

PLAT OF SURVEY OF THE SOUTH, EAST, AND WEST LINES OF A ±5 ACRE
 PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 13 NORTH, RANGE 2 EAST IN MADISON TOWNSHIP,
 MORGAN COUNTY, INDIANA

S22 T13 R2E

2012
 Johnston
 Sheppard

LEGEND

These standard symbols will be found in the drawing.



- ⊗ CALCULATED
- △ STONE FOUND
- ⊙ MAG NAIL SET
- METAL DETECTOR READING
- × FENCE
- ⊙ IRON PIPE FOUND
- REBAR FOUND
- LATH SET
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- == ROAD OR LANE

SCALE: 1" = 125'



SHEPPARD LAND SURVEYING, LLC
 Michael E. Sheppard, PLS
 2178 SOUTH DENNY HILL ROAD
 PARAGON, INDIANA 46166
 765-537-LAND (5263)

SURVEY OF THE SOUTH, EAST, AND WEST LINES OF A PARCEL DESCRIBED IN INSTRUMENT #201207903

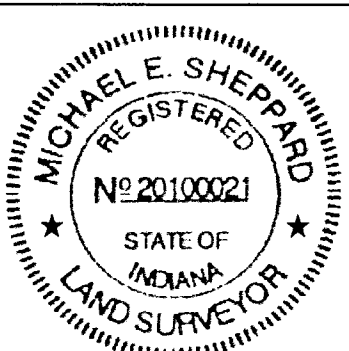
CLIENT: TYSON JOHNSTON
 OWNER OF RECORD: TYSON JOHNSTON & JODIE JOHNSTON

PROJECT BEGAN: OCTOBER 29, 2012
 FIELD WORK COMPLETED: OCTOBER 29, 2012
 PROJECT COMPLETED: OCTOBER 31, 2012
 IMPROVEMENTS EXIST ON THE PARCEL

PROJECT #12-080 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 15 of the Indiana Administrative Code and completed on October 31, 2012.

