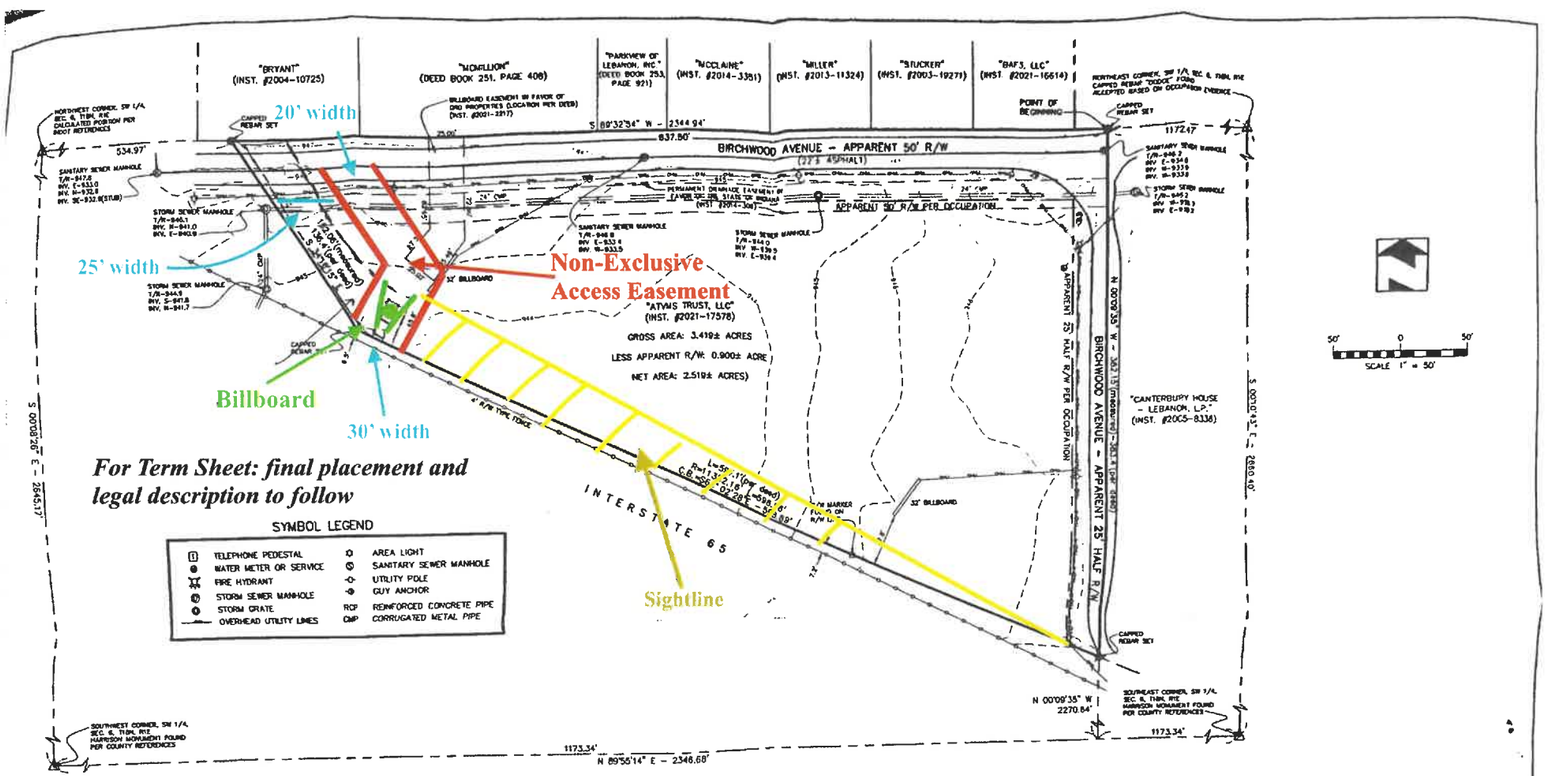

LEGAL DESCRIPTION (per Inst. #2021-17578)

Part of the Southwest Quarter of Section 6, Township 18 North, Range 1 East of the Second Principal Meridian, more particularly described as follows: From the center of said Section, measure East along the North line of said quarter section 1173.5 feet for a place of beginning; thence continuing West along said North line a distance of 637.5 feet; thence southeasterly a distance of 138.4 feet to a point that is 107 feet from the center line of survey for the Lebanon By-Pass (now U.S. 52 State Road); thence easterly along the northerly right of way of said State Road on a curve to the left having a radius of 113.53 feet a distance of 597.1 feet to the center of a County Road running North and South; thence North along said County Road a distance of 383.4 feet to the place of beginning, containing 3.13 acres, more or less.

