

COUNTY OF JEFFERSON I, Denise Buxton_, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged the execution and delivery of this plat as a free and voluntary act for the uses and purposes herein set forth. Given under my hand and Notarial Seal this 12 day of Dec

A.D. 20 23 County of residence

DENISE BUXTON Seal Notary Public - State of Indiana Jefferson County My Commission Expires Jun 3, 2024

60,

St.

CITY OF MADISON PLANNING & ZONING COMMISSION CERTIFICATE STATE OF INDIANA)

) SS:

This is to certify that the undersigned is the owner of the land herein

described on this plat and that he has caused the same to be surveyed and

subdivided as indicated thereon, for the uses and purposes herein set forth,

and does hereby acknowledge and adopt the same under the style and title

Given under my hand of largue, Indiana this 12 day of locc

CITY OF MADISON)

Approved this_____day of_____, A.D. 20____ By the Planning Commission Staff.

CITY OF MADISON PLANNING & ZONING COMMISSION MADISON, INDIANA

I AFFIRM, UNDER THE PENALTIES FOR PERJURY. THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. NAMF: William E. Pettitt

Being a part of the same ground conveyed to Donna L. McCue by Instrument Number

LEGAL DESCRIPTION

TRACT A (Remainder Tract)

Being a part of the north half of Lots 10 and 11 of Hendricks and Grovers Addition West to the City of Madison, Jefferson County, Indiana: Beginning at a point 9.75 feet

(9'-9") East of west line of said Lot 10, on the south line of Second Street; thence West along the south line of Second Street 27.50 feet to a point; thence South and

parallel with the east line of Lot 11 to the middle of the lot and half way to First

point; thence North 81.84 feet to the south line of Second Street and the Point Of

Beginning. Containing 2250.23 Sq. Ft. \pm and subject to all legal rights—of—way and

Street 81.84 feet to a point; thence East parallel with Second Street 27.50 feet to a

LEGAL DESCRIPTION Being a part of the south half of Lots 10 and 11 of Hendricks and Grovers Addition West to the City of Madison, Jefferson County, Indiana: Commencing at a point on the north line of First Street 18 feet East of the Southwest corner of said Lot 11; thence East with the north line of First Street 21.18 feet to a 5/8" Rebar and the Point of Beginning: thence north and parallel with the east line of Lot 11 to the middle of the lot and half way to Second Street 81.84 feet to a point; thence East parallel with First Street 25.32 feet to a point; thence South 81.84 feet to the north line of First Street; thence West along the North line of First Street 25.32' to the Point Of Beginning. Containing 2072.28 Sq. Ft. \pm and subject to all legal rights—of—way and easements.

Being a part of the same ground conveyed to Donna L. McCue by Instrument Number 2022-03850

SURVEYOR'S REPORT

This report is for a survey break of a parcel of land located in Lots 10 and 11 of Hendricks and Groves Addition West to the City of Madison, Jefferson County, Indiana. 1. In accordance with the Indiana Survey Standards as defined in Indiana

Administrative Code 865 IAC 1-12 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:

- Availability, condition and integrity of reference monuments;

- Record documents,

- Lines of occupation, and

Measurements

There may be unwritten rights associated with these uncertainties.

The Relative Positional Accuracy in the position of the lines & corners established this survey is within the requirements for a Urban Survey (0.07 feet) plus 50 parts

Reference Monuments: This survey is tied to existing structures in the block and in some cases the party walls which are called for in the deeds. As well as monuments found in a prior survey by Pettitt and Associates dated June 10, 2019, Job No.

Record Descriptions: The deed is quite clear in the party wall being 18 feet east of the southwest corner of Lot 11 of Hendricks and Grovers Addition West to the City of Madison. The division line between 912 and 914 W First Street is very defined and was

Lines of Occupation: The parcel 914 West First Street has no found encroachments on it, however, the next 9'9" which Ms. McCue owns has a house encroaching into Ms. McCue's 9'9" strip. The existing house next to the 9'9" tract is well over 50 years old and any unwritten rights have long rippened.

As a side note 59 feet of clear Right-of-way could not be found along First street. It appears that all of the homes slightly encroach into First Street Right-of-way 1. The within tract is in a Zone X as found on Community Panel 18077C0282C with effective date 4/02/2015 of the Flood Insurance Rate Maps for City of Madison,

2. Ownership shown herein is per County or Township records or as indicated in title work provided by others.

3. No effort has been made to research or show easement or setback lines on this survey, unless otherwise shown on the plat. If setbacks or easements are shown, there is no guarantee that others do not exist.

4. All monuments were found or set within ± 0.3 of ground level unless otherwise

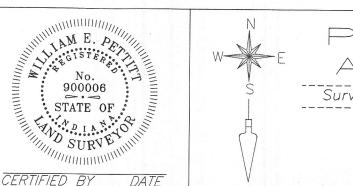
SURVEYOR'S CERTIFICATE

I the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that on 11/28/2023 a survey was performed by me or personnel employed by me, and under my direct supervision, of property as herein described and monumented, and that this plat is true and correct to the best of my information, knowledge, and belief.

Dated: 11/28/2023

Job No: *H23-7600*

William E. Pettitt Registered Land Surveyor #LS80900006



Surveyors Engineers 11 Medical Plaza

P.O.Box 412 Hanover, IN 47243 (812) 866-2562 Fax (812) 866-2561

SCALE: 1" = 30' DRAWN BY: JLW CHECKED BY: DB Revision Drawn By Date DATE: 11/28/2023 ONE JOB NO: H23-7600 JLW FOR: Donna L. McCue DRAWING NO: Original Survey on part of Lots 10 and 11 Hendricks and Grovers Addition West, City of Madison