

RECORD OF SURVEY
NORTHWEST QUARTER SECTION 15, TOWNSHIP 5 SOUTH, RANGE 5 EAST
FRANKLIN TOWNSHIP, FLOYD COUNTY, INDIANA

2016010002
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BASIS OF BEARINGS
THE INDIANA STATE PLANE COORDINATE SYSTEM,
IN EAST, ZONE 1301, NAD83(2011)(EPOCH 2010.0)
ESTABLISHED BY REAL TIME KINEMATIC GPS
MEASUREMENTS MADE WITH REFERENCE TO
THE INDIANA DEPT. OF TRANSPORTATION (INDOT)
REAL TIME GPS NETWORK, A NETWORK OF
PERMANENTLY PLACED AND CONTINUOUSLY
OPERATING GPS REFERENCE STATIONS.
THE CONVERGENCE ANGLE FOR THE PROJECT AREA IS
-0°00'11.80"

GRID DISTANCES SHOWN HEREON, TO OBTAIN
GROUND DISTANCES, DIVIDE EACH DISTANCE BY A
COMBINED SCALE FACTOR OF 0.99994918

TITLE IN THE NAME OF:
MICHAEL & JACEN JUNG
INST. 201209974

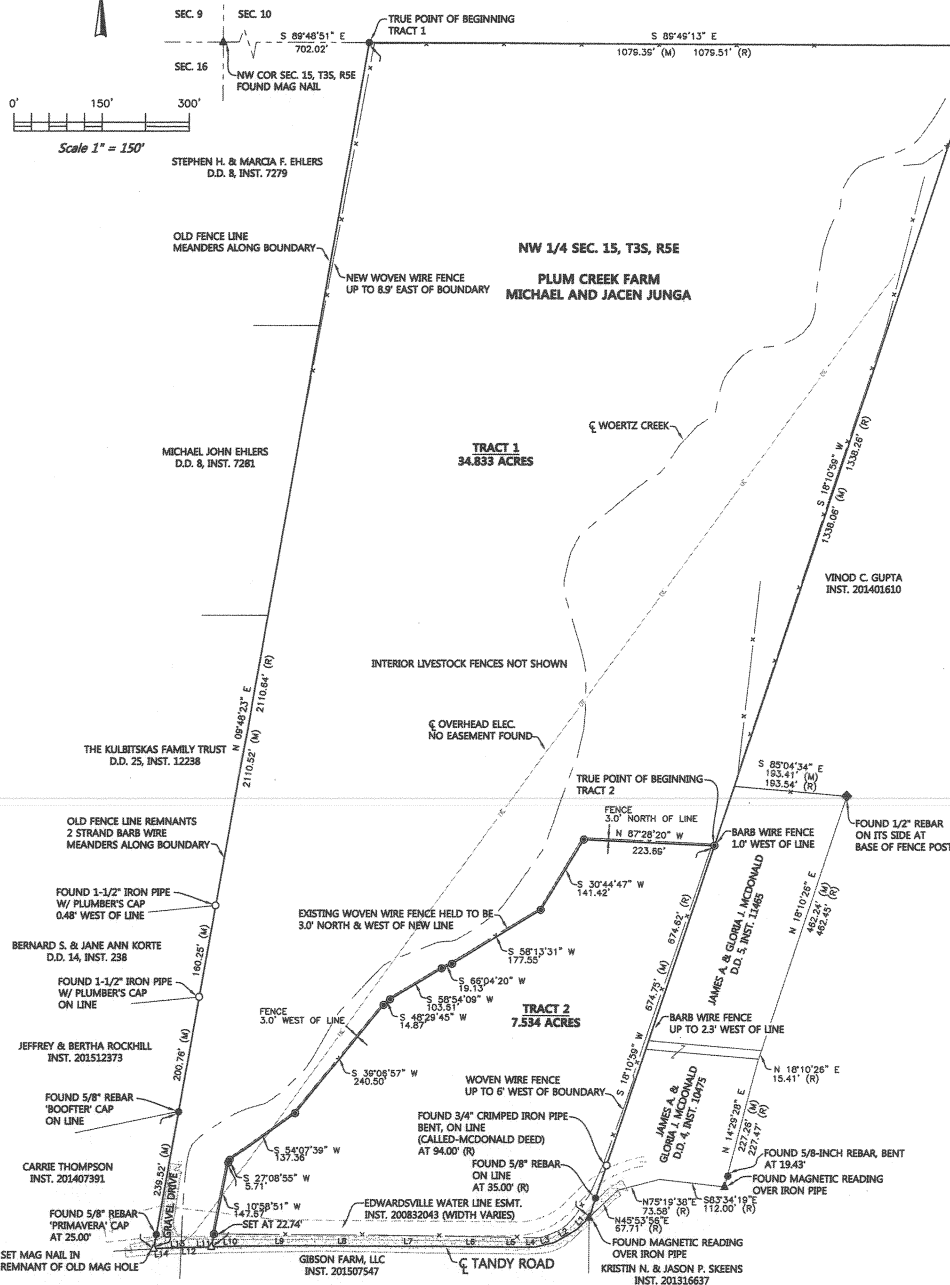
DOCUMENT PREPARED BY:

