



PRECISE LAND SURVEYING

920 MAIN STREET
ANDERSON, INDIANA 46016
(765) 641-1997

INVOICE

Date: October 11, 2021
JOB NUMBER: 21392

WWW.PRECISELS.COM

Michael Thompson
7461 Country Brook Drive
Indianapolis, IN 46260

COUNTY	DESCRIPTION OF WORK	AMOUNT
Madison	Boundary NW Quarter, Section 14, Township 20 N, Range 06 E 7593 West 600 North, Frankton, Indiana Daniel L. & Vanessa E. Bockover - Owner Michael & Madison Campbell - Buyer	\$1,050.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT - THANK YOU FOR YOUR BUSINESS

Michael Thompson
7461 Country Brook Drive
Indianapolis, IN 46260

INVOICE

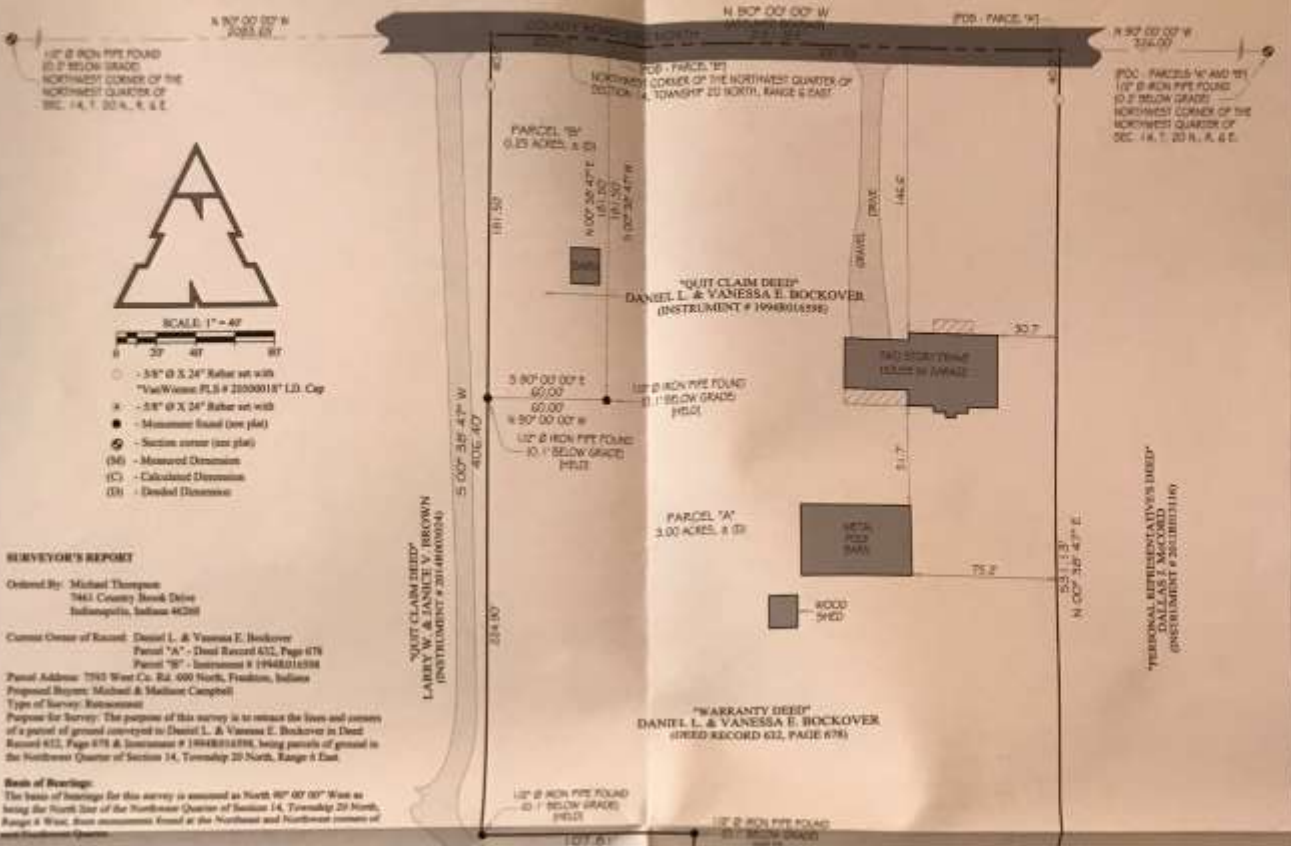
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Total Cost: \$1,050.00

