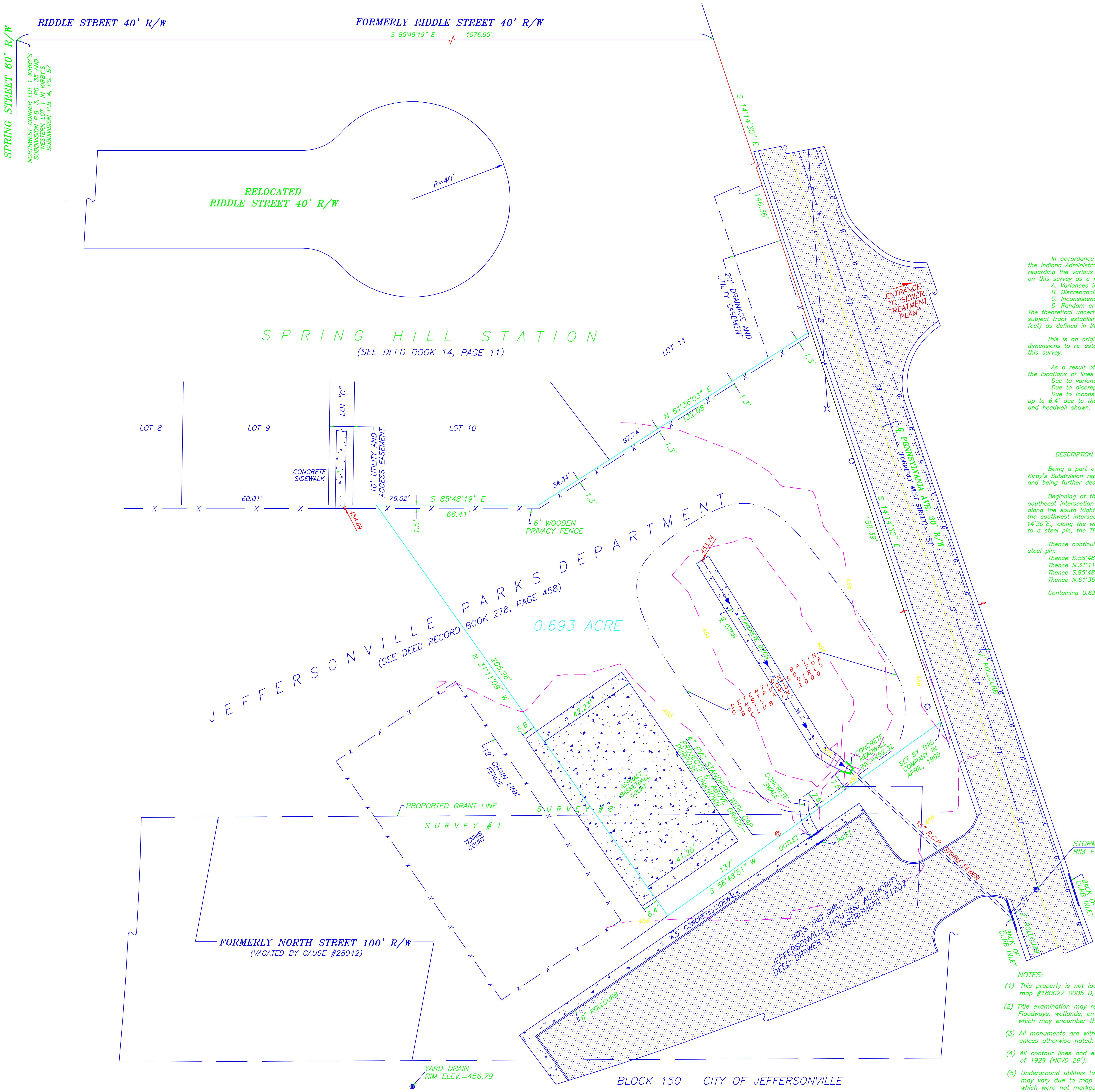
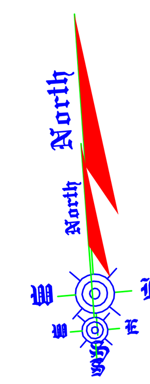
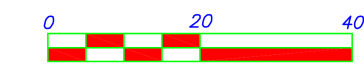






SURVEYOR'S REPORT

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 an original survey. Eight steel pins were found and used with deed and plat dimensions to re-establish the corners of the parent tract, the west line was created by this survey.

