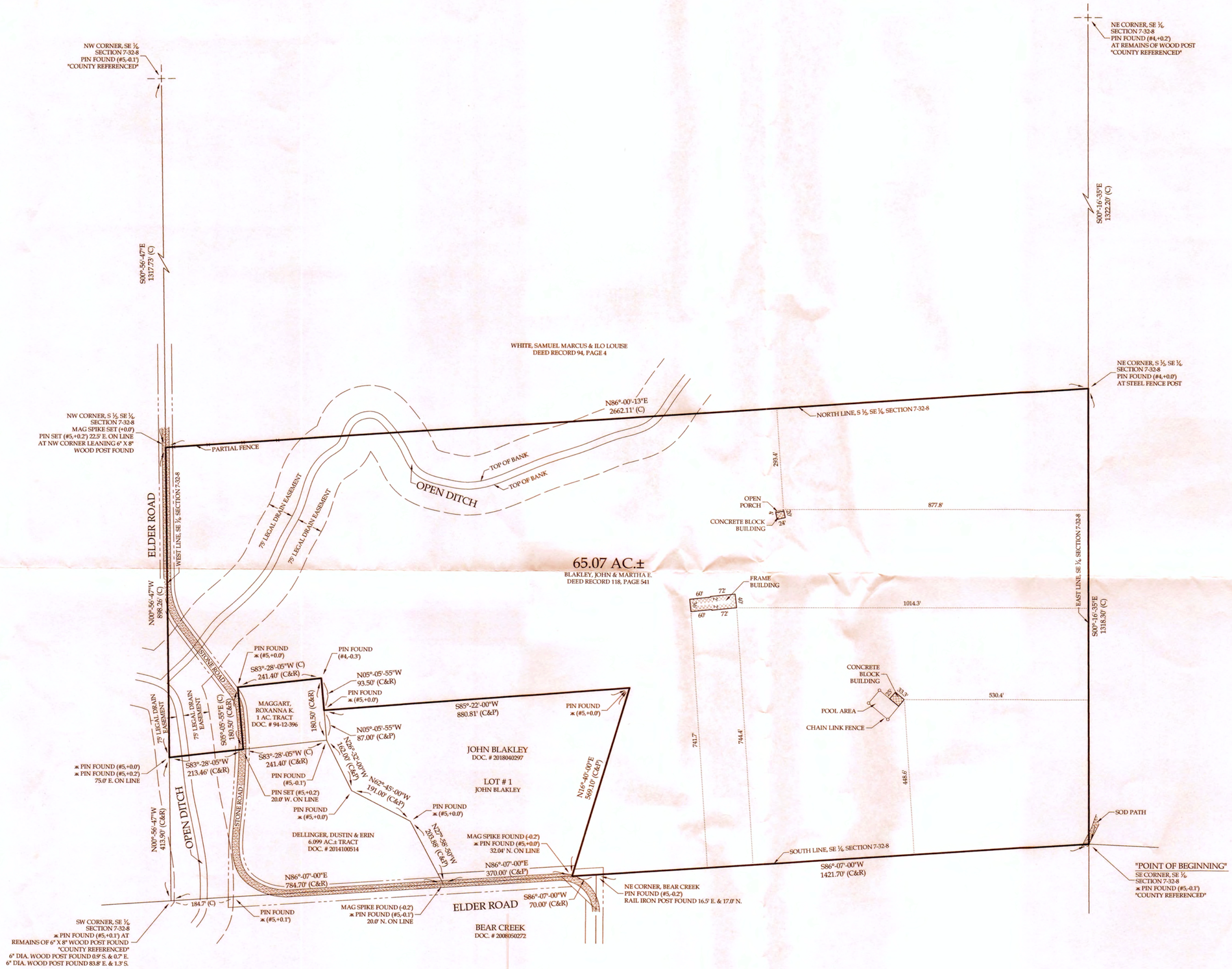

SCALE 1"=200'

0' 100' 200' 400'

