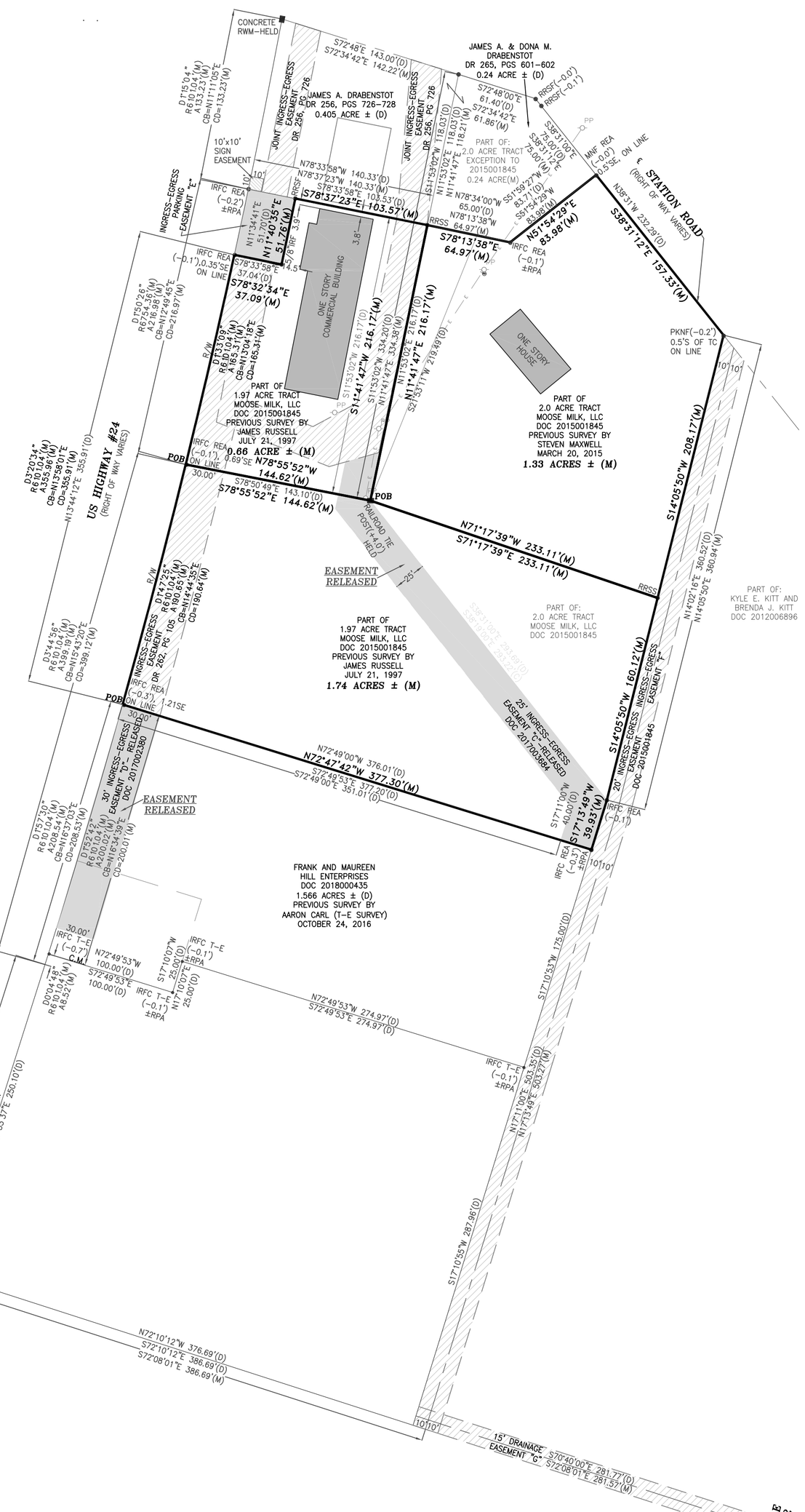
PLAT OF ORIGINAL SURVEY



Annotation Legend

P. = PLATTED DIMENSION/COURSE
R. = RECORD DIMENSION/COURSE
M. = MEASURED DIMENSION
C. = CALCULATED DIMENSION
TC = TITLE CORNER
TL = TITLE LINE
C.M. = CONTROLLING MONUMENT
+/– = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.
C.L. = CENTERLINE OF ROADWAY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
LARW = LIMITED ACCESS RIGHT OF WAY
ENC. = ENCROACHMENT ACROSS ESTABLISHED BOUNDARY
RPA = RELATIVE POSITIONAL ACCURACY
A = LENGTH OF CURVATURE
R = RADIUS OF CURVATURE
D = CENTRAL ANGLE
DEG = DEGREE OF CURVATURE
CB = CHORD BEARING
CD = CHORD DISTANCE
IRF = IRON REBAR STAKE FOUND
IPF = IRON PIPE FOUND
IRFC = IRON REBAR STAKE FOUND /"JHS #80040428" I.D. CAP
PKF = PK NAIL FOUND
RRSF = RAILROAD SPIKE FOUND
MNF = MAG NAIL FOUND
IRS = IRON REBAR SET / JHS – RLS I.D. CAP
MNS = MAG NAIL SET / JHS – RLS I.D. WASHER
I.D. = IDENTIFICATION
WCP = WOOD CORNER POST
SCP = STEEL CORNER POST
SCM = SECTION CORNER MONUMENT
REA = RUSSELL ENGINEERING ASSOC.
POWER POLE

NOTES:

1. MONUMENTS WITH NO RELATIONSHIP TO HEIGHT OR DEPTH (ABOVE/BELOW GROUND) AS SHOWN ON THE WITHIN PLAT WERE FOUND FLUSH WITH GROUND LEVEL. MONUMENTS WITH NO RELATIONSHIP TO THE CORNER (ERROR) ARE WITHIN RELATIVE POSITIONAL ACCURACY STANDARDS FOR THIS CLASSIFICATION OF SURVEY.

2. MONUMENTS SET THIS SURVEY AS DEPICTED "IRS" ARE 5/8" DIAMETER IRON REBAR STAKES 24" LONG.

3. IDENTIFICATION CAPS ON IRON REBAR STAKES AND IDENTIFICATION WASHERS ON MASONRY NAILS AS SET THIS SURVEY ARE MARKED "JHS RLS, LS80040428".

4. THE BASIS OF BEARINGS THIS SURVEY WAS DETERMINED FROM A GRID BEARING (NAD 83, INDIANA EAST ZONE) BETWEEN MONUMENTS DEPICTED ON THE WITHIN PLAT.

5. THE PROFESSIONAL SERVICES PROVIDED DO NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION OF THE TITLE. NO TITLE COMMITMENT WAS PROVIDED THIS SURVEY.

