

PROFESSIONAL SURVEYOR'S REPORT

IN ACCORDANCE WITH 865 INDIANA ADMINISTRATIVE CODE (IAC) 1-12, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS.
- OCCUPATION OR POSSESSION LINES.
- 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.
- RELATIVE POSITIONAL ACCURACY (RPA), THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR THE VARIOUS SURVEY CLASSIFICATIONS ARE AS FOLLOWS:
 - URBAN SURVEYS: 0.01 FEET PLUS 50 PARTS PER MILLION.
 - SUBURBAN SURVEYS: 0.15 FEET PLUS 100 PARTS PER MILLION.
 - RURAL SURVEYS: 0.26 FEET PLUS 200 PARTS PER MILLION.

VARIANCES IN DEED V/S MEASURED DIMENSIONS

THERE MAY BE VARIANCES BETWEEN THE DEED DIMENSIONS AND THE MEASURED DIMENSIONS ALONG THE ESTABLISHED BOUNDARY LINES SHOWN ON THIS PLAT OF SURVEY. LIKEWISE, THERE MAY BE FOUND SURVEY MONUMENTS NEAR, BUT NOT PRECISELY SOME BOUNDARY CORNERS, WHEN THE MAGNITUDE OF THESE VARIANCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY STATED BY THE DEED. THERE MAY BE LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTS. THE DIFFERENCES HAVE BEEN CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR THE PURPOSES OF MATHEMATICAL CLOSURE. WHEN SUCH MEASURED VARIANCES ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTS, THESE VARIANCES ARE WORTHY OF DISCUSSION AND ARE ADDRESSED IN THIS REPORT.

BOUNDARY RESOLUTION ~ BASIS OF THE ESTABLISHED BOUNDARY OF THE SUBJECT PARCEL

THIS SURVEY AND ASSOCIATED REPORT ARE BASED IN PART UPON THE OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5)). RULES OF THE INDIANA STATE BOARD OF LAND SURVEYORS, SINCE INDIANA HAS NO STATUTE ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION.

PURPOSE OF THE SURVEY

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARIES OF THE LANDS OF SALLY PRICE AND JOHN HOYER AS RECORDED IN DOCUMENT NUMBER 20607394 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA TO FURTHER SUBDIVIDE THE LAND FOR A REAL ESTATE TRANSACTION.

TITLE COMMITMENT

A TITLE COMMITMENT WAS NOT PROVIDED FOR THE PURPOSE OF COMPLETING THIS SURVEY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE INDIANA STATE PLANE COORDINATE ZONE EAST GRID BEARING VALUES AS SHOWN AND REPRESENTED ON THIS PLAT OF SURVEY.

HORIZONTAL POSITIONING METHODOLOGY

THE HORIZONTAL LOCATION OF ALL FOUND AND ESTABLISHED MONUMENTS ARE BASED UPON STANDARD SURVEYING MEASUREMENT TECHNIQUES USING A TRIMBLE 571 ELECTRONIC TOTAL STATION, USED IN CONJUNCTION WITH THE POSITIONING DERIVED BY USING RTK GLOBAL POSITIONING (GPS) OBSERVATIONS WITH TRIMBLE 5600 R2 RECEIVERS USING THE INDIANA DEPARTMENT OF TRANSPORTATION "INCORS" VIRTUAL REFERENCE LAND SURVEYING NETWORK.

MONUMENTS

MONUMENTS FOUND IN THIS SURVEY ARE IN GOOD CONDITION, UNLESS NOTED DIFFERENTLY.

REFERENCE INFORMATION UTILIZED THIS SURVEY

RECORD HISTORICAL DOCUMENTS FOR THE SUBJECT TRACT AND THE ADJOINING OWNERS, ON FILE IN THE OFFICE OF THE DEKALB COUNTY, INDIANA RECORDER.

