Ex. 17

Shirley Nolot 1P
CLARK COUNTY RECORDER
Clark County Recorder
I 200521434 Page 1 of 1
C2 Date 09/26/2005 Time 14:52:25

DESCRIPTION OF 1.4 ACRES IN [redacted]

Being a part of Survey #17 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a steel pin on the southwest corner of Lot 30 in Shore Acres Subdivision, as shown in Plat Book 6, Page 18 of the Clark County, Indiana records;
Thence S.89°22'37"E., 322 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky;
Thence N.63°23'37"E., along said State Line, 139 feet, more or less;
Thence N.53°36'13"E., 540 feet, more or less, to a steel pin on the west line of Shore Acres 'A' extended southwesterly;
Thence N.21°37'23"E., along said extended west line, 78.76 feet to a steel pin on the southwest corner of said Shore Acres Subdivision;
Thence S.89°22'37"E., along the south line of said subdivision, 31.5 feet to a steel pin;
Thence N.21°37'23"E., 8.4 feet to THE TRUE PLACE OF BEGINNING.

Containing 1.4 acres, more or less, and being subject to all easements of record.

ALSO: The right to use, for ingress, egress and utilities, a 15 foot wide roadway and utility easement, the centerline being further described as follows:

Beginning at the southwest corner of the above described tract; Thence N.89°22'37"E., 7.5 feet to THE TRUE PLACE OF BEGINNING of said centerline;

Thence N.21°37'23"E., 372.01 feet to the southern right-of-way line of Church Street, the terminus of said centerline.

DESCRIPTION OF 18 ACRES IN SURVEY #7

Being a part of Survey #7 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a brass capped limestone monument on the west corner of said Survey #7; Thence N.53°36'13"E., along the line dividing Surveys #7 and #14, 1081.81 feet to a stone on the south corner of Survey #15; Thence N.54°26'25"E., along the line dividing Surveys #7 and #15, 3874.06 feet to a steel pin on the south corner of Survey #16; Thence N.54°23'16"E., along the line dividing Surveys #7 and #16, 813.54 feet to an iron pipe; Thence N.54°10'06"E., along said dividing line, 387.15 feet to a steel pin on the west corner of Lot 301 in Oliners Second Addition to the Town of Utica, as shown in Plat Book 3, Page 40 of said county records; Thence S.30°08'43"E., along the southwest line of said Second Addition, 1105.24 feet to a steel pin on the southwest Right-of-way line of Utica Pike; Thence N.42°08'24"E., along said right-of-way line, 30.15 feet to THE TRUE PLACE OF BEGINNING

Thence continuing N.42°08'24"E., along said right-of-way line, 30.15 feet to a steel pin;
Thence S.42°28'31"E., 146.33 feet to a steel pin;
Thence S.35°41'44"E., 184.5 feet to a steel pin;
Thence S.19°31'12"E., 133.88 feet to a steel pin;
Thence S.7°01'43"E., 107.47 feet to a steel pin;
Thence S.20°10'25"E., 170.48 feet to a steel pin;
Thence S.31°03'25"E., 143.18 feet to a steel pin;
Thence S.64°28'33"E., (passing a steel pin at 280 feet), 540 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky;
Thence southwesterly, along said dividing line, 1041 feet, more or less, to a corner of a tract of land described in Deed Drawer 28, Instrument 10768;
Thence N.34°11'18"W., 1181 feet, more or less, to an iron pipe;
Thence N.30°15'23"E., 181.3 feet to a steel pin;
Thence S.20°09'08"E., 85.87 feet;
Thence N.70°01'33"E., 217.04 feet to a steel pin;
Thence N.75°11'43"E., 273.5 feet to a steel pin;
Thence N.19°31'12"E., 133.76 feet to a steel pin;
Thence N.35°41'44"E., 174.14 feet to a steel pin;
Thence N.42°28'31"E., 141.08 feet to THE TRUE PLACE OF BEGINNING.

Containing 18 acres, more or less, and being subject to all easements of record.