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: 0.2'
Due to discrepancies in the record description: None
Due to inconsistencies in lines of occupation: Up to 1.5' due to the fence shown, up to 6.4' due to the basketball court shown and up to 7.6' due to the concrete swale and headwall shown.

DESCRIPTION OF PROPOSED NEW KEN ELLIS COMMUNITY BUILDING SITE

Being a part of Kirby's Subdivision as shown in Plat Book 3, Page 35 and part of Kirby's Subdivision replatted in Plat Book 4, Page 57 of the Clark County, Indiana records and being further described as follows:

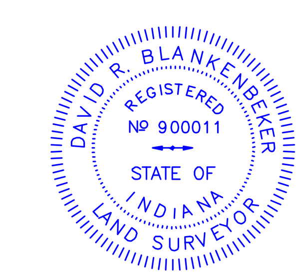
Beginning at the northwest corner of Lot 1 in said Kirby's Subdivision, being the southeast intersection of Riddle and Spring Streets in said City; Thence S.85°48'19"E., along the south Right-of-Way line of said Riddle Street, 1076.9 feet to a steel pin on the southwest intersection of Pennsylvania Avenue with said Riddle Street; Thence S.14°14'30"E., along the western Right-of-Way line of said Pennsylvania Avenue, 146.36 feet to a steel pin, the TRUE PLACE OF BEGINNING:

Thence continuing S.14°14'30"E., along said Right-of-Way line, 168.39 feet to a steel pin;
Thence S.58°48'51"W., 137 feet to a steel pin;
Thence N.31°11'09"W., 205.96 feet to a steel pin;
Thence S.85°48'19"E., 66.41 feet to a steel pin;
Thence N.61°36'03"E., 132.08 feet to the TRUE PLACE OF BEGINNING.

Containing 0.639 acre, and being subject to all easements of record.

~LEGEND~

- DENOTES STEEL PIN FOUND AS SET BY THIS COMPANY IN OCTOBER, 2004, UNLESS NOTED
- DENOTES 5/8"x24" STEEL PIN W/ CAP SET
- DENOTES STORM SEWER MANHOLE
- DENOTES LIGHT POLE
- — X — DENOTES 6' WOODEN PRIVACY FENCE
- DENOTES YARD CATCH BASIN
- DENOTES TREE
- DENOTES SIGN
- 453.74 DENOTES SPOT ELEVATION
- — G — APPROXIMATE LOCATION OF UNDERGROUND GAS MAIN SEE NOTE #5
- DENOTES GAS VALVE
- — ST — APPROXIMATE LOCATION OF 15" STORM SEWER SEE NOTE #5
- — E — OVERHEAD ELECTRIC LINE



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 March 3, 2006.

Registered Land Surveyor No. 900011   Date

NOTES:

(1) This property is not located in flood zone A or B, according to flood map #180027 0005 D, dated July 16, 1990.

(2) 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.

(3) All monuments are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.

(4) All contour lines and elevations are based on The National Geodetic Vertical Datum of 1929 (NGVD 29').

(5) Underground utilities taken from Utility Company maps and markings. Actual locations may vary due to map and marking inaccuracies. Other underground utilities may exist which were not marked. Call 1-800-382-5544 prior to the start of construction.

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SURVEY AND DRAWING OF PART OF KIRBY'S SUBDIVISION AS SHOWN IN PLAT BOOK 3, PAGE 35 AND PART OF KIRBY'S SUBDIVISION REPLATTED IN PLAT BOOK 4, PAGE 57 OF THE CLARK COUNTY, INDIANA RECORDS AND BEING SITUATED ON PENNSYLVANIA AVENUE, JEFFERSONVILLE.

FOR: ESTOPINAL GROUP
% KYLE WILSON
903 SPRING STREET
JEFFERSONVILLE, IN. 47130

OWNER: CITY OF JEFFERSONVILLE
PARKS DEPARTMENT

FILE #J18497.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.COM

BY:	SCALE:	DATE:	JOB # 18,497
SMJ	1"=20 FEET	MARCH 10, 2006	DWG. # 1657

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