

Pt. NW 4 7-16-2E WM. SANDERS

3A/28

Woodfinco Wood Fabricating



Oxford

STOCK No. 752¹/₃

• • • •
MADE IN U. S. A.

Pt. NW 4 7-16-2E WM. SANDERS

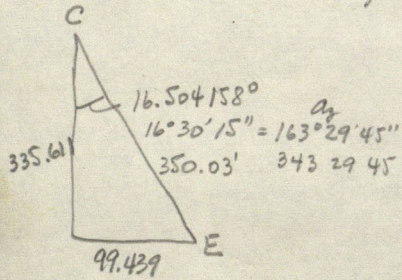
Theory that Garrison read vernier wrong at D

$$\begin{array}{r} 191^{\circ} 34' 26'' \\ 183 \quad 38 \quad 20 \\ \hline 7 \quad 56 \quad 06 \end{array}$$

$$\begin{array}{r} 13 \quad 54 \quad 60 \\ 7 \quad 56 \quad 06 \\ \hline 5 \quad 58 \quad 54 \end{array}$$

82.33
76.33

$$\begin{array}{r} 269^{\circ} 51' 00'' \\ 923.48 \\ .47 \\ .47 \\ .48 \\ \hline 923.475 \\ \text{level } 923.472' \end{array}$$



A Δ 0+00 Martin Hart Road survey by Garrison

B Δ 9+24 Garrison
 9+23.475 actually

$$AD = 178^{\circ} 06' 27'' \quad 1765.96$$

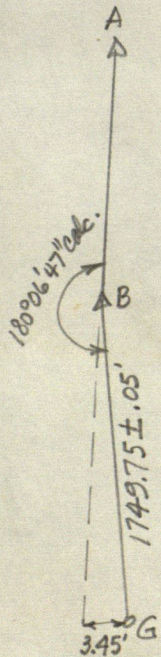
$$AE = 177^{\circ} 03' 13'' \quad 1938.16$$

$$EG = 187^{\circ} 30' 33'' \quad 752.96$$

C (looks good for E rd.)
 1400
 3000

$$\begin{array}{r} 3000 \\ 317.88 \\ \hline 2682.12 \end{array}$$

$$\begin{array}{r} 1749.97 \\ 923.48 \\ \hline 2673.45 \end{array}$$



$$\begin{array}{r} 269^{\circ} 57' 10'' \\ 1749.97 \\ .96 \\ .97 \\ \hline 1749.967 \end{array}$$

180° 44' 35"

917.055

183° 38' 20"

918.908

189° 32'

401.5'

1602.1755

5° 58' 54"

try 5° 55'

1064.389

3099.439

(looks good for E rd.)

EG = 187° 30' 33" 752.96'

668.434

3032.942

(looks good in latitude but 3' or so too far E of E rd.)

185° 12' 352'

317.883

3001.039

26.15'

317.949

3000

to my pipe

G = pipe set by me at 26

Came 8.4' S + 2.4' W of my pipe

317.883

3001.039

26.15'

317.949

3000

to my pipe

G = pipe set by me at 26

$$\begin{array}{r} 401.5 \\ 392.3 \\ 9.2 \\ \hline 752.96 \\ 744.41 \\ \hline 6.55 \end{array}$$

Study during the Foxdray
Survey covering all known
stones from SE cor. of T16N,
R.1E. to this stone indicates
this stone probably is the
W¹/₂ mi. Stone of 6-16-2E
S.M. Sharple
7-6-85

E² mi. stone
1-16-1E

The E² mi. stone of 1-16-1E is supposed
to be 12 links S. of the W² mi. stone
of 6-16-2E. However, the fence both
east and west align with the stone
found at 20. I searched for other
stones 6 links north and 12 links north
of 20 without success. Also I failed to
find any stones 6 and 12 links south
of 20. It appears that Sections 1-6
have been using the same 1/2 mi. stone.

old fence now gone

Canary road into by Hervey = 1328.5'

2669.52' Sharple
2669.5 Hervey

180°00'00"

limestone found 7" deep. Used drill hole in valley
in top of stone for the corner. Rain prevented
observing reference. Replaced 10-16-81 by stone
6x12x20 1/2" set 2" deep. S.M.S.

NW cor. 7-16-2E
R.R. sph. set

0.26' (R.R. sph. found & removed)

Stone NE cor. 12-16-1E
Set Pipe over D.H. in stone

179°59'08"
22"
179°58'46"

19

7.92'

3.581'

3.59'

3.579'

2665.27'

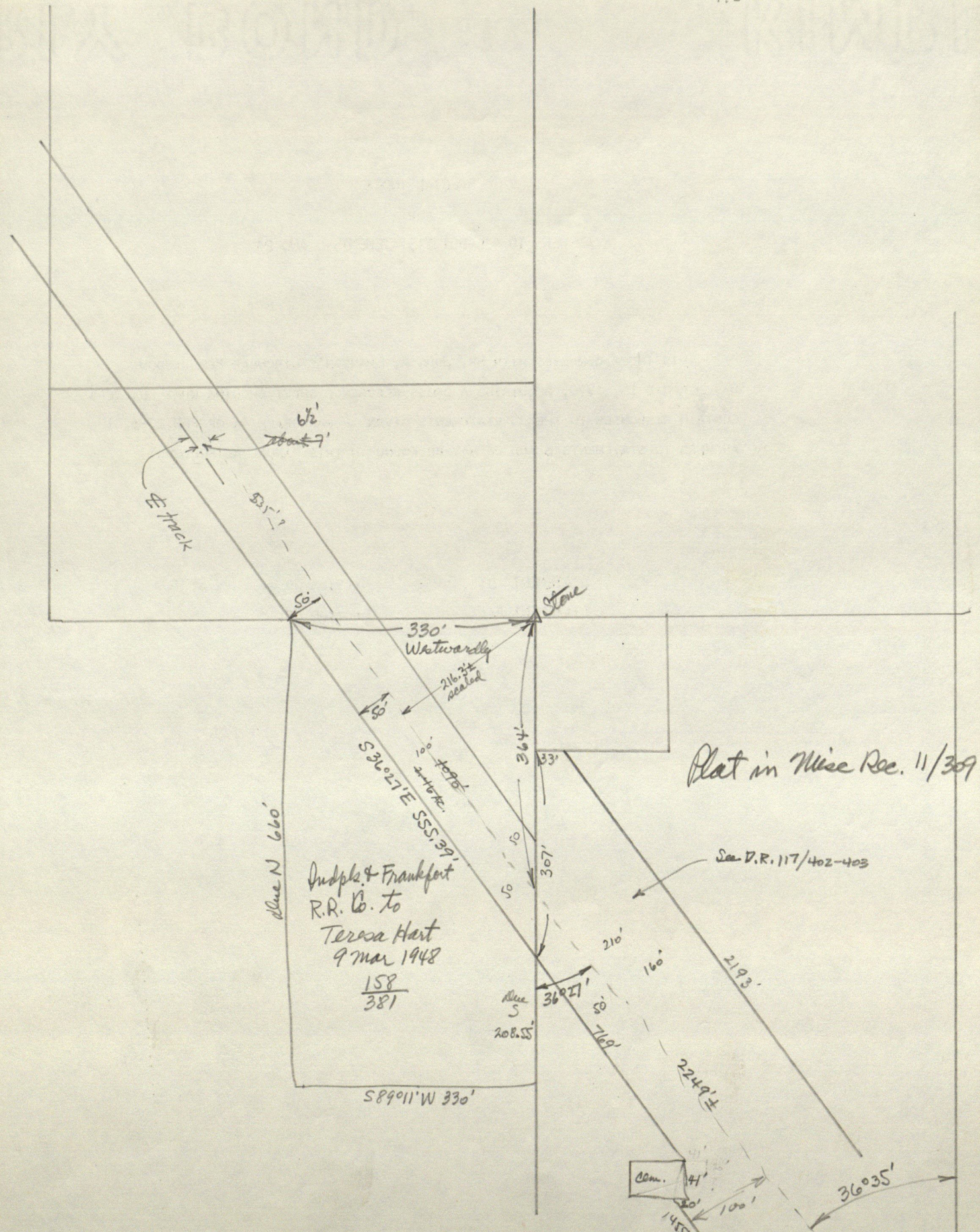
0°00'22"