PRECISE LAND SURVEYING
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RETRACEMENT SURVEY FOR CAMPBELL



1/2" IRON PIPE FOUND
10.1' BELOW GRADE
NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF
SEC. 14, T. 20 N., R. 4 E.



- - 3/8" Ø X 24" Rubber set with "VisiWise PLS # 2000018" I.D. Cap
- × - 3/8" Ø X 24" Rubber set with
- - Monument found (see plat)
- ⊙ - Section corner (see plat)
- (ME) - Measured Dimension
- (C) - Calculated Dimension
- (DI) - Deeded Dimension

SURVEYOR'S REPORT

Ordered By: Michael Thompson
7441 County Bank Drive
Indianapolis, Indiana 46239

Current Owner of Record: Daniel L. & Vanessa E. Bockover
Parcel "A" - Deed Record 612, Page 678
Parcel "B" - Instrument # 19948014398

Parcel Address: 7915 West Co. Rd. 400 North, Franklin, Indiana

Proposed Buyer: Michael & Madeline Campbell

Type of Survey: Retracement

Purpose for Survey: The purpose of this survey is to retracement the lines and corners of a parcel of ground conveyed to Daniel L. & Vanessa E. Bockover in Deed Record 612, Page 678 & Instrument # 19948014398, being parcels of ground in the Northwest Quarter of Section 14, Township 20 North, Range 4 East.

Date of Bearings:
The date of bearings for this survey is assumed as North 00° 00' 00" West as being the North Star of the Northwest Quarter of Section 14, Township 20 North, Range 4 East, West, from monuments found at the Northwest and Northwest corners of said Northwest Quarter.

Theory of Location:
This survey was based on previous surveys and monuments found and detailed below in the Uncertainty in Location of Lines and Corners, Section (1). The North Star of the Northwest Quarter of Section 14, Township 20 North, Range 4 East, also being the North Star of the parcel surveyed, was established from monuments found at the Northwest and Northwest corners of said Northwest Quarter. The remaining lines and corners of said parcel surveyed were established from previous monuments found, as shown herein, along with the bearings and distances and given to the nearest foot description.

Plats, Notes, & Witnesses:
The following previous surveys and plats were referenced:
- Plat of Survey for Bockover, by Harold E. Smith, dated May 21, 1998.
- Land Description Exhibit for Bockover, by Harold E. Smith, dated May 1, 1998.
- Notes and Documents in the Madison County Recorder's Office and the Office of Precise Land Surveying.

Uncertainty in Location of Lines and Corners
(1) Availability and condition of reference monuments
SECTION CORNERS - SEC. 14, T. 20 N., R. 4 E.
- Northwest corner of the Northwest Quarter (2448)
This corner was found / laid as a 1/2" Ø Iron Pipe. Said monument was exactly monumented, checked with said witnesses and was found / laid on a previous survey, as noted above.
- Southwest corner of the Northwest Quarter (2448)
This corner was found / laid as a 1/2" Ø Iron Pipe. Said monument was exactly monumented, checked with said witnesses and was found / laid on a previous survey, as noted above.

OTHER MONUMENTATION
- 1/2" Ø Iron Pipe was found / laid at the Southwest and Southwest corners of Parcel "B", and at the East and West ends of the line measuring 107.81' of Parcel "A".

- (2) Compliance in Preparation of this Survey
- There were no lines of Disagreement or Preemption at the time of this survey.
- (3) Clarity or Ambiguity of record descriptions
- There does not appear to be any ambiguity in the current legal descriptions.
- (4) The Relative Horizontal Accuracy of the corners of the subject parcel established for this survey is within the requirements for a Suburban Survey (S-1) per all requirements plus 100 parts per million as defined by IAC 161.
- (5) Continuation of Title Insurance
The uncertainty per this survey relative to (1) availability and condition of reference monuments or sightings, as relative to (2) compliance or preemption does not in any way affect or reduce the availability of title insurance or title insurance in any way.

