

- LEGEND**
- SET 8" REBAR X 30" (FLUSH UNLESS NOTED) WITH RED CAP L322200012
 - ▲ SET 1/2" IRL W/IR SHIMMER OR 3/8" IRMS
 - SET WOODEN STAKE ON LINE
 - FOUND MONUMENT AS NOTED (FLUSH UNLESS STATED OTHERWISE)
 - 6" x 6" BROWN GRADE AND 1/4" ABOVE GRADE

PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ DAY OF _____ 2023.

AUDITOR'S CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____ 2023.

RECORDER'S CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____ 2023.

ZONE AND FLOOD INFORMATION

THIS PARCEL IS CURRENTLY ZONED WITH GENERAL ENGINEERING BUSINESS AND ZONING DISTRICT DETERMINED BY GOVERNING AUTHORITY.

THIS TRACT LIES WITHIN A MINIMAL FLOOD HAZARD ZONE X AS SAID TRACT PLATS BY SCALE ON FIRST PANEL 11072024 (2024 EFFECTIVE DATE APRIL 22, 2024). THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE INTERFERED FLOOD HAZARD MAP.



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 36B, ARTICLE 1, CHAPTER 1 OF THE INDIANA ADMINISTRATIVE CODE.

SIGNED THIS 6 DAY OF

SUMMER 2023

James J. Bertram Jr.
JAMES J. BERTRAM JR. P22200012

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 36B IAC 1-12-12 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 AS A REPRESENTATIVE OF LUCY, LLC, IS THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND AS SAID OWNER 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.

SIGNED THIS _____ DAY OF _____ 2023

REPRESENTATIVE OF LUCY, LLC

PRINTED NAME

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF _____

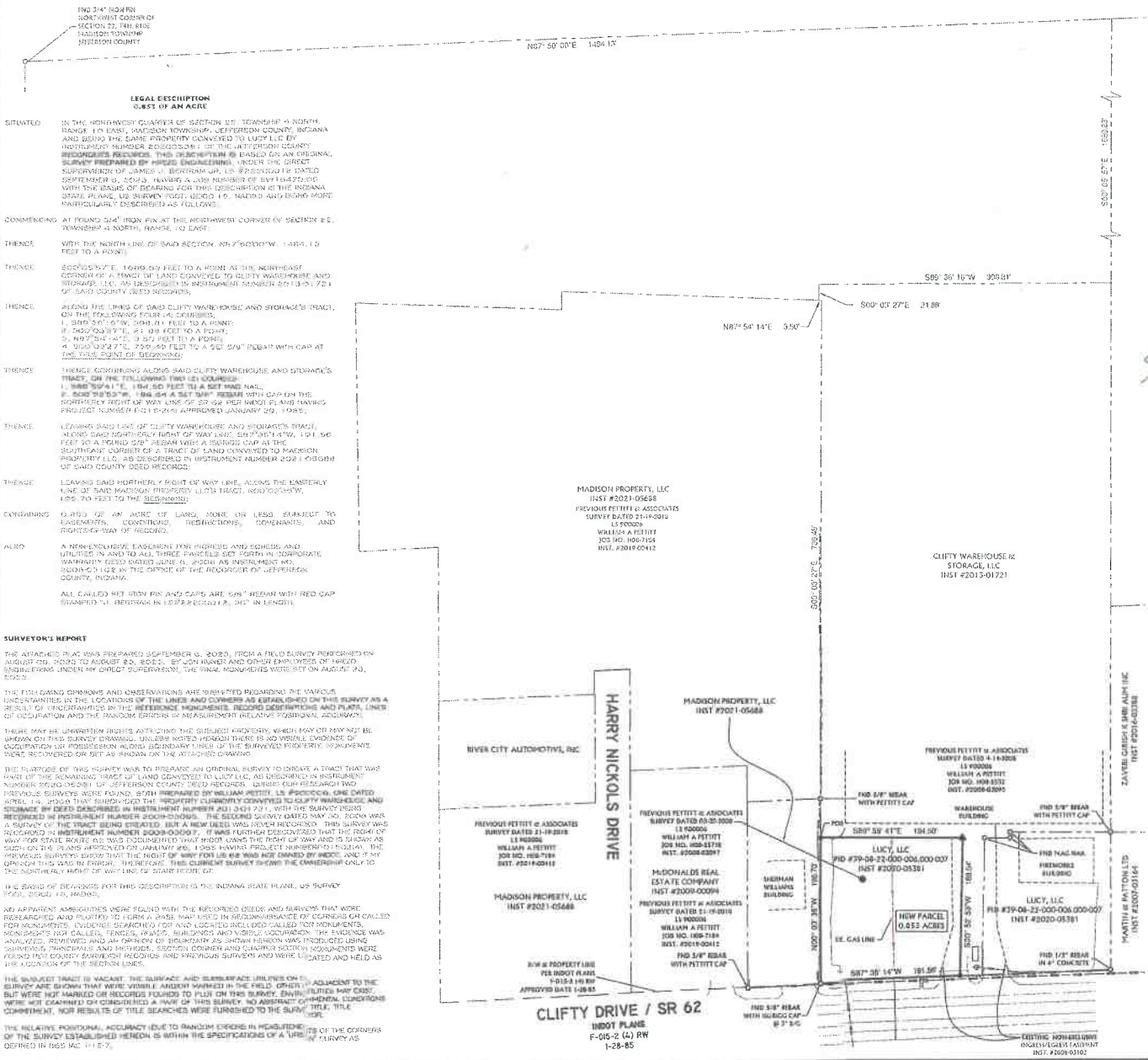
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC FOR _____ COUNTY, STATE OF INDIANA, PERSONALLY APPEARED _____ AS THE REPRESENTATIVE OF LUCY, LLC, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC

NAME TYPED OR PRINTED

RESIDENT OF _____ COUNTY

MY COMMISSION EXPIRES: _____



LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 10 EAST, MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA AND BEING THE SAME PROPERTY CONVEYED TO LUCY, LLC BY INSTRUMENT NUMBER 202300012 OF THE JEFFERSON COUNTY RECORDS. THIS DESCRIPTION IS BASED ON AN ORIGINAL SURVEY PREPARED BY JAMES J. BERTRAM JR., SURVEYOR, UNDER THE DIRECT SUPERVISION OF JAMES J. BERTRAM JR., SURVEYOR, IN DATED SEPTEMBER 01, 2023, HAVING A JOB NUMBER OF 241142023 WITH THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE, US SURVEY FOOT, ZONE 10, NAD83 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT 344' IRON PIN AT THE WESTWEST CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 10 EAST;

THENCE WITH THE NORTH LINE OF SAID SECTION 22, 1484.10 FEET TO A POINT;

THENCE 800' 00" 27' E, 1049.53 FEET TO A POINT AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CLIFTY WAREHOUSE AND STORAGE, LLC, AS DESCRIBED BY INSTRUMENT NUMBER 202301221 OF SAID COUNTY (DEED RECORDS);

THENCE ALONG THE LINE OF SAID CLIFTY WAREHOUSE AND STORAGE'S TRACT, ON THE FOLLOWING BEARINGS AND DISTANCES:

1. S89°24'16"W, 508.01 FEET TO A POINT;
2. S82°00'07"E, 41.09 FEET TO A POINT;
3. N87°24'42"E, 3.57 FEET TO A POINT;
4. S84°03'27"E, 750.40 FEET TO A SET 3/4" REBAR WITH CAP AT THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CLIFTY WAREHOUSE AND STORAGE'S TRACT, ON THE FOLLOWING BEARINGS AND DISTANCES:

1. S88°59'14"E, 184.50 FEET TO A SET 1/2" IRL W/IR SHIMMER OR 3/8" IRMS WITH CAP ON THE NORTHERLY RIGHT OF WAY LINE OF SR 62 PER INDIAN PLANS HAVING PROJECT NUMBER 12110144 APPROVED JANUARY 29, 1986;

THENCE LEAVING SAID LINE OF CLIFTY WAREHOUSE AND STORAGE'S TRACT, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, S61°50'15"W, 134.16 FEET TO A POINT 3/4" IRON PIN WITH A RED CAP AS AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MADISON PROPERTY, LLC, AS DESCRIBED BY INSTRUMENT NUMBER 202301221 OF SAID COUNTY (DEED RECORDS);

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, ALONG THE EASTERLY LINE OF SAID MADISON PROPERTY, LLC'S TRACT, N60°50'58"W, 185.70 FEET TO THE BEGINNING;

COMPLETING 0.633 OF AN ACRE OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, COVENANTS, AND PROVISIONS OF RECORD;

ALSO A NON-ENCUMBERED, EASEMENT FOR IMPROVED ROADS AND UTILITIES IN AND TO ALL THREE PARCELS SET FORTH IN COORDINATE WARRANTY DEED DATED JUNE 01, 2004 AS INSTRUMENT NO. 200401221 IN THE OFFICE OF THE RECORDER OF JEFFERSON COUNTY, INDIANA.

ALL CALLED SET IRON PIN AND CAPS ARE 5/8" REBAR WITH RED CAP STAMPED "J. BERTRAM IN 121142023 1/4" DIA" IN LENGTH.

SURVEYOR'S REPORT

THE ATTACHED PLAT WAS PREPARED SEPTEMBER 01, 2023, FROM A FIELD SURVEY PROFESSIONAL AUGUST 01, 2023 TO AUGUST 24, 2023, BY JOHN HUNTER AND OTHER EMPLOYEES OF HIREZO ENGINEERING, UNDER MY DIRECT SUPERVISION. THE FINAL MONUMENTS WERE SET ON AUGUST 01, 2023.

