



1173 W. State Road 62
Leavenworth, IN 47137
812-739-4528

SURVEYOR'S REPORT

SUBJECT PROPERTY: This survey was done at the request of Rodger Walker to divide an existing parcel into two tracts. The survey is located in the Northwest Quarter of Fractional Section 35, Township 4 South, Range 1 East in Ohio Township, Crawford County, Indiana. The record owner is Rodger Walker with a deed of record found in Instrument # 116628.

In accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 34 of the Indiana Administrative Code, 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:

VARIANCES in the reference monuments:

Reference monuments and corners

Northwest corner of Section 35, T4S, R1E: Recovered a concrete monument on previous surveys in the area.

North ¼ of Section 35, T4S, R1E: No monument recovered. The corner position was calculated midway between the section corners and adjusted south to the evidence along the quarter lines on a previous survey.

Southwest corner of Parr: Recovered a 5/8" rebar with cap set on previous survey for Parr. Also recovered a 5/8" rebar on the south line of Parr, set previously, which is a common corner to Walker.

Southwest corner of Walker: Recovered a sandstone in a ditch line.

DISCREPANCIES: The north line of Walker has an error of approximately 100 feet. It is likely the line was measured with a 100 foot tape and one length was omitted. The last call is along the road to the point of beginning which would allow for any differences to arrive at that point.

The deed of record calls for 8 acres. The survey indicates 15.523 acres. Part of this is due to the older deeds being written to the edge of water instead of the state line. Also, the river bluff has been a hindrance to accurate measurements on the older surveys and errors in acreage are common.

RANDOM ERRORS in measurement: This is considered to be a rural survey with an acceptable relative positional accuracy of 0.26 plus 200 parts per million.

THEORY OF LOCATION: The north line was staked on a previous survey for Parr. The east line is the Indiana -Kentucky line as established by the Supreme Court. The north line is the south right of way of the county road. The west line was established using the Wilcher deed to the west.

Legal Description

Tract#1

A part of the Northwest Quarter of Fractional Section 35, Township 4 South, Range 1 East in Ohio Township, Crawford County, Indiana and more particularly described as follows;

Commencing at a concrete marker at the northwest corner of said section; thence along the section line South 88 degrees 57 minutes 24 seconds East 2666.55 feet to the north quarter; thence South 47 degrees 56 minutes 19 seconds West 1018.57 feet to a 5/8" rebar on the south right of way of Alton Fredonia Road and the true point of beginning of the tract herein described;

Thence along the south right of way of said road the following six courses;

- 1) South 23 degrees 51 minutes 29 seconds West 55.31 feet; thence
- 2) South 14 degrees 41 minutes 43 seconds West 64.43 feet; thence
- 3) South 12 degrees 11 minutes 51 seconds West 147.94 feet; thence
- 4) South 17 degrees 14 minutes 25 seconds West 64.87 feet; thence
- 5) South 25 degrees 14 minutes 43 seconds West 99.14 feet; thence
- 6) South 33 degrees 47 minutes 37 seconds West 78.76 feet; thence

South 37 degrees 10 minutes 23 seconds East 782.70 feet to the Indiana- Kentucky State Boundary line as per the U.S. Supreme Court decree dated November 4, 1985; thence along said state line North 53 degrees 41 minutes 32 seconds East 308.67 feet to Parr; thence along Parr North 39 degrees 26 minutes 20 seconds West 533.24 feet to a 5/8" rebar; thence North 22 degrees 24 minutes 17 seconds West 544.77 feet to the point of beginning and containing 6.467 acres more or less and subject to all right of ways and easements of record.

Course data used for this description is based on Grid North, Indiana State Plane Coordinate System, West Zone, as determined from GPS observations.

