

- 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
SIGNEE) 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.

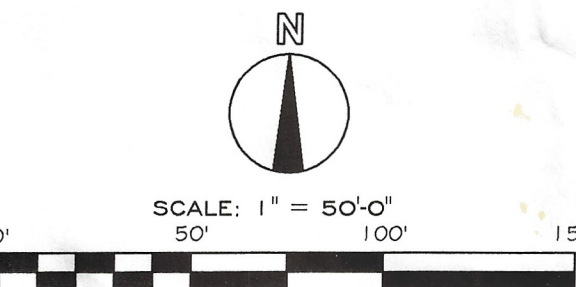
RECORD PLATS, DEEDS AND SURVEYS WERE RESEARCHED AND PLOTTED
TO FORM A BASE MAP USED IN RECONNAISSANCE OF CORNERS OR
CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED
INCLUDED CALLED FOR MONUMENTS, MONUMENTS NOT CALLED, FENCES,
ROADS, BUILDINGS AND VISIBLE OCCUPATION. THE EVIDENCE WAS
ANALYZED, 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 ON
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
SVY14550 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 SVY14550 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

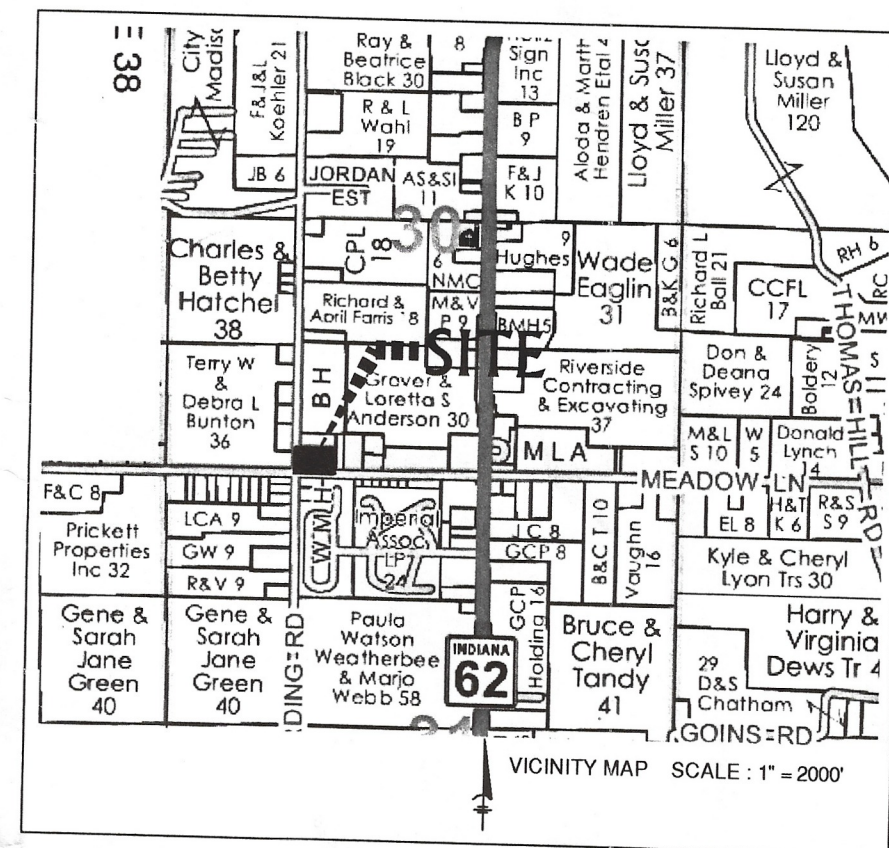
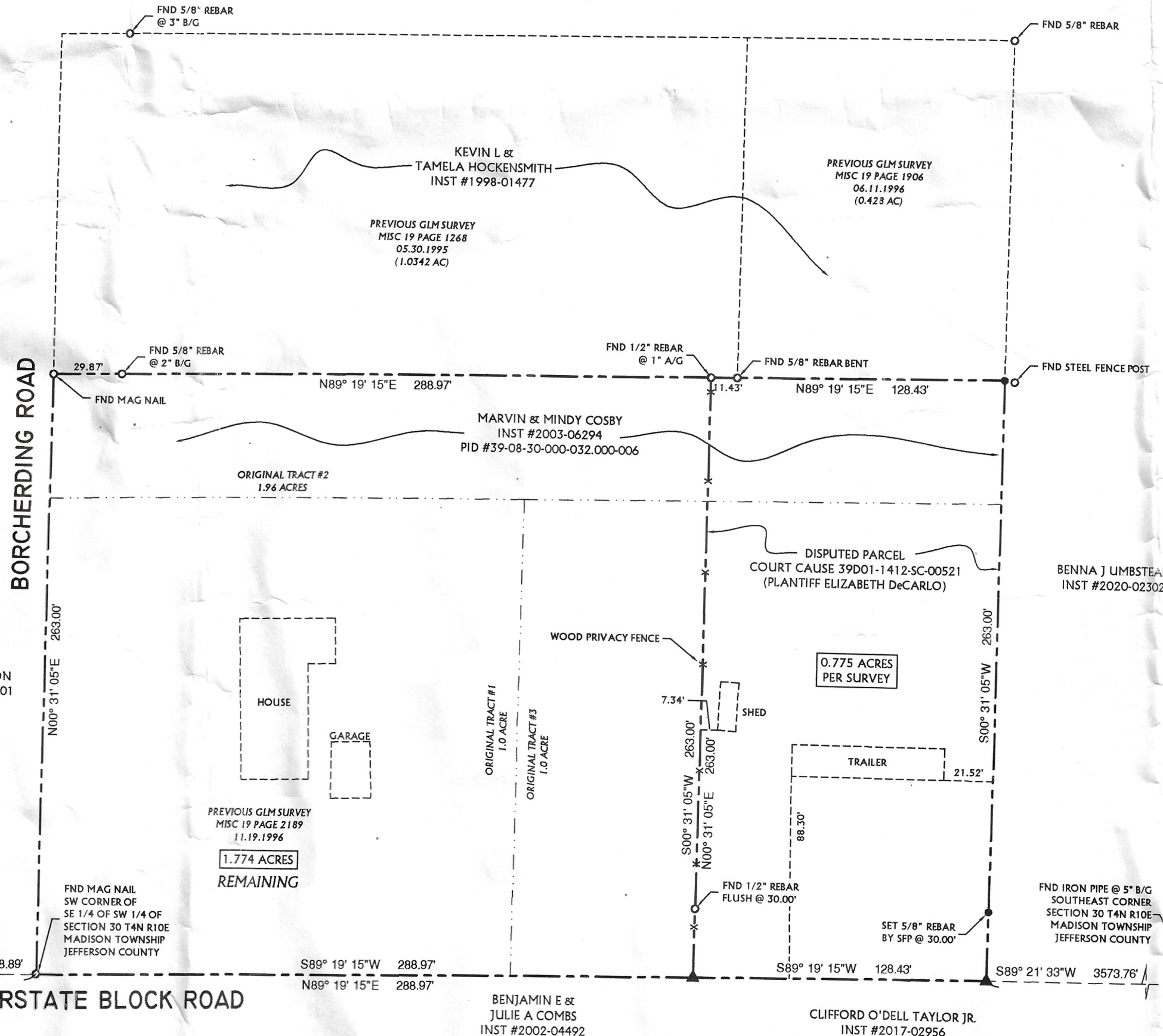
COMMENCING AT A FOUND MAG NAIL MARKING THE INTERSECTION OF INTERSTATE BLOCK ROAD AND
BORCHERDING ROAD AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 10 EAST, THENCE ALONG INTERSTATE BLOCK
ROAD N 89° 19' 15" E, A DISTANCE OF 288.97 FEET 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 1-12-1.2 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, 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.



**HREZO
Engineering, Inc.**

Engineering Certification
Engineering Consulting
Full Engineering Services
Full Architectural Services
Construction Management
Surveying Services

GREENDALE
1025 Ridge Avenue
Greendale, IN 47025
T 812.537.4700
contact@hrezoengineering.com

MADISON
448 Meadow Lane
Madison, IN 47250
T 812.273.2644
TF 800.251.5999

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PROJECT NAME: ORIGINAL SURVEY

CLIENT: 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 #: SVY14550

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