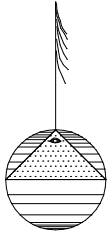


FOGEL ROAD
Prescriptive R/W

N 88°41'24" W
2632.31' to NW corner Section 16

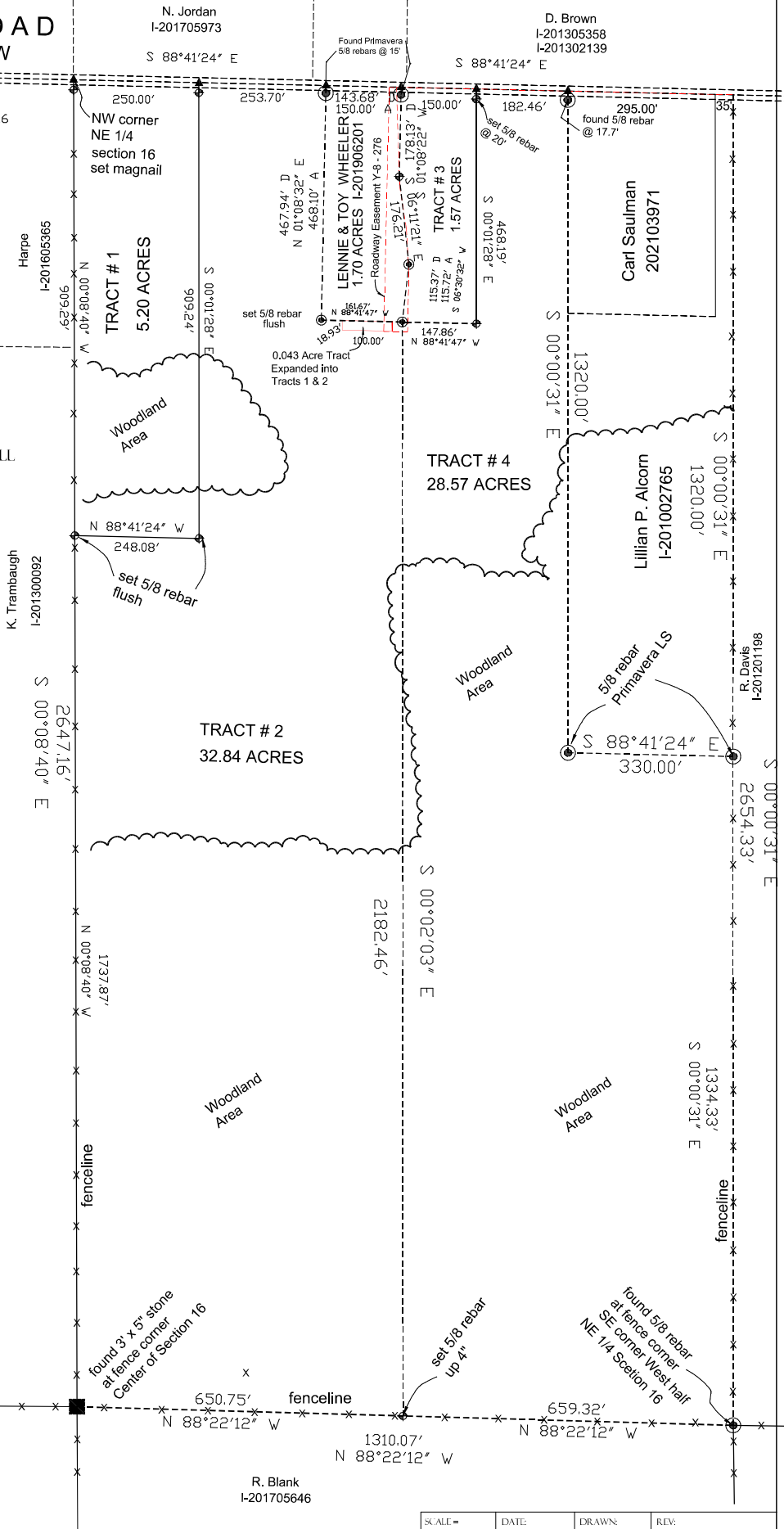


NORTH

LEGEND

THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

- SET 5/8" STEEL PIN & CAP
- EXISTING REBAR
- POINT ONLY
- EXISTING STONE
- MAG NAIL



CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO
THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED
ACCORDING TO THE REQUIREMENTS OF IAC. 865 H2-1
THROUGH H2-26. I AFFIRM, UNDER THE PENALTIES OF
PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT
EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS
REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