SURVEYOR'S REPORT

In accordance with 865 Indiana Administrative Code (IAC) 1–12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result 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) Relative Positional Accuracy (RPA); the acceptable relative positional accuracy for the various survey classifications are as follows:
(1) Urban surveys: 0.07 feet plus 50 parts per million.
(2) Suburban surveys: 0.13 feet plus 100 parts per million.
(3) Rural surveys: 0.26 feet plus 200 parts per million.

THE UNITED STATES BUREAU OF LAND MANAGEMENT INSTRUCTIONS OF 1815 AND SUBSEQUENT REVISIONS MADE NO REFERENCE FOR ESTABLISHING THE CENTER OF SECTION BY ANY OTHER MEANS THAN AT THE INTERSECTION OF LINES CONNECTING OPPOSITE QUARTER CORNERS. AFTER THE ORIGINAL GOVERNMENT SURVEY OF THE TOWNSHIPS, LOCAL COUNTY DEPUTY SURVEYORS CONTINUED MORE PERMANENT PERPETUATION OF THE QUARTER CORNERS, CENTER OF SECTIONS AND VARIOUS PARTITION BOUNDARIES. THESE LOCAL RECORDS AND PERPETUATED MONUMENTATION OF THE CORNERS WERE HELD AS CONTROLLING EVIDENCE THIS SURVEY EVEN THOUGH THESE METHODS MAY BE IN DIRECT CONFLICT WITH THE ORIGINAL INSTRUCTIONS CONCERNING THE ESTABLISHMENT OF THE CENTER OF SECTION.

THERE MAY BE DIFFERENCES BETWEEN DEED DIMENSIONS AND MEASURED DIMENSIONS ALONG THE BOUNDARY LINES ESTABLISHED THIS SURVEY, LIKEWISE, THERE MAY BE FOUND MONUMENTS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS, ESTABLISHED THIS SURVEY. IN CASES WHERE THE VARIANCE IS LESS THAN THE RELATIVE POSITIONAL ACCURACY STATED ABOVE, THE VARIANCE MAY BE CONSIDERED INSIGNIFICANT AND SHOWN FOR MATHEMATICAL CLOSURE PURPOSES ONLY. ANY VARIANCES GREATER THAN THE RELATIVE POSITIONAL ACCURACY STATED ABOVE SHOULD BE CONSIDERED WORTHY OF NOTE AND ARE SHOWN ON THE PLAT OF SURVEY AND POSSIBLY DISCUSSED BELOW.

