

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

SURVEY OF AN ORIGINAL PARCEL OF LAND  
 OUT OF A PARCEL DESCRIBED IN  
 INSTRUMENT #201100885

CLIENT: MORGAN COUNTY SURVEYOR'S OFFICE  
 OWNERS OF RECORD: LISE J. CRAGEN  
 AND NANCY E. CROSSLEY

PROJECT BEGAN: DECEMBER 6, 2012  
 FIELD WORK COMPLETED: DECEMBER 14, 2012  
 PROJECT COMPLETED: DECEMBER 21, 2012  
 PROJECT REVISED: JANUARY 15, 2013

IMPROVEMENTS: NONE

PROJECT #12-087 DRAWN BY MES/JRS  
 PAGE 1 OF 7

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 January 15, 2013.

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

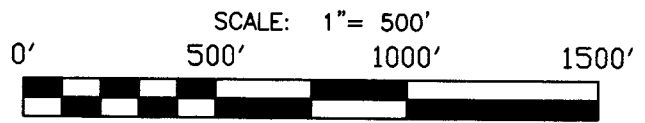
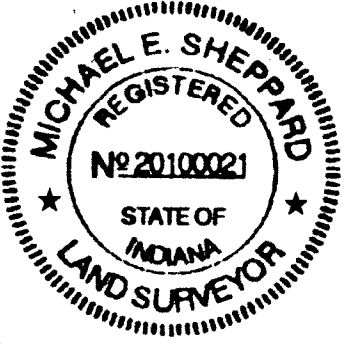
**PLAT OF SURVEY OF AN ORIGINAL ±11.82 ACRE PARCEL OF LAND IN THE  
 WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 AND  
 OF THE SOUTHEAST QUARTER OF SECTION 22, BOTH IN TOWNSHIP 13 NORTH,  
 RANGE 2 EAST IN HARRISON TOWNSHIP, MORGAN COUNTY, INDIANA**

**DETAIL OF THE SOUTHEAST QUARTER OF SECTION 22-13N-2E AND  
 THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23-13N-2E**

**LEGEND**

These standard symbols will  
 be found in the drawing.