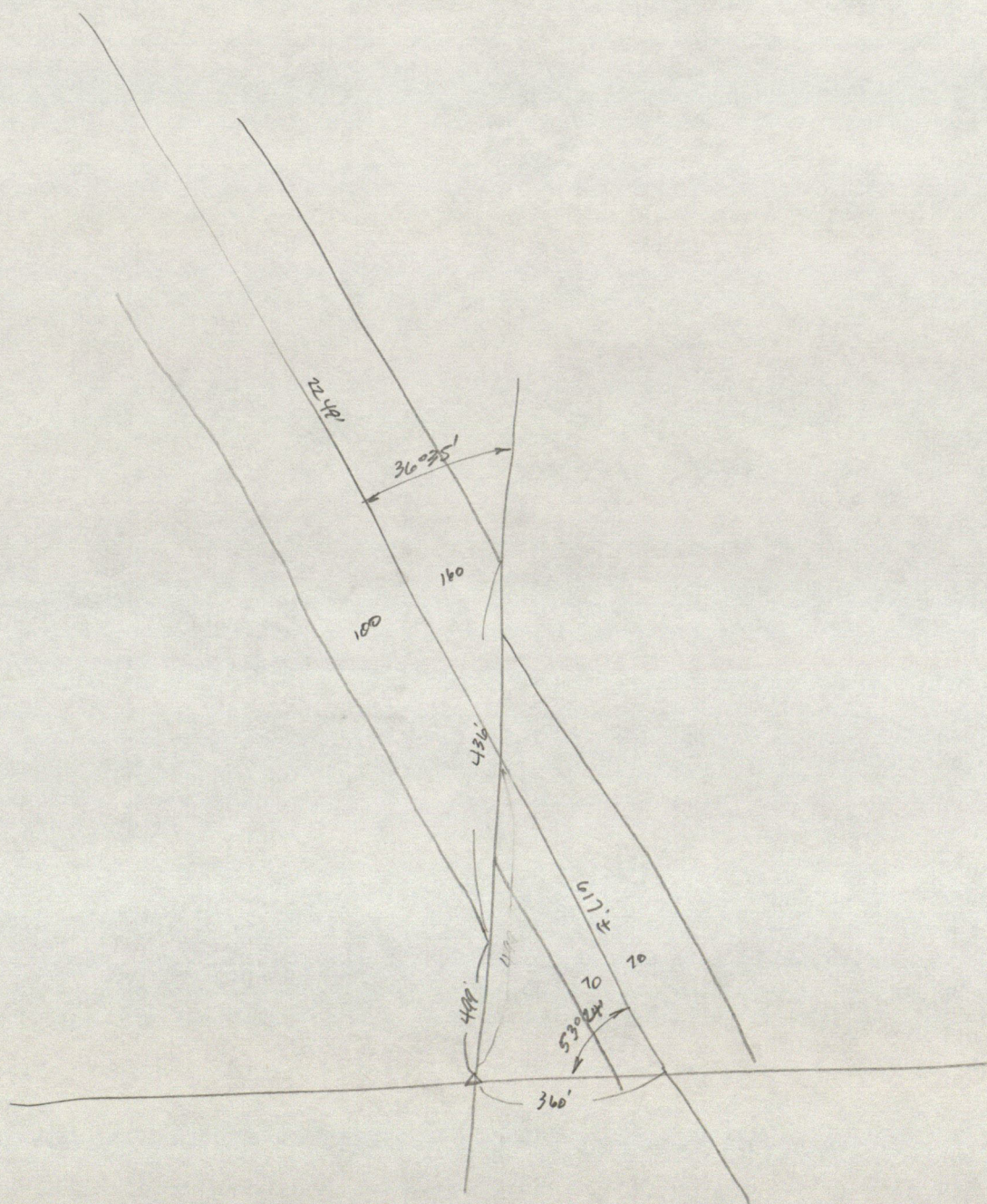
18

E² mi. stone 12-16-1E

17A Stone SE cor. 12-16-1E

4.2'S 73'W





July 17, 1913

A.E.T.

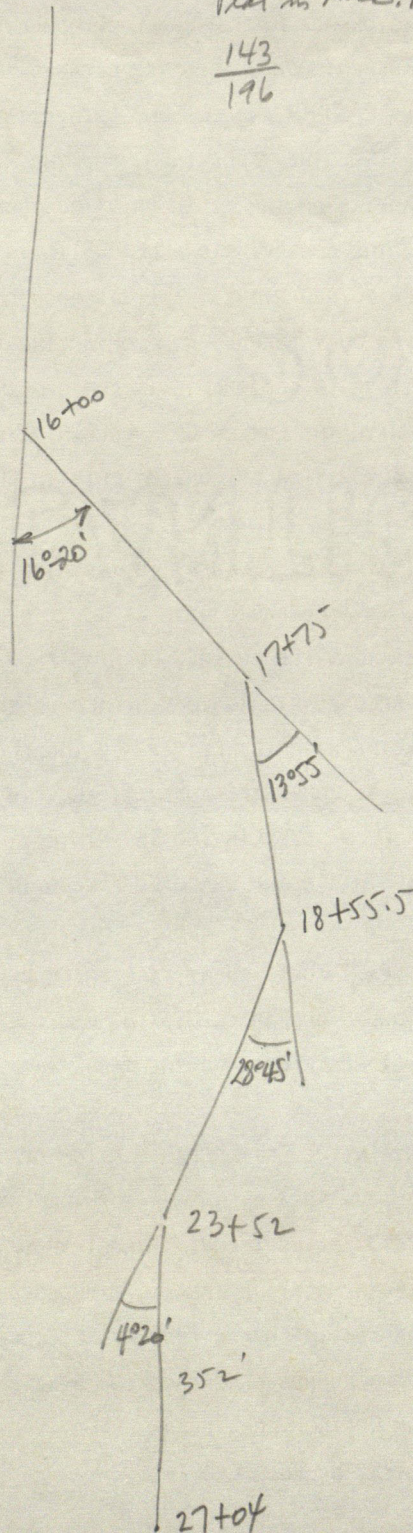
Needs to Indpls. + Frankfort RR.:

