



**LEGEND**  
M = MEASURED C = CALCULATED  
P = PLAT R = RECORDED  
x = WALKER MONUMENT  
FIELD WORK COMPLETED ON 11-22-2013

**43.842 AC. ±**  
BOWERS, LARRY E.  
DOC. # 00-10-008

**WALKER & ASSOCIATES**  
EST. 1984

112 WEST VAN BUREN STREET  
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**LAND SURVEYING, CIVIL ENGINEERING,  
& LAND PLANNING**

**CERTIFICATE OF SURVEY**  
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 965-IAC 1-12 AND ALL OTHER AMENDMENTS THERETO.



PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 30 NORTH, RANGE 8 EAST, WHITLEY COUNTY, INDIANA		
FOR: BOWERS, LARRY E.		
SCALE: 1"=200'	DRAWN BY: KRM	DRAWING NUMBER <b>QC-108</b>
DATE: 11-26-2013	PAGE: 3 OF 3	

# J.K. Walker & Associates, P.C.

Land Surveying, Civil Engineering & Land Planning

William D. Kyler, L.S.

Kevin R. Michel, P.E. & L.S.

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## HISTORICAL DESCRIPTION OF SURVEYED TRACT

(Per Document Number 00-10-508)

Part of the Northwest Quarter of Section 5, Township 30 North, Range 8 East, Whitley County, Indiana, more particularly described as follows, to wit:

Commencing at an iron pin found at the Northwest corner of said Northwest Quarter; thence South, on and along the West line of said Northwest Quarter, a distance of 1220.35 feet to a P.K. nail at the true point of beginning; thence South, on and along said West line, being within the right-of-way of County Road 900W, a distance of 50.0 feet to a P.K. nail; thence Easterly, by an interior angle  $89^{\circ}-51'-45''$ , parallel to the South right-of-way line of the Norfolk and Southern Railroad, a distance of 1476.07 feet to an iron pin; thence Southerly, by a deflection angle right of  $89^{\circ}-14'$ , a distance of 705.67 feet to an iron pin; thence Easterly, by a deflection angle left of  $89^{\circ}-13'-15''$ , parallel to the South line of said Northwest Quarter, a distance of 1211.6 feet to an iron pin on the East line of said Northwest Quarter; thence Northerly, by an interior angle of  $90^{\circ}-19'-15''$ , on and along said East line, a distance of 1857.7 feet to a rail post found at the point of intersection with the South right-of-way line of said Norfolk and Southerly Railroad, said point of intersection being situated 118.4 feet South of the Northeast corner of said Northwest Quarter; thence Westerly, by an interior angle of  $89^{\circ}-40'$ , on and along said South right-of-way line, a distance of 840.9 feet to a wood post found, said wood post being situated 1864.25 feet East of the West line of said Northwest Quarter; thence Southerly, by an interior angle of  $89^{\circ}-14'$ , a distance of 1101.9 feet to an iron pin; thence Westerly, by a deflection angle right of  $90^{\circ}-46'$ , parallel to the South right-of-way line of said Norfolk and Southern Railroad, a distance of 1881.65 feet to the true point of beginning, containing 43.842 acres of land, more or less, subject to legal right-of-way for County Road 900W, subject to all legal drain easements and all other easements of record.

## FLOOD HAZARD STATEMENT

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The surveyed tract appears to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Community Panel Number 180298 0003B of the Flood Insurance Rate Maps for Whitley County, Indiana, dated April 1, 1988.

## THEORY OF LOCATION

This is a retracement boundary survey of part of the Northwest Quarter of Section 5, Township 30 North, Range 8 East, Whitley County, Indiana, located on County Road 900W and recorded in Document Number 00-10-508 in the records of Whitley County, Indiana.

The Northwest corner and the Southwest corner of said Northwest Quarter are county referenced. An iron pin was found at each of these corners and was held this survey.

The Southeast corner of said Northwest Quarter is county referenced. A rail iron post was found at this corner and was held this survey.

The Northeast corner of said Northwest Quarter is county referenced. A Mag nail was found at this corner and was held this survey.

The Southeast corner of the Southeast Quarter of said Section 31, Township 31 North, Range 8 East, Whitley County, Indiana, is county referenced. A railroad spike was found at this corner and was held this survey.

The Southwest corner of the Southeast Quarter of Section 31, Township 31 North, Range 8 East, Whitley County, Indiana, is county referenced. An iron pin was found at this corner and was held this survey.

The Southeast corner of the Southwest Quarter of Section 32, Township 31 North, Range 8 East, Whitley County, Indiana, is county referenced. An iron pin was found at this corner and was held this survey.

See survey for monuments found or set at or near the corners of the surveyed tract.

See survey for other monuments found near the surveyed tract.

See survey for monuments that are referenced.

Date: November 26, 2013

Name: Bowers, Larry E.

Address: 900W

Survey #: QC-108

*KRM*





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## SURVEYOR'S REPORT

In accordance with the Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

(A) Availability and condition of referenced monuments.

See comments above concerning monuments set, or found and held this survey. The monuments found are in good condition unless otherwise noted. Certain monuments are referenced as shown.

(B) Occupation or possession lines.

Existing fences are as shown on this survey.

(C) Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines.

The calculated lengths of certain lines of the surveyed tract vary from the recorded distances as shown on this survey.

(D) The relative positional accuracy of the measurements.

The Relative Positional Accuracy (due to random errors in measurements) of the corners of the subject tract established by this survey is within the specifications for Suburban surveys: 0.13 feet (40 millimeters) plus 100 parts per million as defined by IAC 865.

## NOTES

1. This survey is subject to any facts and/or easement that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revision that are required. The undersigned was not provided with a current title commitment for use on this survey.
2. For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker".
3. Origin of monuments unknown unless noted on survey.
4. Measurements of this survey are based on G.P.S. and/or E.T.S. traverse measurements.
5. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the Offices of the county Auditor and Recorder.
6. Existing overhead utility lines are as shown on this survey.
7. There are gas pipeline markers located East of the East line of the surveyed tract. The undersigned was not provided with any easements for said gas pipeline.
8. Reference survey(s) by J.K. Walker & Associates, P.C., dated 11-03-97.
9. I, Kevin Michel, 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.

Date: November 26, 2013

Name: Bowers, Larry E.

Address: 900W

Survey #: QC-108



*KRM*