- ⊗ RAILROAD SPIKE FOUND
- REBAR FOUND
- ⊗ CALCULATED
- △ STONE FOUND
- CAPPED REBAR SET
- IRON PIN FOUND
- LATH SET
- ~~~~~ BANK OF WHITE RIVER



SOUTHWEST CORNER  
 SOUTHEAST QUARTER  
 SECTION 22-13N-2E  
 LOCATION OF  
 OBLITERATED REBAR

S 87°47'06" W 2690.49'

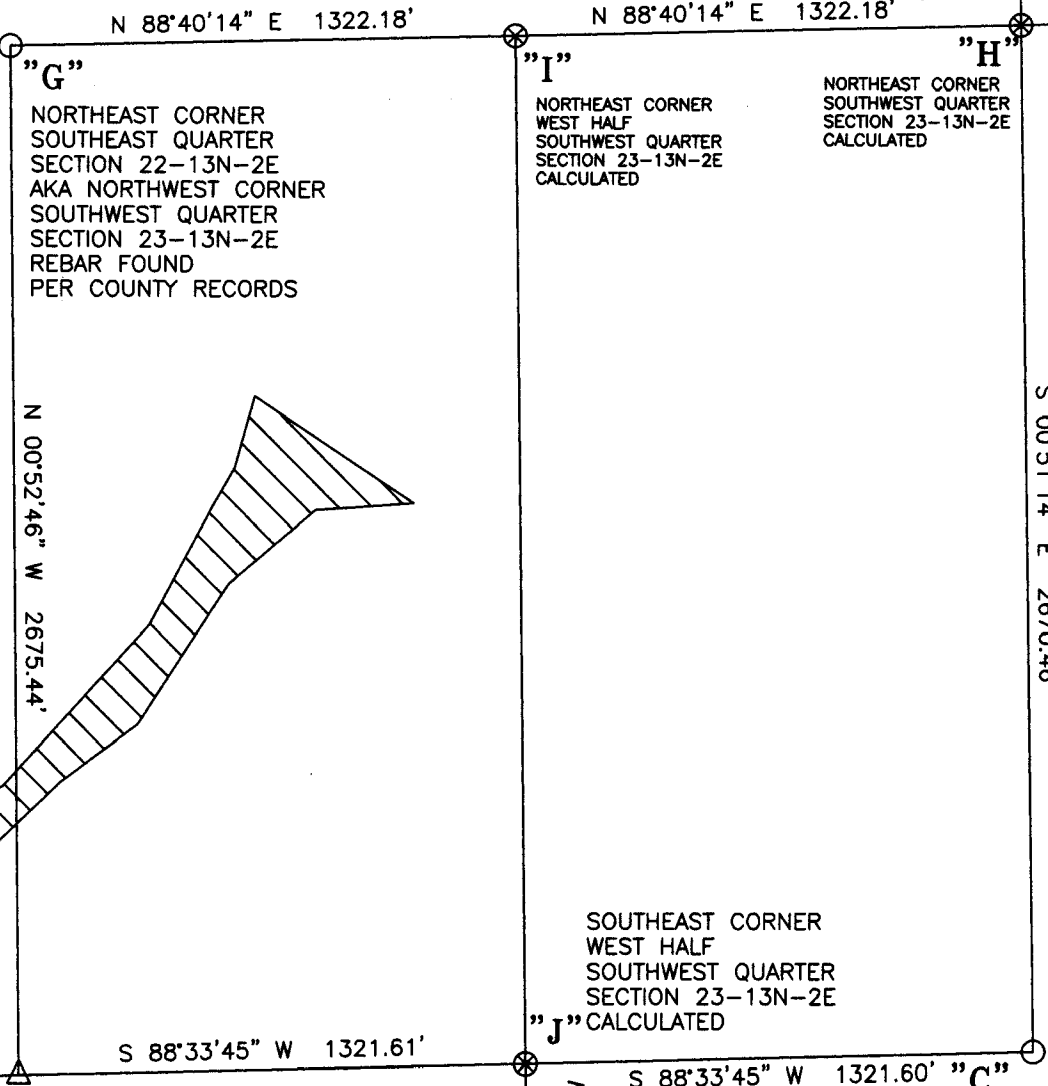
SOUTHEAST CORNER  
 SOUTHEAST QUARTER  
 SECTION 22-13N-2E  
 STONE FOUND  
 PER COUNTY RECORDS

S 88°33'45" W 1321.61'

SOUTHEAST CORNER  
 WEST HALF  
 NORTHWEST QUARTER  
 SECTION 26-13N-2E  
 STONE FOUND  
 PER COUNTY RECORDS

SOUTHEAST CORNER  
 WEST HALF  
 SOUTHWEST QUARTER  
 SECTION 23-13N-2E  
 CALCULATED

SOUTH QUARTER CORNER  
 SECTION 23-13N-2E  
 REBAR FOUND  
 PER COUNTY RECORDS



"G"  
 NORTHEAST CORNER  
 SOUTHEAST QUARTER  
 SECTION 22-13N-2E  
 AKA NORTHWEST CORNER  
 SOUTHWEST QUARTER  
 SECTION 23-13N-2E  
 REBAR FOUND  
 PER COUNTY RECORDS

"I"  
 NORTHEAST CORNER  
 WEST HALF  
 SOUTHWEST QUARTER  
 SECTION 23-13N-2E  
 CALCULATED

NORTHEAST CORNER  
 SOUTHWEST QUARTER  
 SECTION 23-13N-2E  
 CALCULATED

"B"  
 EAST QUARTER CORNER  
 SECTION 23-13N-2E  
 RAILROAD SPIKE FOUND  
 PER COUNTY RECORDS

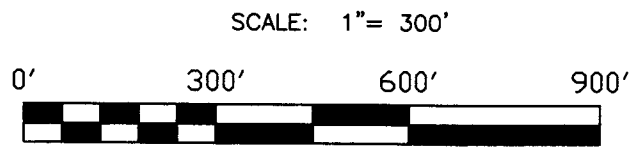
"A"  
 NORTH QUARTER CORNER  
 SECTION 23-13N-2E  
 REBAR FOUND  
 PER COUNTY RECORDS

S 88°40'14" W  
 2645.24'

23-13N-2E SW 1/4  
 Lisa Cragen  
 Sheppard Land Surveying  
 2013

DETAIL OF SURVEYED PARCEL

SHEPPARD LAND SURVEYING, LLC  
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NORTHEAST CORNER  
 SOUTHEAST QUARTER  
 SECTION 22-13N-2E  
 AKA NORTHWEST CORNER  
 SOUTHWEST QUARTER  
 SECTION 23-13N-2E  
 REBAR FOUND  
 PER COUNTY RECORDS

NORTHEAST CORNER "I"  
 WEST HALF  
 SOUTHWEST QUARTER  
 SECTION 23-13N-2E  
 CALCULATED

MARTIN MARIETTA  
 INVESTMENTS INC  
 INST #200806590

J.W. JONES MATERIALS LLC  
 INST #20107649

WEIHE PLS REBAR  
 FOUND ±ON  
 ADJOINER RECORD  
 BOUNDARY LINE

REBAR FOUND  
 N 03°20'06" E  
 2.59' FROM "K"

LISE J. CRAGEN & NANCY E. CROSSLEY  
 INST #201100885

950830.723 SQ. FT.  
 21.83 ACRES

965844.287 SQ. FT.  
 22.17 ACRES

10.35 ACRE  
 EXCEPTION  
 (IN THE RIVER)

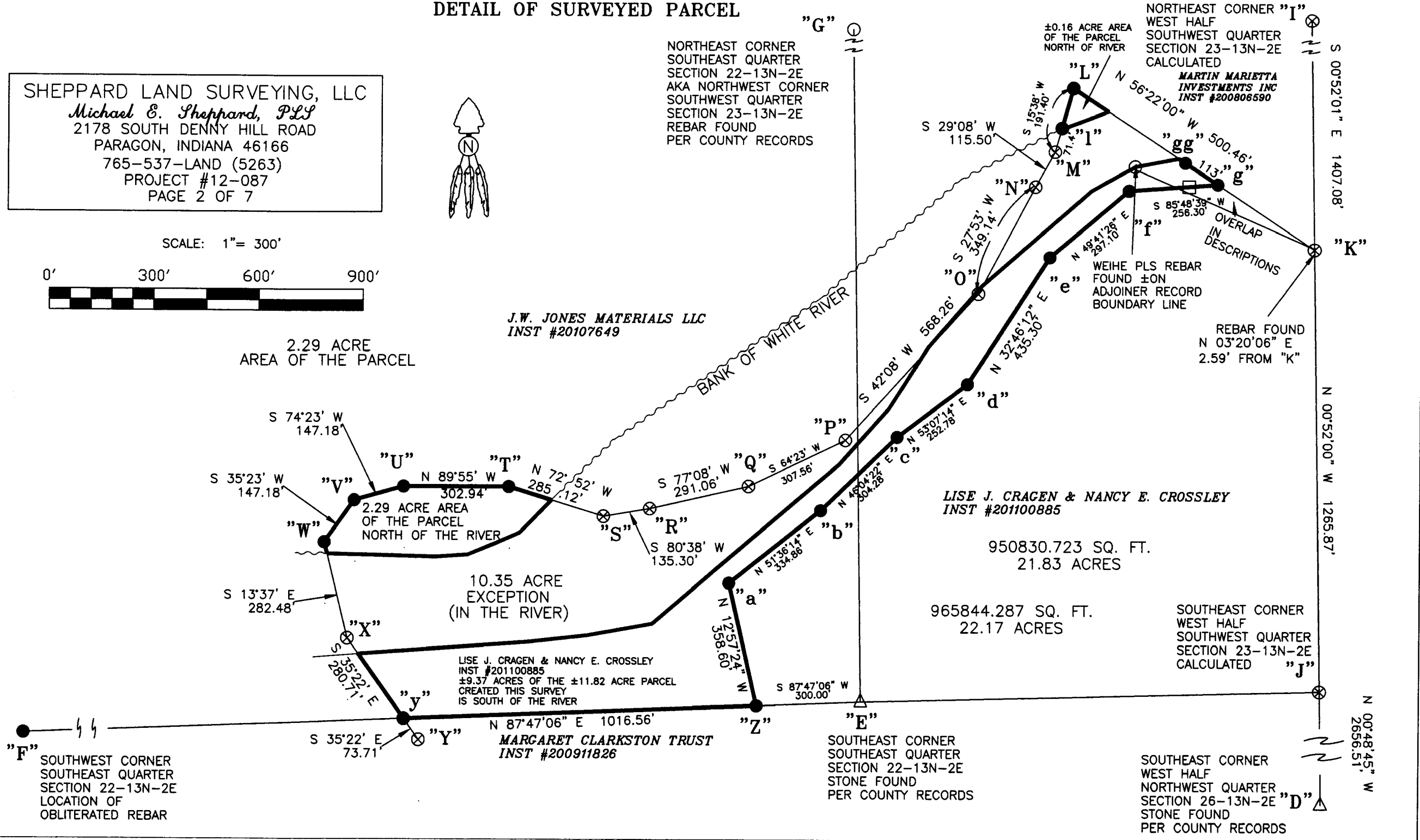
LISE J. CRAGEN & NANCY E. CROSSLEY  
 INST #201100885  
 ±9.37 ACRES OF THE ±11.82 ACRE PARCEL  
 CREATED THIS SURVEY  
 IS SOUTH OF THE RIVER

MARGARET CLARKSTON TRUST  
 INST #200911826

"F" SOUTHWEST CORNER  
 SOUTHEAST QUARTER  
 SECTION 22-13N-2E  
 LOCATION OF  
 OBLITERATED REBAR

SOUTHEAST CORNER  
 SOUTHEAST QUARTER  
 SECTION 22-13N-2E  
 STONE FOUND  
 PER COUNTY RECORDS

SOUTHEAST CORNER  
 WEST HALF  
 NORTHWEST QUARTER  
 SECTION 26-13N-2E "D"  
 STONE FOUND  
 PER COUNTY RECORDS



## 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, and described an original  $\pm 9.86$  acre parcel of land out of a parcel of land described in Instrument #201100885 in the Morgan County Recorder's Office under the name of Lise J. Cragen and Nancy E. Crossley in the Southeast Quarter of Section 22 and the West Half of the Southwest Quarter of Section 23, both Township 13 North, Range 2 East in Harrison 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 5/8" diameter rebar with 2" diameter aluminum cap inscribed "Terry Brock Morgan County Surveyor" set (in prior survey by Sheppard Land Surveying, LLC dated August 1, 2002). Said survey was a section corner re-establishment project for the Morgan County Surveyor's Office. The monument was set by single proportionate measurement from monuments set at the Northeast and Northwest Corners of the Section in said survey to monument the North Quarter Corner of Section 23, Township 13 North, Range 2 East.

