

MARY LEE MONTGOMERY OLSON

MARY WAYNE EBLE

JOHN A. & CONNIE L. HARGIS

FOOT OF BLUFF ROCK

INTERSECTION OF EAST LINE OF SOUTH SECOND STREET & NORTH LINE OF SEMINARY STREET.

(DEED RECORD; 140', MORE OR LESS TO TOE ROCK; 130', MORE OR LESS

SEMINARY STREET (66' R/W)

25' WIDE PUBLIC UTILITY EASEMENT; CENTERED ON EXISTING SANITARY SEWER.

NORTH

S 9°38'57" E
33.00'
SOUTH

5/8" PIN SET

S 9°19'04" W
-18.22'

STREET 459.0

PWP

80'

(DEED RECORD; 218.62') TO TOE OF ROCK; EAST-211.00'

POINT OF BEGINNING, 5/8" PIN SET: INTERSECTION OF EAST LINE OF SOUTH SECOND STREET & SOUTH LINE OF SEMINARY STREET.

LIFT STATION

METER POLE

ROCK ROAD TO LIFT STATION

BITUMINOUS STREET

FIRE HYD.

WATER VALVE

DIRT DRIVE ENTRANCE

80' X 80' TRACT REFERRED TO IN DEED RECORD.

NORTH-259.20'

SOUTH 2nd STREET

CONTIGUOUS TRACT IS 1.548 ACRES

THERE ARE NO BUILDINGS ON TRACT. NOTE THE ENCROACHMENT OF CITY OF ROCKPORT SANITARY FACILITIES ONTO THIS PROPERTY.

PEAK ELEVATION OF THIS TRACT 462.6

TOP BANK

FOOT OF BLUFF ROCK

BOUNDARY OF TRACT USING DEED RECORD DIMENSIONS.

4' CONC.

3' CONC.

118'

80'

80'

33.00'

33.00'

166'

36.00'

64.79'

99.16'

80'

8.79'

S 69°41'20" E
39.78'

S 83°06'07" E
74.22'

S 23°53'09" E
50.85'

S 49°26' E
45.60'

75.39'

S 41°06'09" E
43.79'

S 41°06'09" E
39.75'

MANHOLE

PROPERTY LINE AT BASE OF BLUFF FROM SEMINARY STREET

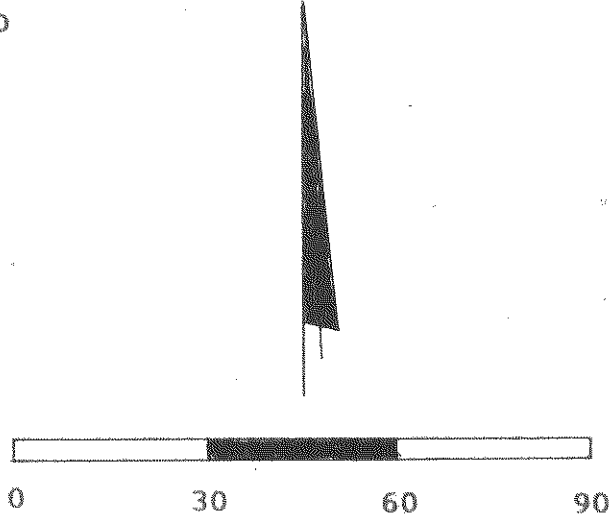
FORCE MAIN

RIVER

MARGARET HELEN MILLER, DRI 181, P 94 & 93
 PROPERTY LINE AT BASE OF BLUFF FROM SEMINARY STREET NORTH
 PIN SET
 19°04' W
 18.22'

NORTH

THE NORTH LINE OF SEMINARY STREET WAS RECOVERED FROM PRIOR SURVEYS AND USED AS EAST-WEST.