THE PLAT OF SALLY AND BERT'S HIDEAWAY AS RECORDED IN PLAT BOOK 8 PAGE 20 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, COMPLETED BY DAVID WOLF ASSOCIATES, INC. JUNE 6TH, 1994.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

THE BOUNDARIES OF THE LANDS OF SALLY PRICE AND JOHN HOYER AS RECORDED IN DOCUMENT NUMBER 20607394 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, ARE PRIMARILY DEPENDENT ON THE CONTROLLING LINES AND MONUMENTS OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST, SMITHFIELD CIVIL TOWNSHIP, DEKALB COUNTY, INDIANA.

DEKALB COUNTY SURVEYOR'S OFFICE REFERENCED MONUMENTS WERE FOUND AT THE NORTHEAST AND SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6 AS NOTED ON THIS PLAT OF SURVEY.

A 5/8" REBAR WAS FOUND NEAR THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6. THIS 5/8" REBAR SUCH CORNER BY THE PLAT OF SALLY AND BERT'S HIDEAWAY. IT IS BELIEVED TO BE RELIED UPON AND ACQUIRED TO BY THE ADJOINING PROPERTY OWNERS, AND DUE TO AN ABSENCE OF OTHER EVIDENCE FOR SUCH CORNER THE 5/8" REBAR WAS USED THIS SURVEY AS A CONTROLLING MONUMENT FOR SAID CORNER.

A 5/8" REBAR WITH "WOLF" IDENTIFICATION CAP WAS FOUND AT THE NORTHEAST CORNER AND A 5/8" REBAR WAS FOUND AT THE SOUTHWEST CORNER OF SALLY AND BERT'S HIDEAWAY. THE PLAT OF SALLY AND BERT'S HIDEAWAY CALLED FOR "5/8" IRON ROD SET" AT THESE CORNERS. THESE MONUMENTS CORRELATED WELL WITH RECORD BEARINGS AND DISTANCES FOR SAID PLAT, ARE BELIEVED TO BE ONE AND THE SAME AS THE CORNERS SET AT THE TIME OF THE ORIGINAL SURVEY, AND WERE EXCEPTED AND HELD AS CONTROLLING MONUMENTS THIS SURVEY.

VARIOUS OTHER MONUMENTS WERE FOUND DURING THE COURSE OF LAND SURVEYING FIELD OPERATIONS, AND HAVE BEEN SHOWN AND LABELED ON THIS PLAT OF SURVEY.

OCCUPATION OR POSSESSION LINES

NO SIGNIFICANT INCONSISTENCIES EXIST BETWEEN POSSESSION LINES OR LINES OF OCCUPATION, AND THE LINES ESTABLISHED AS A RESULT OF THIS SURVEY.

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

WHEN AMBIGUITIES EXIST BETWEEN THE RECORD DESCRIPTIONS AND MONUMENTS FOUND DURING THE COURSE OF THE FIELD SURVEY, THESE VARIANCES BETWEEN RECORD AND MEASURED DIMENSIONS HAVE BEEN REPRESENTED ON THIS PLAT OF SURVEY.