Michael E. Sheppard
 Indiana Registered Land Surveyor #20100021

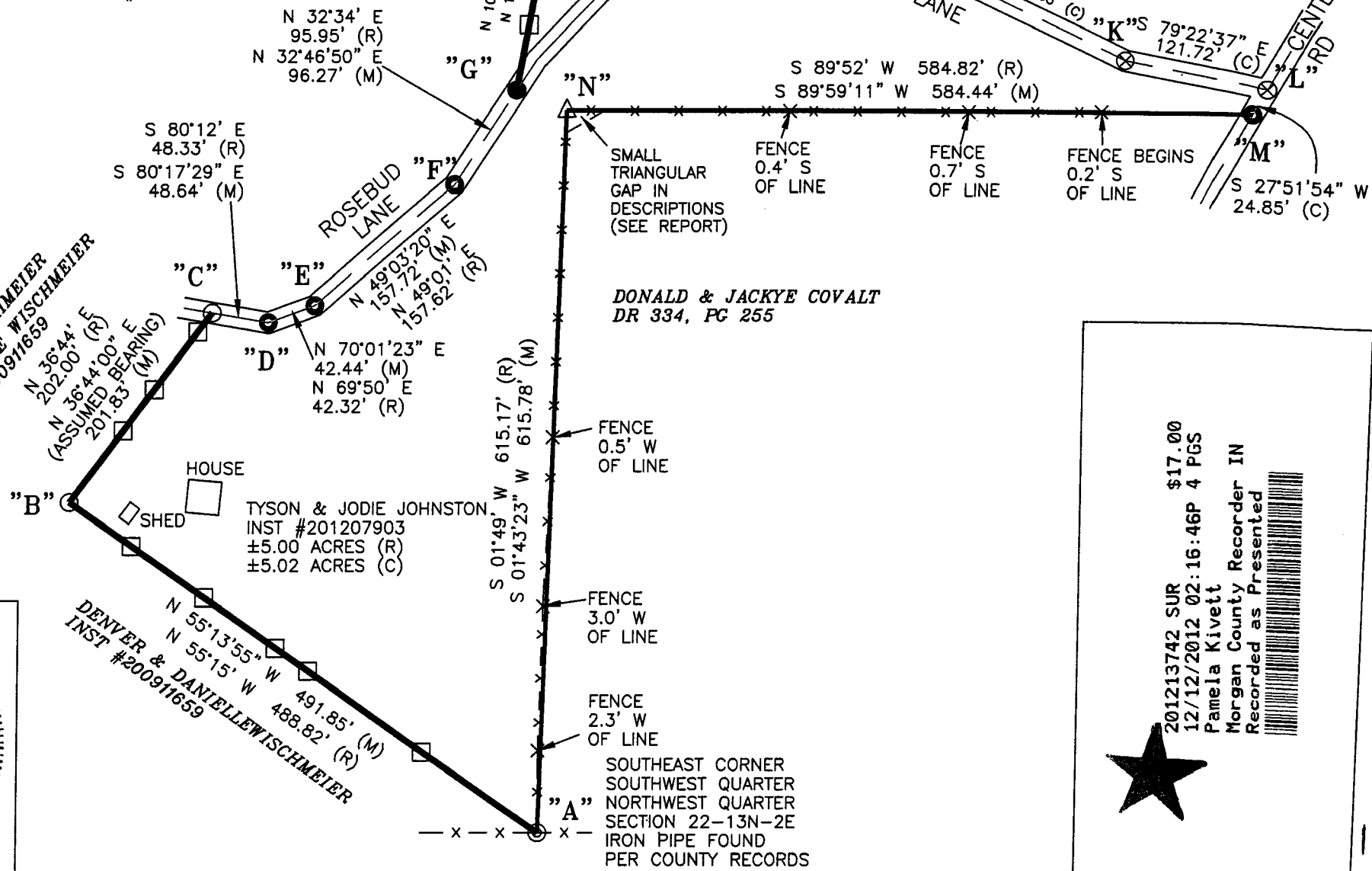


DENVER WISCHMEIER & DANIELLE WISCHMEIER
 INST #200911659

CHAD E. & DAWN M. BURGETT
 INST #200813208

DONALD & JACKYE COVALT
 DR 334, PG 255

CONNIE DENISON
 INST #200701469



201213742 SUR \$17.00
 12/12/2012 02:16:46P 4 PGS
 Pamela Kivett
 Morgan County Recorder IN
 Recorded as Presented

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 south, east, and west lines of a ± 5.00 acre – record (± 5.02 acre – calculated) parcel of land described in Instrument #201207903 in the Morgan County Recorder's Office under the names of Tyson and Jodie Johnston in the Northwest Quarter of Section 22, Township 13 North, Range 2 East in Madison 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 1" inside diameter iron pipe with a 1 1/4" inside diameter coupling on top of it found 0.5' above ground, 1' west of a wood corner post at the corner of old north, east, and west fences. This pipe has a rebar beside it. The pipe is noted in records in the Morgan County Surveyor's Office as monumenting the Southeast Corner of the Southwest Quarter of the Northwest Quarter of Section 22, Township 13 North, Range 2 East and appears to be at the originally established location of said corner with an uncertainty of $\pm 1 \frac{1}{2}'$. The record description to the parcel staked this survey calls for an iron pin at this corner. It is unclear whether they are referring to the iron pin beside the pipe or something different. As shown on plat, the record geometry of the description is $\pm 3'$ different at this location. It is noteworthy that the record description cites that it is Tract #4 in Centenary Road Estates and refers to a survey by John Drapalik dated October 15, 1985. However, I was never able to find this survey or plat of Centenary Road Estates to have been recorded.

"B" is a 5/8" diameter rebar found 0.5' above ground. This rebar is called for in the record description of the parcel whose south, east, and west lines were staked this survey and the adjoining description to the west.

"C" is the base of a bent 5/8" diameter rebar found 1' below and 4' north of the center of the asphalt surface of an asphalt drive.

"D", "E", "F", "G", "H", "I", "J", and "M" are metal detector readings in the asphalt surface of existing drives through Centenary Road Estates. Due to the depth in which "C" was found, and we attempted to dig for "G" and were unable to find it, we did not continue to dig these monuments out of this road since they are extremely deep and we would have done considerable damage to the existing drives. Based on past experiences, locating these points based on the metallic reading with a metal detector, gives an uncertainty of $\pm 0.2'$.

"K" and "L" are calculated points in the asphalt roads per the record geometry of the description. No metal detector readings were found at these points.

"N" is a 0.7' north-south by 0.7' east-west granite stone found 0.3' below ground at the approximate point of intersection of old south and eastbound fence lines.

SHEPPARD LAND SURVEYING, LLC <i>Michael E. Sheppard, PLS</i> 2178 SOUTH DENNY HILL ROAD PARAGON, INDIANA 46166 765-537-LAND (5263) PROJECT #12-080 Page 2 of 4
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In regards to uncertainties due to inconsistencies, ambiguities, and lack of clarity in record descriptions and plats, the following was observed. The adjoining descriptions south of "A" to "B", west of "B" to "C", north of "C" to "D" to "E" to "F" to "G" to "H", and north of "H" to "J" to "K" to "L" all appear to be additional lots in Centenary Road Estates. The same monuments that are called for in the record description of the parcel staked this survey are also called for in their descriptions, though, as prior noted, we were unable to find an actual recorded plat of Centenary Road Estates. The adjoining description east of "L" to "M" calls for the same center of the same road. The adjoining description south of "M" to "N" and east of "N" to "A" calls for the same section corner at "A" though it does not cite an actual monument. From there, this description cites merely North 596.64'. It then has an angle break citing North 59 degrees East, 19.47' before continuing east, 552' to the center of Centenary Road. Therefore, there would appear to be a small triangular area that is a gap in descriptions.