Notes:
(1) Disagreements on this plat are recognized in their actual and deeded place found, with an assumed value.
(2) Survey monuments set for this survey are 1/2" Ø 1/2" Ø Iron Pipe set at grade with "VisiWise PLS # 2000018" identification caps, unless noted or per note to a corresponding title instrument may not be permitted for use in this survey. Surveyors have made no determination or independent search for existence of record monuments, reference corners, monumenting this evidence, or set their lines for all monuments and correct their records therefor.
(3) These lines, as shown, are for informational purposes only. This survey does not impair the right of possession or ownership of the part of the title described and owner being surveyed, such as those lines and deed lines.

"QUIT CLAIM DEED"
DANIEL L. & VANESSA E. BOCKOVER
(INSTRUMENT # 19948014398)

1/2" IRON PIPE FOUND
10.1' BELOW GRADE
MEAS.

1/2" IRON PIPE FOUND
20.1' BELOW GRADE
MEAS.

1/2" IRON PIPE FOUND
25.7' BELOW GRADE
MEAS.

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25.7' BELOW GRADE
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S 80° 00' 00" E

"PERSONAL REPRESENTATIVE'S DEED"
DALLAS I. MACCORD
(INSTRUMENT # 20118411516)

LAND SURVEYOR CERTIFICATE

I, Keith Van Wagoner, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and due to the best of my knowledge and belief, the plat within represents a survey made under my supervision in accordance with Title 161, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on October 5, 2021.

