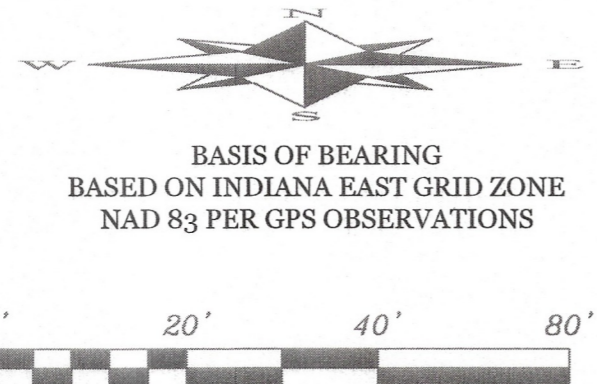


ORIGINAL SURVEY for MARSHALL

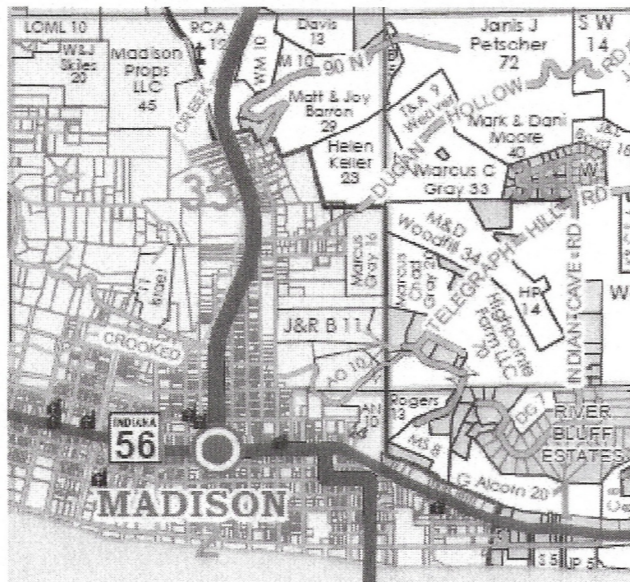
NOTES:

- 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.



BASIS OF BEARING
BASED ON INDIANA EAST GRID ZONE
NAD 83 PER GPS OBSERVATIONS

VICINITY MAP



701 WEST St
MADISON, IN 47250

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 2/15/2024

SURVEYOR'S REPORT AND DECLARATION OF SURVEY

TO: MARSHALL
THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ORIGINAL SURVEY TO DIVIDE FROM THE LANDS OF BRIAN L. MARSHALL (INST#202304654). THE FILE FOR THIS SURVEY IS LOCATED IN THE OFFICE OF E M LANG SURVEYING, PROJECT NO. 24 JEFFCO.MARSHALL LOCATED IN SERING'S AND LEONARD'S ADDITION TO CITY OF MADISON, INDIANA.

IN ACCORDANCE WITH TITLE 865, ARTICLE 11, 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;
3. DISCREPANCIES 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.

1. MEASUREMENTS:
THE RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS TAKEN WHILE CONDUCTING THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A "URBAN" CLASS SURVEY (0.07 FEET; PLUS 50 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) PER GPS OBSERVATIONS.

IRON PINS FOUND ALONG THE NORTH SIDE OF FIFTH STREET ALONG WITH IRON PIN AT THE NORTHWEST CORNER OF LOT 24 WERE USED AND SUBSTANTIALLY MATCHED RECORD DIMENSIONS FROM PLAT OF SERING'S AND LEONARD'S ADDITION.

ALL MONUMENTS SET OR FOUND ARE SHOWN HEREON.

