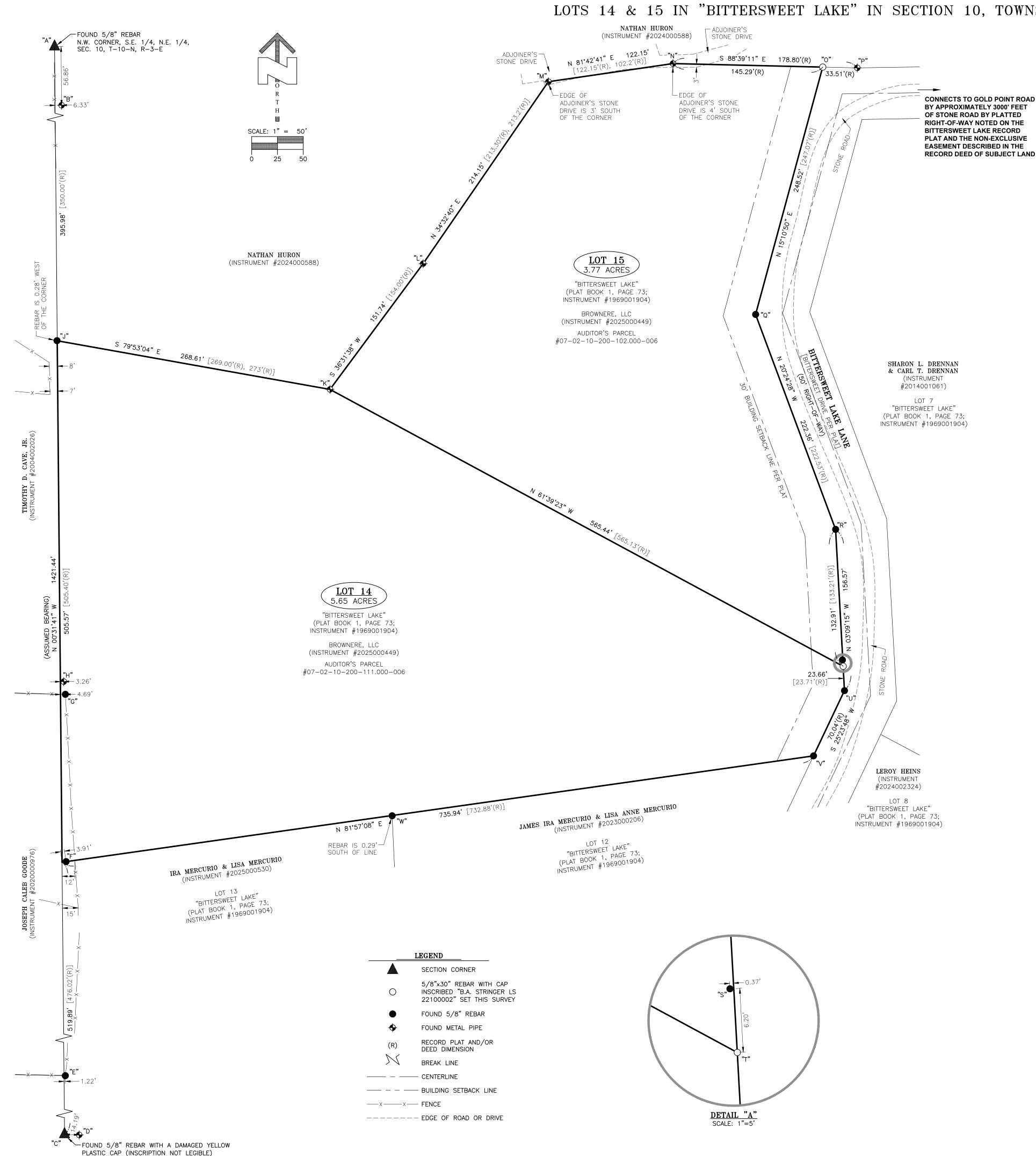
# BROWNERE, LLC - RETRACEMENT SURVEY

LOTS 14 & 15 IN "BITTERSWEET LAKE" IN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST



S.W. CORNER, S.E. 1/4, N.E. 1/4,

SEC. 10, T-10-N, R-3-E

### LAND DESCRIPTION: (PER INSTRUMENT #2025000449)

LOT NUMBERED 14 IN BITTERSWEET LAKE SUBDIVISION, AN ADDITION IN BROWN COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT CABINET 1, PAGES 73 AND 74, NOW FOUND IN PLAT CABINET 1, FILE 4A, IN THE OFFICE OF THE RECORDER OF BROWN COUNTY, INDIANA.