117

152, 155, 368, 402, 516, 517, 518, 574, 575, 581

Plot in Misc. Rec. 11/309

143
196



Martin Hart Rd. Traverse

16 20
13 55
—
2 25

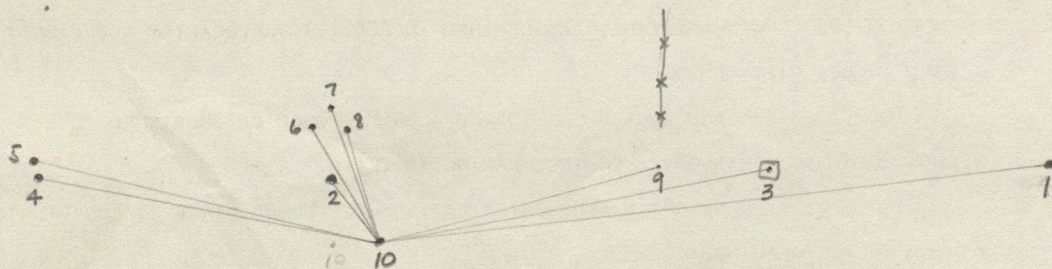
28 45
2 25
—
26 20
22 20
—
4 00

23 52
18 55.5
—
49 6.5

1855.5
1775
—
80.5

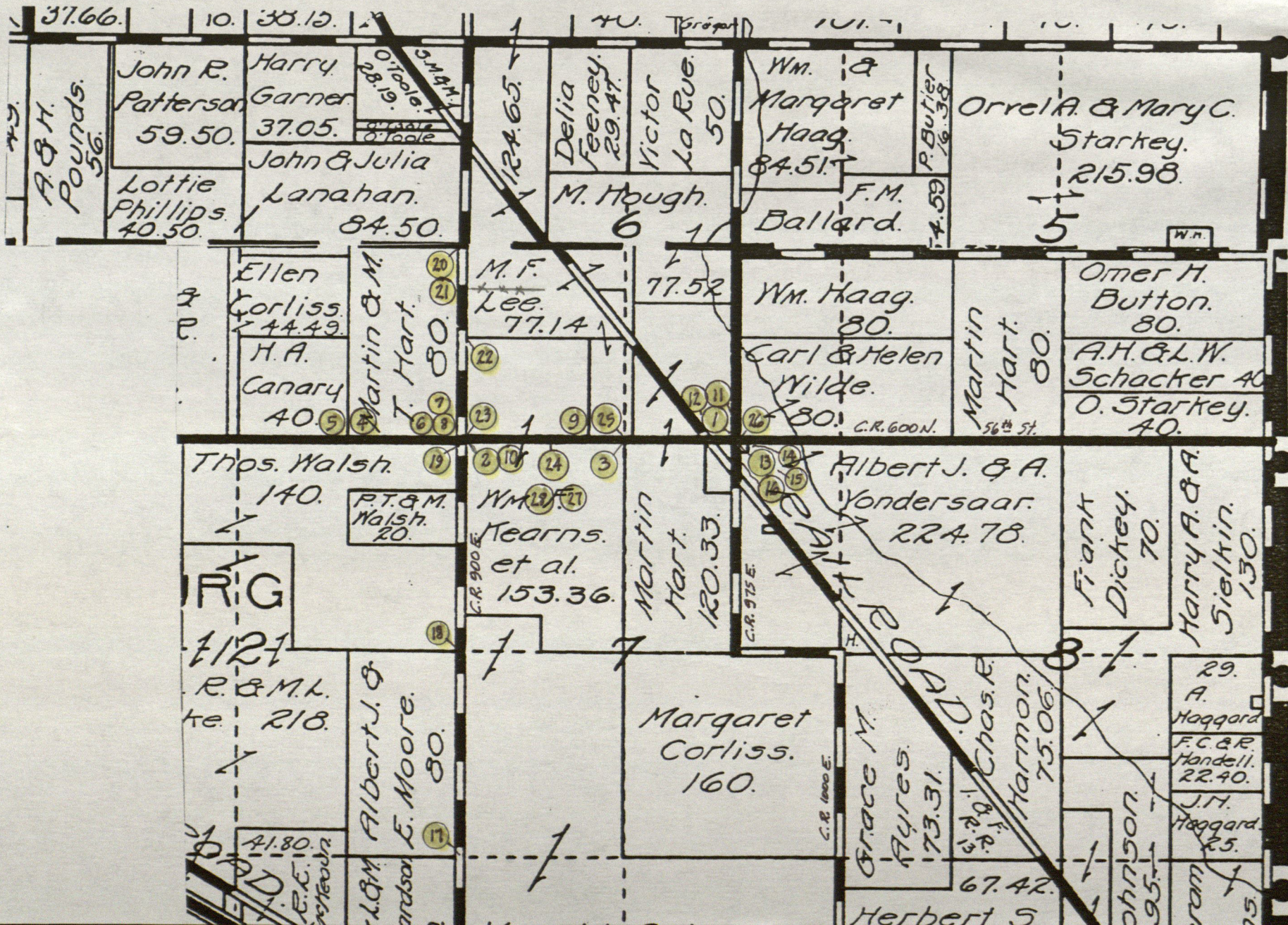
At

* taped 243.13' @ 80° 243.165 @ 68°



	<u>Direction</u>	<u>ZA</u>	<u>Slope Dist.</u>	<u>Horizontal</u>	<u>Remarks</u>
at 10 { 1	90°00'00"	269°58'00"	3349.85 .81 .85	3349.84	RR spike found for Cen. S. SE 1/4 6-16-2E
2	300 14 20		21.60'	21.60	" " " for NE cor. 12-16-1E (removed)
3	89 57 25	269 47 40	2009.04 .02	2009.02	center of hole dug for stone for N 1/4 7-16-2E
4	272 40 00	269 52 40	1362.24 .26	1362.25	metal detected { for Cen. N. NE 1/4 12-16-1E
5	272 41 40	269 52 40	1362.44 .44	1362.44	PK nail found }
6	307 06 55		23.98	23.98	metal detected (small)
7	310 16 50		24.13	24.13	" " "
8	309 30 30		23.17	23.17	" " "
9	89 47 45	269 43 00	1563.51 .51	1563.50	in line with fence N

Ch. 5 from 2
 222.7 fence E
 229.2 " W
 433 N 1/4 str. W
 577 E bushes E
 682 indy line W
 780 S fence N. F. Magee

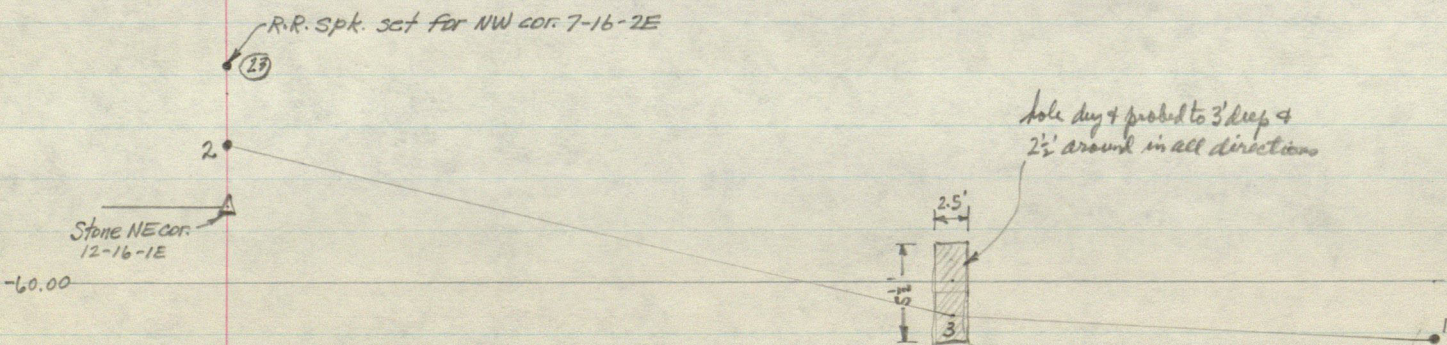
$$1'' = 1600'$$


DESCRIPTIONS OF POINTS

1	R.R. sph. found for Cor. S. SE ⁴ 6-16-2E (removed)
2	" " " " NE cor. 12-16-1E (removed)
3	Center of hole dug for stone for N ² mile 7-16-2E
4	Metal detected for Cor. N. NE ⁴ 12-16-1E
5	P.K. nail found " " " " " "
6	Metal detected (small) for NW cor. 7-16-2E
7	" " (") " " " " "
8	" " (") " " " " "
9	In line with fence N.
10	Temp. point SE cor. 56 th St. & C.R. 900 E
11	Metal detected for Cor. NNE ⁴ 7-16-2E (faint)
12	R.R. sph. found " " " " " " (removed)
13	Temp. point SE cor. 56 th St. & C.R. 975 E
14	NW cor. brick school house (now a residence)
15	" " " " (" " ")
16	Center of Harrison's walnut within to 26
17	SE cor. stone 12-16-1E
18	E ¹ / ₂ mile stone 12-16-1E
19	Pipe set over stone found at NE cor. 12-16-1E
20	E ¹ / ₂ mile stone 1-16-1E
21	In line with fence running E from C.R. 900 E
22	Cor. W. SW ⁴ 6-16-2E - stone found
23	R.R. sph. set at NW cor. 7-16-2E
24	Temp. point on S. side 56 th St.
25	Pipe set for N ¹ / ₂ mile 7-16-2E
26	Pipe set for Cor. S. SE ⁴ 6-16-2E
27	Temp. point in Sanders prop.
28	" " " " "
29	
30	
31	

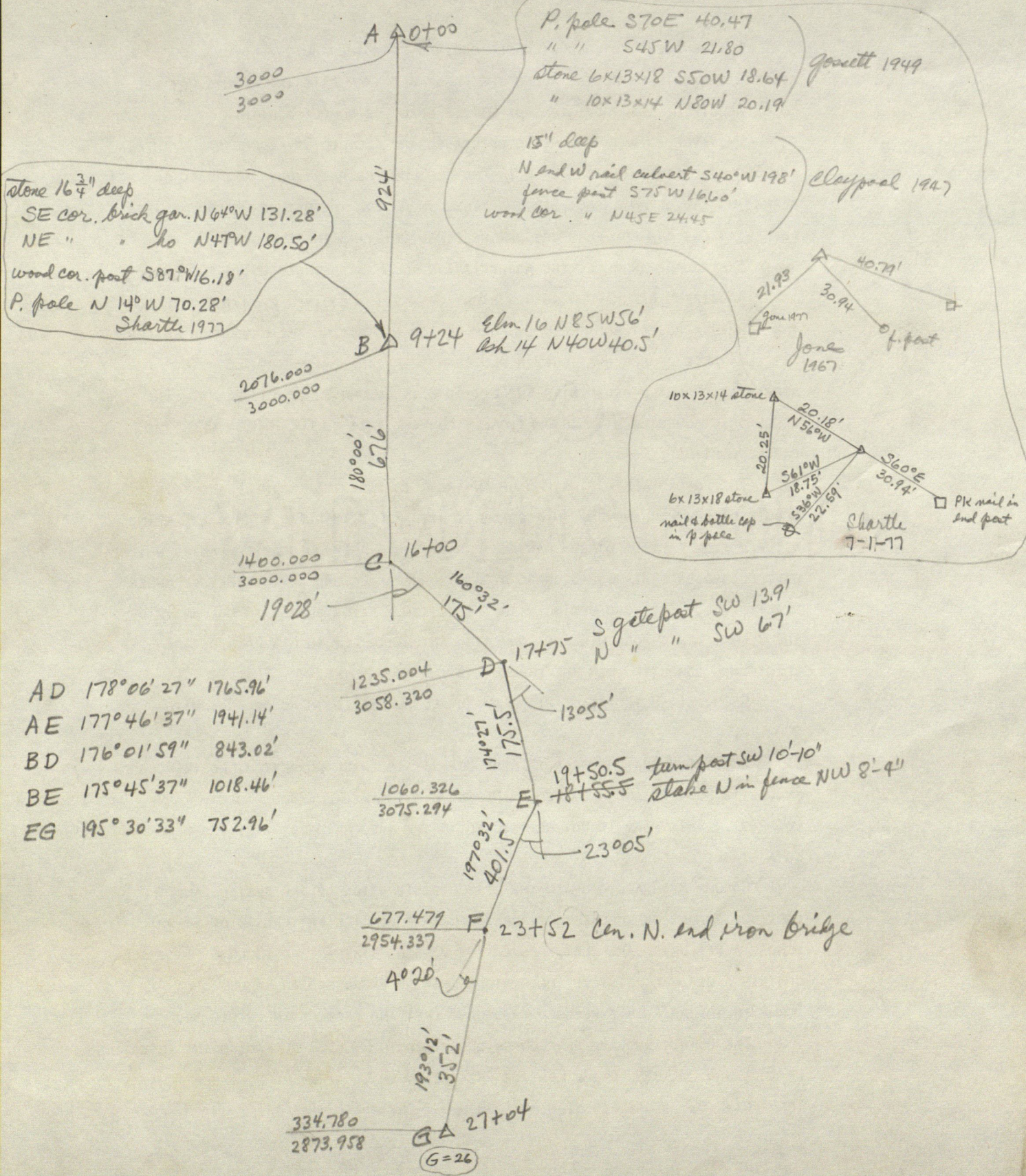
PRELIMINARY

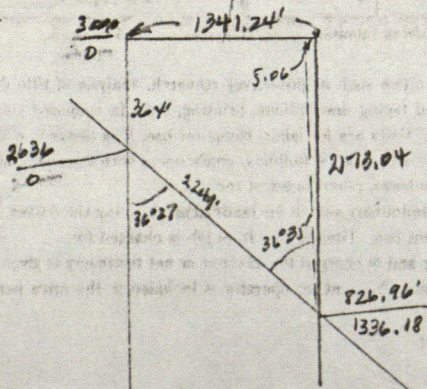
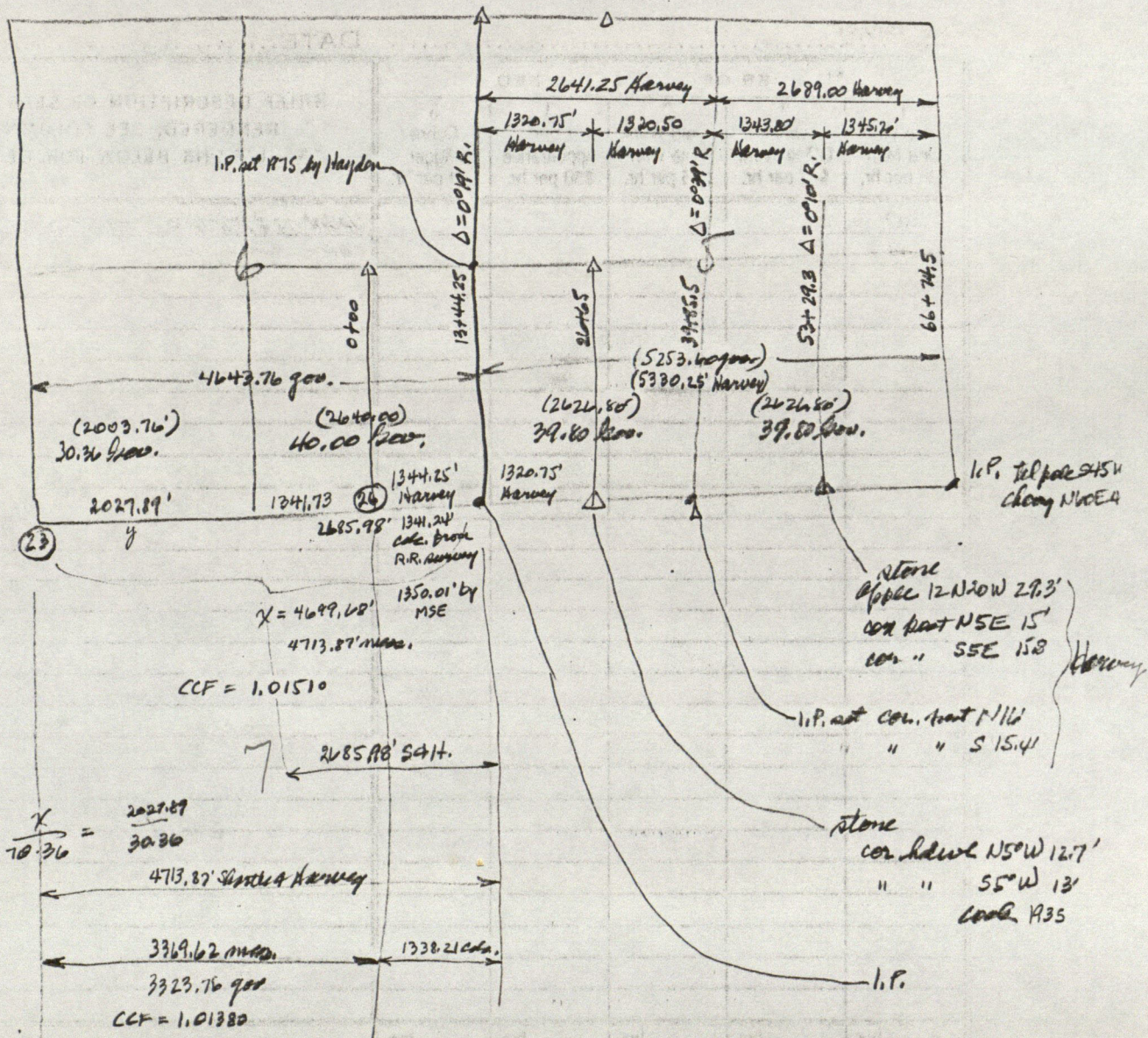
4		0.000	7419.000	
4-10	1362.25	-63.379	8779.775	92 40 00
10-5	1362.44	0.469	7418.841	272 41 40
10-2	21.60	-52.501	8761.114	300 14 20
10-6	23.98	-48.909	8760.653	307 06 55
10-7	24.13	-47.778	8761.366	310 16 50
10-8	23.17	-48.639	8761.898	309 30 30
10-9	1563.50	-57.808	10343.265	89 47 45
10-3	2009.02	-61.869	10788.794	89 57 25
10-1	3349.84	-63.379	12129.615	90 00 00
1-3	1340.822			270 03 52
3-9	445.548			270 31 20
3-2	2027.702			270 15 53
3-8	2026.939			270 22 26
2-4	1343.140			272 14 25



hor. 1" = 500'
vert. 1" = 10'

Garrison's Martin Hart transit notes





Field Books: S2/92+ 1A/56
T44/H36 110/9 H3/44
Road S18 = Skumate 166/62

N 2 mi stone 12 87+65
mills. 12 N 50W 49'
Sour oak 18 N 85E 192.5'
TWG

Stone 74+19
Bur oak 30 N 30W 60'
Sour " 30 N 50W 78'
TWG
Ct. N NE 12-16-1E by WFF 1901
14 X 18 X 20
Stone S 6 1/4 W 42

Stone 12" deep
PK in p pole NW 166.80'
SW 63.55' Jones 1965
F post S 80.7 W 18.55'

PK in p pole N 80W 17.70'
NE cor cone drive SW 41.70
Jones 1972

W 2 mi. stone 6 - 0.6' deep
F post W 19.92'
SW 30.68' - good!
Tel pole SW 84.56'
NE cor. h'dol SW 66.73'
F post E 19.02' Jones 1977
NW cor h'dol SE 67.18'

Jones 1967 (?)
used slight
dent in top for cor.
SMS 1977

probably should
be 445

stone at 27+04
cor of Mr. School S 45 E 73'
walnut near well S 30 E 99'
berrison

330
66
49.5
445.5

60+73
no stone - TWG
cor post N 40 W 39L
" " S 45 E 32L

work 30 S 30 1/2 E 188 C-168
stone 40+25
TWG
with stone on line Sch
Buel 8 N 2 E 177 - 110/9

Iron bridge
23+52

Harvey's I.P.
gone

Cor post N 45 E 30 1/2'
" " N 45 W 28 1/2'
Skumate Rd. 166/62

43+30
= 90.5
+ 0.3 91.5

dig for but
not found

151+44

138+20

43.36 R.

ash 15 S 27 1/2 E 51 3/4
" 12 S 13 E 14
Clark

elm 36 S 2 E 30
oak 8 N 46 W 24 1/2 Clark

Reloc from old unit
6 x 8 x 12 S. oak 12 S 8 E 12
elm 36 S 2 E 30
Tratten

30.50 ch.

106+33

2661'
Skumate Rd.

* from Part Rd note

635-5662

201 W. Prater St. Act

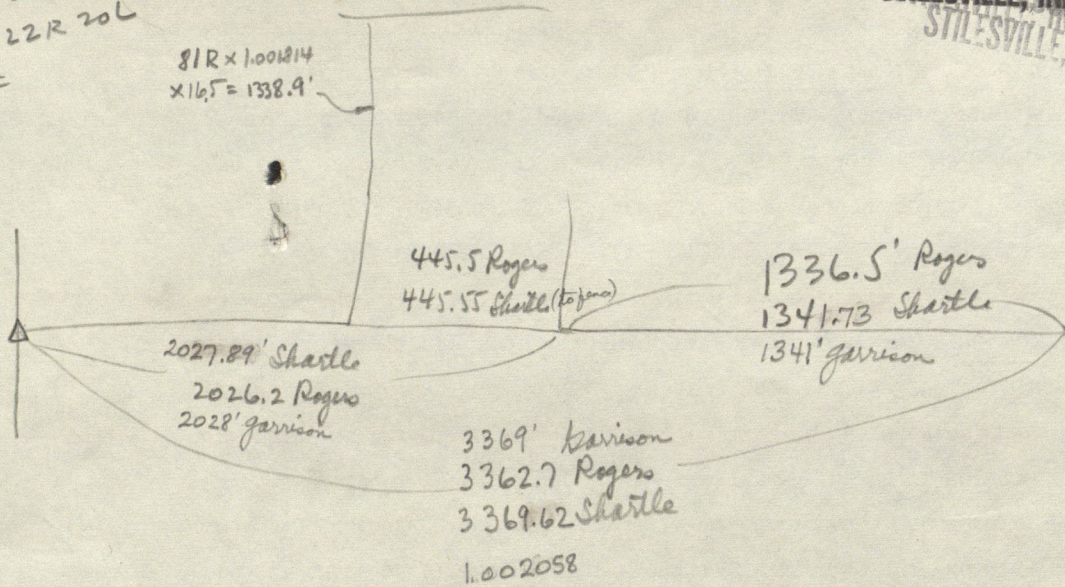
21203 301-383-3381

34 10
27
61 10
122R 20L
=

81R x 1.001214
x 16.5 = 1338.9'

