

LEGEND

- SET 5/8" REBAR X 24" (FLUSH UNLESS NOTED) WITH YELLOW CAP LS20400061
- ▲ 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

EXECUTED AND DELIVERED IN MY PRESENCE

SIGNATURE _____
PRINTED NAME _____

NOTARY CERTIFICATE

STATE OF _____
COUNTY OF _____
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR COUNTY, STATE OF _____, PERSONALLY APPEARED _____

(WITNESS) BEING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED AS A WITNESS TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DEPOSES AND SAYS THAT THE FOREGOING INSTRUMENT WAS EXECUTED AND DELIVERED BY _____ (GRANTOR OR SIGNED) IN THE ABOVE NAMED SUBSCRIBING WITNESS'S PRESENCE, AND THAT THE ABOVE NAMED SUBSCRIBING WITNESS IS NOT A PARTY TO THE TRANSACTION DESCRIBED IN THE FOREGOING INSTRUMENT AND WILL NOT RECEIVE ANY INTEREST IN THE PROPERTY OR IN THE PROCEEDS FROM THE PROPERTY THAT IS THE SUBJECT OF THE TRANSACTION.

THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____
NAME TYPED OR PRINTED _____
RESIDENT OF _____ COUNTY _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED JANUARY 12, 2021 FROM A FIELD SURVEY PERFORMED IN JANUARY OF 2021 BY JON KUNER AND EMPLOYEES OF HREZO ENGINEERING UNDER MY DIRECT SUPERVISION. LAST DAY OF FIELD WORK WAS JANUARY 4, 2021.

THE FOLLOWING OPINIONS AND OBSERVATIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES 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 A DIVISION OF THE OWNERS PROPERTY. THIS DIVISION IS PER THE JUDGEMENT RENDERED IN COURT CAUSE 39D01-1412-SC-00521. THE BASIS OF BEARINGS FOR THE DESCRIPTION WAS A SURVEY DONE BY GARY L MCALLISTER MISC 19 PAGE 2189 AND DATED 11-19-1996 AND DISTANCES SHOWN HEREON ARE IN FEET.

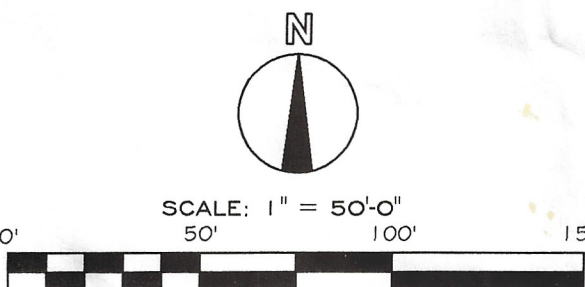
RECORD PLATS, DEEDS AND SURVEYS WERE RESEARCHED AND PLOTTED TO FORM A BASE MAP USED IN RECONNAISSANCE OF CORNERS OR CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED, INCLUDED CALLED FOR MONUMENTS, MONUMENTS NOT CALLED, FENCES, ROADS, BUILDINGS AND VISIBLE OCCUPATION. THE EVIDENCE WAS ANALYZED, REVIEWED AND AN OPINION OF BOUNDARY AS SHOWN HEREON WAS PRODUCED USING SURVEYING PRINCIPALS AND METHODS.

NO APPARENT AMBIGUITIES WERE FOUND WITH DEEDS AND SURVEY PLATS AS PLOTTED, WITH THE EXCEPTION THAT PARENT DEED FOR COSBY COVERED TWO AREAS. PER THE COURT CASE THIS WAS NOT THE ORIGINAL INTENTION AND THAT THERE WERE TO BE TWO PARCELS (AS SHOWN). A PREVIOUS SURVEY BY GARY MCALLISTER HAD SEPARATED A 1.774 ACRE PARCEL AND HAD BEEN RECORDED, BUT NO UPDATE TO THE DEED WAS MADE. THE SURVEY COMPLETED THIS DATE USED ORIGINAL MONUMENTS FROM SURVEYS BY MCALLISTER AND FOUND MONUMENTS ON THE SECTION LINES TO ESTABLISH THE PERIMETER BOUNDARY. THE DIVISION LINE WAS CREATED ALONG THE ORIGINAL SURVEY LINE OF 1.774 ACRE SURVEY. NEW DESCRIPTIONS WERE WRITTEN FOR EACH PARCEL.