PURPOSE OF SURVEY
THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF RELEVANT PORTIONS OF LAND OWNED BY MOOSE MILK, LLC AND CREATE THREE NEW TAX PARCELS WITHIN THE BOUNDARIES OF THE TWO PARENT TRACTS.

METHODOLOGY USED THIS SURVEY WAS G.N.S.S. MEASUREMENT UTILIZING A CARLSON BRx6+ RECEIVER WITH CORRECTIONS TRANSMITTED FROM THE INDIANA DEPARTMENT OF TRANSPORTATION INCORS NETWORK IN CONJUNCTION WITH CONVENTIONAL GROUND MEASUREMENTS MEASURED WITH A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION. BEARINGS WERE BASED UPON GEODETIC NORTH AS DEPICTED ON THE WITHIN PLAT OF SURVEY.

REFERENCE INFORMATION UTILIZED THIS SURVEY
HISTORICAL RECORD DOCUMENTS ON FILE IN THE OFFICE OF THE HUNTINGTON COUNTY, INDIANA RECORDER FOR THE CURRENT ADJOINING OWNERS OF THE SUBJECT TRACT(S).

SECTION CORNER REFERENCE INFORMATION ON FILE IN THE OFFICE OF THE HUNTINGTON COUNTY, INDIANA SURVEYOR.

HIGHWAY PLANS FOR U.S. #24 PROVIDED BY THE INDIANA DEPARTMENT OF TRANSPORTATION.

A PREVIOUS SURVEY FOR THE 1.97 ACRE TRACT BY JAMES RUSSELL, DATED JULY 21, 1997 AS PROVIDED BY THE CLIENT.

A PREVIOUS SURVEY FOR THE 1.50 ACRE HOUSE TRACT BY STEVEN MAXWELL, DATED MARCH 20, 2015 AS PROVIDED BY THE CLIENT.

A PREVIOUS SURVEY FOR THE 1.566 ACRE FRANK AND MAUREEN HILL ENTERPRISES TRACT BY AARON CARL, DATED OCTOBER 24, 2016 ON FILE IN THE OFFICE OF THE HUNTINGTON COUNTY, INDIANA RECORDER..

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
FOUR IRON STAKES WITH T–E IDENTIFICATION WERE FOUND ALONG THE SOUTHERLY BOUNDARY OF THE SOUTHERLY ADJOINING FRANK AND MAUREEN HILL ENTERPRISES TRACT, THE STAKES APPARENTLY ORIGINATED ON THE 2016 SURVEY BY AARON CARL OF T–E, INC. THE LOCATIONS OF THE STAKES FELL WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE CLASSIFICATION OF SURVEY.

SEVERAL IRON STAKES WITH REA (RUSSELL ENGINEERING ASSOCIATES) WERE FOUND ALONG THE PERIMETERS OF THE 0.66 ACRE, 1.33 ACRE, AND 1.75 ACRE TRACTS. THE STAKES APPARENTLY ORIGINATED ON THE 1997 RUSSELL ENGINEERING ASSOCIATES SURVEY. ALL OF THE LOCATIONS OF THE STAKES, EXCEPT THE US #24 RIGHT OF WAY STAKES, FELL WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE CLASSIFICATION OF SURVEY. THE STAKES ALONG SAID US #24 RIGHT OF WAY WERE HELD IN A NORTH–SOUTH DIRECTION AND THE EAST TO WEST VARIANCES ARE NOTED ON THE WITHIN PLAT.

A RAILROAD SPIKE WAS FOUND AT A NORTH CORNER OF THE 0.66 ACRE TRACT. THE SPIKE APPARENTLY ORIGINATED ON THE 1997 RUSSELL ENGINEERING ASSOCIATES SURVEY. THE LOCATION OF THE SPIKE FELL WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE CLASSIFICATION OF SURVEY.

A MAG NAIL WITH REA IDENDIFICATION WAS FOUND AT A NORTH CORNER OF THE 1.33 ACRE TRACT. THE NAIL APPARENTLY ORIGINATED ON A PREVIOUS RUSSELL ENGINEERING ASSOCIATES SURVEY. VARIANCES OF 0.5' WERE OBSERVED IN THE LOCATION OF THE MAG NAIL AS DEPICTED ON THE WITHIN PLAT.

