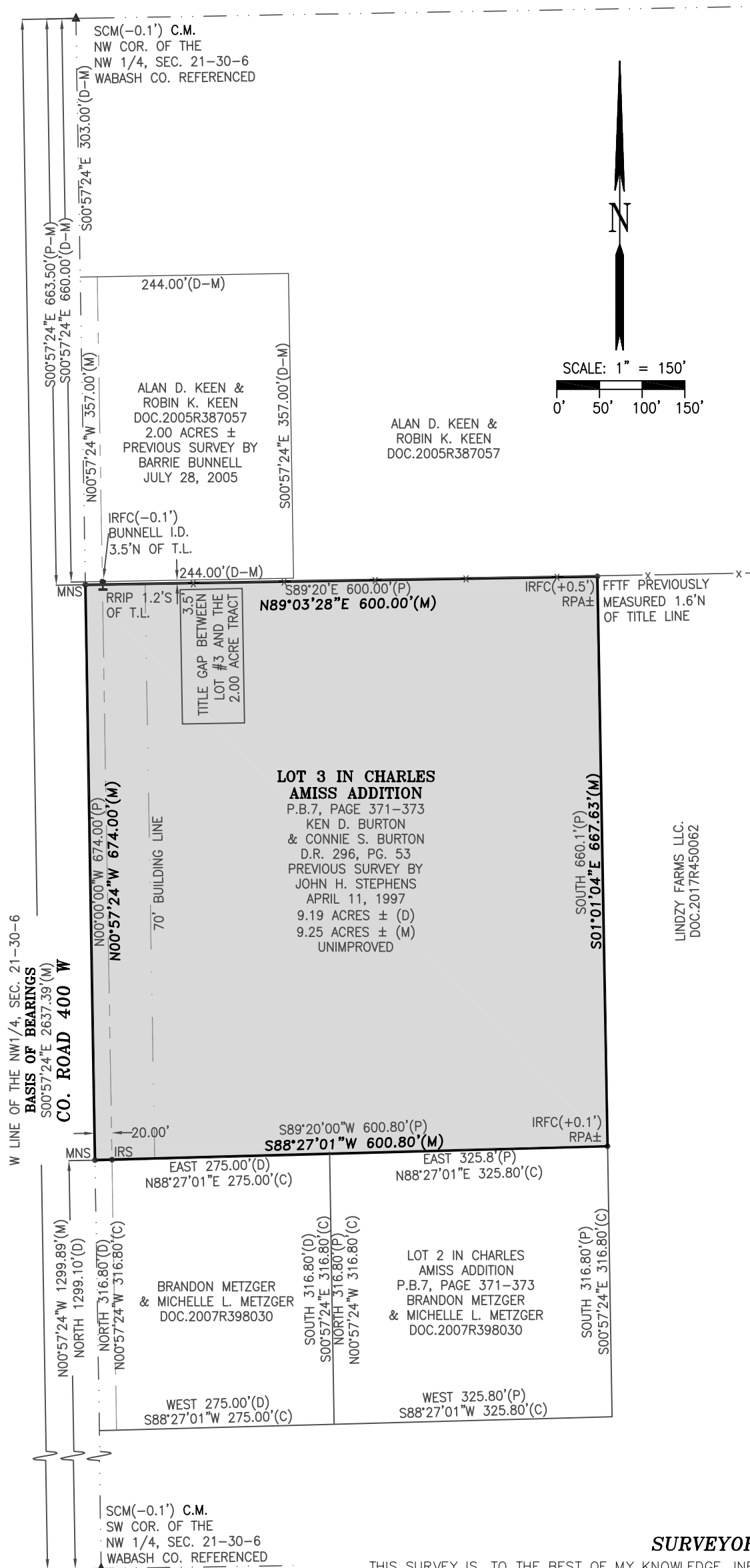


PLAT OF RETRACEMENT SURVEY



Annotation Legend

P. = PLATTED (OR PLAN) DIMENSION/COURSE
D. = DEED DIMENSION/COURSE
R. = RECORD DIMENSION/COURSE
M. = MEASURED DIMENSION
C. = CALCULATED DIMENSION
TC = TITLE CORNER
TL = TITLE LINE
C.M. = CONTROLLING MONUMENT
+/- = INDICATES HEIGHT OR DEPTH OF
MONUMENT FOUND.
C.L. = CENTERLINE OF ROADWAY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
ENC. = ENCROACHMENT ACROSS
ESTABLISHED BOUNDARY
RPA = RELATIVE POSITIONAL
ACCURACY
FFTF = FARM FIELD TYPE FENCE
+40 YRS
CLTF = CHAIN LINK TYPE FENCE
MISC = MISCELLANEOUS
REC. = RECORD
OHU = OVERHEAD UTILITIES AND
APPURTENANCES
ARC = LENGTH OF CURVATURE
RAD = RADIUS OF CURVATURE
D = CENTRAL ANGLE
DEG = DEGREE OF CURVATURE
CB = CHORD BEARING
CD = CHORD DISTANCE
IRF = IRON REBAR STAKE FOUND
IPF = IRON PIPE FOUND
IRFC = IRON REBAR STAKE FOUND
/ "JHS #80040428" I.D. CAP
PKF = PK NAIL FOUND
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
I.D. = IDENTIFICATION
WCP = WOOD CORNER POST
CCP = CONCRETE CORNER POST
SCM = SECTION CORNER
MONUMENT