LEGEND

M = MEASURED C = CALCULATED
P = PLAT R = RECORDED
⁎ = WALKER MONUMENT

FIELD WORK COMPLETED ON 5-1-2018

PROPERTY ADDRESS

5000 N Elder Road
Larwill, IN 46764

BASIS OF BEARINGS

The basis of bearings for this drawing is an adjoiner's deed bearing of S86°-07'-00"W for the South line of the Southeast Quarter of Section 7, Township 32 North, Range 8 East, Whitley County, Indiana.
Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

WALKER & ASSOCIATES
EST. 1984
112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
Phone: (260) 244-3640 www.walkersurveying.net
Fax: (260) 244-4640 E-mail: mail@walkersurveying.net
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 865-IAC 1-12 AND ALL OTHER AMENDMENTS THERETO.

KEVIN R. MICHEL
REGISTERED
Nº 870006
STATE OF INDIANA
LAND SURVEYOR

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 32 NORTH, RANGE 8 EAST, WHITLEY COUNTY, INDIANA

FOR: BLAKLEY, JOHN & MARTHA E.

SCALE: 1"=200'	DRAWN BY: KRM	DRAWING NUMBER
DATE: 5-8-2018	PAGE: 4 OF 4	RM-105

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

Land Surveying, Civil Engineering & Land Planning
William D. Kyler, P.S.
Kevin R. Michel, P.E. & P.S.
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DESCRIPTION OF SURVEYED TRACT

(Remainder of Deed Record 118 page 541)

Part of the South half of the Southeast Quarter of Section 7, Township 32 North, Range 8 East, Whitley County, Indiana, more particularly described as follows, to wit:

BEGINNING at a 5/8-inch iron pin capped "Walker" found at the Southeast corner of said Southeast Quarter; thence S86°-07'-00"W (adjoiner's deed bearing and used as the basis of bearings for this description), on and along the South line of said Southeast Quarter, a distance of 1421.70 feet to an iron pin found at the Northeast corner of the Plat of Bear Creek, as recorded in Document Number 2008050272 in the records of Whitley County, Indiana; thence continuing S86°-07'-00"W, on and along said South line, also being on and along the North line of said Plat of Bear Creek, a distance of 70.00 feet to a Mag spike found at the Southeast corner of the Plat of John Blakley as recorded in Document Number 2018040297 in said records; thence N16°-40'-00"E, on and along the East line of said Plat of John Blakley, a distance of 569.10 feet to a 5/8-inch iron pin capped "Walker" found at the Northeast corner of said Plat of John Blakley; thence S85°-22'-00"W, on and along the North line of said Plat of John Blakley, a distance of 880.81 feet to a 5/8-inch iron pin capped "Walker" found at the Northwest corner of said Plat of John Blakley, said iron pin being on the East line of a certain one acre tract of land as recorded in Document Number 94-12-396 in said records; thence N05°-05'-55"W, on and along said East line, a distance of 93.50 feet to an iron pin found at the Northeast corner of said one acre tract of land; thence S83°-28'-05"W, on and along the North line of said one acre tract of land, a distance of 241.40 feet to a 5/8-inch iron pin capped "Walker" found at the Northwest corner of said one acre tract of land; thence S05°-05'-55"E, on and along the West line of said one acre tract of land, a distance of 180.50 feet to the Southwest corner of said one acre tract of land, said corner being situated N83°-28'-05"E, a distance of 20.0 feet from a 5/8-inch iron pin capped "Walker", said corner also being on the North line of a certain 6.099 acre tract of land as recorded in Document Number 2014100514 in said records; thence S83°-28'-05"W, on and along said North line, a distance of 213.46 feet to a 5/8-inch iron pin capped "Walker" found at the Northwest corner of said 6.099 acre tract of land, said iron pin being on the West line of said Southeast Quarter, said iron pin also being situated N00°-56'-47"W, a distance of 413.90 feet from a 5/8-inch iron pin capped "Walker" found at the Southwest corner of said Southeast Quarter; thence N00°-56'-47"W, on and along said West line, a distance of 898.26 feet to a Mag spike at the Northwest corner of the South half of said Southeast Quarter; thence N86°-00'-13"E, on and along the North line of the South half of said Southeast Quarter, a distance of 2662.11 feet to an iron pin found at the Northeast corner of the South half of said Southeast Quarter; thence S00°-16'-35"E, on and along the East line of said Southeast Quarter, a distance of 1318.30 feet to the point of beginning, containing 65.07 acres of land, more or less, subject to legal right-of-way for Elder Road, 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. Low-lying areas adjacent to the open ditch appear to be situated in Zone "A", which is in a flood plain. The remainder of the surveyed tract appears to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Map Number 18183C0110C of the Flood Insurance Rate Maps for Whitley County, Indiana, dated May 4, 2015.

