

**SURVEYOR'S REPORT**

Ordered By: Jennifer Boswell  
 901 N. Park Avenue  
 Alexandria, Indiana 46001

Current Owner of Record: Roger E. & Jennifer L. Boswell  
 (Instrument # 2016R006576)  
 Parcel Address: 500 S. Prospect Street, Summitville, Indiana  
 Proposed Buyer: Steven Miller  
 Type of Survey: Retracement

Purpose for Survey: The purpose of this survey is to retrace the lines and corners of a parcel of ground conveyed to Roger E. & Jennifer L. Boswell in Instrument # 2016R006576, being a part of the Northeast and Northwest Quarters of Section 29, Township 22 North, Range 8 East.

**Basis of Bearings:**  
 The basis of bearings for this survey is assumed as South 88° 07' 05" West as being the South line of the parcel surveyed, from monuments found at the Southeast and Southwest corner of said surveyed parcel, along with a monument found at the intersection of said South line of said surveyed parcel with the West line of the Northeast Quarter of Section 29, Township 22 North, Range 8 East.

**Theory of Location:**  
 This survey was based on previous surveys and monuments found and detailed below in the Uncertainty in Location of Lines and Corners, Section (1). The South line of the parcel surveyed was established from monuments found at the Southeast and Southwest corner of said surveyed parcel, along with a monument found at the intersection of said South line of said surveyed parcel with the West line of the Northeast Quarter of Section 29, Township 22 North, Range 8 East. The West line of said surveyed parcel, also being the Easterly Right - of - Way line of Norfolk Southern Railroad, was established from said monument found at said Southwest corner of said surveyed parcel, a monument found at the Northwest corner of said surveyed parcel, and the existing rails along said Norfolk Southern Railroad. The North line of said surveyed parcel was established from said monument found at said Northwest corner of said surveyed parcel and a monument found at the Southeast corner of Outlot 1 in Fairview Addition. The Northeast corner of said surveyed parcel was established as being a point 60.00' East of said monument found at said Southwest corner of said Outlot 1 and being on the Easterly prolongation of said North line of said surveyed parcel, as established above. The East line of said surveyed parcel was established from said monument found at said Southwest corner of said surveyed parcel and said established Northeast corner of said surveyed parcel.

**Plats, Notes & Witnesses:**  
 The following previous surveys and plats were referenced:  
 - Plat of Survey for Fisher, by John H. Manship & Associates, dated June 28, 1996, being Job No. 96 - 06 - 007.  
 - Plat of Survey for White, by John H. Manship & Associates, dated November 12, 2001, being Job No. 2K1 - 11 - 002.  
 - Plat of Fairview Addition, by Morton Downy, dated December 26, 1892, as recorded in Plat Book 5, Page 33 in the Office of the Recorder of Madison County, Indiana.  
 - Notes and Documents in the Madison County Surveyor's Office and the Office of Precise Land Surveying.

**Uncertainty in Location of Lines and Corners:**  
 (1) Availability and condition of reference monuments:  
 - 5/8" Ø Rebars were found / held Northwest, Southeast and Southeast corners of the parcel surveyed, at the intersection of the West line of the Northeast Quarter of Section 29, Township 22 North, Range 8 East with the West line of said surveyed parcel, at the Northeast and Northwest corners of Outlot 1, and at the intersection of the South line of said surveyed parcel with said West line of said Northeast Quarter.  
 - 5/8" Ø Rebar with "Manship" I.D. cap was found at the Southeast corner of Outlot 1.  
 - Numerous PK Nails were found along the center line of Prospect Street.

(2) Occupation or Possession along lines:  
 - There is evidence of a Two Gravel Drives crossing the Northeast corner of the parcel surveyed. Said Gravel Drives are for access to the Two parcels of land lying East of the parcel surveyed.  
 - There were no lines of Occupation or Possession at the time of this survey.

