BASIS OF BEARING: MONUMENTS FOUND MARKING THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST WERE ROTATED TO SOUTH 01 DEGREE 50 MINUTES 40 SECONDS WEST TO MATCH Centerline Bean Blossom Road (18' Wide Bituminous) SCALE: 1" = 150 N 12° 32'- 27" E 100.00 Centerline Bean Blossom Road (18' Wide Bituminous) 1 1/4 ITON PIPE IRON PIPE FOUND (24"AG) NORTHWEST CORNER "E1/4 NE1/4 10-3 INST.2022-1948 OWNER OF RECORD: LISA R. MILLER N 86 = 16'- 18" E 631.26' Fence Line S 86 = 16-18" W 915.65" Inst.2007-0499 Charles Arnold AG = ABOVE GRAI M = MEASUREDLEGEND: $\blacktriangle = 5.8$ INCH REBAR FOUND (2"BG - 4"AG) $\bigtriangleup = 5.8$ INCH CAPPED REBAR SET STAMPED ETTER PLS S0219 (2"AG) $\Leftrightarrow = MAG$ SPIKE SET S 90 = 00'- 00" W 913.38" ABOVE GRADE BENNETT & ASSOCIATES 104 S. JEFFERSON STREET PO BOX 1224 NASHVILLE, IND. 47448 812-988-1191 SURVEY FILE NUMBER: 2022-B26 PAGE NO. 1 PLAT AND DESCRIPTION PAGE NO.2 SURVEY REPORT Inst.2022-1948 Lisa Miller R = RECORDBG = BELOW GRADEN 00 ° 33'- 18" E 618.62' (M) 615.69' (R) Fence Line S 02 = 41'- 15" W 66.44' (M) 66.00' (R) N 02 = 36'- 20' W 156.55' 190°00'-00"E 431.07'(M) 431.27'(R) S89 = 43'-21" E 82.99' (M) 82.50' (R) N 89 = 04'- 11" W 82.00'(M) 82.50'(R) S 01 = 50'- 40" W 198.53' (M) 198.00' (R) Candy McPherson Inst.2020-0702 5/8 INCH REBAR FOUND (3"AG) SOUTHEAST CORNER NE1/4 NE1/4 SEC. 16-10-3 S 01 = 50'- 40" W 470.38" N 85 = 23'- 58" W 140.46" NOTES: S 01 ° 50'- 40" W 601.82" 5"X 5" SANDSTONE FOUND [2"AG] W/1/2"REBAR NORTHEAST CORNER NE1/4 NE1/4 SEC.16-10-3 Bonnie Napier Inst.2018-3571 leffery and POB

R 8.664 ACRE SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMBLEN TOWNSHIP, BROWN COUNTY, INDIANA

DESCRIPTION:

FOUND: THENCE NORTH 00 DEGREE 33 MINUTES 18 SECONDS EAST 618.62 FEET TO A 5/8 INCH REBAR FOUND ON THE NORTH LINE OF SAID LINE 431.07 FEET TO THE BEGINNING, CONTAINING 8.664 ACRES MORE OR LESS. NORTHEAST QUARTER, NORTHEAST QUARTER: THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON AND ALONG SAID NORTH LEAVING THE CENTER OF SAID COUNTY ROAD NORTH 86 DEGREES 16 MINUTES 18 SECONDS EAST 631.26 FEET TO A 5/8 INCH REBAR MINUTES 18 SECONDS WEST 915.65 FEET TO A MAG SPIKE SET IN THE CENTERLINE OF BEAN BLOSSOM COUNTY ROAD; THENCE WITH THE MINUTES 20 SECONDS WEST 156.55 FEET TO A 5/8 INCH CAPPED REBAR (STAMPED ETTER S0219) SET; THENCE SOUTH 86 DEGREES 16 MINUTES 58 SECONDS WEST 140.46 FEET TO A 5/8 INCH CAPPED REBAR (STAMPED ETTER S0219) SET: THENCE NORTH 02 DEGREES 36 CENTERLINE OF SAID COUNTY ROAD NORTH 12 DEGREES 32 MINUTES 27 SECONDS EAST 100.00 FEET TO A MAG SPIKE SET; THENCE MINUTES 40 SECONDS WEST 601.82 FEET TO A 5/8 INCH CAPPED REBAR (STAMPED ETTER S0219) SET: THENCE NORTH 85 DEGREES 23 TO A 5/8 INCH REBAR FOUND; THENCE SOUTH 02 DEGREES 41 MINUTES 15 SECONDS WEST 66.44 FEET TO A 5/8 INCH REBAR FOUND; NORTHEAST QUARTER 198.53 FEET TO A 5/8 INCH REBAR FOUND; THENCE NORTH 89 DEGREES 04 MINUTES 11 SECONDS WEST 82.00 FEET DEGREE 50 MINUTES 40 SECONDS WEST (BEARING FROM DEED) ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER, NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 01 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE SECOND THENCE SOUTH 89 DEGREES 43 MINUTES 21 SECONDS EAST 82.99 FEET TO A 5/8 INCH REBAR FOUND; THENCE SOUTH 01 DEGREE 50 PRINCIPAL MERIDIAN, HAMBLEN TOWNSHIP, BROWN COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A SANDSTONE FOUND

SUBJECT TO ALL LEGAL RIGHTS OF WAY OR EASEMENTS AND RESTRICTIONS EXISTING OR OF RECORD AFFECTING SAID REAL ESTATE.

