#201403195

SITUATED IN THE E 1/2 OF THE SW 1/4 OF SECTION 13,
TOWNSHIP 4 SOUTH, RANGE 3 EAST,
HARRISON TOWNSHIP, HARRISON COUNTY, INDIANA

SURVEYOR'S REPORT

This survey is a continuation of several prior surveys by this firm in this vicinity and was performed in accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 24 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners recovered during this survey as a result of:

A. Variances in the reference monuments. Ten (10) existing monuments were recovered during this survey. Only the verifiable corners were used to control the corners and lines restored, reestablished and perpetuated by this survey.

Linear variances of over 30 feet East-West and nearly 23 feet North-South along with angular variances of nearly 1° of arc exist between the recovered monuments.

The original Government Surveys for this Township were conducted in 1806 by Joseph H. Sarwell, Deputy Surveyor.

Several subsequent surveys were discovered during research for this project, and several of the local deed descriptions were written by someone with surveying knowledge, see comments below.

Please note that the Southwest Section Corner, West Quarter Corner, the South Quarter Corner and concrete Highway right of way monuments were recovered and used to control the lines and corners established, restored and perpetuated by this survey.

The existing monuments recovered along the South Section Line places the currently accepted West Sixteenth Corner approximately forty (40) feet West of a standard relocation per "The Manual of Instructions for the Surveys of Public Lands". However the existing verifiable monuments recovered; the very old and distinct occupation in the vicinity and the fact that the current and prior landowners have acquiesced to the existing land divisions, support leaving the West line of the subject East Half as is.

Also, see surveys recorded in the Harrison County, Indiana records and see the Harrison County Surveyor's Section Files for this vicinity.

B. Discrepancies in the record descriptions and plats. The subject parcels are described by metes and bounds in four (4) deeds. See Deed Record J-6, Page 574; Deed Record M-7, Page 874; Deed Record T-7, Page 115 & Deed Record P-8, Page 724 all of said records. Subject Deed Record M-7, Page 874 cites a twenty (20) foot right of way, as depicted hereon.

The State of Indiana severed the subject parcel circa 1966 for the relocation of State Highway 135. See Deed Record N-6, Page 246 of said records. This deed was used to reestablish the Highway right of way.

Also, the adjoining deed to the North, Deed Record K-8, Page 917 (Bottom), this deed calls for monuments and cites an eighteen (18) foot right of way, as depicted hereon.

Up to a fifteen (15) feet overlay exist between deed dimensions and the monuments recovered on the Southerly Corners of the adjoiner to the North (Bottom).

C. Inconsistencies in lines of occupation. Very old and distinct fencing meanders along the entire West line of said East Half and along the Western portion of the North line of the subject parcel. I spoke with my client and Mr. Bob Mathes (all three (3) are longtime local residents) about these lines and they all agree that the line has been accepted for several generations. The surveyed parcels are subject to the right of ways of State Highway 135 and Fairview Church Road, both are public maintained.

D. This is a retracement "Rural Class Survey" as defined by 865 IAC 1-12 Section 7, Paragraph a-3 and in with the "Relative Positional Accuracy" specifications cited in said IAC. This survey is based on an "OPUS" position and the coordinates and elevations are nominated to the "OPUS Solution", Indiana East Zone, NAD 1983 Datum.

E. This survey was performed without the benefit of a title examination and is subject to any statement of facts said title examination may reveal.

F. There may be unwritten rights of others associated with the uncertainties mentioned above.

G. Deed references shown hereon are per the Harrison County, Indiana records.

SURVEY NARRATIVE

After the initial field survey work was complete, gross distance variances were discovered between standard section dimensions, the 1806 survey dimensions, the deed dimensions and the recovered corner monuments and the very old occupation that exist in the vicinity

The parallelism between the recovered monuments clearly indicate that these monuments were measured in by someone with some measuring knowledge. These corners have been honored by the landowners for a very long period of time, therefore were accepted for this survey.

As with so many surveys in Harrison County, there was not a reasonable technical solution to this survey. Therefore, I used Chief Justice Thomas M. Cooley's dictum, and honored the long-standing free holdings (occupation and existing corners) along the perimeter of the subject parcel.

