

# RETRACEMENT SURVEY

PART OF THE S.W. QUARTER, SECTION 7, TOWNSHIP 19 NORTH, RANGE 4 EAST  
 PART OF THE N.W. QUARTER, SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST  
 NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA

## LAND DESCRIPTION

TRACT 1  
 THIRTY-FOUR (34) ACRES OFF OF THE SOUTH SIDE OF SOUTHWEST QUARTER, SECTION 7, TOWNSHIP 19 NORTH, RANGE 5 EAST,

TRACT 2  
 THE NORTH HALF OF THE NORTHWEST QUARTER, SECTION 18, TOWNSHIP 19 NORTH, RANGE 5 EAST, EXCEPT: FIVE (5) ACRES OFF THE WHOLE EAST END THEREOF.

ALSO EXCEPT: BEGIN AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER RUN THENCE NORTH ON AND ALONG WEST LINE OF SAID QUARTER SECTION 1257.3 FEET TO AN IRON STAKE; THENCE EAST PARALLEL WITH SOUTH LINE OF SAID NORTH HALF 334.0 FEET TO IRON STAKE; THENCE SOUTH PARALLEL WITH WEST LINE OF SAID NORTH HALF 1257.3 FEET TO IRON STAKE; THENCE WEST 334.0 FEET TO PLACE OF BEGINNING. CONTAINING 9.64 ACRES; TOTAL EXCEPTIONS 14.64, LEAVING A BALANCE OF 99.86 ACRES MORE OR LESS.

## SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEYS IN INDIANA), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5)), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION, UNLESS OTHERWISE NOTED OR DEPICTED HEREON. THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS AN RETRACEMENT SURVEY OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 2023001988.

BASIS OF BEARING: ASSUMED BEARING

CONTROLLING MONUMENTS:

- (125) NW CORNER SW QUARTER SECTION 7, T19N, R5E HARRISON MON (PER CO. SURVEYOR REFERENCE)
- (127) NE CORNER SW QUARTER SECTION 7, T19N, R5E HARRISON MON (PER CO. SURVEYOR REFERENCE)
- (1009) NW CORNER NW QUARTER SECTION 18, T19N, R5E HARRISON MON PER C.S. REFERENCES (PER CO. SURVEYOR REFERENCE)
- (1010) NW CORNER NE QUARTER SECTION 18, T19N, R5E 2" STEEL POST SEARCHED FOR STONE, NO STONE FOUND USED STEEL POST AS THE BEST AVAILABLE EVIDENCE UTILIZED PER PRIOR MILLER SURVEY, JOB #06274, DATED JULY, 25, 1980.
- (1004) CENTER OF SECTION 18, T19N, R5E STONE W/"X" (PER CO. SURVEYOR REFERENCE)
- (1008) SW CORNER NW QUARTER SECTION 18, T19N, R5E HARRISON MON PER C.S. REFERENCES (PER CO. SURVEYOR REFERENCE)

IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

1. POSSESSION TO THE WEST IS THE IMPROVEMENTS OF STATE ROAD 19. NO EVIDENCE OF POSSESSION WAS FOUND TO THE NORTH, SOUTH AND EAST.

NO TITLE "GAPS" AND/OR "OVERLAPS" WERE FOUND WITH CURRENT DEED OF RECORDS.

2. 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 WITHIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER #18057C0132G, 18057C0155G, AND 18057C0134G. OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED 11-14-2014)

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS ON 10-10-24.

4. THE SURVEY HEREIN DOES NOT PURPORT TO SHOW THE WATERSHED AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED DITCHES OR DRAINS.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

## UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## LEGEND

- G UNDERGROUND GAS LINE
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- (D) DEEDED DIMENSION
- (M) MEASURED DIMENSION

DUE  
 R.D.E. = 75' EASEMENT EACH SIDE OF THE CENTERLINE OF A TILE DRAIN, 75' EASEMENT FROM THE TOP OF BANK OF EACH SIDE OF A OPEN DRAIN

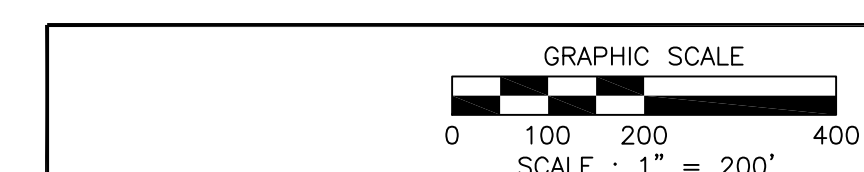
## POINT # REMARKS

- (131) NO POINT SET FALL IN CENTER OF SR19
- (132) (133) (1010) (134) (137) (135) 5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET
- (250) (251) (255) (2018) 5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" FOUND

## FLOOD ZONE DEFINITION

- | ZONE | EXPLANATION   |
|------|---|
| "X"  | AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. |

THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0132G. AREA IN ZONE "X" MAP DATED 11-19-2014



REV. DATE	BY	DESCRIPTION

R.L.S.	LS20400007	10-25-24	DATE
<b>MILLER SURVEYING INC.</b>			
948 CONNER STREET NOBLESVILLE INDIANA 46060 Ph. # (317) 773-2844 FAX 773-2894			
LOCATION: PART OF THE N.W. 1/4 SEC 18-19-5 PART OF THE S.W. 1/4 SEC 7-19-5 NOBLESVILLE, INDIANA	DRAWN BY: KNA	CHK'D BY: KNW	
FIELD WORK COMPLETED: 10-23-24	SCALE: 1" = 200'	DATE: 10-25-24	PAGE: 103
CLIENT: SAM CLARK	JOB NUMBER	SURVEY 4 FILE:	
DESCRIPTION: RETRACEMENT SURVEY	B41731	500 CRAIG	

