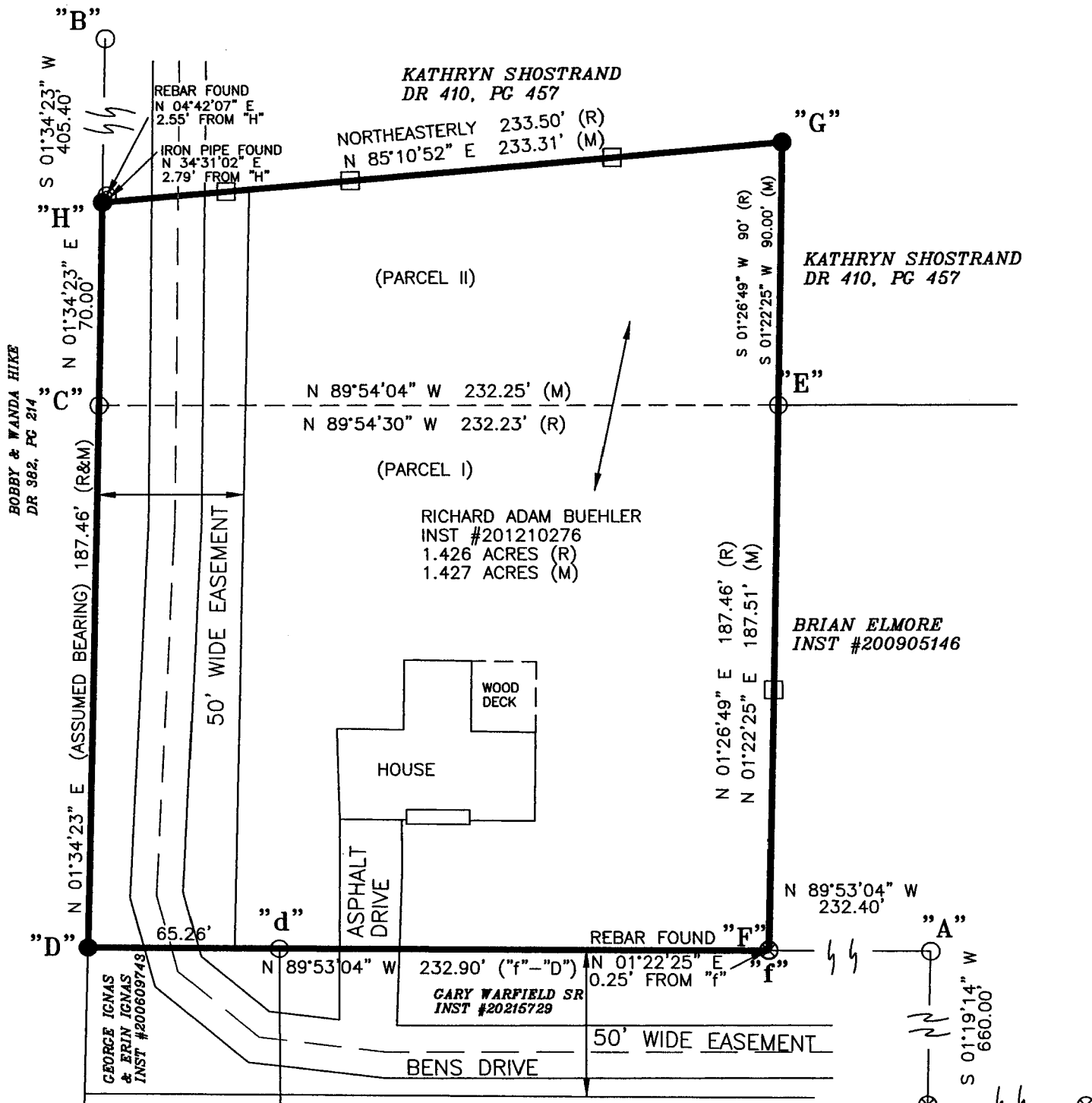


PLAT OF SURVEY OF A ONE ACRE PARCEL AND A 0.425 ACRE PARCEL OF LAND IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 2 EAST IN MADISON TOWNSHIP, MORGAN COUNTY, INDIANA



SCALE: 1" = 50'



LEGEND

- These standard symbols will be found in the drawing.
- ⊗ CALCULATED
 - ⊙ IRON PIPE FOUND
 - LATH SET
 - CAPPED REBAR SET
 - REBAR FOUND
 - ASPHALT ROAD

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 Michael E. Sheppard, PLS
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 PARAGON, INDIANA 46166
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SURVEY OF 2 PARCELS OF LAND DESCRIBED IN INSTRUMENT #201210276

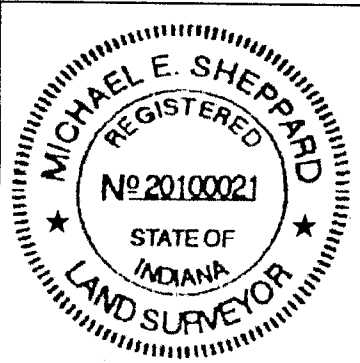
CLIENT: ADAM BUEHLER
 OWNER OF RECORD: RICHARD ADAM BUEHLER

PROJECT BEGAN: DECEMBER 3, 2012
 FIELD WORK COMPLETED: DECEMBER 3, 2012
 PROJECT COMPLETED: DECEMBER 7, 2012
 IMPROVEMENTS EXIST ON THE PARCEL

PROJECT #12-083 DRAWN BY MES/JRS
 PAGE 1 OF 5

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 7, 2012.

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



201213744 SUR
 12/12/2012 02:16:46P \$19.00
 Pamela Kivett
 Morgan County Recorder IN
 Recorded as Presented

S34 T14 R2E
 2012
 Buehler Sheppard

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 corners of the overall perimeter of the combination of two parcels of land described in Instrument #201210276 in the Morgan County Recorder's Office under the name of Richard Adam Buehler in the South Half of Section 34, Township 14 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 a rebar with Holloway PLS cap found flush with ground. This rebar is shown in the original subdivision of Hadley Road Farm Estates survey recorded in Survey Book 1, Page 547 in the Morgan County Recorder's Office as monumenting the southeast corner of Parcel 20 in said subdivision. The parcels staked this survey and their northern and eastern adjoiners all came out of the original Parcel 20 from said survey.

"B" is a rebar with Holloway PLS cap found 0.1' above ground, by a steel fence post at an old westbound fence corner and a relatively new northbound fence corner. This rebar is shown on the original plat of said Hadley Road Farms Estates recorded in said Survey Book 1, Page 547, as monumenting the northwest corner of Parcel 20 in said Estates.

"C" is a rebar with Holloway PLS cap found 0.5' below ground. This rebar is called for in the record description of Parcel II staked this survey in Instrument #201210276.

"D" is 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 by a power box. Note that this rebar is only 12" long as we did not want to drive a 24" rebar beside the power box. It was set at the extension of line "B" through "C" and at record distance cited in the record description of 187.46' from "C". It is also noteworthy that the rebar measured 65.26' versus the 65.29' shown on the original plat of Hadley Road Farm Estates from another rebar labeled "d" on Plat of Survey.

"d" is a rebar with Holloway PLS cap found 0.2' below ground. This rebar monuments the northwest corner of Parcel 19 in the original survey of Hadley Road Farms Estates per Survey Book 1, Page 547. This rebar is $\pm 0.14'$ south of line "A" to "D".

"E" is a rebar with Holloway PLS cap found 0.2' below ground. This rebar is called for in the record description of Parcel 2 in Instrument #201210276 and the adjoining description to the north in Deed Record Book 410, Page 457 and was, therefore, held as controlling the original parcel division corner with negligible uncertainty.

"F" is a rebar with Holloway PLS cap found 0.1' below ground, $\pm 0.25'$ north of line "A" to "D". This rebar is called for in the record description of the parcel staked this survey and its adjoining description in Instrument #200905146 and was, therefore, held as the original parcel division

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PROJECT #12-083
Page 2 of 5

2

corner, though, as prior noted, it is $\pm 0.25'$ north of line "A" to "D" and line "A" to "D" is the original south line of Parcel 20.