LOT NUMBERED 15 IN BITTERSWEET LAKE SUBDIVISION, AN ADDITION IN BROWN COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT CABINET 1, PAGES 73 AND 74, NOW FOUND IN PLAT CABINET 1, FILE 4A, IN THE OFFICE OF THE RECORDER OF BROWN COUNTY, INDIANA.

# SURVEYOR'S REPORT

<u>CLIENT INFORMATION AND PURPOSE OF SURVEY:</u>
THIS SURVEY IS PREPARED FOR BROWNERE, LLC, OWNERS OF THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2025000449 IN THE OFFICE OF THE RECORDER OF BROWN COUNTY, INDIANA. SUBJECT LAND IS SITUATED IN SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST AND IS KNOWN AS LOTS 14 AND 15 IN "BITTERSWEET LAKE" AS RECORDED IN PLAT BOOK 1, PAGE 73 AS INSTRUMENT #1969001904 IN THE OFFICE OF THE RECORDER OF BROWN COUNTY, INDIANA. THE PURPOSE OF THIS SURVEY IS TO COMPLETE A RETRACEMENT SURVEY OF THE LOT BOUNDARIES PER THE CLIENT'S REQUEST.

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1-12 ("RULE 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 DIRECT

- VARIANCES IN THE FOUND MONUMENTATION VARIANCES IN RECORD DOCUMENTS AND PLATS
- INCONSISTENCIES IN LINES OF OCCUPATION RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.
- ALL BEARINGS AND DISTANCES SHOWN ON THE DRAWING ARE FIELD MEASUREMENTS UNLESS OTHERWISE

NOTED. BEARING SYSTEM IS "ASSUMED".

### 1) A PLAT TITLED "BITTERSWEET LAKE"; PERFORMED BY FREESE AND ABPLANALP CIVIL ENGINEERS; CERTIFIED BY JAMES O. FREESE ON OCTOBER 2, 1969; AND RECORDED IN PLAT BOOK 1, PAGE 73 AS INSTRUMENT #1969001904 IN THE OFFICE OF THE RECORDER OF BROWN COUNTY, INDIANA.

- 2) A SURVEY TITLED "HAMILTON SURVEY PLAT"; PERFORMED AND CERTIFIED BY JAMES C. BENNETT ON APRIL 5, 1999; AND RECORDED AS INSTRUMENT #2001001342 IN THE OFFICE OF THE RECORDER OF BROWN
- 3) A LOT LINE ADJUSTMENT SURVEY PERFORMED BY SMITH DESIGN GROUP (JOB NUMBER 7015); CERTIFIED BY TODD M. BORGMAN ON FEBRUARY 18, 2025; AND RECORDED AS INSTRUMENT #2025000375 IN THE OFFICE OF THE RECORDER OF BROWN COUNTY, INDIANA.

FINDINGS OF FACTS:
"A" - A 5/8" REBAR WAS FOUND MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10. ORIGIN: UNKNOWN. THE REBAR IS ON RECORD IN THE BROWN COUNTY SURVEYOR'S OFFICE AS MARKING THE CORNER. THE COUNTY SURVEYOR'S TIES TO THE REBAR WERE USED TO VERIFY THE LOCATION OF THE REBAR AND THAT IT IS THE SAME REBAR NOTED BY THE COUNTY SURVEYOR AS MARKING THE CORNER. I WILL NOTE THAT THERE IS A 45.98'-90.02' UNCERTAINTY IN THE FIELD MEASURED LOCATION OF THE REBAR, AS COMPARED TO MONUMENTS "C" AND "J" AND THE GEOMETRICS OF THE RECORD PLAT. ALSO, I WILL NOTE THAT THE FIELD MEASURED DISTANCED BETWEEN MONUMENTS "A" AND "C" IS 101.44' LONGER THAN THE THEORETICAL QUARTER MILE DISTANCE OF 1320'. THE REBAR IS IN GOOD CONDITION AND THE TOP OF THE REBAR IS 2" BELOW THE SURFACE OF THE GROUND.

