

PLAT OF RETRACEMENT SURVEY COMBINING 3 PARCELS DESCRIBED IN INSTRUMENT #200417174 IN THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 1 WEST IN BAKER TOWNSHIP, MORGAN COUNTY, INDIANA

4

N 89°53'05" E
1494.48'

N 89°53'05" E 330.00'

"C"
NORTHWEST CORNER
FRACTIONAL
SOUTHWEST QUARTER
SECTION 30-11N-1W
ENGRAVED BRASS
DISK IN LIMESTONE
MONUMENT FOUND
PER COUNTY RECORDS

"B"
NORTHEAST CORNER
FRACTIONAL
SOUTHWEST QUARTER
SECTION 30-11N-1W
STONE FOUND
PER COUNTY RECORDS

LEGEND

These standard symbols will be found in the drawing.

- △ STONE FOUND
- CAPPED REBAR SET
- ⊙ IRON PIPE FOUND
- REBAR FOUND
- ⊗ CALCULATED
- LATH
- ♣ BOAT SPIKE FOUND
- ◇ STEEL POST
- ⊙ BRASS DISK FOUND
- COUNTY ROAD



SHEPPARD LAND SURVEYING, LLC
Michael E. Sheppard, PLS
 2178 SOUTH DENNY HILL ROAD
 PARAGON, INDIANA 46186
 765-537-LAND (5263)

RETRACEMENT SURVEY COMBINING 3 PARCELS DESCRIBED IN INSTRUMENT #200417174

CLIENT: DARLENE ROBINSON
 OWNER OF RECORD: THERESA COLEMAN

PROJECT BEGAN: OCTOBER 3, 2012
 FIELD WORK COMPLETED: OCTOBER 3, 2012
 PROJECT COMPLETED: OCTOBER 15, 2012
 IMPROVEMENTS EXIST ON THE PARCEL.

PROJECT #12-074 DRAWN BY MES/JRS
 PAGE 1 OF 4

I hereby certify that to the best of my knowledge, ability, and belief the within plat and report represent a survey made by me in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and completed on October 15, 2012.

Michael E. Sheppard
 Michael E. Sheppard
 Indiana Registered Land Surveyor #20100021

HARRY D. & PHYLLIS A. GREEN
 DR 422, PG 887

S 00°26'34" E 312.15'

WILLIAM & LESLEY MILLER
 INST #200507307

N 89°33'37" E 300.00'

P.O.B.

STEEL POST FOUND
 0.3' S OF LINE

THERESA COLEMAN
 INST #200417174
 2.587 ACRES (RECORD)
 2.59 ACRES (MEASURED)

POLE BARN

HOUSE

TRACT #2

TRACT #1

TRACT #3

N 00°26'34" W 403.95'

S 00°25'46" E 314.26'

WILLIAM & LESLEY MILLER
 INST #200507307

622.10'

71.70'

2050.90'

S 84°27'32" W 100.32'

REBAR FOUND
 S 84°27'32" W
 0.16' FROM "G"

IRON PIPE FOUND
 N 08°32' W
 1.2' FROM "F"

S 89°53'05" W 200.00'

STANLEY JOE & DARLENE KAY ROBINSON
 DR 433, PG 188



201213741 SUR \$17.00
 12/12/2012 02:16:46P 4 PGS
 Pamela Kivett
 Morgan County Recorder IN
 Recorded as Presented



NOTE: THE BASIS OF BEARINGS SHOWN HEREON IS BASED ON GRID NORTH PER INDIANA STATE PLANE COORDINATE SYSTEM.

SOUTHEAST CORNER FRACTIONAL SOUTHWEST QUARTER SECTION 30-11N-1W ENGRAVED BRASS DISK IN LIMESTONE MONUMENT FOUND PER COUNTY RECORDS

SCALE: 1" = 75'



N 00°26'34" W 2673.00'

Surveyor's Report

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), 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 ("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 these lines of possession from the surveyed lines. Note that the uncertainty which surrounds a corner is inherently passed to any parcel corner dependent on its position. The positional accuracy (due to random errors in measurements) of the lines and corners of the subject tract established this survey is within the specifications for a Rural Survey. A Rural Survey is 0.26 feet plus 200 parts per million acceptable relative positional accuracy as defined in IAC 865.

The purpose of this survey was to survey, stake the corners of, and create a revised combined parcel description for 3 parcels of land described in Instrument #200417174 in the Morgan County Recorder's Office under the name of Theresa Coleman in the Fractional Southwest Quarter of Section 30, Township 11 North, Range 1 West in Baker Township, Morgan County, Indiana.

Monuments and corners discovered, analyzed, and used in the process of this survey, the theory of location used to establish these monuments and corners, and this surveyor's opinion of the uncertainties associated with these monuments and corners are as follows:

"A" is a brass disk in a 4" by 4" limestone monument found 0.65' above ground at east, west, and south fence corner. This monument was set by former Morgan County Surveyor Reginald McCracken, PLS in section corner establishment/re-establishment project by him. This monument was found to be in close agreement with other old monumentation and occupation lines in and around the section and, therefore, is, in my opinion, the most reliable evidence of the original location of the Southeast Corner of the Fractional Southwest Quarter of Section 30, Township 11 North, Range 1 West (originally established by the Bureau of Land Management and monumented with a wooden stake in 1819) with negligible uncertainty.

