

SURVEY MONUMENT 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
- (R) = RECORD
- (M) = MEASURED
- (C) = CALCULATED

RECORDER'S CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____
 202204271 SURV \$25.00
 10/05/2022 02:12:54P 1 PGS
 Molly O'Connor
 Jefferson County Recorder IN
 Recorded as Presented
 JEFFERSON COUNTY RECORDER

AUDITOR'S CERTIFICATE

PRESENTED TO THE AUDITOR OF JEFFERSON COUNTY THIS _____ DAY OF _____, 2020.
 JEFFERSON COUNTY AUDITOR

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 21 DAY OF September, 2022
 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 09-30-22
 Heather Hall
 AUDITOR, JEFFERSON CO.

DESCRIPTION OF 0.216 ACRES

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 10 EAST, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND BEING PART OF THE SAME PROPERTY CONVEYED TO VICTORIA DEMAREE BY INSTRUMENT #202002484 OF THE JEFFERSON COUNTY RECORDER'S RECORDS AND BEING THAT 0.216 ACRE TRACT AS SHOWN ON ORIGINAL SURVEY OF SAID TRACT AS SURVEYED BY PAUL RANEY, PS #20400061, LAST REVISED DATE SEPTEMBER 20, 2022, HREZO ENGINEERING PROJECT NUMBER SVY12930:04 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 10 EAST, THENCE ALONG THE WEST LINE OF SAID SECTION S 00° 04' 51" E, A DISTANCE OF 1249.00 FEET TO A FOUND MAG NAIL, THENCE N 86° 29' 16" E, A DISTANCE OF 47.58 FEET TO A FOUND 5/8" REBAR WITH CAP IN THE EAST RIGHT OF WAY OF MICHIGAN ROAD, THENCE ALONG SAID EAST RIGHT OF WAY OF MICHIGAN ROAD, N 00° 04' 38" W, A DISTANCE OF 58.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.216 ACRES MORE OR LESS.

THENCE ALONG DAVID R POLING SR AND DIANA G POLING (INSTRUMENT #200803347 OF THE JEFFERSON COUNTY RECORDER'S RECORDS) N 86° 29' 16" E, A DISTANCE OF 151.00 FEET TO A FOUND 3/4" IRON PIPE, THENCE ALONG CITY OF MADISON (DR 148 PG 156-158 OF THE JEFFERSON COUNTY RECORDER'S RECORDS) S 00° 04' 31" E, A DISTANCE OF 66.40 FEET TO A SET 5/8" REBAR WITH CAP, THENCE ALONG NEW DIVISION LINE OF GRANTOR'S PROPERTY, S 89° 32' 29" W, A DISTANCE OF 150.73 FEET TO A SET 5/8" REBAR WITH CAP IN THE EAST RIGHT OF WAY OF MICHIGAN ROAD, THENCE ALONG SAID EAST RIGHT OF WAY OF MICHIGAN ROAD, N 00° 04' 38" W, A DISTANCE OF 58.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.216 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO VICTORIA DEMAREE BY INSTRUMENT #202002484 OF THE JEFFERSON COUNTY RECORDER'S RECORDS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS A BEARING CREATED BY GPS OBSERVATIONS BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM (NAD83), INDIANA CORRS NETWORK, GEOID (G2012AU7).

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

DESCRIPTION OF 0.202 ACRES

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 10 EAST, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND BEING PART OF THE SAME PROPERTY CONVEYED TO VICTORIA DEMAREE BY INSTRUMENT #202002484 OF THE JEFFERSON COUNTY RECORDER'S RECORDS AND BEING THAT 0.202 ACRE TRACT AS SHOWN ON ORIGINAL SURVEY OF SAID TRACT AS SURVEYED BY PAUL RANEY, PS #20400061, LAST REVISED DATE SEPTEMBER 20, 2022, HREZO ENGINEERING PROJECT NUMBER SVY12930:04 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 10 EAST, THENCE ALONG THE WEST LINE OF SAID SECTION S 00° 04' 51" E, A DISTANCE OF 1249.00 FEET TO A FOUND MAG NAIL, THENCE N 86° 29' 16" E, A DISTANCE OF 47.58 FEET TO A FOUND 5/8" REBAR WITH CAP IN THE EAST RIGHT OF WAY OF MICHIGAN ROAD, THENCE ALONG SAID EAST RIGHT OF WAY OF MICHIGAN ROAD, N 00° 04' 38" W, A DISTANCE OF 58.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.202 ACRES MORE OR LESS.

THENCE ALONG NEW DIVISION LINE OF GRANTOR'S PROPERTY, N 89° 32' 29" E, A DISTANCE OF 150.73 FEET TO A SET 5/8" REBAR WITH CAP, THENCE ALONG CITY OF MADISON (DR 148 PG 156-158 OF THE JEFFERSON COUNTY RECORDER'S RECORDS) S 00° 04' 31" E, A DISTANCE OF 58.35 FEET TO A FOUND 5/8" REBAR WITH CAP, THENCE S 89° 32' 29" E, A DISTANCE OF 150.73 FEET TO A FOUND 5/8" REBAR WITH CAP IN THE EAST RIGHT OF WAY OF MICHIGAN ROAD, THENCE ALONG SAID EAST RIGHT OF WAY OF MICHIGAN ROAD, N 00° 04' 38" W, A DISTANCE OF 58.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.202 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO VICTORIA DEMAREE BY INSTRUMENT #202002484 OF THE JEFFERSON COUNTY RECORDER'S RECORDS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS A BEARING CREATED BY GPS OBSERVATIONS BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM (NAD83), INDIANA CORRS NETWORK, GEOID (G2012AU7).

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

SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED SEPTEMBER 20, 2022 AND FROM A FIELD SURVEY PERFORMED BY EMPLOYEES OF HREZO ENGINEERING UNDER MY DIRECT SUPERVISION. LAST DAY OF FIELD WORK WAS SEPTEMBER 20, 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 CURRENT THE CURRENT OWNERS PROPERTY (DEMAREE). THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS A SURVEY BY PETTITT, INST. # 2004-07090, DATED DECEMBER 8, 2004 (JEFFERSON COUNTY RECORDER'S RECORDS) AND DISTANCES SHOWN HEREON ARE IN FEET.

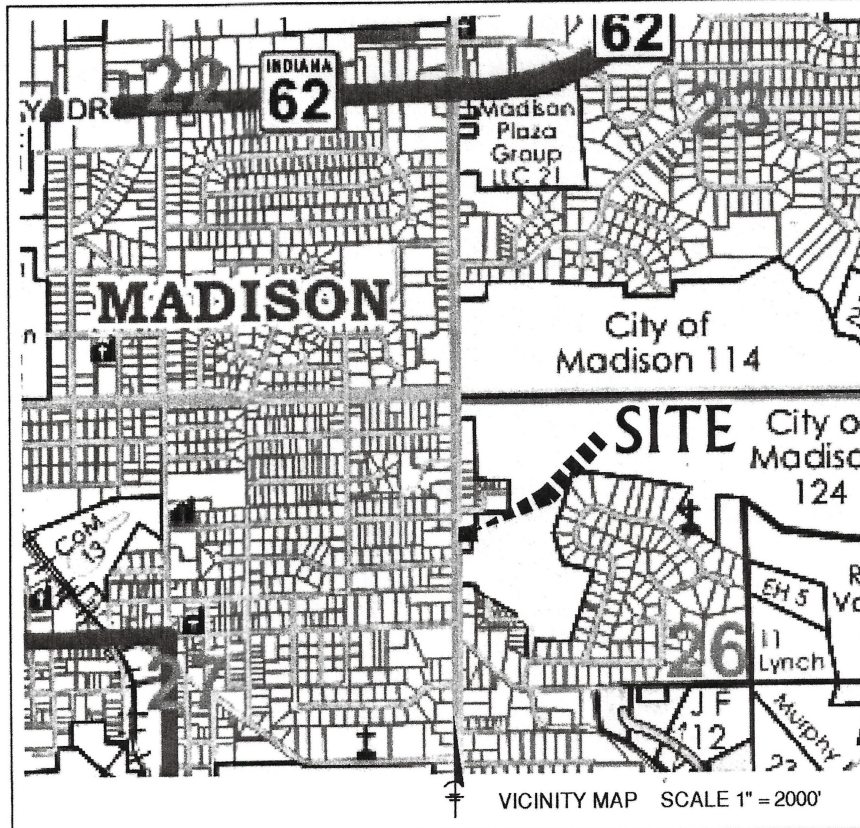
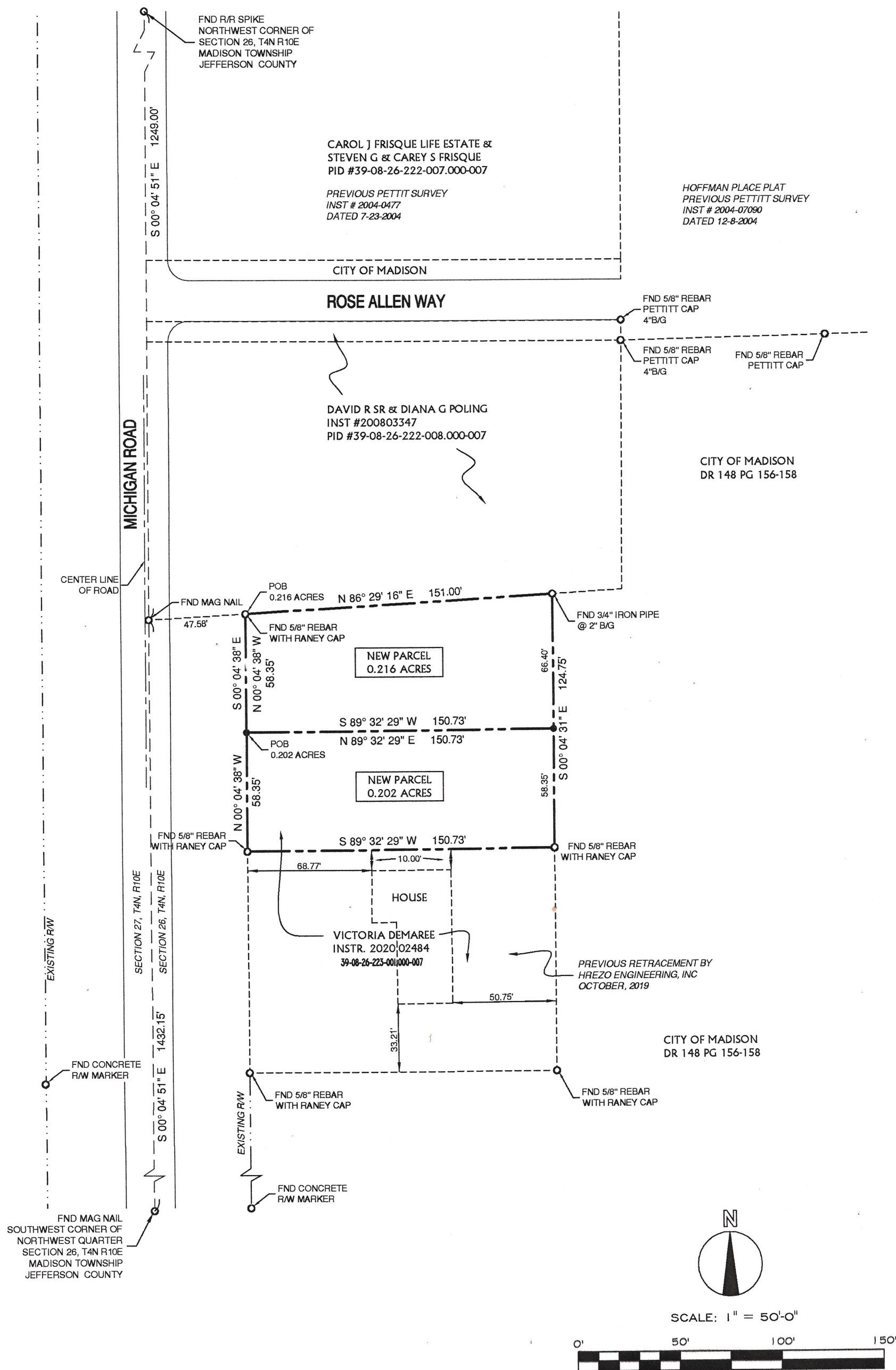
RECORD PLATS, DEEDS AND SURVEYS WERE RESEARCHED AND PLOTTED TO FORM A BASE MAP USED IN RECONNAISSANCE OF CORNERS OR CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED INCLUDED CALLED FOR MONUMENTS, MONUMENTS NOT CALLED, FENCES, ROADS, BUILDINGS AND VISIBLE OCCUPATION. THE EVIDENCE WAS ANALYZED,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

