

OLD IRON BRIDGE SUBDIVISION - 6 LOTS

N.W. QUARTER OF SECTION #5, T3S, R4E, JACKSON TWP., HARRISON CO., IN.

SURVEYOR'S REPORT
This Retracement survey was performed for the Betty Clunie Revocable Trust (Inst. #201206720) in the Northwest Quarter of Section #5, Township 3 South, Range 4 East, Jackson Township, Harrison County, Indiana.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 (Title 12), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:

- Availability, condition and integrity of reference monuments;
- Record documents,
- Lines of occupation, and
- Measurements (relative positional accuracy of the measurements)

There may be unwritten rights associated with these uncertainties.

The relative positional accuracy of the measurements taken while conducting this survey is within the specifications for a "Rural" class survey (0.26 feet) as defined by IAC 865.

Reference Monuments: This survey is tied to monuments on a previous survey by Primavera and Assoc. (SP2, page #262, Inst. #59019278 & Inst. #95018601) on exceptions out of the overall deed and surrounding properties to the South. Not all tied into monuments shown. The North line of Section #5 was established in these previous surveys. The record description and adjoining description to the East come from different directions and leave an apparent gap between the Clunie and the Clunie's need. The leading distance from the Northwest corner of Section #5 was held. The Big Indian Creek was held as the South line as called for. The West line was held as the West line of Section #5 to the center of the Creek as called for in the record description. Cited bearings and distances were found to be in error. The reason for this is unknown. A title search of these properties did not help. The adjoining property owner Mark Holloway and the Clunie's need to consult with legal counsel to resolve the property lines in question. The East line of Clunie calls to run to the quarter section line near the Southeast end. This also appears to be in error. The cited bearings do not match the old fence lines found.

Record Descriptions: See above. There is a gap area between the East line of Clunie and the West line of Holloway. The reason for this is unknown. Legal counsel should be sought to resolve this issue. The lines shown are West of the gap area. The leadin distance and the fence that agreed with cited distances were held as shown.

Lines of Occupation: Old fence exists along part of the East line of Clunie.

1. The within tract does not lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel of the Flood Insurance Rate Maps for Harrison County, Indiana.
2. Ownership shown herein is per County or Township records or as indicated
3. This survey was performed without a title search, therefore there is no guarantee that other easements or rights-of-way may exist.

NOTES: NO RESIDENTS OR SEPTIC TO BE BUILT NEAR ELEV. OF 612. PONDING TABLES AND SHELTERS WILL BE ALLOWED BELOW ELEV. OF 612.

FLOOD PLAIN ANALYSIS ASSESSMENT FILE #18-3148-0 DATED 10/23/2019 UPSTREAM IFE = 602.3' DOWNSTREAM FLOOD PLAIN MAP #18081C01400 EFFECTIVE DATE 10/23/19 ANY SUBSEQUENT FLOOD PLAIN ANALYSIS ISSUED SHALL SUPERSEDE ANY INFORMATION SHOWN ON THIS PLAN.

NO BUILDING WILL BE CONSTRUCTED WITHIN 25' OF ANY SIDE OR REAR YARD LINE THERE IS A 20' UTILITY & DRAINAGE SIDE & REAR YARD EASEMENT ON BOTH SIDES OF LOT LINES

MARK HOLLOWAY INST. #201707220

NOTE: ALL OF EXCEPTION DEEDED FOR ROAD IN D.B. #4, PG. #316 LIES WITHIN THE NEW 60' R-O-W

SINK HOLE NOTES: NO GROUND DISTURBING ACTIVITIES ALLOWED. NO SEPTIC LATERAL FIELDS OR STRUCTURES ALLOWED IN THIS AREA. THE SINK HOLES MAY BE TREATED TO STABILIZE AND/OR IMPROVE ABSORPTION OF WATER IF APPROVED BY AN INDIANA PROFESSIONAL ENGINEER. AN AREA OF 50' IN ALL DIRECTIONS FROM THE CENTER OF THE SINK HOLE SHOULD BE OBSERVED AS A NO DISTURBANCE AREA.

