

PLAT OF SURVEY OF TRACT #21 IN HURRICANE HILLS PER SURVEY RECORDED IN SURVEY BOOK 4, PAGES 329-332 IN THE MORGAN COUNTY RECORDER'S OFFICE IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 1 WEST IN ASHLAND TOWNSHIP, MORGAN COUNTY, INDIANA

LEGEND

- These standard symbols will be found in the drawing.
- ⊗ RAILROAD SPIKE SET
 - ⊙ WATER WELL
 - ◇ STEEL FENCE POST
 - LATH
 - × FENCE
 - ⊗ CALCULATED
 - REBAR FOUND
 - (M) MEASURED
 - (R) RECORD

SHEPPARD LAND SURVEYING, LLC
 Michael E. Sheppard, PLLC
 2178 SOUTH DENNY HILL ROAD
 PARAGON, INDIANA 46186
 765-537-LAND (5283)

SURVEY OF TRACT #21 IN HURRICANE HILLS
 PER SURVEY RECORDED IN
 SURVEY BOOK 4, PAGES 329-332

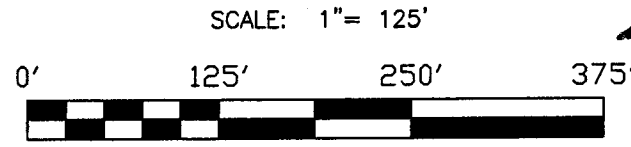
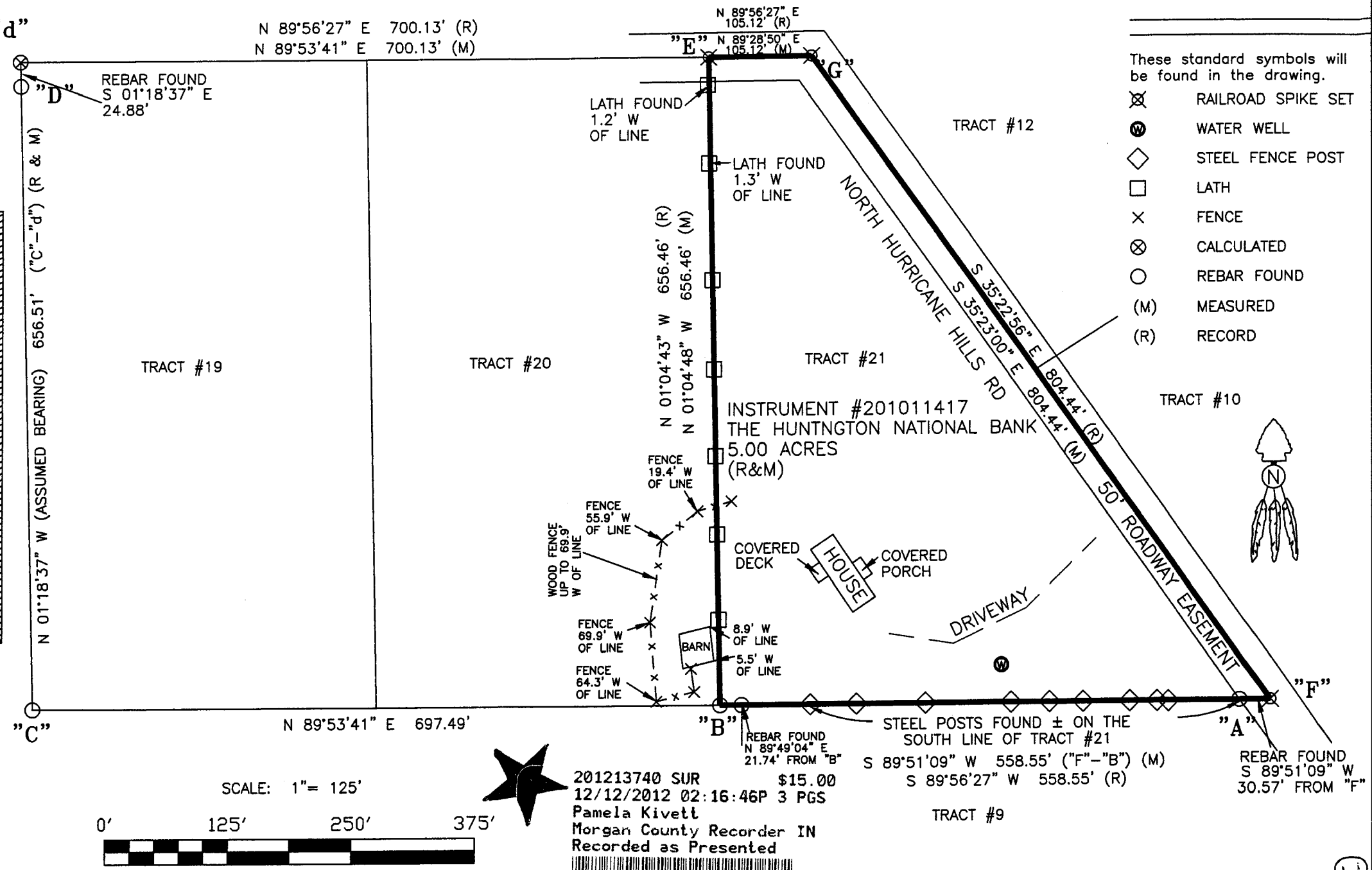
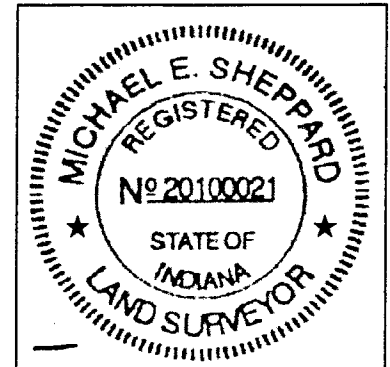
CLIENT: MELANIE SANCHEZ
 OWNER OF RECORD: HUNTINGTON NATIONAL BANK