"B" is a railroad spike found 0.2' below asphalt, in a north-south asphalt county road. This railroad spike is cited in old records in the Morgan County Surveyor's Office as monumenting the East Quarter Corner of Section 23, Township 13 North, Range 2 East and is, in my opinion, the most reliable evidence of the original location of said corner (originally established by the Bureau of Land Management and monumented with a wood stake circa 1820) with an estimated 3' of uncertainty.

"C" is a 5/8" diameter rebar with 2" aluminum cap inscribed "Terry Brock Morgan County Surveyor" set (in prior mentioned survey by Sheppard Land Surveying, LLC dated August 1, 2002 for the Morgan County Surveyor's Office), flush with ground. The rebar was set in said prior survey by proportionate measurement between a railroad spike found at the Southeast Corner of the Section and the stone found at the Southwest Corner of the Section to monument the South Quarter Corner of Section 23, Township 13 North, Range 2 East.

"D" is a 1' north-south by 0.6' east-west granite stone found 0.2' above ground, 2 1/2' east and 2' south of a wood corner post at a north and west fence corner. The stone is in general harmony with an old east-west tree line and appears to be the stone cited in old records in the Morgan County Surveyor's Office as being set in the original subdivision of the section to monument the Southeast Corner of the West Half of the Northwest Quarter of Section 26, Township 13 North, Range 2 East and, therefore, it was held as monumenting said corner for the purposes of this survey.

"E" is a 0.6' east-west by 0.5' north-south stone found 0.5' below ground, at the corner of a southbound and westbound tree line. This stone is noted in old and new records in the Morgan County Surveyor's Office and is, in my opinion, the most reliable evidence of the original location of the Southeast Corner of the Southeast Quarter of Section 22, Township 13 North,

Range 2 East (originally established by the Bureau of Land Management and monumented with a wood stake circa 1820) with negligible uncertainty.

"F" is a 5/8" diameter rebar with 2" aluminum cap inscribed "Morgan County Surveyor" set (in a prior mentioned section corner establishment/ re-establishment project for the Morgan County Surveyor's Office dated August 20, 2002), 18" below ground in a field. The rebar was not revisited for the purposes of this survey and may have been obliterated by an existing gravel pit at this time. The rebar was originally set proportionately between the stone found at "E" and a rebar set at the location of an obliterated stone at the Southwest Corner of Section 23, Township 13 North, Range 2 East to monument the Southwest Corner of the Southeast Quarter of Section 22, Township 13 North, Range 2 East.

