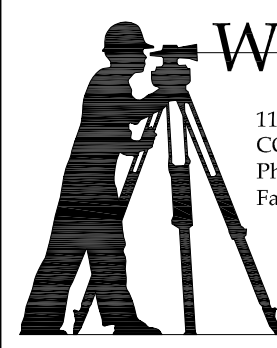


**LEGEND**  
M = MEASURED      C = CALCULATED  
P = PLAT            R = RECORDED  
\* = WALKER MONUMENT

FIELD WORK COMPLETED ON 5-1-2018

**PROPERTY ADDRESS**  
11751 N Black Point Road  
Syracuse IN 46567

**BASIS OF BEARINGS**  
The basis of bearings for this drawing is a deed bearing of N89°-37'W for the North line of the Southwest Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 7 East, Kosciusko County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.



**WALKER & ASSOCIATES** EST. 1984  
112 WEST VAN BUREN STREET  
COLUMBIA CITY, IN 46725  
Phone: (260) 244-3640      www.walkersurveying.net  
Fax: (260) 244-4640      E-mail: mail@walkersurveying.net  
**LAND SURVEYING, CIVIL ENGINEERING,  
& LAND PLANNING**

**CERTIFICATE OF SURVEY**  
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 865-IAC 1-12 AND ALL OTHER AMENDMENTS THERETO.

*Kevin R. Michel*



PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOGETHER WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, ALL BEING IN TOWNSHIP 34 NORTH, RANGE 7 EAST, KOSCIUSKO COUNTY, INDIANA

FOR: **MORGAN COUNTRY HOUSE LLC**

SCALE: 1"=50'	DRAWN BY: KRM	DRAWING NUMBER <b>QD-114</b>
DATE: 5-18-2018	PAGE: 4 OF 4	



# J.K. Walker & Associates, P.C.

Land Surveying, Civil Engineering & Land Planning

William D. Kyler, P.S.

Kevin R. Michel, P.E. & P.S.

112 West Van Buren Street, Columbia City, IN 46725

Phone: 260-244-3640

Fax: 260-244-4640

www.walkersurveying.net

Email: mail@walkersurveying.net

Page 1 of 4

## HISTORICAL DESCRIPTION OF SURVEYED TRACT

(Per Document Number 2014050759)

### TRACT 1:

Government Lot Number Three (3) being the Northwest Fractional Quarter of the Northeast Quarter of Section Fourteen (14), Township Thirty-four (34) North, Range Seven (7) East in Kosciusko County, Indiana, less and except the land encompassed within the following plats, to-wit:

Stroh's Plat, Johnson's Bay, Lake Wawasee; Stroh's Evergreen Addition, Lake Wawasee; Stroh's Point on Johnson's Bay, Lake Wawasee; Stroh's Pine Addition, Lake Wawasee; and Stroh's Pine Addition No. 2, Lake Wawasee.

Also, excepting the following:

Commencing at a point which is Three Hundred Forty-three and Three-tenths (343.3) feet West of the Southeast corner of the Northwest Fractional Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 7 East; thence North 0 degrees 40 minutes West along the West right-of-way of Pine Drive a distance of Forty-four and One-tenth (44.1) feet to the Point of Beginning; thence North 89 degrees 21 minutes West (corrected reading South 89 degrees 20 minutes West), a distance of Fifty-eight and Three-tenths (58.3) feet; thence North 64 degrees 13 minutes West (corrected reading North 64 degrees 27 minutes West), a distance of Three Hundred Ninety-nine and Four-tenths (399.4) feet; thence South 59 degrees 45 minutes West (corrected reading South 25 degrees 57 minutes West), a distance of Eight and Six-tenths (8.6) feet; thence South 65 degrees 27 minutes East (corrected reading South 65 degrees 41 minutes East), a distance of Three Hundred Ninety-nine and One-tenth (399.1) feet; thence South 61 degrees 44 minutes East (corrected reading South 62 degrees 21 minutes East), a distance of Sixty-two and Zero-tenths (62.0) feet (corrected reading Sixty-six and Two-tenths (66.2) feet); thence North 0 degrees 40 minutes West a distance of Thirty-one and Five-tenths (31.5) feet to the Point of Beginning.

### TRACT 2:

A tract of land in the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section Fourteen (14), Township Thirty-four (34) North, Range Seven (7) East, described as follows:

Commencing at an iron pin Six Hundred Seventy-three (673) feet (corrected reading Six Hundred Sixty-eight (668.0) feet) West of the center of the Northeast Quarter of Section Fourteen (14); thence South Seventeen (17) degrees West Seventy-two (72) feet to the center of the boat canal as it was located on September 11, 1937, when this real estate was conveyed to Howard Stroh; thence in a Northwesterly direction along the center of said boat canal to the Quarter Section line in Lake Wawasee; thence East on the Quarter Section line to the Place of Beginning.