"B" - A 1" METAL PIPE WAS FOUND 6.33' EAST OF LINE "A"-"C" AND 56.86' SOUTH OF MONUMENT "A". ORIGIN: UNKNOWN. THE PIPE IS NOT IN POOR CONDITION AS IT IS LEANING, LOOSE IN THE GROUND, AND THE TOP OF THE PIPE IS 30" ABOVE THE SURFACE OF THE GROUND.

"C" - A 5/8" REBAR WITH A DAMAGED YELLOW PLASTIC CAP (INSCRIPTION NOT LEGIBLE) WAS FOUND MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10. ORIGIN: THE REBAR APPEARS TO BE THE "5/8" REBAR W/CAP SET" THAT WAS SET BY JAMES C. BENNETT IN REFERENCE SURVEY #2. I WILL NOTE THAT THE REBAR IS NOT NOTED ON SAID SURVEY AS MARKING SAID QUARTER-QUARTER CORNER. HOWEVER, THE REBAR IS ON RECORD IN THE COUNTY SURVEYOR'S OFFICE AS MARKING THE CORNER AND WAS ALSO HELD AS MARKING THE CORNER IN REFERENCE SURVEY #3. FURTHERMORE, I WILL NOTE THAT THERE IS A 43.87'-90.02' UNCERTAINTY IN THE FIELD MEASURED LOCATION OF THE REBAR AS COMPARED TO MONUMENTS "C" AND "E" AND THE GEOMETRICS OF THE RECORD PLAT. AGAIN, I WILL ALSO NOTE THAT THE FIELD MEASURED DISTANCED BETWEEN MONUMENTS "A" AND "C" IS 101.44' LONGER THAN THE THEORETICAL QUARTER MILE DISTANCE OF 1320'. DESPITE THE DAMAGED PLASTIC PLASTIC CAP, THE REBAR IS IN GOOD CONDITION AND THE TOP OF THE CAP ON THE REBAR IS 4" ABOVE THE SURFACE OF THE GROUND.

"D" - A 3/4" METAL PINCH PIPE WAS FOUND 14.19' EAST OF "C". ORIGIN: UNKNOWN. A REBAR WAS FOUND EAST OF "C" IN REFERENCE SURVEY #2 DEPICTED AS BEING IN THE GENERAL VICINITY OF THE FOUND PIPE. THE PIPE IS IN GOOD CONDITION AND THE TOP OF THE PIPE IS 2" ABOVE THE SURFACE OF THE

"E" - A 5/8" REBAR WITH CAP (BENNETT) WAS FOUND 1.22' EAST OF LINE "A"-"C" AND IN THE VICINITY OF THE SOUTHEAST CORNER OF THE LAND OF "GOODE" (INSTRUMENT #2020000976). ORIGIN: THE REBAR WAS SET IN REFERENCE SURVEY #2. THE REBAR IS IN GOOD CONDITION AND THE TOP OF THE REBAR IS 4" ABOVE THE SURFACE OF THE GROUND.

"F" — A BENT 5/8" REBAR WAS FOUND 3.91' EAST OF LINE "A"—"C", AS MEASURED ALONG LINE "F"—"V", AND IN THE VICINITY OF THE SOUTHWEST CORNER OF LOT 14. ORIGIN: THE REBAR MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. ALTHOUGH BENT, THE REBAR IS IN FAIR CONDITION AS IT IS STABLE IN THE GROUND AND THE TOP OF THE REBAR IS EVEN WITH THE SURFACE

"G" - A 5/8" REBAR WITH A PLASTIC CAP (INSCRIPTION NOT LEGIBLE) WAS FOUND 4.69' EAST OF LINE "A"-"C" AND IN THE VICINITY OF THE NORTHEAST CORNER OF THE LAND OF "GOODE" (INSTRUMENT #2020000976). ORIGIN: THE REBAR APPEARS TO BE THE "5/8" REBAR W/CAP SET" THAT WAS SET BY JAMES C. BENNETT IN REFERENCE SURVEY #2. DESPITE THE DAMAGED PLASTIC PLASTIC CAP, THE REBAR IS IN GOOD CONDITION, IS LOCATED AT THE CORNER OF A WOVEN WIRE FENCE, AND THE TOP OF THE CAP ON THE REBAR IS 1" ABOVE THE SURFACE OF THE GROUND.