DESCRIPTION OF 6.060 ACRES IN SURVEY #7

Being a part of Survey #7 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a brass capped limestone monument on the west corner of said Survey #7; Thence N.53°36'13"E., along the line dividing Surveys #7 and #14, 1081.81 feet to a stone on the south corner of Survey #15; Thence N.54°26'25"E., along the line dividing Surveys #7 and #15, 3874.06 feet to a steel pin on the south corner of Survey #16; Thence N.54°23'16"E., along the line dividing Surveys #7 and #16, 813.54 feet to an iron pipe; Thence N.54°10'06"E., along said dividing line, 387.15 feet to a steel pin on the west corner of Lot 301 in Oliners Second Addition to the Town of Utica, as shown in Plat Book 3, Page 40 of said county records; Thence S.30°08'43"E., along the southwest line of said Second Addition, 1105.24 feet to a steel pin on the southwest Right-of-way line of Utica Pike, THE TRUE PLACE OF BEGINNING;

Thence N.42°08'24"E., along said Right-of-Way line, 58.15 feet;
Thence S.42°28'31"E., 141.08 feet to a steel pin;
Thence S.35°41'44"E., 174.14 feet to a steel pin;
Thence S.19°31'12"E., 133.76 feet to a steel pin;
Thence S.75°11'43"E., 273.5 feet to a steel pin;
Thence S.70°01'33"E., 217.04 feet to a steel pin;
Thence N.30°09'08"W., (passing through a steel pin at 85.87 feet) 634.48 feet to a steel pin on the southwest Right-of-way line of said Utica Pike;
Thence N.42°08'24"E., along said Right-of-Way line, 200.33 feet to THE TRUE PLACE OF BEGINNING

Containing 6.060 acres and being subject to all easements of record.

DESCRIPTION OF 4.588 ACRES IN SURVEY #7

Being a part of Survey #7 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a brass capped limestone monument on the west corner of said Survey #7; Thence N.53°36'13"E., along the line dividing Surveys #7 and #14, 1081.81 feet to a stone on the south corner of Survey #15; Thence N.54°26'25"E., along the line dividing Surveys #7 and #15, 3874.06 feet to a steel pin on the south corner of Survey #16; Thence N.54°23'16"E., along the line dividing Surveys #7 and #16, 813.54 feet to an iron pipe; Thence N.54°10'06"E., along said dividing line, 387.15 feet to a steel pin on the west corner of Lot 301 in Oliners Second Addition to the Town of Utica, as shown in Plat Book 3, Page 40 of said county records; Thence S.30°08'43"E., along the southwest line of said Second Addition, 1105.24 feet to a steel pin on the southwest Right-of-way line of Utica Pike; Thence N.42°08'24"E., along said right-of-way line, 158.3 feet to a steel pin, THE TRUE PLACE OF BEGINNING;

Thence continuing N.42°08'24"E., along said right-of-way line, 57.27 feet to a steel pin;
Thence N.37°24'21"E., along said right-of-way line, 106.79 feet to the southwestern right-of-way line of Church Street;
Thence S.89°45'E., 582.04 feet to an iron pipe on the northwest corner of Shore Acres Subdivision as shown in Plat Book 6, Page 18 of said county records;
Thence S.21°37'23"W., along the western line of said Shore Acres and said line extended, 308.46 feet to a steel pin;

Thence N.89°16'25"W., 170.48 feet to a steel pin;
Thence N.7°01'43"W., 107.47 feet to a steel pin;
Thence N.19°31'12"E., 133.88 feet to a steel pin;
Thence N.35°41'44"E., 184.5 feet to a steel pin;
Thence N.42°28'31"E., 143.33 feet to THE TRUE PLACE OF BEGINNING.

Containing 4.588 acres and being subject to all easements of record.

ALSO: Being subject to a 15 foot wide roadway and utility easement along and adjoining the 308.46 foot line described above.

DESCRIPTION OF 0.9 ACRE IN SURVEY #7

Being a part of Survey #17 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a steel pin on the southwest corner of Lot 30 in Shore Acres Subdivision, as shown in Plat Book 6, Page 18 of the Clark County, Indiana records; Thence S. 21°37'23"E., 8.4 feet to the south line of said Shore Acres; Thence N.89°22'37"E., along said south line, 31.5 feet to a "bump out" on the southwest corner of said subdivision; Thence S.21°37'23"E., along the west line of said Shore Acres extended southerly, 78.76 feet to a steel pin, THE TRUE PLACE OF BEGINNING

Thence S.63°36'13"E., (passing a cut in a concrete bowlard at 385.15 feet), 540 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky;
Thence southwesterly, along said State Line, 80 feet, more or less;
Thence N.64°33'13"W., 243 feet, more or less to a steel pin on said west line of Shore Acres extended southerly;
Thence N.21°37'23"E., along said extended west line, 70.47 feet to THE TRUE PLACE OF BEGINNING.