NOTES: DIVISION OF LOTS #1, 2, & 3 FOR PURPOSE OF TRANSFERRING PROPERTY WEST OF THE SPRING BRANCH TO A UTILITY CO. FOR NON-RESIDENTIAL USE IS PERMISSIBLE WITHOUT AN AMENDMENT OF THIS PLAN.

BETTY CLUNIE REVOCABLE LIVING TRUST INST. #201206720
NAME OF OWNER: RANDY CLUNIE
222 COUNTY ROAD 260
NIOTA, TN, 37828
PH. #865-406-7269
KEVIN CLUNIE
10845 COEN TUSH ROAD
GREENVILLE, IN, 47126
PH. #502-552-1346
& JEFF CLUNIE
PH. #502-779-0008



Scale 1" = 200'

BASIS OF BEARING: GPS OBSERVATION - IN. EAST ZONE
TOTAL CALC. AREA = 69.221 ACRES
NO NEW ROADS WILL BE CONSTRUCTED

LEGEND

- X = EXISTING FENCE LINE
- ⊕ = POINT
- ⊗ = MAG NAIL SET OR FOUND
- ⊙ = 1/2" OR 5/8" REBAR FOUND
- ⊠ = CORNER POST
- /E = OVERHEAD ELEC.
- = EXISTING SINK HOLES
- ⊙ = 5/8" REBAR SET (#20000231)

NOTE 25' AGRICULTURE BUFFER
25' AGRICULTURE BUFFER & UTILITY & DRAINAGE EASEMENT TREES, ORNAMENTAL FLOWERS, VINES SHRUBS, AND VEGETABLE GARDENS WILL NOT BE PLANTED WITHIN THE BUFFER ZONE. EXISTING VEGETATION MAY STAY.

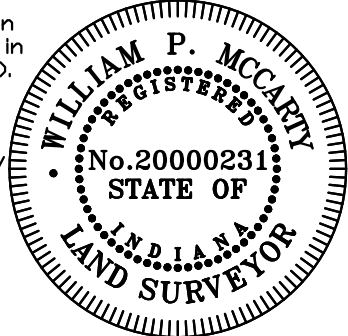
SUGGESTED DESCRIPTION
Being a part of the Northwest Quarter of Section #5, Township 3 South, Range 4 East, Jackson Township, Harrison County, Indiana and being a 69.221 acres +/- tract of ground shown on the plat of a Retracement survey by William P. McCarty (LS. #20000231), project #20-100 (dated January 6, 2020), (No revisions at this time), (basis of bearing is Indiana State Plane Coordinate System, East Zone NAD 1983), all reference monuments and courses herein are as shown on said plot of survey, and more particularly described as follows:
Beginning at the Northwest Corner of Section #5, said point being marked by a 1/2" rebar found; thence S 88°21'57" E, 1498.74 feet to a 5/8" rebar set; thence with the new right-of-way of County Road 285 per Old Iron Bridge Subdivision the following fourteen (14) calls: S 28°27'16" W, 54.69 feet; thence S 08°54'07" W, 192.87 feet; thence S 00°35'41" W, 87.47 feet; thence S 21°22'41" W, 85.46 feet; thence S 12°46'02" E, 75.00 feet; thence N 70°38'53" E, 68.54 feet; thence N 13°30'52" E, 15.00 feet; thence N 75°12'50" E, 125.00 feet; thence N 62°41'04" E, 63.61 feet; thence N 40°08'13" E, 75.58 feet; thence N 22°49'10" E, 41.74 feet; thence N 02°28'57" E, 123.72 feet; thence N 08°11'35" E, 25.38 feet; thence N 88°14'33" E, 224.35 feet; thence N 07°39'56" W, 25.13 feet; thence S 89°07'16" E, 250.00 feet; thence N 07°40'06" W, 208.00 feet; thence S 88°18'23" E, 67.31 feet; thence S 12°46'02" E, 75.00 feet; thence N 70°38'53" E, 68.54 feet; thence N 22°49'10" E, 41.74 feet; thence N 02°28'57" E, 123.72 feet; thence N 88°14'33" E, 472.90 feet; thence N 07°40'06" W, 221.57 feet to the North line of Section #5; thence with the North line, S 88°18'23" E, 67.31 feet; thence S 06°25'45" E, 858.00 feet; thence S 47°08'01" E, 528.00 feet; thence S 00°18'39" E, 1290.31 feet to the center of Big Indian Creek; thence with the above mentioned centerline of the creek the following eight (8) calls: N 58°53'54" W, 434.98 feet; thence N 48°59'23" W, 453.98 feet; thence N 48°59'05" W, 595.76 feet; thence N 42°47'19" W, 400.62 feet; thence N 42°47'19" W, 198.56 feet; thence N 39°00'33" W, 548.31 feet; thence N 33°21'43" W, 240.66 feet; thence N 58°58'20" W, 543.16 feet; thence N 02°09'41" E, 297.96 feet to the TRUE POINT OF BEGINNING.
Containing 69.221 acres, more or less, subject to all legal rights-of-way, the right-of-way and any easements of record.

