

Original Survey

Huntington County
Section Corner Monument
1"X1" Bolt (8" Deep)
NW Cor. of the NW 1/4
Sec. 3 Twp27N R8E

North Line of The NW 1/4
S89°12'51"W 2681.79' M'd
(mGCS Bearing Basis For Huntington Co.)

Huntington County
(Closing Corner Mon.)

Tract 2
POB- RR Spike (2" Deep)
NE Cor. of the NW 1/4
Sec. 3 Twp27N R8E

Huntington County
Section Corner Mon.
POC-Instr. #2004009134

SCM (Flush)
NE Cor. Of NE 1/4
Sec. 3 Twp27N R8E

Division Rd.

(Flush)
RR Spike

N89°12'48"W 777.69' M'd
N89°57'02"W 777.69' Rec.

N89°57'02"W 299.70' Rec.
N90°00'W 300.0' Rec.
S89°12'51"W 299.70' M'd

N89°12'21"E
2646.87' M'd

Magnet (2" Deep)
SW Cor. Of SE 1/4
Sec. 34 Twp28N R8E
(Standard Corner)

Apparent 20' R/W

SFR

SRS

SFR

Parcel # 35-09-03-200-016.201-012
Instrument #2004009134
Rhina Livingston & Debra Danzer
2.07 Acres Rec.

2.056 Acres Measured
+ 0.14 Acres

2.196 Acres Measured

Refractment Survey
Bunnell Land Surveying
Job #2021-053
June 3, 2021

Approximate
Location Of Existing
Septic System

N80°00'E 300.0' Rec.
S89°10'28"W 298.20' M'd

SRS

0.14± Acres
S82°59'44"E 300.95' M'd

Proposed
0.14 Acres±

Part Of Parcel #
35-09-03-200-016.202-012
Instrument #2021003228
0.14± Acres

SRS

5/8" Steel Rebar Set
Bunnell L.S. ID Cap
(BLS Aug 4, 2021)

N00°05'16"E 328.88' Rec.

East Line of NW 1/4

N00°04'53"W 625.18' M'd
N00°05'16"E 625.18' Rec.

POB Tract 1
1/2" Steel Rebar (2" Deep)
Embury ID Cap
(Set June 9, 1982)

NW 1/4 of Sec. 3

Parcel #
35-09-03-200-016.202-012
Instrument #2021003228
Phillip T. Shafer & Kelly J. Shafer
58.00 Acres± Rec.

Part of the NW 1/4 of Sec. 3,
Township 27 North, Range 8 East,

Approved by the Subdivision
Plat Committee

Amica Deal

MUST be combined using combination
legal provided at submittal.
Cannot be a stand-alone parcel.

Shall Be Recorded
By: 11-2-2023



GRAPHIC SCALE



1 inch = 100 ft.

Original Survey

Description of Real Estate: Proposed 0.14 Acres

A tract of land being a part of the northwest quarter of Section three (3), in Township twenty-seven (27) North, Range eight (8) East, of the Second Principal Meridian, in Huntington County, Indiana, and based upon an "Original" survey of said lands performed on Sept. 02, 2021 by Bunnell Land Surveying and being more particularly described as follows:

COMMENCING at the northeast corner of the fractional northwest quarter of said Section three (3), marked by a railroad spike considered to be a Huntington County section corner monument; thence South 89° 12' 51" West, (InGCS bearing basis for Huntington County), along the north line of said northwest quarter, 299.70 feet to a railroad spike found marking the northwest corner of a 2.07 acre tract of land described in Instr. #2004009134 and found on file in the Huntington County Recorder's Office; thence South 01° 02' 08" East, along the west line of said 2.07 acre tract, 299.70 feet to a steel rebar stake with an identification cap stamped Embury marking the southwest corner of said 2.07 acre tract and the POINT OF BEGINNING of the herein described tract; thence South 82° 59' 44" East, 300.95 feet to a steel rebar stake with a marker stamped Bunnell LS on the east line of said northwest quarter; thence North 00° 44' 56" West, along the east line of said northwest quarter, 41.00 feet to a steel rebar stake with a marker stamped Bunnell LS marking the southeast corner of said 2.07 acre tract; thence South 89° 10' 28" West, along the south line of said 2.07 acre tract, 298.20 feet to the POINT OF BEGINNING containing 0.14 acres more or less.