STANLEY M. SHARTLE
RURAL ROUTE 1, BOX 33
STILESVILLE, IND. 46180
STILESVILLE, IND. 46180
STILESVILLE, IND. 46180

2677.8



metal detected

RR. apk. found & removed

G = 26
pipe set for
Cen N-NE

RR. apk. found & removed

2'x2' hole dug & prodded 6-27-77 (no stone found)

hole dug & prodded 7-8-77 (no stone found)

end traverse
27+04

Cen N.NE⁴ 7-16-2E

Analysis of Indpls. & Frankfort
R.R. deeds & plats, together
with the 73' from point 14,
into the cor. 4.2' S. & 3.0'
W. of my pipe

Justification for setting point
at G or 26:

1. 73.00' from 14
2. fairly good agreement with Harrison's
dist. to the N² mi. 7-16-2E
3. Almost perfect agreement with stationing
0+43 & 0+86 on Therpa Rd. survey (12/92)
with W and E faces of school house.
4. Almost perfect agreement with 99' dist.
from walnut tree.
5. Fairly central location of points set by
other surveyors for this cor.

18

N 45° W 73'

N 45° W 73'

14

15

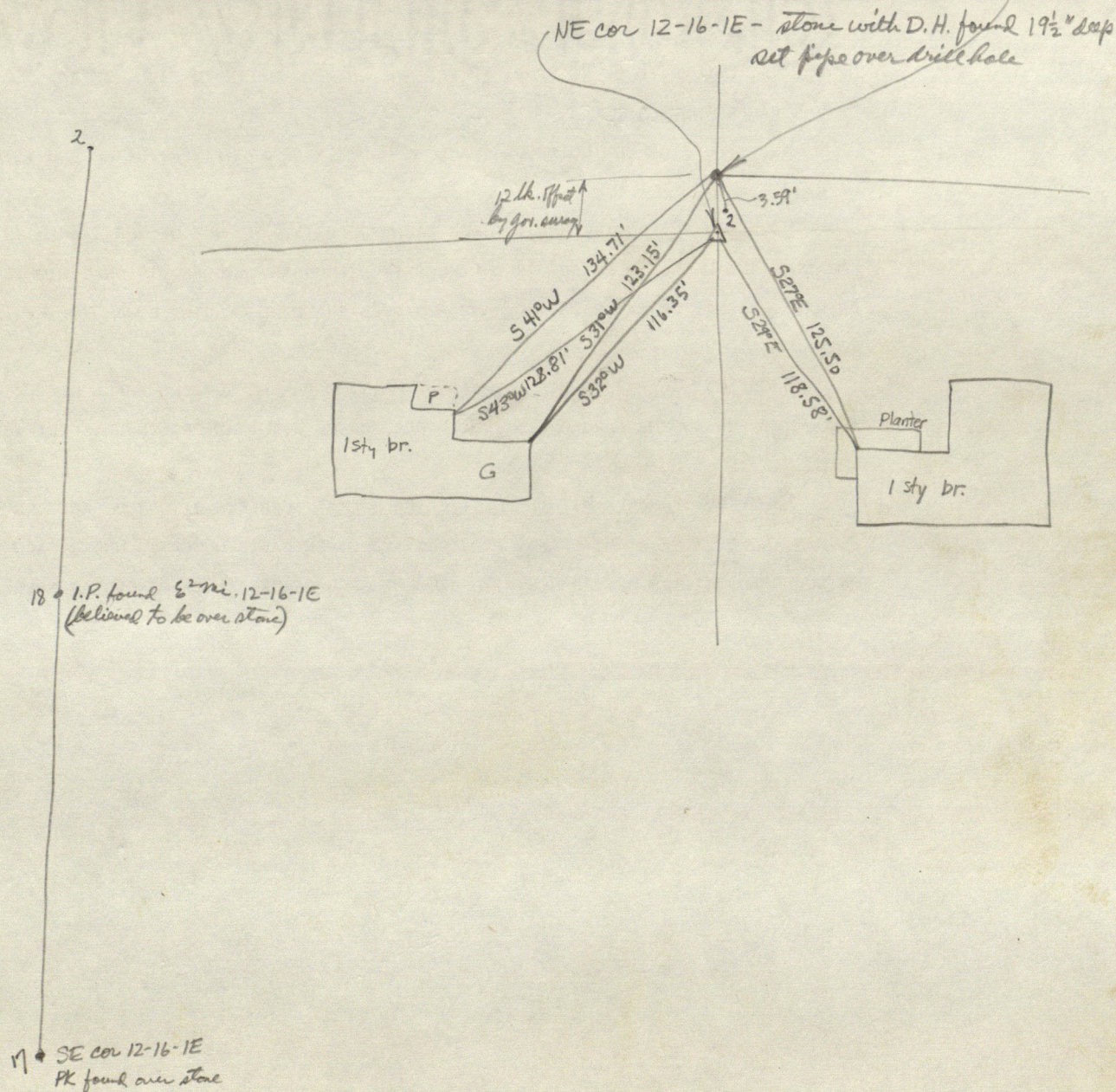
brick school
house

99'

99'

Wal. tree by well (ensure if this is the orig. tree)

In his survey of the Martin Hart Rd, T.W. Harrison did not find a stone for the NW cor. 7-16-2E. He used a point 12 lks. N of the stone at the NE cor. 12-16-1E, but left the cor. of Sec. 7 unmarked. I drove a R.R. spike at the cor. on a line from the NE cor. 12 to the 8² mi. stone Sec. 1-16-1E.



192
570 Cornwell to Levi L. & Florence J. Lewis 29 Feb. 1964

Pt NE⁴ 26-14-140 Bg. SOR E of NW cor. 1/4; S 160 R to E 1/4; E on E 40 R;
NW R to NE; W on NE 40 R to bg. 4000 ±.

223
373 Buchanan to Wm & Patricia S. Sanders 1/2 int in Pt NW⁴ 7-16-2E Bg on NE 1147'E +
225' S of NW cor; W = NE 193'; N 200'; E = NE 193' to bg. Subj to 25' strip
for roadway. Also, Pt NW⁴ 7- Bg on NE 1147'E of NW cor + 425' S; S 98';
W = NE 193'; N 98'; E = NE 193' to bg. sub to 25' strip of ground for roadway.
24 July 1972

166
553 Shockway to M. Olea Pt NW⁴ 7 Com at NW cor. 1/4; Sec. 2123.00'
W 2 mi. stake; E 80 R; S to E 1/4; E to SE cor. 1/4; N on E to NE cor. 497.64'
120 R ± to bg. 106 2/3 ac. ± 4 July 1953

175
485-6 corrective deed to above - no change in desc.

149
76 Wethers to Harold Leay Pt SW NW fr. 1/4 7-16-2E: Bg at SW cor. 1/4 1/4;
N 7.53 ch; E 20 ch; S 7.53 ch to E 1/4 1/4; W 20.00 to bg. 15.06 ac.
Also, bg. at SW cor SW 1/4; N on E 40.30 ch to NW cor. 1/4; E on NE 30.85 ch
to cen. sec.

RE: Mr. William Dickover

Legal Description of Real Estate

A part of the Fractional Northwest Quarter of Section 7, Township 16 North, Range 2 East, Hendricks County, Indiana, described as follows: Commencing at the northwest corner of said fractional quarter section; thence East along the north line of said fractional quarter section 1147 feet; thence South 225 feet to the point of beginning of this description: thence East parallel with the north line of said fractional quarter section 160 feet; thence South 298 feet; thence West parallel with the aforesaid north line 353 feet; thence North 298 feet; thence East parallel with said north line 193 feet to the point of beginning; containing 2.41 acres, more or less.

The foregoing property is subject to all recorded and unrecorded contracts, easements, right-of-ways, alleys, roads, streets, and highways which may affect same by specific limitations or reservations not herein described.

Given under my hand and seal this 5th day of August, 1977.



