

Boundary Retracement Survey

Date: November 29, 2018
 Job No.: 20180372
 Sheet: 1 of 2

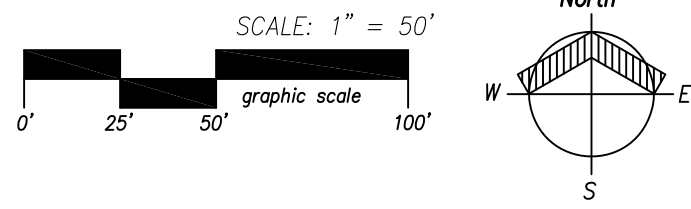
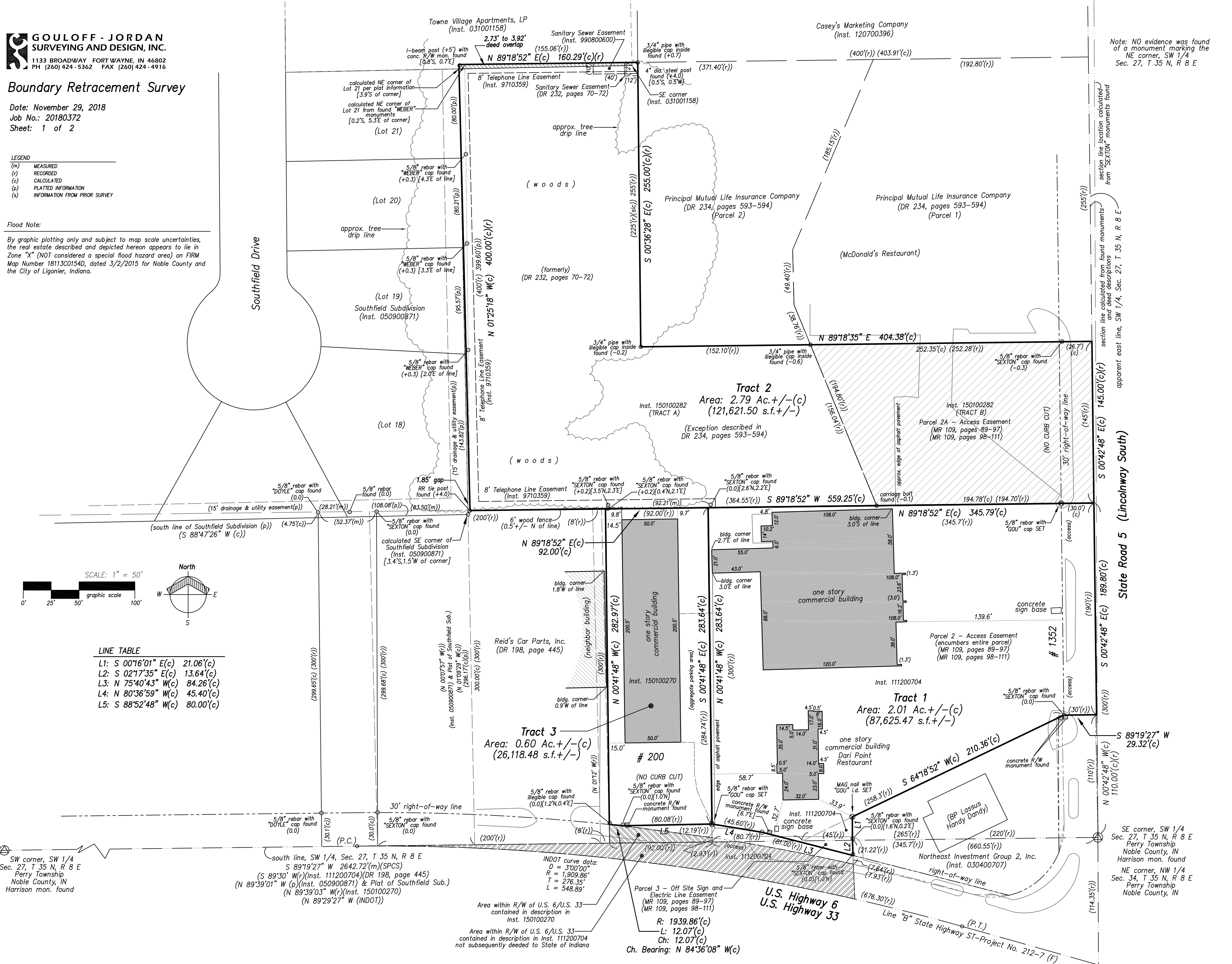
LEGEND

(m)	MEASURED
(r)	RECORDED
(c)	CALCULATED
(p)	PLATTED INFORMATION
(s)	INFORMATION FROM PRIOR SURVEY

Flood Note:

By graphic plotting only and subject to map scale uncertainties, the real estate described and depicted hereon appears to lie in Zone "X" (NOT considered a special flood hazard area) on FIRM Map Number 18113C0154D, dated 3/2/2015 for Noble County and the City of Ligonier, Indiana.

