

DESCRIPTION
TRACT B

Trilogy River Terrace- Minor Plat

Being A PART OF Lot 2 of a Miner Plat done for Trilogy River Terrace as found in Instrument Number 2022/00324 in the Jefferson County Recorder's Office and more particularly described as follows.

Commencing at a 5/8" Rebar marking the Southeast corner of Lot 5 of Trilogy River Terrace-Minor Plat and the Southeast corner of Lot 61 of First Addition West of the City of Madison; thence N 00°41'25" W, 131.23 feet to a 5/8" Rebar on the West line of West Street and the Point of Beginning; thence N 00°41'32" W, a distance of 21.58 feet to a 5/8" rebar; thence N 75°28'00" W, a distance of 48.93 feet to a brass plug thence S 13°50'02" W, a distance of 20.81 feet to a brass plug; thence S 75°26'53" E, a distance of 54.34 feet to the Point of Beginning passing through a brass plug at 1.29 feet.

Containing 0.0247 Acres more or less and subject to all easements and rights-of-ways of record.

Being a part of the same ground conveyed to Brian L. Marshall as found in Instrument Number 2022/04233 in the Jefferson County Recorder's Office.

Description
TRACT A

Trilogy River Terrace- Minor Plat

Being Lot 2 of a Miner Plat done for Trilogy River Terrace as found in Instrument Number 2022/00324 in the Jefferson County Recorder's Office and more particularly described as follows.

Commencing at a 5/8" Rebar marking the Southeast corner of Lot 5 of Trilogy River Terrace-Minor Plat and the Southeast corner of Lot 61 of First Addition West of the City of Madison; thence N 00°41'25" W, 152.81 feet to a 5/8" Rebar on the West line of West Street and the Point of Beginning; thence N 00°46'18" W, a distance of 18.14 feet to a fence corner; thence N 76°10'00" W, a distance of 44.35 feet to a point; thence S 13°50'02" W, a distance of 16.96 feet to a brass plug; thence S 75°28'00" E, a distance of 48.93 feet to the Point of Beginning.

Containing 0.0185 acres more or less and subject to all legal rights-of-ways and easements.

Being a part of the same ground conveyed to Brian L. Marshall as found in Instrument Number 2022/04233 in the Jefferson County Recorder's Office.

OWNER'S CERTIFICATE

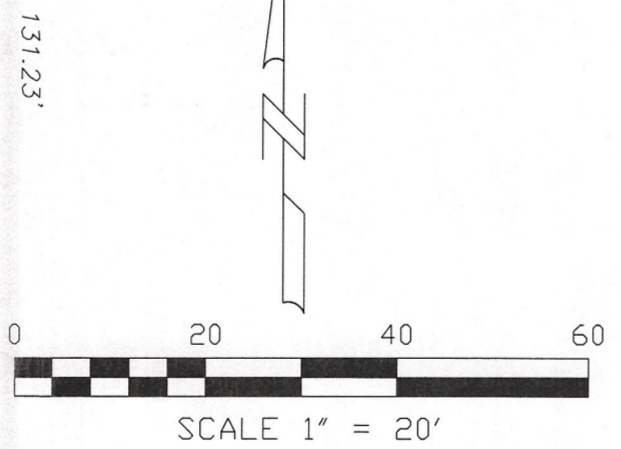
STATE OF INDIANA)
) SS:
COUNTY OF JEFFERSON)

This is to certify that the undersigned is the owner of the land herein described on this plat and that he has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes herein set forth, and does hereby acknowledge and adopt the same under the style and title indicated.

All street right-of-ways, being 40 feet, either side of centerline, as shown on this plat, are hereby dedicated to the public. An easement or license to the public to locate, construct and maintain or authorize the location, construction and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures upon the area marked for easements on this plat are hereby granted.

Given under my hand at Madison, Indiana this 16 day of November A.D. 2023.

Marilyn Hance _____
OWNER OWNER



Basis of Bearing Prior Job# H21-7436

LEGEND

- 5/8" Rebar Set (Flush) (Pettitt Survey)
- ⊙ 5/8" Rebar Fnd (Pettitt Survey)
- Brass Plug Set (stamped Pettitt 900006)
- ⊗ Mag Nail Set

CITY OF MADISON PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF INDIANA)
) SS:
CITY OF MADISON)

Approved this _____ day of _____, A.D. 20____ By the Planning Commission Staff.

CITY OF MADISON PLANNING & ZONING COMMISSION
MADISON, INDIANA

SURVEYOR'S REPORT

This report is for an original survey of Lots 2&3 of a Minor Plat done for Trilogy River Terrace

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:

- Availability, condition and integrity of reference monuments;
- Record documents,
- Lines of occupation, and
- Measurements. There may be unwritten rights associated with these uncertainties. The Relative Positional Accuracy in the position of the lines & corners established this survey is within the requirements for a Urban Survey (0.07 feet) plus 50 parts per million.

Reference Monuments: This survey is tied into a 5/8" Rebars and Mag Spikes found from a ALTA/NSPS survey done by FPBH for King's Daughters Hospital and dated March 15, 2013 and a Minor Plat done for Trilogy River Terrace Dated 11/15/2021 and recorded on 1/24/2022 found in Instrument Number 2002/00324 as found in the Jefferson County Recorder's Office.

Record Descriptions: The minor plat is found in Instrument 2022/00324. For some unknown reason instead of conveying the Lots as were created by Trilogy River Terrace-Minor Plat which was recorded some law firm decided to go back to a metes and bounds description. It also combined parcels together and now there having to be re described to separate the tracts.

Lines of Occupation: There were no encroachments found during the field work for this survey.

1. The within tract does not lie in that Special Flood Hazard Zone AE as said tract plots by scale on Community Panel 18077C0280C of the Flood Insurance Rate Maps for Jefferson County, Indiana. Effective Date 04/02/2015.
2. Ownership shown herein is per County or Township records or as indicated in title work provided by others.
3. No effort has been made to research or show easement or setback lines on this survey, unless otherwise shown on the plat. If setbacks or easements are shown, there is no guarantee that others do not exist.
4. All monuments were found or set within ±0.3' of ground level unless otherwise noted.

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF JEFFERSON)
Suzette McDowell
Notary Public in and for the said County, in the

State aforesaid, do hereby certify that _____
Marilyn Hance

personally known to me to be the same person(s) whose name is (are) subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged the execution and delivery of this plat as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and Notarial Seal this 16 day of November A.D. 2023.

County of residence Jefferson

My commission expires 4-11-2030



Suzette C. McDowell
Notary Public, State of Indiana
Commission # NP0740450
My Commission Expires
April 11, 2030

Suzette C. McDowell
Notary Public

I the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that on 10/6/2022 a survey was performed by me or personnel employed by me, and under my direct supervision, of property as herein described and monumented, and that this plat is true and correct to the best of my information, knowledge, and belief.

Dated: 10/6/2022

Job No: H22-7508

William E. Pettitt
William E. Pettitt
Registered Land Surveyor #LS80900006

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

NAME: William E. Pettitt

		PETTITT & ASSOCIATES Surveyors Engineers	
		11 Medical Plaza P.O. Box 412 Hanover, IN 47243 (812) 866-2562 Fax (812) 866-2561	
CERTIFIED BY _____ DATE _____		SCALE: 1" = 20' DRAWN BY: WEP CHECKED BY: DB	
Revision	Drawn By	Date	JOB NO: H22-7508
			FOR: Brian L. Marshall
			SPLIT 521 and 523/525 WEST STREET
			LOT 2 & Lot 3 OF TRILOGY RIVER TERRACE-MINOR PLAT
			DRAWING NO: