

1300



HOLLOWAY LAND SURVEYING

ROSS O. HOLLOWAY, Registered Land Surveyor

SURVEYOR'S REPORT
FILE NO.: 113-91

This report is for the survey of the division of Lot No. 10 and the retracement of Lot No. 11 and South Half of Lot No. 12 in Hugh Ferguson's Subdivision per plat thereof as recorded in Deed Record 125 page 420, Morgan County, Indiana.

THEORETICAL UNCERTAINTY OF MEASUREMENT "Tu": The "Tu" of the corners of this parcel(s) are within the requirements for a Class "C" ("Tu" = +/- feet) survey per IAC, Title 864 (Theoretical uncertainty of measurement is the radius of a circle which circumscribes an area containing the probable true location of a specified point as determined by the precision of instruments and procedures employed in the performance of a survey).

Purpose of this survey is to locate or establish land boundaries. Easements, rights-of-way, setback/building lines, covenants, restrictions, utilities, flood plains, topographic features and etc. were intentionally excluded from this plat. If any of the preceding items are shown on the plat of survey it is the intent to show only that specific entity and no others.

In accordance with Title 864, Article 1.1, Chapter 13 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the "UNCERTAINTY" in the position of the lines and corners established on this survey as a result of uncertainties and/or ambiguities from:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation

In regard to monuments, point (a) above, in many cases the original section corners were not perpetuated or have been obliterated with time and therefore existing topographical features and monuments of modern origin provide the only evidence of the corner's most PROBABLE and/or ACCEPTED POSITION. In the absence of CREDITABLE physical and/or record evidence then proportional measurement has been used to establish the points of division of the section.

Section corners found or established by topographical features, monuments of modern origin or proportional measurement will be labeled as "Title Corners" on the plat of survey and are subject to undiscovered evidence regarding the true location of said corners. Note that the uncertainty which surrounds a "Title Corner" is inherently passed to any parcel corner dependent upon the position of the section corner. "UNCERTAINTY" of "TITLE CORNERS" is not readily determinable or unknown and therefore will not be addressed in this report.

In regard to "ACTIVE LINES OF OCCUPATION", point (b) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater than the uncertainty cited in this report.

Following are those items germane to the uncertainties of the lines and corners of the parcel(s):



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1. Except for the northeast and southeast corners of the East Half of the Northeast Quarter of Section 30 and a point on line, no indication is given on the record plat that monuments were set at lot corners. The respective corners of the East Half were recovered. It is the opinion of this surveyor that other monuments at or near lot corners are not original monuments.
2. Description of the subdivision gives only the cardinal directions. However an imagination of the plat reveals that the east and south line of the subdivision is the representative line of the East Half of the Northeast Quarter of Section 30.
3. Lot corners on the east line of the East Half were established at the record plat distance north of the southeast corner of said East Half. Corner on the west side of the lots were established at the record plat distance north of the south line of said East Half. Placement of the lot corners as indicated closely agrees with existing topography and monuments.
4. Lines of occupation, as marked by fences, were found as shown on the attached plat. The fence along portions of the west line is approximately 0.8 feet west of the lot line and the fence on the south is approximately on line.
5. Note: there is a chain link fence, used as an easement, which encroaches approximately 4.5 feet onto the South Half of Lot No. 12

SUMMARY: From the above observations it is the professional opinion of this surveyor that the "Uncertainty" of the lines and corners of the lots are as follows:

- (a) Due to reference monuments: 0.5 feet.
- (b) Due to title documents of record: negligible.
- (c) Due to evidence of active lines of occupation: 0.8 feet.

CERTIFICATION

I, Ross O. Holloway, an Indiana Registered Land Surveyor, hereby certify that, to the best of my information, knowledge and belief, this report represents a survey as completed under my direct supervision on November 6, 1991.

