

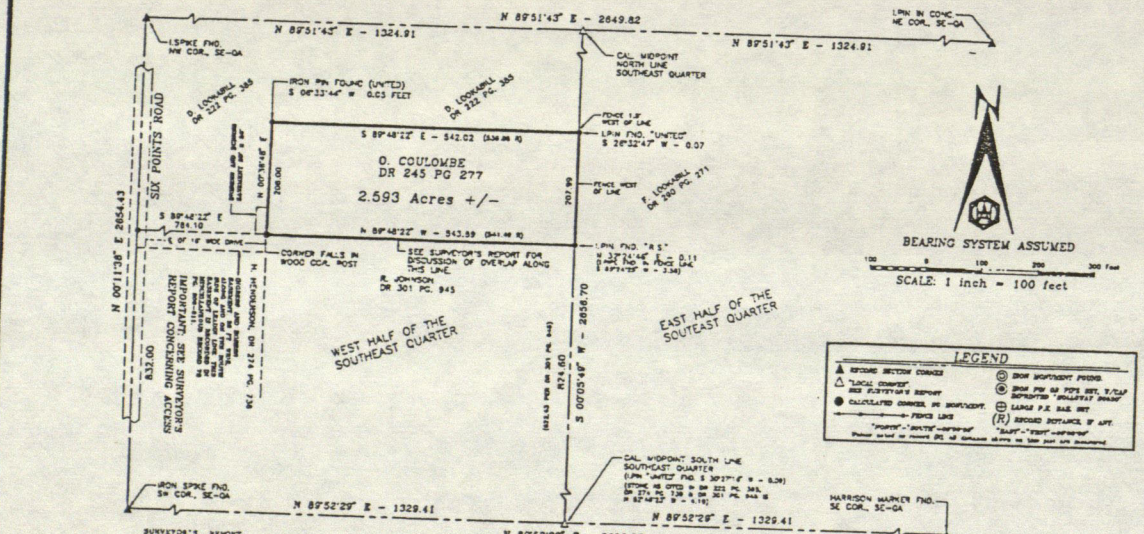
PT. W<sup>2</sup>SE<sup>4</sup> 20-15-2E AIRPORT



# SURVEY OF COULOMBE PARCEL for the INDIANAPOLIS AIRPORT AUTHORITY

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH,  
RANGE 2 EAST, HENDRICKS COUNTY, INDIANA.

PER TITLE 865, ARTICLE 1.1, CH. 12, IAC, THIS IS A CLASS 'C' SURVEY (TU = 0.5 FT)



**CERTIFICATION**  
I, Ross O. Holloway, an Indiana Registered Land Surveyor, hereby certify that to the best of my information, knowledge and belief, this plat represents a survey as completed under my direct supervision on May 7, 1993.  
  
Ross O. Holloway  
Indiana Registered Land Surveyor No. 00530  
Dated, May 8, 1993

THESE ARE IMPROVEMENTS ON THE PARCEL  
OWNER: DR. DOUG COULOMBE  
DEED RECORD 745 PG. 277

**RECORD DESCRIPTION**  
OWNER: C. and DOUG COULOMBE  
DEED RECORD 745 PG. 277

A part of the west half of the Southeast Quarter of Section 20, Township 15 North, Range 2 East, of the Second Principal Meridian in Hendricks County, Indiana. Said part being more particularly described as follows:  
Commencing at the Southeast Corner of said East Half Quarter Section; thence North 80°23'30\"/>

AND a part of the west half of the Southeast Quarter of Section 20, Township 15 North, Range 2 East, of the Second Principal Meridian in Hendricks County, Indiana. Said part being more particularly described as follows:  
Commencing at the Southeast Corner of said West Half Quarter Section; thence North 80°23'30\"/>

**LEGEND**

▲ BOUNDARY SECTION CORNER	○ BOUNDARY POINT
△ LOCAL CORNER	○ BOUNDARY POINT ON IRON PIPE
⊙ LOCAL CORNER	○ BOUNDARY POINT ON IRON PIPE
⊙ CALCULATED CORNER OR POINT	○ BOUNDARY POINT ON IRON PIPE
— FENCE LINE	(R) BOUNDARY POINT ON IRON PIPE
— "POST" - "POST" CORNER	— "POST" - "POST" CORNER

Point marked as corner of 1/2 acre shown above is not part of this survey.

This report is for the permanent survey of the parcel in the case of Dr. Doug C. and Dr. Doug Coulombe as referred to above Record 745 page Section 20, Township 15 North, Range 2 East, Hendricks County, Indiana.

**TECHNICAL PARTICULARS OF MEASUREMENT:** The "T" of the corners of this parcel are within the tolerances for a Class "C" (TU = 0.5 feet) survey per IAC, Title 865, Chapter 12, Article 1.1. The accuracy of measurement in the distance of a circle which encloses an area containing the probable true location of a procedure explained in the performance of a survey.

Purpose of this survey is to locate or establish land boundaries, easements, right-of-way, setback/building lines, easements, restrictions, utilities, flood plain, topographic features, zoning, etc. and where necessary, to provide the location of a procedure explained in the performance of a survey.