3. RECORD DOCUMENTS:
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 FEB. 16, 2024 UNDER MY DIRECT SUPERVISION BY BLAKE MCALLISTER

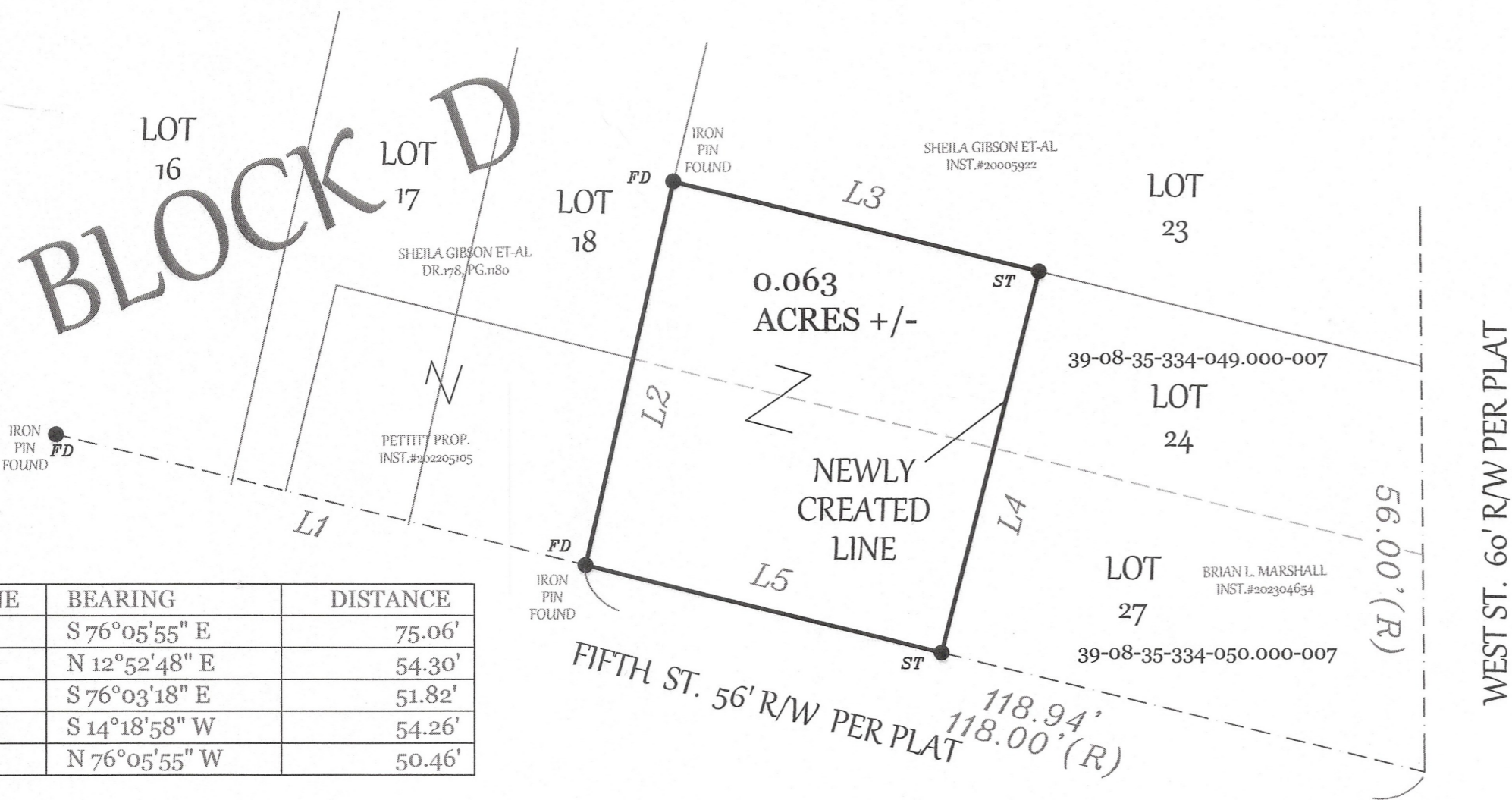
SURVEYOR DESCRIPTION

THE DESCRIPTION BELOW WAS PREPARED FOR MCALLISTER LAND CONSULTING, LLC AND CERTIFIED BY ERIC M. LANG LS#21000192 ON FEB 22, 2024 PROJECT 24 JEFFCO.MARSHALL