SUPERVISION AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND ARE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE ABOVE PLAT AND DESCRIPTION CORRECTLY REPRESENTS A LAND SURVEY PERFORMED BY ME OR UNDER MY DIRECT ACCURATELY SHOWN, DATED JANUARY 16, 2023. I ROBERT E. ETTER, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED WITH THE LAWS OF THE STATE OF INDIANA,

ROBERT E. ETTER PLS S0219

DATES OF FIELD WORK: SEPTEMBER 20 – OCTOBER 17, 2022 AND JANUARY 11-17, 2023 ORIGIN OF MONUMENTS FOUND: FRANKLIN ENGINEERING, COUNTY SURVEYOR'S OFFICE REFERENCE

MONUMENTS AND UNKNOWN. LINES OF OCCUPATION: NO SUBSTANTIAL PHYSICAL EVIDENCE OR FENCES WERE OBSERVED ALONG REMAINDER OF THE PERIMETER LINES OF THE ORIGINAL SUBJECT TRACT (UNLESS NOTED). DEED DESCRIPTION PROVIDED BY BROWN COUNTY RECORDER'S OFFICE.



MILLER 8.664 ACRE SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMBLEN TOWNSHIP, BROWN COUNTY, INDIANA

SURVEYOR'S REPORT FOR LISA R. MILLER

SURVEY FILE NO. 2022-B26

This report is for part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 10 North, Range 3 East of the Second Principal Meridian, Hamblen Township, Brown County, Indiana. The parent tract recorded in Instrument Number 2022-1948 in the office of the Recorder of Brown County, Indiana.

This survey was completed without benefit of a title commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey. A search for easements of record is not part of this survey.

Reference Surveys:

Franklin Engineering

Brown County Surveyors Office data sheet

In accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 30 of the INDIANA ADMINISTRATIVE CODE, the following observations and opinions are submitted regarding the uncertainties in the location of the lines and corners established on this survey because of the following four (4) factors:

- Availability and condition of referenced monuments
- Occupation or Possession lines
- 90 Clarity or Ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines
- The relative positional accuracy of the measurements.

There may be unwritten rights associated with these uncertainties

FIELDWORK COMPLETION DATE:

All field work was completed on or before October 17, 2022. and January 17, 2023

PURPOSE:

This survey was initiated at the request of the property owner (Lisa Miller) for the purpose of establishing lines and corners of the subject parcel from the parent tract to

SURVEY METHOD:

All points and corners of this survey were either control points on a closed traverse or established radially from control points on a closed traverse.

APPLIED THEORY OF LOCATION:

As specified in Tiffins instructions, proportional measurement for simultaneous conveyance of platted land and the use of previous surveys.

FINDING OF FACTS AND THEORY OF LOCATION:

A Sandstone with a 5/8 inch rebar was found in good condition (2" above grade) marking the Northeast corner of the Northeast Quarter, Northeast Quarter of Section 16, Township 10 North, Range 3 East of the Second Principal Meridian, Hamblen Township, Brown County, Indiana. This corner was recovered from references found in the Brown County Surveyors office and was accepted for use in this survey.

A 5/8 inch rebar was found in good condition (3" above grade) marking the Southeast corner of the Northeast Quarter, Northeast Quarter of Section 16, Township 10 North, Range 3 East of the Second Principal Meridian, Hamblen Township, Brown County, Indiana. This corner was recovered from references found in the Brown County Surveyors office and was accepted for use in this survey.

A 1 ¼ inch (inside diameter) iron pipe was found 24" above grade) marking the Northwest corner of the Northeast Quarter, Northeast Quarter of Section 16, Township[10 North, Range 3 East of the Second Principal Meridian, Hamblen Township, Brown County, Indiana. This corner was recovered from references found in the Brown County Surveyors office and was accepted for us in this survey.

> INST.2022-1948 OWNER OF RECORD: LISA R. MILLER

812-988-1191 PO BOX 1224 NASHVILLE, IND. 47448 104 S. JEFFERSON STREET BENNETT & ASSOCIATES

The above referenced monuments were used to determine the lines and corners of this survey.

OCCUPATION OR POSSESSION LINES:

Second Principal Meridian, Hamblen Township, Brown County, Indiana. The North line of the surveyed 8.664 acre parcel is the North line of the Northeast Quarter, Northeast Quarter of Section 16, Township 10 North, Range 3 East of the

The East line of the surveyed 8.664 acre parcel conforms with the West line of the the Recorder of Brown County, Indiana. adjoining parcel to the East described in Instrument Number 2018-3571 in the office of

The South line of the surveyed 8.664 acre was placed per direction of the property owner.

the recorder of brown county, Indiana. A fence in Good Condition also runs along t The West line of the surveyed 8.664 acre parcel conforms with the East line of the adjoining parcel the West, described in Instrument Number 2007-0499 in the office of his line.

No gaps or overlaps exist between the descriptions of the recorded instruments between the property of this survey and the adjoining properties

RELATIVE POSITIONAL ACCURACY:

The relative positional accuracy (due to random errors of measurement) of the corner of the subject tract established this survey is within the specification for a rural survey 0.26 feet (79 millimeters) plus 200 part per million as defined in Indiana Administrative Code 865, Chapter 12.

SURVEY FILE NUMBER: 2022-B26 PAGE NO.2 SURVEY REPORT PAGE NO. 1 PLAT AND DESCRIPTION