

- LEGEND**
- SET 5/8" REBAR X 24" (FLUSH UNLESS NOTED) WITH RED CAP LS22200012
 - ▲ SET MAG NAIL WITH SHINER OR R/R SPIKE
 - SET WOODEN STAKE ON LINE
 - FOUND MONUMENT AS NOTED (FLUSH UNLESS STATED OTHERWISE)
B/G = BELOW GRADE
A/G = ABOVE GRADE

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2023.

RECORDER'S CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2023 AND RECORDED IN PLAT CABINET _____, SLIDE _____ IN THE OFFICE OF THE JEFFERSON COUNTY RECORDER.

JEFFERSON COUNTY RECORDER _____

AUDITOR'S CERTIFICATE

PRESENTED TO THE AUDITOR OF JEFFERSON COUNTY THIS _____ DAY OF _____, 2023.

JEFFERSON COUNTY AUDITOR _____

LEGAL DESCRIPTION
0.220 ACRES

SITUATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 10 EAST, CITY OF MADISON, JEFFERSON COUNTY, INDIANA AND BEING PART OF LOT 4 AND PART OF LOT 5 IN ROBERT BRANHAM'S WEST ADDITION, RECORDED IN PLAT BOOK 1 PAGE 53 SLIDE 14 OF THE JEFFERSON COUNTY RECORDER'S OFFICE, AND BEING THE SAME PROPERTY CONVEYED TO DAVID CRAIG BY INSTRUMENT NUMBER 202300486 OF THE JEFFERSON COUNTY RECORDER'S RECORDS, THIS DESCRIPTION IS BASED ON AN ORIGINAL SURVEY PREPARED BY HREZO ENGINEERING, UNDER THE DIRECT SUPERVISION OF JAMES J. BERTRAM JR., LS #22200012 DATED MARCH 10, 2023, HAVING A JOB NUMBER OF SVY17220 WITH THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE, US SURVEY FOOT, GEIOD 18, NAD83 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT FOUND MAG SPIKE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 10 EAST;

THENCE ALONG THE EAST LINE OF SAID SECTION, S00°06'22"E, 1810.28 FEET TO A FOUND STEEL NAIL AT THE INTERSECTION OF WILSON AVE. AND SR 7 (LANIER DRIVE) AND AT THE SOUTHEAST CORNER OF LOT 3;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF SR 7 (LANIER DRIVE), N75°48'12"W, 100.20 FEET TO A FOUND T-BAR AT THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SR 7, N75°48'12"W, 50.00 FEET TO A FOUND T-BAR;

THENCE ALONG THE EASTERLY LINE OF LI'S FAMILY PROPERTIES LLC, INSTRUMENT NUMBER 202202603, N00°06'26"W, 108.00 FEET TO A FOUND T-BAR;

THENCE ALONG THE SOUTHERLY LINE OF KEVIN WEHNER, INSTRUMENT NUMBER 2008-00995, S75°48'12"E, 50.00 FEET TO FOUND 1/2" REBAR BENT @ 3" B/G;

THENCE S00°06'26"E, 108.00 FEET TO THE BEGINNING;

CONTAINING 0.220 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

ALL CALLED SET IRON PIN AND CAPS ARE 5/8" REBAR WITH RED CAP STAMPED "J. BERTRAM IN LS#22200012, 30" IN LENGTH.

SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED MARCH 14, 2023, FROM A FIELD SURVEY PERFORMED FROM MARCH 6, 2023 TO MARCH 10, 2023 BY JON KUNER AND OTHER EMPLOYEES OF HREZO ENGINEERING UNDER MY DIRECT SUPERVISION. THE FINAL MONUMENTS WERE SET ON MARCH 10, 2023.

THE FOLLOWING OPINIONS AND OBSERVATIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS AND CORNERS AS ESTABLISHED ON THIS SURVEY AS A RESULT OF UNCERTAINTIES IN THE REFERENCE MONUMENTS, RECORD DESCRIPTIONS AND PLATS, LINES OF OCCUPATION AND THE RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THERE MAY BE UNWRITTEN RIGHTS AFFECTING THE SUBJECT PROPERTY, WHICH MAY OR MAY NOT BE SHOWN ON THIS SURVEY DRAWING. UNLESS NOTED HEREON THERE IS NO VISIBLE EVIDENCE OF OCCUPATION OR POSSESSION ALONG BOUNDARY LINES OF THE SURVEYED PROPERTY. MONUMENTS WERE RECOVERED OR SET AS SHOWN ON THE ATTACHED DRAWING.

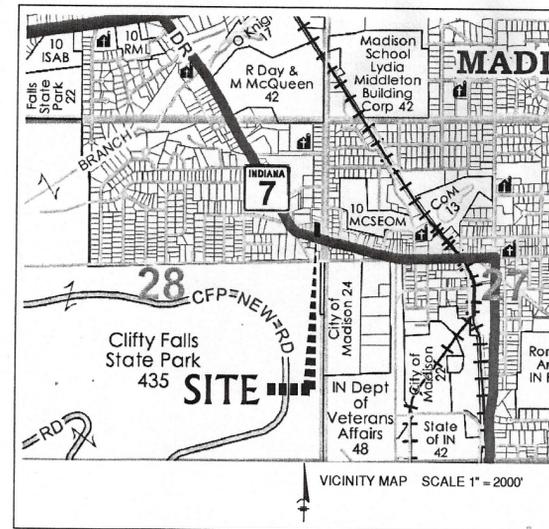
THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ORIGINAL SURVEY TO CONSOLIDATE PARTS OF TWO EXISTING LOTS FROM THE ROBERT BRANHAM WEST ADDITION IN THE CITY OF MADISON, AS RECORDED ON PLAT SLIDE 14, DATED DECEMBER 04, 1848. THE SUBJECT TRACTS WERE CONVEYED TO DAVID CRAIG, AS DESCRIBED IN INSTRUMENT NUMBER #2023-00486 OF THE JEFFERSON COUNTY DEED RECORDS. THIS SURVEY USED THE DEED CALLS AND MONUMENTATION FOUND TO ESTABLISH THE LINES OF THE SUBJECT TRACT. TWO SURVEYS WERE DISCOVERED AND USED TO ESTABLISH THE OVERALL BOUNDARY LINES OF THE SUBJECT TRACT. THE FIRST SURVEY WAS PREPARED BY ANDREW'S SURVEYING WHOSE LICENSE NUMBER #S-406 DATED FEBRUARY 28, 1992, RECORDED IN MISCELLANEOUS BOOK 18 PAGE 735 OF SAID JEFFERSON COUNTY RECORDS. THIS SURVEY ESTABLISHED THE WESTERLY LINE OF THE SUBJECT TRACT AND THE NORTHERLY RIGHT-OF-WAY LINE OF LANIER DRIVE (SR 7). THE SECOND SURVEY WAS PREPARED BY GLM SURVEY, WHOSE LICENSE NUMBER #S-0399, DATED DECEMBER 5, 1994, AND RECORDED IN MISCELLANEOUS BOOK 19 PAGE 897 OF JEFFERSON COUNTY RECORDS. THIS SURVEY AND MONUMENTS WERE USED TO ESTABLISH THE EAST LINE OF THE SUBJECT TRACT AND VERIFIED THE LOCATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LANIER DRIVE. THE NORTHERLY LINE WAS ESTABLISHED USING FOUND MONUMENTATION ALONG SAID LINE AND CALLED OUT IN THE SURVEYS USED ABOVE.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE, US SURVEY FOOT, GEIOD 18, NAD83.

NO APPARENT AMBIGUITIES WERE FOUND WITH THE RECORDED DEEDS AND SURVEYS THAT WERE RESEARCHED AND PLOTTED TO FORM A BASE MAP USED IN RECONNAISSANCE OF CORNERS OR CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED INCLUDED CALLED FOR MONUMENTS, MONUMENTS NOT CALLED, FENCES, ROADS, BUILDINGS AND VISIBLE OCCUPATION. THE EVIDENCE WAS ANALYZED, REVIEWED AND AN OPINION OF BOUNDARY AS SHOWN HEREON WAS PRODUCED USING SURVEYING PRINCIPALS AND METHODS. SECTION CORNER AND QUARTER SECTION MONUMENTS WERE FOUND PER COUNTY SURVEYOR RECORDS AND PREVIOUS SURVEYS AND WERE LOCATED AND HELD AS THE LOCATION OF THE SECTION LINES.

BUILDINGS WERE LOCATED AND SHOWN ON THE PLAT. SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SURVEY ARE NOT NECESSARILY SHOWN, SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY. NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SURVEY ESTABLISHED HEREON IS WITHIN THE SPECIFICATIONS OF A "URBAN" SURVEY AS DEFINED IN 865 IAC 1-1-2-7.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND I DO HEREBY FURTHER CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORMS WITH THE REQUIREMENTS AS SET FORTH IN INDIANA SURVEYING LAW TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE.

SIGNED THIS 30 DAY OF MARCH, 2023.

JAMES J. BERTRAM JR. PS22200012

"I, JAMES J. BERTRAM JR., AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NOTE: PER 865 IAC 1-1-2-12 THIS PLAT AND SURVEY WILL BE VOID IF NOT RECORDED WITHIN 3 MONTHS OF THE SURVEY CERTIFICATION DATE.

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED DAVID CRAIG IS THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND AS SAID OWNER HAS CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SHOWN ON THE HEREIN DRAWN PLAT AS HIS OWN FREE AND VOLUNTARY ACT AND DEED. AS THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I HAVE LAID OFF AND PLATTED SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

DAVID CRAIG

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF _____

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR _____ COUNTY, STATE OF INDIANA, PERSONALLY APPEARED DAVID CRAIG AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC _____

NAME TYPED OR PRINTED _____

RESIDENT OF _____ COUNTY

MY COMMISSION EXPIRES: _____

ZONE AND FLOOD INFORMATION

THIS PARCEL IS CURRENTLY ZONED (R-8) MEDIUM DENSITY RESIDENTIAL. BUILDING AND ZONING SETBACKS DETERMINED BY GOVERNING AUTHORITY.

THIS TRACT LIES WITHIN A MINIMAL FLOOD HAZARD ZONE X AS SAID TRACT PLOTS BY SCALE ON FIRM PANEL I 8077001 70C, EFFECTIVE DATE APRIL 2, 2015. THE ACCURACY OF THE FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

HREZO
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PROJECT NAME: ORIGINAL SURVEY
CLIENT: DAVID JOE CRAIG
DESC: CONSOLIDATION OF CRAIG PROPERTY NORTH SIDE LANIER DRIVE SECTION 28, T4N, R10E MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA

DATE: 03.14.23
DRAWN BY: JEL
CHECKED BY: JWK
APPROVED BY:
PROJECT #: SVY17220

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