THE FOLLOWING OPINIONS AND OBSERVATIONS ARE OFFERED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS AS ESTABLISHED ON THIS SURVEY AS A RESULT OF UNCERTAINTIES IN THE INTERFERED INSTRUMENTS, RECORD DESCRIPTIONS AND PLAT, LINES OF OCCUPATION AND THE VARIOUS ERRORS OF MEASUREMENT RELATIVE TO POSITIONAL ACCURACY.

THERE MAY BE UNRECORDED 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 THAT RECORDED OR SET AS SHOWN ON THE ATTACHED DRAWING.

THE PURPOSE OF THIS SURVEY WAS TO PREPARE AN ORIGINAL SURVEY TO LOCATE A TRACT THAT WAS PART OF THE REMAINING TRACT OF LAND CONVEYED TO LUCY, LLC, AS DESCRIBED IN INSTRUMENT NUMBER 202300012 OF THE JEFFERSON COUNTY (DEED RECORDS). UNLESS OUR PREVIOUS TWO PREVIOUS SURVEYS WERE FOUND, BOTH PREPARED BY WILLIAM A. PETTIT, L.S., SURVEYOR, ONE DATED APRIL 14, 2021, THAT SUBDIVIDED THE PROPERTY CURRENTLY CONVEYED TO CLIFTY WAREHOUSE AND STORAGE BY DEED DESCRIBED IN INSTRUMENT NUMBER JULI 2024 221, AND WITH THE SURVEY BEING RECORDED IN INSTRUMENT NUMBER 202300012. THE SURVEY DATED MAY 04, 2024, WAS A REVISION OF THE TRACT BEING ENTERED, BUT A NEW LABEL WAS GIVEN RECORDED. THIS SURVEY WAS RECORDED IN INSTRUMENT NUMBER 202300012. IF MORE FURTHER DISCOVERED THAT THE POINT OF BEGINNING OF THE TRACT BEING ENTERED, BUT A NEW LABEL WAS GIVEN RECORDED. THIS SURVEY WAS RECORDED IN INSTRUMENT NUMBER 202300012. IF MORE FURTHER DISCOVERED THAT THE POINT OF BEGINNING OF THE TRACT BEING ENTERED, BUT A NEW LABEL WAS GIVEN RECORDED. THIS SURVEY WAS RECORDED IN INSTRUMENT NUMBER 202300012. IF MORE FURTHER DISCOVERED THAT THE POINT OF BEGINNING OF THE TRACT BEING ENTERED, BUT A NEW LABEL WAS GIVEN RECORDED. THIS SURVEY WAS RECORDED IN INSTRUMENT NUMBER 202300012.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE INDIANA STATE PLANE, US SURVEY FOOT, ZONE 10, NAD83.

NO ADJACENT PARCELS WERE FOUND WITH THE REQUIRED DEEDS AND SURVEYS THAT WERE RESEARCHED AND REFERRED TO FOR A DEED MAP LIST IN RECONSTRUCTION OF CORNERS OR CALLED FOR MONUMENTS. EVIDENCE SEARCHED FOR AND LOCATED INCLUDED CALLED FOR MONUMENTS, MONUMENTS WITH CALLS, TENDERS, GRADES, BUILDINGS AND VISIBLE CORNERS. THE EVIDENCE WAS ANALYZED, REVIEWED AND AN OPINION OF BOUNDARY AS SHOWN HEREON WAS PRODUCED USING QUANTITATIVE METHODS AND METHODS. EACH CORNER AND CORNER BOUNDARY MONUMENTS WERE FOUND NOT COUNTY SURVEYOR PLACES AND PREVIOUS SURVEYS AND WERE LOCATED AND HELD AS THE LOCATION OF THE SECTION LINES.

THE SUBJECT TRACT IS VACANT. THE SURFACE AND SUBSURFACE UTILITIES ON THE SURVEY ARE SHOWN THAT WERE FOUND IN A BOUNDARY MARK IN THE FIELD, OTHERS ADJACENT TO THE BUT WERE NOT MARKED OR RECORDED. PLATS ON THIS SURVEY, DRAWING, WITHIN THE MAP CASES WITHIN THE BOUNDARY OF THE SUBJECT AND ADJACENT PROPERTY. THE SURVEYOR'S COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEY TITLE.

THE RELATIVE POSITIONAL ACCURACY DUE TO RANDOM ERRORS IN MEASUREMENTS OF THE SURVEY ESTABLISHED HEREON IS WITHIN THE SPECIFICATIONS OF A THIRD CLASS SURVEY AS DEFINED IN IBCS IAC 11-1-2.

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DIVISION SURVEY
GARRETT BAKER

DIVISION OF
LUCY, LLC, PROPERTY
NORTH SIDE CLIFTY DRIVE / SR 62
SECTION 22, T4N, R10E
MADISON TOWNSHIP, JEFFERSON COUNTY, INDIANA

DATE: 09-06-23
DRAWN BY: ARL
CHECKED BY: JWK
APPROVED BY: JBER
PROJECT # : SY11647005

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