

SURVEYOR'S REPORT

In accordance with Title 865, 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:

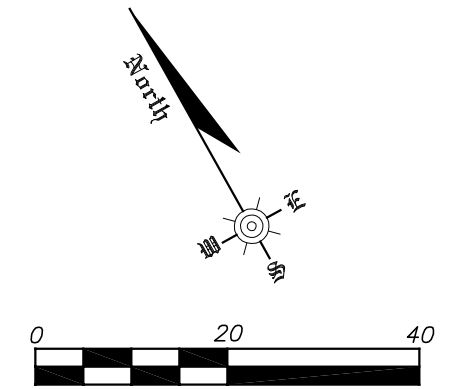
- A. Availability and condition of reference monuments;
 - B. Occupation or possession lines.
 - C. Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines.
 - D. The relative positional accuracy of 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 865.

This is a retracement survey. Three steel pins were found on the subject property corners. These monuments were used with plat dimensions to re-establish the lines and corners of the subject tract.

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: 0.2 feet
 Occupation or possession lines: None
 Due to Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines: Some errors in dimensions were found on the record plat.

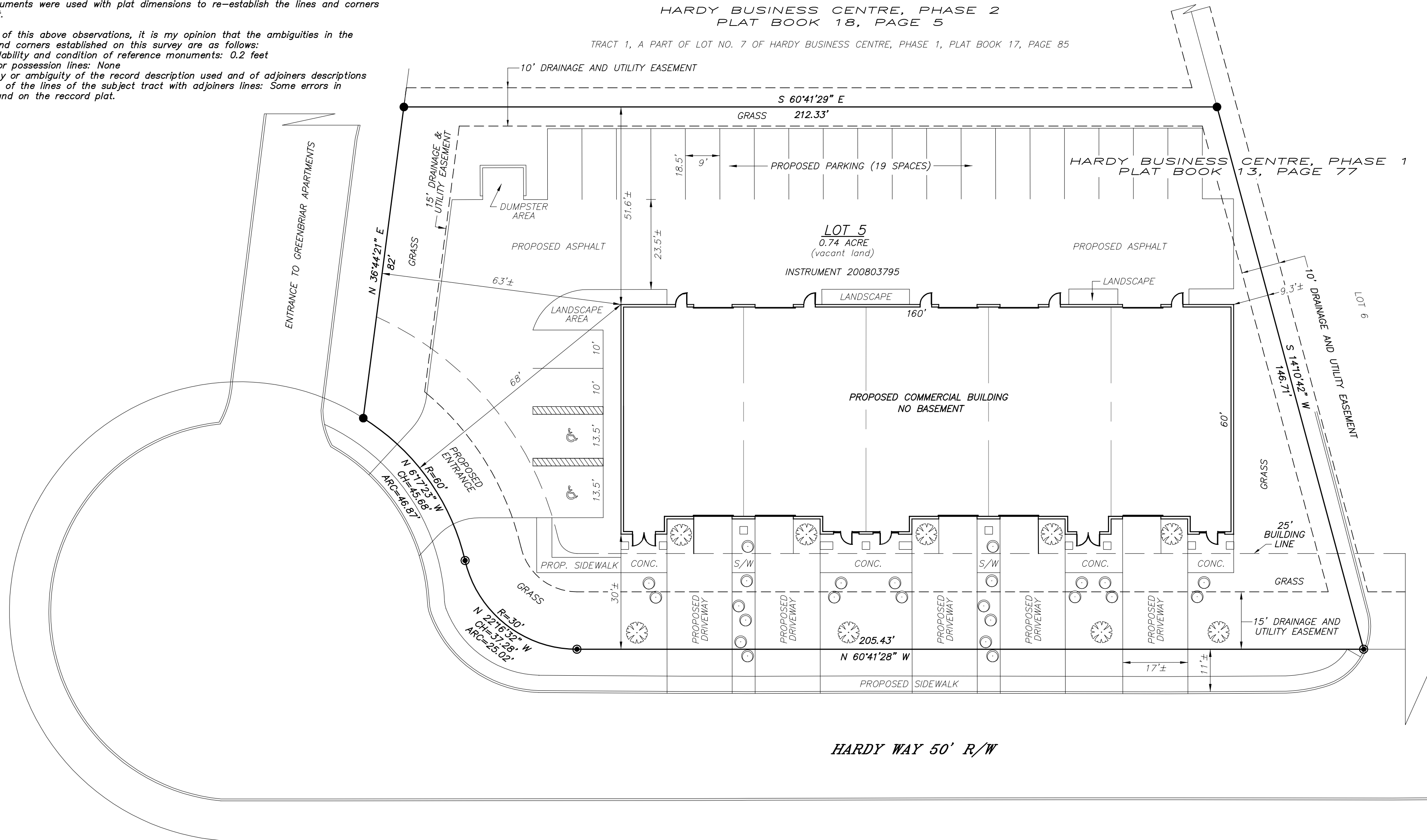
~LEGEND~

- DENOTES STEEL PIN FOUND PER PLAT
- ⊙ DENOTES 5/8"x24" STEEL PIN W/ CAP SET



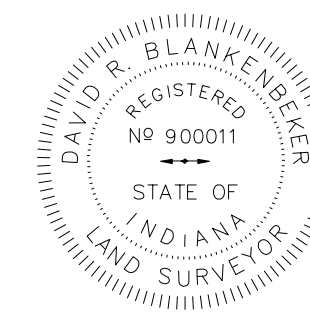
**HARDY BUSINESS CENTRE, PHASE 2
PLAT BOOK 18, PAGE 5**

TRACT 1, A PART OF LOT NO. 7 OF HARDY BUSINESS CENTRE, PHASE 1, PLAT BOOK 17, PAGE 85



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.



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 865, I.A.C. 1-1 through 29 to the best of my knowledge, information, and belief, and that the field work was completed on 22 April 2021.

Registered Land Surveyor No. 900011

Date

REVISED: 21 JUNE 2021

SURVEY OF LOT 5 IN HARDY BUSINESS CENTRE, PHASE 1, AS SHOWN IN PLAT BOOK 13, PAGE 77 OF THE CLARK COUNTY, COUNTY INDIANA RECORDS AND BEING SITUATED ON HARDY WAY, SELLERSBURG

FOR: STEVEN KLEIN
7232 NOVA'S LANDING DRIVE
SELLERSBURG, IN. 47172
OWNERS: NICHOLAS & HEATHER McDONNER FILE #24149.DWG

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

BY: CSC	SCALE: 1"= 20 FEET	DATE: 24 MAY 2021	JOB # B21-24149
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