

NW CORNER OF THE NE 1/4 OF SEC.33-T34N-R13E HARRISON MONUMENT FOUND

N LINE OF THE NE 1/4 OF SEC.33-T34N-R13E N87°49'40"E~2684.12(M)

S87°49'40"W~693.62(M)

NE CORNER OF THE NE 1/4 OF SEC.33-T34N-R13E HARRISON MONUMENT FOUND



ANNOTATION LEGEND

- P = PLATTED DIMENSION
- D = DEED DIMENSION
- M = MEASURED DIMENSION
- C = CALCULATED DIMENSION
- DR = DEED RECORD
- FR = PLAT RECORD
- DOC = DOCUMENT
- PG = PAGE NUMBER
- RC = REFERENCE CORNER
- C.M. = CONTROLLING MONUMENT
- +/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.
- FFTF = FARM FIELD TYPE FENCE
- C.L. = CENTERLINE OF ROADWAY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SFC = INDIANA STATE PLANE ZONE EAST COORDINATES FOR MONUMENT
- D&U = DRAINAGE AND UTILITY EASEMENT

MONUMENT LEGEND

- "A" - 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP SET.
- "B" - SURVEY MARKER NAIL WITH "FORESIGHT CONSULTING, LLC" IDENTIFICATION WASHER SET.
- "C" - "KLINE" IDENTIFICATION CAP FOUND.
- "D" - 5/8" REBAR FOUND.
- "E" - BENT 5/8" REBAR FOUND.
- "F" - "SADLON" IDENTIFICATION CAP FOUND.
- "G" - 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP FOUND.

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Certification:

This is an original design created by ForeSight Consulting, LLC. The concepts, ideas, plans and details are the sole property of ForeSight Consulting, LLC. None of the concepts, ideas, plans or details shall be used by or disclosed to any person, firm or corporation for any purpose without the prior written permission of ForeSight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The contractor shall verify and be responsible for all dimensions and conditions on the job and ForeSight Consulting, LLC must be notified of variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to ForeSight Consulting, LLC for approval before construction.

Performed for:

BOUNDARY "RETRACEMENT" SURVEY FOR:
Graber-Nixon Development LLC
 East Auburn Drive
 Auburn, IN 46706

PROFESSIONAL SURVEYOR CERTIFICATION

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFIES THAT HE HAS MADE A SURVEY REAL ESTATE DEPICTED AND DESCRIBED HEREON. MEASUREMENTS WERE MADE AND MONUMENTS PERPETUATED AS SHOWN, IN ACCORDANCE WITH THE RECORD THEREOF IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA.

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 865 IAC, ARTICLE 1, RULE 12 SECTIONS 1 THROUGH 30.

COMMISSION NUMBER: 182340

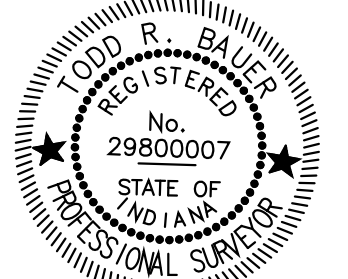
CLIENT: GRABER-NIXON DEVELOPMENT LLC

DATES OF FIELD WORK: AUGUST 22ND, 2018

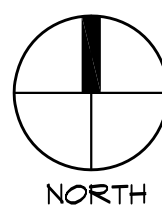
FIELD WORK COMPLETED: AUGUST 22ND, 2018

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL THIS 6TH DAY OF SEPTEMBER, 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
 Todd R. Bauer, FS No. 29800007



BOUNDARY "RETRACEMENT" SURVEY

SCALE: 1" = 80'

SE CORNER OF THE NE 1/4 OF SEC.33-T34N-R13E HARRISON MONUMENT FOUND

Drawing Revisions

Commission Number
182340

Date
September 6th, 2018

Title

Sheet Number
S1.1
 SHEET 1 OF 2

Creating A Better Tomorrow..... with Foresight

PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 13 EAST, DEKALB COUNTY, INDIANA, CONTAINING 10.731 ACRES, MORE OR LESS, BEARING COUNTY TA

PROFESSIONAL SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING REPORT IS SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS PARCEL AS A RESULT OF:

- (A) VARIANCES IN REFERENCE MONUMENTS;
- (B) DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS;
- (C) INCONSISTENCIES IN LINES OF OCCUPATION AND/OR POSSESSION;
- (D) RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY);

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO RETRACE A PORTION OF THE LANDS OF GRABER-NIXON DEVELOPMENT, LLC AS RECORDED IN DOCUMENT NUMBER 20900703 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA BOUND BY HUNTERS GLEN SECTIONS III AND IV TO THE EAST, HUNTERS GLEN SECTION VII TO THE SOUTH, AND HUNTERS GLEN SECTION I TO THE WEST AND NORTH. THE BOUNDARY RETRACEMENT SURVEY IS BEING DONE IN COMPLIANCE WITH PLATTING PROCEDURES DEFINED IN THE ABOVE REFERENCE TITLE 865, ARTICLE 1, RULE 12 FOR THE FUTURE PLATS OF THE REMAINING SECTION OF HUNTERS GLEN.

BASIS OF BEARING

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

TITLE COMMITMENT

NO TITLE COMMITMENT WAS PROVIDED THIS SURVEY. MATTERS DISCLOSED WITHIN A COMPLETE AND ACCURATE TITLE COMMITMENT MAY ALTER THE BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY, AND MAY INCLUDE ADDITIONAL EASEMENTS AND ENCUMBRANCES THAT IMPACT THE USE AND ENJOYMENT OF THE REAL ESTATE. SHOULD A TITLE COMMITMENT BE PERFORMED FOR THE SUBJECT PARCEL, FORESIGHT CONSULTING, LLC SHOULD BE NOTIFIED IMMEDIATELY IN ORDER TO REVIEW AND CONSIDER THE INFORMATION CONTAINED THEREIN.

REFERENCE INFORMATION UTILIZED THIS SURVEY

THE RECORDED DOCUMENTS FOR THE SUBJECT PARCELS AND THE ADJOINING PARCELS WERE UTILIZED DURING THE COURSE OF THIS BOUNDARY SURVEY.

THE PLAT OF HUNTERS GLEN SECTION I AS RECORDED IN PLAT BOOK 8 PAGE 96 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA.

THE PLAT OF HUNTERS GLEN SECTION III AS RECORDED IN DOCUMENT NUMBER 20301973 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA.

THE PLAT OF HUNTERS GLEN SECTION IV AS RECORDED IN DOCUMENT NUMBER 20301974 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA.

THE PLAT OF HUNTERS GLEN SECTION VII AS RECORDED IN DOCUMENT NUMBER 20160716 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

THE BOUNDARY LINES OF THE PORTION OF THE LANDS OF GRABER-NIXON DEVELOPMENT, LLC AS RECORDED IN DOCUMENT NUMBER 20900703 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA BOUND BY HUNTERS GLEN SECTIONS III AND IV TO THE EAST, HUNTERS GLEN SECTION VII TO THE SOUTH, AND HUNTERS GLEN SECTION I TO THE WEST AND NORTH ARE DEPENDANT ON THE CONTROLLING MONUMENTS OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 13 EAST.

MONUMENTS WERE FOUND AS REFERENCE BY THE DEKALB COUNTY SURVEYOR'S OFFICE AT THE NORTHWEST, NORTHEAST, AND SOUTHEAST CORNERS OF THE NORTHEAST QUARTER OF SAID SECTION 33.

THE SUBJECT PROPERTY WAS THE PARENT TRACT OF SEVERAL OF THE PLATS OF HUNTERS GLEN. THEREFORE THESE PLATS ARE SENIOR TO THE REMAINING LANDS OF GRABER-NIXON DEVELOPMENT AND THE ORIGINAL UNDISTURBED MONUMENTS FOUND AT THE CORNERS OF THESE PLATS ARE TO BE TREATED AS CONTROLLING MONUMENTS FOR THE REMAINING LANDS OF GRABER-NIXON DEVELOPMENT, LLC.

THE PLAT OF HUNTERS GLEN SECTION VII WAS COMPLETED BY THE OFFICE OF FORESIGHT CONSULTING, LLC. "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAPS WERE FOUND AT THE NORTH CORNERS OF LOTS 91 AND 109 OF SAID SECTION VII. THESE MONUMENTS CORRELATED EXTREMELY WELL WITH RECORD DIMENSIONS, ARE ORIGINAL UNDISTURBED MONUMENTS, WERE LABELED AS "G" ON THE PLAT OF THIS SURVEY, AND WERE USED IN ESTABLISHING THE SOUTH LINE OF THE SUBJECT PROPERTY.