Stanley M. Shartle
Stanley M. Shartle, Registered Land
Surveyor No. 3431, State of Indiana

Bill Nickover of Kokomo buying ^{Woodfinco} Wood Firm Industries, B'burg.
from Wm Sanders

5027 Pelican Blvd.

Cape Coral, Fla. 33904

813-542-0981

} send bill

Nickover { 852-3178 bus. ←
 { 963-2660 home

{ P.O. Box 38
 B'burg 46112

stake 2.41 ac. (0.89 + 0.43 + 1.09 ac.) S of 56th in NW 47-16-2E

make plat

max. charge \$400

Survey end of June or 1st of July 1977

62

WARRANTY DEED BOOK 243 PAGE 20

7085

THIS INDENTURE WITNESSETH, That Harold Lyons

("Grantor")

of Hendricks County, in the State of Indiana, CONVEY
AND WARRANT to Harold C. Lyons and Sharon M. Lyons, husband
and wife

of Hendricks County, in the State of Indiana, for the sum
of one Dollars (\$ 1.00) and other

valuable consideration, the receipt of which is hereby acknowledged, the following described real
estate in Hendricks County, in the State of Indiana:

Part of the Northeast Quarter of the Northeast Quarter of Section 7,
Township 16 North, Range 2 East, and particularly described as follows:
Beginning at a point on the west line of said quarter-quarter section
104.57 feet south of the north-west corner of said quarter-quarter section;
thence south 36 degrees 42 minutes 30 seconds east and parallel to the
center line of railroad of Pennel Company a distance of 794.0 feet;
thence south 53 degrees 17 minutes 30 seconds west a distance of 100.00
feet; thence north 36 degrees 42 minutes 30 seconds west and parallel
to said center line of railroad a distance of 659.88 feet to a point on
the west line of said quarter-quarter section; thence north, along said
quarter-quarter section a distance of 167.30 feet to the point of
beginning, containing 1.67 acres, more or less. Subject, however to the
rights of those lawfully entitled to use so much of said land as is
included within the lines of County Road.

Subject to all taxes now a lien and which are to become a lien thereon

Subject to all easements and/or rights of way.

Send tax statements to R. R. #18, Box 298, Indianapolis, Indiana 46234

Duly entered for taxation this 27th

day of July 1976

Mary Jane Heather F.E.F.

AUDITOR HENDRICKS COUNTY

ENTERED FOR RECORD

BOOK

243

JUL 27 1976

AL 115

Page 20

Marville Abbott

RECORDER HENDRICKS COUNTY

IN WITNESS WHEREOF, Grantor has executed this deed this 26th day of

July, 1976

Signature Harold Lyons (SEAL)

Printed Harold Lyons

Signature _____ (SEAL)

Printed _____

STATE OF Indiana

COUNTY OF Hendricks

} SS:

Before me, a Notary Public in and for said County and State, personally appeared _____

Harold Lyons

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly
sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of July, 1976