THEORY OF LOCATION

This is an original boundary survey of part of the South half of the Southeast Quarter of Section 7, Township 32 North, Range 8 East, Whitley County, Indiana, located at 5000 N Elder Road, Larwill, Indiana. The surveyed tract is the remainder of a larger tract of land as recorded in Deed Record 118 page 541 in the records of Whitley County, Indiana.

Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

Date:	**May 8, 2018**
Name:	**Blakley, John / Martha E.**
Address:	**5000 N Elder Road**
	Larwill IN
Survey #:	**RM-105**

KEVIN R. MICHEL
REGISTERED
№
870006
STATE OF
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LAND SURVEYOR

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The Southeast corner of said Southeast Quarter is county referenced. A 5/8-inch iron pin capped "Walker" was found at this corner and was held this survey.
The Southwest corner of said Southeast Quarter is county referenced. A 5/8-inch iron pin capped "Walker" was found at this corner and was held this survey.
The Northwest corner of said Southeast Quarter is county referenced. An iron pin was found at this corner and was held this survey.
The Northeast corner of said Southeast Quarter is county referenced. An iron pin was found at this corner and was held this survey.
An iron pin was found at the Northeast corner of the South half of said Southeast Quarter and was held this survey.
The North line of the South half of said Southeast Quarter was established by existing monuments found.
A Mag spike was set at the Northwest corner of the South half of said Southeast Quarter.
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 found that are referenced.
The actual calculated lengths and calculated bearings of the lines of a certain 6.099 acre tract of land as recorded in Document Number 2014100514 and the Plat of John Blakley and the Plat of Bear Creek and the calculated lengths of a certain one acre tract of land as recorded in Document Number 94-12-396, all in the records of Whitley County, Indiana, agree with the platted and recorded distances and platted and recorded bearings.

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.
Existing stone for Elder Road is as shown on this survey.
Sod path exists 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.
None

(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 Urban surveys: 0.07 feet (21 millimeters) plus 50 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 aforesaid G.P.S. and/or E.T.S. traverse measurements.

Date:	**May 8, 2018**
Name:	**Blakley, John / Martha E.**
Address:	**5000 N Elder Road**
	Larwill IN
Survey #:	**RM-105**

KEVIN R. MICHEL
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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. The Whitley County Surveyor's Legal Drain Map shows Two (2) legal open drains, One (1) in the Northwest part of the surveyed tract and One (1) in the Southwest part of the surveyed tract. Per Indiana Code 36-9-27 legal open drains have 75-foot wide drainage easements from the top of each bank. These open drains are as shown on this survey. Prior to any construction of a permanent structure near the legal drain easement, the location of the tops of the banks should be verified by the Whitley County Surveyor.
7. The surveyed tract is currently being used as a campground. There are multiple existing movable trailers and campers that are not shown on this survey.
8. The Plat of Bear Creek was used as a reference.
   The Plat of John Blakley was used as a reference.
   Reference survey(s) by J.K. Walker & Associates, P.C., dated 01-29-91, 12-19-94, 12-14-98, 10-20-14.
9. The Whitley County Auditor and Recorder will require that a copy of this survey be recorded with the new deed.
10. 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:	**May 8, 2018**
Name:	**Blakley, John / Martha E.**
Address:	**5000 N Elder Road**
	Larwill IN
Survey #:	**RM-105**

KEVIN R. MICHEL
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