A PK NAIL WAS FOUND AT A NORTH CORNER OF THE 1.33 ACRE TRACT. NO HISTORY COULD BE FOUND FOR THE ORIGINATION OF THE NAIL. VARIANCES OF 0.5' WERE OBSERVED IN THE LOCATION OF THE PK NAIL AS DEPICTED ON THE WITHIN PLAT.

THERE WAS A RAILROAD TIE POST FOUND AT A COMMON CORNER TO ALL THREE TRACTS. THE POST WAS MEASURED 0.6 FEET EAST OF THE TITLE CORNER AS DEPICTED ON THE MAXWELL AND RUSSELL SURVEYS. THE POST WAS HELD THIS SURVEY AS A CONTROLLING MONUMENT.

A CONCRETE RIGHT OF WAY MONUMENT WAS FOUND AT THE NORTHWEST CORNER OF THE NORTHERLY ADJOINING DRABENSTOT TRACT. THE MONUMENT APPARENTLY ORIGINATED WHEN US #24 WAS CONSTRUCTED AND WAS HELD THIS SURVEY AS A CONTROLLING MONUMENT.

OCCUPATION OR POSSESSION LINES
POSSESSION WAS CONSISTENT WITH THE BOUNDARIES ESTABLISHED THIS SURVEY AND IN HARMONY WITH THE ADJOINING PARCELS

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
THE RECORD DOCUMENT DESCRIPTIONS WERE RELATIVELY CONSISTENT AND NO APPARENT GAPS (OR GORES) OR OVERLAPS WERE OBSERVED THIS SURVEY, EXCEPT AS FOLLOWS:

NO EASEMENT WAS FOUND AND NONE PROVIDED FOR THE OVERHEAD ELECTRICAL LINES AND APPURTENANCES DEPICTED ON THE WITHIN PLAT.

THEORY OF LOCATION
THE RIGHT OF WAY FOR US #24 WAS ESTABLISHED FROM THE IRON STAKE ESTABLISHED ON THE T–E SURVEY AS MEASURED NORTHEASTERLY TO THE CONCRETE RIGHT OF WAY MONUMENT AT THE NORTHWEST CORNER OF THE NORTHERLY ADJOINING 0.405 ACRE DRABENSTOT TRACT.

THE RECORD ANGLES AND DISTANCES FOR THE TRACTS CREATED ON THE RUSSELL, MAXWELL AND CARL SURVEYS WERE HELD AND ALIGNED TO EXISTING MONUMENTATION. MONUMENTATION, POSSESSION AND ADJOINING DEEDS WERE CONSISTENT WITH THIS RE–ESTABLISHMENT METHOD. MINIMAL VARIANCES WERE OBSERVED ALONG THE PERIMETER OF THE VARIOUS TRACTS.

PROPOSED 1.74 ACRE TRACT - DESCRIPTION
A part of the Northwest Quarter of Fractional Section 23, Township 29 North, Range 10 East (Jackson Township) Huntington County, Indiana, being that 1.74 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on April 16, 2024 as Job number 24071, bounded and described as follows:

Commencing at the point of intersection of the easterly right-of-way line of US #24 with the south line of said Northwest Quarter; thence North 17 degrees 35 minutes 48 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along said easterly right-of-way line, 1261.87 feet to the point of curvature of a curve to the left; thence northeasterly along said right-of-way and a curve having a radius of 6101.04 feet, a central angle of 01 degrees 57 minutes 30 seconds, an arc length of 208.54 feet and subtended by a chord bearing North 16 degrees 37 minutes 03 seconds East, a chord length of 208.53 feet to the POINT OF BEGINNING; thence continuing northeasterly along said right-of-way line and a curve having a radius of 6101.04 feet, a central angle of 01 degrees 47 minutes 25 seconds, an arc length of 190.65 feet and subtended by a chord bearing North 14 degrees 44 minutes 35 seconds East, a chord length of 190.64 feet; thence South 78 degrees 55 minutes 52 seconds East, 144.62 feet to a railroad tie post; thence South 71 degrees 17 minutes 39 seconds East, 233.11 feet to a railroad spike; thence South 14 degrees 05 minutes 50 seconds West, 160.12 feet to an iron stake with REA identification; thence South 17 degrees 13 minutes 49 seconds West, 39.93 feet to an iron stake with REA identification at the northeast corner of a 1.566 acre tract owned by Frank and Maureen Hill Enterprises as recorded on Instrument number 2018000435 on file in the office of the Huntington County, Indiana Recorder; thence North 72 degrees 47 minutes 42 seconds West, along the northerly boundary of said 1.566 acre tract, 377.30 feet to the POINT OF BEGINNING.

Containing 1.74 acres, more or less.

ALSO:
A twenty (20) foot ingress and egress easement, lying ten (10) feet, (by perpendicular measurement) on each side of the following described centerline, said centerline being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way line of US #24 with the south line of said Northwest Quarter; thence North 17 degrees 35 minutes 48 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along said easterly right-of-way line, 1011.77 feet thence South 72 degrees 08 minutes 01 seconds East, 386.69 feet to the POINT OF BEGINNING; thence North 17 degrees 13 minutes 49 seconds East, 503.27 feet; thence North 14 degrees 05 minutes 50 seconds East, 360.94 feet to the centerline of Station Road, and the POINT OF TERMINATION.

ALSO:
A fifteen (15) foot drainage easement, lying seven and one-half (7.5) feet, (by perpendicular measurement) on each side of the following described centerline, said centerline being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way line of US #24 with the south line of said Northwest Quarter; thence North 17 degrees 35 minutes 48 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along said easterly right-of-way line, 1011.77 feet thence South 72 degrees 08 minutes 01 seconds East, 376.69 feet; thence North 17 degrees 13 minutes 49 seconds East, 7.50 feet to the POINT OF BEGINNING; thence South 72 degrees 08 minutes 01 seconds East, 281.57 feet to the top of bank of Little River and the POINT OF TERMINATION.

ALSO:
A thirty (30) foot ingress and egress easement as described on pages 105-108 of Deed Record 262 on file in the office of the Huntington County, Indiana Recorder.

ALSO:
A joint non-exclusive easement for ingress and egress as described on pages 726-727 of Deed Record 256 on file in the office of the Huntington County, Indiana Recorder.

ALSO SUBJECT TO the Right of Way Grant to the State of Indiana, dated July 13, 1939 and recorded November 24, 1939 in Deed Record 161, page 71 of the records of the Recorder of Huntington County, Indiana, wherein the mineral rights were reserved in said deed by First State Bank, Huntington, Indiana, Ernest S. McNamara and Gladys Lucille McNamara.

ALSO SUBJECT TO a thirty (30) foot easement or ingress and egress lying easterly of and adjoining the entire westerly boundary of the above-described 1.74 acre tract.

ALSO SUBJECT TO a twenty-five (25) foot easement or ingress and egress as described on Document 2015000845 on file in the office of the Huntington County, Indiana Recorder.

PROPOSED 1.33 ACRE TRACT - DESCRIPTION
A part of the Northwest Quarter of Fractional Section 23, Township 29 North, Range 10 East (Jackson Township) Huntington County, Indiana, being that 1.33 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on April 16, 2024 as Job number 24071, bounded and described as follows:

Commencing at the point of intersection of the easterly right-of-way line of US #24 with the south line of said Northwest Quarter; thence North 17 degrees 35 minutes 48 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along said easterly right-of-way line, 1261.87 feet to the point of curvature of a curve to the left; thence northeasterly along said right-of-way and a curve having a radius of 6101.04 feet, a central angle of 03 degrees 44 minutes 56 seconds, an arc length of 399.19 feet and subtended by a chord bearing North 15 degrees 43 minutes 20 seconds East, a chord length of 399.12 feet; thence South 78 degrees 55 minutes 52 seconds East, 144.62 feet to a railroad tie post and the POINT OF BEGINNING; thence North 11 degrees 41 minutes 47 seconds East, 216.17 feet to a railroad spike at the southwest corner of a 0.24 acre tract owned by James A. and Dona M. Drabenstot as recorded on pages 601-602 of Deed Record 265 on file in the office of the Huntington County, Indiana Recorder; thence South 78 degrees 13 minutes 38 seconds East, along said 0.24 acre tract boundary, 64.97 feet to an iron stake with REA identification thence North 51 degrees 54 minutes 29 seconds East, along said 0.24 acre tract boundary, 83.98 feet to the centerline of Station Road; thence South 38 degrees 31 minutes 12 seconds East, along said centerline, 157.33 feet; thence South 14 degrees 05 minutes 50 seconds West, along the westerly line of a twenty feet wide ingress and egress easement, 208.17 feet to a railroad spike; thence North 71 degrees 17 minutes 39 seconds West, 233.11 feet to the POINT OF BEGINNING.