"H" - A 3/4" METAL PINCH PIPE WAS FOUND 12.47' NORTH OF "G" AND 3.26' EAST OF LINE "A"-"C". ORIGIN: UNKNOWN. A REBAR WAS FOUND 12.38' NORTH OF "G" IN REFERENCE SURVEY #2 AND DEPICTED ON SAID SURVEY AS BEING IN THE GENERAL VICINITY OF THE FOUND PIPE. THE PIPE IS IN GOOD CONDITION AND THE TOP OF THE PIPE IS 8" ABOVE THE SURFACE OF THE GROUND.

"J" - A BENT 5/8" REBAR WAS FOUND 0.28' WEST OF LINE "A"-"C" AND IN THE VICINITY OF THE NORTHWEST CORNER OF LOT 14. ORIGIN: THE REBAR MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. ALTHOUGH BENT, THE REBAR IS IN FAIR CONDITION AS IT IS STABLE IN THE GROUND AND THE TOP OF THE REBAR IS 7" BELOW THE SURFACE OF THE GROUND.

"K" - A 1" METAL PIPE WAS FOUND IN THE VICINITY OF THE CORNER OF LOT 14 COMMON WITH THE WEST CORNER OF LOT 15. ORIGIN: THE PIPE MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. THE PIPE IS IN GOOD CONDITION AND THE TOP OF THE PIPE IS 6" ABOVE THE SURFACE OF THE GROUND.

"L" - A 1" METAL PIPE WAS FOUND IN THE VICINITY OF A CORNER OF LOT 15. ORIGIN: THE PIPE MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. THE PIPE IS IN GOOD CONDITION AND THE TOP OF THE PIPE IS 10" ABOVE THE SURFACE OF THE GROUND.

"M" - A 1" METAL PIPE WAS FOUND IN THE VICINITY OF A CORNER OF LOT 15. ORIGIN: THE PIPE MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. THE PIPE IS IN GOOD CONDITION, IS 3' NORTH OF THE SOUTH EDGE OF THE ADJOINER'S STONE DRIVE, AND THE TOP OF THE PIPE IS 1" BELOW THE SURFACE OF THE STONE DRIVE.

"N" - A 1" METAL PIPE WAS FOUND IN THE VICINITY OF A CORNER OF LOT 15. ORIGIN: THE PIPE MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. THE PIPE IS IN GOOD CONDITION, IS 3' NORTH OF THE SOUTH EDGE OF THE ADJOINER'S STONE DRIVE, AND THE TOP OF THE PIPE IS 2" BELOW THE SURFACE OF THE STONE DRIVE.

"O" - A SEARCH WAS MADE IN THE VICINITY OF THE NORTHEAST CORNER OF LOT 15. NO MONUMENT WAS FOUND MARKING THE CORNER. AN "IRON PIN IN PLACE" IS NOTED AS MARKING THE CORNER ON REFERENCE

"P" - A 1" METAL PIPE WAS FOUND IN THE VICINITY OF A CORNER ON THE NORTH RIGHT-OF-WAY LINE OF BITTERSWEET LAKE LANE (BITTERSWEET DRIVE PER PLAT) AND A CORNER OF THE LAND OF "HURON" (INSTRUMENT #2024000588. ORIGIN: THE PIPE MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. THE PIPE IS IN GOOD CONDITION AND THE TOP OF THE PIPE IS 7" BELOW THE SURFACE OF THE GROUND.

"Q" - A 5/8" REBAR WAS FOUND IN THE VICINITY OF A CORNER OF LOT 15 ON THE WEST RIGHT-OF-WAY LINE OF BITTERSWEET LAKE LANE (BITTERSWEET DRIVE PER PLAT). ORIGIN: THE REBAR MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. THE REBAR IS IN GOOD CONDITION AND THE TOP OF THE REBAR IS EVEN WITH THE SURFACE OF THE GROUND.

"R" - A 5/8" REBAR WAS FOUND IN THE VICINITY OF A CORNER OF LOT 15 ON THE WEST RIGHT-OF-WAY LINE OF BITTERSWEET LAKE LANE (BITTERSWEET DRIVE PER PLAT). ORIGIN: THE REBAR MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. THE REBAR IS IN GOOD CONDITION AND THE TOP OF THE REBAR IS 2" ABOVE THE SURFACE OF THE GROUND.

