

SURVEYOR'S REPORT

In accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 34 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:

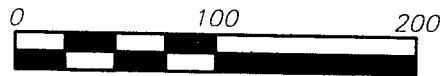
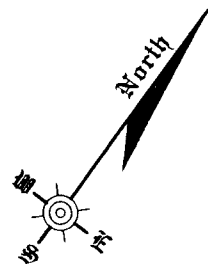
- A. Variances in the reference monuments;
- B. Discrepancies in record descriptions and plats;
- C. Inconsistencies in lines of occupation and;
- D. Random errors in measurement (theoretical Uncertainty)

The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class B Survey (0.25 feet) as defined in IAC 865.

This is a retracement survey. Ten monuments were found as referenced in the deeds, plats and prior surveys. The missing corners were re-established from said monuments and deed and plat dimensions.

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 variances in reference monuments: 0.5'
- Due to discrepancies in the record description: up to 10.41' due to variations between record and measured dimensions
- Due to inconsistencies in lines of occupation: 0 to 9.4' due to fences shown



DESCRIPTION OF 5.418 ACRES IN SURVEYS #10 AND 11

Being a part of Woodland Court Subdivision as shown in Plat Book 3, Page 97 in Survey #11 and part of Survey #10 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a stone on the south corner of said Survey #11; Thence N.35° 40'36"W., (basis of bearings) along the line dividing Surveys #10 and #11, 1047.38 feet to a limestone monument; Thence N.35°46'45"W., along said dividing line, 320.01 feet to the southeast corner of Lot 34 in Southaven Subdivision as shown in Plat Book 6, Page 223; Thence N.10°32'50"E., along the east line of said subdivision, 261.2 feet to a limestone monument on the northeast corner of Lot 33 in said Subdivision; Thence N.79°11'18"W., along the north line of said subdivision, 9.77 feet to a steel pin, THE TRUE PLACE OF BEGINNING:

Thence continuing N.79°11'18"W., along said north line, 549.75 feet to a steel pin on the southeast corner of a tract of land described in Deed Drawer 18, Instrument 7771;

Thence N.35°54'03"W., along the northeast line of said tract, 70.54 feet to a steel pin on the south corner of a tract of land described in Deed Drawer 30, Instrument 8481;

Thence N.54°05'57"E., along the southeast line of said tract, 202.92 feet to a steel pin on the line dividing said Surveys 10 and 11;

Thence N.35°54'28"W., along said dividing line, 109.19 feet to a steel pin;

Thence N.54°45'49"E., along the southeast line of said Lot 17, 382.41 feet to a steel pin on the southwest Right-of-Way line of Woodland Drive;

Thence S.34°57'03"E., along said Right-of-Way line, 553.09 feet to a steel pin;

Thence S.47°39'55"W., 200.44 feet to THE TRUE PLACE OF BEGINNING.

Containing 5.418 acres and being subject to 10 feet of a 20 foot wide sanitary sewer easement along and adjoining the southeast 200.45 foot line as described in Deed Drawer 7, Instrument 6297, a sanitary sewer easement described in deed drawer 8, Instrument 11724 and all other easements of record.

~LEGEND~

- DENOTES STEEL PIN FOUND AS SET BY THIS COMPANY IN JUNE 1998, OR IN SEPTEMBER 1990, OR MARCH 2005 UNLESS NOTED
- DENOTES STONE FOUND PER CLARK COUNTY SURVEYORS OFFICE RECORDS
- ⊙ DENOTES 5/8"x24" STEEL PIN W/ CAP SET
- LIMESTONE MONUMENT FOUND PER PLAT
- ⊞ IRON PIPE IN CONCRETE, ORIGIN UNKNOWN
- ⊕ IRON PIPE, FOUND AS REFERENCED ON A SURVEY BY DAN LUTHER IN 1985
- /- WOOD FENCE
- x- CHAINLINK FENCE

DESCRIPTION OF PROPOSED 20' DRAINAGE EASEMENT

Being a 20 feet wide drainage easement in part of Woodland Court Subdivision as shown in Plat Book 3, Page 97 in Survey #11 and part of Survey #10 of the Illinois Grant to Clark County, Indiana, the centerline being further described as follows:

Beginning at a stone on the south corner of said Survey #11; Thence N.35° 40'36"W., (basis of bearings) along the line dividing Surveys #10 and #11, 1047.38 feet to a limestone monument; Thence N.35°46'45"W., along said dividing line, 320.01 feet to the southeast corner of Lot 34 in Southaven Subdivision as shown in Plat Book 6, Page 223; Thence N.10°32'50"E., along the east line of said subdivision, 261.2 feet to a limestone monument on the northeast corner of Lot 33 in said Subdivision; Thence N.79°11'18"W., along the north line of said subdivision, 9.77 feet to a steel pin, Thence continuing N.79°11'18"W., along said north line, 549.75 feet to a steel pin on the southeast corner of a tract of land described in Deed Drawer 18, Instrument 7771, Thence N.35°54'03"W., along the northeast line of said tract, 14.58 feet to THE TRUE PLACE OF BEGINNING of said centerline:

Thence S.79°11'18"E., 109.57 feet;

Thence N.52°52'42"E., 506.48 feet to the southwest right-of-way line of Woodland Drive, the terminus of said centerline.

Being subject to all easements of record.

SURVEY AND DRAWING OF 5.418 ACRES IN SURVEY #10 AND PART OF WOODLAND COURT SUBDIVISION AS SHOWN IN PLAT BOOK 3, PAGE 97 IN SURVEY #11 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA AND BEING SITUATED ON WOODLAND DRIVE, JEFFERSONVILLE.

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