SEE PAGES 1 & 2 FOR PLAT AT 100 SCALE

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (William P. McCarty).

CERTIFICATION OF SURVEY

I hereby certify that the plat shown hereon represents a survey completed under my direct supervision on January 6, 2020.



W. P. MCCARTY SURVEYING

6200 PIONEER TRAIL
GEORGETOWN, INDIANA
(812) 752-5161
CELL (812) 525-1931

SCALE: 1" = 200' DRAWN BY: BM CHECKED BY:

DATE: 1/6/2020 JOB NO: 19-197

FOR: CLUNIE

CERTIFIED BY DATE

Revision Drawn By Date

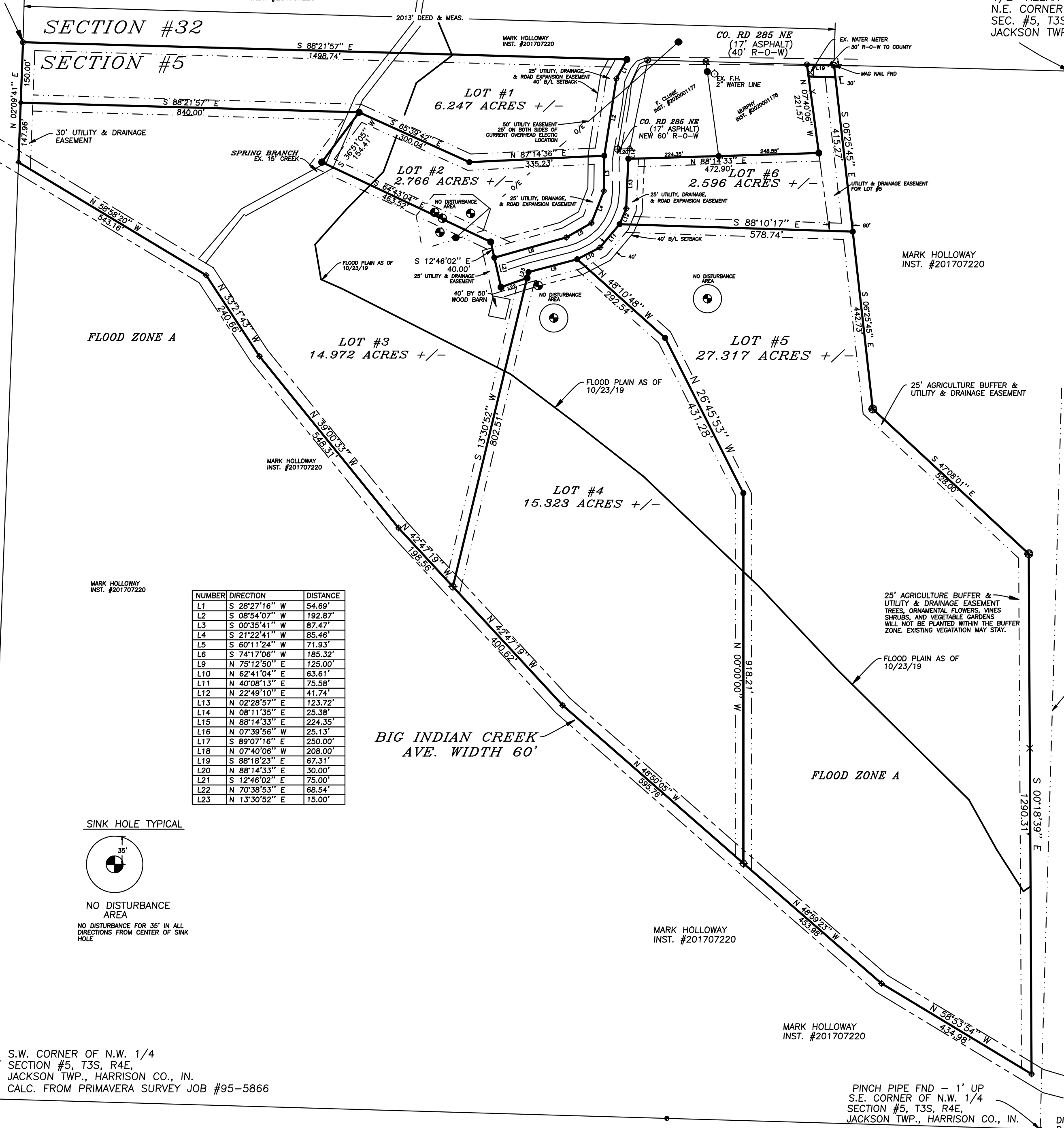
PART OF THE N.W. QUARTER SEC. #5, T3S, R4E, JACKSON TWP., HARRISON CO., IN.

