

**LEGEND**

o	Clean-Out
▲	Guy Anchor
○	Utility Pole
☆	Light Pole
⊕	Water Valve
⊙	Water Meter
⊕	Fire Hydrant
⊙	Sanitary Sewer Manhole
—O—	Overhead Utility Lines

**SURVEYED DESCRIPTION**  
DESCRIPTION OF PART OF SURVEY 37

Being a part of Survey 37 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at stone on the western most corner of said Survey 37; Thence S.35°34'42"E., along the line dividing Surveys 36 and 37, 1532.1 feet; Thence N.54°25'18"E., 1089.63 feet to a steel pin on the eastern Right-of-Way line of the C.S.X. railroad (formerly the B. and O.), THE TRUE PLACE OF BEGINNING.

Thence N.22°53'05"E., along said Right-of-Way line, 153.3 feet; Thence S.36°00'18"E., 254.94 feet to a steel pin on the western Right-of-Way line of State Highway 62; Thence S.17°55'45"W., along said Right-of-Way line, 162.49 feet to a steel pin; Thence N.35°59'04"W., 271.39 feet to THE TRUE PLACE OF BEGINNING.

Containing 0.793 acre and being subject to all easements of record.

**TITLE DESCRIPTION**

Part of Survey No. 37 of the Illinois Grant, Clark County, Indiana, and described thus: Beginning at a stake in the north corner of a tract of land owned by Earl Friend, said stake is on the east side and 40 feet from the center of Main Track of the Baltimore and Ohio Southwest Railroad Company; thence North 21 deg. 15' East, 153.3 feet to a stake in the east line of the Baltimore & Ohio Southwest Railroad Company's right-of-way and 40 feet from the center of the Main Track; thence South 37 deg. 30' East, 347.93 to the center of the present 4-lane Highway No. 62; thence with the center of said highway right-of-way, South 15 deg. 22' West, 163 feet to the north line of land formerly owned by the Earl Friend; thence North 37 deg. 45' West, 365.02 feet with Friend's line to the place of beginning, containing 1.06 acres, more or less.