NAME: John G. Brinkworth

RAYMOND F. & GRACE E. KULBITSKAS
STEPHEN H., MARCIA F. & DAVID C. EHLERS
INST. 201200430

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.
NAME: JACEN JUNG

- LEGEND
- SET 5/8" REBAR, 24" IN LENGTH
AFFIXED 1 AND 1/4" ORANGE CAP
STAMPED 'J. BRINKWORTH LS21500002'
 - △ SET 2" MAG NAIL WITH 2" BRASS WASHER
STAMPED 'J. BRINKWORTH LS21500002'
 - FOUND IRON PIPE, AS NOTED
 - FOUND 5/8" REBAR W/ 'PRIMAVERA' CAP
UNLESS OTHERWISE NOTED
 - ▲ FOUND MAG NAIL, AS NOTED
UNLESS OTHERWISE NOTED
 - (MEAS) MEASURED DISTANCE
 - (REC) RECORD, DEED DISTANCE
 - (CALC) CALCULATED THIS SURVEY



LAND DESCRIPTION - TRACT 1
BEING A PART OF THE SAME PROPERTY PREVIOUSLY CONVEYED TO MICHAEL AND JACEN
JUNG IN INST. 201209974 OF THE FLOYD COUNTY RECORDER'S OFFICE AND BEING A PART
OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 5 EAST,
FRANKLIN TOWNSHIP, FLOYD COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A MAG NAIL MONUMENTING THE NORTHWEST CORNER OF SAID SECTION
15; THENCE SOUTH 89°48'51" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE
OF 702.02 FEET TO A FOUND 5/8-INCH REBAR WITH 'PRIMAVERA' CAP (HEREINAFTER
REFERRED TO AS A FOUND REBAR) AT THE TRUE POINT OF BEGINNING; THENCE SOUTH
89°49'13" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1079.39 FEET
TO A FOUND REBAR IN THE WEST LINE OF VINOD GUPTA (INST. 201401610); THENCE SOUTH
30°48'25" WEST ALONG THE SAID WEST LINE OF GUPTA, 126.13 FEET TO A FOUND REBAR;
THENCE SOUTH 18°10'59" WEST ALONG THE SAID WEST LINE OF GUPTA AND THE WEST LINE
OF JAMES AND GLORIA McDONALD (D.D. 5, INST. 11465 AND D.D. 4, INST. 10475), A DISTANCE
OF 1338.06 FEET TO A SET 5/8-INCH REBAR WITH ORANGE CAP STAMPED 'J. BRINKWORTH
LS21500002' (HEREINAFTER REFERRED TO AS A SET REBAR); THENCE NORTH 87°28'20" WEST,
223.69 FEET TO A SET REBAR; THENCE SOUTH 30°44'47" WEST, 141.42 FEET TO A SET REBAR;
THENCE SOUTH 58°13'31" WEST, 177.55 FEET TO A SET REBAR; THENCE SOUTH 66°04'20"
WEST, 13.13 FEET TO A SET REBAR; THENCE SOUTH 58°54'09" WEST, 103.61 FEET TO A SET
REBAR; THENCE SOUTH 48°29'45" WEST, 14.87 FEET TO A SET REBAR; THENCE SOUTH 39°06'57"
WEST, 240.50 FEET TO A SET REBAR; THENCE SOUTH 54°07'39" WEST, 137.36 FEET TO A SET
REBAR; THENCE SOUTH 27°08'55" WEST, 5.71 FEET TO A SET REBAR; THENCE SOUTH 10°58'51"
WEST (PASSING A SET REBAR AT 124.93 FEET), 147.87 FEET TO A SET MAG NAIL WITH 2-INCH
BRASS WASHER STAMPED 'J. BRINKWORTH LS21500002' (HEREINAFTER REFERRED TO AS A SET
MAG) IN THE CENTER OF TANDY ROAD; SOUTH 89°29'38" WEST, 27.65 FEET; SOUTH 89°30'06" WEST,
17.75 FEET; SOUTH 87°51'19" WEST, 28.37 FEET; SOUTH 89°42'06" WEST, 21.8 FEET TO A SET
MAG; THENCE LEAVING SAID CENTER OF TANDY ROAD NORTH 09°42'25" EAST, 211.55 FEET
TO THE TRUE POINT OF BEGINNING AS SURVEYED BY JOHN G. BRINKWORTH, III ON FEBRUARY
26, 2016.

