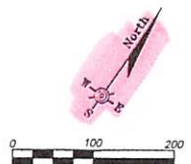


- ~LEGEND~**
- ⊙ DENOTES 5/8"x24" STEEL PIN W/ CAP SET
  - ⊙ DENOTES CONCRETE RIGHT-OF-WAY MARKER FOUND PER INDIANA DEPARTMENT OF TRANSPORTATION
  - ▲ DENOTES MAG NAIL SET
  - ⊠ DENOTES RAILROAD SPIKE SET
  - DENOTES STONE FOUND PER THE CLARK COUNTY SURVEYOR'S OFFICE RECORDS
  - ⊛ DENOTES 5/8"x24" STEEL PIN WITH WITNESS CAP SET
  - DENOTES FENCE
  - ⊕ DENOTES NAIL FOUND OVER IRON PIPE PEP CHET STEMLER 1965 SURVEY
  - DENOTES RAILROAD SPIKE OR NAIL PER DEED OR RECENT SURVEY BY THIS COMPANY

202303436 SURD \$30.00  
 02/14/2023 11:04:18A 2 PGS  
 Steve Gill  
 Clark County Recorder IN  
 Recorded as Presented



NORTHERN LINE OF SHARE 5

**PARCEL "G"**

11.69 ACRES  
 INSTRUMENT 202122663  
 (1000-1 42-0)

SOUTHERN LINE OF SHARE 5

**SURVEYOR'S REPORT**

In accordance with Title 665, Article 1, Chapter 12, Sections 1 through 29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- A. Availability and condition of reference monuments.
  - B. Occupation or possession lines.
  - C. Clarity or ambiguity of the record description used and of adjacent descriptions and the relationship of the lines of the subject tract with adjacent lines.
  - D. The relative positional accuracy of the measurements.
- The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Suburban Survey (0.13 feet plus 100 parts per million) as defined in IAC 665.

This is a retracement survey. The grant line was established from a grant corner monument and several monuments in Utica-Charlestown Road. Prior surveys were done on a parcel south of the south adjoining land and north of the north adjoining land by the surveyor. Monuments from these surveys were used to re-establish the northern and southern lines using The Mitchell P. Howes Partition record plat and the deed dimensions. This partition plat indicates poles as the unit of measure and dates to the late 19th century. A best fit solution was made using in part plat dimensions, partition and property improvements. Given this there is an ambiguity of up to 5 feet on these lines. The east line was established from the taking documents and plans for Interstate 265.

As a result of the above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:  
 Due to Availability and condition of reference monuments: none  
 Occupation or possession lines: Up to 55.6 feet due to fences shown  
 Due to Clarity or ambiguity of the record description used and of adjacent descriptions and the relationship of the lines of the subject tract with adjacent lines: up to 5 feet as described above.

**NOTES:**

- (1) Title examination may reveal other easements and/or Rights of ways not shown hereon. Floodways, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this survey.
- (2) All monuments are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.
- (3) The basis of bearings for this survey are grid per the Indiana State Plane Coordinate System, East zone, by G.P.S. observations.

INSTRUMENT 200103226

**DESCRIPTION OF 11.69 ACRES SHOWN**

This description was prepared by David R. Blankenbeker, Indiana Professional Land Surveyor, License number 900011, based on a survey certified on 7 October 2022 (not reviewed) Job No. 622-24480 of Blankenbeker and Associates records, being a part of Share 5 of The Partition of Mitchell P. Howes as shown in Partition Record 1, Page 305-315 in Survey 17 of the Illinois Grant to Clark County, Indiana and being further described as follows:

- Beginning at a stone on the northwest corner of said Survey 17; Thence S 35°58'08" E, along the grant line dividing Survey 16 and 17, 2815.81 feet to a nail over an iron pipe in Utica-Charlestown Road; Thence S 35°43'17" E, along said grant dividing line, 785.94 feet to a "MAG" nail, THE TRUE PLACE OF BEGINNING;
  - Thence N 54°44'34" E, (passing a steel pin at 30 feet), 315.66 feet to a steel pin;
  - Thence N 35°43'17" W, 155.86 feet to a steel pin;
  - Thence N 54°44'34" E, (passing a steel pin at 1164.7 feet), 1664.7 feet to the southwest Right-of-Way line of I-265;
  - Thence S 38°51'31" E, along said southwest Right-of-Way line, 281.4 feet to the line dividing Share 5 and 6 of said Partition plat;
  - Thence S 54°44'33" W, along said line dividing Shares 5 and 6, (passing a steel pin at 165 feet and at 1065.76 feet), 1095.76 feet to a railroad spike on said grant line dividing Surveys 16 and 17, being in Utica-Charlestown Road;
  - Thence N 35°43'17" W, along said grant dividing line, 125 feet to the TRUE PLACE OF BEGINNING.
- Containing 11.69 acres and being subject to all legal Highways and easements of record.

I, David R. Blankenbeker, hereby declare that I have surveyed the tract of land shown above and that this survey was executed according to the requirements of Title 665-14-1-1 through 29 to the best of my knowledge, information, and belief, and that this survey was completed on 27 September 2022.

*David R. Blankenbeker*  
 Registered Land Surveyor No. 900011  
 10/27/22



"I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law."  
 Name: *Blankenbeker*

SURVEY AND DRAWING OF PART OF SURVEY 17 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA AND BEING SITUATED ON UTICA-CHARLESTOWN ROAD, JEFFERSONVILLE.

FOR: LISA CULKINS & FRED SCHAFF  
 922 UTICA CHARLESTOWN ROAD  
 JEFFERSONVILLE, IN 47130

OWNERS: SCHAFF FAMILY TRUST FILE #2489-318WS

**BLANKENBEKER & ASSOCIATES**  
 ~ SURVEYING AND ENGINEERING ~  
 818 E. COURT AVENUE, JEFFERSONVILLE, INDIANA  
 TELEPHONE (812) 282-4183 FAX (812) 282-4197

BY: CSC SCALE: 1" = 100 FEET DATE: 7 OCTOBER 2022 JOB # 622-24480