

**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. 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. Research revealed the following surveys.

1. 1959 Survey of Arctic Springs by Nelson Prall
2. 1971 Survey by this company of the northeast adjoining tract.
3. 1976 Survey by this company of Arctic Springs Road
4. 1995 Survey by this company of unrecorded Lot 62.

Thirteen monuments were found as referenced on the above surveys and in the deeds. Missing corners of the parent tract were established from deed and survey dimensions. Variation between deed dimensions and found monuments exist up to 3 feet.

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: up to 1 foot  
 Due to discrepancies in the record description: up to 3 feet  
 Due to inconsistencies in lines of occupation: None

**DESCRIPTION**

Being a part of Lot #118 in Catherine M. Hopkins Subdivision as shown in Plat Book 3, Page 71 in Survey #3 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at the north corner of said Lot #118, being in the centerline of Market Street; Thence S 40° E, along the northeast line of said lot, being the line dividing Surveys #3 and #4, 25.60 feet to the original southeast right-of-way line of said Market Street; Thence S 62°42' W, along said right-of-way line, 1366.70 feet to a limestone monument; Thence S 27°09'07" E, 199.85 feet to a limestone monument; Thence N 62°42'28" E, 89.08 feet to a steel pin on the northernmost corner of a tract of land described in Deed Drawer 6, Instrument #9211, the TRUE PLACE OF BEGINNING;

Thence continuing N 62°42'28" E, 222.14 feet to an iron pipe on the westernmost corner of a tract of land described in Deed Drawer 5, Instrument #4048;

Thence S 39°09'07" E, along the southwest line of said tract, (passing through an iron pipe at 150.8 feet, a steel pin at 304.2 feet and a limestone monument at 360.34 feet) 451.9 feet, more or less, to the line dividing the State of Indiana and the Commonwealth of Kentucky;

Thence S 51°55'42" W, along said state line, 167.51 feet to the eastern most corner of a tract of land described in Computer #200419496;

Thence N 42°42'53" W, along the northeast line of said tract (passing through a limestone monument at 86.33 feet, more or less, 143.65 feet, more or less, to a nail over a railroad spike on the northern Right-of-Way line of Arctic Springs Road;

Thence S 82°04'34" W, along said right-of-way line, 77.29 feet to a steel pin over a limestone monument;

Thence S 57°41'05" W, along said right-of-way line, 69.21 feet to a limestone monument on the eastern most corner of a tract of land described in Deed drawer 6, Instrument #9211;

Thence N 21°56' W, along the northeast line of said tract, (passing through a limestone monument at 89.05 feet), 316.92 feet to the TRUE PLACE OF BEGINNING.

Containing 2.54 acres, more or less, and being subject to all easements of record.

**NOTES:**

- (1) This property is located in flood zone "A20", according to flood map #180027 0005 D, dated July 16, 1990.
- (2) Floodways, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this survey.
- (3) All monuments are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.
- (4) Utilities taken from utility company maps and markings (Ticket #0606230528). Actual locations may vary from what is shown. Call 1-800-382-5544 prior to the start of any construction.
- (5) Easements obtained from TICOR Title Insurance Company Commitment #06-277.
- (6) The location of the public service easement described in Deed Record Book 162, Page 17 cannot be determined from said document.

