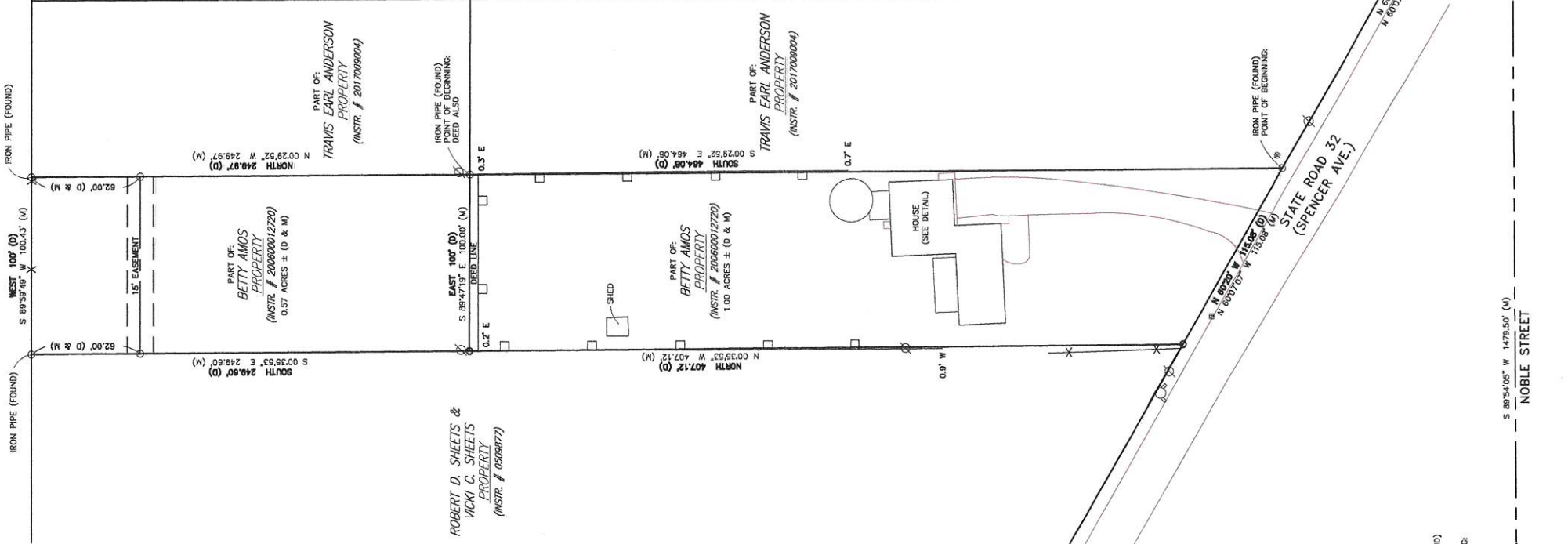
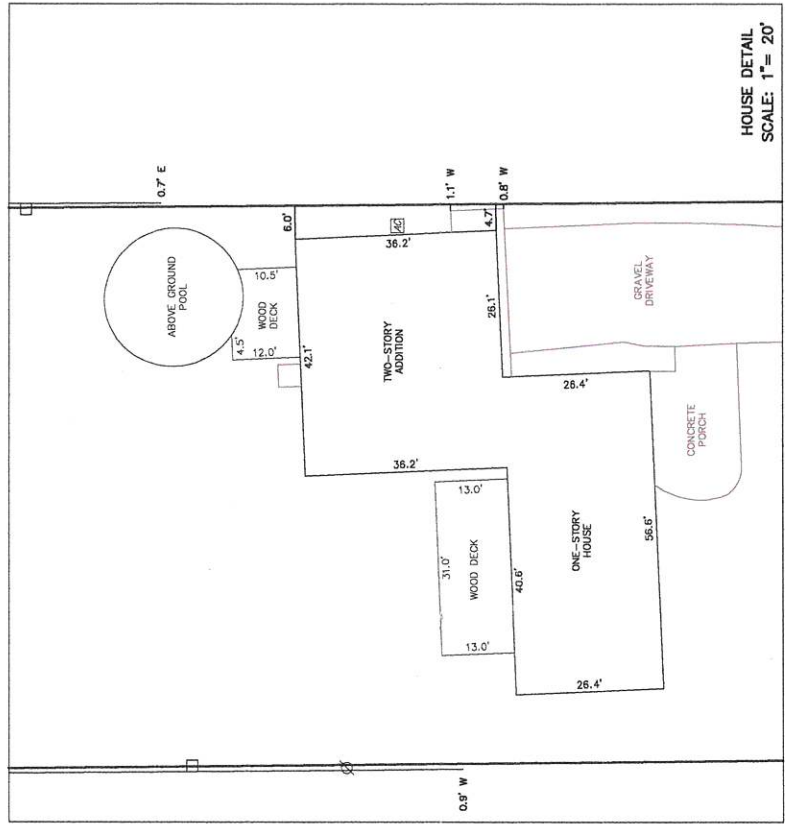