THE PLATS OF HUNTERS GLEN SECTIONS I, III, AND IV WERE COMPLETED BY MICHAEL KLINE. "KLINE" IDENTIFICATION CAPS WERE FOUND AT VARIOUS CORNERS OF THE LOTS OF SUCH PLATS. ARE ORIGINAL UNDISTURBED MONUMENTS, WERE LABELED AS "C" ON THE PLAT OF THIS SURVEY, AND WERE USED IN ESTABLISHING THAT PORTION OF THE EAST AND WEST LINES OF THE SUBJECT PROPERTY.

VARIOUS 5/8" REBAR WERE FOUND AT VARIOUS CORNERS ALONG THE EAST AND WEST LINES OF THE SUBJECT PROPERTY. THESE MONUMENTS CORRELATED WELL WITH RECORD DIMENSIONS WITH RESPECT TO THE "KLINE" AND "FORESIGHT" IDENTIFICATION CAPS FOUND, WERE LABELED "D" ON THE PLAT OF THIS SURVEY, AND WERE USED IN ALONG WITH THE "KLINE" IDENTIFICATION CAPS TO ESTABLISH THE EAST AND WEST LINES OF THE SUBJECT PROPERTY.

DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS

MINOR DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS WERE ENCOUNTERED DURING THIS RETRACEMENT SURVEY. THESE MINOR DISCREPANCIES CONSIST PRIMARILY IN VARIANCES IN THE RECORD DISTANCES AND BEARINGS WHEN COMPARED TO THE MEASURED DISTANCES AND BEARINGS. NO SIGNIFICANT ISSUES EXIST IN DETERMINING THE BOUNDARY OF THE SUBJECT PARCEL.

DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION

NO SIGNIFICANT INCONSISTENCIES EXIST BETWEEN POSSESSION LINES OR LINES OF OCCUPATION, AND THE LINES ESTABLISHED AS A RESULT OF THIS SURVEY. EVIDENCE OF POSSESSION AND OCCUPATION ALONG THE BOUNDARY OF THE SUBJECT PARCEL HAS BEEN REPRESENTED ON THIS PLAT OF SURVEY.

THEORY OF LOCATION

AS STATED ABOVE THE BOUNDARY LINES OF THE PORTION OF THE LANDS OF GRABER-NIXON DEVELOPMENT, LLC AS RECORDED IN DOCUMENT NUMBER 20900703 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA BOUND BY HUNTERS GLEN SECTIONS III AND IV TO THE EAST, HUNTERS GLEN SECTION VII TO THE SOUTH, AND HUNTERS GLEN SECTION I TO THE WEST AND NORTH ARE DEPENDANT ON THE CONTROLLING MONUMENTS OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 13 EAST.

THE NORTH AND EAST LINES OF THE NORTHEAST QUARTER WERE ESTABLISHED BY THE COUNTY REFERENCED MONUMENTS FOUND AT THE NORTHWEST, NORTHEAST, AND SOUTHEAST CORNERS OF THE NORTHEAST QUARTER OF SAID SECTION 33.

THE ABOVE MENTIONED "FORESIGHT CONSULTING - BOUNDARY" IDENTIFICATION CAPS WERE USED IN ESTABLISHING THE SOUTH LINE OF THE SUBJECT PROPERTY.

LIKEWISE, THE ABOVE MENTIONED "KLINE" IDENTIFICATION CAPS ALONG WITH THE 5/8" REBAR WERE USED IN ESTABLISHING VARIOUS EASTERN AND WESTERN CORNERS OF THE SUBJECT PROPERTY. THE REMAINING EASTERN AND WESTERN CORNERS WERE ESTABLISHED BY RECORD BEARINGS AND DISTANCES AND THEIR GEOMETRICAL RELATIONSHIP TO THE "KLINE" IDENTIFICATION CAPS AND THE 5/8" REBAR.

THE SOUTH LINE OF COMMON BLICK "B" BEING ONE AND THE SAME AS THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED AS A LINE PARALLEL AND 10 FOOT EQUIDISTANT TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33.

