



2025R-1232

CHRISTIAN HOWELL  
CRAWFORD COUNTY RECORDER  
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PAGES: 5

### SURVEYOR'S REPORT

**SUBJECT PROPERTY:** This survey was done at the request of Mike Andry to perform an original survey of three tracts in the West Half of the West Half of Section 12, Township 2 South, Range 1 East in Liberty Township, Crawford County, Indiana. The record owners are James David and Cathy Lynn Andry with a deed of record found in Instrument #2015R-1381.

In accordance with Title 865, Article 1.1. Chapter 12, Sections 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of:

**VARIANCES** in the reference monuments:

#### Reference monuments and corners from this and previous surveys

**NW 1/16 of Section 12, Township 2 South, Range 1 East:** Recovered a stone with a "+" in the top and referenced by a steel post.

**North 1/16 of Sections 1/12, Township 2 South, Range 1 East:** Recovered an engraved stone referenced by a Carsonite marker.

**SW 1/16 of Section 12, Township 2 South, Range 1 East:** Recovered and engraved stone at a fence corner. A Carsonite marker was driven at the stone.

**South 1/16 of Sections 11/12, Township 2 South, Range 1 East:** Recovered and engraved stone at a fence corner. A Carsonite marker was driven at the stone.

**NW corner of Section 12, Township 2 South, Range 1 East:** Recovered an engraved stone referenced by a 1/2" Primavera rebar..

**SW corner of Section 12, Township 2 South, Range 1 East:** Recovered a wood post at a four way fence corner.

**East 1/4 of Section 12, Township 2 South, Range 1 East:** Recovered a pipe with a Carr cap.

**West 1/4 of Section 12, Township 2 South, Range 1 East:** Recovered a 5/8" Lynch rebar at grade. This corner was calculated on Job #22-111 at the midpoint of the stone at the northwest corner of the section and the four-way fence corner at the southwest corner of the section. The calculated position is North 65 East 18.2 feet of the Lynch rebar. The Lynch rebar was set at the midpoint between stones recovered at the North and South 1/16 corners. The stone at the South 1/16 was not recovered on Job #22-111 by this firm. The Lynch rebar was accepted this survey.

**RANDOM ERRORS** in measurement: This is considered to be a rural survey with an acceptable relative positional accuracy of 0.26 plus 200 parts per million.

**THEORY OF LOCATION:** The section, quarter and quarter quarter lines were established from the monuments recovered in the field and ties to previous surveys by this firm in Section 12. The centerline of Temple Road was established from deed record bearings and distance from Andry, Instrument # 2015R-1381 and mag nails recovered in the field. The new tracts were set as per the client's request.

"I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW" Reginald G. Timberlake

**Legal Description  
Tract #1**

*A part of the Southwest Quarter of the Northwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 South, Range 1 East in Liberty Township, Crawford County, Indiana, being a 6.885 acre tract of land shown on an original survey by Timberlake Engineering Job #25-191 of said tract certified by Reginald G. Timberlake, #S0451 on September 9, 2025, and more particularly described as follows;*

*Commencing at a stone at the northeast corner of the of the Southwest Quarter of the Northwest Quarter of said section; thence along the quarter quarter line thence South 89°24'51" West, passing a 5/8" rebar with a plastic cap stamped "Timberlake S0451" hereafter referred to as a 5/8" rebar at 712.68 feet, a total distance of 732.43 feet to the center of Temple Road; thence along the centerline of said road South 18°44'00" West 174.19 feet to the true point of beginning of the tract herein described;*

*Thence along the centerline of a gravel road South 15°22'38" East 61.71 feet; thence along the centerline of a gravel road South 02°28'09" East 141.20 feet; thence along the centerline of a gravel road South 01°12'37" West 110.56 feet; thence along the centerline of a gravel road South 03°46'21" West 140.65 feet to a railroad spike; thence South 15°11'04" West 143.72 feet to a 5/8" rebar; thence North 53°00'11" East 105.73 feet to a 5/8" rebar; thence South 67°45'21" East 234.75 feet to a 5/8" rebar in a roadbed; thence along the centerline of said road the following six courses:*