SCALE: 1" = 30'

**CITY OF ROCKPORT, INDIANA
 BLUFF PROPERTY SOUTH OF SEMINARY STREET**

SURVEYED PROPERTY OWNED BY DON F. MARSH & MOLLY MARSH
 REFERENCE: DEED RECORD 186, PAGES 10 & 11
 NOTE REVISED DESCRIPTION & SURVEYOR'S REPORT

LEGAL DESCRIPTION; CONTIGUOUS 1.548 ACRE TRACT

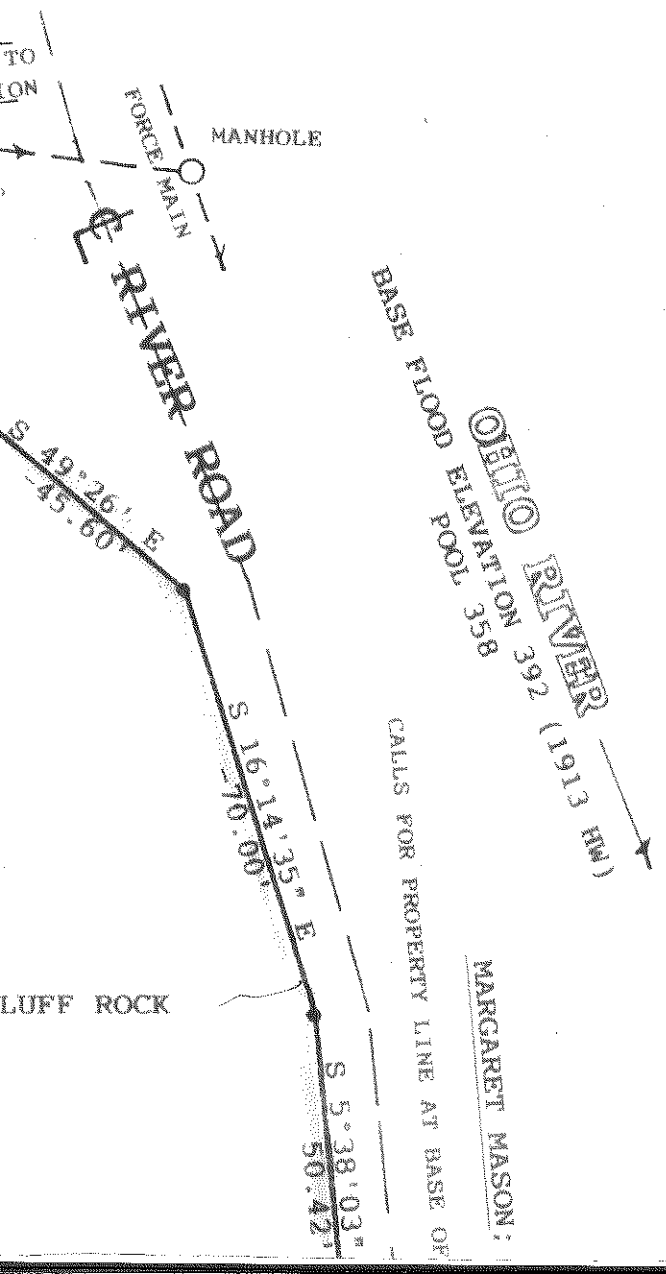
ALL OF THAT REAL ESTATE IN FRACTIONAL SECTION 26, TOWNSHIP 7 SOUTH, RANGE 6 WEST, IN THE CITY OF ROCKPORT, INDIANA WHICH WAS CONVEYED TO DON F. MARSH AND MOLLY MARSH, HUSBAND AND WIFE, BY CATHERINE PIPER SHELTON WITH DEED RECORD 186, PAGES 10 & 11, TO WIT:

BEGINNING AT THE INTERSECTION OF THE EAST PROPERTY LINE OF SOUTH SECOND STREET AND THE SOUTH PROPERTY LINE OF SEMINARY STREET; THENCE EAST-211.00 FEET TO THE FOOT OF THE BLUFF ROCK (PRIOR DEED RECORD, 218.62 FEET); THENCE WITH THE FOOT OF SAID BLUFF ROCK, SOUTH 9°19'04" WEST-18.22 FEET TO A POINT; THENCE WITH THE FOOT OF SAID BLUFF ROCK, SOUTH 23°53'09" EAST-50.85 FEET TO A POINT; THENCE WITH THE FOOT OF SAID BLUFF ROCK, SOUTH 49°26' EAST-45.60 FEET TO A POINT; THENCE WITH THE FOOT OF SAID BLUFF ROCK, SOUTH 16°14'35" EAST-70.00 FEET TO A POINT; THENCE WITH THE FOOT OF SAID BLUFF ROCK, SOUTH 5°38'03" EAST-50.42 FEET TO A POINT; THENCE WITH THE FOOT OF SAID BLUFF ROCK, SOUTH 7°50'44" WEST-48.13 FEET TO A POINT ON THE NORTH LINE OF THE 85 FOOT STRIP PREVIOUSLY SOLD TO LEWIS G. SMITH BY MORRIS SHARP AND NOW IN THE NAME OF DON F. MARSH (REFERENCE DEED RECORD 162, PAGE 617); THENCE WEST-281.24 FEET ALONG SAID NORTH LINE TO A POINT ON THE EAST PROPERTY LINE OF SOUTH SECOND STREET; THENCE NORTH 259.20 FEET ALONG THE EAST PROPERTY LINE OF SOUTH SECOND STREET TO THE POINT OF BEGINNING. CONTAINS 1.548 ACRES AND IS SUBJECT TO ALL EASEMENTS AND LEGAL RIGHTS OF WAY.