"G" is 5/8" diameter rebar with aluminum cap inscribed "Morgan County Surveyor" set (in prior mentioned survey for the Morgan County Recorder's Office dated August 20, 2002), 24" below ground in a crop field. It was set by single proportionate measurement between the rebar set at the Northeast Corner of the Section and the stone found at "E" to monument the Northeast Corner of the Southeast Quarter of Section 22, Township 13 North, Range 2 East.

"H" is the calculated location of the Northeast Corner of the Southwest Quarter (AKA Center of Section) of Section 23, Township 13 North, Range 2 East, calculated at the intersection of the lines formed from "A" to "C" and "B" to "G" per the procedure set forth by the Bureau of Land Management for establishment of said corner. This corner is currently in an existing gravel pit and, therefore, there would be no evidence of any original monumentation or occupation lines.

"I" is the calculated location the Northeast Corner of the West Half of the Southwest Quarter of Section 23, Township 13 North, Range 2 East, calculated at an on-line, equidistant split between "G" and "H" per the procedure set forth by the Bureau of Land Management for establishment of said corner. This location also falls in an existing gravel pit and, therefore, there would be no evidence of any type of original monumentation in the vicinity.

"J" is the calculated location of the Southeast Corner of the West Half of the Southwest Quarter of Section 23, Township 13 North, Range 2 East, calculated at an on-line, equidistant split between "C" and "E" per the procedure set forth by the Bureau of Land Management for establishment of said corner. A survey by Terry Wright, for the Morgan County Surveyor's Office dated December 12, 2009 was found in the Morgan County Surveyor's Office which indicated that a rebar with "Weihe Engineering" cap was found within 0.2' of this calculated location. The actual rebar was not located this survey.

"K" is a calculated point on line "J" to "I" and at record distance cited in the record description of the parent parcel to the parcel staked this survey described in said Instrument #201100885 of 59.43 chains (3922.38') from "D". A rebar with "Weihe Engineering" cap was found 0.2' east of line "D" to "I" and 2.6' north of this calculated location.

"L" 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 "K" at the record bearing and distance cited in the record description of the parent parcel to the parcel staked this survey. Said record angle was calculated relative to line "J" to "I" being considered due north.

"I" is a capped rebar set 0.1' above ground, at the top of the bank of the river, and at an angle break point in the record description of the parent parcel to the parcel staked this survey per its record geometry.

"M", "N", "O", "P", "Q", "R", and "S" are calculated locations of angle break points in the record description of the parent parcel to the parcel staked this survey per its record geometry.

