

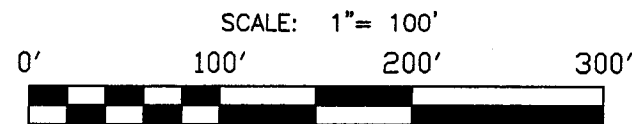
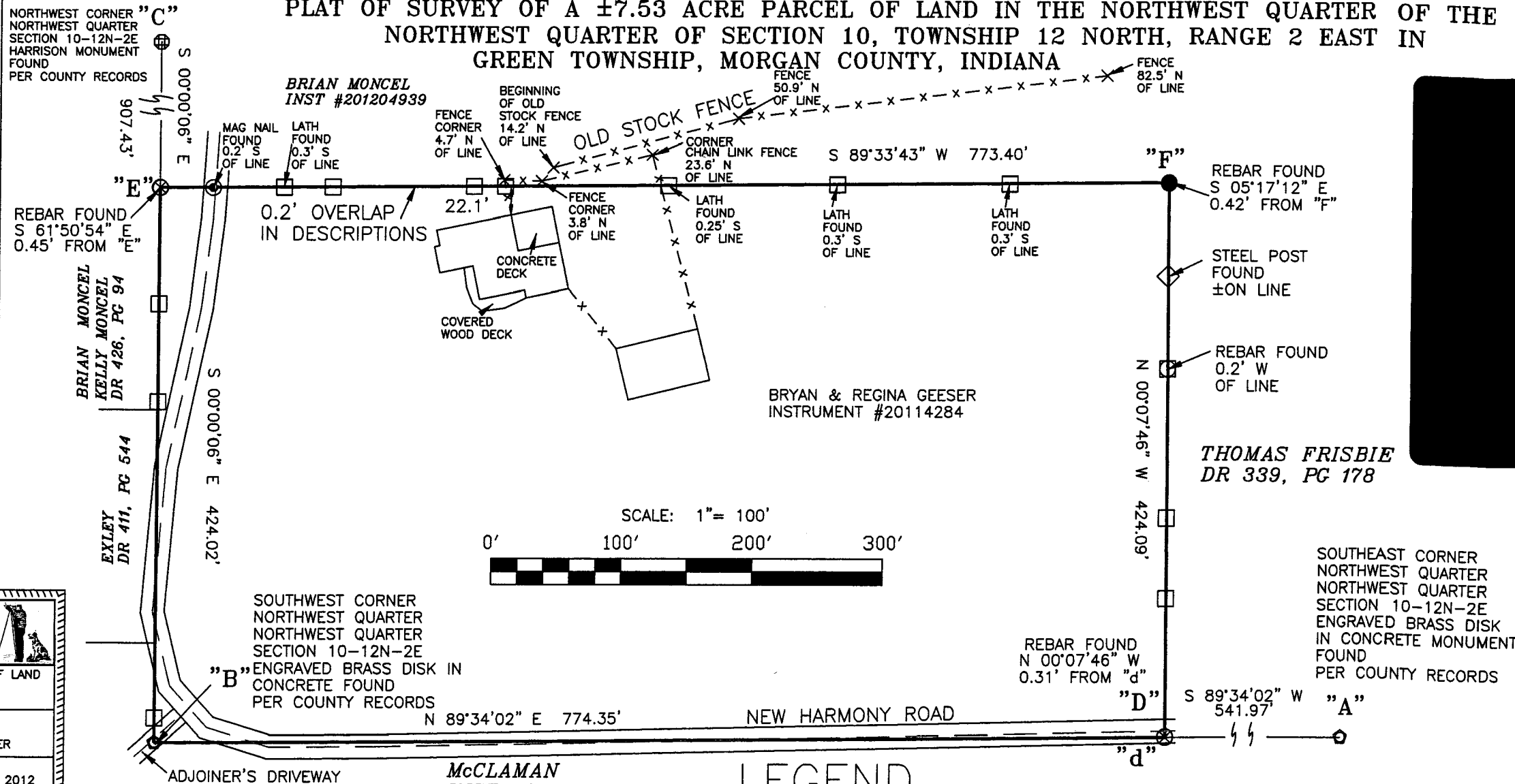


