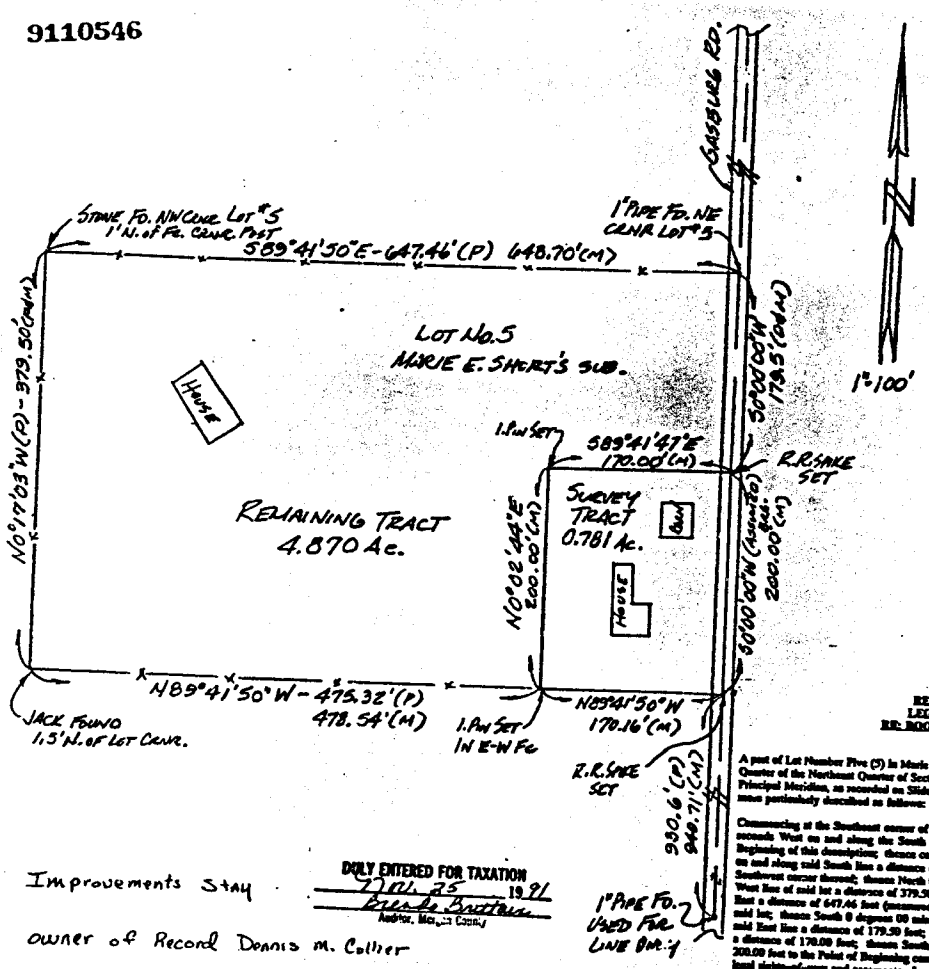
9110546



Improvements Stay

owner of Record Dennis M. Collier

DULY ENTERED FOR TAXATION
Nov. 25 1991
Auditor, Morgan County

SURVEYOR'S REPORT

BOOK 7 PAGE 491

1) In accordance with Title 864, Article 1.1, Chapter 12, Section 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- a-1-a Variances in the reference monuments;
- b Discrepancies in record descriptions and plats;
- c Inconsistencies in lines of occupation and;
- d Random errors in measurement (theoretical uncertainty);

The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a class ☒ survey (0.1 foot as defined in IAC 864.

a) Variances in the reference monuments: None referenced.

b) Discrepancies in record descriptions and plats: Measured distances East-West up to 3.22 feet longer than calculated plat dimensions.

c) Inconsistencies in lines of occupation: East-West fences within 1 foot of lot lines; North-South row fences within 3 feet of plat dimensions.

d) Random errors in measurement (theoretical uncertainty = .04 foot)

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: none.
Due to discrepancies in the record descriptions: 3.22 feet East-West
Due to inconsistencies in lines of occupation: 1 foot North-South; 3 feet East-West.

2) The within described tract of land does not lie within Special Flood Hazard Zone "A" on said tract plots by scale on Community Panel Number 180176 0025B of the Flood Insurance Rate Maps for the County of Morgan, Indiana (maps dated June 1, 1990).

3) I further certify that the building or buildings situated on the described real estate are located within the boundaries of said premises and that the buildings on the adjoining properties do not encroach on the described real estate.

RECEIVED FOR RECORD
NOV 25 10 91
12:13 P.M.
Brenda Hastings
MORGAN COUNTY RECORDER

REMAINING TRACT
LEGAL DESCRIPTION
RE: BOOK 141, PAGE 281 & 282

A part of Lot Number Five (5) in Marie E. Short's Subdivision of the East Half of the Northwest Quarter of the Northeast Quarter of Section 17, Township 13 North, Range 1 East of the Second Principal Meridian, as recorded on Slide 43, Office of the Recorder of Morgan County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Lot No. 5 thence North 89 degrees 41 minutes 50 seconds West on and along the South line thereof a distance of 170.16 feet to the Point of Beginning of this description; thence continuing North 89 degrees 41 minutes 50 seconds West on and along said South line a distance of 475.32 feet (measured distance = 478.54 feet) to the Southwest corner thereof; thence North 0 degrees 17 minutes 03 seconds West on and along the West line of said lot a distance of 379.50 feet; thence South 89 degrees 41 minutes 50 seconds East a distance of 647.46 feet (measured distance = 648.70 feet) to a point on the East line of said lot; thence South 0 degrees 00 minutes 00 seconds West (assumed bearing) on and along said East line a distance of 179.50 feet; thence North 89 degrees 41 minutes 47 seconds West a distance of 170.00 feet; thence South 0 degrees 02 minutes 44 seconds West a distance of 200.00 feet to the Point of Beginning containing 4.870 acres more or less, subject however to all legal rights-of-way and easements of record.

SURVEYED TRACT
LEGAL DESCRIPTION
RE: BOOK 141, PAGE 281 & 282

A part of Lot Number Five (5) in Marie E. Short's Subdivision of the East Half of the Northwest Quarter of the Northeast Quarter of Section 17, Township 13 North, Range 1 East of the Second Principal Meridian, as recorded on Slide 43, Office of the Recorder of Morgan County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Lot No. 5 thence North 89 degrees 41 minutes 50 seconds West on and along the South line thereof a distance of 170.16 feet; thence North 0 degrees 02 minutes 44 seconds East a distance of 200.00 feet; thence South 89 degrees 41 minutes 47 seconds East a distance of 170.00 feet to a point on the East line of said lot; thence South 0 degrees 00 minutes 00 seconds West (assumed bearing) on and along said East line a distance of 200.00 feet to the Point of Beginning containing 0.781 acres more or less, subject however to all legal rights-of-way and easements of record.

I hereby certify that the above plat and description are a true and accurate representation of a survey completed under my direction on November 21, 1991.

Steven B. Williams, L.S. No. 30390
November 22, 1991

STEVEN B. WILLIAMS
REGISTERED
No. S0390
STATE OF INDIANA
LAND SURVEYOR

Engineers and Land Surveyors
Franklin Engineering Company
151 West Jefferson Street
Franklin, Indiana 46131
(317) 736-7188
(317) 736-4549

0.781 ACRE TRACT BOUNDARY SURVEY
OLAN & MILDRED COLLIER
PART OF LOT No. 5 MARIE E. SHORT'S SUB.
E1/2 NW1/4 NE1/4 SECTION 17-13-1 MORGAN CO.

DESIGNER: SBW
DRAWN: SBW
CHECKED:

REVISIONS | DATE | REVISION

PROJECT NO. 91-870
SCALE 1"=100'
DATE 11-12-91
FILE NO.
SHT 1 OF 1