CONTAINING 34.833 ACRES.

SUBJECT TO THE RIGHT OF WAY OF TANDY ROAD.

SUBJECT TO THE EDWARDSVILLE WATER LINE EASEMENT RECORDED IN INST. 200832043.

LAND DESCRIPTION - TRACT 2
BEING A PART OF THE SAME PROPERTY PREVIOUSLY CONVEYED TO MICHAEL AND JACEN
JUNG IN INST. 201209974 OF THE FLOYD COUNTY RECORDER'S OFFICE AND BEING A PART
OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 5 EAST,
FRANKLIN TOWNSHIP, FLOYD COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A MAG NAIL MONUMENTING THE NORTHWEST CORNER OF SAID SECTION
15; THENCE SOUTH 89°48'51" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A
DISTANCE OF 702.02 FEET TO A FOUND 5/8-INCH REBAR WITH 'PRIMAVERA' CAP
(HEREINAFTER REFERRED TO AS A FOUND REBAR) AT THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°49'13" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE
OF 1079.39 FEET TO A FOUND REBAR IN THE WEST LINE OF VINOD GUPTA (INST. 201401610);
THENCE SOUTH 30°48'25" WEST ALONG THE SAID WEST LINE OF GUPTA, 126.13 FEET TO A
FOUND REBAR; THENCE SOUTH 18°10'59" WEST ALONG THE SAID WEST LINE OF GUPTA AND
THE WEST LINE OF JAMES AND GLORIA McDONALD (D.D. 5, INST. 11465 AND D.D. 4, INST.
10475), 1338.06 FEET TO A SET 5/8-INCH REBAR WITH ORANGE CAP STAMPED 'J.
BRINKWORTH LS21500002' (HEREINAFTER REFERRED TO AS A SET REBAR) AT THE TRUE
POINT OF BEGINNING; THENCE SOUTH 18°10'59" WEST ALONG SAID McDONALD (PASSING A
FOUND 3/4-INCH BENT, CRIMPED IRON PIPE AT 580.77 FEET AND A FOUND 5/8-INCH REBAR
AT 638.75 FEET), 674.75 FEET TO AN IRON PIPE IN THE CENTER OF TANDY ROAD; THENCE THE
FOLLOWING TEN COURSES ALONG THE CENTER OF TANDY ROAD: SOUTH 49°53'55" WEST,
29.49 FEET; SOUTH 58°38'27" WEST, 43.58 FEET; SOUTH 75°51'19" WEST, 33.06 FEET; SOUTH
89°03'30" WEST, 22.80 FEET; NORTH 89°42'11" WEST, 45.73 FEET; NORTH 89°35'21" WEST,
92.61 FEET; NORTH 89°50'14" WEST, 113.45 FEET; NORTH 89°42'06" WEST, 108.37 FEET; SOUTH
89°29'04" WEST, 107.16 FEET; SOUTH 88°29'58" WEST, 59.73 FEET TO A SET MAG NAIL WITH
2-INCH BRASS WASHER STAMPED 'J. BRINKWORTH LS21500002' (HEREINAFTER REFERRED TO
AS A SET MAG); THENCE LEAVING SAID CENTER OF TANDY ROAD, NORTH 10°58'51" EAST
(PASSING A SET REBAR AT 22.74 FEET), A TOTAL DISTANCE OF 147.87 FEET TO A SET REBAR;
THENCE NORTH 27°08'55" EAST, 5.71 FEET TO A SET REBAR; THENCE NORTH 54°07'39" EAST,
137.36 FEET TO A SET REBAR; THENCE NORTH 39°06'57" EAST, 240.50 FEET TO A SET REBAR;
THENCE NORTH 48°29'45" EAST, 14.87 FEET TO A SET REBAR; THENCE NORTH 58°54'09" EAST,
103.61 FEET TO A SET REBAR; THENCE NORTH 66°04'20" EAST, 13.13 FEET TO A SET REBAR;
THENCE NORTH 58°13'31" EAST, 177.55 FEET TO A SET REBAR; THENCE NORTH 30°44'47" EAST,
141.42 FEET TO A SET REBAR; THENCE SOUTH 87°28'20" EAST, 223.69 FEET TO THE TRUE
POINT OF BEGINNING AS SURVEYED BY JOHN G. BRINKWORTH, III ON FEBRUARY 26, 2016.