“T”, “U”, “V” and “W” are capped rebars set with tops left 0.1’ above ground at locations of angle break points in the record description of the parent parcel to the parcel staked this survey per its record geometry.

“X” and “Y” are calculated locations of angle break points in the record description of the parent parcel to the parcel staked this survey per its record geometry.

The corners at “M”, “N”, “O”, “P”, “Q”, “R”, “S”, and “X” were found to be within the bounds of White River. Line “X” to “Y” was found to intersect line “E” to “F” 73.71’ north of “Y”.

“y” is a capped rebar set with top left 0.1’ above ground at the intersection of line “X” to “Y” with “E” to “F”.

“Z” is a capped rebar set with top left 0.4’ above ground on line “E” to “F” and at a location specified by the client to be a new parcel division corner (the extension of a northbound tree line)

“a”, “b”, “c”, “d”, “e”, and “f” are all capped rebars set with tops left 0.1’ above ground at locations specified by the client to be new parcel division corners.

“g” is a capped rebar set with top left 0.3’ above ground on a levee, on line “K” to “L” and at a location specified by the client to be a new parcel division corner.

“gg” is a capped rebar set at the top of bank of the river and 113’ from “g”.

In regards to uncertainties due to inconsistencies, ambiguities, and lack of clarity in record descriptions and plats, the following was observed. The record description of the parent parcel to the parcel staked this survey calls for the section line as does its south line south of “y” to “Z” and the adjoining description south of this line also calls for the same respective section line creating no ambiguities. Line “Z” to “a” to “b” to “c” to “d” to “e” to “f” to “g” are free lines, that is, they have not been bound by any former conveyance and are entirely within the bounds of the parent parcel to the parcel staked this survey. The monuments set this survey are being called for in the new parcel description and, therefore, controlling of the alignment of the new parcel division lines with negligible uncertainty. The adjoining description north of line “g” to “L” begins at a point 2.6’ north of “K” which would create a gap in descriptions of that magnitude at “K”. It then cites a bearing of North 65 ½ degrees West whereas the record description of the parent parcel to the parcel staked this survey cites a bearing of North 55 ½ degrees West. The results creates an overlap in descriptions of 56.2’ at “g” and 143.1’ at “L”. The record description of the parent parcel to the parcel staked this survey and said north adjoiner both call to White River though the record description of the parent parcel to the parcel staked this survey does not cite what part of White River and the additional calls after this call do not cite that it is on or along any part of White River leaving a large area of ambiguity as to what the scrivener of the description intended. Per this survey, we held the record calls all the way around and then, as shown on Plat of Survey, found the majority of the calls within the bounds of the river. The adjoining description north and west of White River in Instrument #20107649 calls for a multitude of calls that don’t appear to follow