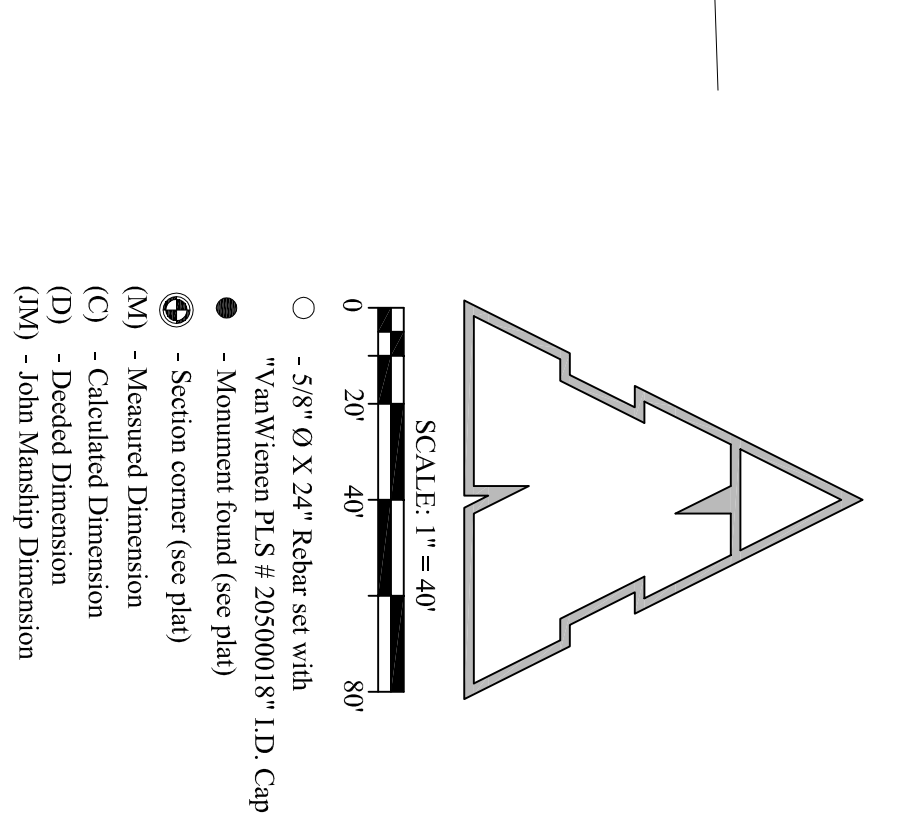
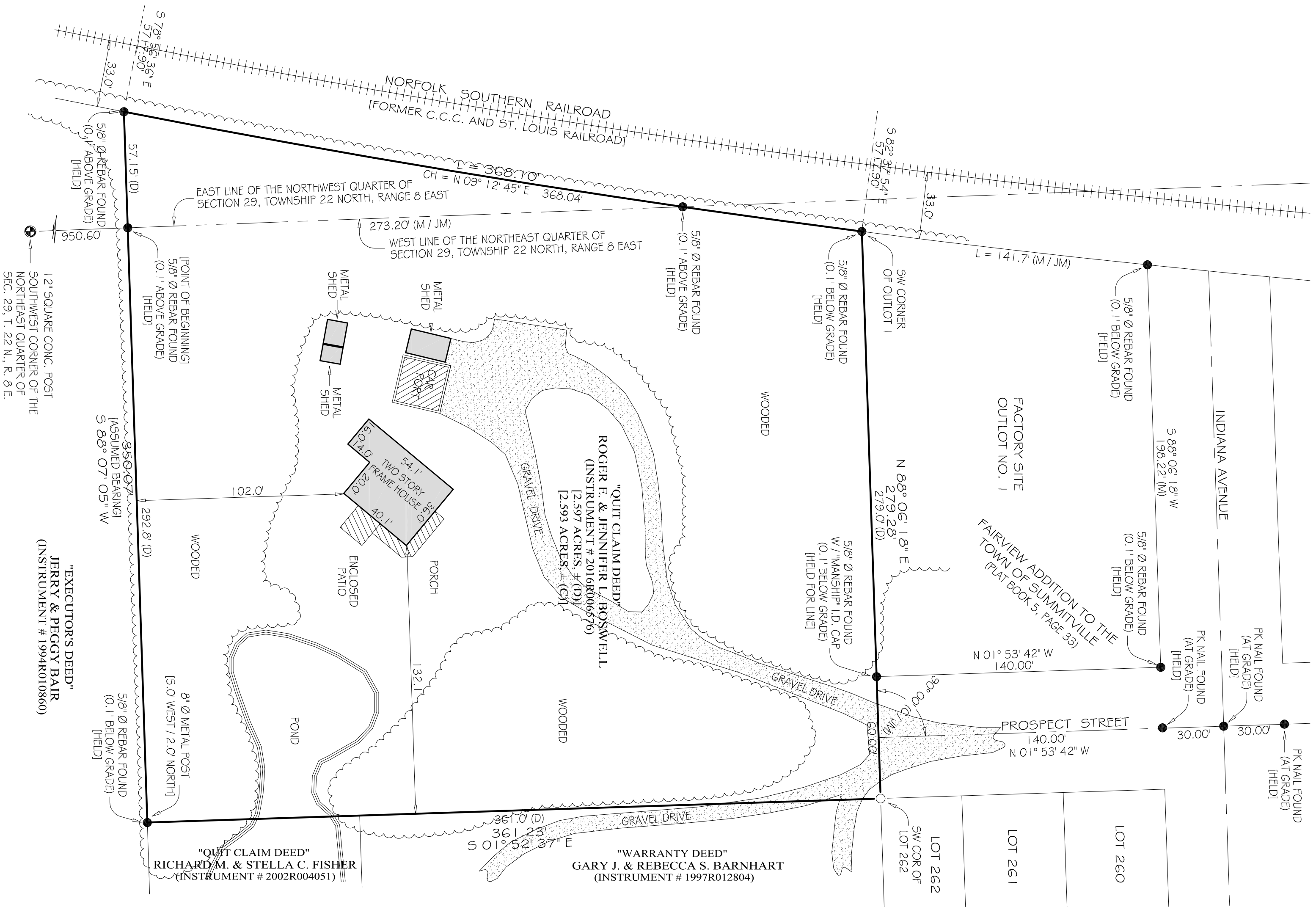
(3) Clarity or Ambiguity of record descriptions:  
 - There does not appear to be any ambiguities in the current legal descriptions.

