

# Original Survey

## Description of Real Estate:

A tract of land in the east half (1/2) of the northwest quarter (1/4) of Section sixteen (16), in Township twenty-seven (27) North, Range eight (8) East, of the Second Principal Meridian, in Huntington County, Indiana, and based upon an "Original" survey of said lands performed on March 15, 2024 by Bunnell Land Surveying and being more particularly described as follows:

COMMENCING at the southeast corner of the northwest quarter of said Section sixteen (16), marked by a 1" Pipe; thence North 00° 36' 20" West, (InGCS Bearing Basis for Huntington County), along the east line of said northwest quarter, 367.50 feet to a magnail with an identification washer stamped Bunnell LS and the POINT OF BEGINNING of the herein described tract; thence South 89° 23' 40" West, 430.00 feet to a steel rebar stake with a marker stamped Bunnell LS; thence North 00° 36' 20" West, parallel with the east line of said northwest quarter, 327.50 feet to a steel rebar stake with a marker stamped Bunnell LS; thence North 89° 23' 40" East, 289.31 feet to a steel rebar stake with a marker stamped Bunnell LS; thence North 00° 36' 20" West, parallel with the east line of said northwest quarter, 237.50 feet to a steel rebar stake with a marker stamped Bunnell LS; thence North 89° 23' 40" East, 140.69 feet to a magnail with an identification washer stamped Bunnell LS on the east line of said northwest quarter; thence South 00° 36' 20" East, along the east line of said northwest quarter, 565.00 feet to the POINT OF BEGINNING containing 4.00 acres more or less.

## Theory of Location: Surveyor's Reports and Opinions

This is an original survey of a 4.00 Acre tract of land. The 4.00 acre tract is being protracted out of a 55.32 acre tract currently owned by Robert E. Fullhart and Josephine J. Fullhart. The Fullhart family 55.32 acre tract is part of the northwest quarter of Section 16, Twp27N, R8E in Huntington County. The 55.32 acre parent tract is described in Book 200 Page 582 found on file in the Huntington County Recorder's Office and is considered Parcel #35-09-16-200-005.900-012 on the Huntington County GIS website. A survey was requested by Jon Rosen of Halderman Real Estate & Farm Management on February 22, 2024 to establish proposed title lines on the ground, prepare plat drawings, and description of the lands to be conveyed to create a new tax parcel in Huntington County.

A 1" Pipe was found marking the southeast corner of the northwest quarter of Section 16. A 1/2" rebar was found within this survey marking the northeast corner of the northwest quarter of Section 16. Surveys performed by Sauer Land Surveying were done on April 29, 2019, September 9, 2021, and May 31, 2023 in the northeast and northwest quarters of section 16. The Sauer surveys use the 1" pipe and the 1/2" rebar as the center and north quarter corner of section 16. The 1" pipe and 1/2" rebar were held by common report.

The Sauer Surveys, together with referenced section corner monumentation, original and secondary interior monumentation and deeds of record were the basis for this survey. The east line of the northwest quarter of Section 16 was established at N00°36'20"W for all bearings utilized within this survey as being calibrated from the InGCS coordinate plane. Multiple GPS observations with a Leica GS14 GPS receiver calibrated to an INCORS base station signals together with the InGCS coordinate grid specifically created for Huntington County, were utilized within this survey.

### A) Variances and Availability in Reference monuments:

Section corner monumentation found on this survey are shown on the plat of survey and discussed in detail within the theory of location.

### B) Discrepancies in record descriptions:

No title gaps or overlaps were noticed with the adjoining tracts.

### C) Inconsistencies with active lines of occupation:

Possession to the east is to the pavement improvements of Huntington County Road 950 West. Possession to the south and to the west are to general yard maintenance lines. Possession to the north is not apparent at this time being within the farm field.

### D) Relative Positional Accuracy- Classification of Survey:

The survey performed meets the requirements of a Rural survey according to: 865 IAC. 1-12-7 "Measurements for Retracement Surveys, Original Surveys, and Route Surveys". Authority: IC 25-21.5-5-2-14 Affected: IC 25-21.5 Rural surveys are performed on real estate lying in rural areas that does not otherwise meet the definition of an urban or suburban survey. Acceptable relative positional accuracy for the Rural Survey: 0.26 feet (79 millimeters) plus 200 parts per million.

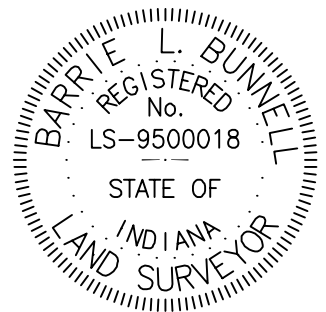
## Surveyor's Certificate:

I Barrie L. Bunnell, a Registered Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal description were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

CERTIFIED BY:

*Barrie L. Bunnell*

Barrie L. Bunnell, P.L.S. #9500018 March 15, 2024



## Bunnell Land Surveying, Inc.

JOB#2024-039

DWG: Sec 16 HCC.dwg

DATE: 03/15/2024

DRAWN BY: BLB & DCS FIELDWORK: DCS

File: C:\Land Projects\2 Sections\27-8\16\Sec 16 HCC.dwg

Pg 2 OF 2

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