DRAWING NO: 3 OF 3

1/2" REBAR FND BY T-POST
N.W. CORNER
SECTION #5, T3S, R4E,
JACKSON TWP., HARRISON CO., IN.

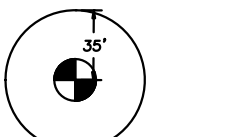
MARK HOLLOWAY
INST. #201707220

1/2" REBAR FND
N.E. CORNER - N.W. 1/4
SEC. #5, T3S, R4E,
JACKSON TWP., HARRISON CO., IN.



NUMBER	DIRECTION	DISTANCE
L1	S 28°27'16" W	54.69'
L2	S 08°54'07" W	192.87'
L3	S 00°35'41" W	87.47'
L4	S 21°22'41" W	85.46'
L5	S 12°46'02" E	75.00'
L6	S 74°17'06" W	185.32'
L9	N 75°12'50" E	125.00'
L10	N 62°41'04" E	63.61'
L11	N 40°08'13" E	75.58'
L12	N 22°49'10" E	41.74'
L13	N 02°28'57" E	123.72'
L14	N 08°11'35" E	25.38'
L15	N 88°14'33" E	224.35'
L16	N 07°39'56" W	25.13'
L17	S 89°07'16" E	250.00'
L18	N 07°40'06" W	208.00'
L19	S 88°18'23" E	67.31'
L20	N 88°14'33" E	30.00'
L21	S 12°46'02" E	75.00'
L22	N 70°38'53" E	68.54'
L23	N 13°30'52" E	15.00'

SINK HOLE TYPICAL



NO DISTURBANCE AREA

NO DISTURBANCE FOR 35' IN ALL DIRECTIONS FROM CENTER OF SINK HOLE

S.W. CORNER OF N.W. 1/4
SECTION #5, T3S, R4E,
JACKSON TWP., HARRISON CO., IN.
CALC. FROM PRIMAVERA SURVEY JOB #95-5866

PINCH PIPE FND - 1' UP
S.E. CORNER OF N.W. 1/4
SECTION #5, T3S, R4E,
JACKSON TWP., HARRISON CO., IN.

DIANE DENNY
D.R. W-8, PG. #94

SEE PAGES 1 & 2 FOR PLAT AT 100 SCALE