Boundary & Division Survey of the lands owned by Marvin A. and Judy K. Eberhart

Part of the East Half of the Northeast Quarter of Section 4 in Township 11 North, Range 6 East, Jackson Township, Shelby County, Indiana

Client: Bret Lee

Site Address: 6092 South, 425 West, Shelbyville IN 46176

SW cor., E1/2, SE1/4, 33-12-6
Found a Railroad spike at the surface, set per a previous survey for Pile, dated 4-11-2016, being set over a found Railroad spike 0.7' below the surface, probed and found what is assumed to be a stone called for per the old section records ~4' below the surface, whereas the existing road appears to have been built up ~4', being 1.1'N & 1.8'E of the calculated split of the South line of the SE 1/4.

SE cor. SE 1/4, 33-12-6,
Found a Railroad spike found per a survey by FRP for Southwestern Schools at the record offset distance of 272.58', being ~1'W of a ⅝" rebar found 125'N, and there is an unknown amount of uncertainty with this corner.

NE cor. E1/2, NE1/4, 4-11-6,
Found a Railroad spike 0.3' below the surface at the record coordinate location per the county ties.

N 88°44'09" E 1147.79'

N 88°48'41" E 227.24'

County Road 600 South

N 88°48'41" E 1329.76'

N 88°48'41" E 548.66'

N 88°49'29" E 272.61'

NW cor., W1/2, NE1/4, 4-11-6
Found a PK nail at the surface, being over a stone per the county ties.

NW cor. E1/2, NE1/4, 4-11-6,
Found a Railroad spike 0.3' below the surface & 0.3' North of the calculated location, holding the South line of the SE 1/4, 33-12-6.

POB of the 7.628 & 8.628 Acre tracts

N00°26'18"W 216.84'(M)

N89°26'23"W 202.00'(R)

N 00°26'18" W 685.00'

S00°26'18"E 215.64'(R)

Marvin A. and Judy K. Eberhart
DR Bk 296, Pg 791
1.00 Acres per Deed
1.00Acres per this survey

N00°26'18"W 215.64'(R)

S89°26'23"E 202.00'(R)

S 00°26'43" E 685.00'

North Part Split
7.628 Acres Tract
Split from the 18.47 Acre Tract
+1.00 Acres DR Bk 296, Pg 791
8.628 Acre Combined Tract
per this survey

County Road 425 West

POB of the 1.00 Acre tract
N00°26'18"W 2632.83'(M) 2631.34'(R)
N00°26'18"W 252.52'(M)

S 00°26'18" E 685.00'
POB of the 10.704 Acre tract

POB of the centerline of the 16' Ingress & Egress Easement

N 00°26'18" W 708.00'

Approximate location Open Ditch

S 88°48'41" W 548.74'

N 88°48'41" E 548.74'

N88°48'41"E 548.75'(CL Easement)

Centerline 16' Ingress & Egress Easement
(Slightly adjusted per this survey to best fit the existing open ditch)

Marvin A. and Judy K. Eberhart
DR Bk 314, Pg 458 & 459
18.47 Acres per Deed
18.332 Acres per this survey
Created per a previous Survey by
Pace Engineering Inc., 6-25-93
Recorded in Survey Bk 2, Pg 391

S 00°26'43" E 1535.47'(M)

S 00°09'49" E 3073.74'

N 00°42'46" W 3055.38'

N 00°26'18" W 1533.87'(M)

South Part Split
10.704 Acres Tract
Remainder of the 18.47 Acre Tract
per this survey

N 00°26'18" W 848.87'

S 00°26'43" E 850.47'

S 88°58'42" W 548.83'

N 00°26'18" W 3065.31'

N 00°26'18" W 1531.44'

0 100 200

Scale 1" = 100'

Note: Bearings based on NAD 83, Indiana East, State plane Coordinates

Legend

- Section Corner ▽
- Set ⅝" Capped Rebar ●
- Set Mag Nail ◎
- Found Monument ○

Note: The division of the surveyed tract is in compliance with the Shelby County UDO, Article 9.14 B.4.d., Dated 3-7-2016.