## SURVEYOR'S REPORT (CONTINUED)

FINDINGS OF FACTS (CONTINUED): S" — A 5/8" REBAR WAS FOUND IN THE VICINITY OF THE WEST RIGHT—OF—WAY LINE OF BITTERSWEET LAKE" LANE (BITTERSWEET DRIVE PER PLAT) AND 0.37' WEST OF LINE "R"-"U". ORIGIN: UNKNOWN. THE REBAR IS IN GOOD CONDITION AND THE TOP OF THE REBAR IS EVEN WITH THE SURFACE OF THE GROUND.

"T" - A SEARCH WAS MADE IN THE VICINITY OF THE EAST COMMON CORNER BETWEEN LOTS 14 AND 15. ORIGIN: NO MONUMENT WAS FOUND MARKING THE CORNER. AN "IRON PIN IN PLACE" IS NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1.

"U" - A LEANING 5/8" REBAR WAS FOUND IN THE VICINITY OF A CORNER OF LOT 14 ON THE WEST RIGHT-OF-WAY LINE OF BITTERSWEET LAKE LANE (BITTERSWEET DRIVE PER PLAT). ORIGIN: THE REBAR MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. ALTHOUGH LEANING WEST, THE REBAR IS IN FAIR CONDITION AS IT IS STABLE IN THE GROUND AND THE TOP OF THE REBAR IS 6" BELOW THE SURFACE OF THE GROUND.

"V" - A 5/8" REBAR WAS FOUND IN THE VICINITY OF THE SOUTHEAST CORNER OF LOT 14. ORIGIN: THE REBAR MAY BE THE "IRON PIN IN PLACE" NOTED AS MARKING THE CORNER ON REFERENCE SURVEY #1. THE REBAR IS IN GOOD CONDITION AND THE TOP OF THE REBAR IS 2" BELOW THE SURFACE OF THE GROUND.

"W" - A 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "CKW" WAS FOUND 0.29' SOUTH OF LINE "V"-"F" AND IN THE VICINITY OF THE NORTHEAST CORNER OF LOT 13. ORIGIN: A SURVEY NOTING THE ORIGIN OF THE REBAR WAS NOT FOUND. THE REBAR IS IN GOOD CONDITION AND THE TOP OF THE CAP ON THE REBAR IS 3" ABOVE THE SURFACE OF THE GROUND.

BITTERSWEET LAKE LANE (BITTERSWEET DRIVE PER PLAT), AN ADJOINER'S DRIVE, AND FENCES ARE LOCATED THIS SURVEY AS SHOWN AND DIMENSIONED HEREON.

MONUMENTS "A" AND "B" ARE HELD THIS SURVEY AS BEST EVIDENCE OF PUBLIC LAND SURVEY SYSTEM CORNERS IN SECTION 10. AS NOTED IN THE FINDINGS OF FACTS, THERE IS UP TO A 101.44' UNCERTAINTY IN THE LOCATIONS OF SAID MONUMENTS.

MONUMENTS "F", "J", "K", "L", "M", "N", "P", "Q", "R", "U", AND "V" ARE HELD THIS SURVEY AS BEST EVIDENCE OF THE "IRON PINS IN PLACE" NOTED AS MARKING CORNERS OF REFERENCE SURVEY #1. THE MONUMENTS ARE USED, ALONG WITH THE GEOMETRICS OF THE RECORD PLAT (REFERENCE SURVEY #1) TO ESTABLISH THE CORNERS AND BOUNDARY OF SUBJECT LAND (LOTS 14 AND 15 OF SAID SURVEY) AS

MONUMENTS "K", "L", "M", "N", "Q", "R", "U" AND "V" ARE HELD THIS SURVEY AS BEST EVIDENCE OF CORNERS OF LOTS 14 AND 15. NOTE THE DISCREPANCIES BETWEEN THE FIELD MEASURED DISTANCES AND

THE SOUTHWEST CORNER OF LOT 14 IS ESTABLISHED AT THE INTERSECTION OF LINE "A"-"C" AND THE WESTERLY EXTENSION OF LINE "V"-"F" AS BEST EVIDENCE. NO MONUMENT IS SET THIS SURVEY MARKING THE CORNER DUE TO MONUMENT "F" BEING 3.91' EAST OF THE CORNER.