"F" is the calculated location of the true southeast corner of Parcel I staked this survey, calculated at the intersection of line "E" through "F" with line "A" to "D". As prior noted, said intersection is $\pm 0.25'$ south of the existing rebar at "F". As such, no additional monument was set.

"G" is a capped rebar set flush with ground at the extension of line "F" through "E" and at record distance cited in the record description of Parcel II staked this survey of 90' from "E".

"H" is a capped rebar set with top left 0.2' above ground, on line "C" to "B", and at record distance cited in the record description of Parcel II staked this survey of 70' from "C". A rebar with Holloway PLS cap that monuments the northeast corner of Parcel 22 in Hadley Road Farms Estates per Survey Book 1, Page 547 was found $\pm 2.55'$ north of the rebar set at "H".

In regards to uncertainties due to inconsistencies, ambiguities, and lack of clarity in record descriptions and plats, the following was observed. As prior noted, the parcels staked this survey and their north and east adjoiners were originally part of Parcel 20 in Hadley Road Farm Estates, which survey of said estates is recorded in said Survey Book 1, Page 547. I was unable to find a recorded survey from when said parcel 20 was subdivided. The monuments at "A", "B", "d", and the rebar set at "D" were all original corners in said survey. The record description of Parcel I in Instrument #201210276 contains one missing call because it calls for the rebar at "F" as its Point of Beginning and then goes North 01 degree 26 minutes 49 seconds East, 187.46' to the rebar at "E". The description then turns around and comes straight back South 01 degree 34 minutes 23 seconds West, 187.47', and then calls for a closing call of South 89 degrees 54 minutes 30 seconds East, 232.65'. As such, it is evident that the call from "E" to "C" is missing in the record description of Parcel I. However, this call is noted in Parcel II. For these reasons, a revised and combined parcel description has been created this survey. The adjoining descriptions west of "D" to "H" are all part of Parcel 22 in the original survey of Hadley Road Farms Estates, which shows the monuments at "D" and "B", and, therefore, there are no ambiguities. The adjoining description north of "H" to "G" and east of "G" to "E" calls for the same respective bearings and distances and also calls for the rebar at "E". The adjoining description east of "E" to "F" calls for the same monuments at "E" and "F". The adjoining descriptions south of "f" to "D" are part of parcels 19 and 21 in the original survey of Hadley Road Farms Estates and, as such, there are no ambiguities in descriptions. Parcel II cites that its west line is along the center of a 50' easement and this is not correct, it is along the west line of a 50' easement. Record versus measured dimensions around the perimeter of the parcel are shown on Plat of Survey.

In regards to uncertainties due to occupation lines, no visible, followable occupation lines were observed from "H" to "G" or "G" to "F". The physical location of the existing asphalt drive, as shown on Plat of Survey might be construed as the occupation line from "f" to "D" and "D" to "H", though, as shown on Plat of Survey, when this tract was originally established, its south line was established on and along the north line of a 50' easement and its west line was established on and along the west line of a 50' easement. The physical location of the road is within these easements.

RECORD DESCRIPTION
INSTRUMENT #201210276

File No. 455466

PARCEL I:

A PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE WHICH MARKS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST (ASSUMED BEARING) WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER 1519.90 FEET TO AN IRON PIN; THENCE NORTH 01 DEGREES 19 MINUTES 14 SECONDS EAST 660.00 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 232.64 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 01 DEGREES 26 MINUTES 49 SECONDS EAST 187.46 FEET TO AN IRON PIN, THENCE SOUTH 01 DEGREES 34 MINUTES 23 SECONDS WEST 187.47 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 232.65 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS. (AKA TRACT 20B HADLEY ROAD FARM ESTATES)

