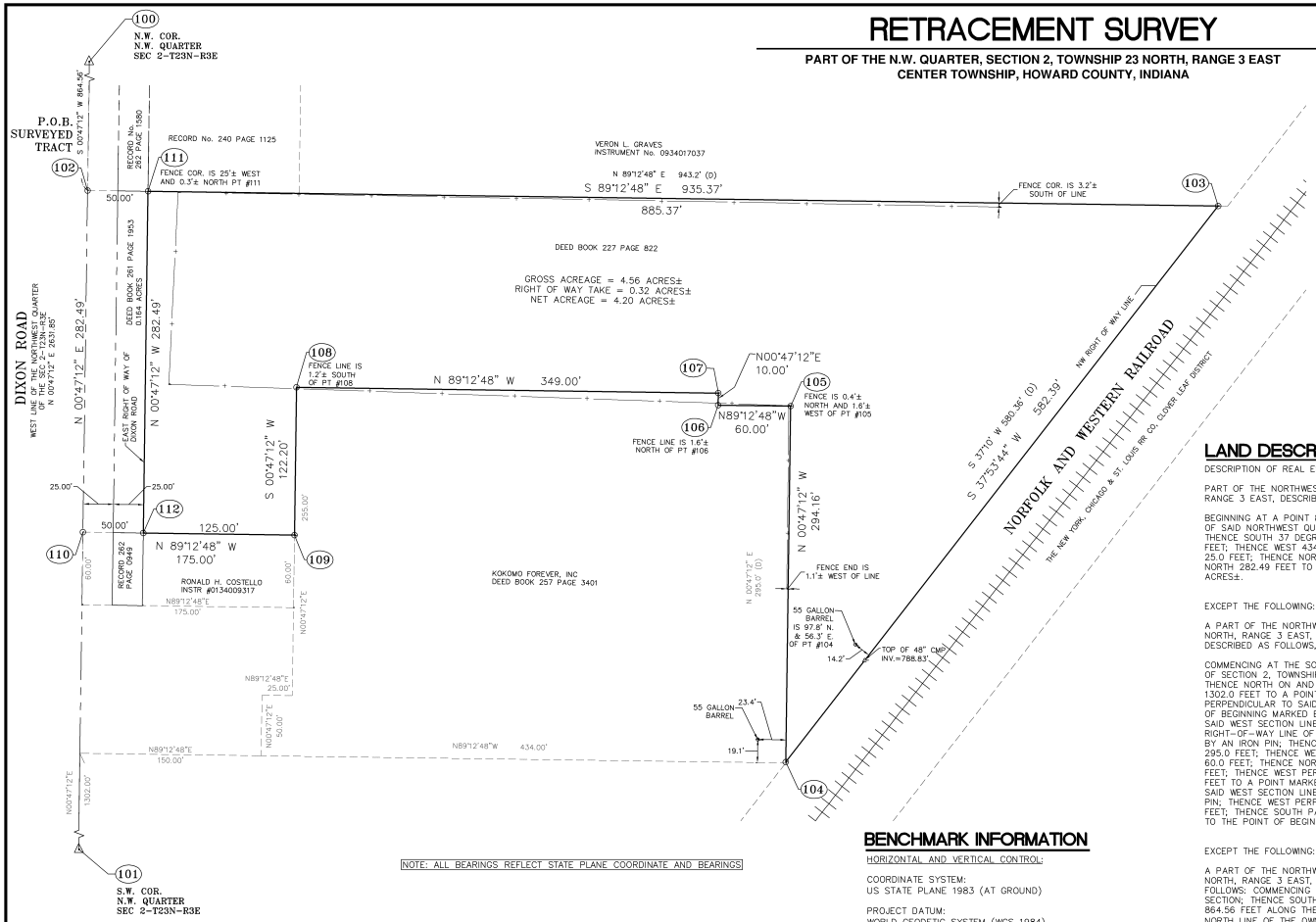
RETRACEMENT SURVEY

PART OF THE N.W. QUARTER, SECTION 2, TOWNSHIP 23 NORTH, RANGE 3 EAST
CENTER TOWNSHIP, HOWARD COUNTY, INDIANA



NOTE: ALL BEARINGS REFLECT STATE PLANE COORDINATE AND BEARINGS

POINT #	REMARKS
102 110	COMPUTED LOCATION (NOTHING SET)
103 104 105 106 107	5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET
108 109 111 112	5/8" IRON ROD WITH CAP STAMPED "HCO" FOUND

LEGEND

P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
—+—	EXISTING FENCE
▲	END SECTION

BENCHMARK INFORMATION

HORIZONTAL AND VERTICAL CONTROL:

COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM
NAVD 88

ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID03 (CONUS)

COORDINATE UNITS US SURVEY FEET
DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE PER BOOK 227 PAGE 822

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 3 EAST, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 864.56 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE EAST 943.21 FEET; THENCE SOUTH 37 DEGREES, 10 MINUTES WEST A DISTANCE OF 580.36 FEET; THENCE WEST 434 FEET; THENCE NORTH 50.00 FEET; THENCE EAST 25.0 FEET; THENCE NORTH 130.0 FEET, THENCE WEST 175.0 FEET; THENCE NORTH 282.49 FEET TO THE POINT OF BEGINNING CONTAINING 7.42 ACRES±.