PROJECT BEGAN: OCTOBER 16, 2012
 FIELD WORK COMPLETED: OCTOBER 16, 2012
 PROJECT COMPLETED: OCTOBER 22, 2012
 IMPROVEMENTS EXIST ON THE PARCEL.

PROJECT #12-075 DRAWN BY MES/JRS
 PAGE 1 OF 3

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 22, 2012.

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



201213740 SUR \$15.00
 12/12/2012 02:16:46P 3 PGS
 Pamela Kivett
 Morgan County Recorder IN
 Recorded as Presented



(W)

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 and stake the lines and corners of Lot #21 in Hurricane Hills recorded in Survey Book 4, Pages 329-332 in the Morgan County Recorder's Office in the Southeast Quarter of Section 18, Township 12 North, Range 1 West in Ashland 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 5/8" diameter rebar found flush with ground, by a steel fence post, in a patch of briars.

"B" is a rebar with Griffin PLS cap found 0.05' above ground by a steel fence post.

"C" is a rebar with Griffin PLS cap found with top 0.05' above ground.

"D" is a 5/8" diameter rebar found with top 0.4' above ground.

Note: The record survey cited in the record description in Survey Book 4, Pages 329-332 does not show the corners at "A", "B", "C", or "D" as being monumented. However, the rebars at "B" and "C" have caps inscribed Robert C. Griffin and Robert C. Griffin did create this development and therefore it is evident, in my opinion, that although Mr. Griffin does not show these monuments on his plat, he did, in fact, monument the original parcel division lines when he created them with these monuments. Likewise, though the rebars at "A" and "D" do not have a Griffin PLS caps on top of them, they are extremely consistent with the geometry of other monuments found in this and prior surveys in this subdivision and were, therefore, held as the original monuments controlling the original parcel lines.

"d" is the calculated location of the true northwest corner of Tract #19 in Hurricane Hills subdivision, calculated at the extension of line "C" through "D" and at record distance shown on the original plat of said survey and called for in the record descriptions of 656.51' from "C".

"E" is a railroad spike set 0.1' below and approximately 2' north of the physical center of an east-west gravel road at record distance shown on the record plat of Hurricane Hills subdivision of 700.13' from "d" and 656.46' from "B".

"F" is a railroad spike set 0.05' below and 2' west of the physical center of a north-south gravel road at the extension of line "B" through "A" and at record distance shown on the record plat of Hurricane Hills, and cited in the record description of the parcel staked this survey of 558.55' from "B".