In regards to uncertainties due to occupation lines, line "C" to "D" to "E" to "F" to "G" are within the bounds of an asphalt road and these lines were not staked in detail in this survey. Line "G" to "H" goes through a patch of thicket and over a hill. Line "H" to "I" to "J" to "K" to "L" to "M" were also not detailed in this survey as they are within the bounds of asphalt lanes. Existing fence, as shown on Plat of Survey, was found to be, where located, as much as 0.7' south of line "M" to "N" and as much as 3.0' west of line "N" to "A". No visible, followable, existing occupation lines were observed anywhere from "A" to "B" or "B" to "C". 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 #201207903
TYSON AND JODIE JOHNSTON

Part of the Northwest Quarter of Section 22, Township 13 North, Range 2 East, Morgan County, Indiana, more particularly described as follows: Beginning at an iron pin marking the Southeast corner of the Southwest Quarter of the Northwest Quarter, thence traverse North 55 degrees 15 minutes West, 488.82 feet to an iron pin; thence traverse North 36 degrees 44 minutes East, 202.00 feet to an iron pin; thence traverse South 80 degrees 12 minutes East 48.33 feet to an iron pin; thence traverse North 69 degrees 50 minutes East 42.32 feet to an iron pin; thence traverse North 49 degrees 01 minute East 157.62 feet to an iron pin; thence traverse North 32 degrees 39 minutes East, 95.95 feet to an iron pin; thence traverse North 10 degrees 15 minutes East, 241.63 feet to an iron pin; thence traverse South 59 degrees 54 minutes East, 25.00 feet to an iron pin; thence traverse South 68 degrees 07 minutes East 261.87 feet; thence traverse South 64 degrees 33 minutes East 234.35 feet to an iron pin; thence traverse South 79 degrees 19 minutes East, 121.72 feet to an iron pin; thence traverse South 28 degrees 02 minutes West, 25.00 feet to an iron pin; thence traverse North 89 degrees 52 minutes West, 584.82 feet to a stone; thence traverse South 01 degrees 49 minutes West, 615.17 feet to the Point of Beginning, containing per survey by John D. Draplik, Registered Land Surveyor #S0034, dated October 15, 1985, 5.0 acres, more or less; aka Tract No. 4 Centenary Road Estates. Together with and subject to an easement for ingress and egress and for various utilities described as follows, to-wit: Part of the Northwest Quarter of Section 22, Township 13 North, Range 2 East, Morgan County, Indiana, more particularly described as follows, to-wit: From the Southeast corner of the Southwest Quarter of the Northwest Quarter traverse North 01 degrees 49 minutes East, 615.17 feet; thence traverse South 89 degrees 52 minutes East, 584.82 feet to the centerline of the County Road; thence traverse on and along said centerline North 28 degrees 02 minutes East, 25.00 feet to the point of beginning for this description; thence traverse North 79 degrees 19 minutes West, 121.74 feet; thence traverse North 64 degrees 33 minutes West, 234.35 feet; thence traverse South 78 degrees 46 minutes West, 195.02 feet; thence traverse South 59 degrees 52 minutes West, 74.56 feet; thence traverse South 44 degrees 49 minutes West, 73.60 feet; thence traverse South 32 degrees 39 minutes West, 95.95 feet; thence traverse South 49 degrees 01 minutes West, 157.62 feet; thence traverse South 69 degrees 50 minutes West, 42.32 feet; thence traverse North 80 degrees 12 minutes West, 48.33 feet; thence traverse North 72 degrees 00 minutes West, 208.58 feet; thence traverse North 66 degrees 46 minutes West, 341.08 feet; thence traverse North 83 degrees 54 minutes West, 201.05 feet; thence traverse North 80 degrees 24 minutes West, 112.98 feet; thence traverse North 88 degrees 44 minutes West, 25.00 feet to the West terminus of this centerline. Also together with and subject to an easement for ingress and egress and various utilities, described as follows, to-wit: Part of the Northwest Quarter of Section 22, Township 13 North, Range 2 East, Morgan County, Indiana, more particularly described as follows, to-wit: From the Southeast corner of the Southwest Quarter of the Northwest Quarter traverse North 01 degrees 49 minutes East 615.17 feet; thence traverse South 89 degrees 52 minutes East, 584.82 feet to the centerline of the County Road; thence traverse on and along said centerline, North 28 degrees 02 minutes East, 25.00 feet; thence traverse North 67 degrees 31 minutes West, 116.74 feet; thence traverse North 64 degrees 33 minutes West, 234.35 feet to the point of beginning for this description; thence traverse North 68 degrees 07 minutes West 261.87 feet; thence traverse North 59 degrees 54 minutes West, 353.67 feet; thence traverse North 50 degrees 49 minutes West, 213.32 feet; thence traverse North 44 degrees 39 minutes West, 386.99 feet; thence traverse North 62 degrees 35 minutes West, 242.28 feet; thence traverse North 65 degrees 56 minutes West, 240.25 feet; thence traverse North 59 degrees 13 minutes West, 175.26 feet; thence traverse North 77 degrees 14 minutes West, 25.91 feet to the West terminus of this line. Subject to all liens, encumbrances and easements of record.

“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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PROJECT #12-080
Page 4 of 4

4