ALSO

A PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE WHICH MARKS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 1519.99 FEET; THENCE NORTH 01 DEGREES 19 MINUTES 14 SECONDS EAST 660.00 FEET TO THE SOUTHEAST CORNER OF TRACT #20 IN HADLEY ROAD FARM ESTATES; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 232.65 FEET TO THE SOUTH LINE OF TRACT #20; THENCE NORTH 01 DEGREES 26 MINUTES 49 SECONDS EAST ON THE EAST LINE OF TRACT #20B 187.46 FEET TO THE NORTHEAST CORNER OF TRACT #20B AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST ON THE NORTH LINE OF TRACT #20B 232.23 FEET TO THE WEST LINE OF TRACT #20, RUN THENCE NORTH 01 DEGREES 34 MINUTES 23 SECONDS EAST ON SAID WEST LINE AND THE CENTERLINE OF A 50 FOOT EASEMENT FOR 70 FEET; RUN THENCE NORTHEASTERLY FOR 233.50 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 01 DEGREES 26 MINUTES 49 SECONDS EAST 90 FEET FROM THE POINT OF BEGINNING; RUN THENCE SOUTH 01 DEGREES 26 MINUTES 49 SECONDS WEST 90 FEET TO THE POINT OF BEGINNING, CONTAINING 0.426 OF AN ACRE, MORE OR LESS.

PARCEL II:

TOGETHER WITH AND SUBJECT TO AN ACCESS AND UTILITY EASEMENTS AS SET OUT IN GRANT OF MUTUAL NON-EXCLUSIVE RIGHT-OF-WAY AND UTILITY STRIPS ACROSS RESERVED TRACT OF LAND, GRANTED BY LEONARD R. BATESON AND SANDRA L. BATESON, RECORDED APRIL 19, 1989 IN DEED RECORD 331, PAGES 96-102, AND FURTHER SET OUT BY THE ESTATE OF FRANCES L. JENKINS, BEN C. JENKINS, DATED APRIL 12, 1990, RECORDED APRIL 17, 1990 IN DEED RECORD 331, PAGES 64-76 DESCRIBED AS FOLLOWS:

A 50 FOOT WIDE ACCESS AND UTILITY EASEMENT (EASEMENT NO. 1), 25 FEET ON EACH SIDE OF CENTERLINE, LYING IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA, SAID CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE WHICH MARKS THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH 89 DEGREES 50 MINUTES 02 SECONDS EAST (ASSUMED BEARING) WITH THE NORTH LINE OF THE SOUTHWEST QUARTER AND THE COUNTY ROAD, 676.23 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE

4

REVISED AND COMBINED PARCEL DESCRIPTION

Part of the South Half of the Section 34, Township 14 North, Range 2 East of the Second Principal Meridian in Madison Township, Morgan County, Indiana, more particularly described as follows:

Commencing at a stone which marks the Southeast Corner of the Southwest Quarter of said Section; thence North 89 degrees 54 minutes 30 seconds West (assumed bearing) with the South Line of the Southwest Quarter of said Section, 1519.90 feet; thence North 01 degree 19 minutes 14 seconds East, 660.00 feet to a rebar marking the southeast corner of Parcel 20 in Hadley Road Farms Estates; thence North 89 degrees 53 minutes 04 seconds West with the south line of said parcel, 232.40 feet to the southeast corner of a parcel of land described in Instrument #201210276 in the Morgan County Recorder's Office, said corner being marked by a rebar North 01 degree 22 minutes 25 seconds East, 0.25 feet, said corner also being the true Point of Beginning of the parcel herein described; thence North 89 degrees 53 minutes 04 seconds West with the south line of said parcel, 232.90 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 01 degree 34 minutes 23 seconds East with the west line of said parcel, 187.46 feet to a rebar; thence North 01 degree 34 minutes 23 seconds East with the west line of said parcel, 70.00 feet to a capped rebar marking the northwest corner of Parcel II in said Instrument #201210276; thence North 85 degrees 10 minutes 52 seconds East with the north line of said parcel, 233.31 feet to a capped rebar marking the northeast corner of said parcel; thence South 01 degree 22 minutes 25 seconds West, 90.00 feet to a rebar marking the northeast corner of Parcel I in said Instrument #201210276; thence South 01 degree 22 minutes 25 seconds West with the east line of said parcel, 187.51 feet to the Point of Beginning and containing 1.43 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
12 day of Dec 20 12

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Page 5 of 5

5