- 1) South 16°38'44" West 172.50 feet; thence*
- 2) South 24°58'52" West 74.28 feet; thence*
- 3) South 21°15'50" West 135.09 feet; thence*
- 4) South 17°02'42" West 106.21 feet; thence*
- 5) South 09°58'45" West 85.93 feet; thence*
- 6) South 03°32'09" West 105.59 feet; thence leaving said road South 01°26'32" East 149.58 feet to a 5/8" rebar; thence North 59°46'49" West 172.67 feet to a 5/8" rebar; thence North 11°56'46" West, passing a 5/8" rebar at 743.62 feet, a total distance of 776.92 feet to the center of Temple Road; thence along the centerline of said road North 26°39'43" East 42.52 feet; thence along the centerline of said road North 23°55'37" East 82.56 feet; thence along the centerline of said road North 20°37'48" East 198.38 feet; thence along the centerline of said road North 18°43'57" East 283.89 feet to the point of beginning and containing 6.885 acres more or less and subject to all right of ways and easements of record.*

*Subject to, with full rights to use, a 30 foot roadway easement with a centerline described as follows;*

*Commencing at a stone at the northeast corner of the of the Southwest Quarter of the Northwest Quarter of Section 12, Township 2 South, Range 1 East; thence along the section thence South 89°24'51" West 732.43 feet to the center of Temple Road; thence along the centerline of said road South 18°44'00" West 174.19 feet to the true point of beginning of the centerline of said easement;*

*Thence along the centerline of a gravel road South 15°22'38" East 61.71 feet; thence along the centerline of a gravel road South 02°28'09" East 141.20 feet; thence along the centerline of a gravel road South 01°12'37" West 110.56 feet; thence along the centerline of a gravel road South 03°46'21" West 140.65 feet to a railroad spike; thence South 15°11'04" West 143.72 feet to a 5/8" rebar; thence North 53°00'11" East 105.73 feet to a 5/8" rebar and the end of the centerline of said easement. The sidelines of said easement are to be shortened or lengthened as necessary so as to begin on the centerline of Temple Road.*

*Course data used for this description is based on Grid North, Indiana State Plane Coordinate System, West Zone, as determined from GPS observations.*



**Legal Description  
Tract #2**

*A part of the Southwest Quarter of the Northwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 South, Range 1 East in Liberty Township, Crawford County, Indiana, being a 25.315 acre tract of land shown on an original survey by Timberlake Engineering Job #25-191 of said tract certified by Reginald G. Timberlake, #S0451 on September 9, 2025, and more particularly described as follows;*

*Beginning at a stone at the northeast corner of the of the Southwest Quarter of the Northwest Quarter of said section; thence along the quarter quarter line thence South 89°24'51" West, passing a 5/8" rebar with a plastic cap stamped "Timberlake S0451" hereafter referred to as a 5/8" rebar at 712.68 feet, a total distance of 732.43 feet to the center of Temple Road; thence along the centerline of said road South 18°44'00" West 174.19 feet; thence along the centerline of a gravel road South 15°22'38" East 61.71 feet; thence along the centerline of a gravel road South 02°28'09" East 141.20 feet; thence along the centerline of a gravel road South 01°12'37" West 110.56 feet; thence along the centerline of a gravel road South 03°46'21" West 140.65 feet to a railroad spike; thence South 15°11'04" West 143.72 feet to a 5/8" rebar; thence North 53°00'11" East 105.73 feet to a 5/8" rebar; thence South 67°45'21" East 234.75 feet to a 5/8" rebar in a roadbed; thence along the centerline of said road the following six courses:*

