



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:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- 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.
- The relative positional accuracy of the measurements.

This is a a Retracement and original survey subdividing the property described in DD 2 page 6072 of the Floyd County, Indiana records. 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 several days.

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

- Prior Survey by me in 2010 of Bryant and Lione 1.17 acre. Also Survey by Primavera LS
- deeds per said county records, and
- found corner monuments.

A stone was found at Subject tract NE corner, a Ruckman rebar at SE corner. Mag nails were found on C/L Wagner Drive 50' R/W from Ruckman 2010 Survey. Flags and nails found along Lione North line from Ruckman 2010 Survey.

PURPOSE of SURVEY: To create a 0.50 Acre parcel for conveyance to Lione. Set Mag nail at NE corner of 0.50 Ac. and offset 5/8 rebar at 25' and a rebar at 218.22'

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: up to 0.36 feet due to variance in monuments slightly disturbed.
Due to occupation or possession lines: NONE
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: NONE
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).

The Bryant driveway at northeast corner crosses over the property line, but is within the 50' R/W of Wagner Drive.

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

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 H21 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

DAVID J. RUCKMAN, PS # 80040393

SCALE = 1" = 200'	DATE 07/07/25	DRAWN DJR	REV
BRYANT MAP PART OF SECTION 5 T-2-S, R-6-E LAFAYETTE TWP., FLOYD COUNTY, INDIANA			
RUCKMAN LAND SURVEYORS TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA DAVID J. RUCKMAN, P.L.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106 812-670 8385 DAVIDJRUCKMAN@AOL.COM			

Source Deed:

Verna Bryant
DD 2 - 6072

Survey For:

Verna Bryant Family
% John Bryant
3619 Wagner Drive
Floyds Knobs, In.