Containing 0.9 acre, more or less, and being subject to all easements of record.

ALSO: The right to use, for ingress, egress and utilities, a 15 foot wide roadway and utility easement, the centerline being further described as follows:

Beginning at the southwest corner of the above described tract; Thence N.64°33'13"W., 7.53 feet to THE TRUE PLACE OF BEGINNING of said centerline;
Thence N.21°37'23"E., 650.97 feet to the southern right-of-way line of Church Street, the terminus of said centerline.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 24 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 on this survey as a result of:

A. Variances in the reference monuments;
B. Discrepancies in record descriptions and plats;
C. Inconsistencies in lines of occupation and;
D. Random errors in measurement (Theoretical Uncertainty)

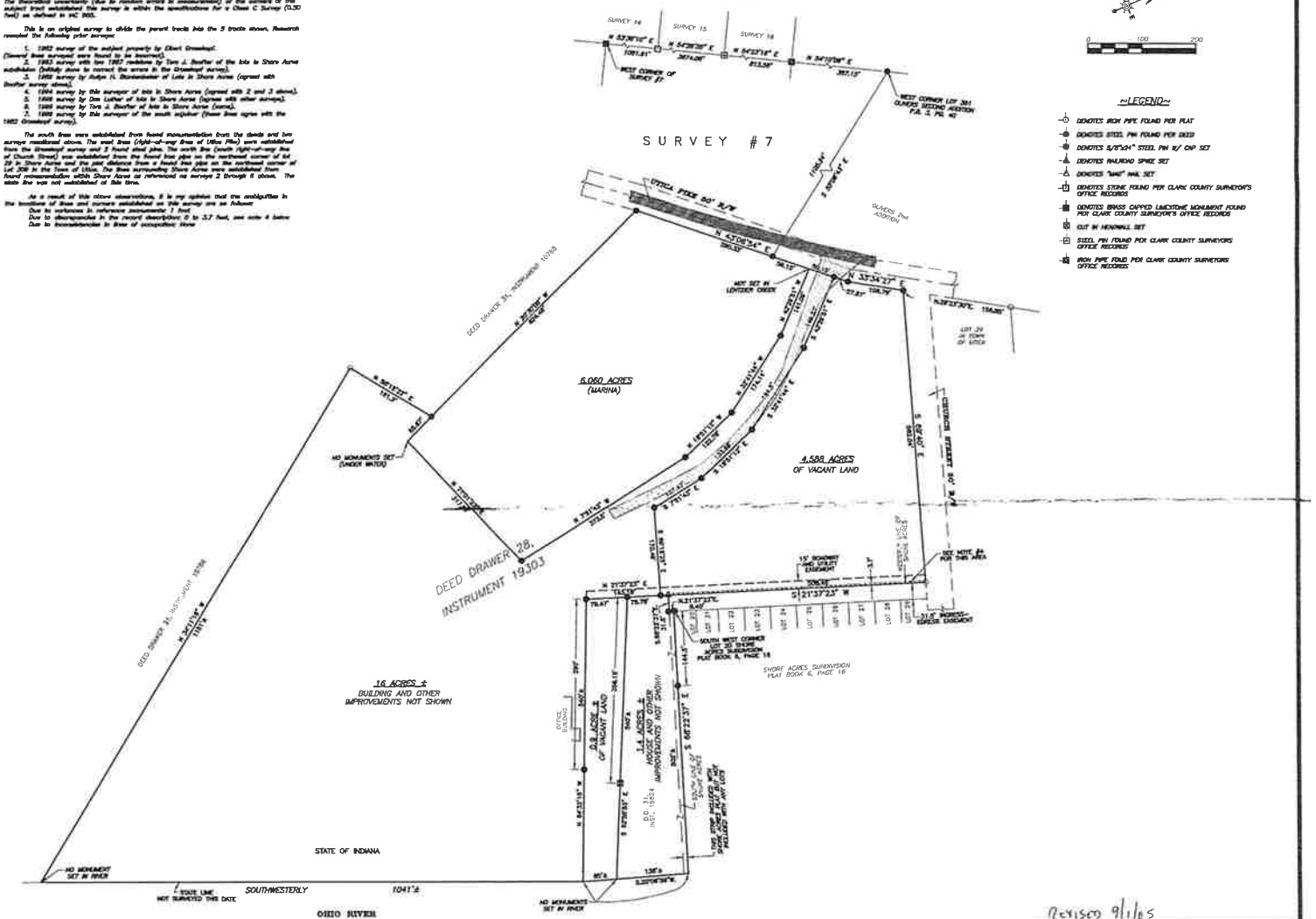
The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.30 foot) as defined in IAC 865.

