

SURVEYOR'S REPORT

This Survey and report are based in part upon opinions formed in accordance with an Indiana Professional Surveyor's responsibility to conduct a Survey in accordance with "law or a Precedent" (Title 86.5 Article 1, Rule 12, of the Indiana Administrative Code). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based upon the principals derived from common law precedent must be relied upon as the basis for a boundary resolution. 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)

This Survey was commissioned by the client for the purposes of dividing and monumenting the Staggs Parcel described in Instrument Number 202102816, recorded in the Office of the Recorder of Fountain County, Indiana.

The survey was controlled by the following monuments:

1) The positions of the North and Southeast corners of Parcel 1 located in Quarter of Section 31, T19N, R7W were calculated from the land descriptions of the State of Indiana Records Office located at the intersection of U.S. Highway 41 and State Road 32. A search of both the Fountain County Recorder's Office and GIS Office was unable to find a copy of a Location Control Route Survey for either road. U.S. Highway 41 has been resurfaced and any evidence of the corners seems to have been lost. Concrete right of way markers were found marking several corners of said State of Indiana Parcel 1. Uncertainty in these locations: 200 feet.

2) Concrete fence posts were found marking various deed corners or along deed lines. These posts appear to be the best evidence of the location of these corners and appear to have been held as such by land owners past and present.

these points 0.02 feet.

RTW - The position shown here is based on the record land description of the subject parcel. No evidence supporting this position was found in the field. Uncertainty in this location is 0.02 feet.

4) The monuments called for as found or set on a survey I performed dated March 21, 2023, Hulse Surveying and Engineering Job Number: 215609, recorded in Instrument Number 2023060637. Uncertainty in these monuments - None

The basis of bearings for this survey is based upon GPS Observations performed on February 20, 2023 (prior survey). With East line of the Southeast Quarter of said Section 31, bearing South 00 degrees 00 minutes 59 seconds West

A 11 Instrument Numbers shown herein were the current deeds of record on the

Containing 6.65 acres, more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record

...in said Recorder's Office on May 8, 2024

1) The record land description of the Subject Parcel is vague. There are no North-South dimensions provided nor are there any East-West dimensions other than "Five hundred ninety-two (592) feet West of the West right-of-way line of U.S. Highway 41". No record of a right-of-way purchase or grant was found in the records of Fountain County, Indiana. Based upon improvements, fence posts and mow line, it appears this right-of-way is commonly believed to be approximately 70 feet West of the center line of said road. The area called in the deed, "six (6) acres", was measured to be 6.82 acres, more or less, including the aforesaid improvements, fence posts and mow lines. However if you subtract out the area of the 6.82 acres, more or less (72 acres, more or less) this area would be 6.10 acres.

20 feet of right-of-way. The 15 feet wide ingress/egress easement as shown hereon is based upon the assumption of a 70 feet wide right-of-way. The commonly held practice by the State of Indiana is that the only right-of-way for a road is the paved travel way, unless additional right-of-way has been purchased, for example, from the adjoining land owner. No record of land purchases by either the State of Indiana, or any other municipality were found for U.S. Highway 41 on the Subject Parcel.

Containing 0.17 acres, more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

There are no inconsistencies in lines of occupation

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

- Variances in reference monuments. As Noted Above
- Discrepancies in record descriptions and plats. As Noted Above
- Inconsistencies in lines of occupation. Negligible
- Relative Positional Accuracy (RPA) of the corners of the subject tract established by this survey is within the specifications of a rural survey (+/- 0.26 feet plus 200 parts per million) as defined in IAC 865

Containing 0.60 acres, more or less, and being subject to all Legal Highways, Rights-of-way and Easements of Record.

