

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, HAMBLETON 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 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:
- a) Availability and condition of referenced monuments
 - b) Occupation or Possession lines
 - c) 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.
 - d) 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 sell.

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 1/4 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.

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

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

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

OCCUPATION OR POSSESSION LINES:

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 Second Principal Meridian, Hamblen Township, Brown County, Indiana.

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

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

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 the recorder of brown county, Indiana. A fence in Good Condition also runs along this 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.

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