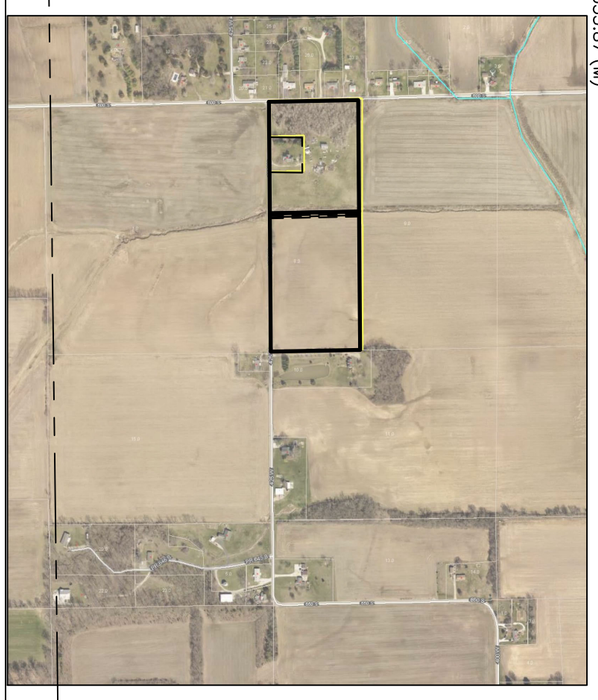
Surveyor Certification:
I, the undersigned, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; and I do hereby further certify that I have surveyed the real estate described in the caption above and that this plat correctly represents said survey in every detail. Monuments shown are in place as located.

Witness my hand this 4 day of March, 2025.

Jeffery P. Powell
Registered Land Surveyor
No. 29800024

JEFFERY P. POWELL REGISTERED No. 29800024 STATE OF INDIANA LAND SURVEYOR

"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."



Parent description of Description of the 18.47 acre tract owned by Marvin A. and Judy K. Eberhart described in Deed Record Book 314, Pages 458 and 459.

Parent description of Description of the 1.00 acre tract owned by Marvin A. and Judy K. Eberhart described in Deed Record Book 296, Pages 791.

Description of a 7.628 acre tract, being the North part of the 18.47 acre tract owned by Marvin A. and Judy K. Eberhart described in Deed Record Book 314, Pages 458 and 459.
A part of the East Half of the Northeast Quarter of Section 4, Township 11 North, Range 6 East, in Jackson Township, Shelby County, Indiana, being created from a survey (Job #10-2025) by Jeffery Powell and being more particularly described as follows:
Commencing at the Northwest corner of the said Northeast quarter, said point being a PK nail at the surface over a stone per the Shelby County ties; thence North 88 degrees 44 minutes 09 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the North line of the West half of the said quarter section and also being the South line of the West half of the Southeast quarter of Section 33, Township 12 North, Range 6 East a distance of 1147.79 feet to a railroad spike found marking the Southeast corner of the said West half of the Southeast quarter of Section 33; thence North 88 degrees 48 minutes 41 seconds East along the South line of the East half of the said Southeast quarter of Section 33 and also being the North line of the West half of the Northeast quarter of the said Section 4 a distance of 227.24 feet to the Northwest corner of the East half of the Northeast quarter of the said Section 4, being witnessed by a railroad spike found to be 0.3 feet North of the said corner, said point being the point of beginning of the tract herein described; thence continuing North 88 degrees 48 minutes 41 seconds East along the North line of the East half of the Northeast quarter of the said Section 4 a distance of 548.66 feet to a mag nail with a Powell washer set at the Northeast corner of a 18.47 acre tract described in Deed Record Book 314, page 458 & 459, said point being 3.7 feet South of a found railroad spike; thence South 00 degrees 26 minutes 43 seconds East along the East line of the said 18.47 acre tract a distance of 685.00 feet to a point in a open ditch and passing through a Powell capped rebar at a distance of 660.00 feet; thence South 88 degrees 48 minutes 41 seconds West parallel to the North line of the said half-quarter section and being approximately along an open ditch a distance of 548.74 feet to a mag nail with a Powell washer set on the West line of the said half-quarter section; thence North 00 degrees 26 minutes 18 Seconds West along the West line of the said half-quarter section a distance of 252.52 feet to the Southwest corner of a 1.00 acre tract described in Deed Record Book 296, Page 791; thence South 89 degrees 26 minutes 23 Seconds East along the South line of the said 1.00 acre tract a distance of 202.00 feet to a point; thence North 00 degrees 26 minutes 18 Seconds West along the East line of the said 1.00 acre tract a distance of 215.64 feet to a point; thence North 89 degrees 26 minutes 23 Seconds West along the North line of the said 1.00 acre tract a distance of 202.00 feet to a point on the West line of the said half-quarter section; thence North 00 degrees 26 minutes 18 Seconds West along the West line of the said half-quarter section a distance of 216.84 feet to the point of beginning of the tract herein described, containing **7.628 Acres more or less** and being subject to any and all easements, right of ways and restrictions.