MODERNIZED DESCRIPTION (NOT OF RECORD AT THIS TIME)

Part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 18 North, Range 1 East of the Second Principal Meridian, Boone County, Indiana, being further described as follows: Beginning at the northwest corner of said quarter quarter section, said point being South 89 degrees 33 minutes 54 seconds West (assumed bearing) 1172.47 feet from a capped rebar marked "DODGE" found marking the northeast corner of said Southwest Quarter; continue thence South 89 degrees 33 minutes 54 seconds West 637.80 feet along the north line of said quarter quarter section to the northerly right-of-way of Interstate 65 (formerly U.S. 52) as shown on Highway Plans for IDOH Project 03-4(4), dated 1957; thence South 34 degrees 16 minutes 15 seconds East 162.00 feet along said right-of-way; thence along a non-tangent curve to the left, having a radius of 11352.16 feet, whose long chord bears South 66 degrees 02 minutes 28 seconds East 398.89 feet, an arc distance of 398.96 feet along said right-of-way to the east line of said quarter quarter section; thence North 00 degrees 09 minutes 35 seconds West 382.15 feet along said east line to the Point of Beginning, containing 3.418 acres, more or less.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 19 of the Indiana Administrative Code ("Minimum standards for competent practice for land surveying"), 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:

a.) Variances in the Reference Monuments;
b.) Discrepancies in Record Descriptions and Plats;
c.) Inconsistencies in Lines of Occupation and;
d.) Relative Positional Accuracy.

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established during this survey is within the specifications for a "Suburban" Survey (0.13 feet±100ppm) as defined in IAC 865.

GENERAL INFORMATION

1. The within survey was based upon those instruments of record shown on the drawing, INDOT Highway Plans for Project 03-4(4) for U.S. 52 (now I-65), data 1957, and section corner references as provided by the Boone County Surveyor's Office.
2. The basis of bearings for this survey is Indiana State Plane Coordinates, West Zone, NAD83/MARN, as derived from GNSS observations.
3. "Capped rebar set" denotes a 5/8" diameter rebar with a plastic cap marked "ARE SURVEYING FIRM #0097". "MAG nail w/washer set" denotes a MAG nail with a steel washer marked "ARE SURVEYING FIRM #0097".
4. Monuments were found or set at surface unless otherwise noted.
5. Monuments shown on the survey were accepted as controlling in the analysis of the boundary for this survey unless otherwise noted.
6. The origins of the found monuments shown on the survey are unknown unless otherwise noted.
7. Distances shown to property or lot lines are to be considered accurate to the following limits:
   - Fences: plus or minus the maximum width (thickness) of the fence from face to face;
   - Buildings: plus or minus 0.3 feet;
   - Other improvements shown: plus or minus 0.3 feet.

THEORY OF LOCATION

The last deeds of record for the Subject and adjoining properties were obtained from the Boone County Recorder's Office. The section corner monuments controlling the location of the Subject property were then located as shown on the drawing, and the location of the Subject property boundary was calculated, using the directions and distances shown on Subject property deed. The locations of the four corners of the quarter section containing the Subject Property were determined as follows:

-NE corner: Capped rebar "Dodge" found. A line between the east and west quarter corner monuments of the section passes south of the found monument by approximately 7 feet and cuts through existing fences and improvements. Therefore this was determined to be corner location by common report.
-SE corner: a Harrison monument was found at the location matching references provided by Boone County.
-SW corner: a Harrison monument was found at the location matching references provided by Boone County.
-NW corner: calculated position was used as shown on the Route Survey Plat for INDOT Project 0600304 (I-65), dated 2006.

The locations of the property lines derived from this analysis were then placed on the ground and monumented as shown. The resulting property line locations compared with existing occupation evidence and found apparent property corner monuments as shown on the drawing.

SUMMARY OF UNCERTAINTIES

As a result of the above observations, and the application of the above theory of location, it is to the best of my knowledge and belief that the uncertainties in the locations of the lines and corners established on this survey area are as follows:

DUE TO VARIANCES in Reference Monuments: Within tolerance of a "Suburban" survey
DUE TO DISCREPANCIES in the Record Description: None Apparent
DUE TO INCONSISTENCIES in Lines of Occupation: None Apparent

If fences are to be installed it should be kept in mind the uncertainties of corners found or set.

NOTE: This survey was prepared without the benefit of a current title policy or title binder which may reveal additional information, easements, etc. not shown on this drawing.

SURVEYOR'S CERTIFICATION

I certify to the best of my knowledge and belief that the above Plat and Surveyor's Report represents a survey completed under my direction.

I further certify to the best of my knowledge and belief this report conforms with the requirements contained in Sections 1 through 19 of 865 IAC 1.1-12 for a retracement survey.

E. Eric Browning
Indiana Professional Surveyor
No. LS20000001

Date of Survey: June 20, 2022

E. ERIC BROWNING REGISTERED No. LS 20000001 STATE OF INDIANA LAND SURVEYOR

PROPERTY ADDRESS: 203 BIRCHWOOD DRIVE

BOUNDARY & TOPOGRAPHIC SURVEY

PART OF THE NW 1/4 OF THE SW 1/4, SECTION 6, TOWNSHIP 18 NORTH, RANGE 1 EAST, CENTER TOWNSHIP, LEBANON, BOONE COUNTY, INDIANA

for:

ATVMS TRUST, LLC

REVISIONS	
	DRAWING: 22-032-survey
	JOB NO.: 22-032
	DATE: 06/06/22
	DRAWN: REB CHECKED BY: PDH
	SHEET 1 OF 1

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