Containing 1.33 acres, more or less.

ALSO:
A twenty (20) foot ingress and egress easement, lying ten (10) feet, (by perpendicular measurement) on each side of the following described centerline, said centerline being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way line of US #24 with the south line of said Northwest Quarter; thence North 17 degrees 35 minutes 48 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along said easterly right-of-way line, 1011.77 feet thence South 72 degrees 08 minutes 01 seconds East, 386.69 feet; thence North 17 degrees 13 minutes 49 seconds East, 503.27 feet; thence North 14 degrees 05 minutes 50 seconds East, 360.94 feet to the centerline of Station Road, and the POINT OF TERMINATION.

ALSO:
A fifteen (15) foot drainage easement, lying seven and one-half (7.5) feet, (by perpendicular measurement) on each side of the following described centerline, said centerline being more particularly described as follows:

Commencing at the point of intersection of the easterly right-of-way line of US #24 with the south line of said Northwest Quarter; thence North 17 degrees 35 minutes 48 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along said easterly right-of-way line, 1011.77 feet thence South 72 degrees 08 minutes 01 seconds East, 376.69 feet; thence North 17 degrees 13 minutes 49 seconds East, 7.50 feet to the POINT OF BEGINNING; thence South 72 degrees 08 minutes 01 seconds East, 281.57 feet to the top of bank of Little River and the POINT OF TERMINATION.

ALSO:
A thirty (30) foot ingress and egress easement as described on pages 105-108 of Deed Record 262 on file in the office of the Huntington County, Indiana Recorder.

ALSO:
An easement for ingress, egress and parking as described on pages 105-108 of Deed Record 262 on file in the office of the Huntington County, Indiana Recorder (Easement E).

ALSO:
A 10 foot by 10 foot easement for joint use of an illuminated sign as described on pages 105-108 of Deed Record 262 on file in the office of the Huntington County, Indiana Recorder.

ALSO:
A joint non-exclusive easement for ingress and egress as described on pages 726-727 of Deed Record 256 on file in the office of the Huntington County, Indiana Recorder.

ALSO SUBJECT TO the Right of Way Grant to the State of Indiana, dated July 13, 1939 and recorded November 24, 1939 in Deed Record 161, page 71 of the records of the Recorder of Huntington County, Indiana, wherein the mineral rights were reserved in said deed by First State Bank, Huntington, Indiana, Ernest S. McNamara and Gladys Lucille McNamara.

ALSO SUBJECT TO a thirty (30) foot easement or ingress and egress lying easterly of and adjoining the entire westerly boundary of the above-described 1.75 acre tract.

SURVEYOR'S STATEMENT

THIS SURVEY IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, MADE ACCORDING TO THE INSTRUCTIONS OF IAC 1–12 FOR AN URBAN CLASSIFICATION (RELATIVE POSITIONAL ACCURACIES OF 0.07 + 50 PPM), ORIGINAL SURVEY. THE WITHIN SURVEY FIELD WORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON APRIL 04, 2024. THIS PLAT IS NOT VALID WITHOUT THE ACCOMPANYING "SURVEYOR'S REPORT". 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.

JOHN HENRY STEPHENS REGISTERED No. LS–80040428 STATE OF INDIANA LAND SURVEYOR

John Henry Stephens, No. 80040428
JOHN H. STEPHENS R.L.S., INC.
BY: JOHN H. STEPHENS
PROFESSIONAL SURVEYOR
INDIANA LS #80040428

JOHN H. STEPHENS R.L.S., INC.
19 N. Wabash St.
Wabash, IN 46992
Phone: 260.563.8800
jhsrls.com

SURVEYED FOR:
KYLE KITT
4219 E STATION RD
ANDREWS, IN 46702
JOB No. 24071
OWNER: MOOSE MILK LLC
BRIEF DESCRIPTION: PART OF THE NW1/4, SEC 23, T29N, R10E

ORIGINAL SURVEY

Part of the NW1/4
of Section 23, T 29 N, R 10 E
4219 E Station Road, Roanoke, Indiana
Owner: Moose Milk, LLC

REVISIONS:

JOB NO.: 24071

SCALE: 1"=60'

DATE: 05-06-2024

DRAWN BY: JOS

CHECKED BY: JHS

SHEET 1 OF ONE