201213743 SUR \$17.00
 12/12/2012 02:16:46P 4 PGS
 Pamela Kivett
 Morgan County Recorder IN
 Recorded as Presented

PLAT OF SURVEY OF A ±7.53 ACRE PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 2 EAST IN
 GREEN TOWNSHIP, MORGAN COUNTY, INDIANA



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

RETRACEMENT SURVEY OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT #20114284

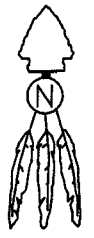
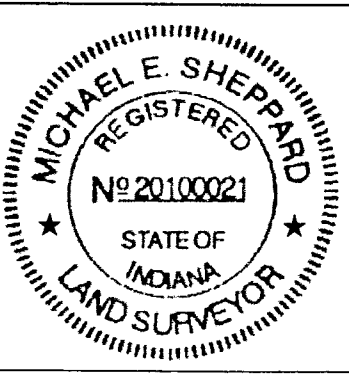
CLIENT: BRYAN GEESER
 OWNER OF RECORD: BRYAN R. GEESER & REGINA M. GEESER

PROJECT BEGAN: DECEMBER 4, 2012
 FIELD WORK COMPLETED: DECEMBER 5, 2012
 PROJECT COMPLETED: DECEMBER 10, 2012
 IMPROVEMENTS EXIST ON THE PARCEL

PROJECT #12-084 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 December 10, 2012.

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



McCLAMAN INST #20102852

LEGEND

These standard symbols will be found in the drawing.

●	CAPPED REBAR SET	⊙	MAG NAIL FOUND
×	FENCE	○	REBAR FOUND
□	LATH	⊗	CALCULATED
◇	STEEL FENCE POST	◦	ENGRAVED BRASS DISK FOUND
⊕	HARRISON MONUMENT FOUND	==	COUNTY ROAD

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 a ± 7.53 acre parcel of land described in Instrument #20114284 in the Morgan County Recorder's Office under the names of Bryan and Regina Geeser in the Northwest Quarter of the Northwest Quarter of Section 10, Township 12 North, Range 2 East in Green 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 an engraved brass disk in a concrete monument found 0.7' below and 3 1/2' south of the physical center of an east-west asphalt county road known as New Harmony Road. This monument was set by former Morgan County Surveyor, Reginald McCracken PLS in a complete section/aliquot division establishment/re-establishment survey by him in 1987. It appears that this monument was set by the correct procedure set forth by the Bureau of Land Management for establishment of the southeast corner of the northwest quarter of the northwest quarter of a section of land and, therefore, it was held as controlling the alignment of the south line of the parcel staked this survey.

"B" is an engraved brass disk in a concrete monument found 1' below, in the approximate center of a gravel drive, at the approximate extension of old southbound fence line, approximately 6' north of the extension of an eastbound asphalt county road. Like the monument at "A" this monument was set by former Morgan County Surveyor, Reginald McCracken PLS in a complete section/aliquot division establishment/re-establishment survey by him in 1987. From a review of the file in which it was set (coordinate file Bummer) I discovered that it was set at an on-line, equidistant split between the monuments at the northwest and southwest corners of the northwest quarter of the section which is consistent with the procedure set forth by the Bureau of Land Management for establishment of the southwest corner of the northwest quarter of the northwest quarter of a section of land. Therefore, this monument, in my opinion, is controlling of said corner with an estimated 0.2' of uncertainty.

"C" is Harrison monument found flush with asphalt, approximately 4 1/2' east of the centerline-centerline intersection of north, south, and west asphalt county roads. Prior mentioned survey by the Morgan County Surveyor's Office notes that they found a stone at this location, originally, and replaced the stone with an engraved brass disk in concrete monument. It is evident that since that time, somebody has replaced the concrete monument with this Harrison monument. Only one of the reference monuments noted in the 1987 county surveyor establishment project was found in tact and this monument was within $\pm 0.3'$ of being in agreement with the location per said survey. In my opinion, this Harrison monument's location is in the location of the former stone with an uncertainty of $\pm 0.4'$.