EXCEPT THE FOLLOWING: PER DEED BOOK 257, PAGE 3401

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 3 EAST, CENTER TOWNSHIP, HOWARD COUNTY, INDIANA, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 3 EAST MARKED BY A STONE; THENCE NORTH ON AND ALONG THE WEST SECTION LINE OF SAID SECTION, 1302.0 FEET TO A POINT MARKED BY AN IRON PIN; THENCE EAST PERPENDICULAR TO SAID WEST SECTION LINE, 150.0 FEET TO THE POINT OF BEGINNING MARKED BY AN IRON PIN; THENCE EAST PERPENDICULAR TO SAID WEST SECTION LINE, 434.0 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE NORFOLK AND WESTERN RAILROAD MARKED BY AN IRON PIN; THENCE NORTH PARALLEL TO SAID WEST SECTION LINE, 295.0 FEET; THENCE WEST PERPENDICULAR TO SAID WEST SECTION LINE, 60.0 FEET; THENCE NORTH PARALLEL TO SAID WEST SECTION LINE, 10.0 FEET; THENCE WEST PERPENDICULAR TO SAID WEST SECTION LINE, 349.0 FEET TO A POINT MARKED BY AN IRON PIN; THENCE SOUTH PARALLEL TO SAID WEST SECTION LINE; 255.0 FEET TO A POINT MARKED BY AN IRON PIN; THENCE WEST PERPENDICULAR TO SAID WEST SECTION LINE, 25.0 FEET; THENCE SOUTH PARALLEL TO SAID WEST SECTION LINE, 50.0 FEET; TO THE POINT OF BEGINNING, CONTAINING 2.88 ACRES.

EXCEPT THE FOLLOWING: RIGHT OF WAY PER DEED BOOK 261, PAGE 1953

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 3 EAST, HOWARD COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 38 MINUTES 29 SECONDS WEST 864.56 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE NORTH LINE OF THE OWNER'S LAND; THENCE SOUTH 89 DEGREES 24 MINUTES 10 SECONDS EAST 25.00 FEET ALONG SAID NORTH LINE TO THE EAST BOUNDARY OF DIXON ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE SOUTH 89 DEGREES 24 MINUTES 10 SECONDS EAST 25.00 FEET ALONG SAID NORTH LINE; THENCE SOUTH 0 DEGREES 38 MINUTES 29 SECONDS WEST 286.34 FEET TO THE SOUTH LINE OF THE OWNER'S LAND; THENCE NORTH 89 DEGREES 24 MINUTES 05 SECONDS WEST 25.00 FEET ALONG SAID SOUTH LINE TO THE EAST BOUNDARY OF SAID DIXON ROAD; THENCE NORTH 0 DEGREES 38 MINUTES 29 SECONDS EAST 286.34 FEET ALONG THE BOUNDARY OF SAID DIXON ROAD TO THE POINT OF BEGINNING AND CONTAINING 0.164 ACRES, MORE OR LESS.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEYS IN INDIANA), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(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. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS A RETRACEMENT SURVEY OF A 4.20 ACRE TRACT OF REAL ESTATE DESCRIBED IN BOOK 227 PAGE 822, RIGHT OF WAY EXCEPTION PER DEED BOOK 261, PAGE 1953 AND EXCEPTION PER DEED BOOK 257, PAGE 3401. THE SUBJECT PARCEL WAS ESTABLISHED PER RECORD DESCRIPTION AND VERIFIED BY A RECORDED SURVEY, INSTRUMENT No. 0934010522.

BASIS OF BEARING: (PER RECORDED SURVEY PER INSTRUMENT No. 0934010522)

CONTROLLING MONUMENTS:

100 N.W. CORNER, N.W. 1/4, SECTION 2-T23N-R3E
5/8 INCH IRON REBAR FOUND PER COUNTY SURVEYOR REFERENCES

101 S.W. CORNER, N.W. 1/4, SECTION 2-T23N-R3E
5/8 INCH IRON REBAR FOUND PER COUNTY SURVEYOR REFERENCES

IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

1. POSSESSION TO THE NORTH AND SOUTH IS TO EXISTING FENCING. POSSESSION TO THE WEST IS TO THE EAST RIGHT OF WAY OF DIXON ROAD AND EXISTING FENCING. POSSESSION TO THE EAST IS TO THE WEST RIGHT OF WAY OF THE NORFOLK AND WESTERN RAILROAD.

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE "C" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180093-0005-B OF THE FLOOD INSURANCE RATE MAPS FOR HOWARD COUNTY, INDIANA (MAPS DATED AUGUST 3, 1981)

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS ON JANUARY 30, 2014.

4. THE SURVEY HEREIN DOES NOT PURPORT TO SHOW THE WATERSHED AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED DITCHES OR DRAINS.

5. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR THE ADJOINING TRACTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"C"	ARES OF MINIMAL FLOODING (NO SHADING)

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #180093-0005B. AREA IN ZONE "C" MAP DATED AUGUST 3, 1981

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

GRAPHIC SCALE
0 25 50 100
SCALE : 1" = 50'

REVISIONS		
REV. DATE	BY	DESCRIPTION
4/10/14	MJJ	UPDATED SURVEY TO (SPC) FROM DEED BEARING AND DISTANCES

R.L.S. LS20400007 DATE: 3/11/14

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: PART OF THE NORTHWEST QUARTER, SECTION 2, T23N, R3E CENTER TWP., HOWARD COUNTY, INDIANA	DRAWN BY: MJJ	PREPARED BY: KNA
	SCALE: 1" = 50'	FIELD BOOK: D.C.
	DATE: 3/10/14	PAGE: D.C.
FIELD WORK COMPLETED: 3/7/14	JOB NUMBER	SURVEY 4 FILE:
CLIENT: SESCO GROUP(BRAD ADAMS)	B34983	N/A
DESCRIPTION: RETRACEMENT SURVEY		N/A

EPA-R5-2014-007985IMG00258