Note: NO evidence was found of a monument marking the NE corner, SW 1/4 Sec. 27, T 35 N, R 8 E



LINE TABLE

- L1: S 00°16'01" E(c) 21.06'(c)
- L2: S 02°17'35" E(c) 13.64'(c)
- L3: N 75°40'43" W(c) 84.26'(c)
- L4: N 80°36'59" W(c) 45.40'(c)
- L5: S 88°52'48" W(c) 80.00'(c)

SW corner, SW 1/4 Sec. 27, T 35 N, R 8 E Perry Township Noble County, IN Harrison mon. found

south line, SW 1/4, Sec. 27, T 35 N, R 8 E
 S 89°19'27" W 2642.72'(m)(SPCS)
 (S 89°30' W(r)(Inst. 111200704)(DR 198, page 445)
 (N 89°39'01" W (p)(Inst. 050900871) & Plat of Southfield Sub.)
 (N 89°39'03" W(r)(Inst. 150100270)
 (N 89°29'27" W (INDOT))

Area within R/W of U.S. 6/U.S. 33 contained in description in Inst. 150100270
 Area within R/W of U.S. 6/U.S. 33 contained in description in Inst. 111200704 not subsequently deeded to State of Indiana

INDOT curve data:
 D = 300.00'
 R = 1,909.86'
 T = 276.35'
 L = 548.89'

R: 1939.86'(c)
 L: 12.07'(c)
 Ch: 12.07'(c)
 Ch. Bearing: N 84°36'08" W(c)

SE corner, SW 1/4 Sec. 27, T 35 N, R 8 E Perry Township Noble County, IN Harrison mon. found
 NE corner, NW 1/4 Sec. 34, T 35 N, R 8 E Perry Township Noble County, IN

Boundary Retracement Survey

Date: June 5, 2013
Job No.: 20180372
Sheet: 2 of 2

DESCRIPTION OF TRACT 1 (Instrument 111200704)

A part of the Southeast Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 8 East, more fully described as follows, to-wit:

Commencing at a point on the East line of the Southeast Quarter of the Southwest Quarter of Section 27 said point being North 1 degree 12 minutes West a distance of 110 feet from the Southeast corner of the Southwest Quarter of said Section 27, and running North 1 degrees 12 minutes West along quarter section line a distance of 190 feet; thence South 89 degrees 30 minutes West along a line parallel with south line of Southwest Quarter of said Section 27 a distance of 345.7 feet; thence South 1 degree 12 minutes East on a line parallel with the East line of the Southwest Quarter of said Section 27 a distance of 300 feet to South line of Southwest Quarter of said Section 27; thence North 89 degrees 30 minutes East along South line of Southwest Quarter of said Section 27 a distance of 80.7 feet to the West corner of land owned by Sun Oil Company; thence North 66 degrees 42 minutes East along Northerly line of property owned by Sun Oil Company a distance of 258.3 feet to a point on the West right of way line of Indiana State Highway 33; thence North 89 degrees 30 minutes East a distance of 30 feet to the place of beginning. Said parcel containing 2 acres of land, more or less.

Also;

A part of Section 27, Township 35 North, Range 8 East, Noble County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 27, Township 35 North, Range 8 East; thence Westerly along the South line of said Quarter Section two hundred twenty (220) feet to the place of beginning of this description; thence Northerly to the North line of a certain parcel of real estate conveyed by Sun Oil Company to W. Dale Christner and Cathern Christner, husband and wife, by Warranty Deed recorded in the office of the Recorder of Noble County, Indiana in Deed Record 204, page 110; thence Southwesterly along the North line of said real estate in a straight line that will intersect the South line of said section at a point two hundred sixty-five (265) feet Westwardly from the Southeast corner of said section; thence East along the South line of said Section forty-five (45) feet, more or less, to the place of beginning.