**CHICAGO TITLE INSURANCE COMPANY**  
**TITLE COMMITMENT NOTES**

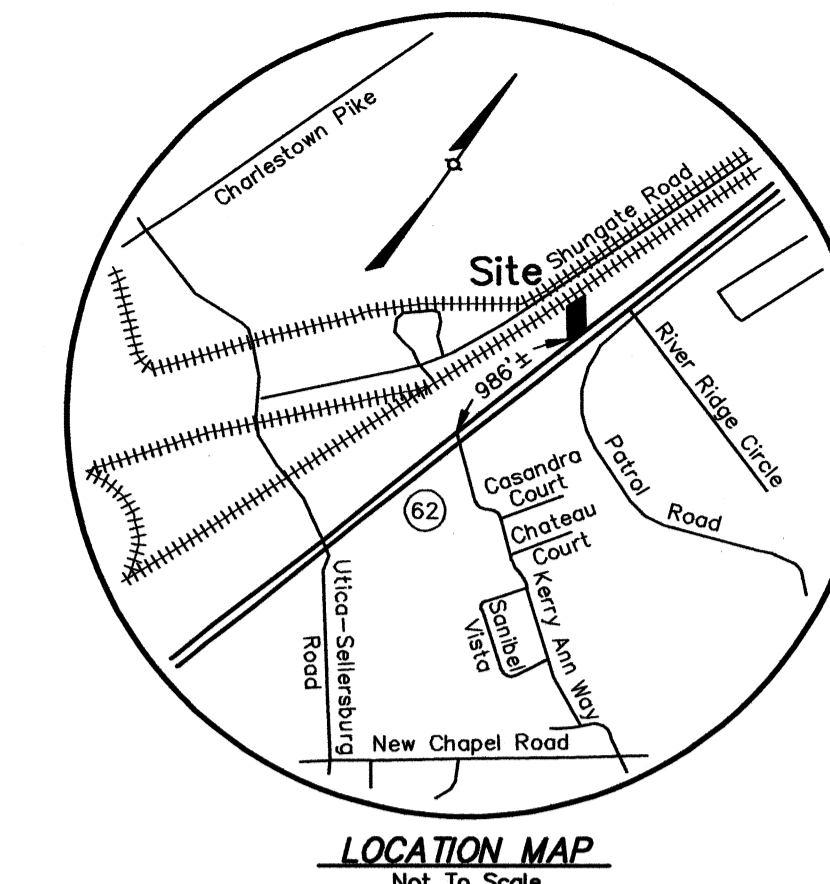
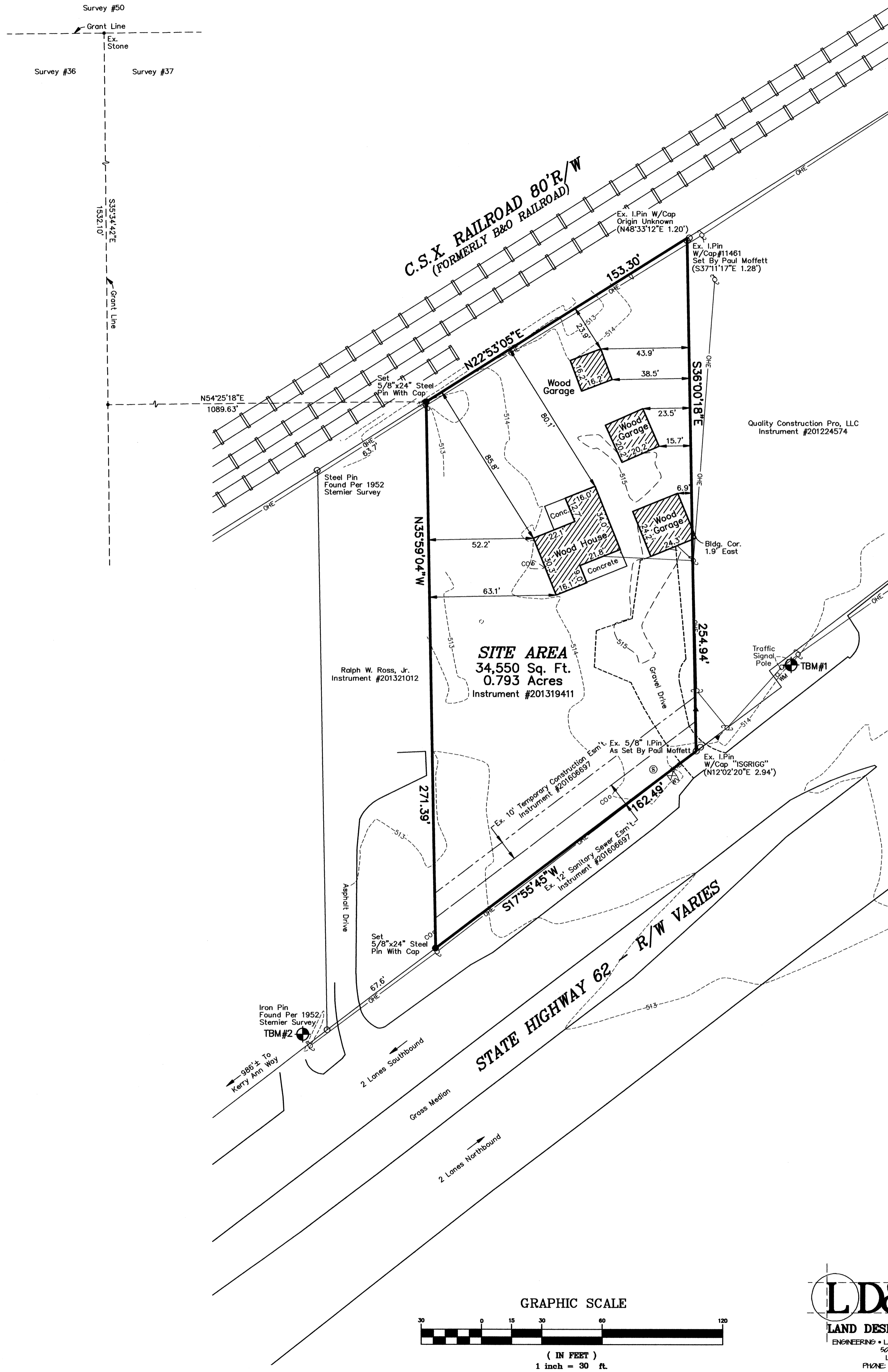
TITLE COMMITMENT NO. 17-78, DATED MARCH 3, 2017  
SCHEDULE B

