

RETRACEMENT SURVEY FOR RATCLIFF

CURRENT LAND DESCRIPTION

Lot Number 11 in The Woods, a subdivision in Adams Township, Madison County, Indiana, the plat of which is recorded in Plat Book 18, Page 58, in the Office of the Recorder of Madison County, Indiana.

SURVEYOR'S REPORT

Ordered By: ReMax Real Estate Solutions
c/o: Trevor Denney
1312 East 53rd Street
Anderson, Indiana 46013

Current Owner of Record: Stephen & Cheryl Gudgel (Instrument # 1999R016444)
Parcel Address: 5580 South Shadow Lane, Anderson, Indiana 46013
Proposed Buyer: Pamela A. Ratcliff
Type of Survey: Retracement

Purpose for Survey: The purpose of this survey is to retrace the lines and corners of a parcel of ground conveyed to Stephen & Cheryl Gudgel in Instrument # 1999R016444, being Lot 11 in The Woods.

Basis of Bearings:

The basis of bearings for this survey is assumed as North 00° 09' 09" West as being the West line of Lot 11 in The Woods, from a monuments found at the North and South ends of said West line.

Theory of Location:

This survey was based on previous surveys and monuments found and detailed below in the Uncertainty in Location of Lines and Corners, Section (1). The South line of Lot 11 in The Woods, being the lot surveyed, was established by running a line Easterly from a monument found at the Southwest corner of Lot 13 through a monument found at the Southwest corner of said surveyed lot. The Southeast corner of said surveyed lot was established as being a point 300.00' East of said monument found at said Southwest corner of said Southwest corner. The West line of said surveyed lot was established from monuments found at the South and North ends of said West line. The remaining lines, curves, and corners were established from the said monuments found above, numerous monuments found along the Right-of-Way line of Shadow Lane, the curve data given on the plat, and the distances as given on the plat.

Plats, Notes, & Witnesses:

The following previous surveys and plats were referenced.
- Plat of The Woods, by John H. Manship & Associates, dated August 5, 1988, as recorded in Plat Book 18, Page 56 in the Office of the Recorder of Madison County, Indiana.
- Plat of Survey for Gilkison, by Richard E. Ward & Associates, dated October 11, 1989 being Job No. 3586.
- Surveyor Location Report for Gudgel, by Richard E. Ward & Associates, dated May 28, 1999, being Job No. 19480.
- Notes and Documents in the Madison County Surveyor's Office and the Office of Precise Land Surveying.

Uncertainty in Location of Lines and Corners:

(1) Availability and condition of reference monuments:
- Numerous 1/2" O Iron Pipes were found at the numerous corners of the lot surveyed and the adjoining lots, as shown hereon.
- There were no other lines of Occupation or Possession at the time of this survey.

(2) Occupation or Possession along lines:

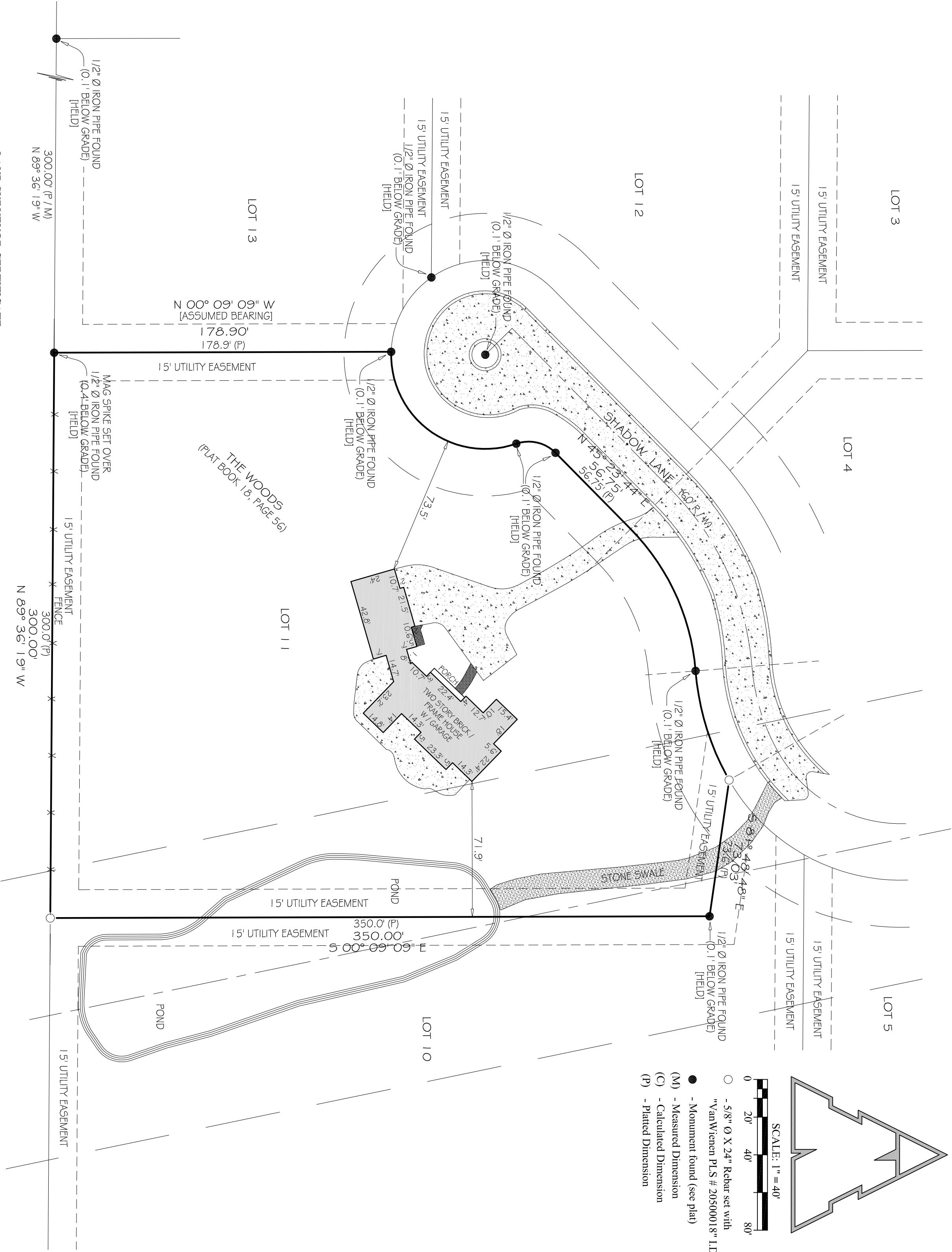
- There is evidence of a Wire Fence generally along the South line of the lot surveyed, as shown hereon.
(4) The Relative Positional Accuracy of the corners of the subject parcel established per this survey is within the requirements for a Suburban Survey (0.13 feet (40 millimeters) plus 100 parts per million) as defined by IAC 865.

Conclusion of Uncertainties:

The uncertainty per this survey, relative to (1) availability and condition of reference monuments is negligible, as relative to (2) occupation or possession lines is negligible, and relative to (3) clarity or ambiguity of recorded descriptions and/or subdivision is negligible.

Notes:

- 1) Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- 2) Survey monuments set for this survey are 5/8" O X 24" long Rebar set at grade with "VANNWENEN PLS#0500018" identification caps, unless noted on plat.
- 3) A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for easements, record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 4) Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence lines and deed lines.



LAND SURVEYOR CERTIFICATE

I, Keith Van Wienen hereby, certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge and belief, the plat within represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was complete on February 21, 2020.

Keith Van Wienen, PLS
Indiana Reg. No. 2050018

		PRECISE LAND SURVEYING 920 MAIN STREET ANDERSON, INDIANA 46016			
				LAND SURVEYOR SURVEYOR LOCATION REPORTS SUBDIVISION & LAND PLANNING ALTA/ASPS LAND TITLE SURVEYS RETRACEMENT & ORIGINAL SURVEYS PHONE: (765) 641-1997	
RETRACEMENT SURVEY FOR RATCLIFF, BEING LOT 11 IN THE WOODS, ADAMS TOWNSHIP, MADISON COUNTY, INDIANA		JOB NUMBER: 1		MEMBER	
NO.	REVISION	DATE	AUTH.	SCALE: 1" = 40' DRAWN BY: KBV	DATE: 2/21/2020 CHECK BY: KBV