Legal Description

Tract#2

A part of the Northwest Quarter of Fractional Section 35, Township 4 South, Range 1 East in Ohio Township, Crawford County, Indiana and more particularly described as follows;

Commencing at a concrete marker at the northwest corner of said section; thence along the section line South 88 degrees 57 minutes 24 seconds East 2666.55 feet to the north quarter; thence South 47 degrees 56 minutes 19 seconds West 1018.57 feet to a 5/8" rebar on the south right of way of Alton Fredonia Road ; thence along said right of way South 23 degrees 51 minutes 29 seconds West 55.31 feet; thence South 14 degrees 41 minutes 43 seconds West 64.43 feet; thence South 12 degrees 11 minutes 51 seconds West 147.94 feet; thence South 17 degrees 14 minutes 25 seconds West 64.87 feet; thence South 25 degrees 14 minutes 43 seconds West 99.14 feet; thence South 33 degrees 47 minutes 37 seconds West 78.76 feet to the true point of beginning of the tract herein described;

Thence South 37 degrees 10 minutes 23 seconds East 782.70 feet to the Indiana- Kentucky State Boundary line as per the U.S. Supreme Court decree dated November 4, 1985; thence along the state line South 53 degrees 41 minutes 32 seconds West 181.05 feet; thence along the state line South 48 degrees 41 minutes 03 seconds West 137.40 feet; thence along the state line South 51 degrees 37 minutes 35 seconds West 251.32 feet; thence North 31 degrees 34 minutes 53 seconds West 721.27 feet to a stone on the south right of way of Alton Fredonia Road; thence along the south right of way of said road the following three courses:

- 1) North 46 degrees 41 minutes 54 seconds East 287.49 feet; thence
- 2) North 42 degrees 01 minutes 51 seconds East 110.32 feet; thence
- 3) North 38 degrees 55 minutes 21 seconds East 108.01 feet to the point of beginning and containing 9.056 acres more or less and subject to all right of ways and easements of record.

Course data used for this description is based on Grid North, Indiana State Plane Coordinate System, West Zone, as determined from GPS observations

Subject to the uncertainties in the lines and corners established by this survey, I hereby certify that the survey work performed by me on this project is in accordance with the requirements of IAC 865 to the best of my

S 88°57'24" E
2666.55'

N 1/4

Echrs and Ernest Aikine
DR 101-318

Wanda
8-08-88

Dell and Fraze
DR 187-470

Wilcher

Wilcher
DR 187-218

Jerry and Dixie Part
DR 88-679

Tract #1
6.487 Acres

Tract #2
9.056 Acres

Note: Tract #1 has approx.
0.8 Ac in the Ohio River

Note: Tract #2 has approx.
1.7 Ac in the Ohio River

HISTORIC LOW WATER LINE
INDIANA-KENTUCKY STATE BOUNDARY
LINE PER U.S. SUPREME COURT
DECREE DATED NOVEMBER 4, 1985

	DISTANCE
W	06.31
W	84.43
W	147.94
W	64.87
W	99.14
W	78.76
E	110.32
E	108.01
W	137.40

LEGEND	
-x-x-	FENCE
(CM)	CALCULATED MEASUREMENT RECORD
—	STONE
◆	CONCRETE MARKER (FOUND)
⊙	REBAR (FOUND)
⊗	5/8" REBAR W/CAP (SET 0-6")
○	PIPE (FOUND)
⊘	5/8" REBAR W/CAP (SET PREVIOUS SURVEY)



BASIS OF BEARINGS GRID
NORTH INDIANA WEST ZONE
BASED ON GPS OBSERVATIONS

CLIENT & OWNER: RODGER R. WALKER
DEED OF RECORD: INSTRUMENT #118628.

TIMBERLAKE ENGINEERING
1173 WEST STATE ROAD 62
LEAVENWORTH, IN 47137
812-739-4528

WALKER SURVEY

DRAWN BY: RGT	DATE: 2-17-16	PT NW 1/4 SEC 35, T4S, R1E OHIO TWP CRAWFORD CO, IN
CHECKED BY: RGT	JOB NUMBER: 16-018	
SCALE: 1"=300'	SHEET 3 OF 3	DWG (2015)\CAPE.DWG

ONE ON THIS PROJECT
BY DIRECT SUPERVISION
ENTS OF IAC 865 TO
ELIEF.

2-17-16