**TO BE KNOWN AS:** Part of the Northwest Fractional Quarter of the Northeast Quarter of Section 14, TOGETHER WITH part of the Southwest Quarter of the Northeast Quarter of Section 14, all being in Township 34 North, Range 7 East, Kosciusko County, Indiana, more particularly described as follows, to-wit:

Commencing at a wood post found at the Southeast corner of the Northwest Fractional Quarter of the Northeast Quarter of said Section 14; thence North 89 degrees 37 minutes West, on and along the South line of the Northwest Fractional Quarter of the Northeast Quarter of said Section 14, a distance of 343.3 feet to an iron pin set at the true point of beginning; thence North 00 degrees 40 minutes West, on and along the West right-of-way line of Pine Drive, a distance of 24.0 feet to an iron pin set; thence North 87 degrees 54 minutes West, a distance of 23.3 feet to an iron pin set on the Southwesterly line of a certain tract of land as recorded in Deed Record 260, page 451 of the records of Kosciusko County, Indiana; thence North 62 degrees 21 minutes West, on and along the Southwesterly line of said tract of land in Deed Record 260, page 451, a distance of 35.6 feet to an iron pin set; thence North 65 degrees 39 minutes West, on and along said Southwesterly line, a distance of 376.4 feet to

Date: May 18, 2018  
Name: Morgan Country House LLC  
Address: 11751 N Black Point Road  
Syracuse IN  
Survey #: QD-114

*Kim*





# J.K. Walker & Associates, P.C.

Land Surveying, Civil Engineering & Land Planning

William D. Kyler, P.S.

Kevin R. Michel, P.E. & P.S.

112 West Van Buren Street, Columbia City, IN 46725

Phone: 260-244-3640

Fax: 260-244-4640

www.walkersurveying.net

Email: mail@walkersurveying.net

Page 2 of 4

the water's edge of a channel; thence South 27 degrees 29 minutes West, on and along said water's edge, a distance of 41.2 feet; thence South 69 degrees 43 minutes West, on and along said water's edge, a distance of 19.6 feet; thence North 89 degrees 57 minutes West, on and along said water's edge, being partially defined by a concrete seawall, a distance of 115.1 feet; thence North 86 degrees 42 minutes 30 seconds West, across the opening of a boat dock, a distance of 54.0 feet to a point on the Northerly face of an existing concrete seawall; thence North 89 degrees 32 minutes West, on and along the Northerly face of said concrete seawall, a distance of 171.5 feet to a concrete seawall on Lake Wawasee; thence South 70 degrees 05 minutes West on and along the Northwesterly face of said concrete seawall, a distance of 15.8 feet; thence South 53 minutes 29 seconds West, on and along the Northwesterly face of said concrete seawall, a distance of 15.8 feet; thence South 35 degrees 10 minutes West, on and along the Northwesterly face of said concrete seawall, a distance of 16.1 feet; thence South 21 degrees 51 minutes West, on and along the Northwesterly face of said concrete seawall, a distance of 23.9 feet; thence South 10 degrees 10 minutes West, on and along the Westerly face of said concrete seawall, a distance of 23.8 feet; thence South 05 degrees 00 minutes East, on and along the Westerly face of said concrete seawall, a distance of 16.1 feet; thence South 19 degrees 59 minutes East, on and along the Southwesterly face of said concrete seawall, a distance of 8.2 feet; thence South 28 degrees 30 minutes East, on and along the Southwesterly face of said concrete seawall, a distance of 15.9 feet; thence South 42 degrees 08 minutes East, on and along the Southwesterly face of said concrete seawall, a distance of 24.0 feet; thence South 68 degrees 48 minutes East, on and along the Southwesterly face of said concrete seawall, a distance of 15.8 feet to a concrete seawall on a channel; thence South 88 degrees 35 minutes East, on and along the Southerly face of said concrete seawall, a distance of 16.2 feet; thence North 85 degrees 08 minutes East, on and along the Southerly face of said concrete seawall, a distance of 40.3 feet to a point on the Southwesterly face of an existing brick boathouse; thence South 27 degrees 22 minutes East, on and along the Southwesterly face of said boathouse, a distance of 16.3 feet to the most Southerly corner of said boathouse; thence South 16 degrees 05 minutes East, on and along the water's edge of said channel, a distance of 63.0 feet; thence South 73 degrees 02 minutes East, on and along said water's edge, a distance of 73.7 feet; thence North 81 degrees 27 minutes East, on and along said water's edge, a distance of 57.1 feet; thence North 53 degrees 08 minutes East, on and along said water's edge, a distance of 75.0 feet; thence North 82 degrees 34 minutes East, on and along said water's edge, a distance of 69.6 feet; thence South 78 degrees 53 minutes East, on and along said water's edge, a distance of 57.1 feet; thence South 56 degrees 46 minutes East, on and along said water's edge, a distance of 63.1 feet to a point on the West line of a certain tract of land, as recorded in Deed Record 326, page 22 of said records; thence North 15 degrees 22 minutes East, on and along the West line of said tract, in Deed Record 326, page 22 and on and along the West line of an existing driveway, said line being established by monuments found, a distance of 57.7 feet to an iron pin set on the North line of the Southwest Quarter of the Northeast Quarter of said Section 14, also being the South line of the Northwest Fractional Quarter of the Northeast Quarter of said Section 14; thence South 89 degrees 37 minutes East, on and along said South line, a distance of 321.9 feet to the true point of beginning.

## FLOOD HAZARD STATEMENT

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Low-lying areas adjacent to Lake Wawasee appear to be situated in Zone "AE", which is in a flood plain. The remainder of the surveyed tract appears to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Map Number 18085C0095D of the Flood Insurance Rate Maps for Kosciusko County, Indiana, dated September 30, 2015.

## THEORY OF LOCATION

This is a retracement boundary survey of part of the Northwest Fractional Quarter of the Northeast Quarter of Section 14, together with part of the Southwest Quarter of the Northeast Quarter of Section 14, all being in Township 34 North, Range 7 East, Kosciusko County, Indiana, located at 11751 N Black Point Road, Syracuse, Indiana, deed recorded in Document Number 2014050759 in the records of Kosciusko County, Indiana.

Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

Date: May 18, 2018  
Name: Morgan Country House LLC  
Address: 11751 N Black Point Road  
Syracuse IN  
Survey #: QD-114

*Kevin*





# J.K. Walker & Associates, P.C.

Land Surveying, Civil Engineering & Land Planning

William D. Kyler, P.S.

Kevin R. Michel, P.E. & P.S.

112 West Van Buren Street, Columbia City, IN 46725

Phone: 260-244-3640

Fax: 260-244-4640

www.walkersurveying.net

Email: mail@walkersurveying.net

Page 3 of 4

The Southwest corner of a wood post was found at the Southeast corner of the Northwest Fractional Quarter of the Northeast Quarter of said Section 14 and was held this survey.

An iron pin was found at the Southeast corner of the surveyed tract and was held this survey.

Iron pins were found at Three (3) Northeast corners of the surveyed tract. Said iron pins were held this survey.

A 5/8-inch iron pin capped "Walker" was found on an Easterly line of the surveyed tract at a bent iron pin found near the water's edge. Said iron pin was held this survey.

A 5/8-inch iron pin capped "Walker" was found at another corner of the surveyed tract using existing monuments found and deeded distances and bearings. Said iron pin was held this survey.

A 5/8-inch iron pin capped "Walker" was set 4.9 feet Southeast of the most Northerly corner of the surveyed tract as shown on this survey.

See survey for other monuments found near the surveyed tracts.

See survey for monuments found that are referenced.

## SURVEYOR'S REPORT

In accordance with the Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

### (A) Availability and condition of referenced monuments.

See comments above concerning monuments set or found and held this survey. The monuments found are in good condition unless otherwise noted. Certain monuments are referenced as shown.

### (B) Occupation or possession lines.

Fences exist as shown on this survey.

Concrete seawalls exist as shown on this survey.

Timber seawalls exist as shown on this survey.

### (C) Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines.

None

### (D) The relative positional accuracy of the measurements.

The Relative Positional Accuracy (due to random errors in measurements) of the corners of the subject tract established by this survey is within the specifications for Suburban surveys: 0.13 feet (40 millimeters) plus 100 parts per million as defined by IAC 865.

## NOTES

1. This survey is subject to any facts and /or easement that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revision that are required. The undersigned was not provided with a current title commitment for use on this survey.
2. For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker".
3. Origin of monuments unknown unless noted on survey.
4. Measurements of this survey are based on G.P.S. and/or E.T.S. traverse measurements.
5. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the Offices of the county Auditor and Recorder.
6. Utility poles and overhead utility lines exist as shown on this survey.
7. Stroh's Pine Addition No. 2 was used as a reference.  
Reference surveys by Long, dated 08-22-95, 05-23-00.  
Reference survey by J.K. Walker & Associates, P.C., dated 10-01-92, 04-29-14.
8. I, Kevin Michel, 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.

Date: May 18, 2018  
Name: Morgan Country House LLC  
Address: 11751 N Black Point Road  
Syracuse IN  
Survey #: QD-114

*Kevin*

