

- LEGEND**
- SET 5/8" REBAR X 30' (FLUSH UNLESS NOTED) WITH RED CAP LS22200012
 - ▲ SET MAG NAIL WITH SHINER OR R/R SPIKE
 - SET WOODEN STAKE ON LINE
 - FOUND MONUMENT AS NOTED (FLUSH UNLESS STATED OTHERWISE)
B/G = BELOW GRADE
A/G = ABOVE GRADE

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____, 2023.

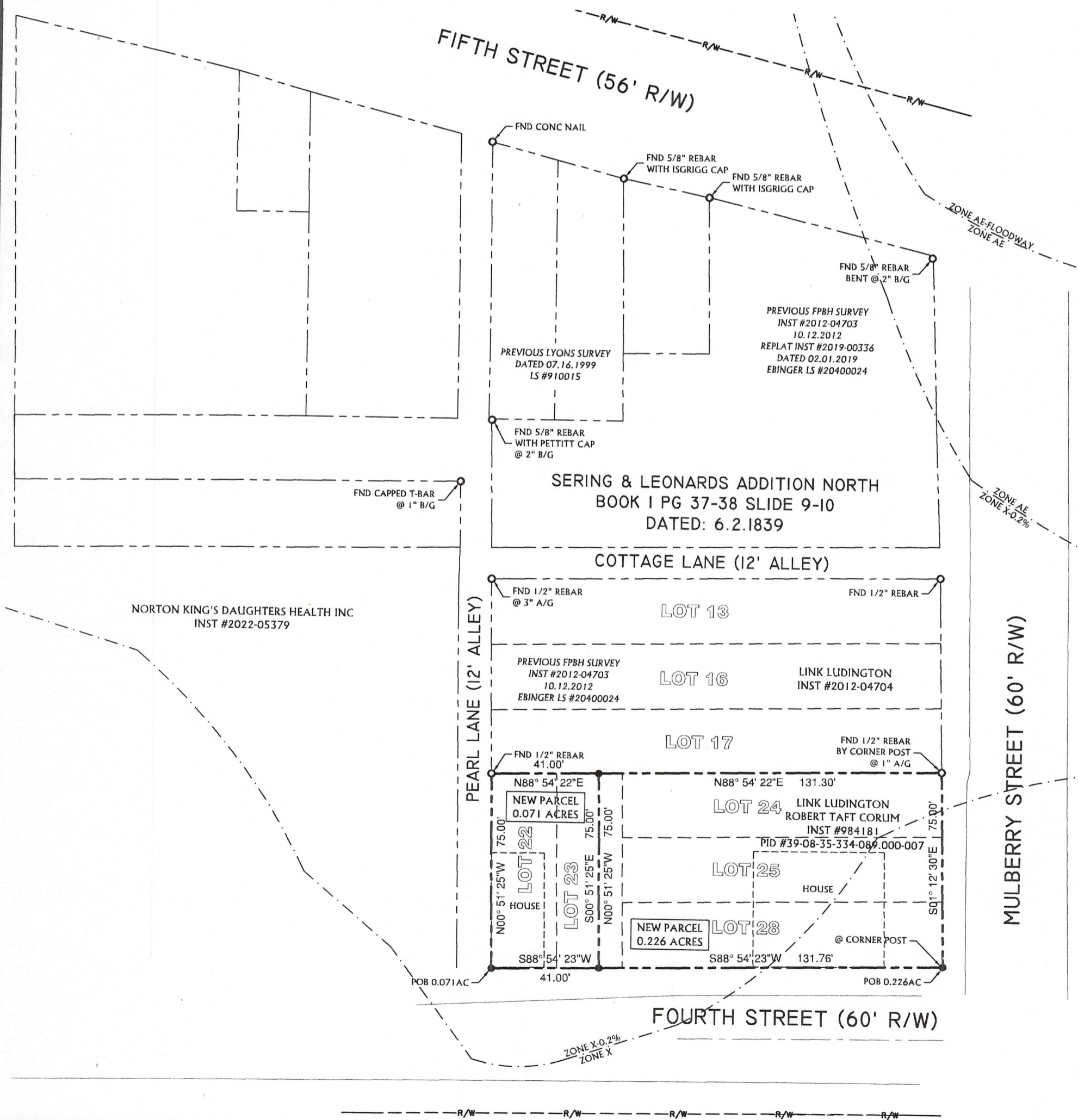
AUDITOR'S CERTIFICATE

PRESENTED TO THE AUDITOR OF JEFFERSON COUNTY THIS _____ DAY OF _____, 2023.

