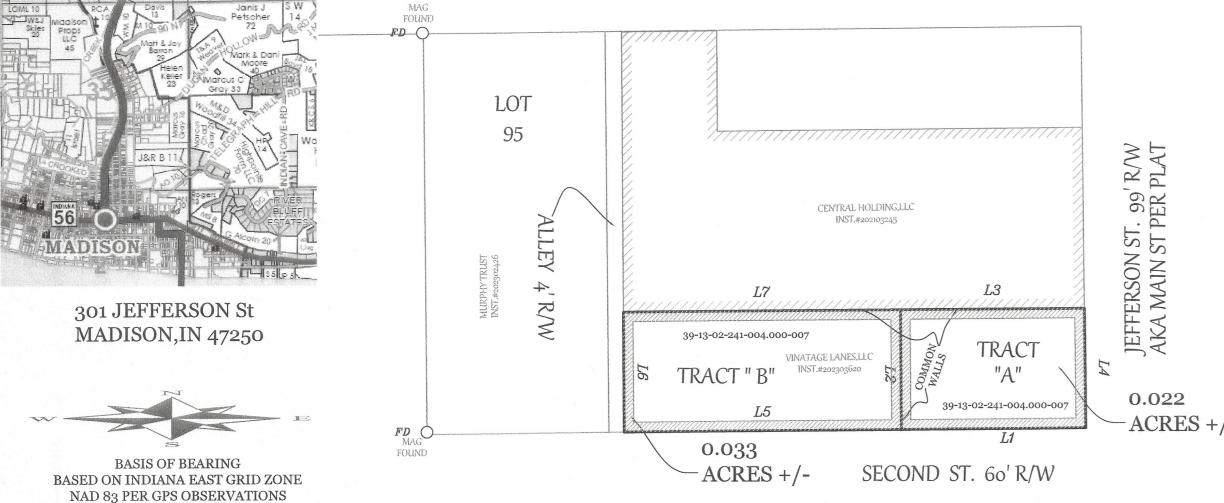
# ORIGINAIL SURVEY VINTAGE LANES, LLC

THIS PLAT SHALL BE VOID IF NOT RECORDED WITHIN THREE (3) MONTHS OF THE SURVEY CERTIFICATION DATE, AS STIPULATED IN INDIANA RULE 12.

FIELD WORK DONE ON 1/14/2024

	LINE	BEARING	DISTANCE
	L1	S 89°29'55" W	38.52
	L2	N 00°15'00" W	25.11
	L3	N 89°34'26" E	38.47
	L4	S 00°32'16" E	25.06
	L5	S 89°29'55" W	57.87
	L6	N 00°15'00" W	25.19'
	L7	N 89°34'26" E	57.80'

## VICINITY MAP



NOTARY CERTIFICATE

STATE OF INDIANA

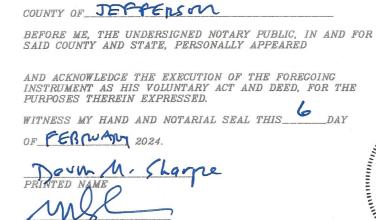
MY COMMISSION EXPIRES:\_\_\_





1.) THIS SURVEY IS NOT CERTIFIED TO ANY FUTURE TRANSACTIONS OR CHANGE IN TITLE.

- 2.) NO UTILITIES WERE LOCATED UNLESS SHOWN.
- 3.) THIS SURVEY IS CONSIDERED "PRO FORMA" UNLESS SIGNED BELOW.
- 4.) BUILDING LINES AND SET BACK LINES ARE NOT SHOWN. THERE ARE NO GUARANTEES BUILDINGS OR STRUCTURES ARE NOT WITHIN THIS AREA.