Description of Real Estate: Combines Proposed (0.14 Acres) with Instr. #2004009134

A tract of land being a part of the northwest quarter of Section three (3), in Township twenty-seven (27) North, Range eight (8) East, of the Second Principal Meridian, in Huntington County, Indiana, and based upon an "Original" survey of said lands performed on Sept. 02, 2021 by Bunnell Land Surveying and being more particularly described as follows:

BEGINNING at the northeast corner of the fractional northwest quarter of said Section three (3), marked by a railroad spike considered to be a Huntington County section corner monument; thence South 89° 12' 51" West, (InGCS bearing basis for Huntington County), along the north line of said northwest quarter, 299.70 feet to a railroad spike found marking the northwest corner of a 2.07 acre tract of land described in Instr. #2004009134 and found on file in the Huntington County Recorder's Office; thence South 01° 02' 08" East, along the west line of said 2.07 acre tract, 299.70 feet to a steel rebar stake with an identification cap stamped Embury marking the southwest corner of said 2.07 acre tract; thence South 82° 59' 44" East, 300.95 feet to a steel rebar stake with a marker stamped Bunnell LS on the east line of said northwest quarter; thence North 00° 44' 56" West, along the east line of said northwest quarter, 340.50 feet to the POINT OF BEGINNING containing 2.196 acres more or less.

Theory of Location: Surveyor's Reports and Opinions

This is an "Original" survey of a 0.14 acre tract and a survey description of a 2.196 acre tract in which combines the proposed 0.14 acre tract and the existing (2.07 acre tract) 2.056 acre tract as measured. The 2.07 acre tract is owned by Rhnea Livingston and Debra Denzer and is described in Instrument #2004009134. The 0.14 acres will be partitioned from Instr. #2021003228 owned by the Shafer family. The 0.14 acre tract and the existing 2.07 acre tract (2.056 Measured) 2 are part of the fractional NW 1/4 of Section 3, Twp.27N, R8E. The 2.07 acre subject tract is shown on Huntington County GIS as Parcel #35-09-03-200-016.201-012. A retracement survey of #8531 West Division Road Andrews, Indiana was performed by Bunnell Land Surveying for Rhnea Livingston on June 3, 2021 to establish title lines on the ground, and prepare a survey plat to accompany the transfer of real estate.

A Huntington County section corner monument (Harrison monument) was found marking the NE corner of the NE 1/4 of Section 3. A magnail was found marking the SW corner of the SE 1/4 quarter of Section 34, Twp.28N, R8E being the standard section corner to establish the Township line. A railroad spike was found marking the NE corner of the NW 1/4 quarter of Section 3 within this survey. The spike is considered to be a closing corner to the Township line and was held in the east/west direction. A 1"x1" bolt was found marking the NW corner of the NW 1/4 of Section 3 within this survey and is also considered a closing corner to the Township line.

Surveyor's Certificate:

I Barrie L. Bunnell, a Registered Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal description were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article I, Rule 12 of the Indiana Administrative Code.

CERTIFIED BY:

Barrie L. Bunnell

Barrie L. Bunnell, P.L.S. #9500018 Sept. 02, 2021



Bunnell Land Surveying, Inc.