RECORDER'S CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2023 AND RECORDED IN PLAT CABINET _____, SLIDE _____ IN THE OFFICE OF THE JEFFERSON COUNTY RECORDER.

JEFFERSON COUNTY RECORDER



SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED AUGUST 15, 2023, FROM A FIELD SURVEY PERFORMED FROM AUGUST 2, 2023 TO AUGUST 9, 2023, BY JON KURER AND OTHER EMPLOYEES OF HREZO ENGINEERING UNDER MY DIRECT SUPERVISION. THE FINAL MONUMENTS WERE SET ON AUGUST 9, 2023.

THE FOLLOWING OPINIONS AND OBSERVATIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS AS ESTABLISHED ON THIS SURVEY AS A RESULT OF UNCERTAINTIES IN THE REFERENCE MONUMENTS, RECORD DESCRIPTIONS AND PLATS, LINES OF OCCUPATION AND THE RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THERE MAY BE UNWRITTEN RIGHTS AFFECTING THE SUBJECT PROPERTY, WHICH MAY OR MAY NOT BE SHOWN ON THIS SURVEY DRAWING. UNLESS NOTED HEREON THERE IS NO VISIBLE EVIDENCE OF OCCUPATION OR POSSESSION ALONG BOUNDARY LINES OF THE SURVEYED PROPERTY. MONUMENTS WERE RECOVERED OR SET AS SHOWN ON THE ATTACHED DRAWING.

THE PURPOSE OF THIS SURVEY WAS TO PERFORM AN ORIGINAL SURVEY TO SUBDIVIDE PART OF LOT 23, AND CONSOLIDATE ALL OF LOT 22 AND PART OF LOT 23 OF SERING AND LEONARDS ADDITION NORTH, ALSO CONSOLIDATE PART OF LOT 23 AND ALL OF LOTS 24, 25 AND 28 OF SERING AND LEONARDS ADDITION NORTH, AS RECORDED IN PLAT BOOK 1 PAGE 37 AND 38 BEING SLIDE 9 AND 10 OF THE JEFFERSON COUNTY RECORDS. THE NORTH LINES OF LOTS 22, 23, AND 24 WERE ESTABLISHED USING EXISTING FOUND MONUMENTATION AND A FPBH SURVEY, PREPARED BY EBINGER, LS #20400024, DATED OCTOBER 12, 2012, AND RECORDED IN INSTRUMENT NUMBER 201204703 OF THE SAID COUNTY RECORDS. THE EAST, WEST, AND SOUTHERLY LINES FOR SUBJECT LOTS WERE DETERMINE BY USING THE PLAT AND RECORDED DEEDS. THE SUBJECT PROPERTY IS CURRENTLY CONVEYED TO LINK LUDINGTON ROBERT TAFT CORUM, AS DESCRIBED IN INSTRUMENT NUMBER 984181 OF SAID COUNTY RECORDS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE, US SURVEY FOOT, GEOID 18, NAD83.

NO APPARENT AMBIGUITIES WERE FOUND WITH THE RECORDED DEEDS AND SURVEYS THAT WERE RESEARCHED AND PLOTTED TO FORM A BASE MAP USED IN RECONNAISSANCE OF CORNERS OR CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED INCLUDED CALLED FOR MONUMENTS, MONUMENTS NOT CALLED, FENCES, ROADS, BUILDINGS AND VISIBLE OCCUPATION. THE EVIDENCE WAS ANALYZED, REVIEWED AND AN OPINION OF BOUNDARY AS SHOWN HEREON WAS PRODUCED USING SURVEYING PRINCIPALS AND METHODS. SECTION CORNER AND QUARTER SECTION MONUMENTS WERE FOUND PER COUNTY SURVEYOR RECORDS AND PREVIOUS SURVEYS AND WERE LOCATED AND HELD AS THE LOCATION OF THE SECTION LINES.

THE SUBJECT LOTS HAS TWO EXISTING RESIDENCES AND ARE LOCATED AND SHOWN HEREON. THE SURFACE AND SUBSURFACE UTILITIES ON OR ADJACENT TO THE SURVEY ARE NOT SHOWN. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY. NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENTS OF THE CORNERS OF THE SURVEY ESTABLISHED HEREON IS WITHIN THE SPECIFICATIONS OF A "SUBURBAN" SURVEY AS DEFINED IN 865 IAC 1-1-2-7.

