



JOHN H. STEPHENS R.L.S., INC.

19 N. Wabash St.

Wabash, IN 46992

Phone: 260.563.8800

jhsrls.com

SHEET 1 OF 3

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 adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's 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.

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND PERPETUATE THE PERTINENT BOUNDARIES OF A TRACT OF LAND OWNED BY THE CITY OF WABASH DEPARTMENT OF REDEVELOPMENT SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 27 NORTH, RANGE 6 EAST IN WABASH CO., INDIANA AND CREATE A NEW TAX PARCEL.

METHODOLOGY USED THIS SURVEY WAS G.N.S.S. MEASUREMENT UTILIZING A CARLSON BRx7 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

- 1. SECTION CORNER TIE CARDS, ORIGINAL FIELD NOTE PLATS AND LEGAL SURVEY RECORDS ON FILE IN THE OFFICE OF THE WABASH COUNTY, INDIANA SURVEYOR.
- 2. HISTORICAL RECORD DOCUMENTS ON FILE IN THE OFFICE OF THE WABASH COUNTY, INDIANA RECORDER FOR THE CURRENT ADJOINING OWNERS OF THE SUBJECT TRACT(S).
- 3. A PLAT OF SURVEY FOR THE PUBLIC RIGHT OF WAY, INCLUDING BEAUCHAMP DRIVE, COMPLETED BY MYSELF AND DATED JUNE 21, 1999.
- 4. A PREVIOUS SURVEY OF THE PARENT 41.16 ACRE TRACT COMPLETED BY MYSELF, DATED DECEMBER 19, 2023 AND ON FILE IN THE OFFICE OF THE WABASH COUNTY, INDIANA RECORDER.

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

WABASH COUNTY SECTION CORNER MONUMENTS WERE FOUND PERPETUATING THE SOUTHWEST AND SOUTHEAST CORNERS OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 27 NORTH, RANGE 6 EAST. THE MONUMENTS WERE CONSISTENT WITH SURVEYOR'S RECORDS AND REFERENCE MEASUREMENTS. THE SECTION CORNER AND QUARTER CORNER ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER WERE HELD THIS SURVEY AS CONTROLLING MONUMENTS AND THE BASIS OF BEARINGS.

THE MAJORITY OF THE ORIGINAL MONUMENTATION THAT WAS ESTABLISHED ON THE PREVIOUS SURVEYS HAS BEEN OBLITERATED DUE TO THE FARMING OPERATIONS.

OCCUPATION OR POSSESSION LINES

THERE IS A NORTHERN INDIANA PUBLIC SERVICE COMPANY UTILITY EASEMENT AND GAS MAIN THAT TRAVERSES THE SUBJECT TRACT AS NOTED ON THE WITHIN PLAT. THE UTILITY LINE WAS LOCATED FROM MARKINGS MADE BY INDIANA UNDERGROUND PLANT PROTECTION SERVICES. THE EASEMENT IS LOCATED FROM RECORD ANGLES AND DISTANCES AS STATED IN THE RECORD DOCUMENT.

CLARITY AND AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH THE ADJOINERS' LINES

THE RECORD BOUNDARIES WERE GENERALLY CONSISTENT WITH THE ADJOINING DEEDS AND PLATS OF RECORD.

THEORY OF LOCATION

THE TWO SECTION CORNER MONUMENTS WERE HELD TO ESTABLISH THE SOUTH QUARTER SECTION LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4.

BEAUCHAMP DRIVE WAS ESTABLISHED FROM RECORD ANGLES AND DISTANCES AS STATED ON THE RECORD DEDICATION OR ACKNOWLEDGEMENT OF EXISTENCE OF STREET.

THE PERTINENT REMAINING BOUNDARIES OF THE PARENT TRACT WERE ESTABLISHED FROM RECORD DISTANCES AND ANGLES AS RELATED TO THE SOUTH QUARTER SECTION LINE.

PROPOSED TAX PARCEL - DESCRIPTION:

Part of the Southeast Quarter of Section 4, Township 27 North, Range 6 East, Wabash County, Indiana, being that 1.00 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on September 10, 2025 as Job number 25185, being more particularly described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 14 minutes 23 seconds West, grid bearing (North American Datum 1983, Indiana East Zone), along the south line of said Southeast Quarter, a distance of 984.93 feet to the POINT OF BEGINNING and a mag nail with JHS RLS #80040428 identification; thence continuing South 89 degrees 14 minutes 23 seconds West, along said south quarter section line, 256.44 feet to a mag nail with JHS RLS #80040428 identification on the east public right of way line as recorded on page 594 of Miscellaneous Record 120 on file in the office of the Wabash County, Indiana Recorder; North 00 degrees 45 minutes 27 seconds West, 40.00 feet to the beginning of a non-tangent curve to the right; thence traversing said public right of way line the following Two (2) courses; 1) thence westerly, northwesterly, and northerly along said public right of way line and a curve having a radius of 50.00 feet, a central angle of 90 degrees 47 minutes 45 seconds, an arc length of 79.23 feet and subtended by a chord bearing North 45 degrees 21 minutes 35 seconds West, a chord length of 71.20 feet; 2) thence North 00 degrees 01 minutes 39 seconds East, 59.30 feet to an iron stake with JHS RLS #80040428 identification; North 89 degrees 14 minutes 23 seconds East, 307.68 feet; thence South 00 degrees 01 minutes 39 seconds West, 150.00 feet to the POINT OF BEGINNING.