BEING PART OF LOT 24 AND 27, BLK D. SERING'S & LEONARD'S ADD CITY OF MADISON, JEFFERSON COUNTY, AND BEING PART OF THE LANDS CONVEYED TO BRIAN L. MARSHALL (INST #202304654). RECORDS OF THE RECORDER'S OFFICE OF JEFFERSON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 27; THENCE ALONG THE WEST LINE OF LOTS 24 AND LOT 27 N12°52'58"E FOR A DISTANCE OF 54.30 FEET TO A IRON PIN FOUND; THENCE WITH THE NORTH LINE OF LOT 24 S76°03'18"E FOR A DISTANCE OF 51.82 FEET TO A PIN SET; THENCE WITH A NEWLY CREATED LINE S14°18'58"W FOR A DISTANCE OF 54.26 FEET TO A PIN SET ON THE NORTH R/W LINE OF FIFTH STREET; THENCE WITH SAID R/W N76°05'55"W FOR A DISTANCE OF 50.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.063 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS AND LEGAL RIGHTS—OF-WAY OF RECORD.



LINE	BEARING	DISTANCE
L1	S 76°05'55" E	75.06'
L2	N 12°52'48" E	54.30'
L3	S 76°03'18" E	51.82'
L4	S 14°18'58" W	54.26'
L5	N 76°05'55" W	50.46'

APPROVED BY THE PLAN COMMISSION STAFF

APPROVED THIS _____ DAY OF _____, 2024.

THIS TRACT DOES NOT LIE WITHIN THE FLOODPLAIN AS PER FEMA FIRM MAP 18077C0282C EFFECTIVE APRIL 2, 2015 JEFFERSON COUNTY

LEGEND

- BOUNDARY LINE
- CHAIN LINK FENCE LINE
- FOUND 1" IRON PIPE
- SPIKE FOUND
- REBAR FOUND
- NAIL FOUND
- SET FLUSH 5/8" STEEL PIN W/ PLASTIC CAP
- SET NAIL
- ABOVE GRADE
- BELOW GRADE
- CALCULATED BEARING AND/OR DISTANCE
- RECORD BEARING AND/OR DISTANCE

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

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF JEFFERSON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY

OF February, 2024.

Belinda L Cole
PRINTED NAME

Belinda L Cole
SIGNATURE

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____

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 ACCORDANCE WITH THE WITHIN PLAT.

Brian L Marshall
BRIAN L. MARSHALL
WITNESS MY HAND THIS 26th DAY

OF February, 2024.

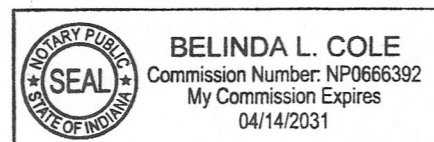
SURVEYOR'S CERTIFICATE

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

THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON FEBRUARY 24, 2024; THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST; AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME HAVE BEEN MET.

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.

Eric M Lang
ERIC M. LANG LS.21000192
DATED 2/24/2024



REVISION	DESCRIPTION

EM Lang Surveying
13720 SPANGLER RD, DILLSBORO, INDIANA 465 MEADOW LN. MADISON, IN 47250
Tel: 812-496-5421 emlangsurveying@gmail.com

IN ASSOCIATION WITH
McAllister Land Consulting, LLC
LAND CONSULTING
465 MEADOW LANE MADISON, IN 47250
812-274-0860 812-801-9373
mcallisterlandconsulting@gmail.com

MARSHALL SURVEY
ORIGINAL SURVEY
SERING'S & LEONARD'S ADDITION TO CITY OF MADISON, JEFFERSON CO

CLIENT
MARSHALL

ALL RIGHTS RESERVED

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

DATE: 2-22-2024
SCALE: 1"=20'
DRAWN: BRM
CHK'D: EML
PN#24 JEFFCO.MARSHALL
ACAD:MARSHALL.DWG

P1