Keith Van Wagoner
Keith Van Wagoner, PLS
Indiana Reg. No. 328673

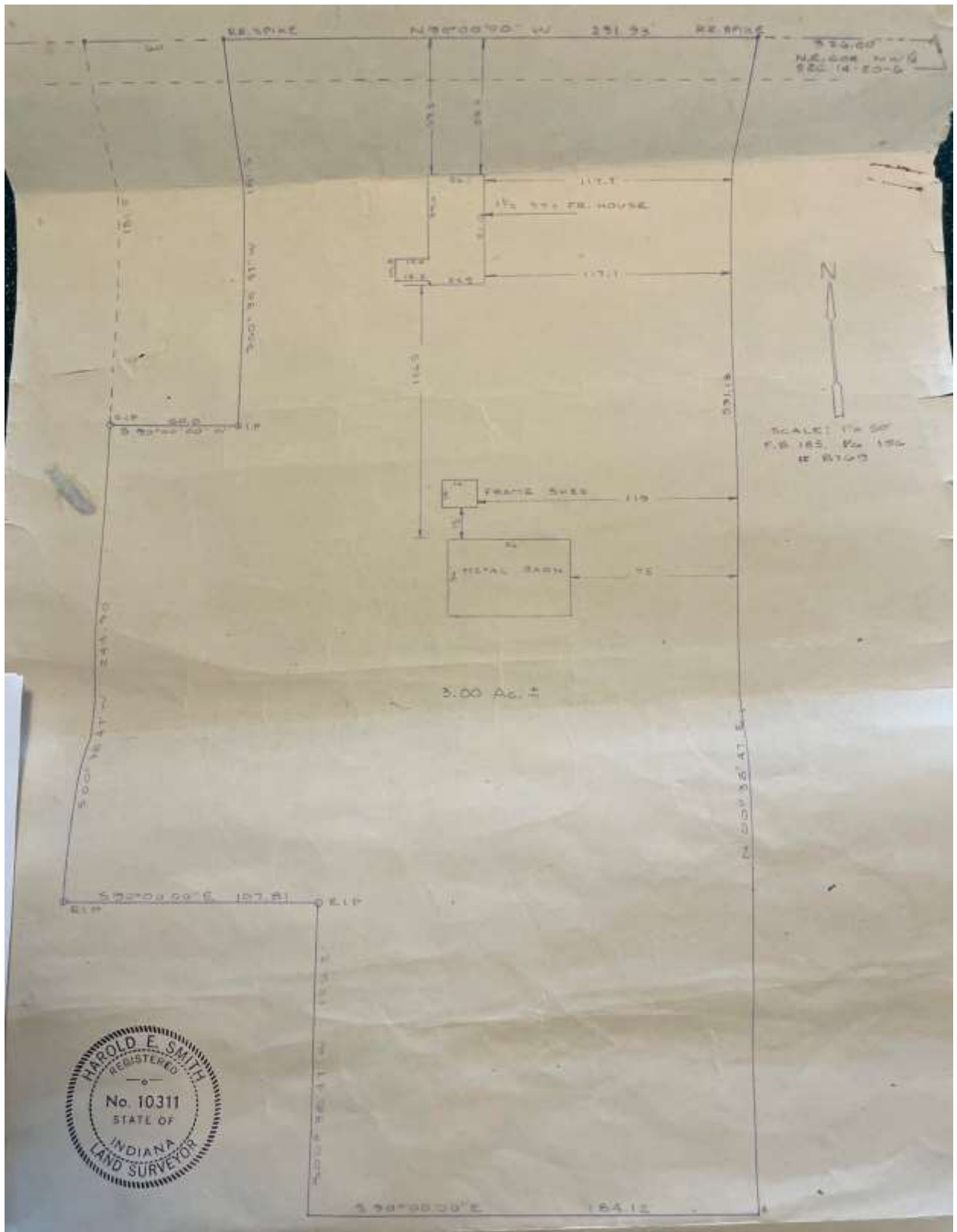


APL S PRECISE LAND SURVEYING
801 MAIN STREET
ANDERSON, INDIANA 46016



RETRACEMENT SURVEY FOR CAMPBELL,
BEING A PART OF THE NW 1/4 OF SEC. 14,
T. 20 N., R. 4 E., JACKSON TOWNSHIP,
MADISON COUNTY, INDIANA

DATE OF SURVEY: 10/5/21
SCALE: 1" = 40'
SHEET NUMBER: 1
OF 1





MAY 21 1986

S 40° 00' 00" E 104.12

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 6 EAST IN JACKSON TOWNSHIP, MADISON COUNTY, INDIANA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 6 EAST WHICH IS NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 326.00 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE CONTINUE NORTH 30 DEGREE 00 MINUTES 00 SECONDS WEST 231.93 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREE 38 MINUTES 47 SECONDS WEST 181.5 FEET; THENCE SOUTH 90 DEGREE 00 MINUTES 00 SECONDS WEST 60.00 FEET; THENCE SOUTH 00 DEGREE 38 MINUTES 47 SECONDS WEST 224.90 FEET; THENCE NORTH 09 DEGREE 45 MINUTES 02 SECONDS EAST 107.81 FEET; THENCE SOUTH 00 DEGREE 38 MINUTES 47 SECONDS WEST 125.2 FEET; THENCE SOUTH 90 DEGREE 00 MINUTES 00 SECONDS EAST 184.12 FEET; THENCE NORTH 00 DEGREE 38 MINUTES 47 SECONDS EAST 531.13 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS, SUBJECT TO THE LEGAL RIGHT OF WAY OF COUNTY ROAD 500 NORTH AND ALL OTHER EASEMENTS OF RECORD.

PURCHASERS: DANIEL LEE AND VANESSA LYNE BOCKHOFF
ADDRESS: S. R. #1, Box 107, Frankton, Indiana

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THE DRAWING SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE ABOVE DESCRIBED REAL ESTATE.

I FURTHER CERTIFY THAT THE BUILDINGS WERE LOCATED AS SHOWN AND THAT THERE ARE NO BUILDING ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN A HAZARDOUS FLOOD AREA AS SHOWN ON MADISON COUNTY UNINCORPORATED AREA MAP--COMMUNITY PANEL NUMBER 100442-0003A DATED JUNE 23, 1985.

DATE: May 21, 1986

Harold E. Smith
REGISTERED LAND SURVEYOR No. 10311