PLAT OF ORIGINAL SURVEY

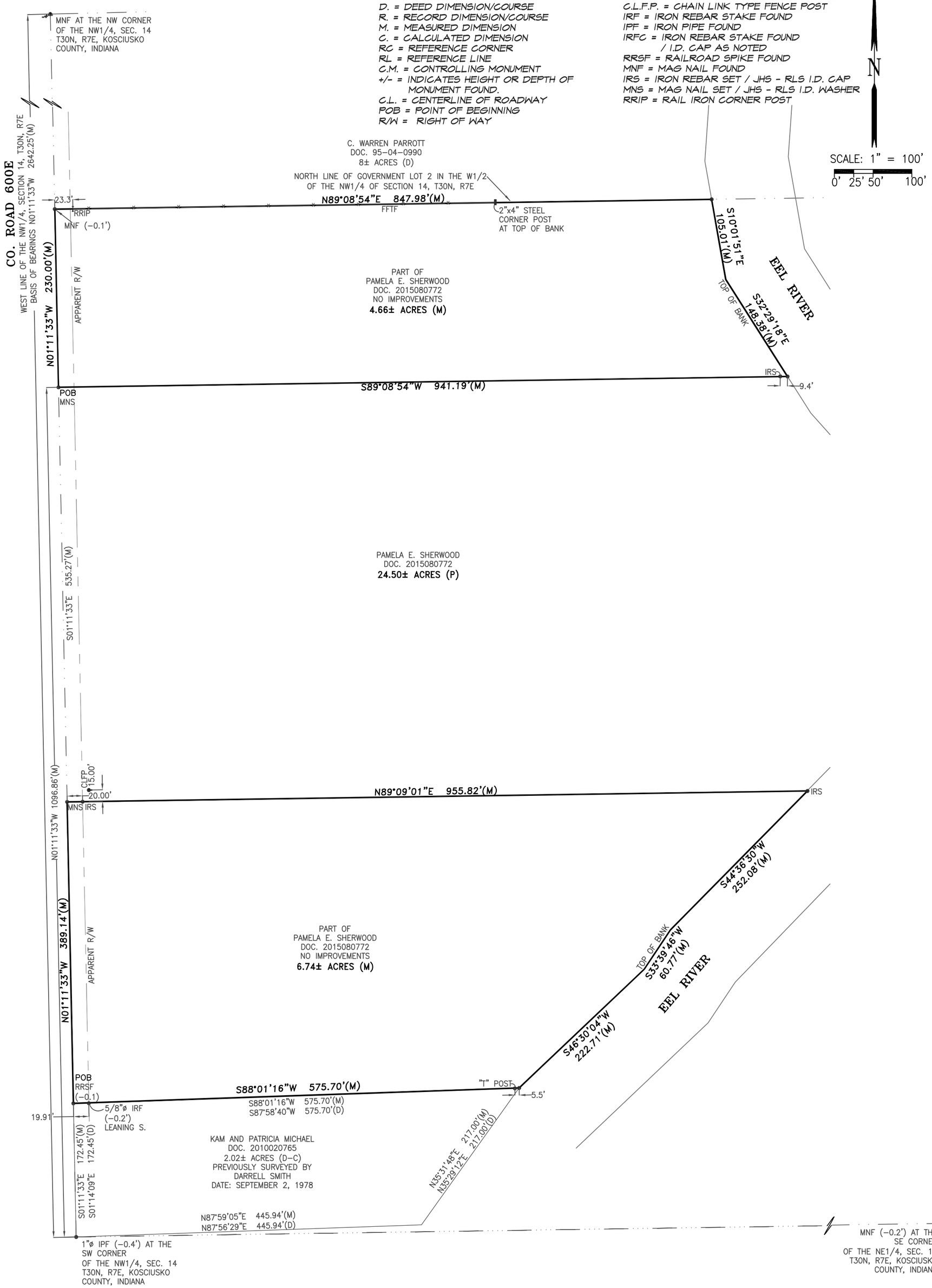
Annotation Legend

P. = PLATTED DIMENSION/COURSE
D. = DEED DIMENSION/COURSE
R. = RECORD DIMENSION/COURSE
M. = MEASURED DIMENSION
C. = CALCULATED DIMENSION
RC = REFERENCE CORNER
RL = REFERENCE LINE
C.M. = CONTROLLING MONUMENT
+/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.
C.L. = CENTERLINE OF ROADWAY
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY

FFTF = FARM FIELD TYPE FENCE +40 YRS
C.L.F.P. = CHAIN LINK TYPE FENCE POST
IRF = IRON REBAR STAKE FOUND
IPF = IRON PIPE FOUND
IRFC = IRON REBAR STAKE FOUND / I.D. CAP AS NOTED
RRSF = RAILROAD SPIKE FOUND
MNF = MAG NAIL FOUND
IRS = IRON REBAR SET / JHS - RLS I.D. CAP
MNS = MAG NAIL SET / JHS - RLS I.D. WASHER
RRIP = RAIL IRON CORNER POST

N

SCALE: 1" = 100'
0' 25' 50' 100'



LAND SURVEYOR'S REPORT

In accordance with 865 Indiana Administrative Code (IAC) 1-12, 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) Availability and condition of reference monuments.
b) Occupation or possession lines.
c) Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines.
d) Relative Positional Precision (RPP); the acceptable relative positional precision for the various survey classifications are as follows:
(1) Urban surveys: 0.07 feet plus 50 parts per million.
(2) Suburban surveys: 0.13 feet plus 100 parts per million.
(3) Rural surveys: 0.26 feet plus 200 parts per million.

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO RETRACE AND PERPETUATE THE BOUNDARIES OF A PARCEL OF LAND OWNED BY PAMELA E. SHERWOOD AND CREATE TWO NEW TAX PARCELS.

METHODOLOGIES USED THIS SURVEY WERE G.N.S.S. MEASUREMENTS UTILIZING A TRIMBLE R8 RECEIVER WITH CORRECTIONS TRANSMITTED FROM THE INDIANA DEPARTMENT OF TRANSPORTATION INCORS NETWORK, TOGETHER WITH, A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION. BEARINGS WERE BASED UPON GRID NORTH, INDIANA EAST ZONE, NORTH AMERICAN DATUM 1983 AS DEPICTED ON THE WITHIN PLAT OF SURVEY AND RELATED TO THE WEST LINE OF LOT NUMBER 2 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, IN RANGE 7 EAST.

REFERENCE INFORMATION UTILIZED THIS SURVEY

1. SECTION CORNER TIE CARDS, ORIGINAL FIELD NOTE PLATS AND LEGAL SURVEY RECORDS ON FILE IN THE OFFICE OF THE KOSCIUSKO COUNTY, INDIANA SURVEYOR.
2. HISTORICAL RECORD DOCUMENTS ON FILE IN THE OFFICE OF THE KOSCIUSKO COUNTY, INDIANA RECORDER FOR THE CURRENT ADJOINING OWNERS OF THE SUBJECT TRACT(S).
3. THE PLAT OF GOVERNMENT LOTS FOR TOWNSHIP 30 NORTH, RANGE 7 EAST ON FILE IN THE OFFICE OF THE KOSCIUSKO CO. SURVEYOR.
4. A SURVEY BY DARRELL SMITH FOR THE SOUTHERLY ADJOINING MICHAEL TRACT ON FILE IN THE OFFICE OF THE KOSCIUSKO COUNTY SURVEYOR.
5. A SURVEY BY WALKER & ASSOCIATES FOR TRACT IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 14 ON FILE IN THE OFFICE OF THE KOSCIUSKO COUNTY SURVEYOR.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

A MASONRY NAIL WAS FOUND PERPETUATING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14. THE NAIL WAS REFERENCED IN THE KOSCIUSKO COUNTY SURVEYOR'S OFFICE AND WAS HELD AS A CONTROLLING MONUMENT.

A ONE-INCH DIAMETER IRON PIPE WAS FOUND PERPETUATING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14. THE PIPE WAS REFERENCED IN THE KOSCIUSKO COUNTY SURVEYOR'S OFFICE AND WAS HELD AS A CONTROLLING MONUMENT.

THERE WERE A RAILROAD SPIKE AND "T" FENCE POST SITUATED ALONG THE NORTH LINE OF THE SOUTHERLY ADJOINING MICHAEL TRACT. MINIMAL VARIANCES WERE OBSERVED IN THE LOCATION OF THE MONUMENTS AS COMPARED TO THE DEED LOCATION OF SAID NORTH LINE.

OCCUPATION OR POSSESSION LINES

POSSESSION WAS GENERALLY CONSISTENT WITH THE BOUNDARIES ESTABLISHED THIS SURVEY. THERE ARE REMNANTS OF AN OLD FENCE LINE SITUATED ALONG A PORTION OF THE NORTH LINE OF THE 4.66 ACRE TRACT.

CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINERS' LINES

THE RECORD DOCUMENT DESCRIPTIONS WERE RELATIVELY CONSISTENT AND NO APPARENT GAPS (OR GORES) OR OVERLAP WERE OBSERVED THIS SURVEY..

THEORY OF LOCATION

THE WEST LINE OF THE NORTHWEST QUARTER WAS ESTABLISHED BETWEEN THE IRON PIPE AND THE MAG NAIL AS DEPICTED ON THE PLAT.

THE NORTH LINE OF LOT 2 WAS ESTABLISHED FROM THE MAG NAIL TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER AS ESTABLISHED ON THE ABOVE-REFERENCED WALKER SURVEY, WHICH WAS CONSISTENT WITH THE EXISTING FENCE LINE.

THE EEL RIVER IS THE EASTERLY BOUNDARY OF THE TWO PROPOSED TRACTS. THE REMAINING BOUNDARIES WERE ESTABLISHED PER THE CLIENT'S REQUEST.