"D" is a rebar with mangled, unreadable cap found 0.2' below and $\pm 4'$ south of the physical center of the asphalt surface of an east-west asphalt county road known as New Harmony Road and $\pm 0.3'$ north of line "A" to "B". This rebar is called for in the record description of the parcel

SHEPPARD LAND SURVEYING, LLC <i>Michael E. Sheppard, PLS</i> 2178 SOUTH DENNY HILL ROAD PARAGON, INDIANA 46166 765-537-LAND (5263) PROJECT #12-084 Page 2 of 4
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retraced this survey and, therefore, controlling of the alignment of the east line of said parcel with negligible uncertainty. It is also called for in the adjoining description to the east.

"d" is the calculated location of the true southeast corner of the overall parcel staked this survey, calculated at the intersection of line "F" through "D" with "A" to "B", which intersection is, as prior noted, is 0.3' south of the monument set at "D". As such, no additional monument was set.

"E" is the calculated location of the northwest corner of the overall parcel staked this survey, calculated on line "C" to "B" and at record distance cited in the record description of 424.02' from "B". This calculated location was found to be in an existing wood corner post that was observed on the west side of a 5/8" diameter rebar that was found \pm South 61 degrees 51 minutes East, 0.45' from the calculated corner at "E". This rebar appears to have been set in a survey by Michael Huter dated August 1, 2012 and recorded in Instrument #201209229 in the Morgan County Recorder's Office.

"F" 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 with top left 0.1' above ground on a line from "E" at the record bearing and distance cited in the record description of North 89 degrees 33 minutes 43 seconds East, 773.40' from "E". A rebar with cap inscribed RLS Boundary PLS 9500007 was found 0.2' above ground South 05 degrees 17 minutes East, 0.4' from the rebar set this survey. This second rebar was set in prior mentioned survey by Michael Huter to monument the southeast corner of the adjoining description to the north which description overlaps onto the parcel staked this survey by \pm 0.2' as will be discussed further, later in this report.

In regards to uncertainties due to inconsistencies, ambiguities, and lack of clarity in record descriptions and plats, the following was observed. The adjoining description east of "F" to "D" calls for a survey by Ross Holloway that appears to represent a survey found by this surveyor in the Morgan County Surveyor's Office dated May 16, 1991. Said survey calls for the same rebar at "D" and the same bearing from there north and, as such, appears to be in harmony with the record description of the parcel staked this survey within an uncertainty of \pm 0.2'. The adjoining descriptions south of "D" to "B" and west of "B" to "E" call for the same respective section or aliquot section division lines, creating no ambiguities. The adjoining description north of "E" to "F" begins at "C" and then calls for a distance of 907.66' from "C" and then calls for the same bearing and distance along the north line as does the record description of the parcel staked this survey. However, due to the length of line "B" to "C", this constitutes an overlap in descriptions of \pm 0.2'.

In regards to uncertainties due to occupation lines, no distinctive, visible, followable occupation lines were observed anywhere from "F" to "D". The road would, in my opinion, be considered the occupation line from "D" to "B" and "B" to "E". As shown on Plat of Survey the majority of line "D" to "B" is in the road, though the road does vary in places along line "B" to "E". A chain link fence around the clients' pool was, as shown on Plat of Survey, found to be up to 23.6' north of line "E" to "F" and an old stock fence that runs along the top of a hill was found to be, as shown on Plat of Survey, up to 82.5' north of line "E" to "F". The client appears to have been occupying to and mowing to the edge of a woods just south of this old stock fence and it appears that it has been the consensus by him and possibly previous land owners that this old stock fence was the boundary line, although it is my opinion that the old stock fence is merely an old fence that at one time kept livestock from crossing over a steep hill and entering a ravine north of said fence. 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 #20114284
BRYAN R. GEESER AND REGINA M. GEESER

A part of the North Half of the Northwest Quarter of Section 10, Township 12 North, Range 2 East, Morgan County, Indiana, described as follows:

Beginning at a brass tablet in concrete which marks the Southwest corner of the North Half of the Northwest Quarter; thence North no degrees no minutes 06 seconds West (assumed bearing), with the west line of said North Half, 424.02 feet; thence North 89 degrees 33 minutes 42 seconds East 773.40 feet; thence South no degrees 07 minutes 19 seconds East 424.01 feet to an iron pin in the county road and on the south line of said North Half; thence South 89 degrees 33 minutes 42 seconds West, with the south line of said North Half, 774.29 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
12th day of Dec 20 12

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