any monumentation, natural or artificial. It would take a complete survey of this parcel to determine an exact amount of gap or overlap, though it is noteworthy that prior mentioned survey by Terry Wright indicates that there is a gap in descriptions along the entire length between it and the record description of the parent parcel to the parcel staked this survey. It is my hypothesis that all these record descriptions were originally intended to follow the bank of the river though the original scriveners did not clearly indicate that. Note that there may be unwritten legal rights as to actual ownership of the ±0.16 acre portion and the ±2.29 acre portion of the parcel staked this survey that lie north of the river.

In regards to uncertainties due to occupation lines, the bank of White River would be, in my opinion, considered the occupation line. No distinctive, visible, followable occupation lines were observed anywhere else along the parcel staked this survey.

RECORD DESCRIPTION  
INSTRUMENT 201100885  
LISE J. CRAGEN AND NANCY E. CROSSLEY

Part of the Sections numbered 22, 23 and 26, all in township 13 North, Range 2 East, bounded and described as follows, to-wit: Beginning at the Southwest corner of said Section 23, and running thence South 40.39 chains to the Southwest corner of the Northwest quarter of Section 26; thence East 19.995 chains to the Southeast corner of the West half of said Northwest quarter of said Section 26; thence North 59.43 chains; thence North 55 ½ degrees West 12.69 chains, to White River; thence South 16.5 degrees West 2.90 chains; thence South 30 degrees West 1.75 chains; thence South 28.75 degrees West 5.29 chains; thence South 43 degrees West 8.61 chains; thence South 65.25 degrees West 4.66 chains; thence South 78 degrees West 4.41 chains; thence South 81.5 degrees West 2.05 chains; thence North 72 degrees West 4.32 chains; thence North 89.05 degrees West 4.59 chains; thence South 75.25 degrees West 2.23 chains; thence South 36.25 degrees West 2.23 chains; thence South 12.75 degrees East 4.28 chains; thence South 34.5 degrees East 5.37 chains to the South line of said Section 22, thence East 18.80 chains to the place of beginning, except therefrom 4 acres in the southwest corner of said West half of the Northwest quarter of said Section 26, which tract so excepted is bounded and described as follows, to-wit: Beginning at the southwest corner of said West half of said Northwest quarter of said Section 26, and running thence East 41 rods and 4 feet; thence North 7 rods down a small ravine to the main spring branch; thence down said spring branch with its meanderings to its intersection with the State Road, a distance of 41 rods; thence due West 7 rods and 4 feet and 6 inches to the section line dividing Section 26 and 27; thence South with said section line 26 rods and 6 feet to the place of beginning; as said 4 acre tract is described in the conveyance to Barlow Aldrich, recorded in Deed Record "O" page 122 of the Records of the Office of the Recorder of Morgan County, Indiana; leaving after said exception 140.94 acres, more or less.

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