SUBJECT TO THE FOLLOWING PUBLIC UTILITY EASEMENT

A 25 FOOT WIDE PUBLIC UTILITY EASEMENT CENTERED ON AN EXISTING SANITARY SEWER, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 99.16 FEET EAST OF THE INTERSECTION OF THE EAST PROPERTY LINE OF SOUTH SECOND STREET AND THE SOUTH LINE OF SEMINARY STREET; THENCE SOUTH 69°41'20" EAST-39.78 FEET TO A SANITARY LIFT STATION; THENCE SOUTH 83°06'07" EAST-74.22 FEET TO THE FOOT OF THE BLUFF ROCK WHICH IS THE TERMINUS



(40' R/W)

SITE OF BURNED
"RAY" HOUSE

THE SHRUB LINE ALONG THIS PROPERTY LINE WAS PLANTED BY DON F. MARSH ABOUT TEN YEARS AGO TO REPLACE A DILAPIDATED WOODEN PENCE.

IRON PIPE FOUND AT TOP OF ROCK FACE, 20' WEST OF PROP. CORNER

61.20'

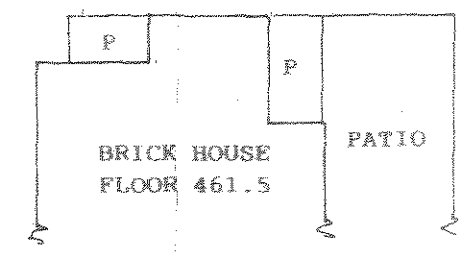
TOP BANK

IRON PIPE FOUND

WEST-281.24'

PWP

PWP



85.00'

DON F. MARSH; DR 162, P 617

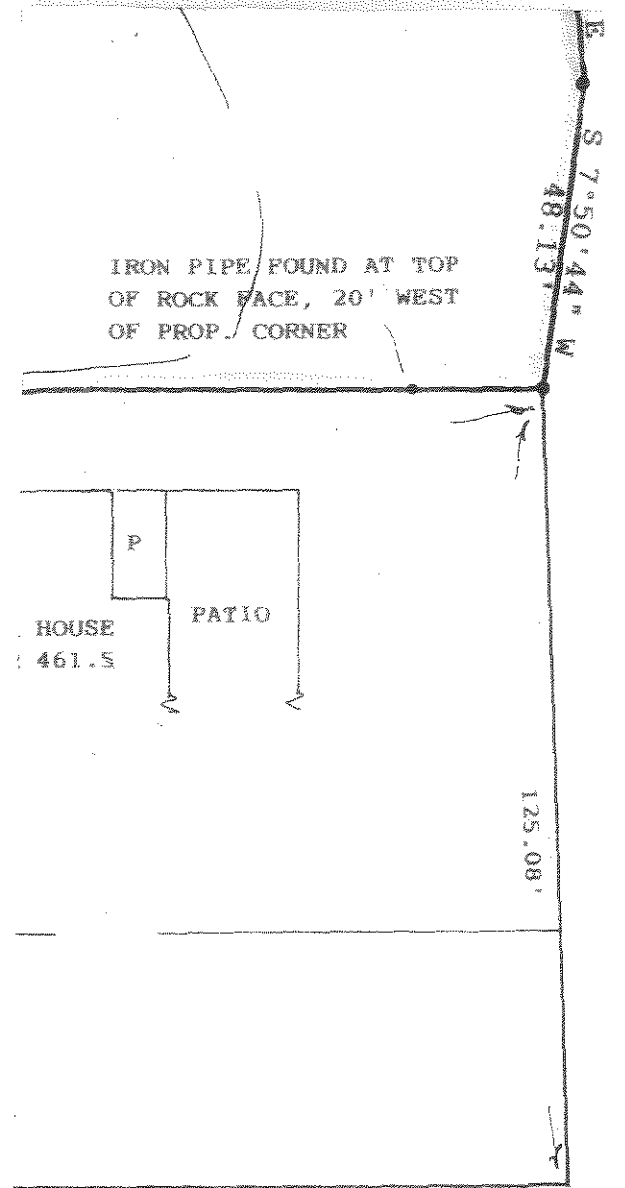
THIS IS THE PROPERTY REFERRED TO IN DEED RECORD 186, PAGE 10 AS BEING SOLD TO LEWIS G. SMITH BY MORRIS SHARP. MORE EXPLICITLY, THE NORTH LINE OF THE NORTH 85 FEET OF THIS TRACT IS THE SAME LINE AS REFERRED TO IN DEED RECORD 186, PAGE 10.