6.74 ACRE TRACT - DESCRIPTION
Part of Government Lot number Two (2) in the West Half of the Northwest Quarter of Section 14, Township 30 North, Range 7 East, Kosciusko County, Indiana, being more particularly described as follows:

Commencing at an iron pipe, being the southwest corner of said Northwest Quarter; thence North 01 degrees 11 minutes 33 seconds West, grid bearing North American Datum 1983, Indiana East Zone) along the west line of said Northwest Quarter, 172.45 feet to the POINT OF BEGINNING, marked by a railroad spike; thence continuing North 01 degrees 11 minutes 33 seconds West, along said quarter section line, 389.14 feet to a Mag nail with "JHSRLS" identification; thence North 89 degrees 09 minutes 01 seconds East, 955.82 feet to an iron rebar stake with "JHS RLS" identification on the northwesterly bank of the Eel River; thence traversing said river bank, the following Three (3) courses: South 44 degrees 36 minutes 30 seconds West, 252.08 feet; South 33 degrees 39 minutes 46 seconds West, 60.77 feet; South 46 degrees 30 minutes 04 seconds West, 222.71 feet to the northeast corner of a 2.02 acre tract owned by Kam and Patricia Michael as recorded on Document 2010020765 in the records of the office of the Kosciusko County, Indiana Recorder; thence South 88 degrees 01 minutes 16 seconds West, along the northerly line of said Michael tract, 575.70 feet to the POINT OF BEGINNING.

Containing 6.74 acres, more or less.
Subject to easements, rights of way, covenants and restrictions of record.

4.66 ACRE TRACT - DESCRIPTION
Part of Government Lot number Two (2) in the West Half of the Northwest Quarter of Section 14, Township 30 North, Range 7 East, Kosciusko County, Indiana, being more particularly described as follows:

Commencing at an iron pipe, being the southwest corner of said Northwest Quarter; thence North 01 degrees 11 minutes 33 seconds West, grid bearing North American Datum 1983, Indiana East Zone) along the west line of said Northwest Quarter, 1096.86 feet to the POINT OF BEGINNING, marked by a Mag nail with "JHSRLS" identification; thence continuing North 01 degrees 11 minutes 33 seconds West, along said quarter section line, 230.00 feet to the southwest corner of an 8 acre tract owned by C. Warren Parrott as recorded on Document 94-04-0990 in the records of the office of the Kosciusko County, Indiana Recorder marked by a Mag nail; thence North 89 degrees 08 minutes 54 seconds East, 847.98 feet to the southwesterly bank of the Eel River; thence traversing said river bank, the following Two (2) courses: South 10 degrees 01 minutes 51 seconds East, 105.01 feet; South 32 degrees 29 minutes 18 seconds East, 148.38 feet; thence South 89 degrees 08 minutes 54 seconds West, 941.19 feet to the POINT OF BEGINNING.

Containing 4.66 acres, more or less.
Subject to easements, rights of way, covenants and restrictions of record.

SURVEYOR'S STATEMENT

THIS SURVEY IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, MADE ACCORDING TO THE INSTRUCTIONS OF IAC 1-12 FOR AN RURAL CLASSIFICATION (RELATIVE POSITIONAL ACCURACIES OF 0.26 + 200 PPM), ORIGINAL SURVEY. THE WITHIN SURVEY FIELD WORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON OCTOBER 16, 2019. THIS PLAT IS NOT VALID WITHOUT THE ACCOMPANYING "SURVEYOR'S REPORT". 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.

JOHN HENRY STEPHENS
REGISTERED
No.
LS-80040428
STATE OF
INDIANA
LAND SURVEYOR

John Henry Stephens, No. 80040428
JOHN H. STEPHENS, R.L.S., INC.
BY: JOHN H. STEPHENS
REGISTERED LAND SURVEYOR
INDIANA LS #80040428
ADDRESS:
19 NORTH WABASH STREET
WABASH, IN 46992

JOHN H. STEPHENS R.L.S., INC.
19 N. Wabash St.
Wabash, IN 46992
Phone: 260.563.8800
Fax: 260.563.8804
jhsrls.com

CLIENT: MOSSY OAK PROPERTIES

SHEET 1 OF ONE

JOB NO. 19193
SCALE: 1"=100'
DATE: 10-21-2019
DRAWN BY: JOS
CHECKED BY: JHS
REVISED:

SURVEYED FOR:
MOSSY OAK PROPERTIES INDIANA
LAND AND LIFESTYLE
ATTN: BRECKEN KENNEDY
MOSSYOAK BRECKEN@GMAIL.COM
JOB No. 19193
OWNER: PAMELA SHERWOOD
BRIEF DESCRIPTION: PART OF NW 1/4
SECTION 14, T30N, R7E
PROPERTY ADDRESS:
12446 S 600 E
NORTH MANCHESTER, IN 46962
PARCEL: 43-19-14-100-080.000-009