**General Exceptions:**

- Land Design & Development, Inc. and Blankenbeker & Son Land Surveyors Inc., P.C. did not determine the possession of the land surveyed.
- Land Design & Development, Inc. and Blankenbeker & Son Land Surveyors Inc., P.C. indicated evidence of all known easements, or claims of easements, not shown by the public records, as shown hereon.
- Land Design & Development, Inc. and Blankenbeker & Son Land Surveyors Inc., P.C. indicated evidence of all known encroachments, encumbrances, violations, variations, or adverse circumstances affecting the title disclosed hereon, if any.
- Land Design & Development, Inc. and Blankenbeker & Son Land Surveyors Inc., P.C. did not address these items.

**Special Exceptions:**

- Land Design & Development, Inc. and Blankenbeker & Son Land Surveyors Inc., P.C. did not address these items.
- Easement granted to the City of Jeffersonville of record in Instrument No. 201606697, affects subject property as shown hereon.
- Land Design & Development, Inc. and Blankenbeker & Son Land Surveyors Inc., P.C. did not address this item.
- Land Design & Development, Inc. and Blankenbeker & Son Land Surveyors Inc., P.C. addressed all known terms, provisions, covenants, conditions, restrictions and easements, but did not address any charges, assessments or liens provided in Restrictions, if any.
- Land Design & Development, Inc. and Blankenbeker & Son Land Surveyors Inc., P.C. did not address these items.



- BENCHMARK DATUM**
- TBM#1 X-cut on top of a bolt in traffic light pole located along the west side of State Highway 62, approximately 58' south of the centerline of River Ridge Circle. Elevation = 515.96 (NAVD 88)
  - TBM#2 Existing nail in utility pole located along the west side of State Highway 62, approximately 359' south of the centerline of River Ridge Circle. Elevation = 513.22 (NAVD 88)

**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:

- Availability and condition of reference monuments;
- Occupation or possession lines;
- Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines;
- The relative positional accuracy of the measurements.

The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for an Urban Survey (0.07 feet plus 50 parts per million) as defined in IAC 865.

This is a retracement survey. Prior surveys in this area were found by Earl Stenler and Nelson Proff in 1952. The northwestern line is the Right-of-Way line of the former B and O Railroad. This line was established 40 feet from the centerline of the main tracks per the deeds. A steel pin set by Paul Moffett in 2009 was found on the eastern most corner of this tract. This pin was within 0.5 feet of the record distance from two found iron pipes on the front corners of the southwestern adjoining tract of land and 0.56 feet from the Stenler distance from the railroad. The south corner was established at the deed distance of 67.6 feet from a found iron pipe on the south corner of the southwestern adjoining tract on line with the Moffett steel pin. The western and northern most corners were established at the deed distances from a found steel pin on the western corner of the southwestern adjoining tract along the railroad Right-of-Way line. Several pins set by R. Isgrigg were found, but no corresponding survey drawing was located. These pins vary from the property corners by 1.19 feet to 2.94 feet as shown. A Moffett pin was found on the northeastern line 1.28 feet from the railroad right-of-way line.

