

- LEGEND**
- SET 5/8" REBAR X 24" (FLUSH UNLESS NOTED) WITH YELLOW 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

DESCRIPTION OF 2.020 ACRE PARCEL

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 10 EAST LOCATED IN MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND ALSO BEING THE SAME PROPERTY CONVEYED TO BENNY D ADAMS BY INSTRUMENT NUMBER 2009-03082 OF THE JEFFERSON COUNTY RECORDER'S RECORDS BEING THAT 2.020 ACRE TRACT AS SHOWN ON ORIGINAL SURVEY OF SAID TRACT AS SURVEYED BY PAUL RANEY, PS #20400061, LAST REVISED DATE JANUARY 25, 2023. HREZO ENGINEERING PROJECT NUMBER SVY16790 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 10 EAST, THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION LINE AND THE NORTH LINE OF HAROLD AND MILDRED JACKSON (DEED RECORD 157 PAGE 350 OF THE JEFFERSON COUNTY RECORDER'S RECORDS) S 85°17'05" E, A DISTANCE OF 242.52 FEET TO A SET MAG NAIL AT THE INTERSECTION OF MICHIGAN ROAD AND COUNTY ROAD 350 NORTH BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID QUARTER SECTION LINE AND ALONG COUNTY ROAD 350 NORTH, S 85°17'05" E, A DISTANCE OF 346.16 FEET TO A SET MAG NAIL (PASSING THRU A FOUND MAG NAIL ON LINE AT 250.00 FEET), THENCE WITH THE EAST LINE OF BENNY ADAMS (INSTRUMENT NUMBER 2009-03082 OF THE JEFFERSON COUNTY RECORDER'S RECORDS) S 04°19'30" W, A DISTANCE OF 239.79 FEET TO A FOUND REBAR (PASSING THRU A SET REBAR ON THIS LINE AT 30.00 FEET), THENCE ALONG THE NORTH LINE OF BYRON JACKSON (INSTRUMENT NUMBER 2012-01313 OF THE JEFFERSON COUNTY RECORDER'S RECORDS) AND THE NORTH LINE OF RICHARD AND RONDA STENGER (INSTRUMENT NUMBER 2011-02260 OF THE JEFFERSON COUNTY RECORDER'S RECORDS) N 89°01'48" W, A DISTANCE OF 355.00 FEET TO A SET MAG NAIL IN THE CENTERLINE OF MICHIGAN ROAD, (PASSING THRU FOUND REBARS ON LINE WITH MCALLISTER CAP AT 213.30 FEET AND AT 303.22 FEET), THENCE ALONG MICHIGAN ROAD N 06°07'15" E, A DISTANCE OF 263.05 FEET TO THE POINT OF BEGINNING, CONTAINING 2.020 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR HEREIN BY INSTRUMENT NUMBER 2009-03082 OF THE JEFFERSON COUNTY RECORDER'S RECORDS, MADISON, INDIANA.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS A SURVEY CONDUCTED BY WILLIAM PETTITT (INSTRUMENT NUMBER 201502271), RECORDED JULY 1, 2015.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO THE RIGHT OF WAYS FOR MICHIGAN ROAD, COUNTY ROAD 350 NORTH AND ALL OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

FORD'S FIELD SUBDIVISION

SECTION 14, T4N, R10E

MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA

LOTS 1 - 5

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

SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED DECEMBER 14, 2022 FROM A FIELD SURVEY PERFORMED OCTOBER THRU DECEMBER OF 2022 BY JON KUNER AND EMPLOYEES OF HREZO ENGINEERING UNDER MY DIRECT SUPERVISION. LAST DAY OF FIELD WORK WAS DECEMBER 14, 2022.

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 DIVIDE THE PARENT PARCEL OF THE OWNERS PROPERTY. THE BASIS OF BEARINGS FOR THE DESCRIPTION IS A SURVEY BY HREZO ENGINEERING, INSTRUMENT NUMBER 2015-03030, DATED 08.17.2015. AND DISTANCES SHOWN HEREON ARE IN FEET.

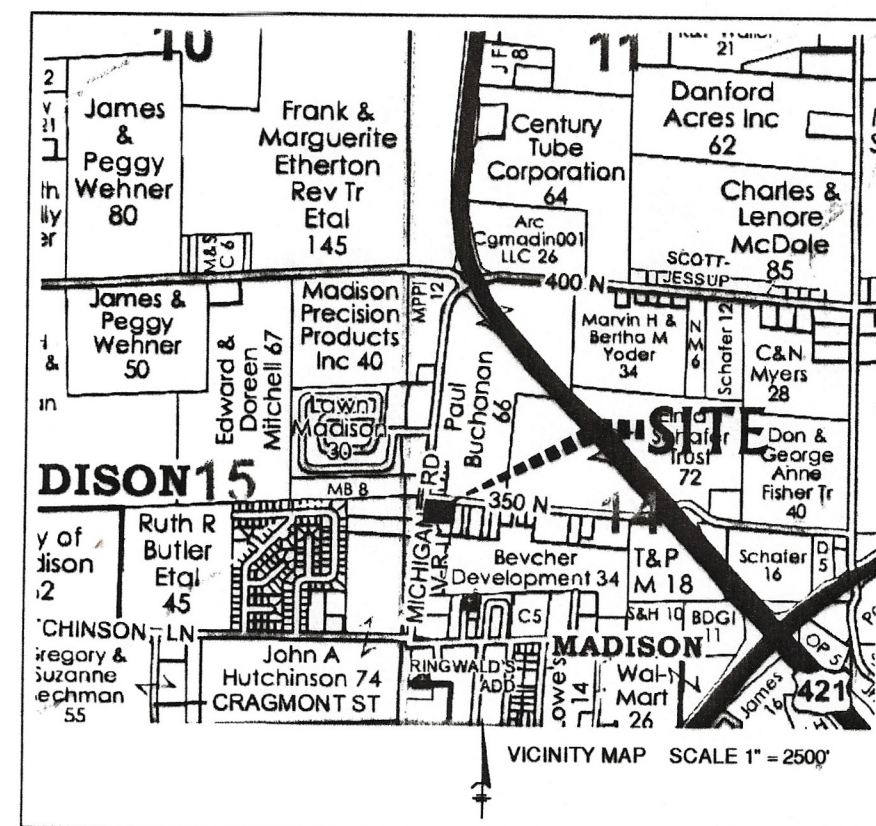
RECORD PLATS, DEEDS AND SURVEYS WERE RESEARCHED AND PLOTTED TO FORM A BASE MAP USED IN RECONNAISSANCE OF CORNERS OR CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED INCLUDED CALLED FOR MONUMENTS, MONUMENTS NOT CALLED, FENCES, ROADS, BUILDINGS AND VISIBLE OCCUPATION. THE EVIDENCE WAS ANALYZED, 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. MONUMENTS WERE FOUND ON THE QUARTER SECTION LINE AND HELD FOR THE QUARTER SECTION. PREVIOUS SURVEYS IN THE AREA HAD BEEN PERFORMED BY HREZO ENGINEERING, GARY MCALLISTER AND BILL PETTITT. MONUMENTS WERE FOUND AS SHOWN. THE PARENT PARCEL WAS ORIGINALLY SURVEYED BY HREZO ENGINEERING. THE BOUNDARY WAS CALCULATED AND MONUMENTED AS SHOWN.

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 0.2'.

ALL BUILDINGS, 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 "SUBURBAN" SURVEY AS DEFINED IN 805 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 25th DAY OF January, 2023.

Paul D. Raney
PAUL D. RANEY PS20400061

"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."

Paul D. Raney

NOTE:
PER 865 IAC 1-1-2.2 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 CONNOLLY 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 AND DO DEDICATE RIGHT OF WAY TO THE PUBLIC USE AS SHOWN.

David Connolly
DAVID CONNOLLY

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF Jefferson

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR Jefferson COUNTY, STATE OF INDIANA, PERSONALLY APPEARED DAVID CONNOLLY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT THIS 17th DAY OF May, 2023.

Jenny L. Beverly
NOTARY PUBLIC
Jenny L. Beverly
NAME TYPED OR PRINTED

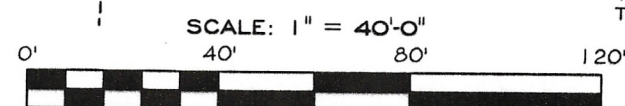
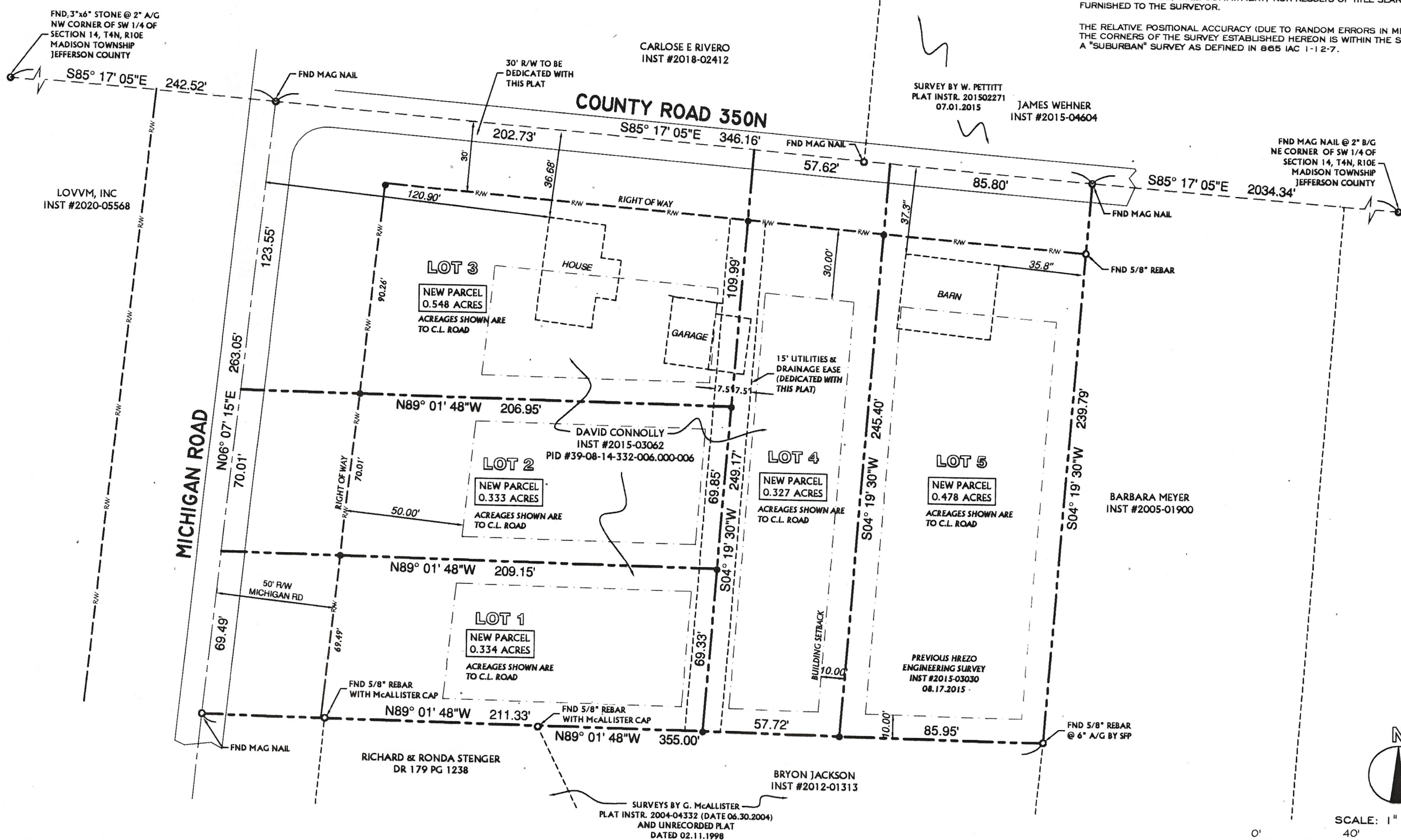
RESIDENT OF Jefferson COUNTY

MY COMMISSION EXPIRES: November 18, 2028

ZONE AND FLOOD INFORMATION

THIS PARCEL IS CURRENTLY ZONED R-32, HIGH DENSITY RESIDENTIAL. BUILDING AND ZONING SETBACKS DETERMINED BY GOVERNING AUTHORITY (CITY OF MADISON).

THIS TRACT LIES WITHIN A MINIMAL FLOOD HAZARD ZONE AS SAID TRACT PLOTS BY SCALE ON FIRM PANEL 18077C0170C, 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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ORIGINAL SURVEY
DAVID CONNOLLY

DIVISION OF
THE CONNOLLY PROPERTY
CORNER MICHIGAN ROAD AND COUNTY ROAD 350N
SECTION 14, T4N, R10E
MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA

DATE: 01.25.23

DRAWN BY: JEL

CHECKED BY: JWK

APPROVED BY:

PROJECT #: SVY16790

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