LEGAL DESCRIPTION 0.226 ACRES

SITUATED IN BLOCK A IN SERING AND LEONARD'S ADDITION NORTH, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND BEING ALL OF LOTS 24, 25 28, AND PART OF LOT 23 AND BEING PART OF THE SAME PROPERTY CONVEYED TO LINK LUDINGTON AND ROBERT TAFT CORUM, JR. BY INSTRUMENT NUMBER 984181 OF THE JEFFERSON COUNTY RECORDS. THIS DESCRIPTION IS BASED ON AN ORIGINAL SURVEY PREPARED BY HREZO ENGINEERING, UNDER THE DIRECT SUPERVISION OF JAMES J. BERTRAM JR. LS #22200012 DATED AUGUST 15, 2023, HAVING A JOB NUMBER OF SVY17660 WITH THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE, US SURVEY FOOT, GEOID 18, NAD83 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF MULBERRY STREET AND FOURTH STREET AND BEING THE SOUTHEAST CORNER OF LOT 28 IN BLOCK A IN SERING AND LEONARD'S ADDITION NORTH AT THE TRUE POINT OF BEGINNING;

THENCE WITH THE NORTH RIGHT-OF-WAY FOURTH STREET S88°54'23"W, 131.76 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE N00°S1'25"W, 75.00 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE N88°54'22"E, 131.30 FEET TO A FOUND 1/2" REBAR AT THE WEST RIGHT-OF-WAY MULBERRY STREET;

THENCE ALONG WEST RIGHT-OF-WAY OF SAID STREET, S01°12'30"E, 75.00 FEET TO THE BEGINNING;

CONTAINING 0.226 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

ALL CALLED SET IRON PIN AND CAPS ARE 5/8" REBAR WITH RED CAP STAMPED "J. BERTRAM IN LS#22200012, 30" IN LENGTH.

LEGAL DESCRIPTION 0.071 ACRES

SITUATED IN BLOCK A IN SERING AND LEONARD'S ADDITION NORTH, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND BEING ALL OF LOT 22 AND PART OF LOT 23 AND BEING PART OF THE SAME PROPERTY CONVEYED TO LINK LUDINGTON AND ROBERT TAFT CORUM, JR. BY INSTRUMENT NUMBER 984181 OF THE JEFFERSON COUNTY RECORDS. THIS DESCRIPTION IS BASED ON AN ORIGINAL SURVEY PREPARED BY HREZO ENGINEERING, UNDER THE DIRECT SUPERVISION OF JAMES J. BERTRAM JR. LS #22200012 DATED AUGUST 15, 2023, HAVING A JOB NUMBER OF SVY17660 WITH THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE, US SURVEY FOOT, GEOID 18, NAD83 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT INTERSECTION OF PEARL LANE AND FOURTH STREET AND BEING THE SOUTHWEST CORNER OF LOT 22 IN BLOCK A IN SERING AND LEONARD'S ADDITION NORTH AT THE TRUE POINT OF BEGINNING;

THENCE WITH THE EAST RIGHT-OF-WAY PEARL LANE N00°S1'25"W, 75.00 FEET TO A FOUND 1/2" REBAR;

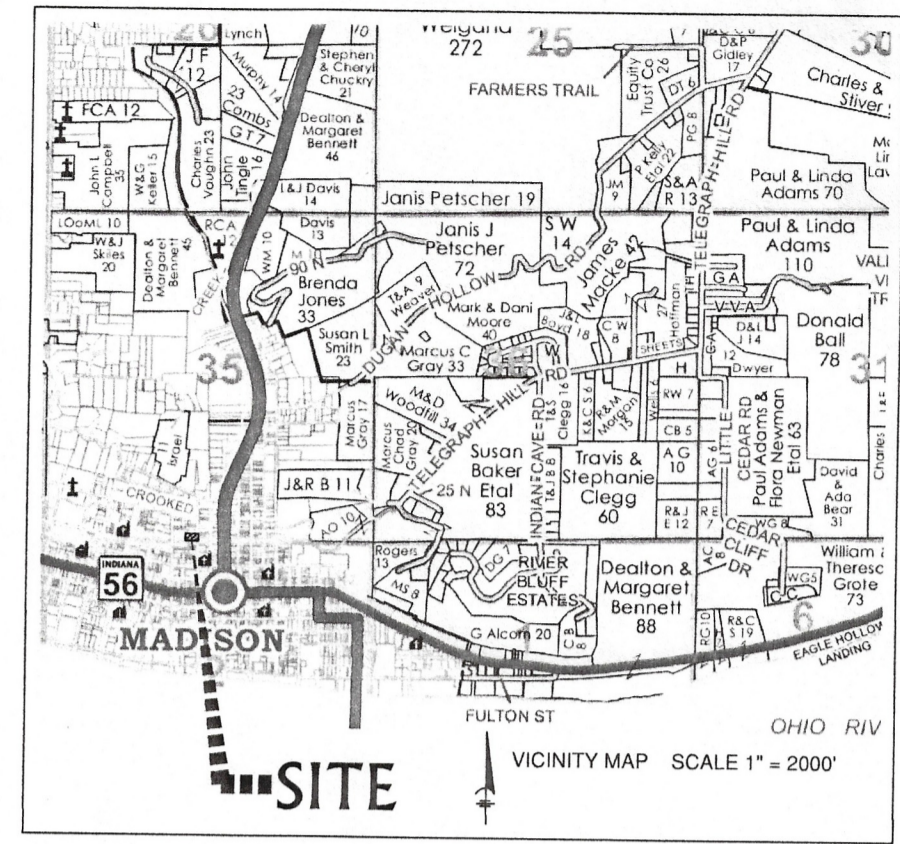
THENCE N88°54'22"E, 41.00 FEET TO A SET 5/8" REBAR WITH CAP;

THENCE S00°S1'25"E, 75.00 FEET TO A SET 5/8" REBAR WITH CAP AT THE NORTH RIGHT-OF-WAY OF FOURTH STREET;

THENCE ALONG NORTH RIGHT-OF-WAY OF SAID STREET, S88°54'23"W, 41.00 FEET TO THE BEGINNING;

CONTAINING 0.071 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

ALL CALLED SET IRON PIN AND CAPS ARE 5/8" REBAR WITH RED CAP STAMPED "J. BERTRAM IN LS#22200012, 30" IN LENGTH.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND I DO HEREBY FURTHER CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORMS WITH THE REQUIREMENTS AS SET FORTH IN INDIANA SURVEYING LAW TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE.

SIGNED THIS 15 DAY OF AUGUST, 2023.

James J. Bertram Jr.
JAMES J. BERTRAM JR. PS22200012

"I, JAMES J. BERTRAM JR., AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

NOTE: PER 865 IAC 1-1-2-12 THIS PLAT AND SURVEY WILL BE VOID IF NOT RECORDED WITHIN 3 MONTHS OF THE SURVEY CERTIFICATION DATE

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED LINK LUDINGTON AND ROBERT TAFT CORUM JR ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND AS SAID OWNERS HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SHOWN ON THE HEREIN DRAWN PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED. AS THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF AND PLATTED SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

Link Ludington *Robert Taft Corum Jr.*
LINK LUDINGTON ROBERT TAFT CORUM JR

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF Jefferson

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR Jefferson COUNTY, STATE OF INDIANA, PERSONALLY APPEARED LINK LUDINGTON AND ROBERT TAFT CORUM JR AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT THIS 15 DAY OF August, 2023.

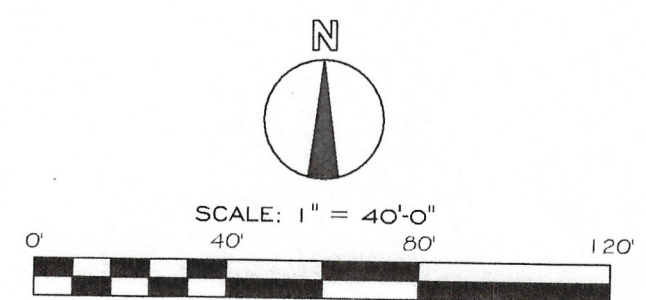
Jenny L. Beverly
NOTARY PUBLIC
NAME TYPED OR PRINTED
Jenny L. Beverly

RESIDENT OF Jefferson COUNTY
MY COMMISSION EXPIRES: November 18, 2028

ZONE AND FLOOD INFORMATION

THIS PARCEL IS CURRENTLY ZONED HISTORIC DISTRICT RESIDENTIAL (HDR). BUILDING AND ZONING SETBACKS DETERMINED BY GOVERNING AUTHORITY.

THIS TRACT LIES WITHIN A MINIMAL FLOOD HAZARD ZONE X AND ZONE X-0.2% AS SAID TRACT PLOTS BY SCALE ON FIRM PANEL 18077C0282C, EFFECTIVE DATE APRIL 2, 2015. THE ACCURACY OF THE FLOOD HAZARD STATEMENT SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION OF THE REFERENCED FLOOD INSURANCE RATE MAP.



HREZO Engineering, Inc.
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ORIGINAL SURVEY

PROJECT NAME: RON BATEMAN

CLIENT: DIVISION OF LUDINGTON PROPERTY

DESC: WEST SIDE MULBERRY STREET SECTION 35, T4N, R10E & SECTIONS 2, T3N, R10E MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA

DATE : 08.15.23
DRAWN BY : JEL
CHECKED BY : JWK
APPROVED BY : JBER
PROJECT # : SVY17660