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:

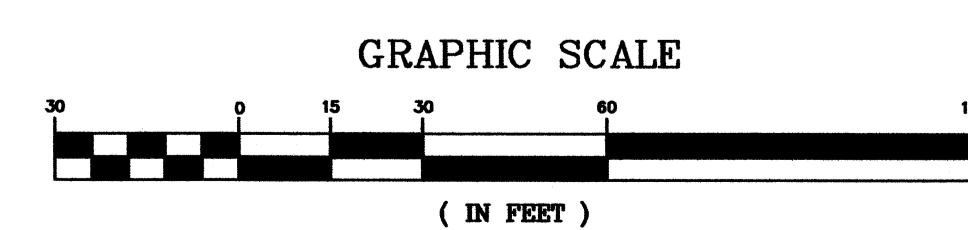
- Due to Availability and condition of reference monuments: 0 to 1.5 feet as described above.
- Occupation or possession lines: 1.9 feet due to the garage shown.
- Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines: The legal descriptions in the deed extend to an old Centerline of Highway 62. This survey does not include the land located within the highway right of way. This is about 90 feet of difference in the depth and accounts for the 0.27 acre variance between the deed acreage and the survey acreage.

**GENERAL NOTES**

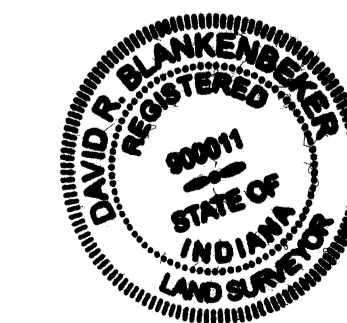
- The easements shown on this plot are per Title Commitment No. 17-78, with an effective date of March 3, 2017, issued by Chicago Title Insurance Company.
- By scaled map location and graphic plotting only, the subject property lies within non-shaded Flood Zone "X", that is areas determined to be outside of the 0.2% annual chance floodplain, per Flood Insurance Rate Map Community and Panel Number 18019C0277E, with an effective date of April 16, 2014.
- Floodways, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this survey.
- All monuments are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.
- The basis of bearings for this survey are grid per the Indiana State Plane Coordinate System, East zone, by G.P.S. observations.
- The subject property has direct access to and from State Highway 62, a duly dedicated and accepted public street.
- There is no visible evidence of cemeteries on subject site.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of Insurance shall be furnished upon request.

**SURVEYOR'S CERTIFICATE**

To: Kenneth Kristopher Towery  
Chicago Title Insurance Company  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 14 and 20 of Table A thereof. The field work was completed on 3/21/17.  
David Blankenbeker, Registered Land Surveyor No. 900011 Date 3/21/17  
Contact Info: Phone (812) 282-4183 / Email www.blankenbekerandson.net



**LD&D**  
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JOB NO. <b>17007</b>	SHEET <b>1</b>	OF <b>1</b>	ALTA/NSPS LAND TITLE SURVEY	<b>BLANKENBEKER &amp; SON</b> LAND SURVEYORS INC., P.C. 618 E. COURT AVENUE JEFFERSONVILLE, INDIANA TELEPHONE (812) 282-4183 P.O. BOX 167 47131-0167 FAX (812) 282-4197 WWW.BLANKENBEKERANDSON.NET JOB # 22,265 DTG # 2403
			PROJECT DATA FILE NAME: 17007010.dwg FIELD DATE: 2/17/17 PLAT DATE: 3/21/17 SCALE: 1"=30' DRAWN BY: T.T. CHECKED BY: D.B.	
REVISIONS NO. DATE DESCRIPTION BY			PROJECT DATA FILE NAME: 17007010.dwg FIELD DATE: 2/17/17 PLAT DATE: 3/21/17 SCALE: 1"=30' DRAWN BY: T.T. CHECKED BY: D.B.	
TITLE <b>5711 HIGHWAY 62, JEFFERSONVILLE, IN 47130</b>			PROJECT DATA FILE NAME: 17007010.dwg FIELD DATE: 2/17/17 PLAT DATE: 3/21/17 SCALE: 1"=30' DRAWN BY: T.T. CHECKED BY: D.B.	

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