TOMKINS INDUSTRIES, INC
(FORMERLY PHILIPS INDUSTRIES, INC.)
PROPERTY
(NSTR. # 201100000249)



- LEGEND**
- AS APPLICABLE
 - 5/8"-dia REBAR w/ CAP
 - IMBED HOUSE PL26060040"
 - IMBED HOUSE PL26060040"
 - IMBED HOUSE PL26060040"
 - UTILITY POLE
 - TELEPHONE PEDESTAL
 - WATER METER
 - LIGHT POLE
 - AIR CONDITIONER
 - PRIVACY FENCE
 - 4 FOOT FARM FENCE
 - 4 FOOT FENCE
 - ELECTRIC METER/BOX
 - GAS ENTRANCE
 - SANITARY MANHOLE
 - TREE
 - DEED BEARING AND DISTANCE
 - MEASURED BEARING AND DISTANCE
 - WATER VALVE
 - FIRE HYDRANT
 - STORM MANHOLE
 - BEHME INLET
 - CURB INLET
 - BOLLARD
 - SATELLITE DISH
 - FENCE POST



NOTES:

- 1.) All physical improvements hereon are shown as they were located in the field on February 1, 2022.
- 2.) This Document contains Two (2) Pages, both are Required for this to be a Survey.

MAGNETIC NAIL (FOUND)
S 89°39'19" W 102.43' (M)
SEC. 31, T19N, R1E
POINT OF COMMENCING

IRON PIPE (FOUND)
S 89°39'19" W 102.43' (M)
SEC. 31, T19N, R1E
POINT OF COMMENCING



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RETRACEMENT SURVEY
BETTY AMOS
PT. SW 1/4, SE 1/4, SEC. 31, T19N, R1E,
CITY OF LEBANON, BOONE CO., IN

No.	Date	Revisions

HAUSE SURVEYING & ENGINEERING

105 N. MERIDIAN ST.
LEBANON, IN 46052
PHONE: (765) 482-5141
INFO@HAUSESURVEYINGENGINEERING.COM

A SERVICE DISABLED VETERAN
OWNED SMALL BUSINESS

SHEET NO. 1
OF 2 SHEETS
PROJECT NO. 22S039

SCALE: 1" = 50'

CERTIFICATE OF SURVEY

I, the undersigned, hereby certify that this survey and the associated surveyor's report were executed under my supervision and to the best of my knowledge, information, and belief were performed in accordance with the current Indiana Minimum Survey Standards, 865 IAC 1-12, for the type of survey as indicated herein, on the following described real estate:

RECORD LAND DESCRIPTION: (INSTR. # 200600012720)

A part of the Southwest Quarter of the Southeast Quarter of Section 31, Township 19 North, Range 1 East of the Second Principal Meridian, situated in Lebanon, Indiana, and more particularly described as follows:

Beginning at a point 71.06 rods West and North 60 degrees 20 minutes West 265.23 feet from the Southeast corner of the Southeast Quarter of Section 31, Township 19 North, Range 1 East, (said point being on the North right-of-way line of State Road # 32-E), and run thence North 60 degrees 20 minutes West 115.08 feet following the North right-of-way line of State Road #32-E, thence North 407.12 feet to an iron pipe; thence East 100.00 feet to an iron pipe; thence South 464.08 feet to the North right-of-way line of State Road #32-E and the Place of Beginning, containing 1.00 acre, more or less.

AND ALSO: A part of the Southwest Quarter of the Southeast Quarter of Section Thirty-One (31), Township Nineteen (19) North, Range One (1) East of the Second Principal Meridian, situated in Lebanon, Indiana, and containing .57 acres, more or less, and more particularly described as follows:

Beginning at an iron pipe set 71.06 rods West, and North 60 degrees 20 minutes West 265.23 feet, and North 464.08 feet from the Southeast corner of the Southeast Quarter of Section 31, Township 19 North, Range 1 East, and run thence North 249.97 feet to an iron pipe set on an existing fence; thence West 100 feet along existing fence to an iron pipe; thence South 249.60 feet to an iron pipe set on Survey done 28 July 1984; thence East 100 feet to the Place of Beginning.