THERE IS UNCERTAINTY IN REFERENCE MONUMENTS FOUND IN THE COURSE OF THIS SURVEY DUE TO VARIANCES BETWEEN PHYSICAL MONUMENTS, RECORD DIMENSIONS AND FIELD MEASUREMENTS AND CALCULATIONS BY AS MUCH AS 0.3'.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS 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 "SUBURBAN" SURVEY AS DEFINED IN 865 IAC 1-1-2-7.



PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2021.

RECORDER'S CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2021 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 _____, 2021.

JEFFERSON COUNTY AUDITOR _____

DESCRIPTION OF 1.774 ACRES

BEING PART OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 10 EAST, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND BEING A PART OF THE PROPERTY CONVEYED TO MARVIN COSBY AND MINDY COSBY AND BY INSTRUMENT NUMBER 20036294 OF THE JEFFERSON COUNTY RECORDERS RECORDS AND BEING THAT 1.774 ACRE TRACT AS SHOWN ON ORIGINAL SURVEY OF SAID TRACT AS SURVEYED BY PAUL RANEY, PS #20400061, LAST REVISED DATE JANUARY 12, 2021, HREZO ENGINEERING PROJECT NUMBER SW14550 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL MARKING THE INTERSECTION OF INTERSTATE BLOCK ROAD AND BORCHERDING ROAD AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 10 EAST:

THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION AND IN BORCHERDING ROAD, N 00° 31' 05" E, A DISTANCE OF 263.00 FEET TO A FOUND MAG NAIL, THENCE N 89° 19' 15" E, A DISTANCE OF 288.97 FEET TO A FOUND 1/2" REBAR (PASSING THRU A FOUND 5/8" REBAR AT 29.87 FEET), THENCE S 00° 31' 05" W, A DISTANCE OF 263.00 FEET TO A SET MAG NAIL IN INTERSTATE BLOCK ROAD (PASSING THRU A FOUND 1/2" REBAR AT 233.00 FEET), THENCE ALONG INTERSTATE BLOCK ROAD S 89° 19' 15" W, A DISTANCE OF 288.97 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.774 ACRES MORE OR LESS.

BEING A PART OF THE PROPERTY CONVEYED TO MARVIN COSBY AND MINDY COSBY BY INSTRUMENT NUMBER 20036294 OF THE JEFFERSON COUNTY RECORDERS RECORDS.

THE BASIS OF BEARINGS FOR THE DESCRIPTION WAS A SURVEY DONE BY GARY L MCALLISTER MISC 19 PAGE 2189 AND DATED 11-19-1996 OF THE JEFFERSON COUNTY RECORDERS RECORDS.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE RIGHT OF WAY OF INTERSTATE BLOCK ROAD, BORCHERDING ROAD AND ALL OTHER EXISTING EASEMENTS AND/OR RIGHT OF WAY OF RECORDS.

DESCRIPTION OF 0.775 ACRES

BEING PART OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 10 EAST, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND BEING A PART OF THE PROPERTY CONVEYED TO MARVIN COSBY AND MINDY COSBY AND BY INSTRUMENT NUMBER 20036294 OF THE JEFFERSON COUNTY RECORDERS RECORDS AND BEING THAT 0.775 ACRE TRACT AS SHOWN ON ORIGINAL SURVEY OF SAID TRACT AS SURVEYED BY PAUL RANEY, PS #20400061, LAST REVISED DATE JANUARY 12, 2021, HREZO ENGINEERING PROJECT NUMBER SW14550 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

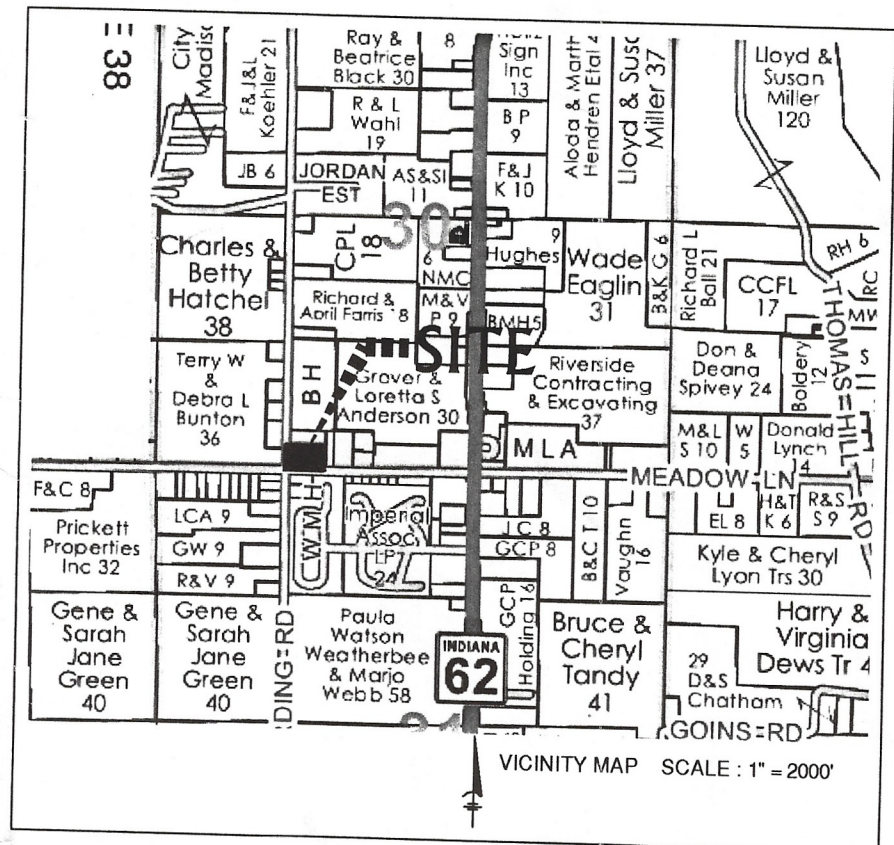
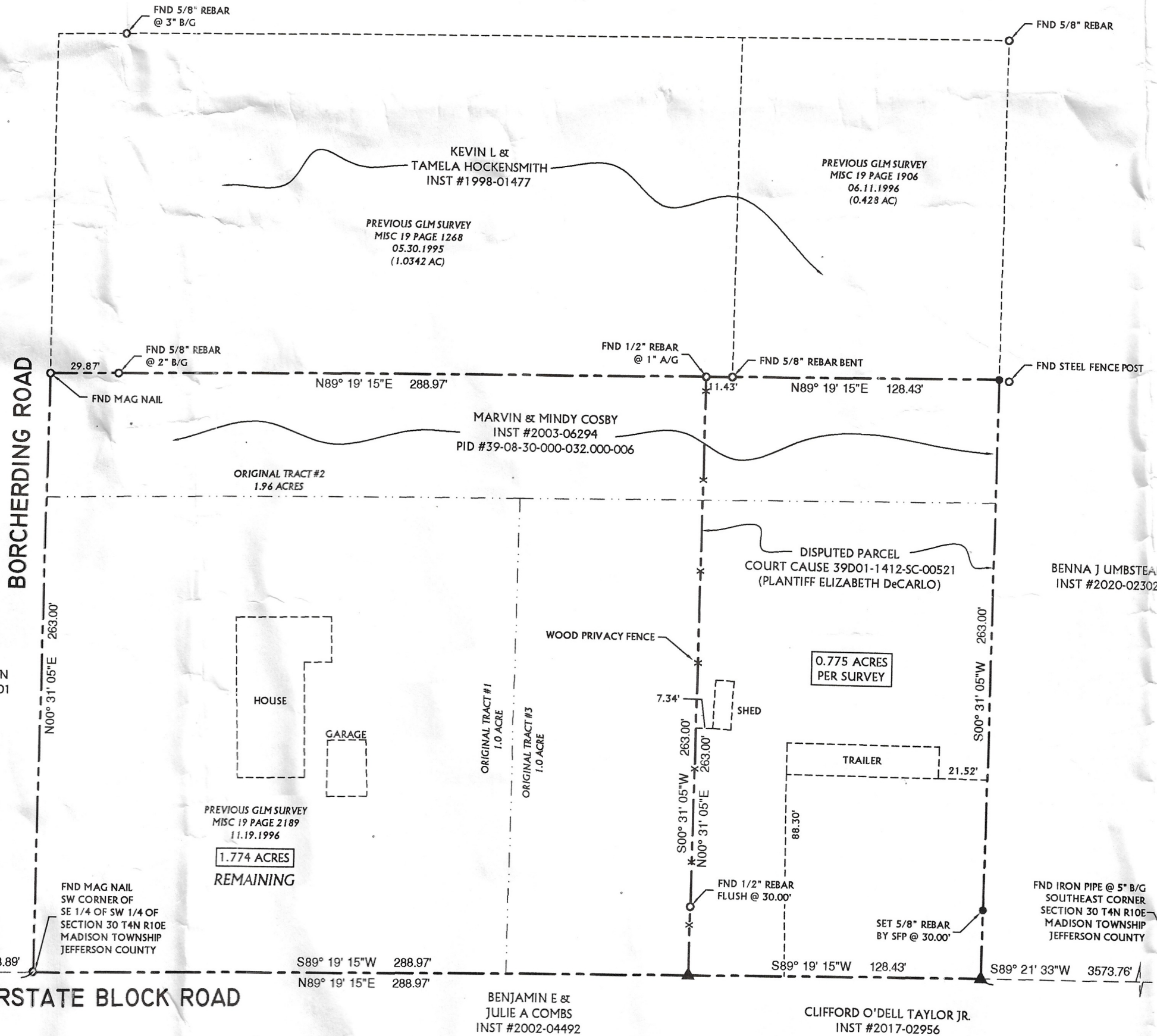
COMMENCING AT A FOUND MAG NAIL MARKING THE INTERSECTION OF INTERSTATE BLOCK ROAD AND BORCHERDING ROAD AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 10 EAST, THENCE ALONG INTERSTATE BLOCK ROAD N 89° 19' 15" E, A DISTANCE OF 288.97 FEET TO A SET MAG NAIL AT THE TRUE POINT OF BEGINNING:

THENCE ALONG NEW DIVISION LINE OF GRANTORS PROPERTY, N 00° 31' 05" E, A DISTANCE OF 263.00 FEET TO A FOUND 1/2" REBAR (PASSING THRU A FOUND 1/2" REBAR AT 30.00 FEET), THENCE N 89° 19' 15" E, A DISTANCE OF 128.43 FEET TO A SET 5/8" REBAR WITH CAP (PASSING THRU A FOUND 5/8" REBAR AT 11.43 FEET), THENCE S 00° 31' 05" W, A DISTANCE OF 263.00 FEET TO A SET MAG NAIL (PASSING THRU A SET 5/8" REBAR AT 233.00 FEET), THENCE ALONG INTERSTATE BLOCK ROAD S 89° 19' 15" W, A DISTANCE OF 128.43 FEET TO THE POINT OF BEGINNING, CONTAINING 0.775 ACRES MORE OR LESS.

BEING A PART OF THE PROPERTY CONVEYED TO MARVIN COSBY AND MINDY COSBY BY INSTRUMENT NUMBER 20036294 OF THE JEFFERSON COUNTY RECORDERS RECORDS.

THE BASIS OF BEARINGS FOR THE DESCRIPTION WAS A SURVEY DONE BY GARY L MCALLISTER MISC 19 PAGE 2189 AND DATED 11-19-1996.

THE ABOVE DESCRIBED PARCEL IS SUBJECT TO THE RIGHT OF WAY OF INTERSTATE BLOCK ROAD AND ALL OTHER EXISTING EASEMENTS AND/OR RIGHT OF WAY OF RECORDS.



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 _____ DAY OF _____, 2021.

PAUL D. RANEY LS20400061

"I 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 1-12-12 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, MARVIN AND MINDY COSBY, ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND AS SAID OWNERS HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SHOWN ON THE HEREIN DRAWN PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED. AS THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF AND PLATTED SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

MARVIN COSBY _____ MINDY COSBY _____

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF _____
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR COUNTY, STATE OF INDIANA, PERSONALLY APPEARED MARVIN AND MINDY COSBY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC _____

NAME TYPED OR PRINTED _____
RESIDENT OF _____ COUNTY _____
MY COMMISSION EXPIRES: _____

ZONE AND FLOOD INFORMATION

THIS PARCEL IS CURRENTLY ZONED (RA) RESIDENTIAL AGRICULTURE, BUILDING AND ZONING SETBACKS DETERMINED BY GOVERNING AUTHORITY.

THIS TRACT LIES WITHIN A REGULATORY FLOODWAY HAZARD ZONE AS SAID TRACT PLOTS BY SCALE ON FIRM PANEL 18077C016SC, 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.

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ORIGINAL SURVEY
MARTY DENTON
DIVISION SURVEY OF
THE COSBY PROPERTY
TWO PARCELS ON NORTH SIDE INTERSTATE BLOCK ROAD
SECTION 30, T4N, R10E
MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA

DATE: 01.12.21
DRAWN BY: ARL
CHECKED BY: JWK
APPROVED BY:
PROJECT #: SWY14550

PAGE: