

RECORD DESCRIPTION (Per D.B. 135 page 272)

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST, THENCE SOUTH 100 RODS AND 11 FEET, THENCE EAST 81 RODS AND 4 1/2 FEET, THENCE NORTH 100 RODS AND 11 FEET, THENCE WEST 81 RODS AND 4 1/2 FEET TO THE PLACE OF BEGINNING, CONTAINING 51 1/2 ACRES. MORE OR LESS;

ALSO COMMENCING 20 RODS AND 5 FEET AND 3 INCHES EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 312, TOWNSHIP 21 NORTH, RANGE 6 EAST, THENCE EAST 20 RODS 5 FEET AND 3 INCHES, THENCE NORTH 60 RODS AND 11 FEET, THENCE WEST 20 RODS 5 FEET AND 3 INCHES, THENCE SOUTH 60 RODS AND 11 FEET TO THE PLACE OF BEGINNING, CONTAINING 7 1/2 ACRES, MORE OR LESS;

ALSO COMMENCING AT A POINT 40 RODS 10 FEET AND 6 INCHES EAST OF THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 6 EAST, RUNNING THENCE EAST 20 RODS 5 FEET AND 3 INCHES, THENCE NORTH 60 RODS AND 11 FEET, THENCE WEST 20 RODS 5 FEET AND 3 INCHES, THENCE SOUTH 60 RODS AND 11 FEET TO THE PLACE OF BEGINNING, CONTAINING 7 1/2 ACRES, MORE OR LESS;

EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE SIX (6) EAST MARKED BY A STONE, THENCE EAST ON AND ALONG THE QUARTER SECTION LINE, SIX HUNDRED FIVE AND SEVENTY-FIVE HUNDREDTHS (605.75) FEET TO THE POINT OF BEGINNING MARKED BY AN IRON PIN, THENCE EAST ON AND ALONG SAID QUARTER SECTION LINE, FOUR HUNDRED POINT ZERO (400.01 FEET TO A POINT MARKED BY AN IRON PIN: THENCE NORTH TWO DEGREES (2'), THIRTEEN MINUTES (13') AND TWENTY SECONDS (20") EAST, TWO HUNDRED SIXTY-SEVEN POINT THREE (267-3) FEET TO A POINT MARKED BY AN IRON PIN: THENCE WEST PARALLEL TO SAID QUARTER (1/4) SECTION LINE, FOUR HUNDRED POINT ZERO (400.0) FEET TO A POINT MARKED BY AN IRON PIN: THENCE SOUTH TWO DEGREES (2'), THIRTEEN MINUTES (13') AND TWENTY SECONDS (20") WEST. TWO HUNDRED SIXTY-SEVEN POINT THREE (267.3) FEET TO THE POINT OF BEGINNING.

THEORY OF LOCATION

THIS IS A RETRACEMENT SURVEY OF THE LAND DESCRIBED IN DEED BOOK 135 PAGE 272 AS HELD IN THE OFFICE OF THE RECORDER FOR TIPTON COUNTY, INDIANA, AND DISPLAYED AS PARCEL ID NUMBERS 80-09-31-100-002.000-007, 80-09-31-100-004.000-007, AND 80-09-31-100-002.020-007 ON SAID COUNTY'S WEBSITE.

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE TITLE LINES FOR A POSSIBLE SALE OF THE PROPERTY. AS THE DEED AND COUNTY DISPLAYS THREE INDIVIDUAL TRACTS, THEY WILL BE ADDRESSED BY ID NUMBERS IN THIS REPORT.

TRACT "A" 80-09-31-100-002.000-007: THE NORTH, WEST, EAST AND SOUTH LINES OF THE SUBJECT PARCEL ARE BOUND BY, OR PARALLEL WITH THE NORTH, WEST AND SOUTH LINES OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 6 EAST WHICH WERE ESTABLISHED BY FOUND MONUMENTS. THE SOUTH LINE WAS CALCULATED TO BE COINCIDENT WITH THE NORTHERN LINES OF THE SOUTH ADJOINING TRACTS (B & C ALONG WITH SAVAGE PARCEL), WHICH WERE ESTABLISHED BY RECORD DISTANCE FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER. HOLDING THE RECORD DISTANCE FOR THE MULTIPLE SOUTHERN TRACTS, PLACES THE MEASURED ERROR ALONG THE EAST AND WEST LINES OF THE SURVEYED TRACT, WHICH ARE DISPLAYED ON THE SURVEY PLAT. THE LOCATION OF THE SOUTH LINE WAS AFFIRMED BY PORTIONS OF A FENCE WHICH REMAINED. THE EAST LINE WAS ESTABLISHED BY THE EXTENSION OF THE EAST LINE OF THE SMALLER CRAIG TRACT, WHILE BEING PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER.