CONTAINING 7.534 ACRES.

SUBJECT TO THE RIGHT OF WAY OF TANDY ROAD.

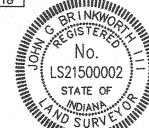
SUBJECT TO THE EDWARDSVILLE WATER LINE EASEMENT RECORDED IN INST. 200832043.

LINE	BEARING	DISTANCE
L1	S 45°53'58" W	29.49
L2	S 58°38'27" W	43.58
L3	S 75°51'19" W	33.06
L4	S 89°03'30" W	22.80
L5	N 89°42'11" W	45.73
L6	N 89°35'21" W	92.61
L7	N 89°50'14" W	113.45
L8	N 89°42'06" W	108.37
L9	S 89°29'04" W	107.16
L10	S 88°29'58" W	59.73
L11	S 89°30'06" W	21.75
L12	S 89°30'06" W	21.75
L13	S 87°40'31" W	28.37
L14	S 86°42'42" W	21.18

CERTIFICATE

I, JOHN G. BRINKWORTH, III, HEREBY CERTIFY THAT THIS SURVEY WAS
PERFORMED BY ME AND WAS EXECUTED IN ACCORDANCE WITH IAC TITLE
865, ARTICLE 1, RULE 12. THE FIELD WORK WAS COMPLETED ON FEB. 26, 2016.

John G. Brinkworth III 2/26/16
PROFESSIONAL SURVEYOR LS21500002 DATE



SURVEYOR REPORT
IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTIONS 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS
ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED BY THIS SURVEY AS A RESULT OF UNCERTAINTIES IN
PRECISION, RECOVERED CORNER EVIDENCE ON THE McDONALD PROPERTY, AS SHOWN HEREON, VERIFIED THE LOCATION OF THE WEST LINE OF THE McDONALD TRACT.

PURPOSE
THIS SURVEY WAS PERFORMED TO CREATE TWO, NEW TRACTS OF LAND AS DESCRIBED IN INST. 201209974.

THEORY OF LOCATION
THE RELATIVE POSITIONAL PRECISION (RPP) FOR THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN INDIANA RURAL SURVEY (0.26 FEET + 200 PPM) AS DEFINED BY IAC 865, A
PROPERLY WEIGHTED, LEAST SQUARES ADJUSTMENT WAS PERFORMED WITH STAM-PRO VERSION 8.0 TO VERIFY COMPLIANCE WITH RPP.

ALL PREVIOUSLY CALLED-FOR MONUMENTS IN THE RECORD DEED WERE RECOVERED EXCEPT FOR THE MONUMENT IN THE WEST LINE OF THE McDONALD PROPERTY.
RECOVERED CORNER EVIDENCE ON THE McDONALD PROPERTY, AS SHOWN HEREON, VERIFIED THE LOCATION OF THE WEST LINE OF THE McDONALD TRACT.

THE SUBJECT DEED HAD A CLOSURE ERROR OF ALMOST 125 FEET. NEW CALLS ALONG THE CENTER OF TANDY ROAD (SOUTHEAST CORNER OF SUBJECT TRACT) WERE DRAFTED TO
CORRECT THIS ERROR.

IN SUMMARY, THE FOLLOWING, NOTABLE UNCERTAINTIES OF THIS SURVEY ARE AS FOLLOWS:

A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS. NONE.

B. OCCUPATION OR POSSESSION LINES.

1. MR. JUNG HAS PLACED FENCES ON THE INSIDE OF HIS PROPERTY LINES BY UP TO 8.9 FEET. THERE ARE 2 FENCELINES ALONG THE WEST LINE AND ALONG THE PORTION
OF THE EAST LINE COINCIDENT WITH THE McDONALD PROPERTY.

2. THERE WAS NO EASEMENT DISCOVERED FOR THE OVERHEAD UTILITY LINE SHOWN HEREON.

C. CLARITY OF AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH
ADJOINERS' LINES. NONE.

JOHN G. BRINKWORTH INC.
CONSULTING ENGINEERS • LAND SURVEYORS

5150 Charlestown Road • Suite 4 • New Albany, IN 47150
Phone: 812-944-6731 February 26, 2016

CLIENT: MICHAEL JUNG

JOB NO. 2016010