- 1) South 16°38'44" West 172.50 feet; thence*
- 2) South 24°58'52" West 74.28 feet; thence*
- 3) South 21°15'50" West 135.09 feet; thence*
- 4) South 17°02'42" West 106.21 feet; thence*
- 5) South 09°58'45" West 85.93 feet; thence*
- 6) South 03°32'09" West 105.59 feet; thence leaving said road South 01°26'32" East 149.58 feet to a 5/8" rebar; thence South 76°14'51" East, passing a 5/8" rebar at 202.0.3 feet, a total distance of 235.13 feet to the centerline of a roadbed; thence along said roadbed North 77°29'31" East 220.71 feet; thence along said roadbed North 81°55'01" East 215.81 feet; thence along said roadbed South 78°35'50" East 24.29 feet to a 5/8 rebar on the quarter quarter line; thence North 00°23'14" East 1570.02 feet to the point of beginning and containing 25.315 acres more or less and subject to all right of ways and easements of record.*

*Subject to, with full rights to use, a 30 foot roadway easement with a centerline described as follows;*

*Commencing at a stone at the northeast corner of the of the Southwest Quarter of the Northwest Quarter of Section 12, Township 2 South, Range 1 East; thence along the section thence South 89°24'51" West 732.43 feet to the center of Temple Road; thence along the centerline of said road South 18°44'00" West 174.19 feet to the true point of beginning of the centerline of said easment;*

*Thence along the centerline of a gravel road South 15°22'38" East 61.71 feet; thence along the centerline of a gravel road South 02°28'09" East 141.20 feet; thence along the centerline of a gravel road South 01°12'37" West 110.56 feet; thence along the centerline of a gravel road South 03°46'21" West 140.65 feet to a railroad spike; thence South 15°11'04" West 143.72 feet to a 5/8" rebar; thence North 53°00'11" East 105.73 feet to a 5/8" rebar and the end of the centerline of said easement. The sidelines of said easement are to be shortened or lengthened as necessary so as to begin on the centerline of Temple Road.*

*Course data used for this description is based on Grid North, Indiana State Plane Coordinate System, West Zone, as determined from GPS observations.*

**Legal Description  
Tract #3**

*A part of the Southwest Quarter of the Northwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 South, Range 1 East in Liberty Township, Crawford County, Indiana, being a 25.315 acre tract of land shown on an original survey by Timberlake Engineering Job #36.933 of said tract certified by Reginald G. Timberlake, #S0451 on September 9, 2025, and more particularly described as follows;*

*Beginning at an engraved stone at the southeast corner of the Northwest Quarter of the Southwest Quarter of said section; thence North 89°30'45" West 1322.56 feet to an engraved stone at the southwest corner of the Northwest Quarter of the Southwest Quarter; thence along the section line North 00°21'57" East 1265.19 feet to a mag nail with Lynch washer in the center of Temple Road; thence along the centerline of said road the following eight courses:*

- 1) North 44°17'14" East 62.65 feet to a mag nail; thence*
- 2) North 36°44'33" East 81.84 feet to a mag nail; thence*
- 3) North 31°05'50" East 77.86 feet to a mag nail; thence*
- 4) North 23°01'39" East 88.46 feet; thence*
- 5) North 18°49'08" East 100.51 feet; thence*
- 6) North 24°23'02" East 82.90 feet; thence*
- 7) North 28°40'59" East 115.11 feet; thence*
- 8) North 26°39'43" East 90.99 feet; thence South 11°56'46" East, passing a 5/8" rebar with a plastic cap stamped "Timberlake S0451" hereafter referred to as a 5/8" rebar at 33.3 feet, a total distance of 776.92 feet to a 5/8" rebar; thence South 59°46'49" East 172.67 feet to a 5/8" rebar; thence South 76°14'51" East, passing a 5/8" rebar at 202.03 feet, a total distance of 235.13 feet to the centerline of a roadbed; thence along said roadbed North 77°29'31" East 220.71 feet; thence along said roadbed North 81°55'01" East 215.81 feet; thence along said roadbed South 78°35'50" East 24.29 feet to a 5/8 rebar on the quarter quarter line; thence South 00°23'14" West 1058.33 feet to the point of beginning and containing 36.935 acres more or less and subject to all right of ways and easements of record.*