Also;

A part of Section 34, Township 35 North, Range 8 East, Noble County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 27, Township 35 North, Range 8 East; thence Westerly along the South line of said Quarter Section two hundred twenty (220) feet to the place of beginning of this description; thence South parallel with the East line of said section to the centerline of Indiana State Road 6 (now U. S. Highway 6); thence in a Northwesterly direction along the centerline of said highway to the point of intersection of the centerline of said highway with the South line of said Section 27; thence East along the South line of said section to the place of beginning.

Excepting from the above described parcels, that part more particularly described as follows:

A part of the Southeast Quarter of the Southwest Quarter of Section 27 and a part of the Northeast Quarter of the Northwest of Section 34, Township 35 North, Range 8 East, Noble County, Indiana, described as follows: Commencing at the Northeast corner of said Quarter-Quarter Section 34; thence North 89 degrees 29 minutes 27 seconds West 220.00 feet along the North line of said Quarter-Quarter Section; thence South 0 degrees 00 minutes 00 seconds East 21.22 feet along said East line of the owner's land to the Northern boundary of U.S. R. 6 (U.S.R. 33) and the point of beginning of this description; thence along the boundary of said 6 Northwesterly 128.45 feet along an arc to the left and having a radius of 1,939.86 feet and subtended by a long chord having a bearing of North 78 degrees 11 minutes 33 seconds West and a length of 128.43 feet to the West line of the owner's land; thence North 0 degrees 11 minutes 27 seconds West 12.19 feet along said West line of the owner's land; thence South 79 degrees 26 minutes 20 seconds East 45.60 feet; thence South 74 degrees 18 minutes 02 seconds East 81.00 feet to a East line of the owner's land; thence South 0 degrees 00 minutes 00 seconds East 7.64 feet to the northern boundary of said U.S.R.6 and the point of beginning and containing 0.014 acres, more or less in Section 27, and containing 0.016 acres, more or less in Section 34, and containing in all 0.030 acres, more or less.

DESCRIPTION OF TRACT 2 (Instrument 150100282)

Tract A:

Part of the Southwest Quarter of Section 27, Township 35 North, Range 8 East, situated in Perry Township, Noble County, State of Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 27; thence North 0 degrees East (assumed bearing) along the East line of the Southwest Quarter of said Section 27 a distance of 300 feet to a point; thence North 89 degrees 58 minutes 20 seconds West a distance of 194.70 feet to the PLACE OF BEGINNING of this description; thence continuing North 89 degrees 58 minutes 20 seconds West a distance of 364.55 feet to an iron stake; thence North 0 degrees 42 minutes 30 seconds West a distance of 400 feet to a masonry nail; thence South 89 degrees 58 minutes 20 seconds East a distance of 160.29 feet to an iron stake; thence South 0 degrees 06 minutes 20 seconds West a distance of 225 feet to an iron stake; thence South 89 degrees 58 minutes 20 seconds East a distance of 152.10 feet to an iron stake; thence South 21 degrees 39 minutes 20 seconds East a distance of 156.04 feet to the place of beginning of this description.

ALSO;

Tract B:

Part of the Southwest Quarter of Section 27, Township 35 North, Range 8 East, situated in Perry Township, Noble County, State of Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 27; thence North 0 degrees West (assumed bearing) along the East line of the Southwest Quarter of said Section 27 a distance of 300 feet to the PLACE OF BEGINNING of this description; thence North 89 degrees 58 minutes 20 seconds West a distance of 194.70 feet to an iron stake; thence North 21 degrees 39 minutes 20 seconds West a distance of 156.04 feet to an iron stake; thence South 89 degrees 58 minutes 20 seconds East a distance of 252.28 feet to a point on the East line of the Southwest Quarter of said Section 27; thence South 0 degrees East along the East line of the Southwest Quarter of said Section 27 a distance of 145 feet to the place of beginning of this description.