My commission expires

January 22, 1978

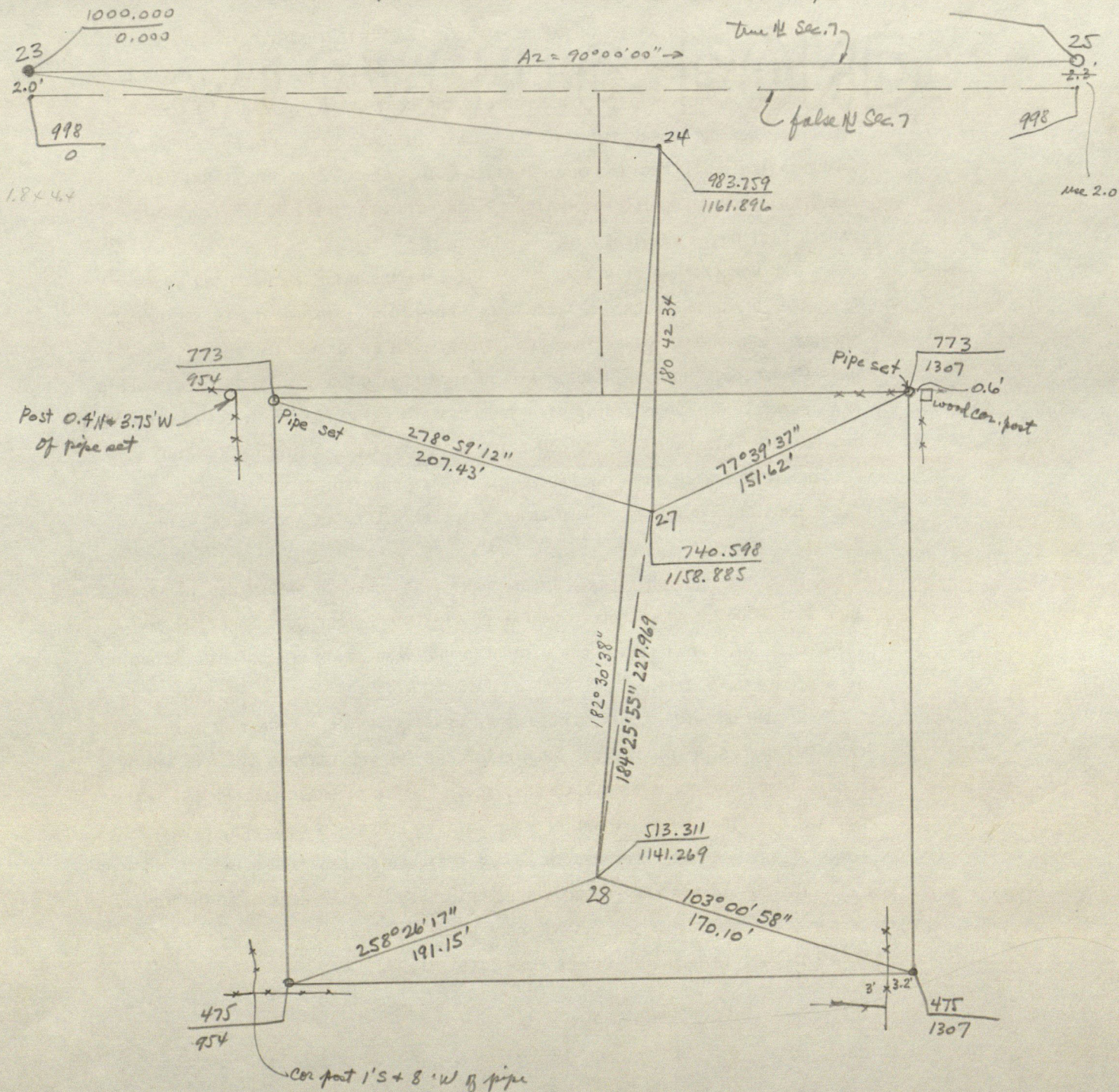
Signature Bobby G. Cochran

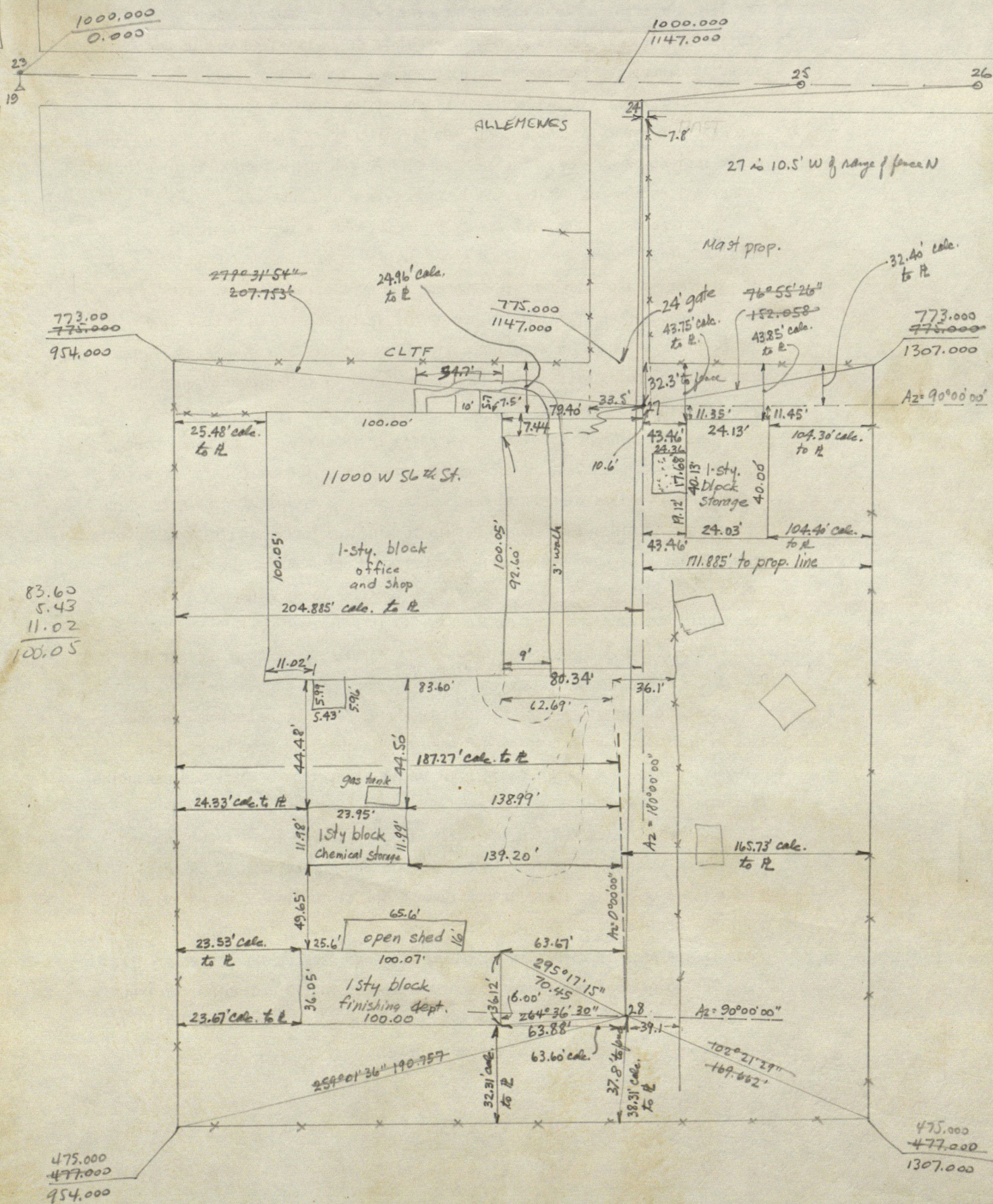
Printed Bobby G. Cochran, Notary Public

This instrument was prepared by Lee T. Comer

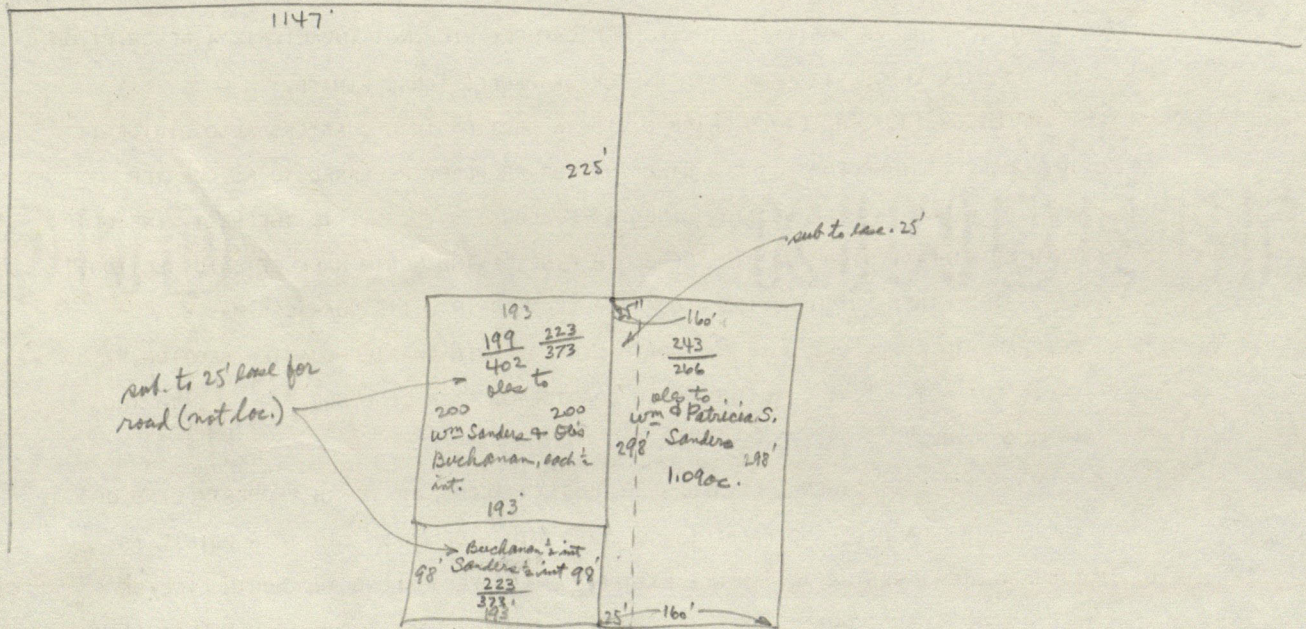
, attorney at law.

In the initial division years ago of the old property into a number of smaller parcels having access to 56th St., including the three parcels ^{shown for one} ~~surveys~~ herein, the true north line of the section was not ascertained. Instead, a line at an incorrect location was used. However, many of the lines of the parcels as they were actually marked on the ground are obvious from well-established physical evidence. The legal descriptions used for conveying the parcels place such evidence in agreement with the false section line and in conflict with the true one. In accordance with the rule for retraction of the spurious section line in conjunction with the deed descriptions. ~~On the rule for retraction, require that the parties of the survey be produced, therefore, in this survey the spurious sec. line was used in conjunction with the deed descriptions in this survey.~~

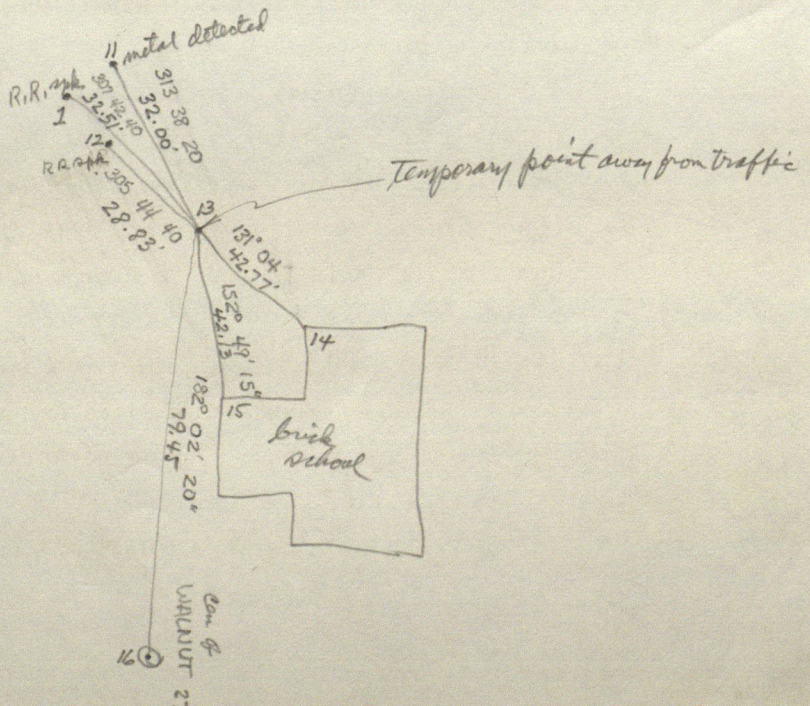
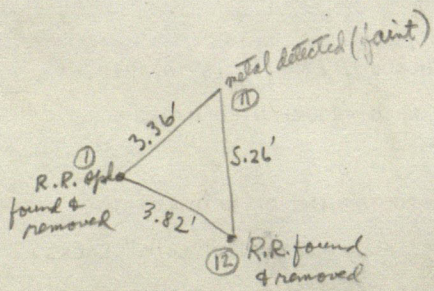




160
193
353



CM. N. NE 7-16-2E



23-1-16 Leo. N. & Lebra K. Allemenas 4-14-75 0.99 ac. $\frac{236}{301}$
 23-1-22 Daniel Bernard & Anna Catherine Haxion 3-31-76 $\frac{241}{102.4}$
 23-1-01 Ellen W. & Cynthia Kay Mast 9-23-71 $\frac{218}{588}$
 23-1 Michael L. & Florence M. Oles 7-23-53

$\frac{241}{102}$ Haxion S² SE⁴ 1-16-1E

W² NE⁴ 7-16-2E lpc. 330' x 660' to RR in NE cor.

At W² SE⁴ 6-16-2E (not copied)

At NW NE 7-16-2E Beg. (the grange that Teresa Hart got from RR)

At E NW 7-16-2E Beg. at cen of sec.; N 2415' on $\frac{1}{4}$ line to a point; W = $\frac{1}{4}$ line 717.93'; S = $\frac{1}{4}$ sec. 2415' to point; E to beg.

At NW NE 7-16-2E com. on $\frac{1}{4}$ line 2382' N of sec. cen.; due E 33'; due N to N sec line; due W on sec. line 33'; S along $\frac{1}{4}$ line to P.O.B.