NOTES:

1. MONUMENTS WITH NO RELATIONSHIP TO HEIGHT OR DEPTH (ABOVE/BELOW GROUND) AS SHOWN ON THE WITHIN PLAT WERE FOUND FLUSH WITH GROUND LEVEL. MONUMENTS WITH NO RELATIONSHIP TO THE CORNER (ERROR) ARE WITHIN RELATIVE POSITIONAL ACCURACY STANDARDS FOR THIS CLASSIFICATION OF SURVEY.
2. MONUMENTS SET THIS SURVEY AS DEPICTED "IRS" ARE 5/8" DIAMETER IRON REBAR STAKES 24" LONG.
3. IDENTIFICATION CAPS ON IRON REBAR STAKES AND IDENTIFICATION WASHERS ON MASONRY NAILS AS SET THIS SURVEY ARE MARKED "JHS RLS, LS80040428".
4. THE BASIS OF BEARINGS THIS SURVEY WAS DETERMINED FROM A GRID BEARING (NAD 83, INDIANA EAST ZONE) BETWEEN MONUMENTS DEPICTED ON THE WITHIN PLAT.
5. THE PROFESSIONAL SERVICES PROVIDED DO NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION OF THE TITLE. NO TITLE COMMITMENT WAS PROVIDED THIS SURVEY.

SURVEYED FOR:

METZGER PROPERTY SERVICES, LLC
ATTN: TIFFANY REIMER
101 S. RIVER ROAD
NORTH MANCHESTER, IN 46962
JOB No. 23054
OWNERS: KEN & CONNIE BURTON
BRIEF DESCRIPTION:
LOT 3 IN CHARLES AMISS ADDITION
PROPERTY ADDRESS:
400 W SILVER LAKE, IN
PARCEL: 85-02-21-100-018.000-012

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 A SUBURBAN CLASSIFICATION (RELATIVE POSITIONAL ACCURACIES OF 0.13 + 100 PPM), RETRACEMENT SURVEY. THE WITHIN SURVEY FIELD WORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON MARCH 29, 2023. 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, No. 80040428
JOHN H. STEPHENS R.L.S., INC.
BY: JOHN H. STEPHENS
PROFESSIONAL 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
jhsrls.com

JOB NO. 23054	CLIENT: TIFFANY REIMER	
SCALE: 1" = 150'	REVISED:	SHEET 3 OF THREE
DATE: 04/05/2023		
DRAWN BY: JOS		
CHECKED BY: JHS		



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 adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines.
- d) Relative Positional Accuracy (RPA); the acceptable relative positional accuracy 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.

THERE MAY BE DIFFERENCES BETWEEN DEED DIMENSIONS AND MEASURED DIMENSIONS ALONG THE BOUNDARY LINES ESTABLISHED THIS SURVEY, LIKEWISE, THERE MAY BE FOUND MONUMENTS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS, ESTABLISHED THIS SURVEY. IN CASES WHERE THE VARIANCE IS LESS THAN THE RELATIVE POSITIONAL ACCURACY STATED ABOVE, THE VARIANCE MAY BE CONSIDERED INSIGNIFICANT AND SHOWN FOR MATHEMATICAL CLOSURE PURPOSES ONLY. ANY VARIANCES GREATER THAN THE RELATIVE POSITIONAL ACCURACY STATED ABOVE SHOULD BE CONSIDERED WORTHY OF NOTE AND ARE SHOWN ON THE PLAT OF SURVEY AND POSSIBLY DISCUSSED BELOW.

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE PERTINENT PUBLIC LAND SYSTEM BOUNDARIES AND PARTITIONED BOUNDARIES IN ORDER TO PERPETUATE THE BOUNDARIES OF A 9.25 ACRE TRACT PREVIOUSLY SURVEYED BY MYSELF AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 6 EAST IN WABASH COUNTY INDIANA.

METHODOLOGY USED THIS SURVEY WERE G.N.S.S. MEASUREMENTS UTILIZING A CARLSON BRx6+ 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 MONUMENTS DEPICTED ON THE WITHIN PLAT.

REFERENCE INFORMATION UTILIZED THIS SURVEY

SECTION CORNER TIE CARDS, ORIGINAL FIELD NOTE PLATS AND LEGAL SURVEY RECORDS ON FILE IN THE OFFICE OF THE WABASH COUNTY, INDIANA SURVEYOR.

A SURVEY COMPLETED BY MYSELF, DATED APRIL 11, 1997, FOR THE SUBJECT TRACT.

A SURVEY COMPLETED BY BARRIE BUNNELL, DATED JULY 28, 2005, FOR THE NORTHERLY ADJACET 2.00 ACRE TRACT.

