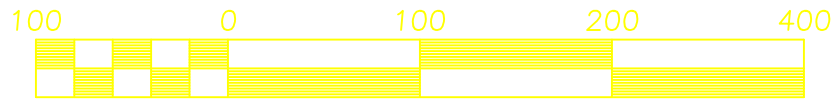


CLIENT: DONALD & DONNA WAGNER
 ORIGINAL SURVEY SITUATED IN THE S.E. QUARTER OF SEC. #16, T4S, R3E, HARRISON TWP., HARRISON CO., IN.

LEGEND

- = CALC. POINT
- ⊗ = MAG NAIL FOUND
- ⊕ = 5/8" REBAR FOUND OR AS LABELED
- = 5/8" REBAR W/ CAP SET (#2000231)



Scale 1" = 100'

BASIS OF BEARING: GPS OBSERVATION - IN. EAST ZONE (U.S. SURVEY FOOT USED)
 DEED SOURCE:
 DONALD & DONNA WAGNER
 INST. #202405663 & INST. #202405664
 D / M = DEED AND/OR MEASURED DISTANCES
 UNLESS LABELED OTHERWISE
 FIELD WORK DONE ON 11/9/24, 11/17/24, 12/4/24, 12/14/24 & 1/2/25
 NOT ALL UTILITIES OR IMPROVEMENTS SHOWN.
 NEED TO CALL 811 PRIOR TO ANY DIGGING OR CONSTRUCTION.

LINE	BEARING	DISTANCE
L1	N 01°05'52" E	70.03
L2	N 87°17'41" W	302.15
L3	S 02°42'19" W	70.00
L4	S 87°17'41" E	304.11

MAG NAIL FND IN CONC.
 N.E. CORNER - S.E. QUARTER
 SEC. #16, T4S, R3E,
 HARRISON TWP., HARRISON CO., IN.
 ORIGIN: VICTOR MCCAULEY SURVEY
 SEE INST. #200905618

WINDELL
 INST. #201704303
 SEE PREVIOUS SURVEY INST. #201704145

5/8" REBAR FND
 1" UP
 ORIGIN: MCCARTY SURVEY
 INST. #201704145

1/4-1/4 LINE
 PER DEED & ESTABLISHED
 PER MCCAULEY SURVEY & WINDELL DEED

REMAINDER
 2.687 ACRES +/-

FOR TRACT #3 & REMAINDER
 SHARED DRIVEWAY &
 EASEMENT FOR UTILITIES
 FOR SAFETY REASONS &
 SITE DISTANCE

TRACT #3
 2.687 ACRES +/-

TRACT #2
 2.687 ACRES +/-

TRACT #1
 2.687 ACRES +/-

NO CLEAR LINE OF POSSESSION

EAST SECTION LINE PER DEED

STEPHAN WAGNER
 INST. #202107404

NOTES:

- 1) The basis of bearing was taken from Gps observation (Indiana East grid to ground conversion was completed) (U.S. Survey Foot used).
- 2) Monuments set or found are within 0.5' of the surface unless otherwise stated.
- 3) This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements of record, Encumbrances, restrictive covenants, ownership title evidence, unrecorded easements, appurtenant easements, or other facts an accurate and current title search may disclose.
- 4) This survey is not certified to any future transactions or change in title.
- 5) No utilities were located on this survey, unless noted.
- 6) This survey is considered "Pro Forma", unless it is signed under the certification.
- 7) Building lines or setbacks are not shown and structures may exist within this area.
- 8) The origin of monuments is unknown, unless stated on this plot.
- 9) No improvements or easements shown. Title search needs completed.

MAG NAIL FND IN CONC.
 S.W. COR. - S.E. 1/4
 SEC. #16, T4S, R3E,
 HARRISON TWP., HARRISON CO., IN.
 ORIGIN: MCCAULEY SURVEY

MAG NAIL FND IN CONC.
 S.E. CORNER
 SEC. #16, T4S, R3E,
 HARRISON TWP., HARRISON CO., IN.
 ORIGIN: VICTOR MCCAULEY INST. #200905618

SUGGESTED DESCRIPTION - TRACT #1
 Being a part of the Southeast Quarter of Section #16, Township 4 South, Range 3 East, Harrison Township, Harrison County, Indiana, and being a 2.687 acres +/- tract of ground shown on the plat of an Original survey by William P. McCarty (L.S. #20000231), project #25-100, (dated January 8, 2025). (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 shown on said plat of survey, and more particularly described as follows:
 Commencing at a mag nail found marking the Southeast corner of Section #16; thence with the East line of the section & Heidelberg Road, N 01°05'52" E, 667.00 feet to a mag nail set and the TRUE POINT OF BEGINNING; thence continuing, N 01°05'52" E a distance of 170.02 feet to a mag nail set; thence leaving the road and East section line, N 87°11'35" W a distance of 689.98 feet to a 5/8" rebar set; thence S 01°05'52" W a distance of 169.41 feet to a 5/8" rebar set; thence S 87°08'32" E a distance of 690.00 feet to the TRUE POINT OF BEGINNING.
 Containing 2.687 acres, more or less, subject to all legal rights-of-way and any easements of record.

SUGGESTED DESCRIPTION - TRACT #2
 Being a part of the Southeast Quarter of Section #16, Township 4 South, Range 3 East, Harrison Township, Harrison County, Indiana, and being a 2.687 acres +/- tract of ground shown on the plat of an Original survey by William P. McCarty (L.S. #20000231), project #25-100, (dated January 8, 2025). (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 shown on said plat of survey, and more particularly described as follows:
 Commencing at a mag nail found marking the Southeast corner of Section #16; thence with the East line of the section & Heidelberg Road, N 01°05'52" E, 837.02 feet to a mag nail set and the TRUE POINT OF BEGINNING; thence continuing, N 01°05'52" E a distance of 170.02 feet to a mag nail set; thence leaving the road and East section line, N 87°17'41" W a distance of 689.96 feet to a 5/8" rebar set; thence S 01°05'52" W a distance of 169.41 feet to a 5/8" rebar set; thence S 87°11'35" E a distance of 689.98 feet to the TRUE POINT OF BEGINNING.
 Containing 2.687 acres, more or less, subject to all legal rights-of-way and any easements of record.

SUGGESTED DESCRIPTION - TRACT #3
 Being a part of the Southeast Quarter of Section #16, Township 4 South, Range 3 East, Harrison Township, Harrison County, Indiana, and being a 2.687 acres +/- tract of ground shown on the plat of an Original survey by William P. McCarty (L.S. #20000231), project #25-100, (dated January 8, 2025). (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 shown on said plat of survey, and more particularly described as follows:
 Commencing at a mag nail found marking the Southeast corner of Section #16; thence with the East line of the section & Heidelberg Road, N 01°05'52" E, 1007.04 feet to a mag nail set and the TRUE POINT OF BEGINNING; thence continuing, N 01°05'52" E a distance of 170.02 feet to a mag nail set; thence leaving the road and East section line, N 87°17'41" W a distance of 689.95 feet to a 5/8" rebar set; thence S 01°05'52" W a distance of 169.41 feet to a 5/8" rebar set; thence S 87°14'38" E a distance of 689.96 feet to the TRUE POINT OF BEGINNING.
 Containing 2.687 acres, more or less, subject to all legal rights-of-way and any easements of record.

Subject to an ingress/egress & utility easement more particularly described as follows:
 Commencing at a mag nail found marking the Southeast corner of Section #16; thence with the East line of the section & Heidelberg Road, N 01°05'52" E, 1107.03 feet to the TRUE POINT OF BEGINNING; thence continuing, N 01°05'52" E a distance of 70.03 feet to a mag nail set; thence leaving the road and East section line, N 87°17'41" W a distance of 302.15 feet; thence S 02°42'19" W a distance of 70.00 feet; thence S 87°17'41" E a distance of 304.11 feet to the TRUE POINT OF BEGINNING.