"B" is a 0.3' north-south by 0.15' east-west limestone found flush with ground beside an orange survey marker sign post. This stone is noted in records in the Morgan County Surveyor's Office as far back as 1927 and appears to have been set in the original subdivision of the Fractional Southwest Quarter of Section 30, Township 11 North, Range 1 West and is known to be historically used and accepted as the controlling monument for the Northeast Corner of the Fractional Southwest Quarter of said Section since at least 1927 by both local land owners and surveyors. Therefore, it is, in my opinion, the controlling monument for said corner with negligible uncertainty.

"C" is a brass disk in a limestone monument found 1.0' below ground in a crop field. Like the monument at "A", this monument was set by the Morgan County Surveyor's Office under the direction of former Morgan County Surveyor Reginald McCracken, PLS in section corner establishment/re-establishment project under his supervision. It is not clear exactly the procedures which Mr. McCracken used to establish this monument. However, it was found to be in reasonably close agreement with other old monumentation and occupation lines in and around the Section and, therefore, it was accepted as monumenting the Northwest Corner of the Fractional Southwest Quarter of Section 30, Township 11 North, Range 1 West.

"D" is a rebar with Griffin PLS cap found flush with ground on line "B" to "C" and at record distance of 330' west of "B" that is cited in the record description of one of the parcels retraced this survey.

"E" is a capped rebar (The term "capped rebar" refers to a 5/8" diameter rebar with plastic cap on top of it inscribed "Sheppard LS#20100021".) set flush with ground, approximately 0.5' east of the east edge of pavement of the road, on a line from "D", parallel with "B" to "A", and at record distance cited in the record description of the ±0.918 acre parcel described in said Instrument #200417174 of 716.10' from "D".

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Page 2 of 4

"F" is the calculated location of the southeast corner of the ±0.918 acre parcel described in said Instrument #200417174, calculated on a line from "E", parallel with "C" to "B", and at record distance cited in the record description of said parcel of 200' from "E".

"G" is a rebar with McCracken PLS cap found 0.6' above ground, on a line from "F", parallel with "A" to "B". This rebar appears to represent the original parcel division corner for when the descriptions were created. Therefore, it was held and accepted as controlling said corner with negligible uncertainty.

"H" is a rebar with McCracken PLS cap found 0.3' above ground, on a steep wooded hillside. This rebar is called for in the record description of one of the parcels staked this survey and its eastern adjoiner and, therefore, held as controlling a parcel division corner with negligible uncertainty.

"I" is a bent rebar with McCracken PLS cap found 0.7' above ground. This rebar is called for in the record description of one of the parcels retraced this survey and its north and eastern adjoiner and, therefore, held as controlling a parcel division corner with negligible uncertainty.

"J" is a boat spike found 0.05' below and 5 ½' east of the center of the asphalt surface of a north-south asphalt county road, on line "D" to "E". This rebar is called for in the record description of one of the parcels retraced this survey and its northern adjoiner and, therefore, held as controlling a parcel division corner with negligible uncertainty.

In regards to uncertainties due to inconsistencies, ambiguities, and lack of clarity in record descriptions and plats, the following was observed. The adjoining description west of "E" to "J" calls for the same respective line, that being, a line 330' west of "B" to "A", creating no ambiguities. The adjoining description north of "J" to "I" and east of "I" to "H" calls for the same monuments at "J", "I", and "H", creating no ambiguities. The adjoining description from "H" to "G", "G" to "F" and "F" to "E" excepts out the tracts staked this survey and calls for the same geometry in its exception as the parcels staked this survey cite.

In regards to uncertainties due to occupation lines, no distinctive, visible, followable occupation lines were observed anywhere from "J" to "I", "I" to "H", "H" to "G", "G" to "F", or "F" to "E". The road would, in my opinion, be considered the occupation line from "E" to "J" and line "E" to "J" is from 3.4' east of the center of the road at "J" to 11.3' east of the center of the road at "E".

REVISED AND COMBINED PARCEL DESCRIPTION

Part of the Fractional Southwest Quarter of Section 30, Township 11 North, Range 1 West of the Second Principal Meridian in Baker Township, Morgan County, Indiana, more particularly described as follows:

Commencing at a stone marking the Northeast Corner of the Fractional Southwest Quarter of said Section; thence South 89 degrees 53 minutes 05 seconds West (grid north per Indiana State Plane Coordinates), 330.00 feet; thence South 00 degrees 26 minutes 34 seconds East, 312.15 feet to a boat spike at the true Point of Beginning of the parcel herein described; thence North 89 degrees 33 minutes 37 seconds East, 300.00 feet to a rebar; thence South 00 degrees 25 minutes 46 seconds East, 314.26 feet to a rebar; thence South 84 degrees 27 minutes 32 seconds West, 100.32 feet to a rebar on the east line of a ±0.918 acre parcel of land described in Instrument #200417174 in the Morgan County Recorder's Office; thence South 00 degrees 26 minutes 34 seconds East with the east line of said parcel, 81.90 feet to the southeast corner of said parcel, said corner being marked by an iron pipe, North 08 degrees 32 minutes West, 1.2 feet; thence South 89 degrees 53 minutes 05 seconds West with the south line of said parcel, 200.00 feet to a capped rebar (The term "capped rebar" refers to a 5/8" diameter rebar with plastic cap on top of it inscribed "Sheppard LS#20100021".) marking the southwest corner of said parcel; thence North 00 degrees 26 minutes 34 seconds West with the west line of said parcel and the extension thereof, 403.95 feet to the Point of Beginning and containing 2.59 acre, more or less

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Page 3 of 4

RECORD DESCRIPTION
INSTRUMENT #200417174
THERESA A. COLEMAN

TRACT #1

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11, RANGE 1 WEST, OF SECOND PRINCIPAL MERIDIAN OF MORGAN COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING OF THE NORTHEAST CORNER OF SAID QUARTER/QUARTER AS MARKED BY A LIMESTONE MONUMENT FOUND PER THE MORGAN COUNTY SURVEYOR'S OFFICE THENCE ALONG THE EAST LINE OF SAID QUARTER/QUARTER SOUTH 00 DEGREE; 09 MINUTES; 38 SECONDS EAST (ASSUMED BEARING) 622.10 FEET TO THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DR 344 P193; THENCE ALONG SAID SOUTH PROPERTY LINE SOUTH 84 DEGREES 48 MINUTES 47 SECONDS WEST 30.12 FEET TO A 5/8 INCH REBAR SET THIS SURVEY AND THE POINT OF BEGINNING OF THE DESCRIPTION THENCE CONTINUING ALONG SAID SOUTH PROPERTY LINE SOUTH 84 DEGREES 48 MINUTES 47 SECONDS WEST 100.39 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY AND THE EAST LINE OF THE PROPERTY DESCRIBED IN DR 234 P372; THENCE ALONG THE EAST LINE OF THE PROPERTIES DESCRIBED IN DR 234 P372 AND DR 333 P398 AND THE WEST LINE OF THE PROPERTY DESCRIBED IN DR 344 P193 NORTH 00 DEGREES 08 MINUTES 38 SECONDS WEST 169.33 FEET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DR333 P398 AS MARKED BY A 3/4 INCH IRON PIPE FOUND THENCE ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN DR333 P398 IN THE SOUTH LINE IN THE PROPERTY DESCRIBED IN DR344 P193 SOUTH 89 DEGREES 51 MINUTES 22 SECONDS WEST 200.00 FEET TO A RAILROAD SPIKE FOUND IN THE COUNTY ROAD; THENCE ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN DR344 P193 NORTH 00 DEGREES 08 MINUTES 38 SECONDS WEST 153.91 FEET TO A BOLT SPIKE SET THIS SURVEY IN THE COUNTY ROAD THENCE 89 DEGREES 51 MINUTES 22 SECONDS EAST 300.00 FEET TO A 5/8 INCH REBAR SET THIS SURVEY; THENCE SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST 314.41 FEET TO THE POINT OF BEGINNING; CONTAINING 1.439 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD ALONG THE WEST LINE OF THIS TRACT.

TRACT #2

ALSO, A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 1 WEST, SECOND PRINCIPAL MERIDIAN, MORGAN COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION AS MARKED BY A LIMESTONE MONUMENT (FOUND) PER THE MORGAN COUNTY SURVEYOR'S RECORDS; THENCE NORTH 69 DEGREES 49 MINUTES 18 SECONDS WEST 330.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST 516.10 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF A 0.916 ACRE TRACT DESCRIBED IN DEED RECORD 234, PAGE 3/2, AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 00 DEGREES 08 MINUTES 38 SECONDS WEST 50.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 22 SECONDS EAST 200.00 FEET, THENCE SOUTH 00 DEGREES 08 MINUTES 38 SECONDS EAST 50.00 TO THE NORTHEAST CORNER OF SAID 0.918 ACRE TRACT, THENCE SOUTH 88 DEGREES 51 MINUTES 22 SECONDS WEST 200.00 FEET ALONG THE NORTH LINE OF SAID 0.018 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 0.23 ACRES, MORE OR LESS.

TRACT #3

ALSO A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN OF MORGAN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330.0 FEET WEST AND 516.1 SOUTH TO THE NORTHEAST CORNER OF SAID SOUTHWEST CORNER SECTION; THENCE EAST 200.0 FEET; THENCE SOUTH 200.0 THENCE WEST 200.0 FEET; THENCE NORTH 200.0 FEET TO THE PLACE OF BEGINNING CONTAINING 0.918 ACRES MORE OR LESS.

"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: *Michael E. Sheppard*

Printed: Michael E. Sheppard, PLS

REVIEWED BY MORGAN
COUNTY AUDITOR'S OFFICE
12th day of Dec 2012

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Page 4 of 4