

- LEGEND
- SET 5/8" REBAR X 30" (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.

AUDITOR'S CERTIFICATE

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

JEFFERSON COUNTY AUDITOR _____

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 _____

SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED JUNE 23, 2023, FROM A FIELD SURVEY PERFORMED FROM APRIL 10, 2023 TO MAY 22, 2023 BY JON KUMER AND OTHER EMPLOYEES OF HREZO ENGINEERING UNDER MY DIRECT SUPERVISION. THE FINAL MONUMENTS WERE SET ON MAY 22, 2023.

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 PREPARE AN ORIGINAL BOUNDARY SURVEY THAT CREATED TWO NEW TRACTS FROM THE LAND, CONVEYED TO BUDDYDALE, LLC, AS DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2023-00791 OF THE JEFFERSON COUNTY DEED RECORDS. THE PARENT TRACT WAS PART OF LOT 11 OF HENDRICKS AND GROVER'S WEST ADDITION, DATED NOVEMBER 23, 1939 AND RECORDED IN PLAT BOOK 1 PAGE 11 SLIDE 3 OF THE JEFFERSON COUNTY PLAT RECORDS. TWO SURVEYS WERE DISCOVERED DURING OUR RESEARCH, AND A PETTIT SURVEY, BEING LICENSE NUMBER 900006, DATED MAY 12, 1996, AND RECORDED IN MISCELLANEOUS BOOK 19 PAGE 1233 WAS USED TO ESTABLISH THE NORTHERLY RIGHT OF WAY LINE OF FIRST STREET AND THE PARENT TRACT'S SOUTHERLY LINE. THE OUTER SURVEY DISCOVERED WAS ANOTHER PETTIT SURVEY, DATED SEPTEMBER, 2, 2020 AND RECORDED IN INSTRUMENT NUMBER 2020-3707 OF SAID COUNTY PLAT RECORDS. THIS SURVEY WAS ALSO USED TO ESTABLISH THE PARENT TRACT'S SOUTHERLY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF FIRST STREET. USING THESE SURVEYS ALONG WITH LOCATING THE EXISTING STREET AND BUILDINGS WE DETERMINE THE OVERALL BOUNDARY LINES OF THE PARENT TRACT. USING THE LOCATION OF THE COMMON WALL OF THE EXISTING RESIDENCE WE PLACE THE NEW DIVISION LINE. THIS SURVEY USED THE PLAT CALLS, FOUND MONUMENTATION AND EXISTING STREETS TO ESTABLISH THE LINES OF THE SUBJECT TRACT. THE OWNER APPROVED THE SPLIT AND MONUMENTS WERE SET ACCORDINGLY.

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.

THE SUBJECT SITES HAVE EXISTING TWO STORY HOUSE AND IS SHOWN HEREON. THE EXISTING HOUSE ENROACHES ON THE RIGHT-OF-WAY OF THE EXISTING ALLEY AS SHOWN AND DIMENSIONED. THE SURFACE AND SUBSURFACE IMPROVEMENTS ON OR ADJACENT TO THE SURVEY ARE NOT SHOWN. 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 1-12-7.

LEGAL DESCRIPTION 0.051 ACRES

SITUATED IN PART OF FRACTIONAL SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST AND BEING PART OF LOT 11 OF HENDRICKS AND GROVER'S ADDITION WEST TO THE CITY OF MADISON, JEFFERSON COUNTY, INDIANA AND BEING PART OF THE SAME PROPERTY CONVEYED TO BUDDYDALE, LLC AND CRAFTY83, LLC BY INSTRUMENT NUMBER 202300791 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 JUNE 23, 2023, HAVING A JOB NUMBER OF SVY17300 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 A SET MAG NAIL AT THE SOUTHWEST CORNER OF LOT 11 OF HENDRICKS AND GROVER ADDITION WEST;

THENCE ALONG THE WEST RIGHT-OF-WAY OF A 12' ALLEY, N13°45'38"E, 65.00 FEET TO A SET 5/8" REBAR WITH CAP AT THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID ALLEY, N13°45'38"E, 25.00 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE ALONG THE SOUTHERLY LINE OF PROPERTY CONVEYED TO MARY JEAN STOTTS, BY INSTRUMENT NUMBER 202103985, S76°14'22"E, 18.74 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE S13°45'38"W, 8.18 FEET TO A SET 5/8" REBAR WITH CAP AT BASE OF STONE WALL;

THENCE S76°14'22"E, 21.18 FEET TO A SET 5/8" REBAR WITH CAP AT BASE OF STONE WALL;

THENCE ALONG THE WESTERLY LINE OF PROPERTY CONVEYED TO DONNA L. MCCUE, BY INSTRUMENT NUMBER 202203950, S13°45'38"W, 81.84 FEET TO A SET 5/8" REBAR WITH CAP AT CORNER OF CONCRETE WALK;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF FIRST STREET N76°14'22"W, 21.18 FEET A SET MAG NAIL;

THENCE ALONG COMMON WALL, N13°45'38"E, 65.00 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE N76°14'22"W, 18.74 FEET TO THE BEGINNING.

CONTAINING 0.051 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.

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF Jefferson

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR Jefferson COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Trevor Crafton AS THE REPRESENTATIVE OF CRAFTY83, LLC, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT THIS 27 DAY OF July, 2023.

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

RESIDENT OF Jefferson COUNTY

MY COMMISSION EXPIRES: November 18, 2028

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED AS A REPRESENTATIVE OF CRAFTY83, LLC, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND AS SAID OWNER 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.

SIGNED THIS 27 DAY OF July, 2023

REPRESENTATIVE OF CRAFTY83, LLC

Jenny L. Beverly
Notary Public, State of Indiana
Jefferson County
Commission Number NP073001
My Commission Expires November 18, 2028

LEGAL DESCRIPTION 0.028 ACRES

SITUATED IN PART OF FRACTIONAL SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST AND BEING PART OF LOT 11 OF HENDRICKS AND GROVER'S ADDITION WEST TO THE CITY OF MADISON, JEFFERSON COUNTY, INDIANA AND BEING PART OF THE SAME PROPERTY CONVEYED TO BUDDYDALE, LLC AND CRAFTY83, LLC BY INSTRUMENT NUMBER 202300791 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 JUNE 23, 2023, HAVING A JOB NUMBER OF SVY17300 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 A SET MAG NAIL AT THE SOUTHWEST CORNER OF LOT 11 AT THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WEST RIGHT-OF-WAY OF A 12' ALLEY N13°45'38"E, 65.00 FEET TO A SET 5/8" REBAR WITH CAP;

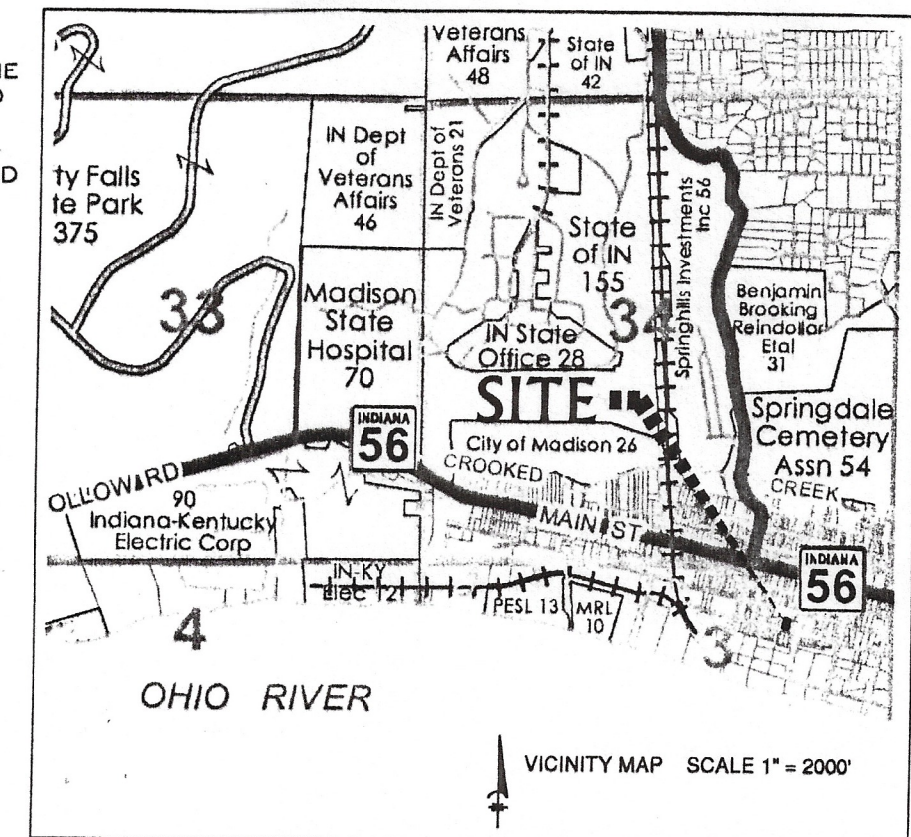
THENCE ALONG A NEW DIVISION LINE OF GRANTOR'S PROPERTY S76°14'22"E, 18.74 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE ALONG COMMON WALL, S13°45'38"W, 65.00 FEET TO A SET MAG NAIL;

THENCE ALONG THE NORTH RIGHT-OF-WAY OF FIRST STREET N76°14'22"W, 18.74 FEET TO THE BEGINNING;

CONTAINING 0.028 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.



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 23 DAY OF June, 2023.

James J. Bertram Jr.
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 1-12-12 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 AS A REPRESENTATIVE OF BUDDYDALE, LLC, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND AS SAID OWNER 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.

SIGNED THIS 27 DAY OF July, 2023

REPRESENTATIVE OF BUDDYDALE, LLC

Trevor Crafton
PRINTED NAME

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF Jefferson

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR Jefferson COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Trevor Crafton AS THE REPRESENTATIVE OF BUDDYDALE, LLC, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT THIS 27 DAY OF July, 2023.

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

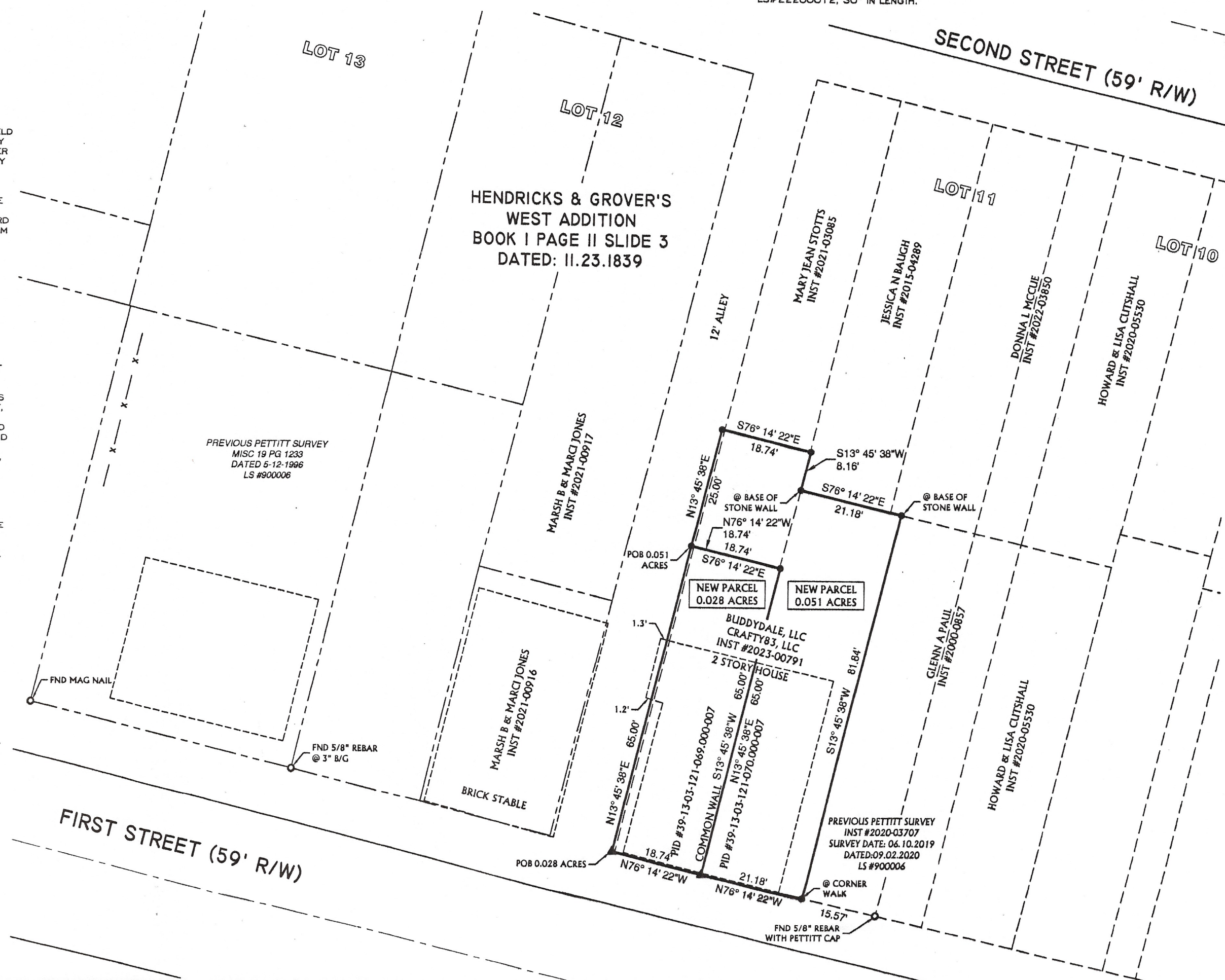
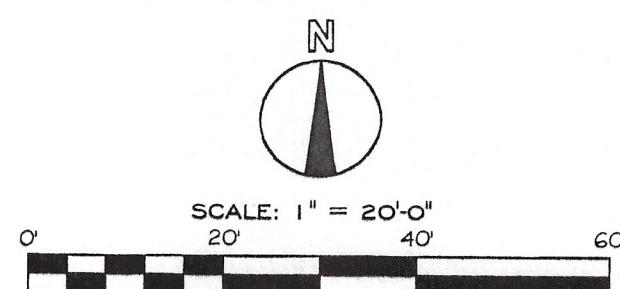
RESIDENT OF Jefferson COUNTY

MY COMMISSION EXPIRES: November 18, 2028

ZONE AND FLOOD INFORMATION

THIS PARCEL IS CURRENTLY ZONED (HDR) HISTORIC DISTRICT RESIDENTIAL. BUILDING AND ZONING SETBACKS DETERMINED BY GOVERNING AUTHORITY.

THIS TRACT LIES WITHIN FLOOD HAZARD ZONE X WITH 0.2% ANNUAL CHANCE AS SAID TRACT PLOTS BY SCALE ON FIRM PANEL 18077002820; 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

TREVOR & VAN CRAFTON

DIVISION AND CONSOLIDATION OF
BUDDYDALE, LLC AND CRAFTY83, LLC PROPERTY
NORTH SIDE FIRST STREET
SECTIONS 3, T3N, R10E
SMYRNA TOWNSHIP, JEFFERSON COUNTY, INDIANA

DATE : 06.23.23

DRAWN BY : JEL

CHECKED BY : JWK

APPROVED BY :

PROJECT # : SVY17300

PAGE :

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