SUGGESTED DESCRIPTION - REMAINDER
 Being a part of the Southeast Quarter of Section #16, Township 4 South, Range 3 East, Harrison Township, Harrison County, Indiana, and being a 2.687 acres +/- tract of ground shown on the plat of an Original survey by William P. McCarty (L.S. #20000231), project #25-100, (dated January 8, 2025). (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 shown on said plat of survey, and more particularly described as follows:
 Commencing at a mag nail found marking the Southeast corner of Section #16; thence with the East line of the section & Heidelberg Road, N 01°05'52" E, 1177.06 feet to a mag nail set and the TRUE POINT OF BEGINNING; thence continuing, N 01°05'52" E a distance of 170.02 feet to a mag nail set; thence leaving the road and East section line, N 87°20'45" W a distance of 689.93 feet to a 5/8" rebar set; thence S 01°05'52" W a distance of 169.41 feet to a 5/8" rebar set; thence S 87°17'41" W a distance of 689.95 feet to the TRUE POINT OF BEGINNING.
 Containing 2.687 acres, more or less, subject to all legal rights-of-way and any easements of record.

Also containing an ingress/egress & utility easement more particularly described as follows:
 Commencing at a mag nail found marking the Southeast corner of Section #16; thence with the East line of the section & Heidelberg Road, N 01°05'52" E, 1107.03 feet to the TRUE POINT OF BEGINNING; thence continuing, N 01°05'52" E a distance of 70.03 feet to a mag nail set; thence leaving the road and East section line, N 87°17'41" W a distance of 302.15 feet; thence S 02°42'19" W a distance of 70.00 feet; thence S 87°17'41" E a distance of 304.11 feet to the TRUE POINT OF BEGINNING.

SURVEYOR'S REPORT

These Original surveys were performed for Donald & Donna Wagner (inst. #20003322), in the Southeast Quarter of Section #16, T4S, R3E, Harrison Twp., Harrison County, Indiana. See previous survey by William McCarty inst. #202405655.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 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: Also see recorded survey inst. #202405655. This survey is tied into previous surveys by Victor Mccauley (inst. #200905618) and William McCarty (inst. #201704145). Fifteen (15) verifiable monuments from the above surveys and adjoining Windell deeds were tied into. Not all monuments are shown on the attached plat. Section #16 was broken down & monumented by Victor Mccauley (see inst. #200905618).

The overall North, East, and West lines were established in the previous McCarty survey (inst. #201704145).

The South line was established by deed distances called for in the Wagner deeds (see inst. #20003322 & adj. to South Wagner inst. #202107404).

Record Descriptions:

The record description has ambiguities in distance calls and calls for distances are recited as more or less distances. The intent is clear and adjoining deeds were used to help verify the intent of the record description.

Lines of Occupation: Barb wire fences exist as shown North of the overall North line and East of the overall West line as shown on the attached plat. Distances are shown on the plat. Legal counsel should be sought to resolve any fence line issues. Fences vary as much as 8.5' North of North title line and 19.4' East of overall West title line.

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 in title work provided by others.
3. This survey was performed without a title search, therefore there is no guarantee that other easements or rights-of-way may exist.

I affirm, under penalties for perjury, that I have taken reasonable care to recite 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 8, 2025.



WILLIAM P. MCCARTY L.S.
 6200 PIONEER TRAIL
 GEORGETOWN, INDIANA
 EMAIL: MCCARTY.WP@GMAIL.COM
 Cell (812) 525-1931

SCALE: 1" = 100' DRAWN BY: BM CHECKED BY:

DATE: 1/8/25 JOB NO: 25-100

FOR: DONALD & DONNA WAGNER

ORIGINAL SURVES IN SEC. #16, T4S, R3E,
 HARRISON TWP., HARRISON CO., IN.

DRAWING NO:
 1 of 1

OFFICE COPY ONLY

CERTIFIED BY: DATE