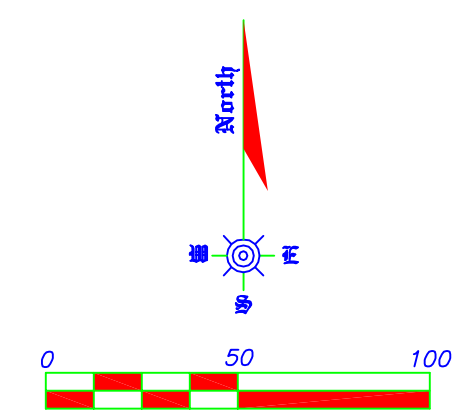
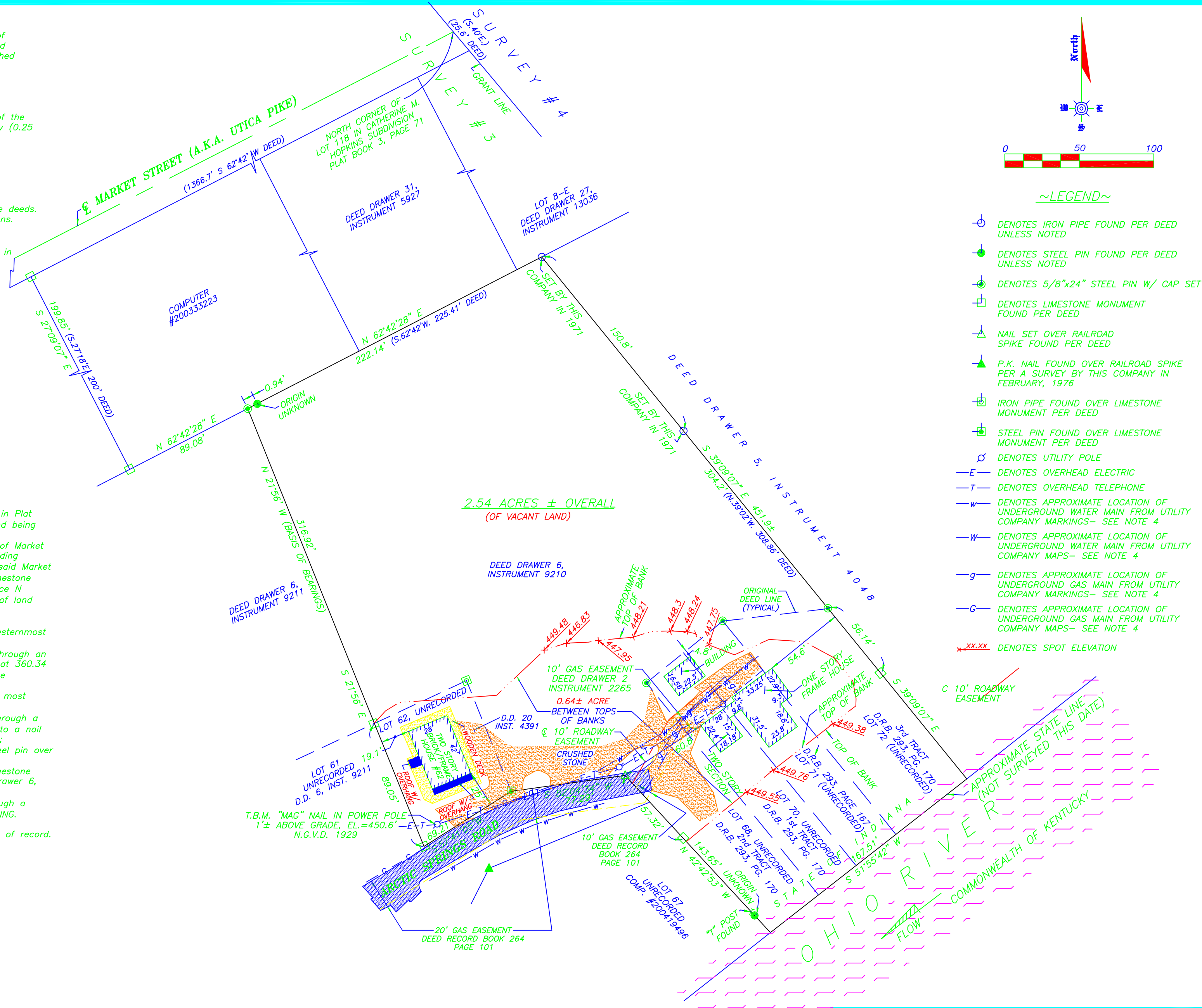
To: Jacobi, Toombs, and Lanz Inc., Southeastern Indiana Title Company, TICOR Title Insurance Company, and Ashvin Padhya.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items #1, 2, 3, 4, 7a, 11b, 13 and 19 (location of top of bank of Ohio River and ditch and scattered elevations in this area) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the maximum Relative Positional Accuracy is 0.25 feet.

Date: \_\_\_\_\_

David R. Blankenbeker Registration No. 900011

Adopted by the American Land Title Association on October 5, 2006. Adopted by the Board of Directors, National Society of Professional Surveyors on October 24, 2005.



- ~LEGEND~**
- ⊕ DENOTES IRON PIPE FOUND PER DEED UNLESS NOTED
  - ⊙ DENOTES STEEL PIN FOUND PER DEED UNLESS NOTED
  - ⊕ DENOTES 5/8"x24" STEEL PIN W/ CAP SET
  - ⊕ DENOTES LIMESTONE MONUMENT FOUND PER DEED
  - ⊕ DENOTES NAIL SET OVER RAILROAD SPIKE FOUND PER DEED
  - ⊕ DENOTES P.K. NAIL FOUND OVER RAILROAD SPIKE PER A SURVEY BY THIS COMPANY IN FEBRUARY, 1976
  - ⊕ DENOTES IRON PIPE FOUND OVER LIMESTONE MONUMENT PER DEED
  - ⊕ DENOTES STEEL PIN FOUND OVER LIMESTONE MONUMENT PER DEED
  - ⊕ DENOTES UTILITY POLE
  - E- DENOTES OVERHEAD ELECTRIC
  - T- DENOTES OVERHEAD TELEPHONE
  - W- DENOTES APPROXIMATE LOCATION OF UNDERGROUND WATER MAIN FROM UTILITY COMPANY MARKINGS- SEE NOTE 4
  - W- DENOTES APPROXIMATE LOCATION OF UNDERGROUND WATER MAIN FROM UTILITY COMPANY MAPS- SEE NOTE 4
  - g- DENOTES APPROXIMATE LOCATION OF UNDERGROUND GAS MAIN FROM UTILITY COMPANY MARKINGS- SEE NOTE 4
  - G- DENOTES APPROXIMATE LOCATION OF UNDERGROUND GAS MAIN FROM UTILITY COMPANY MAPS- SEE NOTE 4
  - xx.xx DENOTES SPOT ELEVATION

ALTA/ACSM LAND TITLE SURVEY AND DRAWING OF PART OF LOT #118 IN CATHERINE HOPKIN'S SUBDIVISION AS SHOWN IN PLAT BOOK 3, PAGE 71 IN SURVEY #3 OF THE ILLINOIS GRANT TO CLARK COUNTY, INDIANA AND BEING SITUATED ON ARCTIC SPRINGS ROAD, JEFFERSONVILLE.

**FOR:** JACOBI, TOOMBS, AND LANZ INC. **BUYER:** ASHVIN PADHYA  
 120 BELL AVENUE  
 CLARKSVILLE, IN. 47129

**OWNER:** HARRY F. MALONE, JR FILE #18658-ALTA.DWG

**BLANKENBEKER & SON**  
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**BY:** SMJ **SCALE:** 1" = 50 FEET **DATE:** 3 JULY, 2005 **JOB #** 18,658 **DWG #** 1684