THE WEST LINE OF THE SECTION IS ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 26. THIS WAS ESTABLISHED HOLDING FOUND SECTION CORNER MONUMENTS. THE MEASURED CENTERLINE OF MICHIGAN ROAD WAS FOUND TO BE JUST WEST OF THE SECTION LINE. MONUMENTS WERE FOUND FROM PREVIOUS SURVEYS BY PETTITT OF HOFFMAN PLACE AND ALONG MICHIGAN ROAD AND ALSO A RETRACEMENT BY HREZO ENGINEERING OF THE ORIGINAL PARENT PARCEL. THE OWNER ORIGINAL DEED DID NOT PRODUCE A MATHEMATICAL CLOSURE. THE ORIGINAL RETRACEMENT BY HREZO ENGINEERING WAS CHANGED IN SCOPE TO BECOME A PARCEL DIVISION, AS REPRESENTED THIS SURVEY. THE NORTH LINE WAS ESTABLISHED HOLDING THE MAG NAIL AND IRON PIPE AND USING DEED DIMENSION. THE RIGHT OF WAY LINE (WEST LINE) WAS ESTABLISHED USING ROAD LOCATION AND RIGHT OF WAY MONUMENTS. THE EAST AND SOUTH LINES OF THE ORIGINAL PARENT PARCEL WERE ESTABLISHED USING RECORD ANGLE TO CREATE A MATHEMATICAL CLOSURE. THE DIVISION LINE WAS CREATED FROM OWNER INPUT AND A NEW DESCRIPTION WAS WRITTEN PER THE SURVEY.

THE UNCERTAINTY IN REFERENCE MONUMENTS FOUND IN THE COURSE OF THIS SURVEY DUE TO VARIANCES BETWEEN PHYSICAL MONUMENTS VARIES FROM 0.0 TO 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 20th DAY OF September, 2022.

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 1-12-12 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, 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 HER OWN FREE AND VOLUNTARY ACT AND DEED. I 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 DEDICATED RIGHT OF WAY AS SHOWN.

Victoria Demaree
 VICTORIA DEMAREE

NOTARY CERTIFICATE

STATE OF INDIANA
 COUNTY OF Jefferson

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR Jefferson COUNTY, STATE OF INDIANA, PERSONALLY APPEARED VICTORIA DEMAREE AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS HER VOLUNTARY ACT THIS 5 DAY OF September, 2022.

NOTARY PUBLIC
Doris Henderson
 NAME TYPED OR PRINTED
 RESIDENT OF Jefferson COUNTY
 MY COMMISSION EXPIRES: 5/28/30

DORIS HENDERSON
 Notary Public - Seal
 Jefferson County - State of Indiana
 Commission Number NP0654011
 My Commission Expires May 28, 2030

ZONE AND FLOOD INFORMATION

THIS PARCEL IS CURRENTLY ZONED (R-4). BUILDING AND ZONING SETBACKS DETERMINED BY GOVERNING AUTHORITY.

THIS TRACT LIES WITHIN ZONE X AS SAID TRACT PLOTS BY SCALE ON FIRM PANEL 1807700170C, 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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Engineering Certification
 Engineering Consulting
 Full Engineering Services
 Full Architectural Services
 Construction Management
 Surveying Services

GREENDALE

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T 812.537.4700

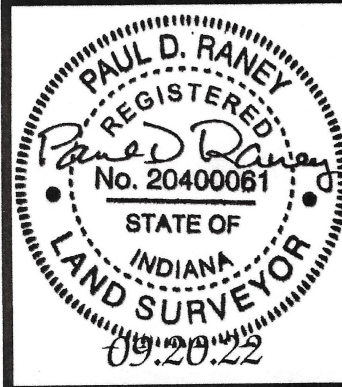
contact@hrezoengineering.com

MADISON

448 Meadow Lane
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ORIGINAL SURVEY	JOHN DEMAREE
DIVISION OF THE	DEMAREE PROPERTY
MICHIGAN ROAD	SECTION 26, T4N, R10E
MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA	

DATE : 09.20.22
DRAWN BY : JEL
CHECKED BY : JWJ
APPROVED BY :
PROJECT # : SVY12930:04

PAGE :
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