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 My 9, 2024

Jonathan E. Hause, P.S.
Professional Surveyor
Indiana No. PS20600040

JONATHAN E. HAUSE
REGISTERED
No. 20600040
STATE OF INDIANA
LAND SURVEYOR

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
By: Jonathan E. Flaws

Prepared by: Jonathan E. Hause

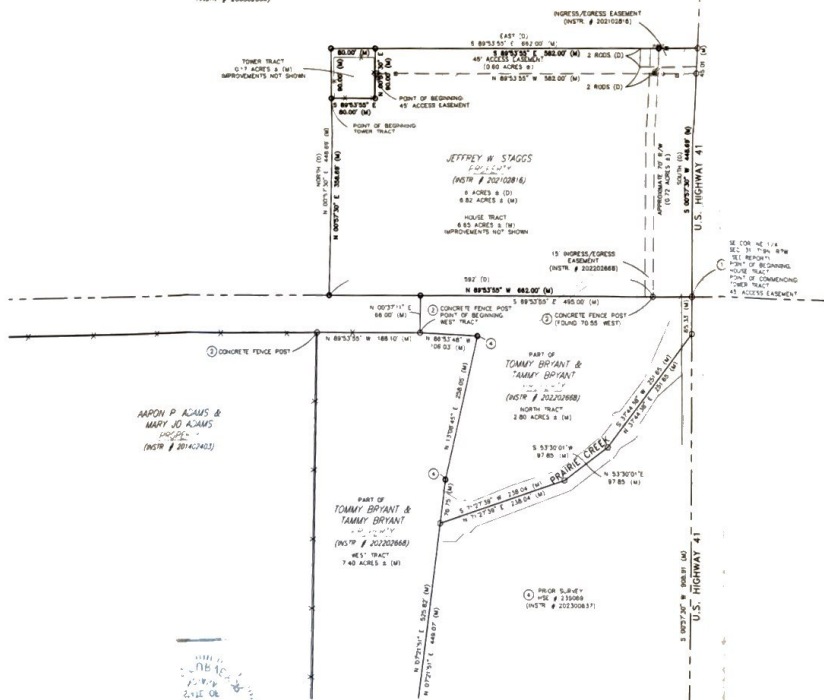
NOTES

1. This Document contains Two (2) Pages, both are Required for this to be a Survey

PROJECT NO.		24S189	
SHEET NO.		2 OF 2 SHEETS	
ORIGINAL SURVEY			
JEFFREY W. STAGGS			
PT. S 1/2, NE 1/4, SEC. 31, T19N, R7W, MILL CREEK TOWNSHIP, MOUNTAIN CO., IN			
No.	Date	Reviewed By	DRAWN BY
		CHECKED BY	JWH
		CRD	
		DATE	
		SCALE	
		1" = 1,120'	
105 N. MERIDIAN ST. LEBANON, IN 46052 PHONE: (765) 482-5141 INFO@ACCURACYTRANSFERINC.COM			
A SERVICE DISABLED VETERAN OWNED SMALL BUSINESS			



THE GERALD B MORRIS AND SHARON L
MORRIS REVOCABLE TRUST
Estate of
(INSTR # 200902050)



NOTES

- 1) This Document contains Two (2) Pages, both are Required for this to be a Survey.
- 2) All physical improvements hereon are shown as they were located in the field on May 8, 2024. Not all Improvements on the Subject Parcel are shown.
- 3) All Survey monuments set or found this Survey are flush with existing grade unless otherwise noted.
- 4) Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the Subject Parcel.

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PROJECT NO. 24S189	SHEET NO. 1 OF 2 SHEETS	ORIGINAL SURVEY		DRAWN BY JCH CHECKED BY CDB DATE 05/09/2014 SCALE 1" = 100'	SURVEYING 	105 N. MERIDIAN ST. LEBANON, IN 46052 PHONE: (765) 482-5141 INFO@HOUSESURVEYINGANDENGINEERING.COM	A SERVICE DISABLED VETERAN OWNED SMALL BUSINESS
		JEFFREY W. STAGGS PT. S 1/2, NE 1/4, SEC. 31, T19N, R7W, MILL CREEK TOWNSHIP, FOUNTAIN CO., IN	No Date Rensons				