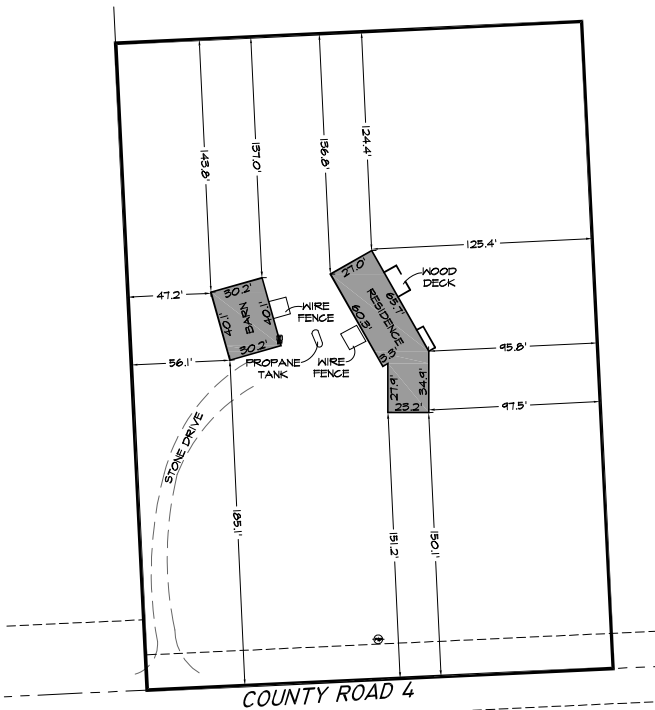
THEORY OF LOCATION

AS MENTIONED IN THE "AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS" THE BOUNDARIES OF THE LANDS OF SALLY PRICE AND JOHN HOYER AS RECORDED IN DOCUMENT NUMBER 20607394 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA ARE PRIMARILY DEPENDENT ON THE CONTROLLING LINES AND MONUMENTS OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST, SMITHFIELD CIVIL TOWNSHIP, DEKALB COUNTY, INDIANA.

THE AFOREMENTIONED DEKALB COUNTY SURVEYOR'S OFFICE REFERENCED MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER WAS USED IN CONJUNCTION WITH THE 5/8" FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER TO ESTABLISH THE SOUTH LINE OF THE SOUTHWEST QUARTER, SAID LINE BEING ONE AND THE SAME AS THE SOUTH LINE OF THE SUBJECT PROPERTY.

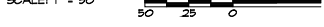
THE EAST LINE OF SALLY AND BERT'S HIDEAWAY, BEING ONE AND THE SAME AS THE WEST LINE OF THE SUBJECT PROPERTY, WAS ESTABLISHED AS A LINE BETWEEN THE PREVIOUSLY MENTIONED 5/8" REBAR WITH "WOLF" IDENTIFICATION CAP FOUND AT THE NORTHEAST CORNER AND THE 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SALLY AND BERT'S HIDEAWAY. THIS LINE WAS EXTENDED TO THE ESTABLISHED SOUTH LINE OF THE SOUTHWEST QUARTER.

THE REMAINING LINES OF THE SUBJECT PARCEL WERE ESTABLISHED AT THE DIRECTION OF THE OWNER, AND HAVE BEEN SHOWN THIS SURVEY.



BUILDING DETAIL

SCALE: 1" = 50'



GENERAL NOTE:

ADVERSE WEATHER CONDITIONS (SNOW AND ICE) WERE PRESENT AT THE TIME OF LAND SURVEYING FIELD OPERATIONS. IMPROVEMENTS MAY EXIST WITHIN OR NEAR THE SUBJECT PROPERTY THAT WERE NOT VISIBLE AT THE TIME OF THE BOUNDARY RETRACEMENT SURVEY. SUBSEQUENTLY, THERE MAY BE ADDITIONAL IMPROVEMENTS THAT ARE NOT REPRESENTED ON THIS PLAT OF THIS SURVEY.

REAL ESTATE DESCRIPTION NEW TAX PARCEL

PART OF THE SOUTHEAST QUARTER OF SECTION 6 TOWNSHIP 35 NORTH RANGE 13 EAST, SMITHFIELD CIVIL TOWNSHIP, DEKALB COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 81 DEGREES 20 MINUTES 42 SECONDS WEST (INDIANA STATE PLANE COORDINATE ZONE EAST GRID BEARING AND BASIS OF BEARINGS TO FOLLOW), ON AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 2054.84 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND SAID POINT BEING MARKED BY A MAGNAIL WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION WASHER; THENCE CONTINUING SOUTH 81 DEGREES 20 MINUTES 42 SECONDS WEST, ON AND ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 265.00 FEET TO THE SOUTHEAST CORNER OF SALLY AND BERT'S HIDEAWAY AS RECORDED IN PLAT BOOK 8 PAGE 20 IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, SAID CORNER BEING MARKED BY A MAGNAIL WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION WASHER; THENCE NORTH 02 DEGREES 47 MINUTES 15 SECONDS WEST, ON AND ALONG THE EAST LINE OF SAID SALLY AND BERT'S HIDEAWAY, A DISTANCE OF 265.00 FEET TO A POINT BEING MARKED BY A 5/8" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP; THENCE NORTH 81 DEGREES 20 MINUTES 42 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 265.00 FEET TO A 5/8" REBAR WITH "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAP; THENCE SOUTH 02 DEGREES 47 MINUTES 15 SECONDS EAST, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.24 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