In accordance with Title 865, Article 1.1, Chapter 12 of the Indiana Administrative Code, the following observations and of the lines and corners established on this survey as a result of measurements and/or observations from:

(a) Reference monuments of record  
(b) Evidence of earlier lines of occupation

In regard to monuments, points as above, in many cases the original lines and corners were not established or have been obliterated with modern utility poles. The only evidence of the corner's most original and/or former position, in the absence of suitable monuments and/or former evidence, was proportional measurement. The Section corners found or established by topographical features, labeled as "LOCAL CORNER" or "LOCAL POINT" measurement will be well established evidence regarding the location of the corner. It is noted that the uncertainty which surrounds a "Local Corner" is directly proportional to the distance from the position of the section corner. "LOCAL CORNER" or "LOCAL POINT" measurements were used to establish the points of division of the section.

In regard to "ACTIVE LINES OF OCCUPATION", points as above, "ACTIVE" refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty of a line of occupation is general in nature and is not intended to be specified for every point along the line. Therefore, the distance between the line and the surveyed line will vary from the uncertainty stated in this report.

Following are those lines referred to in the description of the lines and corners of the parcel:

- The line of the quarter section was established between found corners with the record reference. The west line of the west half was established between the mid-points of the north and south lines of the quarter section, with the description for Dr. Johnson's (DR 223 pg. 285) call for corners at the northeast and southeast corners of the west half. Also, the (DR 201 pg. 945) call for a stone marking the southeast corner of the west half. The stone at the southeast corner was found, however the location could not be confirmed in the county records.
- The record description of Coulombe (DR 215 pg. 277) does not cite monuments of any kind. However the description uses the call for the east and west lines of the west half. The distances and bearings established from record bearings.
- The west line was placed on the east line of the West half as established between the mid-points of the north and south lines of the quarter section. It appears that the original west line of the parcel was established between the stone line between adjacent descriptions (see also above). This line was placed at approximately 3.5 feet west of the line as established this survey.
- Along the south line of the parcel, adjoining Dr. Johnson, there is a distance of approximately 0.3 feet. The overlap was calculated based upon the record distances given in the Johnson description and using the stone at the southeast corner of the west half as referred by the Johnson description. If the midpoint of the south line of the southeast quarter is used as the southeast corner then there is a GAP between Johnson and Coulombe of approximately 1.3 feet.

- The only access cited in the Coulombe deed is an ingress and egress easement given as 20 feet by 30 feet at the southeast corner of the parcel. However, because the parcel is 182 feet west of the county road an additional ingress and egress easement is needed. From record it appears that the intent was for the easement described in the description. Record 73 does include in the record description of Coulombe. Therefore, it is recommended that the easement be confirmed in the county records.
  - There is a fence along the west line of the parcel which appears to be an active line of occupation. This fence is from 1.8 feet to 3.6 feet west of the survey line.
- REMARKS:** From the above observations it is the professional opinion of this surveyor that the "uncertainties" of the lines and corners of the parcel are as follows:
- Due to reference monuments: 0.5 feet, except for "Local Corners" which are subject to reservations as cited in this report.
  - Due to little monuments of record: Negligible north/south and 2.3 feet east/west on the east line.
  - Due to evidence of active lines of occupation: From 1.8 to 3.6 feet along east line, 3.6 other lines observed.

**UPDATED DESCRIPTION**

A part of the west half of the Southeast Quarter of Section 20, Township 15 North, Range 2 East, Hendricks County, Indiana, described as follows:  
Commencing at an iron spike which marks the accepted southwest corner of the above captioned west half; thence North 80 degrees 23 minutes 30 seconds East 182.10 feet to the beginning of the section line; thence North 80 degrees 23 minutes 30 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to the Point of Beginning.

Containing 2.593 acres, more or less, and subject to any easements, rights-of-way, or restrictions of record or observable.

Also, an ingress and egress easement, lying in the west half of the Southeast Quarter of Section 20, Township 15 North, Range 2 East, Hendricks County, Indiana, said easement described as follows:  
Commencing at an iron spike which marks the accepted southwest corner of the above captioned west half; thence North 80 degrees 23 minutes 30 seconds East 182.10 feet to the beginning of the section line; thence North 80 degrees 23 minutes 30 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to a point as referenced by a found iron pin found 28 minutes 22 seconds East 208.00 feet to the Point of Beginning.

THE ABOVE DESCRIBED INGRESS AND EGRESS EASEMENT IS A COMBINATION OF RECORD 215 PAGE 277 AND THE 20 FOOT WIDE INGRESS AND EGRESS EASEMENT GIVEN IN MISCELLANEOUS RECORD 73 PAGE 209-211.

**SURVEY OF COULOMBE PARCEL**

INDIANAPOLIS AIRPORT AUTHORITY

HOLLOWAY and ASSOCIATES, P.C.  
HOOVERVILLE, IN 46158

DATE: MAY 8, 1993 REVISED  
FILE NO. 106-82 SHEET 1 OF 1

ROSS O. HOLLOWAY  
No. 00530  
STATE OF INDIANA  
LAND SURVEYOR