SUGGESTED 1.456 ACRE DESCRIPTION

Situated in the East Half of the Southwest Quarter of Section 13, Township 4 South, Range 3 East, Harrison Township, Harrison County, Indiana more particularly described as follows:

Commencing at an existing magnetic masonry nail on the Quarter Corner to said Section 13 and Section 24 (being the Southeast Corner of said Southwest Quarter); Thence along the Section Line, North 87° 39' 27" West (basis of bearings is Grid North per the Indiana State Plane Coordinate System, East Zone, 1983 Datum as determined by Global Satellite Positioning System methods), 1191.79 feet to a point in Fairview Church Road. THE TRUE POINT OF BEGINNING; Thence continuing along said Section Line and said Road, North 87° 39' 27" West, 163.51 feet to a masonry nail set over a magnetic reading on the West Sixteenth Corner to said Sections 13 and 24, being the Southwest Corner of said East Half. Thence leaving said Section Line and said Road, along the West line of said East Half, North 02° 05' 02" East, 280.79 feet to a steel pin with cap; Thence leaving said West line, South 87° 39' 34" East, 138.47 feet to a steel pin with cap; Thence South 02° 45' 15" West, 54.55 feet to a steel pin with cap; Thence South 84° 11' 40" East, 33.51 feet to a steel pin with cap; Thence South 02° 05' 20" West, (passing a steel pin with cap at 173.23 feet) a total of 184.98 feet to THE TRUE POINT OF BEGINNING.

Containing 1.000 acre more or less. The above described parcel being subject to the prescriptive right of way said Fairview Church Road and to all pertaining easements, restrictions and rights of way.

This description is based on Survey Number 20228, dated June 27, 2014 by McCauley & Company, Inc., P.S.C.

SUGGESTED 1.000 ACRE DESCRIPTION

Situated in the East Half of the Southwest Quarter of Section 13, Township 4 South, Range 3 East, Harrison Township, Harrison County, Indiana more particularly described as follows:

Commencing at an existing magnetic masonry nail on the Quarter Corner to said Section 13 and Section 24 (being the Southeast Corner of said Southwest Quarter); Thence along the Section Line, North 87° 39' 27" West (basis of bearings is Grid North per the Indiana State Plane Coordinate System, East Zone, 1983 Datum as determined by Global Satellite Positioning System methods), 1144.00 feet to a point in Fairview Church Road as depicted on 1967 INDOT (formerly known as Indiana State Highway Commision), State Highway 135 Plans and described in Deed Record K-8, Page 848 of the Harrison County, Indiana records. THE TRUE POINT OF BEGINNING; Thence leaving said Section Line and said Road, along said Highway right of way, four (4) courses as follow: North 88° 27' 39" East, 106.96 feet to a concrete right of way monument; Thence South 87° 39' 27" East, 150.00 feet to a concrete right of way monument; Thence North 17° 05' 22" East, (passing a steel pin with cap at 54.07 feet) a total of 91.47 feet; Thence 90.52 feet along the arc of a 5594.58 foot radius curve, concave to the West, being subtended by a chord which measures North 04° 28' 08" East, 90.52 feet to a railroad spike. THE TRUE POINT OF BEGINNING; Thence leaving said Highway, North 86° 43' 28" West, (passing a steel pin with cap at 23.58 feet) a total of 246.20 feet to a steel pin with cap; Thence North 17° 47' 54" West 225.00 feet to a steel pin with cap on the South line of the 10.063 acre parcel of land described in Deed Record K-8, Page 917 of said records; Thence along said South line, South 87° 07' 23" East, (passing a steel pin with cap at 17.2 feet, passing an existing steel pin at 330.14 feet) a total of 332.31 feet to said Highway right of way. Thence leaving said 10.063 acre parcel along said Highway, two (2) courses as follow: Thence South 04° 05' 05" West, 252.67 feet; Thence 7.92 feet along the arc of a 5594.58 foot radius curve, concave to the West, being subtended by a chord which measures, South 04° 00' 32" West, 7.92 feet to THE TRUE POINT OF BEGINNING.

Containing 1.456 acres more or less. Access to said parcel being from Fairview Church Road along an existing crushed stone driveway as described in said Deed Record K-8, Page 848. The above described parcel being subject to an eighteen (18) foot right of way as described in said Deed Record K-8, Page 917 and a twenty (20) foot right of way along the East line as described in Deed Record M-7, Page 874 both of said records. The above described parcel being subject to all pertaining easements, restrictions and rights of way.

This description is based on Survey Number 20228, dated June 27, 2014 by McCauley & Company, Inc., P.S.C.