Said real estate is subject to a grant of easement more particularly described as follows, recorded July 11, 1990; a strip of land 15 feet wide running East and West for distance of approximately 100 feet, the centerline of said strip to be 62 feet South of and parallel to the Northern boundary line of the following described real estate.

A part of the Southwest Quarter of the Southeast Quarter of Section Thirty-One (31), Township Nineteen (19) North, Range One (1) East of the Second Principal Meridian, situated in Lebanon, Indiana, and containing .57 acres, more or less, and more particularly described as follows:

Beginning at an iron pipe set 71.06 rods West, and North 60 degrees 20 minutes West 265.23 feet, and North 464.08 feet from the Southeast corner of the Southeast Quarter of Section 31, Township 19 North, Range 1 East, and run thence North 249.97 feet to an iron pipe set on an existing fence; thence West 100 feet along existing fence to an iron pipe; thence South 249.60 feet to an iron pipe set on a Survey done 28 July, 1984; thence East 100 feet to the Place of Beginning.

I further certify that points were found or set at the locations on the subject real estate, as shown, and that this survey correctly shows the location of all visible easements of which the undersigned has been advised, and all visible encroachments, if any, across the established survey lines.

CERTIFIED February 5, 2022

Jonathan E. Hause, P.L.S.
Professional Land Surveyor
Indiana No. LS20600040



NOTES:

- 1.) All physical improvements hereon are shown as they were located in the field on February 1, 2022.
- 2.) This Document contains Two (2) Pages, both are Required for this to be a Survey.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, of the Indiana Administrative Code (formerly Title 864, Article 1.1, Chapter 13), establishing minimum standards for the practice of land surveying in Indiana, currently in effect, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random Errors in Measurement (Relative Positional Accuracy):

The purpose of this survey was to retrace and monument the Amos Parcel described in Instrument Number 200600012720 recorded in the Office of the Recorder of Boone County, Indiana per instructions from the client.

The survey was controlled by the following monuments:

- 1.) An Iron Pin was found marking the Southeast corner of the Southeast Quarter of Section 31, T19N, R1E. This monument appears to be the best evidence of the Original Corner and has been held by other Surveys in the area. Uncertainty in this monument - 0.50 feet.
- 2.) A Magnetic Nail was found marking the Southwest corner of the Southeast Quarter of Section 31, T19N, R1E. This monument appears to be the best evidence of the Original Corner and has been held by other Surveys in the area. Uncertainty in this monument - 0.50 feet.
- 3.) Iron Pipes were found marking various corners of the Subject Parcel as shown hereon. These monuments appear to be the monuments called for in the record land description. Uncertainty in these monuments - 0.25 feet.

The basis of bearings for this survey is based upon GPS Observations performed on February 1, 20212 with the South line of the Southeast Quarter of said Section 31, bearing South 89 degrees 54 minutes 05 seconds West.

Discrepancies in record descriptions and plats are as follows:

- 1.) The commencing call along the South line of the Southeast Quarter of said Section 31, is 71.06 rods (1172.49 feet). This distance measures 1177.47 feet. This creates a discrepancy of 4.98 feet in the location of the Point of Beginning.

Inconsistencies in lines of occupation are as follows:

- 1.) An existing privacy fence was found to vary from 0.9 feet West of to 0.2 feet East of the West line of the Subject Parcel.
- 2.) An existing privacy fence was found to vary from 0.3 feet East of to 0.7 feet East of the East line of the Subject Parcel.

As a result of the above observations, it is my opinion that the uncertainties in locations of the lines and corners established on this survey are as follows:

- a) Variance in reference monuments: As Noted Above
- b) Discrepancies in record descriptions and plats: As Noted Above
- c) Inconsistencies in lines of occupation: As Noted Above
- d) Relative Positional Accuracy (RPA) of the corners of the subject tract established by this survey is within the specifications of a suburban survey (+/- 0.13 feet plus 100 parts per million) as defined in I.A.C. 865.

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LEBANON, IN 46052
PHONE: (765) 482-5141
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A SERVICE DISABLED VETERAN
OWNED SMALL BUSINESS



DRAWN BY: JEH
CHECKED BY: AK
DATE: 02/04/2022
SCALE: 1" = 50'

No.	Date	Revisions

RETRACEMENT SURVEY
BETTY AMOS
PT. SW 1/4, SE 1/4, SEC. 31, T19N, R1E,
CITY OF LEBANON, BOONE CO., IN

SHEET NO. 2
OF 2 SHEETS

PROJECT NO. 22S039