*Course data used for this description is based on Grid North, Indiana State Plane Coordinate System, West Zone, as determined from GPS observations.*

Subject to the uncertainties in the lines and corners established by this survey, I hereby certify that the survey work performed by me on this project is in accordance with the requirements of IAC 865 to the best of my knowledge and belief.

There may be unwritten rights associated with any occupation lines cited above.

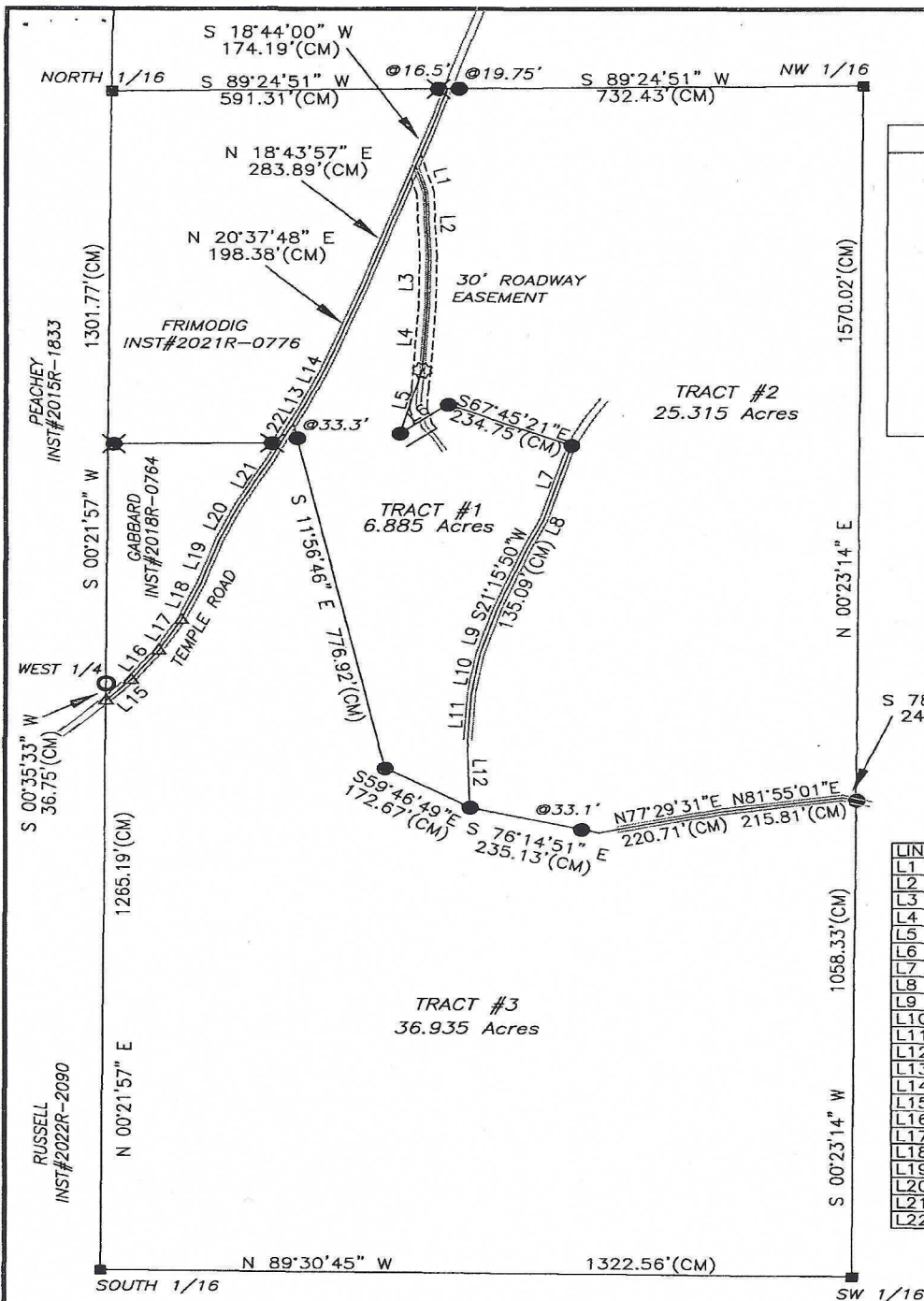
This survey was conducted without the benefit of a title examination and is subject to the facts such examination may reveal.