[Signature]
 Ross O. Holloway
 Indiana Registered
 Surveyor No. 80530

DATE: November 7, 1991 FILE NO.: 113-91

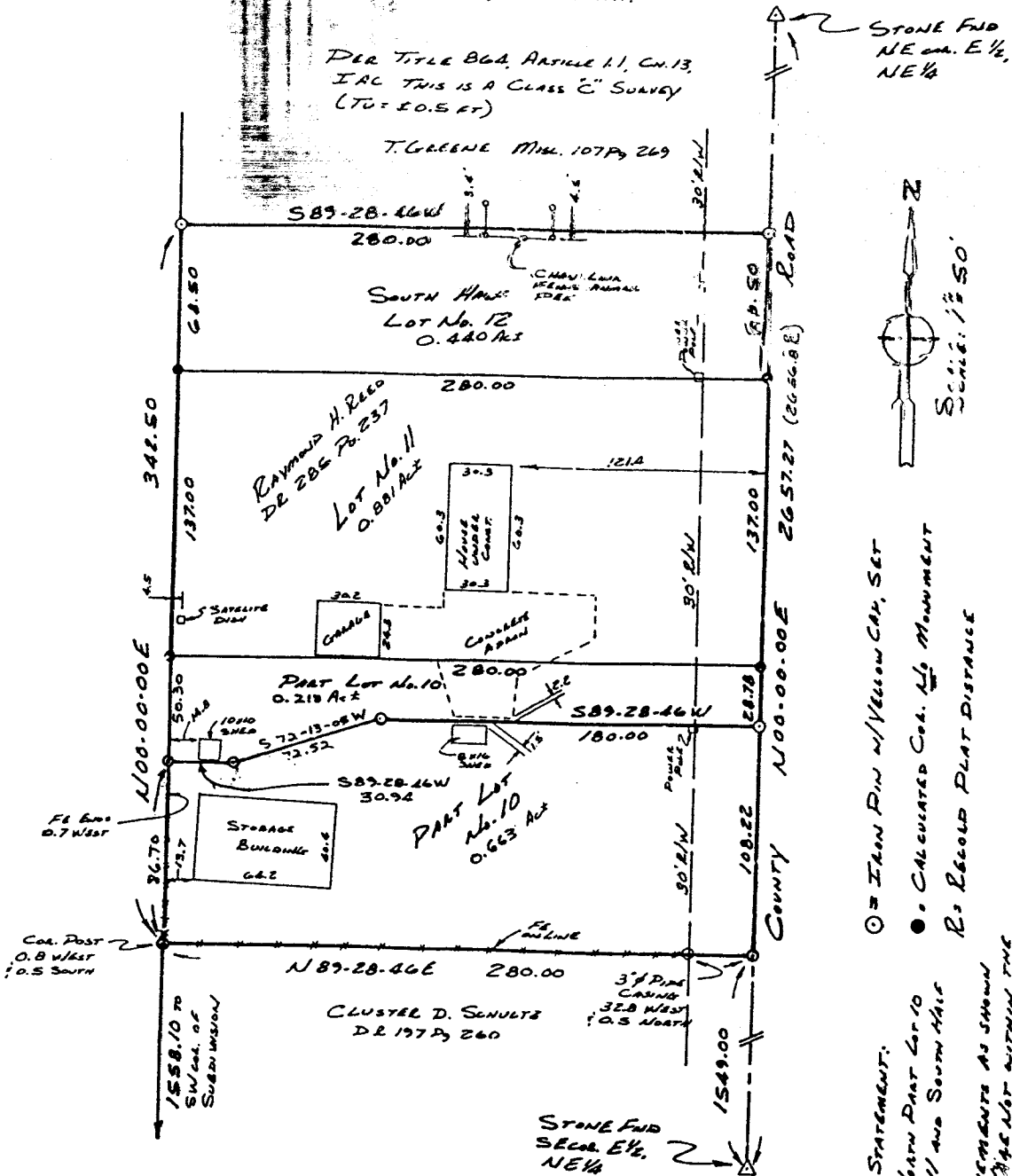
CLIENT: Raymond H. Reed



Lot No. 10, 11 & 12 - SOUTH HALF OF Lot No. 12 IN
 HUGH F. LINDSON SUBDIVISION PER PLAT THEREOF AS
 RECORDED IN DEED RECORD 125 PAGE 420, BEING
 PART OF THE EAST HALF OF THE NORTHEAST QUARTER,
 SECTION 20, TOWNSHIP 14 NORTH, RANGE 2 EAST
 MORGAN COUNTY, INDIANA.

DER TITLE 86A, ARTICLE 11, CH. 13,
 IAC THIS IS A CLASS "C" SURVEY
 (TOL = 20.5 FT)

T. GREENE M.M. 107P, 269



STONE FND
 NE cor. E 1/4,
 NE 1/4



○ = IRON PIN IN YELLOW CAP, SET
 ● = CALCULATED COR. TO MONUMENT
 R = RECORD PLAT DISTANCE

Flood Statement:
 For Yellow Plat Lot 10
 No Dist 11 and South Half
 E 1/2 12
 Improvements as shown
 within the plat within the
 area of a 100-year flood
 zone (1995.7) plat map as issued
 by the Indiana Flood Insurance Program

CERTIFICATION

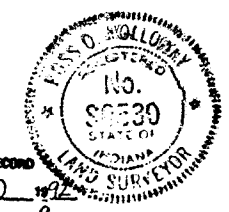
I, Ross O. Holloway, an Indiana Registered Land Surveyor, hereby certify that, to the best of my information, knowledge and belief, this plat represents a survey as completed under my direct supervision on November 6, 1991.

Ross O. Holloway
 Indiana Registered
 Surveyor No. S8530

DULY ENTERED FOR TAXATION
 Feb 10 1992
 Virginia R. Gault
 Justice, Morgan County

DATED: November 7, 1991 FILE NO.: 113-91
 CLIENT: Raymond H. Reed
 OWNER OF RECORD: Raymond H. Reed

THERE ARE IMPROVEMENTS ON THE PARCELS 10 & 11 ONLY
 Revised: Nov. 19, 1991



RECEIVED FOR RECORD
 February 10 1992
 3:31 P.M.

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