David J. Ruckman

DAVID J. RUCKMAN, P.S. # 80040393



SCALE = 1" = 200'	DATE: 09/07/2023	DRAWN: DJS	REV:
MAP FOR: ERIC K. GIBSON - HARRITT AUCTIONS FOGEL ROAD CORDON, INDIANA			
ERIC GIBSON MAP PART OF SECTION 16 T-4-S, R-4-E WEBSTER TWP., HARRISON COUNTY, INDIANA			
RUCKMAN LAND SURVEYORS TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA, KENTUCKY DAVID J. RUCKMAN, P.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106 812 670 8385 DAVIDJ[RUCKMAN@AOL.COM			

TRACT # 1 - ERIC K. GIBSON

Being a 5.20 Acre parcel of land lying in the Northeast Quarter of Section 16 Township 4 South, Range 4 East, Webster Township, Harrison County, Indiana, same being part of those same lands as conveyed to Eric K. Gibson as described in I-202004845, same being as composed by David J. Ruckman PS # 80040393, from map dated 09/07/2023, being more particularly described as follows: To Wit;

Beginning at a magnail at the Northwest corner of said Northeast Quarter in center of Fogel Road; thence S 88°41'24"E with said Road and Section line a distance of 250.00' to a magnail; thence S 00°01'28" E, passing a 5/8 rebar at 20' a distance of 909.24' to a 5/8 rebar; thence N 88°41'24" W a distance of 248.08' to a 5/8 rebar in the quarter section line; thence N 00°08'40" W with said line, passing a 5/8 rebar at 889.29' a distance of 909.29' to the point of beginning,

Subject to all Easements of Record and the Right of Way of Fogel Road.

TRACT # 2 - ERIC K. GIBSON

Being a 32.84 Acre parcel of land lying in the Northeast Quarter of Section 16 Township 4 South, Range 4 East, Webster Township, Harrison County, Indiana, same being part of those same lands as conveyed to Eric K. Gibson as described in I-202004845, same being as composed by David J. Ruckman PS # 80040393, from map dated 09/07/2023, being more particularly described as follows: To Wit;

Commencing at a magnail at the Northwest corner of the Northeast Quarter in center of Fogel Road; thence S 88°41'24" E with the Section line and said Road a distance of 250.00' to the TRUE place of beginning, a magnail; thence S 88°41'24" E a distance of 253.70' to a magnail; thence S 01°08'32" W, passing a 5/8 rebar at 15', a distance of 468.10' to a 5/8 rebar at the southwest corner of the lands described in I-201906201; thence S 88°41'47" E a distance of 161.67' to a 5/8 rebar; thence S 00°02'03" E a distance of 2182.46' to a 5/8 rebar in the Quarter section line and fenceline; thence N 88°22'12" W a distance of 650.75' to a stone at the center of Section; thence N 00°08'40" W a distance of 1737.87' to a 5/8 rebar; thence S 88°41'24" E a distance of 248.08' to a 5/8 rebar; thence N 00°01'28" W, passing a 5/8 rebar at 889.24' a distance of 909.24' to the beginning.

Subject to all Easements of Record and the R/W of Fogel Road, and the Roadway Easement described in Y-8, page 276.

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC. TITLE 865 H24 THROUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:


DAVID J. RUCKMAN, PS # 80040393



SCALE =	DATE: 09/07/2023	DRAWN: DJR	REV:
MAP FOR: ERIC K. GIBSON - HARRITT AUCTIONS FOGEL ROAD CORYDON, INDIANA			
ERIC GIBSON MAP PART OF SECTION 16 T-4-S, R-4-E WEBSTER TWP., HARRISON COUNTY, INDIANA			
RUCKMAN LAND SURVEYORS TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA, KENTUCKY DAVID J. RUCKMAN, P.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106 812 670 8385 DAVIDJRUCKMAN@AOL.COM			

TRACT # 3 - ERIC K. GIBSON

Being a 1.57 Acre parcel of land lying in the Northeast Quarter of Section 16 Township 4 South, Range 4 East, Webster Township, Harrison County, Indiana, same being part of those same lands as conveyed to Eric K. Gibson as described in I-202004845, same being as composed by David J. Ruckman PS # 80040393, from map dated 09/07/2023, being more particularly described as follows: To Wit;