This report should not be used for any purpose without the associated survey plat labeled sheet 5 of 5.

SURVEY BY:  
Reginald G. Timberlake  
Professional Land Surveyor S0451  
1173 West State Road 62  
Leavenworth, IN 47137

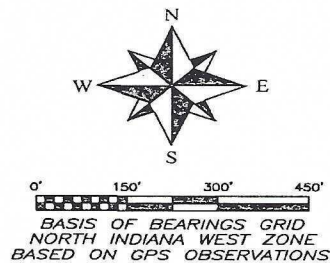
SURVEY FOR:  
Mike Andry  
5117 Temple Road  
Marengo, IN 47140





~ LEGEND ~	
— x — x —	FENCE
(CM)	CALCULATED MEASUREMENT
(R)	RECORD
■	STONE
△	MAGNETIC NAIL (FOUND)
⊙	RAILROAD SPIKE (SET)
○	LYNCH REBAR (FOUND)
⊗	5/8" REBAR W/CAP (SET PREVIOUS SURVEY)
●	5/8" REBAR W/CAP (SET 0-6")

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°22'38" E	61.71'(CM)
L2	S 02°28'09" E	141.20'(CM)
L3	S 01°12'37" W	110.56'(CM)
L4	S 03°46'21" W	140.65'(CM)
L5	S 15°11'04" W	143.72'(CM)
L6	N 53°00'11" E	105.73'(CM)
L7	S 16°38'44" W	172.50'(CM)
L8	S 24°58'52" W	74.28'(CM)
L9	S 17°02'42" W	106.21'(CM)
L10	S 09°58'45" W	85.93'(CM)
L11	S 03°32'09" W	105.59'(CM)
L12	S 01°26'32" E	149.58'(CM)
L13	N 26°39'43" E	42.52'(CM)
L14	N 23°55'37" E	82.56'(CM)
L15	N 44°17'14" E	62.65'(CM)
L16	N 36°44'33" E	81.84'(CM)
L17	N 31°05'50" E	77.86'(CM)
L18	N 23°01'39" E	88.46'(CM)
L19	N 18°49'08" E	100.51'(CM)
L20	N 24°23'02" E	82.90'(CM)
L21	N 28°40'59" E	115.11'(CM)
L22	N 26°39'43" E	90.99'(CM)



CLIENT: MIKE ANDRY  
OWNERS: JAMES DAVID & CATHY LYNN ANDRY  
DEED OF RECORD: INSTRUMENT #2015R-1381



1173 WEST STATE ROAD 62  
LEAVENWORTH, IN 47137  
812-739-4528

### ANDRY SURVEY

DRAWN BY: RWT	DATE: 9-05-25	PT WEST HALF SEC 12, T2S, R1E LIBERTY TWP CRAWFORD CO, IN
CHECKED BY: RGT	JOB NUMBER: 25-191	
SCALE: 1"=300'	SHEET 5 of 5	DWG: \\2025\MARENGO.DWG

I HEREBY CERTIFY THAT THE WORK DONE ON THIS PROJECT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF IAC 865 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Reginald G. Timberlake*

9-09-25

FIELD WORK FINISHED 8-28-25