

LEGAL

A survey and certification of Lot Number Thirty-three (33) in Park Place South Addition to the City of Muncie, as recorded in Plat Book 4, page 37, in the Office of the Recorder of Delaware County, Indiana.

SURVEYOR'S REPORT

Survey ordered by: Rodney Roush
371 Eagle Hallmark
1020 North Eastwood Avenue
Muncie, Indiana 47304



Owner of Record: Robert Mohr and Ruby C. Watterson
Type of Survey: Retracement
Purpose for Survey: Sale of real estate

THEORY OF LOCATION:

We found iron rods at the Southwest and Southeast corners of Lot 33 and at the Southeast corner of Lot 34, which are on line. We then found the Southwest and Northeast corners of Lot 33 were in line with the Southeast corner of Lot 40. Then holding a line between an existing iron rod at the Northwest corner of Lot 31 with the existing iron pipe at the Northeast corner of Lot 33 we found that the existing iron rod at the Northwest corner of Lot 33 was the correct distance East and West, but was 0.25 of a foot South of where the actual corner would be, so we left it and made note as to where it is on the plat.

PLATS, NOTES AND WITNESSES:

The following previous surveys and plats were referenced:
-Park Place South Addition, Plat Book 4, page 37.
-Also other notes and witnesses on file in the office of Richard E. Ward & Associates, and in other Delaware County Offices.

UNCERTAINTY IN LOCATION OF LINES AND CORNERS:

- 1) Availability and condition of reference monuments:
-Monuments were found and held as shown on the plat and noted above. Monuments found are presumed to be those set from previous surveys as identified above.
-Unless otherwise noted on the plat, found monuments were undisturbed, in good condition, and at or near grade.
- 2) Occupancy or possession lines:
-There was no observable evidence of occupation or possession defining the lines surveyed, except as noted on the plat and above.
- 3) Clarity or ambiguity of record descriptions used:
-There does not appear to be any ambiguity in the recorded description.
- 4) Theoretical Uncertainty of measurements (due to random errors in measurements):
-This is a Class "B" Survey according to Title 365, Article 1, Rule 18 of the Indiana Administrative Code and is within the theoretical uncertainty as allowed in this type of survey.

NOTES:

- 1) Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- 2) The basis of bearings for this survey was the East and South lines of Lot 33, as evidence by found monuments. Bearings are based on said monuments and are used in decimal angles only.
- 3) Survey monuments set for the survey are 3/8 inch diameter 30 inch long rebar set at grade with "RE WARD 3043R" identification caps, unless otherwise noted on plat.
- 4) A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 5) Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence line and deed line.
- 6) Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials; and the surveyor expressly disclaims any responsibility or liability for the same.
- 7) A search for assessments of record is not to be implied by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.

LAND SURVEYOR CERTIFICATE

I, Richard E. Ward hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that to the best of my knowledge and belief, the plat within represents a survey made under my supervision in accordance with Title 365, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on March 9, 2005.

Richard E. Ward - Registered Land Surveyor No. 35222

Property address: 1004 East 8th Street, Muncie, Indiana

Proposed purchaser: Emily J. Yeasting and Lorna A. Springston

Survey and certified: March 10, 2005

RICHARD E. WARD & ASSOCIATES PROFESSIONAL LAND SURVEYORS <small>101 & PARK AVENUE • SUITE 100 • MUNCIE, INDIANA 47302 • (317) 245-3078</small>			
PLAT OF SURVEY OF LOT 33 IN PARK PLACE SOUTH ADDITION, AN ADDITION TO THE CITY OF MUNCIE, DELAWARE COUNTY, INDIANA			
SCALE: 1" = 40'	REVISIONS:	JOB NO. 090405-28430	Sheet 1
DATE: 03/10/05			
DRAWN BY: RWM			
CHECKED BY: REW			OF ONE