This is an original survey to divide the parent tracks into the 5 tracts shown. Research revealed the following prior surveys:

1. 1962 survey of the subject property by Albert Greenleaf.
(Several lines surveyed were found to be inaccurate).
2. 1963 survey with two 1967 revisions by Tom J. Boehler of the lots in Shore Acres subdivision (initially done to correct the errors in the Greenleaf survey).
3. 1995 survey by Judge H. Blankenbeker of Lots in Shore Acres (agreed with Boehler survey shown).
4. 1994 survey by the surveyor of lots in Shore Acres (agreed with 2 and 3 above).
5. 1998 survey by Don Lasher of lots in Shore Acres (agrees with other surveys).
6. 1999 survey by Tom J. Boehler of lots in Shore Acres (same).
7. 1999 survey by the surveyor of the south adjacent (these lines agree with the 1962 Greenleaf survey).

The south lines were established from found monumentation from the deeds and two surveys mentioned above. The west lines (right-of-way lines of Utica Pike) were established from the Greenleaf survey and 2 found steel pins. The north line (south right-of-way line of Church Street) was established from the found iron pipe on the northeast corner of lot 29 in Shore Acres and the set distance from a found iron pipe on the northwest corner of Lot 308 in the Town of Utica. The lines surrounding Shore Acres were established from found monumentation within Shore Acres as referenced on surveys 2 through 6 above. The state line was not established at this time.

As a result of the above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:
Due to variances in reference monuments: 1 foot
Due to discrepancies in the record description: 0 to 3.7 feet, see note 4 below
Due to inconsistencies in lines of occupation: None



~LEGEND~

- DENOTES IRON PIPE FOUND PER PLAT
- DENOTES STEEL PIN FOUND PER DEED
- DENOTES 5/8"x24" STEEL PIN W/ CAP SET
- DENOTES RAILROAD SPIKE SET
- DENOTES "NAIL" NAIL SET
- DENOTES STONE FOUND PER CLARK COUNTY SURVEYOR'S OFFICE RECORDS
- DENOTES BRASS CAPPED LIMESTONE MONUMENT FOUND PER CLARK COUNTY SURVEYOR'S OFFICE RECORDS
- CUT IN HENDRALL SET
- STEEL PIN FOUND PER CLARK COUNTY SURVEYORS OFFICE RECORDS
- IRON PIPE FOUND PER CLARK COUNTY SURVEYORS OFFICE RECORDS

NOTES:

(1) This property is located in Zone zone A30, according to flood map #180482 0001 A, dated September 14, 1984.

(2) Title searchedion may reveal other easements and/or Rights of ways not shown hereon. Floodways, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this survey.

(3) All monuments are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.

(4) An agreed judgement dated September 6, 1990 in case No. 10091-9903-075 in Clark Circuit Court defines this line as the edge of the road. A 2001 survey by this company indicates that the edge of the road in 1990 may have been 3.7' west of the original line shown.

DAVID H. BLANKENBEKER REGISTERED NO. 900011 STATE OF INDIANA LAND SURVEYOR

I, David H. Blankenbeker, hereby declare and I have surveyed the tract of land shown above, and this new survey was executed according to the requirements of IC865, LA 1.1-12 and 13 and to the knowledge, information, and belief, and that it field work was completed on December 11, 2003

Registered Land Surveyor Per Agent — Date 9/1/05

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REVISED 9/1/05

SURVEY AND DRAWING OF PART OF SURVEY #7 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA.

FOR: MARINE BUILDERS INC.
C/O DAVID W. EVANCZYK
205 W. CHURCH STREET
UTICA IN. 47130

OWNER: DAVID W. EVANCZYK REVOCABLE TRUST A.K.A. EVESCO

BLANKENBEKER & SON
~ LAND SURVEYORS INC., P.C. ~
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BY:	SCALE:	DATE:	JOB #
SMJ	1" = 100 FEET	MAY 11, 2005	15581-02 / DWG # 1473