40.05'

Z

FL

RONALD E. CONNER



DR 129, P 252

BLUFF FROM SEMINARY STREET SOUTH

OF THIS EASEMENT.

SURVEYOR'S REPORT

THE NORTH LINE OF SEMINARY STREET WAS RECOVERED FROM MONUMENTS FOUND IN PLACE. THE SOUTH LINE OF SEMINARY STREET WAS THEN RUN 66 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE. THE NORTH LINE OF THE 85 FOOT WIDE TRACT REFERRED TO IN DEED RECORD 186, PAGES 10 & 11 AND FURTHER IDENTIFIED AS THE SOUTHERLY BOUNDARY OF THE TRACT BEING SURVEYED, WAS LOCATED BY MONUMENTS FOUND IN PLACE. THE PIN ON THE WEST END OF SAID LINE IS ON THE EAST RIGHT OF WAY LINE OF SOUTH SECOND STREET.

THE EAST PROPERTY LINE OF SOUTH SECOND STREET WAS THEN LOCATED BY RUNNING NORTH AT RIGHT ANGLES TO THE NORTH LINE AND THE SOUTH LINE OF SAID TRACT AS IS CALLED FOR IN THE DEED RECORD.

THE EASTERLY LINE OF SAID TRACT WAS THEN ESTABLISHED ALONG THE FOOT OF THE BLUFF ROCK AS CALLED FOR IN DEED RECORD 186, PAGES 10 & 11 AND AS CALLED FOR IN THE DEED RECORDS OF ADJOINERS TO THE EAST.

NOTE THAT THE "RAY" HOUSE, NOW BURNED DOWN, IS ASTRADDLE THE METES AND BOUNDS SOUTHERLY LINE OF THE PROPERTY BEING CONVEYED AND INDICATES POSSESSION TO BE SOUTH OF SAID LINE. IT IS THE OPINION OF THIS SURVEYOR THAT IN THE PRIOR CONVEYANCE OF THIS PROPERTY THAT EITHER SOME INSTRUMENTS OF CONVEYANCE WERE OMITTED OR THAT INSUFFICIENT DATA WAS OBTAINED FOR PREPARING DESCRIPTIONS FOR EARLIER CONVEYANCES.

NOTE THAT CITY OF ROCKPORT SANITARY FACILITIES HAVE BEEN CONSTRUCTED ON THIS PROPERTY. I RECOMMEND THAT SEMINARY STREET BE VACATED FROM THE EAST PROPERTY LINE OF SOUTH SECOND STREET EAST TO THE FOOT OF BLUFF ROCK AND THAT PUBLIC UTILITY EASEMENTS BE PROVIDED TO THE CITY BY THE LAND OWNERS.

I CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THIS SURVEY IS CORRECT AS NOTED AND IS IN COMPLIANCE WITH THE MINIMUM STANDARDS FOR A CLASS "C" SURVEY.

George T. Wandel

GEORGE T. WANDEL LS S0035
JUNE 24, 1999