DESCRIPTION OF TRACT 3 (Instrument 150100270)

A tract of land located in the Southwest Quarter of Section 27, Township 35 North, Range 8 East, in Noble County, the State of Indiana, more fully described as follows:

Commencing at the Southeast corner of said Southwest Quarter marked by a Harrison marker found this survey; thence North 89 degrees 39 minutes 03 seconds West (record), along the South line of said Southwest Quarter, for 345.70 feet to the point of beginning at the Southeast corner of a tract of land conveyed to Farmers State Bank per Noble County Document Record #101100263; thence continuing North 89 degrees 39 minutes 03 seconds West, along the South line of said Southwest Quarter, for 92.00 feet to the Southwest corner of said tract of land conveyed to Farmers State Bank; thence North 00 degrees 19 minutes 42 seconds East, along the West line of said tract of land conveyed to Farmers State Bank, for 300.00 feet to a rebar found this survey on the South line of a tract of land conveyed to Harry D. Holsinger and Lucille J. Holsinger per Noble County Deed Record Book 232, page 70; thence South 89 degrees 39 minutes 03 seconds East, parallel to the South line of said Southwest Quarter and also being along the South line of a tract of land conveyed to Holsinger, for 92.00 feet to a rebar found this survey at the Northwest corner of a tract of land conveyed to Harry D. Holsinger and Lucille J. Holsinger per Noble County Deed Record Book 162, page 524; thence South 00 degrees 19 minutes 42 seconds West, parallel to the East line of said Southwest Quarter and also being along the West line of said tract of land conveyed to Holsinger per Noble County Deed Record Book 162, page 524, for 284.74 feet to a rebar found this survey at the Northeast corner of a tract of land conveyed to the State of Indiana per Noble County Document Record #9410599; thence South 89 degrees 11 minutes 58 seconds West, along the North line of said tract of land conveyed to the State of Indiana, for 80.08 feet to a rebar found this survey at the West corner of said tract of land conveyed to the State of Indiana, being the beginning of a non-tangent curve concave to the Southeast having a radius of 1939.86 feet and to which the center point bears South 06 degrees 46 minutes 47 Seconds West; thence Easterly along said curve through a central angle of 02 degrees 23 minutes 10 seconds for an arc distance of 80.79 feet to a point on the East line of said tract of land conveyed to Farmers State Bank; thence South 00 degrees 19 minutes 42 seconds West, parallel to the East line of said Southwest Quarter and also being along the East line of said tract of land conveyed to Farmers State Bank, for 2.93 feet to the point of beginning, said tract containing 0.62 acres, more or less.

SURVEYOR'S CERTIFICATION

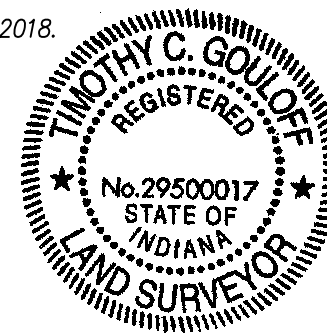
This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

Field work for this survey was performed in November, 2018.

DATED THIS 29th DAY OF NOVEMBER, 2018.



Timothy C. Gouloff, R.L.S. 29500017



SURVEYOR'S REPORT

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface, unless otherwise noted. Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

This purpose of this survey is to "retrace" the boundary of the real estate described hereon for auction purposes.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing.

DISCUSSION:

The current deeds of record for subject real estate are as follows:

Tract 1: Instrument 111200704 (KRDH, LLC)

Tract 2: Instrument 150100282 (KRDH, LLC)

Tract 3: Instrument 150100270 (KRDH, LLC)

TRACT 1: The description of Tract 1 consists of three metes and bounds described parcels and an exception parcel. The first parcel, as described, does not mathematically "close" by 10.86 feet. The addition of the other two metes and bounds parcels creates one contiguous parcel. The description of said exception parcel is presumed to have been taken from a Quit Claim Deed to the State of Indiana for right-of-way purposes for U.S. Highway 6/33 in Instrument 9410674. The exception parcel bisects said contiguous parcel, leaving a separate tract of land that lies entirely within the original right-of-way of U.S. Highway 6/33. This parcel is identified with cross-hatching on the survey drawing and is not included in the area calculation of Tract 1. As a side note, the description of the exception parcel does not mathematically close by 3.00 feet.

TRACT 2: The description of Tract 2 consists of two metes and bounds descriptions labeled TRACT A and TRACT B. Together, the two descriptions create one contiguous parcel. The description of TRACT A contains an apparent scrivener's error. The call "thence South 0 degrees 06 minutes 20 seconds West a distance of 225 feet to an iron stake" should read "thence South 0 degrees 06 minutes 20 seconds West a distance of 255 feet to an iron stake". This is verified by the description of record of adjoining real estate to the east thereof in DR 234, pages 593-594 (Parcel 2) describing the same line as being 255 feet in length.