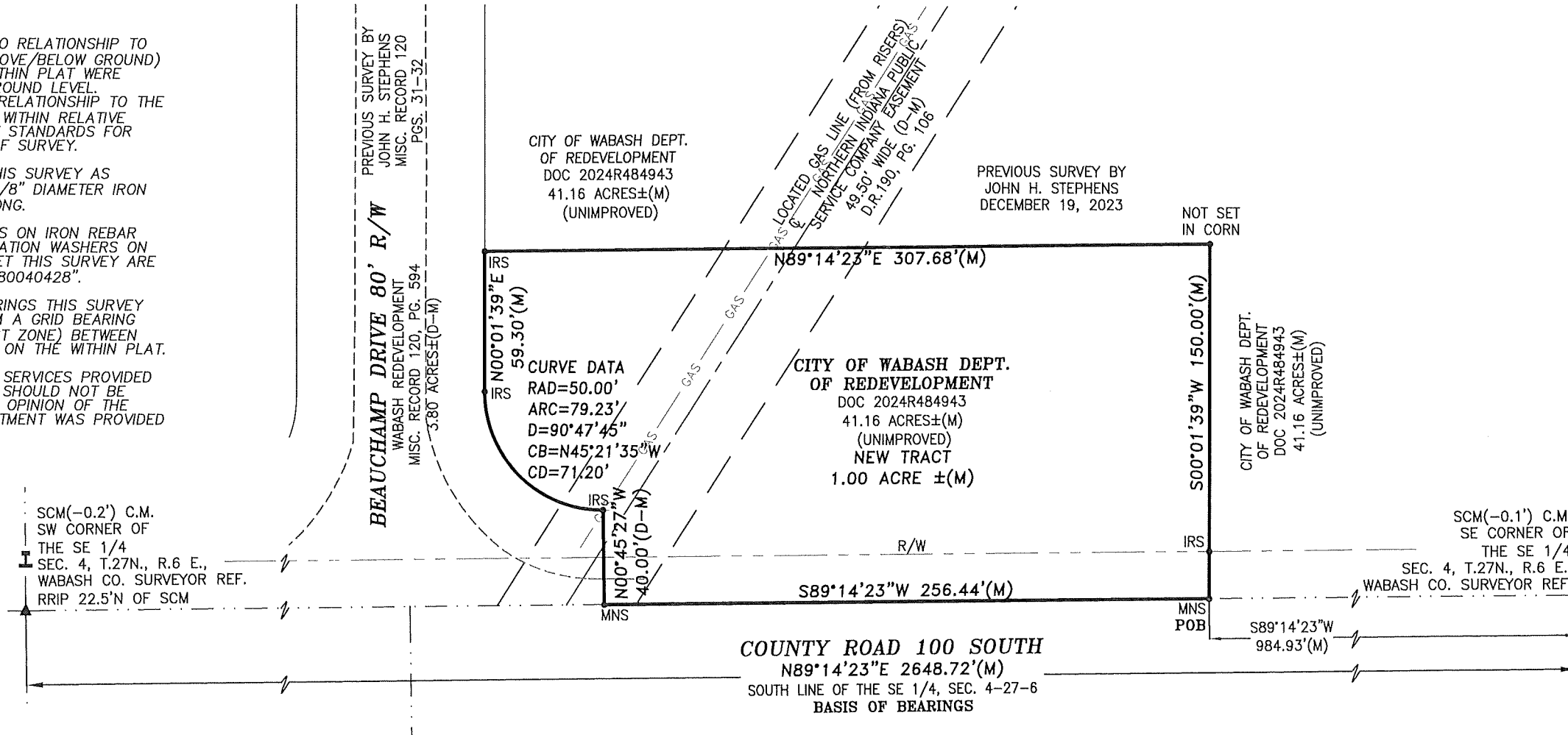
Containing 1.00 acre, more or less.

Subject to easements, rights of way, covenants and restrictions of record.

PLAT OF ORIGINAL SURVEY

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 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 SEPTEMBER 09, 2025. 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,
No. 80040428
JOHN H. STEPHENS R.L.S., INC.
BY: JOHN H. STEPHENS
PROFESSIONAL LAND SURVEYOR

SURVEYED FOR:
GROW WABASH COUNTY
ATTN: AMBER WHITE
214 S. WABASH STREET
WABASH, IN 46992
JOB No. 25185
OWNER: CITY OF WABASH
DEPARTMENT OF REDEVELOPMENT
BRIEF DESCRIPTION: PART OF THE
SE 1/4, SECTION 4, T27N, R6E.

Annotation Legend

- P. = PLATTED (OR PLAN) DIMENSION/COURSE
D. = DEED DIMENSION/COURSE
R. = RECORD DIMENSION/COURSE
M. = MEASURED DIMENSION
C. = CALCULATED DIMENSION
RC = REFERENCE CORNER
RL = REFERENCE LINE
C.M. = CONTROLLING MONUMENT
+/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
RPA = RELATIVE POSITIONAL ACCURACY
MISC = MISCELLANEOUS
REC. = RECORD
OHU = OVERHEAD UTILITIES AND APPURTENANCES
IRF = IRON REBAR STAKE FOUND
IPF = IRON PIPE FOUND
IRFC = IRON REBAR STAKE FOUND/"JHS #80040428"
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
RRIP = RAILROAD IRON CORNER POST
SCM = SECTION CORNER MONUMENT

JOHN H. STEPHENS R.L.S., INC.

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Wabash, IN 46992
Phone: 260.563.8800
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CLIENT: GROW WABASH COUNTY

REVISED:

JOB NO. 25185

SCALE: 1" = 60'

DATE: 09/10/2025

DRAWN BY: JOS

CHECKED BY: JHS

SHEET

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