RECORD PLAT/DEED DISTANCES BETWEEN SAID MONUMENTS AS NOTED HEREON.

THE NORTHWEST CORNER OF LOT 14 IS ESTABLISHED AT THE INTERSECTION OF LINE "A"-"C" AND LINE "J"-"K" AS BEST EVIDENCE. NO MONUMENT IS SET THIS SURVEY MARKING THE CORNER DUE TO MONUMENT "J" BEING 0.28' WEST OF THE CORNER.

"O" - A 5/8" REBAR WITH CAP (B.A. STRINGER) IS SET THIS SURVEY MARKING THE NORTHEAST CORNER OF LOT 15. THE CORNER IS ESTABLISHED ON LINE "N"-"P" AND AT THE RECORD PLAT DISTANCES FROM MONUMENTS "N" AND "P".

BETWEEN LOTS 14 AND 15. THE CORNER IS ESTABLISHED ON LINE "R"-"U" AND BY SINGLE PROPORTIONATE MEASUREMENT OF THE FIELD MEASURED DISTANCES AND THE RECORD PLAT DISTANCES BETWEEN MONUMENTS

"T" — A 5/8" REBAR WITH CAP (B.A. STRINGER) IS SET THIS SURVEY MARKING THE EAST COMMON CORNER

ALL MONUMENTS SET THIS SURVEY ARE WITHIN 4" OF THE GROUND SURFACE, UNLESS OTHERWISE NOTED.

# AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: SEE THE DISCUSSIONS OF SAID VARIANCES IN THE FINDINGS OF FACTS AND THEORY OF LOCATION OF THIS REPORT AND ALSO SEE THE VARIANCES AS NOTED ON THE SURVEY DRAWING HEREON BETWEEN THE FIELD MEASURED AND RECORD PLAT/DEED DISTANCES BETWEEN THE MONUMENTS/CORNERS.

DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS: NONE OBSERVED.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: SEE THE ADJOINER'S DRIVE AND FENCES LOCATED THIS SURVEY AS SHOWN AND DIMENSIONED HEREON.

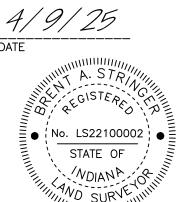
THE PRECISION AND ACCURACY STANDARD FOR THE HEREON SURVEY MEETS OR EXCEEDS THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR A SUBURBAN SURVEY: 0.13 FEET PLUS 100 PARTS PER MILLION AS DEFINED IN 865 IAC 1-12-7.

A SEARCH FOR EASEMENTS OF RECORD IS NOT TO BE IMPLIED BY THIS SURVEY. ALL IMPROVEMENTS ARE NOT LOCATED THIS SURVEY. MATTERS OF ZONING COMPLIANCE ARE NOT EXPRESSED OR GUARANTEED BY

THE HEREON SURVEY IS PERFORMED WHOLLY UNDER MY DIRECTION FROM THE NOTES OF A FIELD SURVEY CONDUCTED IN MARCH AND APRIL OF 2025 AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS EXECUTED IN ACCORDANCE WITH 865 1-12-1 (RULE 12).

NOTICE: TO SUBJECT LAND OWNER. THE ADJOINING LANDOWNER MAY HAVE UNWRITTEN RIGHTS TO THAT LAND OUTSIDE OF ANY FENCES OR OCCUPATION LINES THAT YOU MAY OR MAY NOT BE OCCUPYING. BEFORE REMOVING ANY FENCES OR IMPROVEMENTS, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY. CONTACT THIS OFFICE, IF YOU HAVE ANY QUESTIONS.





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. BRENT A. STRINGER

5112111 711 011111102				
BROWNER RETRACEME SEC. 10, T-1 BROWN COUN	NT SURV	√EΥ -3−E	Independent Land Surveying	
SHEET: 1 OF 1	JOB NUMBER	R: 25318	414 South Main Street	
SCALE: 1"=50'	DWG REVISION DATES		Brownstown, Indiana 472   Phone: 812-358-2882	
DRAWN BY: B.STRINGER	_	_	Fax: 812-358-2605	
DWG DATE: 4/9/25	_	_	3200 Sycamore Ct., Ste    Columbus, Indiana 4720	
DWG NAME: 25318.dwg			Phone: 812-372-0996 Fax: 812-602-0484	