HISTORICAL RECORD DOCUMENTS ON FILE IN THE OFFICE OF THE WABASH COUNTY, INDIANA RECORDER FOR THE CURRENT ADJOINING OWNERS OF THE SUBJECT TRACT(S).

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

THE PUBLIC LAND CORNERS SITUATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 6 EAST, WERE PERPETUATED WITH WABASH COUNTY REFERENCED SECTION CORNER MONUMENTS. BOTH CORNERS WERE FOUND IN APPARENTLY UNDISTURBED CONDITION AS DESCRIBED IN THE SURVEYOR'S RECORDS. VARIANCES OF 0.2' WERE OBSERVED IN SECTION CORNER REFERENCE INFORMATION THIS SURVEY. THE SECTION CORNER MONUMENTS WERE HELD CONTROLLING THIS SURVEY. THE NORTHWEST CORNER AND THE SOUTHWEST CORNERS WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

IRON REBAR STAKES WITH MY IDENTIFICATION WERE FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT TRACT. THE LOCATIONS OF BOTH STAKES FELL WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE CLASSIFICATION OF SURVEY.

VARIANCES OF 0.8' NORTH-SOUTH WERE OBSERVED IN THE DIFFERENCE OF RECORDED AND MEASURED DISTANCES FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER MEASURED NORTH TO THE SOUTHWEST CORNER OF LOT 3.

VARIANCES OF 7.5' NORTH-SOUTH WERE OBSERVED IN THE DIFFERENCE OF RECORDED AND MEASURED DISTANCES ALONG THE EAST LINE OF LOT 3 AS NOTED ON THIS AND ON THE 1997 SURVEY.

AN IRON STAKE WITH BUNNELL IDENTIFICATION WAS FOUND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 400 WEST AND THE SOUTH LINE OF THE 2005 BOUNDARY ESTABLISHED BY BUNNELL. THE LOCATION OF THE STAKE FELL WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE CLASSIFICATION OF SURVEY.



SURVEYOR'S REPORT CONTINUED

OCCUPATION OR POSSESSION LINES

THE VARIOUS FOLLOWING OPINIONS WERE OBSERVED REGARDING THE OCCUPATION AND POSSESSION OF THE SUBJECT TRACT. THE EXISTING FENCE LOCATED ALONG THE NORTH LINE OF LOT THREE VARIED IN LOCATION WITH THE ESTABLISHED BOUNDARY. THE LOCATION OF THE RAILROAD IRON CORNER POST NEAR THE WEST TERMINUS FELL 1.2' SOUTH OF THE ESTABLISHED BOUNDARY. THE FENCE LINE NEAR THE NORTHEAST CORNER OF LOT 3 FELL 1.6' NORTH OF THE ESTABLISHED CORNER.

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

DISCREPANCIES OF 3.5 FEET NORTH-SOUTH WERE OBSERVED IN THE DIFFERENCE OF RECORDED DIMENSIONS FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER MEASURED SOUTH TO THE NORTHWEST CORNER OF LOT THREE. THESE DISCREPANCIES CREATE AN APPARENT TITLE GAP OF 3.5 FEET ALONG THE NORTH LINE OF LOT 3.

DISCREPANCIES OF 0.8 FEET NORTH-SOUTH WERE OBSERVED IN THE DIFFERENCE OF RECORDED DIMENSION FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER MEASURED NORTH TO THE SOUTHWEST CORNER OF LOT THREE. THESE DISCREPANCIES CREATE AN APPARENT TITLE GAP OF 0.8' FEET ALONG THE SOUTH LINE OF LOT 3.

THEORY OF LOCATION

THE THEORY OF LOCATION WAS BASED UPON THE CONTROLLING MONUMENTS SITUATED AT THE SECTION, QUARTER AND PARTITIONED CORNERS. THE CORNERS WERE ESTABLISHED AND SUPPORTED BY WRITTEN HISTORICAL DOCUMENTS AND THE COUNTY SURVEYOR RECORDS.

THE NORTHWEST CORNER OF LOT 3 WAS ESTABLISHED FROM THE RECORD DISTANCE OF 663.50 FEET MEASURED SOUTH FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (PER PLAT).

THE NORTH LINE WAS ESTABLISHED PARALLEL WITH THE NORTH QUARTER SECTION LINE AS DESCRIBED IN THE NORTHERLY ADJOINING DEED FOR THE KEEN TRACT.

THE EAST LINE OF LOT 3 WAS ESTABLISHED FROM RECORD DIMENSIONS MEASURED EAST FROM THE WEST QUARTER SECTION LINE.

THE SOUTH LINE OF LOT 3 WAS ESTABLISHED FROM THE RECORD DIMENSION MEASURED SOUTH FROM THE NORTHWEST LOT 3.

RECORD DOCUMENT - DESCRIPTION:

Lot Number Three (3) in Charles Amiss Addition, according to the recorded plat thereof, recorded in Plat Record number 7, pages 371-373.

Subject to any and all easements, rights of way, streets, highways and valid restrictions presently existing and of record, any rights of tile drains, legal ditches, and any zoning ordinances applicable hereto.