TEFFEILIM



### SURVEYOR'S REPORT AND DECLARATION OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ORIGINAL SURVEY TO DIVIVE FROM THE LANDS OF VINTAGE LANES, LLC (INST#202303620). THE FILE FOR THIS SURVEY IS LOCATED IN THE OFFICE OF E M LANG SURVEYING, PROJECT NO. 24 JÉFFCO.VINTAGE LOCATED IN OLD TOWN ADDITION TO CITY OF MADISON,

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ESTABLISHING MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN INDIANA, THE FOLLOWING OPINIONS AND OBSERVATIONS ARE SUBMITTED REGARDING UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED BY THIS SURVEY AS A RESULT OF:

1. RANDOM ERRORS IN MEASUREMENTS;

2. AVAILABILITY, CONDITION AND INTEGRITY OF REFERENCE MONUMENTS;

DISCREPANCIÉS IN RECORD DESCRIPTIONS

4. INCONSISTENCIES IN THE LINES OF OCCUPATION AS RELATED TO SURVEY LINES

THERE ARE NO KNOWN UNCERTAINTIES UNLESS STATED WITHIN OR ON THE ATTACHED PLAT. THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS TAKEN WHILE CONDUCTING THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A "SUBURBAN" CLASS SURVEY (0.13 FEET; PLUS 100 PARTS PER MILLION) AS DEFINED BY IAC 865.

2. REFERENCE MONUMENTS.

REFERENCE MONUMENTS WERE FOUND AS SHOWN ON THE PLAT AND WERE USED TO RESOLVE THIS SURVEY.

THE BASIS OF BEARINGS FOR THIS SURVEY WAS INDIANA STATE PLANE COORDINATES NAD83 (EAST ZONE)

BUILDING CORNERS AND FACADES WERE USED AS WELL AS RECORD DIMENSIONS FROM DEEDS OF VINTAGE LANES, LLC AND CENTRAL HOLDINGS, A NEWLY CREATED LINE WAS ESTABLISHED BY USING A EXISTING

ALL MONUMENTS SET OR FOUND ARE SHOWN HEREON.

THE RECORD DOCUMENTS FOR THE SUBJECT PARCEL & ADJOINING PARCELS WERE REVIEWED. THERE ARE NO CONFLICTS DUE TO RECORD DOCUMENTS.

4. LINES OF OCCUPATION: THE LINES OF OCCUPATION ARE AS SHOWN HEREON.

OWNERSHIP SHOWN HEREON IS PER JEFFERSON COUNTY RECORDS OR AS INDICATED IN TITLE WORK PROVIDED BY OTHERS. THE WITHIN SURVEY WAS PERFORMED WITHOUT BENEFIT OF EVIDENCE OF SOURCE OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY SAME. THE ATTACHED PLAT AND DESCRIPTION WAS PREPARED FROM A FIELD SURVEY CONDUCTED ON JAN. 14, 2024 UNDER MY DIRECT SUPERVISION BY BLAKE MCALLISTER

SURVEYOR DESCRIPTION

THE DESCRIPTION BELOW WAS PREPARED FOR MCALLISTER LAND CONSULTING, LLC AND CERTIFIED BY ERIC M. LANG LS#21000192 ON JANUARY 25, 2024 PROJECT 24 JEFFCO.VINTAGE

BEING PART OF LOT 95, OLD TOWN CITY OF MADISON, JEFFERSON COUNTY, AND BEING PART OF THE LANDS CONVEYED TO VINTAGE LANES,LLC (INST #202303620), RECORDS OF THE RECORDER'S OFFICE OF JEFFERSON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BUILDING CORNER MARKING THE SOUTHEAST CORNER OF SAID LOT 95; THENCE WITH THE NORTH RIGHT OF WAY LINE OF SECOND STREET S89°29'55"W FOR A DISTANCE OF 38.52 FEET TO A POINT; THENCE WITH A NEWLY CREATED LINE AND WITH A COMMON WALL NOO'15'00" W FOR A DISTANCE OF 25.11 FEET TO A POINT; THENCE WITH THE LANDS CENTRAL HOLDINGS, LLC (INST# 202103245) N89°34'26"E FOR A DISTANCE OF 38.47 FEET TO THE WEST RIGHT OF WAY OF JEFFERSON STREET; THENCE ALONG SAID RIGHT OF WAY SOO°32'16" E FOR A DISTANCE OF 25.06 FEET TO THE POINT OF

