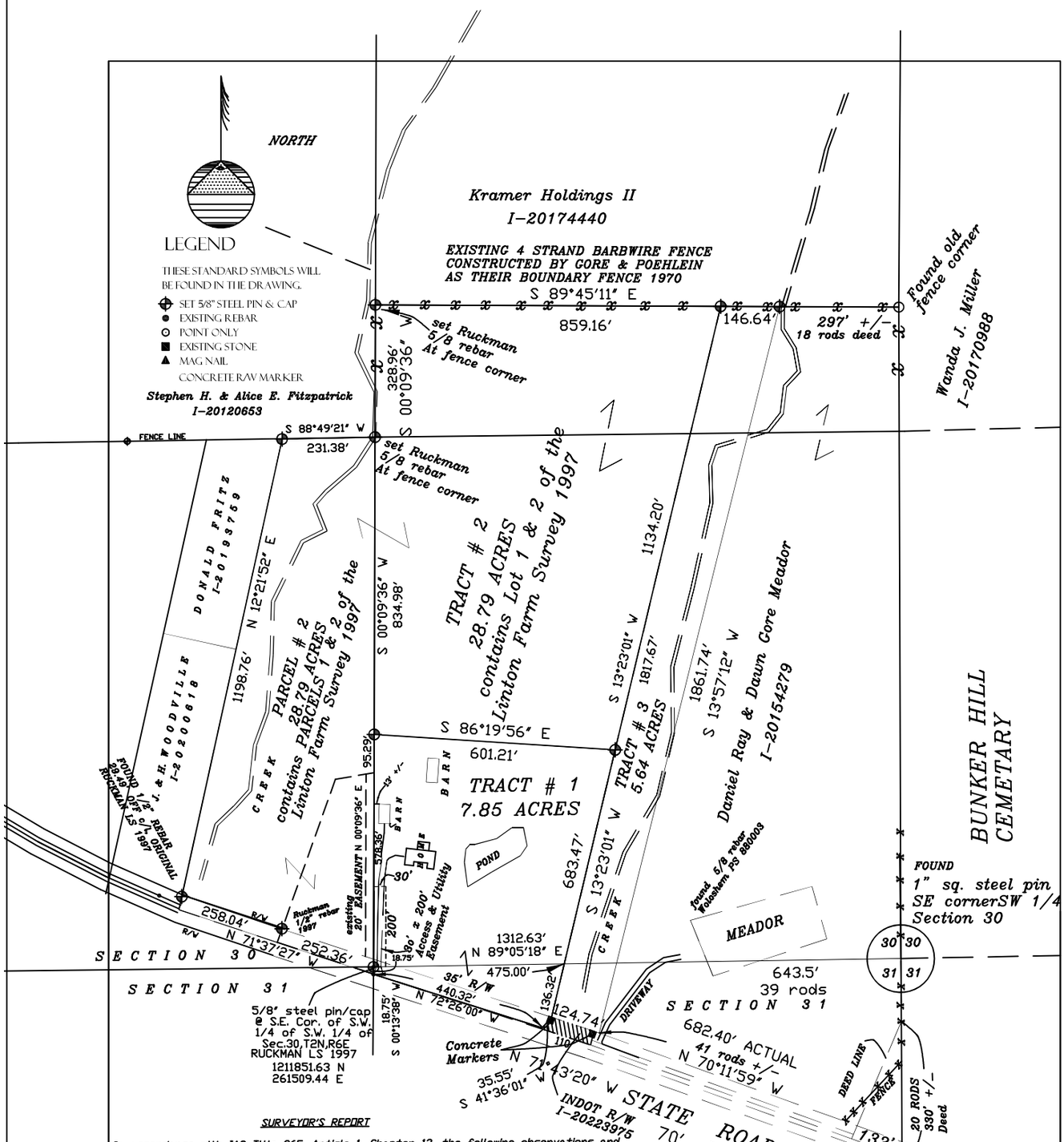

SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

A. Availability and condition of reference monuments.
B. Occupation or possession lines.
C. Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines.
D. The relative positional accuracy of the measurements.

This is a RETRACEMENT and an original survey subdividing the property described in Instrument H-7 page 441 of the Washington County, Indiana records, the Elmer & Donna Gore lands, The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE over multiple days.

The lines and corners shown hereon were established with the aid of the following:

1. 1993 Survey of the Linton Farm, Survey by D. Blann PS,
2. deeds per said county records, and Statement of Gore Family that the north fenceline/Property line
3. was built and agreed upon by Gore and Poehlein in 1970 and found corner monuments as shown hereon.

A DJR 1997 rebar was found on Section line as well as a 1" steel pin at Graveyard as shown hereon. Held the 4 strand barbed wire fence built in 1970 by the Gore and Poehlein Families as their property line. Purpose of Survey was to set out a Buffer strip _ TRACT # 3 to Daniel & Dawn Meador and to Create Tract # 1 with the home and barns and Tract # 2 as shown.

Tract # 2 to be sold with the original 1997 Tracts 1 and 2 of the Linton Survey.

A 30' X 200' Joint Access, Drainage and Utility Easement is hereby created for the use of existing driveway entrance as access for Tracts 2 and the orighinal 1997 Linton Survey Tracts 1 and 2. Driveway to be shared with Tract 1.

Due to occupation or possession lines: up 3.1± feet due to fences shown,

Due to Clarity or ambiguity of the record description used and of adjoiners descriptions and the relationship of the lines of the subject tract with adjoiners lines: 5' +/-,

Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for a Rural Survey (0.26 feet plus 100 parts per million).

There may be additional unwritten rights associated with the above uncertainties.

Elmer E. & Donna J. Gore
DR - H-7, page 441

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 IAC 12-1 THROUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

DAVID J. RUCKMAN, PS # 800-40393

0 350 700

SCALE =	DATE:	DRAWN:	REV:
1" = 350'	03/23/25		

MAP FOR: GORE FAMILY
11250 STATE ROAD 160
SALEM, INDIANA 47167

GORE FARM

PART OF SEC. 30 & 31 T 2 N, R 6 E

FRANKLIN TWP. WASHINGTON CO., INDIANA

RUCKMAN LAND SURVEYORS
TITLE BOUNDARY LAND SURVEYORS
LICENSED TO PRACTICE IN INDIANA
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