TRACT 3: The description of Tract 3 is a metes and bounds described parcel said to contain 0.62 acres, more or less. Said description traverses around a tract of land conveyed to the State of Indiana in Instrument 9410599. The portion of Tract 3 lying southerly of said State of Indiana tract lies entirely within the original right-of-way of U.S. Highway 6/33. This parcel is identified with cross-hatching on the survey drawing and is not included in the area calculation of Tract 3.

All of the above descriptions commence at the SE corner of the SW 1/4 of Sec. 27, T 35 N, R 8 E, Noble County, Indiana, which was found to be marked by a Harrison monument (Noble County referenced). A Harrison monument was also found marking the SW corner of the SW 1/4 of Sec. 27, T 35 N, R 8 E. No monument was found marking the NE corner of the SW 1/4 of Sec. 27, T 35 N, R 8 E. A monument was found at or near most corners of subject real estate. See survey drawing for monument types and locations relative to the calculated corner position. Due to the lack of a monument at the NE corner of the SW 1/4 of Sec. 27, or another suitable monument to establish the east line of said SW 1/4, monuments identified as "3/4" pipe with illegible cap inside" and "carriage bolt found" were held as corners for Tract 2, resulting in the calculated location of the east line of said SW 1/4 depicted on the survey drawing. It is extremely unlikely that the section corner monuments found as described above were the same monuments utilized in the creation of the descriptions of Tract 1, Tract 2 and the northeast adjoiner of Tract 2. Two 5/8" rebars with "SEXTON" caps found appearing to mark the west right-of-way line of S.R. 5 (Lincolnway South) suggest a more northeasterly bearing for said east line. Several attempts were made to obtain copies of surveys from Sexton and Associates, but were unsuccessful. Several 5/8" rebars with "SEXTON" caps were found in the vicinity of the north line of Tract 3 that disagree substantially with the calculated position of the north line and corners thereof. The west adjoiner to Tract 2 is the Plat of Southfield Subdivision (Instrument 050900871). As depicted on the plat, the SE corner thereof (POB) is coincident with the SW corner of Tract 2 described hereon (formerly DR 232, pg. 70), but as described and depicted on the plat, said SE corner is located N 00°07'57" W 296.17 feet from the south line of the SW 1/4 of said Sec. 27. The SW corner of Tract 2 is located 300 feet north of said south line, creating an uncertainty of 3.83 feet. Coincidentally (or not), the calls in the description of the plat from the point of commencement to the point of beginning match the calls in the description and survey contained in Instrument 031001158 (north adjoiner to Tract 2). The survey contained therein is an ALTA/ACSM Land Title Survey by Donovan Engineering, Inc. dated 10-13-03. This survey appears to be the basis of the plat of Southfield Subdivision and I believe it to be substandard and in error, which creates the issues along the west line of Tract 2 as depicted on the survey drawing. This same description/survey also creates a deed overlap on the north line of Tract 2 as depicted on the survey drawing. Additionally, several 5/8" rebar with "WEBER" caps were found east of the calculated east line of said plat (west line of Tract 2) as depicted on the survey drawing. These "WEBER" monuments were apparently set to mark the easterly corners of Lots 19 and 20 in said Southfield Subdivision. As "original" corners, these monuments have no associated "theoretical" uncertainty, which creates a potential overlap of up to 4.3 feet. I believe a calculation error occurred when the monuments were set.

The uncertainty in the lines and corners found or established by this survey are as follows:

(A) Availability and condition of reference monuments:

Monuments found are described and depicted on the survey drawing.

Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing. There is no uncertainty associated with the locations of monuments labeled "5/8" rebar with "WEBER" cap", as they were apparently set as part of the plat of Southfield Subdivision and are considered "original". The maximum uncertainty for this survey is 4.3 +/- feet.

(B) Occupation or possession lines:

No uncertainty is attributed to the location of visible occupation or possession lines. Fence locations and edge of pavement lines are depicted on the survey drawing. Fence ownership is unknown.

(C) Clarity or ambiguity of the record description and/or adjoiner's descriptions:

See the above discussion.

The maximum uncertainty created is 10.86 +/- feet.

(D) This survey falls under the classification of a "Rural" survey. The acceptable relative positional accuracy (random errors in measurements) = 0.26 feet (79 millimeters) plus 200 parts per million as specified in Section 7 of said Rule 12.