(4) The Relative Positional Accuracy of the corners of the subject parcel established per this survey is within the requirements for a Suburban Survey (0.13 feet (40 millimeters) plus 100 parts per million) as defined by IAC 865.

**Conclusion of Uncertainties:**  
 The uncertainty per this survey relative to (1) availability and condition of reference monuments is negligible, as relative to (2) occupation or possession lines is negligible, and relative to (3) clarity or ambiguity of recorded descriptions and / or subdivision is negligible.

**Notes:**  
 1) Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.  
 2) Survey monuments set for this survey are 5/8" Ø X 24" long Rebar set at grade with "VAN WIENEN PLS#20500018" identification caps, unless noted on plat.  
 3) A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.  
 4) Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence lines and deed lines.

**RETRACEMENT SURVEY FOR MILLER**



**CURRENT LAND DESCRIPTION**

**BEGINNING** at a point on the East line of the Northwest Quarter of Section 29, Township 22 North, Range 8 East, said point being 950.6 feet North of the Center of said Section 29, and running thence West 57.15 feet parallel with and 361 feet South of the South line of Fairview Addition to the Town of Summitville, Indiana, to the Easterly Right - of - Way of Cornhill (formerly the C.C.C. and St. Louis Railroad Company); thence Northeast 365.25 feet along said Right - of - Way line to the Southwest corner of Outlot Numbered One (1) in said Fairview Addition, the plat of which is recorded in Plat Book 5, Page 33, in the Office of the Recorder of Madison County, Indiana, thence East 279 feet to the Southwest corner of Lot Numbered 262 in said Fairview Addition, thence South 361 feet along the extended East line of Prospect Street, thence West 292.8 feet to the **POINT OF BEGINNING**.

Being a part of the Northeast Quarter of Section 29, Township 22 North, Range 8 East and containing 2.417 Acres, and part of the Northwest Quarter of Section 29, and containing 0.18 Acres, and containing in all 2.597 Acres, more or less.

**LAND SURVEYOR CERTIFICATE**

I, Keith Van Wiemen hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge and belief, the plat within represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was complete on March 25, 2020.

*Keith Van Wiemen*

Keith Van Wiemen, PLS  
 No. 20500018  
 REGISTERED LAND SURVEYOR  
 STATE OF INDIANA  
 PROFESSIONAL LAND SURVEYING, INC.

**P**RECISE LAND SURVEYING  
 920 MAIN STREET  
 ANDERSON, INDIANA 46016

LAND DESCRIPTION EXPERTS  
 SURVEYOR LOCATION REPORTS  
 SUBDIVISION & LAND PLANNING  
 ALTA / NSRS LAND TITLE SURVEYS  
 RETRACEMENT & ORIGINAL SURVEYS  
 PHONE: (765) 641 - 1997  
 WWW.PRECISELANDSURVEYING.NET

RETRACEMENT SURVEY FOR BOSWELL /  
 MILLER, BEING A PART OF THE NW 1/4 &  
 NE 1/4 OF SEC. 29, T. 22 N., R. 8 E., VAN  
 BUREN TOWNSHIP, MADISON COUNTY,  
 INDIANA

SCALE: 1" = 40'  
 JOB NUMBER: 2020 - 075  
 DRAWN BY: KRV  
 DATE: 3/25/2020  
 CHECK BY: KRV

MEMBER  
 SOCIETY OF PROFESSIONAL LAND SURVEYORS  
 INDIANA

NO. 1 OF 1