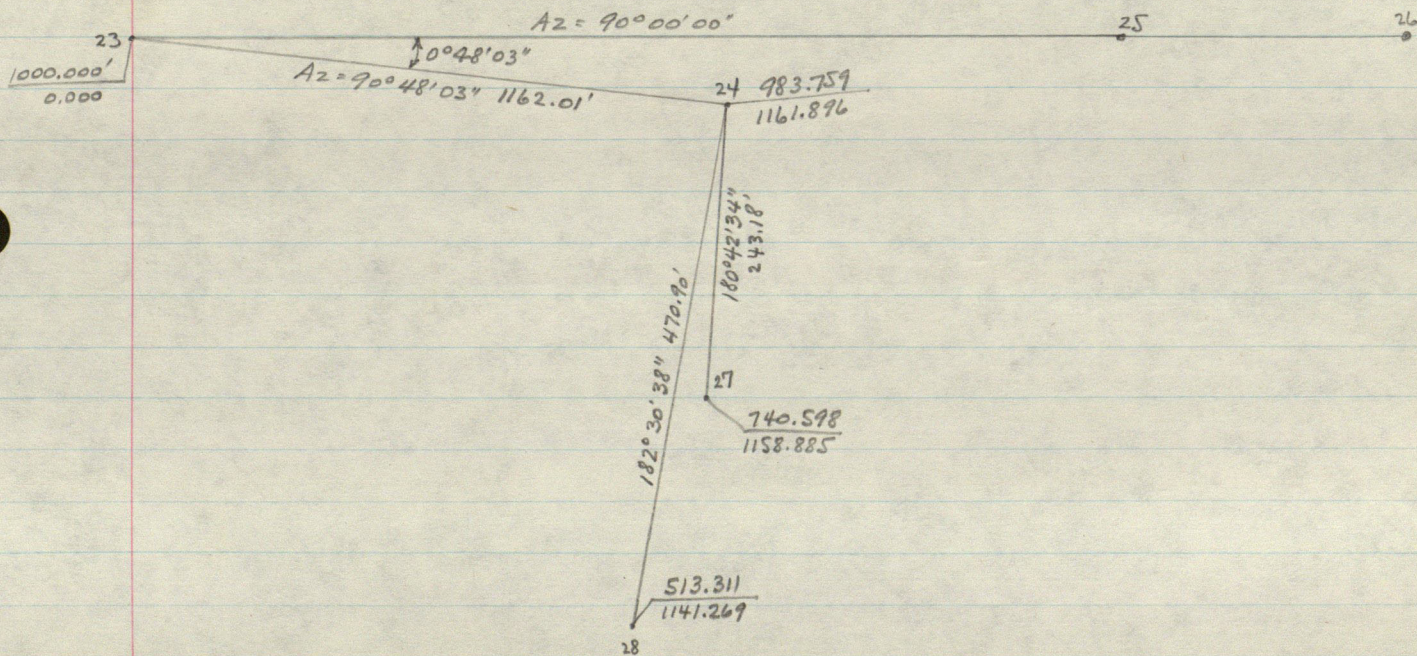
$\frac{236}{301}$ Allemenas Beg on $\frac{1}{4}$ 7-16-2E 954' E of NW cor.; E on $\frac{1}{4}$ 193'; S = $\frac{1}{4}$ 225'; W = $\frac{1}{4}$ 193'; N 225' to beg. Sub. to 25' strip of ground by = lines off E side for roadway purposes.

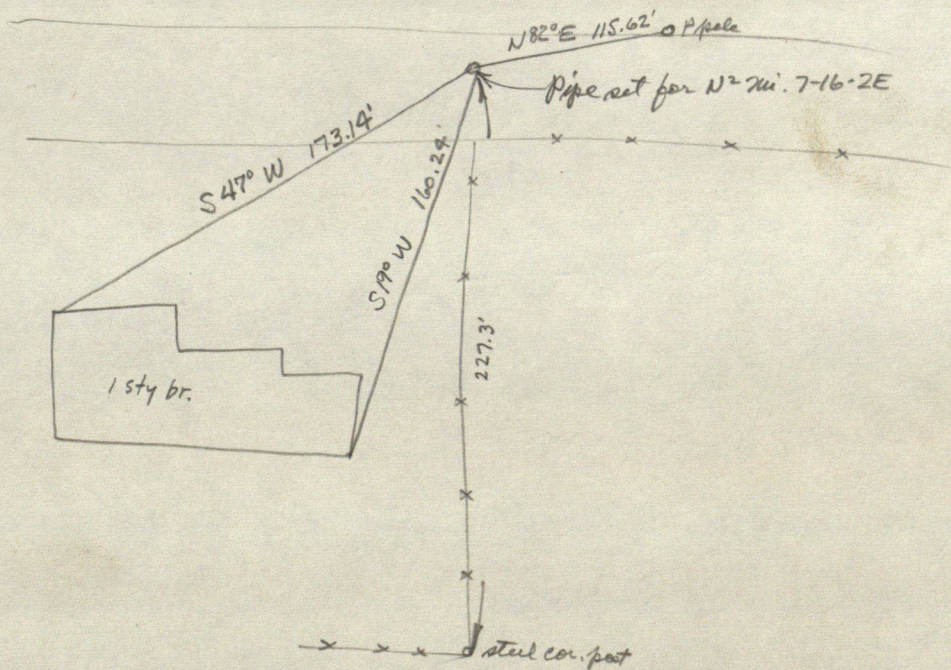
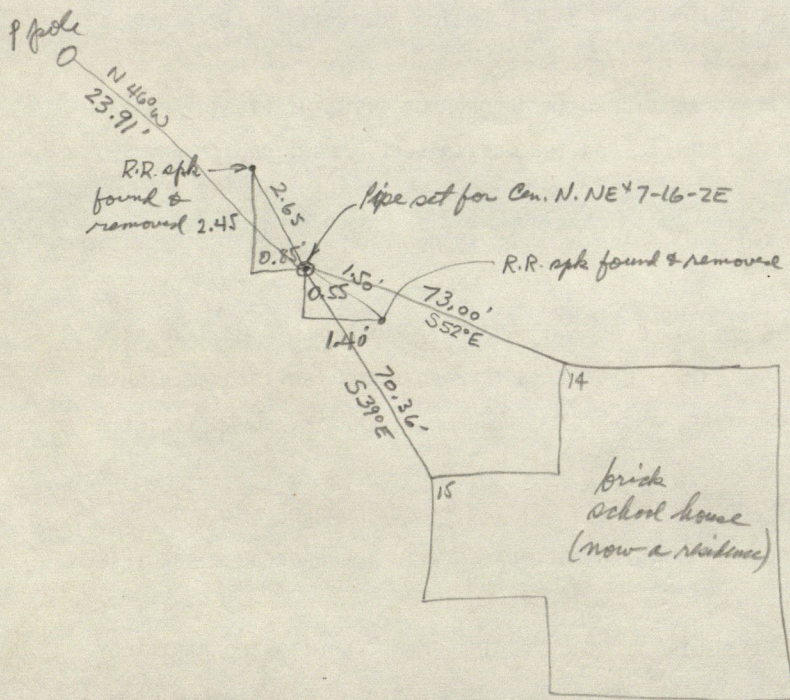
$\frac{218}{588}$ Mast At N² NW $\frac{1}{4}$ 7-16-2E Beg. on $\frac{1}{4}$ 1147' E of NW cor.; S 225'; E 156'; N 225' to $\frac{1}{4}$ sec.; W on $\frac{1}{4}$ 156' to beg. no easement mentioned.

24		2000.000	2000.000	
24-23	1162.01	2020.280	838.167	271 00 00
24-25	866.15	2013.227	2866.049	89 07 30
24-26	2207.79	2008.499	4207.774	89 46 46
23-25	2027.894			90 11 57
25-26	1341.733			90 12 07
26-23	3369.628			270 12 01
	2027.894	2013.191	2866.049	90 12 01

PRELIMINARY

fair agreement
considering the poor
seeing when the
line was run





PHONE 317 - 539-6225

DATE July 18, 1977

PLEASE REMIT TO

STANLEY M. SHARTLE

REGISTERED PROFESSIONAL ENGINEER
REGISTERED LAND SURVEYOR

R. R. 1, BOX 33
STILESVILLE, IND. 46180

TO: Mr. William Sanders
5027 Pelican Blvd.
Cape Coral, Florida 33904

For professional services rendered as follows:

Surveying, staking, and drawing plat of the composite of three contiguous parcels of land in the NW 1/4 Sec. 7-16-2E:

FIELD WORK (includes labor of survey party, mileage, stakes, etc.)

June 23, 1977.....	5.75 hours	
June 24, 1977.....	4.75 "	
June 26, 1977.....	4.50 "	
June 27, 1977.....	4.00 "	
June 29, 1977.....	5.00 "	
July 1, 1977.....	7.00 "	
July 8, 1977.....	3.50 "	
	<u>34.50</u>	" at \$30.....\$1035.00

OFFICE WORK (includes pre-survey research, computations drafting, etc.)...20.00 hours at \$17..... 340.00

PRINTING..... 3.00

\$1378.00

Less....978.00

Amount due....\$ 400.00

Dear Mr. Sanders: I promised Mr. Dickover this bill would not run over \$400 and I'm keeping that promise. At that time I was unaware that a previous surveyor had made mistakes that would make my job a nightmare.

Shartle

Beginning 30 days after the date stated above, 1½% per month (18% annual rate) will be added to this account on any unauthorized unpaid previous balance.

PHONE 317 - 539-6225

DATE August 5, 1977

PLEASE REMIT TO

STANLEY M. SHARTLE

REGISTERED PROFESSIONAL ENGINEER
REGISTERED LAND SURVEYOR

R. R. 1, BOX 33

STILESVILLE, IND. 46180

TO: Mr. Bill Dickover
Woodfinco Industries
P. O. Box 38
Brownsburg, Indiana 46112

For professional services rendered as follows:

In connection with 2.41 acres of land in the NW 1/4 Sec. 7-16-2E:
Removing two easements from the plat and printing four new plats,
Combining three legal descriptions into a single legal description
and printing two extra copies of same.....\$35.00.

Beginning 30 days after the date stated above, 1½% per month (18% annual rate)
will be added to this account on any unauthorized unpaid previous balance.