Description of the combined 8.628 acre tract, combining the above described 7.628 acre tract being the North part of the 18.47 acre tract owned by Marvin A. and Judy K. Eberhart described in Deed Record Book 314, Pages 458 and 459 and the 1.00 acre tract owned by Marvin A. and Judy K. Eberhart described in Deed Record Book 296, Pages 791.
A part of the East Half of the Northeast Quarter of Section 4, Township 11 North, Range 6 East, in Jackson Township, Shelby County, Indiana, being created from a survey (Job #10-2025) by Jeffery Powell and being more particularly described as follows:
Commencing at the Northwest corner of the said Northeast quarter, said point being a PK nail at the surface over a stone per the Shelby County ties; thence North 88 degrees 44 minutes 09 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the North line of the West half of the said quarter section and also being the South line of the West half of the Southeast quarter of Section 33, Township 12 North, Range 6 East a distance of 1147.79 feet to a railroad spike found marking the Southeast corner of the said West half of the Southeast quarter of Section 33; thence North 88 degrees 48 minutes 41 seconds East along the South line of the East half of the said Southeast quarter of Section 33 and also being the North line of the West half of the Northeast quarter of the said Section 4 a distance of 227.24 feet to the Northwest corner of the East half of the Northeast quarter of the said Section 4, being witnessed by a railroad spike found to be 0.3 feet North of the said corner, said point being the point of beginning of the tract herein described; thence continuing North 88 degrees 48 minutes 41 seconds East along the North line of the East half of the Northeast quarter of the said Section 4 a distance of 548.66 feet to a mag nail with a Powell washer set at the Northeast corner of a 18.47 acre tract described in Deed Record Book 314, page 458 & 459, said point being 3.7 feet South of a found railroad spike; thence South 00 degrees 26 minutes 43 seconds East along the East line of the said 18.47 acre tract a distance of 685.00 feet to a point in a open ditch and passing through a Powell capped rebar at a distance of 660.00 feet; thence South 88 degrees 48 minutes 41 seconds West parallel to the North line of the said half-quarter section and being approximately along an open ditch a distance of 548.74 feet to a mag nail with a Powell washer set on the West line of the said half-quarter section; thence North 00 degrees 26 minutes 18 seconds West along the West line of the said half-quarter section a distance of 685.00 feet to the point of beginning of the tract herein described, containing **8.628 Acres more or less** and being subject to any and all easements, right of ways and restrictions.

