



~LEGEND~

- +— DENOTES FENCE
- ⊕ DENOTES IRON PIPE FOUND PER PLAT OR DEED
- ⊙ DENOTES STEEL PIN FOUND PER DEED OR PLAT
- ⊕ DENOTES 5/8"x24" STEEL PIN W/ CAP SET
- ⊕ DENOTES MAG NAIL SET OVER RAILROAD SPIKE PER DEED
- ⊕ DENOTES STEEL T FENCE POST FOUND ORIGIN UNKNOWN
- ⊕ DENOTES STONE FOUND PER PLAT
- ⊕ DENOTES CURB CUT FOUND PER PLAT
- ⊕ DENOTES MAGNETIC READING FOUND UNDER ASPHALT, RAILROAD SPIKE PER DEED
- ⊕ DENOTES 5/8"x24" STEEL PIN WITH WITNESS CAP SET

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

~LINE TABLE~

LINE	BEARING	DISTANCE
L1	N 70°11'55" W	73.50'
L2	S 19°38'23" W	60.00'
L3	S 70°11'55" E	100.00'
L4	S 19°38'23" W	112.66'
L5	S 04°09'53" E	60.29'

~CURVE TABLE~

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	25.79'	25.51'	N 40°38'07" E

NOTES:

- (1) Title examination may reveal other easements and/or Rights of ways not shown herein. Roadways, 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.
- (4) Legal descriptions for each parcel are under separate cover.

"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: David R. Blankenbeker



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 855, I.A.C. 1-1 through 29 to the best of my knowledge, information, and belief, and that the field work was completed on 27 September 2022.
David R. Blankenbeker 10/7/22
 Registered Land Surveyor No. 900011 Date

SURVEYOR'S REPORT

In accordance with Title 855, 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 adjoining descriptions and the relationship of the lines of the subject tract with adjoining 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 I.A.C. 855.

This is an original survey to divide two remaining tracts owned by the Schauf Family Trust into 4 new parcels. Nine monuments were found on the subject and adjoining property corners for Parcels A and B and 11 monuments were found on corners of Parcels C and D. These monuments were used with deed and plat dimensions to re-establish the lines and corners of the parent tract. The lines dividing Parcels A and B and parcels C and D will be created by subsequent deeds.

As a result of this 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: 0.5 feet or less.
 Occupation or possession lines: Up to 2.2 feet due to fences shown.
 Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines: none

SURVEY AND DRAWING OF PART OF SURVEY 16 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA AND BEING SITUATED ON UTICA-CHARLESTOWN ROAD, JEFFERSONVILLE (UTICA).

FOR: LISA CULLINS & FRED SCHAFF
 922 UTICA CHARLESTOWN ROAD
 JEFFERSONVILLE, (UTICA) IN 47130

OWNERS: SCHAFF FAMILY TRUST FILE #24689.DMS

BLANKENBEKER & ASSOCIATES
 ~ SURVEYING AND ENGINEERING ~
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BY: CSC SCALE: 1"=100 FEET DATE: 7 OCTOBER 2022 JOB #: B22-24489