

LEGEND

- 5/8" Rebar Set (Flush) (Pettitt Survey)
- ⊙ 5/8" Rebar Fnd (Pettitt Survey)
- ⊙ 1" Iron Pipe Found



LINE	BEARING	DISTANCE
L1	N 76°46'31" W	10.00'
L2	S 76°46'31" E	10.00'

LEGAL DESCRIPTION

Being Ten (10) feet off of the entire East side of Lot 14 of Edward B. Cross Addition to the City of Madison, Jefferson County, Indiana, West of the Pennsylvania Rail Road, fronting Ten (10) feet on Second Street and more particularly described as follows.

Beginning at a found Pettitt 5/8" Rebar marking the common Southwest corner of Lot 15 of said Edward B. Cross Addition to the City of Madison and the Southeast Corner of said Lot 14; thence N 13°13'30" E along the line common to Lots 14 and 15 159.50' to a found Pettitt 5/8" Rebar; thence N 76°46'31" W along the Southerly line of a 12 Foot Alley 10.00' to a 5/8" Rebar set; thence S 13°13'30" W parallel with and 10' distant from the the east line of Lot 14 159.50' to a 5/8" Rebar Set on the north line of Second Street; thence S 76°46'31" E along the north line of Second Street 10.00' to the Point of Beginning.

Containing 1595 Square Feet more or less and subject to all legal rights-of-way and easements.

Being and intended to be a portion of the same real estate conveyed to 841, LLC, by Warranty Deed from John D. Bilz dated December 6, 2023 and recorded December 15, 2023 as Instrument No. 202304521 in the Recorder's Office, Jefferson County, Indiana.

SURVEYOR'S REPORT

This report is for an original survey of a parcel of land located in the West end of Edward B. Cross Addition to the City of Madison, Jefferson County, Indiana.

- 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 Suburban Survey (0.13 feet) plus 100 parts per million.
- Reference Monuments: This survey is tied into previously surveyed point on Lot 4 and part of Lot 3 at 1029 through 1033 West Main Street as found in survey Job number H19-7279 dated 9/13/2019 and survey Job number H23-7538 dated 5/01/2023.
- Record Descriptions: The original deed had no problems in the deed.
- Lines of Occupation: There was a 1 inch pipe found on the south side of the alley but was not held because the line to the pipe would have gone through the house at 1126 West Street and the West line of Lot 15 would not have lined up the West line of Lot 4. The plat indicated that the lots lines should line up.
 - The within tract does not lie in that Special Flood Hazard Zone AE or Zone X as said tract plots by scale on Community Panel 18077C0282C of the Flood Insurance Rate Maps for Jefferson County, Indiana. Effective Date 04/02/2015.
 - Ownership shown herein is per County or Township records or as indicated in title work provided by others.
 - 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.
 - All monuments were found or set within ±0.3' of ground level unless otherwise noted.

SECOND STREET (60' Wide)

CITY OF MADISON

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.

Given under my hand at _____, Indiana this ____ day of _____, A.D. 20____.

OWNER _____ OWNER _____

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

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
 COUNTY OF JEFFERSON)

I, _____, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that _____

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 ____ day of _____, A.D. 20____.

County of residence _____

My commission expires _____ (SEAL)

Notary Public

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

NOTE: Per 865 IAC 1-12-12, This Plat and Survey will be VOID if not recorded within 3 months of the Survey Certification Date.

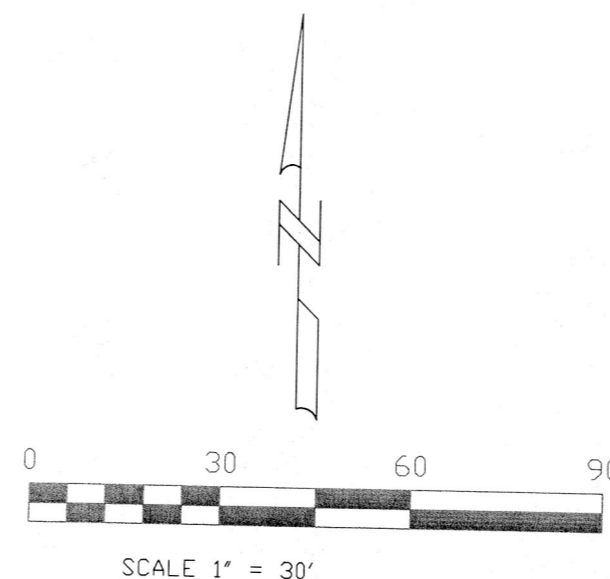
SURVEYOR'S CERTIFICATE

I the undersigned, a Registered Land Surveyor, in the State of Indiana, hereby certify that on 12/21/2023 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: 12/21/2023

Job No: H23-7603

William E. Pettitt
 Registered Land Surveyor #LS80900006



BASIS OF BEARING INDIANA STATE PLANE COORDIANTES EAST ZONE

PETTITT & ASSOCIATES
 Surveyors Engineers

11 Medical Plaza
 P.O. Box 412
 Hanover, IN 47243
 (812) 866-2562
 Fax (812) 866-2561

CERTIFIED BY		DATE
Revision	Drawn By	Date

SCALE: 1" = 30' DRAWN BY: JLW CHECKED BY: DB
 DATE: 12/21/2023 JOB NO: H23-7603
 FOR: JIM & SUZANNE CAPPS
 ORIGINAL SURVEY OF THE EAST 10 FEET OF LOT 14 EDWARD B. CROSS ADDITION, CITY OF MADISON, INDIANA. DRAWING NO: