

~LEGEND~

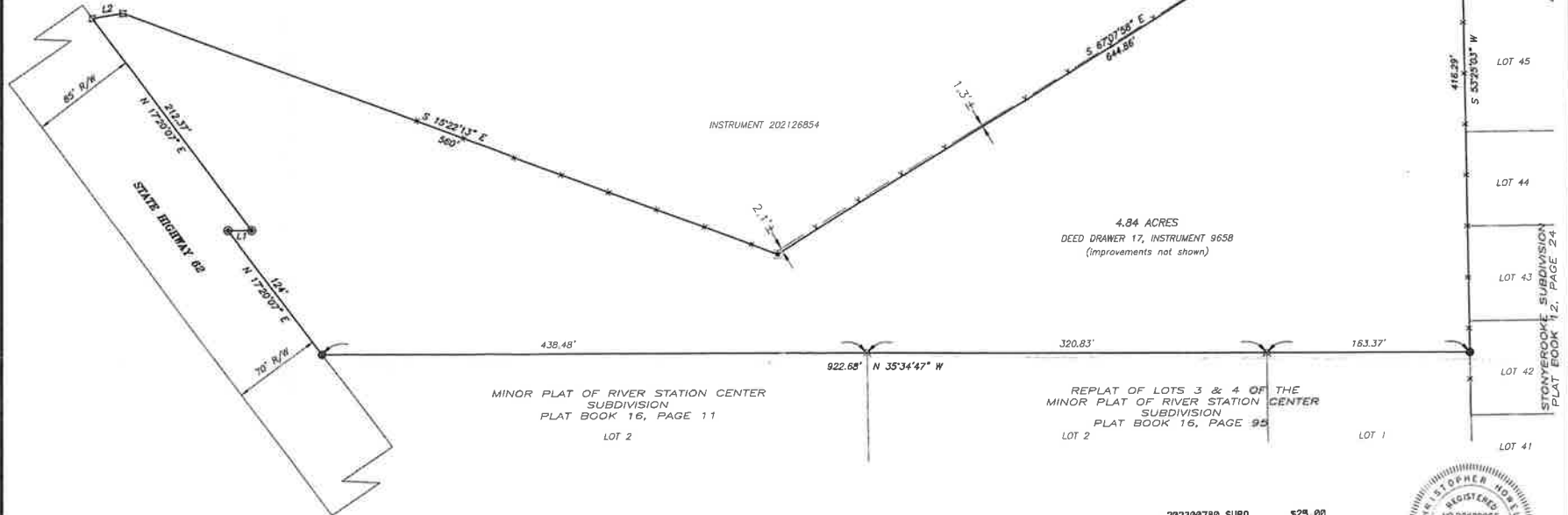
- ⊕ DENOTES 5/8"x24" STEEL PIN W/ CAP SET
- ⊕ DENOTES STEEL PIN FOUND PER R. ISGRIGG SURVEY, DATE UNKNOWN
- ⊕ DENOTES STEEL PIN FOUND PER PLAT
- ⊕ DENOTES STEEL PIN FOUND PER H. HART SURVEY, DATED 16 APRIL 2018
- ⊕ DENOTES IRON PIPE FOUND, ORIGIN UNKNOWN
- ⊕ DENOTES T-POST FOUND, ORIGIN UNKNOWN

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.

~LINE TABLE~

LINE	BEARING	DISTANCE
L1	S 35°34'47" E	18.60'
L2	S 44°39'19" E	24.69'



MINOR PLAT OF RIVER STATION CENTER
SUBDIVISION
PLAT BOOK 16, PAGE 11
LOT 2

REPLAT OF LOTS 3 & 4 OF THE
MINOR PLAT OF RIVER STATION CENTER
SUBDIVISION
PLAT BOOK 16, PAGE 95
LOT 2

LOT 41

202300780 SUR 529.00
01/10/2023 01:57:04P 1 PGS
Steve G111
Clark County Recorder IN
Recorded as Presented
20600006



I, Christopher Howell, 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 21 April 2022.

Christopher Howell
Registered Land Surveyor No. 20600006
Date 5/2/22

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE
SAIDLY REACHABLE CARE TO PREPARE THIS DOCUMENT, SECURITY
NUMBER IN THE DOCUMENT UNLESS REQUIRED BY LAW.

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 adjacent descriptions and the relationship of the lines of the subject tract with adjacent lines.
D. 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 an Urban Survey (0.07 feet plus 50 parts per million) as defined in IAC 865.

This is a retracement survey. Six steel pins, an iron pipe, and a T-post were found on the subject and adjoining property corners. These monuments were used with plat dimensions to establish the lines and corners of southeast and southwest lines the subject tract. State plane coordinates per a survey by William Pettit of the northeast adjoining property were used to establish the north east line of the subject tract. The Right-of-Way of Highway 62 was established using Highway construction plans.

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: up to 2.46' due to pipe found at the east corner of the subject tract.
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: none.

DESCRIPTION OF TRACT SHOWN

This survey was prepared by Christopher Howell, Indiana Professional Land Surveyor, license number 20600006, based on a survey, Job No. 822-24410 dated 12 May 2022, of Blankenbaker and Associates records. Being a part of Survey 37 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a steel pin on the north corner of Lot 2 in the Minor Plat of River Station Center Subdivision as shown in Plat Book 16, Page 11 of said County records, said point also being on the east right-of-way line of State Highway 62; Thence N 17°20'07" E, along said right-of-way line, 124 feet to a steel pin; Thence S 35°34'47" E, along said right-of-way line, 18.6 feet to a steel pin; Thence N 17°20'07" E, along said right-of-way line, 212.37 feet to a steel pin; Thence S 44°39'19" E, 24.69 feet to a steel pin; Thence S 15°22'13" E, 560 feet to a T-Post; Thence S 67°07'58" E, 644.86 feet to the north corner of Lot 46 of Stonybrook Subdivision as shown in Plat Book 12, Page 24 of said County records; Thence S 53°25'03" W, along the northwest line of said subdivision, 416.29 feet to a steel pin on the east corner of Lot 1 of the Replat of Lots 3 & 4 of the Minor Plat of River Station Center Subdivision as shown in Plat Book 16, Page 95 of said County records; Thence N 35°34'47" W, along the northwest line of said River Station Center Plats, (passing a steel pin at 163.37 feet and at 484.2 feet), 922.68 feet to THE PLACE OF BEGINNING.

Containing 4.84 acres and being subject to all easements of record.

SURVEY AND DRAWING OF PART OF SURVEY 37 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA AND BEING SITUATED AT 5612 HIGHWAY 62, JEFFERSONVILLE.

FOR: DIANE CARPENTER & MARVIN ELLIS
1447 ALTWOOD DRIVE
CLARKSVILLE, IN 47129

OWNERS: MARVIN & ELIZABETH ELLIS

BLANKENBEKER & ASSOCIATES
~ SURVEYING AND ENGINEERING ~
818 E. COURT AVENUE, JEFFERSONVILLE, INDIANA
TELEPHONE (812) 288-4183 FAX (812) 288-4107

BY: CSC SCALE: 1"= 60 FEET DATE: 12 MAY 2022 JOB #: 822-24410