"G" is a railroad spike set 0.1' below and approximately 7' east of the center of a north-south gravel road, approximately 6' south of the center of a westbound gravel road, at record distance

SHEPPARD LAND SURVEYING, LLC
Michael E. Sheppard, PLS
2178 SOUTH DENNY HILL ROAD
PARAGON, INDIANA 46166
765-537-LAND (5263)
PROJECT #12-075
Page 2 of 3

shown on the Hurricane Hills survey and called for in the record description of the parcel staked this survey of 105.12' from "E" and 804.44' from "F".

In regards to uncertainties due to inconsistencies, ambiguities, and lack of clarity in record descriptions and plats, the following was observed. All adjoining descriptions are additional lots on the plat of Hurricane Hills per said survey in Survey Book 4, Pages 329-332 in the Morgan County Recorder's Office. As prior noted, this survey plat does not show the monuments at "A", "B", "C", or "D" though it is my opinion that they were set in the original creation of the lots and the geometry between these monuments is extremely consistent with the record dimensions shown on the subdivision survey and called for in the record description. Record versus measured courses along the lines staked this survey are shown on Plat of Survey.

In regards to uncertainties due to occupation lines, the road would, in my opinion, be considered the occupation line from "E" to "G" and "G" to "F" and lines "E" to "G" and "G" to "F" are within the bounds of a gravel lane though not necessarily the center of said lane as noted. A row of steel posts, shown on Plat of Survey, was found on line "A" to "B" with an uncertainty of ±0.3'. An existing barn that appears to have been built by the former owners of Tract #21, as shown on Plat of Survey, was found to be entirely west of line "B" to "E" and an existing horse fence around the barn, as shown on Plat of Survey, was found to be up to 69.5' west of "B" to "E". Note that certain unwritten (legal) rights might be involved as to actual ownership and/or use of the property between these occupation lines and the record boundary lines staked this survey. Before tearing out old occupation lines or constructing new in locations where the old occupation lines are not coincident with the record boundary lines and for more information about unwritten (legal) rights to property ownership and/or use, it is advisable to consult legal council.

**RECORD DESCRIPTION
INSTRUMENT #20611417
THE HUNTINGTON NATIONAL BANK**

Parcel I

Tract Number 21, per plat of stake survey recorded in Survey Book 4, pages 329-332, in the Office of the Recorder of Morgan County, Indiana, being a part of the Southeast Quarter of Section 18, Township 12 North, Range 1 West, Ashland Township, Morgan County, Indiana, containing 5.000 acres, more or less, described as follows:

COMMENCING at the Southwest corner of said quarter section as marked by an iron pin; thence North 89 degrees 56 minutes 50 seconds East, 1060.00 feet along the South line of said Quarter Section to an iron pin; thence North 01 degrees 04 minutes 48 seconds West, 1320.12 feet to an iron pin and the the POINT OF BEGINNING; thence North 89 degrees 56 minutes 27 seconds East, 536.82 feet; thence North 35 degrees 22 minutes 56 seconds West, 804.44 feet; thence South 89 degrees 56 minutes 27 seconds West, 105.12 feet; thence South 01 degrees 04 minutes 48 seconds East, 656.46 feet to an iron pin; thence North 89 degrees 56 minutes 27 seconds East, 21.71 feet to the POINT OF BEGINNING.

Parcel II

SUBJECT TO AND TOGETHER WITH a 50 foot Easement for ingress, egress and utilities, being located in the East Half of Section 18, Township 12 North, Range 1 West, Morgan County, the centerline of said easement being described as follows:

COMMENCING at the Southwest corner of said East Half as marked by an iron pin; thence North 89 degrees 56 minutes 50 seconds East, 1085.00 feet along the South line of said East Half to the POINT OF BEGINNING; thence North 22 degrees 56 minutes 18 seconds East, 600.03 feet; thence North 52 degrees 03 minutes 09 seconds East, 511.68 feet; thence North 0 degrees 00 minutes 00 seconds East, 241.38 feet; thence North 35 degrees 22 minutes 56 seconds West, 1241.98 feet; thence North 0 degrees 52 minutes 37 seconds West, 1002.77 feet; thence North 63 degrees 00 minutes 19 seconds East, 668.90 feet; thence North 89 degrees 54 minutes 46 seconds East, 402.39 feet to the POINT OF BEGINNING.

"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
12 day of Dec 2012

SHEPPARD LAND SURVEYING, LLC
Michael E. Sheppard, PLS
2178 SOUTH DENNY HILL ROAD
PARAGON, INDIANA 46166
765-537-LAND (5263)
PROJECT #12-075
Page 3 of 3