CONTAINING 0.022 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND LEGAL

THE DESCRIPTION BELOW WAS PREPARED FOR MCALLISTER LAND CONSULTING, LLC AND CERTIFIED BY ERIC M. LANG LS#21000192 ON JANUARY 25, 2024 PROJECT 24 JEFFCO.VINTAGE

BEING PART OF LOT 95, OLD TOWN CITY OF MADISON, JEFFERSON COUNTY, AND BEING PART OF THE LANDS CONVEYED TO VINTAGE LANES, LLC (INST #202303620), RECORDS OF THE RECORDER'S OFFICE OF JEFFERSON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BUILDING CORNER MARKING THE SOUTHEAST CORNER OF SAID LOT 95; THENCE WITH THE NORTH RIGHT OF WAY LINE OF SECOND STREET S89°29'55"W FOR A DISTANCE OF 38.52 FEET TO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG SAID RIGHT OF WAY S89°29'55" W FOR A DISTANCE OF 57.87 FEET TO A BUILDING CORNER AT THE SOUTHWEST CORNER OF VINTAGE LANES (INST#202303620);THENCE ALONG THE WEST LINE OF SAID LANDS NOO'15'00"W FOR A DISTANCE OF 25.19 FEET TO A BUILDING CORNER; THENCE ALONG THE LANDS OF CENTRAL HOLDINGS (INST#202103245) N89°34'26" E FOR A DISTANCE OF 57.80 FEET TO A POINT; THENCE WITH A NEWLY CREATED LINE AND BEING A COMMON WALL SOO'15'00"E FOR A DISTANCE OF 25.11 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

CONTAINING 0.033 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND LEGAL RIGHTS-OF-WAY OF RECORD

THE STATE OF INDIANA:

#### APPROVED BY THE PLAN COMMISSION STAFF

APPROVED THIS \_\_\_\_\_\_, 2024.

#### OWNERS CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF AND PLATTED, AND DO HEREBY LAY OFF AND PLAT SAID REAL ESTATE IN ACCORDANGE WITH THE WITHIN PLAT.

Memser VINTAGE LANES, LLC WITNESS MY HAND THIS

OF FEBRUARY



THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JANUARY 25, 2024; THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST; AND THAT ALL

I, ERIC M. LANG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF

OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME HAVE 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.

1/25/2024 ERIC M. LANG LS.21000/9; DATED

### LEGEND

BOUNDARY LINE CHAIN LINK FENCE LINE FOUND 3/4" IRON PIPE

FD

FD A SPIKE FOUND FD REBAR FOUND

FDNAIL FOUND

NOTE: ALL MONUMENTS FLUSH EXCEPT AS NOTED ORIGIN/REFERENCE IS UNKNOWN UNLESS NOTED

SET FLUSH 5/8" STEEL PIN W/ PLASTIC CAP

ST O SET NAIL

A.G. ABOVE GRADE B.G. BELOW GRADE

(C) CALCULATED BEARING AND/OR DISTANCE

(R) RECORD BEARING AND/OR DISTANCE

ALL RIGHTS RESERVED

COVIDIANA DRO, INDIANA I, IN 47250

IN ASSOCIATION WITH

EXCEPT FOR USES EXPRESSLY PERMITTED IN WRITING, THIS DOCUMENT IS SOLELY THE PROPERTY OF EM LANG & McALLISTER LAND CONSULTING

DATE: 1-25-2024

SCALE: 1"=20'

DRAWN: BRM CHK'D: EML

PN#24 JEFFCO.VINTAGELANE

ACAD:VINTAGELANE.DWG