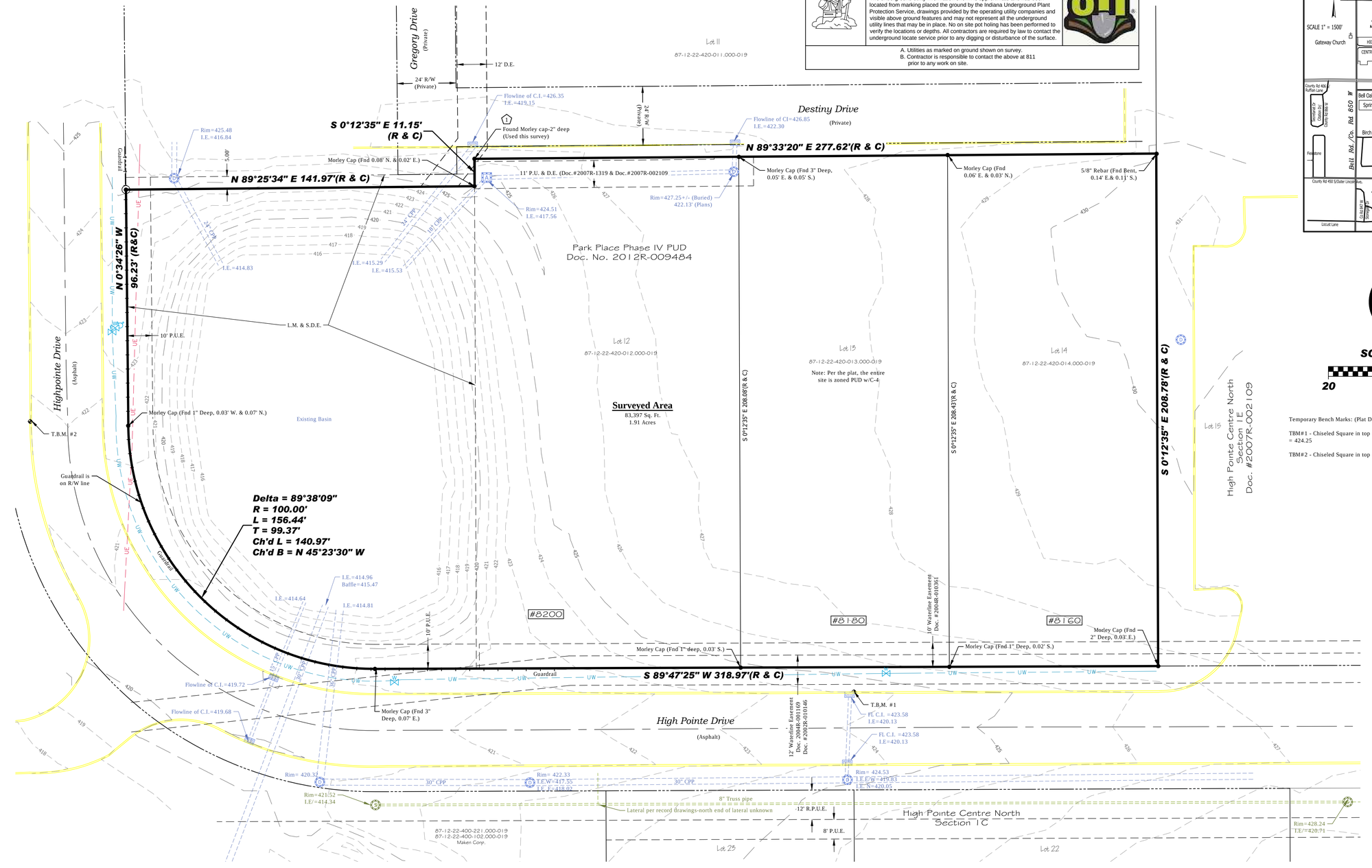
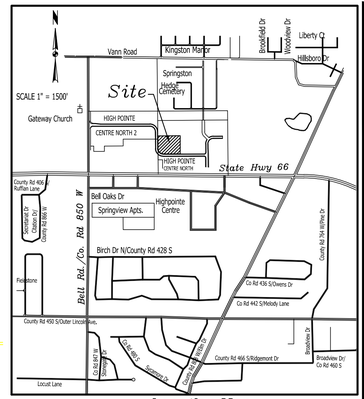
Indiana Underground Plant Protection Services
Notified: 1/28/2020
Ticket Number: 2001280656

The underground utility information shown is approximate and has been located from marking placed the ground by the Indiana Underground Plant Protection Service, drawings provided by the operating utility companies and visible above ground features and may not represent all the underground utility lines that may be in place. No on site pot holing has been performed to verify the locations or depths. All contractors are required by law to contact the underground locate service prior to any digging or disturbance of the surface.

A. Utilities as marked on ground shown on survey.
B. Contractor is responsible to contact the above at 811 prior to any work on site.





Location Map

SCALE 1" = 20'

20 0 20 40

Bench Marks

Temporary Bench Marks: (Plat Datum)

TBM#1 - Chiseled Square in top of curb at the curb inlet along the south line of Lot 13. Elevation = 424.25

TBM#2 - Chiseled Square in top of curb. Elevation = 422.20.

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS

All ideas, designs, calculations, and arrangements indicated or represented by this drawing are owned by and are the property of Morley and Associates, Inc. and were created as instruments of service for use on and in connection with the specified project. Morley and Associates retains all common law, statutory law and other rights, including copyrights. No drawings or electronic files shall be reused for any purpose other than the project. They shall not be disclosed to or be used by any other person or firm without the written prior consent of Morley and Associates, Inc.

Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Morley and Associates, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings.

If differences exist between electronic files and the signed and sealed hard copy drawings, the hard copy shall govern.

4800 Rosebud Ln., Newburgh, IN 47630
812.464.9585 Phone 812.464.2514 Fax
morleycorp.com

Reads, LLC

Retracement & Topographic Survey

Lots 12-14 Park Place
Phase IV PUD
8160, 8180, 8200
Highpointe Drive
Newburgh, Indiana

No.	By	Date

Revisions

Scale: 1" = 20'

Designed By: B.A.S.	Job Number: 11034.1..001A
Drawn By: J.E.V.	Date: 2/4/2020
Filename: 11034 Survey Base	
Sheet Number: 1	

SURVEYOR'S REPORT

PROJECT NO. 11034.1.001A

CLIENT: Reads, LLC

RECORD OWNER: Maken Corp

RECORD DEED: Maken Corp was subdivider and lots have never been sold

BRIEF DESCRIPTION: Lots 12, 13, & 14 in Park Place Phase IV PUD, as per plat thereof, recorded in Document No. 2012R-009484 in the office of the Recorder of Warrick County, Indiana

In accordance with **Title 865, Article 1, Chapter 12**, of the **Indiana Administrative Code**, the following opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a. **Variances** in the reference monuments;
b. **Discrepancies** in record descriptions and plats;
c. **Inconsistencies** in lines of occupation and;

- The purpose of this survey is to provide the client with a retracement survey of the recorded lots in order to develop the lots.
- A retracement survey is a reasonable opinion on the location of the boundaries communicated in the form of a plat and marked on the ground in conformance with mandatory standards promulgated by the board of licensure. As in any professional opinion, there can be no guarantee of absolute certainty.

Basis of Bearings: Record Plat- Park Place Phase IV PUD

- The following is a brief discussion of the key points used in this survey:
  1) Found Morley cap at a corner on the far north line of Lot 12, at north end of small job- held as original corner
  2) Found Morley cap at NE corner Lot 21 in High Pointe Centre North Section 1G, as per plat thereof, recorded in Doc. #2016R-011080S/8" (Not shown on face of survey)
  The record plat was re-established by holding the location of Key Point 1 and rotating to Key Point #2. The record distance between above noted key points is 576.83 feet. The measured distance between said points is 576.85 feet.
- The corners of this tract of land have been re-established at the bearings and distances shown on the aforesaid "Retracement Survey" based on the control monuments used this survey.
- This survey meets the requirements of a(n) Urban survey, which has an acceptable relative positional accuracy of 0.07 feet, plus 50 parts per million (865 I.A.C. 1-12-7). Additionally, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

Due to **Variances** in reference monuments: 0.02 feet based upon Key Points 1 and 2. Less than 0.2 feet based upon other found lot monumentation.

Due to **Discrepancies** in the record description: None- Lot calls. All Morley caps found are probably original lot corner monuments. Their location may be considered the true corner. The amount that the corner is noted off is based upon using Key points 1 & 2.

Due to **Inconsistencies** in lines of occupation: No visible inconsistencies observed.

- **PUBLIC RECORD RESEARCH:** Public record research was conducted to identify and gather boundary location information such as bearings, distances, and monuments that define the limits to your property. The conduct of the research met mandatory surveying standards or those standards that a reasonably competent surveyor would be expected to comport with in the same or similar circumstances for the locality where the property is located. Accordingly, the research that was conducted is not without potential problems or weaknesses.
- **WETLANDS:** The identification and delineation of wetlands were not a part of the boundary retracement services provided.
- **NO TITLE OPINION:** The services provided do not include and should not be construed to be an opinion on the title. A record search performed as part of the surveying services does not substitute for a title search and a title search by a title abstractor does not substitute for a record search by a surveyor. As a result of the record search, an opinion on the record boundary is presented. An opinion on your title must be obtained from an experienced real estate attorney.
- This survey is subject to a statement of facts which may be disclosed by an updated Abstract of Title or a Title Commitment Policy which documentation was not provided for this survey.
- **UNDERGROUND UTILITIES:** The surveying services did not include the identification, detection, or location of underground utilities on your property. Disturbing underground utilities may result in hefty penalties and damages you will be liable for. Before digging or excavating on your property you are required to check for the presence and mark the location of underground utilities. Before excavating or digging, call 811.
- **FLOOD HAZARD STATEMENT**: No part of the within described tract of land lies within that special Flood Zone A as said tract plots on Map #18173C0210D, of the Flood Insurance Rate Maps for Warrick County, Indiana, dated August 2, 2012.

I, Bret Alan Sermersheim, hereby certify that I am a Registered Professional Land Surveyor, of the State of Indiana, and that the above survey was performed wholly under my direct supervision and to the best of my knowledge and belief, said survey was executed according to the requirements required in Rule 12 of Title 865 IAC. Original field work completed January 29, 2020

BRET ALAN SERMERSHEIM
REGISTERED
No. LS 20200009
STATE OF INDIANA
LAND SURVEYOR

Bret Alan Sermersheim

January 4, 2020

Legend

- Area Drain
- Curb Inlet
- Fire Hydrant
- Sanitary Sewer Manhole
- Water Valve
- Storm Sewer Manhole
- Center Line
- Easement Line
- Property Boundary Line
- Right-of-way Line
- UE — Underground Electric
- UW — Underground Water
- 5/8" Rebar with cap stamped "Morley ID#0023" (Set)

(C)	Calculated Dimension
Doc.	Document
E	East
(Fnd)	Found
N	North
Pg.	Page
(R)	Record Dimension
S	South
W	West
X	See Surveyor's Report Item