RECORD REAL ESTATE DESCRIPTION PARENT TRACT

(DOC. #20607394)

THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST; ALSO,

26.21 ACRES OFF THE EAST SIDE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE RUNNING NORTH 40 CHAINS AND 35 LINKS TO THE CENTER OF THE SECTION; THENCE WEST 6 CHAINS AND 50 LINKS; THENCE SOUTH 40 CHAINS AND 35 LINKS TO THE SECTION LINE; THENCE EAST 6 CHAINS AND 50 LINKS TO THE PLACE OF BEGINNING; ALSO,

8.886 ACRES, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST AND RUNNING THENCE ON THE SECTION LINE NORTH 85 DEGREES EAST A DISTANCE OF 11.565 CHAINS TO A STONE IN THE CENTER OF THE STATE ROAD; THENCE ALONG THE CENTER OF THE STATE ROAD NORTH 40.3 DEGREES WEST A DISTANCE OF 18.88 CHAINS; THENCE ON THE NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST QUARTER SOUTH 2.40 DEGREES EAST A DISTANCE OF 15.56 CHAINS TO THE PLACE OF BEGINNING.

EXCEPTING FROM SAID ABOVE DESCRIBED REAL ESTATE A CERTAIN PARCEL THEREOF, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST AND FROM THENCE RUNNING EAST 175 FEET TO THE CENTER OF THE PUBLIC HIGHWAY; THENCE SOUTH 81 DEGREES 20 MINUTES EAST A DISTANCE OF 410 FEET ALONG THE CENTER OF SAID HIGHWAY; THENCE WEST 84 FEET; THENCE NORTH 281 FEET TO A STONE; THENCE EAST 424 FEET TO THE PLACE OF BEGINNING.

EXCEPTING SALLY & BERT'S HIDEAWAY, LOT 1

EXCEPTING FROM SAID ABOVE DESCRIBED REAL ESTATE A CERTAIN PARCEL THEREOF, DESCRIBED AS FOLLOWS, TO WIT: A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST, SMITHFIELD TOWNSHIP, DEKALB COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE NORTH 10°00'00" WEST (ASSUMED BEARING) 2545.16 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A RAILROAD SPIKE FOUND ON THE CENTERLINE OF ANGEL DRIVE (COUNTY ROAD 25A); SET AT THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 89°50'25" EAST 5714.64 FEET ALONG SAID CENTERLINE TO A MAG NAIL SET; THENCE NORTH 60°28'45" EAST 164.06 FEET TO A 5/8" INCH REBAR SET; THENCE NORTH 10°13'36" WEST 2535.26 FEET TO A 5/8" INCH NAIL SET; THENCE SOUTH 84°14'54" WEST 155.25 FEET BACK TO THE TRUE POINT OF BEGINNING, CONTAINING 1.54 ACRES SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD.

PROFESSIONAL SURVEYOR'S CERTIFICATION

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT I HAVE MADE A RETRACEMENT SURVEY OF THE REAL ESTATE DEPICTED AND DESCRIBED THEREON. MEASUREMENTS WERE MADE AND MONUMENTS WERE PERPETUATED AS SHOWN IN CONFORMITY WITH THE RECORD THEREOF IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA. NO OTHER EVIDENCE OF DEKALB COUNTY EXISTED AS NOTED. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 86A, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 50 OF THE INDIANA ADMINISTRATIVE CODE.

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF THE INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NO. 172155

PREPARED FOR: JOHN HOYER

DATES OF FIELDWORK: JANUARY 14TH, 2017

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL THIS 17TH DAY OF FEBRUARY, 2018.

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.



TODD R. BAUER (Indiana PS #29800007)

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Certification

Performed for:

Original Boundary Survey for:
Part of the Southeast Quarter of Section 6, Township
35 North, Range 13 East.
County Road 4, Ashley, Indiana 46705

Drawing Revisions

Commission Number

182155

Date

February 7th, 2018

Drawn by:

AJB

Reviewed by:

TRB

Sheet Number

S1.2
SHEET 2 OF 2