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JOB#2021-113
DWG: Sec 3 HCC 0.14 Acres Extra.dwg
DATE: 9/02/2021
DRAWN BY: DCS FIELDWORK: DCS
File: C:\land projects\2 sections\27-8\3\Sec 3 HCC.dwg

Wabash Office:
6733 South, Co. Rd. 50 East
Wabash, Indiana, 46982
Ph: (260) 563-9110

Original Survey

Theory of Location: Surveyor's Reports and Opinions Continued

The 2.07 acre subject tract appears to have been originally surveyed by C. Dwayne Embury (PE & LS) on June 9, 1992. The Embury Engineering & Associates survey of the 2.07 acre subject tract was found in Plat Book M on Page 93 in the Huntington County Recorder's Office. The 2.07 acre tract appears to be a one lot subdivision called Laymon Hillside Estate. Railroad spikes were found marking the northeast and northwest corners of the subject tract appearing to be the original monuments Mr. Embury set in 1992, in which he calls "Bolt spike set". A 1/2" rebar with an Embury plastic cap was found marking the SW corner of the 2.07 acre tract. The rebar appears to be original and was held within this survey as the original title corner. A rebar was set at the SE corner of the 2.07 acre tract at the mathematical location established by Sauer Land Surveying on a survey of the easterly and southerly adjoining tracts. The Sauer surveys were original surveys for the 41.76 acre easterly and the 55.001 acre southerly adjoining farm tracts. The Sauer survey was performed on Feb. 05, 2004 for Rex Laymon and was provided to Bunnell Land Surveying by Rhnea Livingston for use within this survey project.

The north line of the NW 1/4 of Section 3 was established along the Township line and measured at South 89° 12' 51" West for all bearings utilized within this survey. Multiple GPS observations with a Leica GS 14 GPS Rover utilizing the INCORS Base station array together with a Huntington County coordinate grid (INGCS) within this survey as the basis of bearings. Huntington County section corner monumentation, surveys by Sauer LS and Embury LS in the NW 1/4 and NE 1/4, together with deeds of record were the basis for this survey.

A) Variances and Availability in Reference monuments:

Section corner monumentation found on this survey are shown on the plat of survey and discussed in detail within the theory of location. Referenced section corner monumentation was provided by the Huntington County Surveyor's Office at the NE and NW corners of Section 3. The magnail and railroad spikes found were held within this survey by common report.

B) Discrepancies in record descriptions: The subject tract described in Instr. #2004009134 calls for the parcel being located in the north half of the northeast quarter. In fact, the subject tract is located in the northwest quarter of Section 3. This appears to be a scrivener's error copied and perpetuated from the Embury survey and the Embury original description. The southeast corner of the 2.07 acre subject tract appears to have been set 1.80 feet east of the east line of the northwest quarter, in error by Mr. Embury. This apparent overlap into the northeast quarter was dismissed within this survey. In 1992 when Mr. Embury performed the survey of the 2.07 acre tract, A. Cleaver (Book 253 on Page 168) owned the easterly adjoining 5.759 acre tract. Rex Laymon therefore could not sell or convey what he did not own to the current titleholders.

C) Inconsistencies with active lines of occupation:

Possession to the west, north and east lines are to the general yard maintenance lines and farm field cultivation lines as shown on the plat of survey. Possession to the north is to the pavement improvements of Huntington County Division Road.

D) Relative Positional Accuracy- Classification of Survey: The survey performed meets the requirements of a Rural survey according to: 865 IAC. 1-12-7 Measurements for retracement surveys, original surveys, and route surveys. Authority :IC 25-21.5-5-2-14 Affected : IC 25-21.5 Rural surveys are performed on real estate lying in rural areas that does not otherwise meet the definition of an urban or suburban survey. Acceptable relative positional accuracy's for the Rural Survey : 0.26 feet (79 millimeters) plus 200 parts per million.

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

Barrie L. Bunnell

Barrie L. Bunnell, Sept. 02, 2021

Surveyor's Certificate:

I Barrie L. Bunnell, a Registered Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal description were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

CERTIFIED BY:

Barrie L. Bunnell

Barrie L. Bunnell, P.L.S. #9500018 Sept. 02, 2021



Bunnell Land Surveying, Inc.

JOB#2021-113
DWG: Sec 3 HCC 0.14 Acres Extra.dwg
DATE: 9/02/2021
DRAWN BY: DCS FIELDWORK: DCS
File C:\Land Projects\2 Sections\27-81\3\Sec 3 HCC.dwg

Wabash Office:
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