

T BY PAUL MOFFETT
IN JULY 1993

SS EASEMENT
ED DRAWER 10,
RUMENT 8481

GE OF
EMENT

±
9'±

DGE OF
AVEMENT

DEED DRAWER 30
STRUMENT #8481

ET BY PAUL MOFFETT
IN JULY 1993

DEED DRAWER 21
INSTRUMENT #2302

Sanitary Sewer Easement
DEED DRAWER 8,
INSTRUMENT #11724

Lot 19

Lot 21

SURVEY #10

SURVEY #11

SURVEY #3

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 5.17' due to variations between record and measured dimensions
- Due to inconsistencies in lines of occupation: up to 9.9 feet due to the building shown.

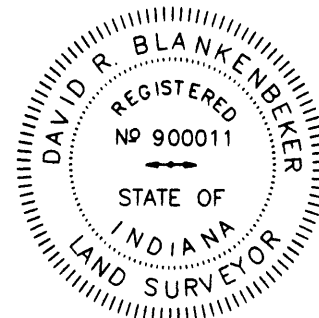
DESCRIPTION OF 1.9695 ACRES SHOWN

Being a 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, 559.56 feet to a steel pin, THE TRUE PLACE OF BEGINNING:

Thence continuing N.79°11'18"W., along said north line, 487.54 feet to a steel pin, on the East right-of-way line of East 10th Street; Thence N.28°44'16"E., along said right-of-way line, 369.94 feet to a steel pin; Thence S.35°54'03"E., 513.34 feet to THE TRUE PLACE OF BEGINNING.

Containing 1.9695 acres and being subject to all easements of record.



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. 1.1-12 to the best of my knowledge, information, and belief, and that the field work was completed on December, 8 2005.

Registered Land Surveyor No. 900011

Date

SURVEY AND DRAWING OF 1.9695 ACRES IN SURVEY #10 OF THE ILLINOIS GRANT TO CLARK COUNTY, AND BEING SITUATED ON EAST TENTH STREET, JEFFERSONVILLE.

FOR: PHYSICIANS PRIMARY CARE
% DR. JEFFERY CAMPBELL
1804 EAST TENTH STREET
JEFFERSONVILLE, IN. 47130

OWNER: PALM BEACH PLAZA ASSOCIATES, L.P.

FILE #J18305.DWG

BLANKENBEKER & SON
~ LAND SURVEYORS INC., P.C. ~
422 MEIGS AVENUE JEFFERSONVILLE, INDIANA
TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157
WWW.BLANKENBEKERANDSON.NET

BY: D.M.H.

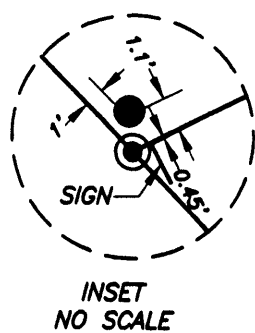
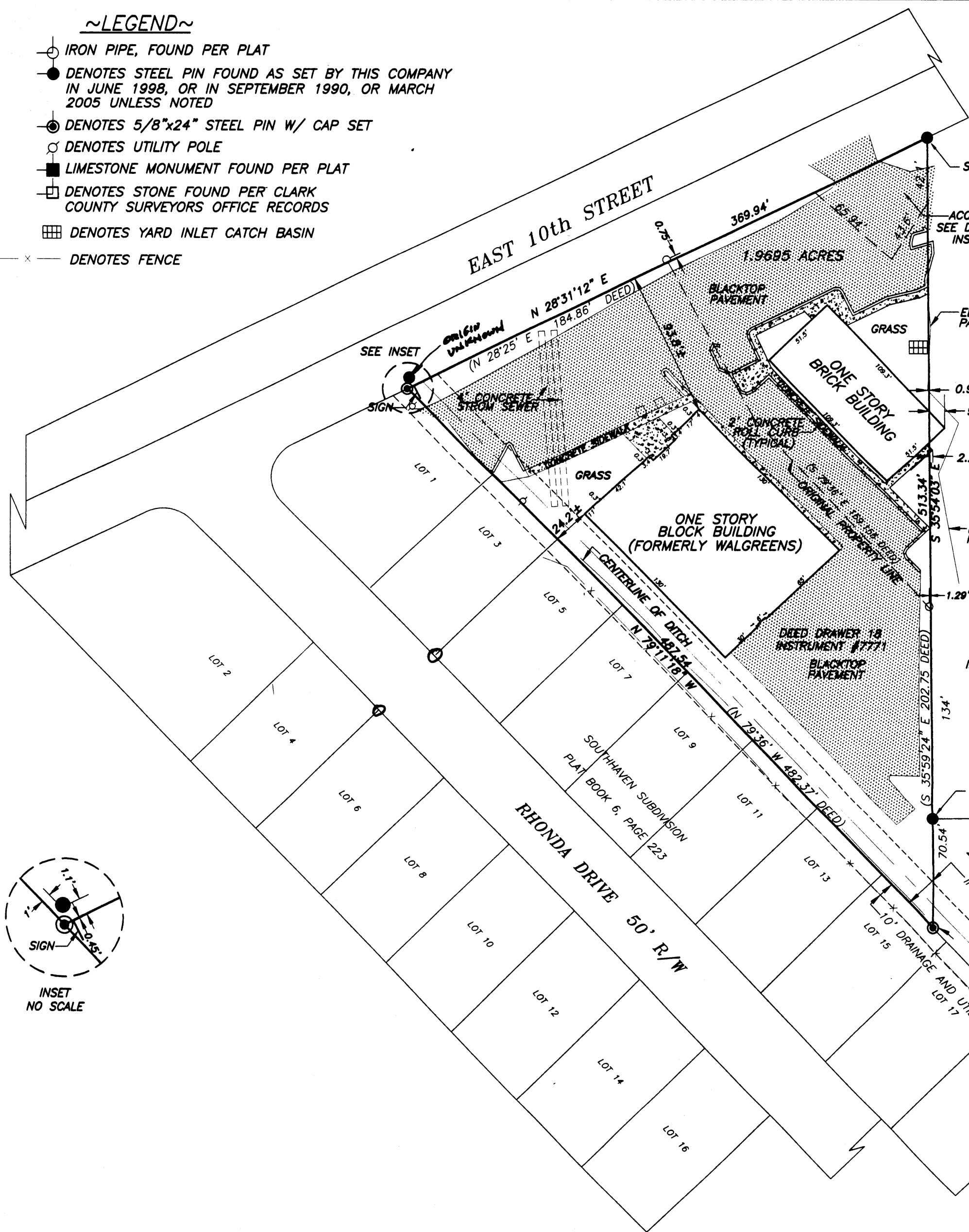
SCALE:
1" = 60 FEET

DATE:
22 NOVEMBER 2005

JOB # 18,305
DWG # 1636

~LEGEND~

- IRON PIPE, FOUND PER PLAT
- DENOTES STEEL PIN FOUND AS SET BY THIS COMPANY IN JUNE 1998, OR IN SEPTEMBER 1990, OR MARCH 2005 UNLESS NOTED
- ⊙ DENOTES 5/8"x24" STEEL PIN W/ CAP SET
- DENOTES UTILITY POLE
- LIMESTONE MONUMENT FOUND PER PLAT
- DENOTES STONE FOUND PER CLARK COUNTY SURVEYORS OFFICE RECORDS
- ▣ DENOTES YARD INLET CATCH BASIN
- x — DENOTES FENCE



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 shown are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.
- (3) The property shown is not located in flood zone A or B according to flood map number 180027 0005 D, July 16, 1990.