Description of a 10.704 acre tract, being the South part remainder of the 18.47 acre tract owned by Marvin A. and Judy K. Eberhart described in Deed Record Book 314, Pages 458 and 459.
A part of the East Half of the Northeast Quarter of Section 4, Township 11 North, Range 6 East, in Jackson Township, Shelby County, Indiana, being created from a survey (Job #10-2025) by Jeffery Powell and being more particularly described as follows:
Commencing at the Northwest corner of the said Northeast quarter, said point being a PK nail at the surface over a stone per the Shelby County ties; thence North 88 degrees 44 minutes 09 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the North line of the West half of the said quarter section and also being the South line of the West half of the Southeast quarter of Section 33, Township 12 North, Range 6 East a distance of 1147.79 feet to a railroad spike found marking the Southeast corner of the said West half of the Southeast quarter of Section 33; thence North 88 degrees 48 minutes 41 seconds East along the South line of the East half of the said Southeast quarter of Section 33 and also being the North line of the West half of the Northeast quarter of the said Section 4 a distance of 227.24 feet to the Northwest corner of the East half of the Northeast quarter of the said Section 4, being witnessed by a railroad spike found to be 0.3 feet North of the said corner; thence South 00 degrees 26 minutes 18 seconds East along the West line of the East half of the Northeast quarter of the said Section 4 a distance of 685.00 feet to a mag nail with a Powell washer, said point being the point of beginning of the tract herein described; thence North 88 degrees 48 minutes 41 seconds East parallel to the North line of the said half-quarter section and being approximately along an open ditch a distance of 548.74 feet to a point on the East line of a 18.47 acre tract described in Deed Record Book 314, page 458 & 459; thence South 00 degrees 26 minutes 43 seconds East along the East line of the said 18.47 acre tract a distance of 850.47 feet to a Powell capped rebar set on the North line of a 3.00 acre tract described in Instrument 2022003839 (being previously described in Deed Record Book 308, Page 89) and said point being 1.3 feet South of a found Pace capped rebar, also passing through a Powell capped rebar at a distance of 15.00 feet; thence South 88 degrees 58 minutes 42 seconds West along the North line of the said 3.00 acre tract a distance of 548.83 feet to a mag nail with a Powell washer set on the West line of the said half-quarter section and said point also being 14.0 feet West of a found Pace capped rebar; thence North 00 degrees 26 minutes 18 seconds West along the West line of the said half-quarter section a distance of 848.87 feet to the point of beginning of the tract herein described, containing **10.704 Acres more or less** and being subject to any and all easements, right of ways and restrictions.

ALSO SUBJECT TO a 16' wide Ingress & Egress Easement across the North end of the above described 10.704 acre tract with the centerline of the said easement being 23' South and parallel to the North line and being more particularly described as follows:
A part of the East Half of the Northeast Quarter of Section 4, Township 11 North, Range 6 East, in Jackson Township, Shelby County, Indiana, being created from a survey (Job #10-2025) by Jeffery Powell and being more particularly described as follows:
Commencing at the Northwest corner of the said Northeast quarter, said point being a PK nail at the surface over a stone per the Shelby County ties; thence North 88 degrees 44 minutes 09 seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the North line of the West half of the said quarter section and also being the South line of the West half of the Southeast quarter of Section 33, Township 12 North, Range 6 East a distance of 1147.79 feet to a railroad spike found marking the Southeast corner of the said West half of the Southeast quarter of Section 33; thence North 88 degrees 48 minutes 41 seconds East along the South line of the East half of the said Southeast quarter of Section 33 and also being the North line of the West half of the Northeast quarter of the said Section 4 a distance of 227.24 feet to the Northwest corner of the East half of the Northeast quarter of the said Section 4, being witnessed by a railroad spike found to be 0.3 feet North of the said corner; thence South 00 degrees 26 minutes 18 seconds East along the West line of the East half of the Northeast quarter of the said Section 4 a distance of 708.00 feet to the point being the point of beginning of the centerline of the 16' wide Ingress & Egress easement herein described; thence North 88 degrees 48 minutes 41 seconds East along the centerline of the said easement a distance of 548.75 feet to a point on the East line of the above described 10.704 acre tract and there terminating, with the side lines of the easement being lengthened or shortened to form a continuous line ending on the West and East lines of the 10.704 acre tract.

S 89°09'34" W 1360.31'

SE cor. E1/2, NE1/4, 4-11-6,
Shelby County monument at the record coordinate location per the county ties.

SW cor. E1/2, NE1/4, 4-11-6,
Found a large head nail 0.3'S & 0.1'E of the calculated split held per this survey, assumed to be at the same location of a old corner post called for per the previous Pace surveys & other surveys.

S 89°09'34" W 1360.31'

SE cor. E1/2, NE1/4, 4-11-6,
Found a stone at the surface at the record coordinate location per the county ties.