Commencing at a magnail at the Northwest corner of the Northeast Quarter of Section 16, in the center of Fogel Road;
thence S 88°41'24" E with the Section line and Fogel Road a distance of 653.70' to the TRUE place of Beginning, a magnail; thence S 88°41'24" E a distance of 150.00' to a magnail;
thence S 00°01'28" E, passing a 5/8 rebar at 20', a distance of 468.19' to a 5/8 rebar;
thence N 88°41'47"W a distance of 147.86';
thence N 06°30'32" E with the east line of the lands described in I-201906201 a distance of 115.72' to a 5/8 rebar; thence N 06°11'21" W with said east line a distance of 176.21' to a 5/8 rebar;
thence N 01°08'22" E, passing a 5/8 rebar at 163.13' a distance of 178.13' to the beginning.

Subject to all Easements of Record and the R/W of Fogel Road and the Roadway Easement as described in Y-8, page 276.

TRACT # 4 - ERIC K. GIBSON

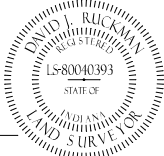
Being a 32.84 Acre parcel of land lying in the Northeast Quarter of Section 16 Township 4 South, Range 4 East, Webster Township, Harrison County, Indiana, same being part of those same lands as conveyed to Eric K. Gibson as described in I-202004845, same being as composed by David J. Ruckman PS # 80040393, from map dated 09/07/2023, being more particularly described as follows: To Wit;

Commencing at a magnail at the Northwest corner of the Northeast Quarter of Section 16 in center of Fogel Road;
thence S 88°41'24" E with the Section line and Fogel Road a distance of 803.70' to a magnail at the TRUE place of Beginning; thence S 88°41'24" E a distance of 182.46' to a magnail;
thence S 00°00'31" E, passing a 5/8 rebar at 17.7' a distance of 1320.00' to a 5/8 rebar at the Southwest corner of those lands described in I-201002765; thence S 88°41'24" E a distance of 330.00' to a 5/8 rebar; thence S 00°00'31" E a distance of 1334.33' to a 5/8 rebar at fence corner;
thence N 88°22'12" W with the Quarter line and fence a distance of 659.32' to a 5/8 rebar;
thence N 00°02'03" W a distance of 2182.46' to a 5/8 rebar;
thence S 88°41'47" E a distance of 147.86' to a 5/8 rebar;
thence N 00°01'28" W, passing a 5/8 rebar at 448.19' a distance of 468.19' to the beginning.

Subject to all Easements of Record and the R/W of Fogel Road and the Roadway Easement as described in Y-8, page 276.

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 H24 THROUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:


DAVID J. RUCKMAN, PS # 80040393



SCALE =	DATE: 09/07/2023	DRAWN: DJR	REV:
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ERIC GIBSON MAP PART OF SECTION 16 T-4S, R-4E WEBSTER TWP., HARRISON COUNTY, INDIANA			
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SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

- A. Availability and condition of reference monuments.
- B. Occupation or possession lines.
- C. Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines.
- D. The relative positional accuracy of the measurements.

This is a Retracement and Original survey subdividing the property described in I-202004845 of the Harrison County, Indiana records. The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE..

- E. The lines and corners shown hereon were established with the aid of the following:
- F. Prior Survey by Primavera LS 2007
- G. deeds per said county records, and found corner monuments.

Monuments (Rebars, or Stone as shown hereon) were found in place at possession lines. The Lennie Wheeler Tract (I-201906201) had an error on north line calling for 143.68' instead of the found distance of 150' between Primavera 5/8 rebars as shown hereon.

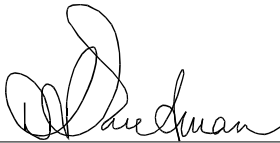
Set out 4 tracts with 5/8 rebars set at all new corners and magnails flush unless noted hereon.

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

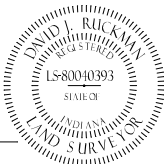
- Due to Availability and condition of reference monuments: up to 0.30 feet due to disturbed monuments.
- Due to occupation or possession lines: up 3' ± feet due to fences shown,
- Due to Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines: 6.32' on Wheeler Tract
- Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for a Rural Survey (0.26' feet plus 200 parts per million).

There may be additional unwritten rights associated with the above uncertainties. Consult your Legal Counsel for advice if needed.

CERTIFICATE OF SURVEY
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 H24 THROUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:



DAVID J. RUCKMAN, PS # 80040393



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