TRACT "B" 80-09-31-100-004.000-007: THE SOUTH, WEST, EAST AND NORTH LINES OF THE SUBJECT PARCEL ARE BOUND BY, OR PARALLEL WITH THE SOUTH AND WEST LINES OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 6 EAST WHICH WERE ESTABLISHED BY FOUND MONUMENTS. THE NORTH LINE WAS ESTABLISHED BY RECORD DISTANCE FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER. THE EAST AND WEST LINES WERE ESTABLISHED BY RECORD DISTANCE, AS MEASURED FROM THE WEST LINE OF SAID NORTHEAST QUARTER. HOLDING THE RECORD DISTANCE FOR THE MULTIPLE SOUTHERN TRACTS, PLACES THE MEASURED ERROR ALONG THE EAST AND WEST LINES OF TRACT "A", WHICH ARE DISPLAYED ON THE SURVEY PLAT. THE LOCATION OF THE NORTH LINE WAS AFFIRMED BY PORTIONS OF A FENCE WHICH REMAINED.

TRACT "C" 80-09-31-100-002.020-007: THE SOUTH, WEST, EAST AND NORTH LINES OF THE SUBJECT PARCEL ARE PARALLEL WITH THE SOUTH AND WEST LINES OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 6 EAST WHICH WERE ESTABLISHED BY FOUND MONUMENTS. THE NORTH LINE WAS ESTABLISHED BY RECORD DISTANCE FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER. THE EAST AND WEST LINES WERE ESTABLISHED BY RECORD DISTANCE, AS MEASURED FROM THE WEST LINE OF SAID NORTHEAST QUARTER. HOLDING THE RECORD DISTANCE FOR THE MULTIPLE SOUTHERN TRACTS, PLACES THE MEASURED ERROR ALONG THE EAST AND WEST LINES OF TRACT "A", WHICH ARE DISPLAYED ON THE SURVEY PLAT.

THE EXCEPTION (EFFECTING TRACTS B & C) WAS ESTABLISHED BY RECORD BEARING AND DISTANCE.

ALL PUBLIC LAND CORNER MONUMENTS WERE FOUND AND VERIFIED PER COUNTY SURVEYOR TIES. IF NO TIES WERE AVAILABLE "COMMON REPORT" WAS INVOKED.

THE SOUTH LINE OF SAID NORTHEAST QUARTER WAS UTILIZED AS THE BASIS OF BEARING (ORIENTATED TO THE INDIANA STATE PLANE COORDINATE SYSTEM - EAST ZONE) FOR ALL BEARINGS HEREIN CONTAINED ON THE FACE OF THIS PLAT.

UNCERTAINTY ASSOCIATED WITH REFERENCE MONUMENTS IS 14.7 FEET EAST TO WEST. THIS UNCERTAINTY IS DUE TO THE EAST ADJOINER (LARGE CRAIG TRACT) WHICH CALLS FOR THE "EAST HALF OF THE NORTHEAST QUARTER", WHICH WHEN CALCULATED BY SINGLE PRORATION, CREATES AND OVERLAP OF 14.7 FEET.

SHEET TITLE Retracement Survey			108 Freedom Ct. Kokomo, IN, 46902 765-868-9650 or 765-675-3257 jrhender74@hotmail.com thgsurveyors.com				
PROJECT INFORMATION Chris & Patricia Juday 675 E & 550 S (Vacant Ground) Elwood, Indiana							
T.H.G. DRAWING NUMBER: 024-099 SCALE: 1" = 400' DATE: 8-12-24 DRAWN BY: Jason R. Henderson PLS FIELD BOOK #: N/A	PROJECT NUMBER: 024-099 SHEET NUMBER: <h1 style="margin: 0;">2 of 3</h1>						
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