SUGGESTED 2.271 ACRE DESCRIPTION

Situated in the East Half of the Southwest Quarter of Section 13, Township 4 South, Range 3 East, Harrison Township, Harrison County, Indiana more particularly described as follows:

Commencing at an existing magnetic masonry nail on the Quarter Corner to said Section 13 and Section 24 (being the Southeast Corner of said Southwest Quarter); Thence along the Section Line, North 87° 39' 27" West (basis of bearings is Grid North per the Indiana State Plane Coordinate System, East Zone, 1983 Datum as determined by Global Satellite Positioning System methods), 1144.00 feet to a point in Fairview Church Road as depicted on 1967 INDOT (formerly known as Indiana State Highway Commision), State Highway 135 Plans and described in Deed Record K-8, Page 848 of the Harrison County, Indiana records. THE TRUE POINT OF BEGINNING; Thence leaving said Section Line and said Road, along said Highway right of way, four (4) courses as follow: North 88° 27' 39" East, 106.96 feet to a concrete right of way monument; Thence South 87° 39' 27" East, 150.00 feet to a concrete right of way monument; Thence North 17° 05' 22" East, (passing a steel pin with cap at 54.07 feet) a total of 91.47 feet; Thence 90.52 feet along the arc of a 5594.58 foot radius curve, concave to the West, being subtended by a chord which measures North 04° 28' 08" East, 90.52 feet to a railroad spike; Thence leaving said Highway, North 86° 43' 28" West, (passing a steel pin with cap at 23.58 feet) a total of 246.20 feet to a steel pin with cap; Thence North 17° 47' 54" West, 225.00 feet to a steel pin with cap on the South line of the 10.063 acre parcel of land described in Deed Record K-8, Page 917 of said records; Thence along said South line, North 87° 07' 23" West, 161.74 feet to an existing steel pin on the West line of said East Half; Thence along said West line, South 02° 05' 02" East, 1806.22 feet to a steel pin with cap; Thence leaving said West line, South 87° 39' 34" East, 138.47 feet to a steel pin with cap; Thence South 00° 45' 15" West, 54.55 feet to a steel pin with cap; Thence South 84° 11' 40" East, 33.51 feet to a steel pin with cap; Thence South 02° 05' 20" West, (passing a steel pin with cap at 173.23 feet) a total of 184.98 feet to said Section Line and said Road; Thence along said Section Line and said Road, South 87° 39' 27" East, 47.79 feet to THE TRUE POINT OF BEGINNING.

Containing 2.271 acres more or less. The above described parcel being subject to the right of ways of State Highway 135 and Fairview Church Road and to all pertaining easements, restrictions and rights of way.

This description is based on Survey Number 20228, dated June 27, 2014 by McCauley & Company, Inc., P.S.C.

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 04°28'08" E	90.52'	90.52'	5594.58'
C2	S 04°00'32" W	7.92'	7.92'	5594.58'

DECLARATION

I affirm, under the penalties of perjury, that I have taken responsible care to redact, each Social Security number in this document, unless required by law.

DECLARANT

Signature of Declarant

Victor H. McCauley

Printed Name of Declarant

VICTOR H. MCCAULEY REGISTERED NO 50336 STATE OF INDIANA LAND SURVEYOR

I, Victor H. McCauley, Professional Land Surveyor, duly licensed by the State of Indiana, hereby declare that I have surveyed or personally directed the survey above, herein in accordance with the rules for surveys of public lands and the requirements of Title 865 I.A.C. 1.1 - 12 to the best of my knowledge and belief, and that the field work was completed on June 26, 2014.

Victor H. McCauley Indiana LS # 50336 — June 27, 2014 — Date

NOTES:
RETRACEMENT SURVEY AND RECONFIGURATION OF THE LANDS DESCRIBED IN D.R. P-8, PAGE 874, D.R. M-7, PAGE 874, D.R. T-7, PAGE 115 AND D.R. P-8, PAGE 724 OF THE HARRISON COUNTY, INDIANA RECORDS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND IS SUBJECT TO ALL FACTS SAID EXAMINATION MAY REVEAL.

LEGEND

- EXISTING CONCRETE R.O.W. MONUMENT, FLUSH
- EXISTING MAG NAIL (0.5' DEEP)
- EXISTING STEEL PIN (COMMON REPORT)
- MASONRY NAIL SET OVER MAGNETIC READING
- RAILROAD SPIKE SET 0.5' DEEP
- STEEL PIN & CAP SET (FLUSH) (IN 5/8" X 24" REBAR STAMPED LS 50336)
- (21) HARRISON COUNTY SURVEYOR'S REFERENCE MONUMENT

SURVEY

SURVEY FOR AND OWNERS:
DAVID A. AND ESTHER D. COFFMAN
702 FAIRVIEW CHURCH ROAD
CORYDON, IN 47112

MCCAULEY & COMPANY, INC., P.S.C.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 32
ELIZABETH, IN 47117-0032
812-969-2136
mccauleypsc@frontier.com

SHEET 1 OF 1 | SCALE: 1"=40' | JOB 20228