

## 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 Original survey subdividing the property described in I-202130446 and 202508274, David and Rebecca Megfford 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 multiple days.

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

- 1 Victor Bunch Subdivision PLAT Book 3 page 112 and survey by Isgrigg
- 2. deeds per said county records, and old Plats of town of New Providence
- 3, found corner monuments, 3/4 pipes at front corners of Lots 3,4,5,6 and 7 established the Bunch Plat.

Monuments were found at possession corners on Lots 3-7 as shown. Found 6 pins.

Could not set the Northeast corner of Lot # 1 as it fell in a deep ravine drain. Ravine matched deed bearings to Creek, but channel has moved easterly over the past 75 years, so the SE corner of Subject tract fell west of existing channel as shown. Southwest line generally follows the Hollow Ravine

to match into the Mooney Deed calls, no pins found in ravine. Mooney deed overlapped the Mefford deed in this hollow Ravine Area. Mefford Family agreed to hold the Mooney calls so as to avoid any conflict.

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 80' +/- due to Ravine and Creek

Due to occupation or possession lines: NONE - NO FENCELINES

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: 80' Due to Mooney deed referencing, the existing ravine as the Souwest corner of Lot 2 of the Bunch Plat, but 75 years ago ravine was farther south.

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.



## CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTHY 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 THE 865 H24 THROUGH 29. LATHRM, UNDER THE PENALTIES OF PERJURY, THAT THAVE TAKEN REASONABLE CARE TO REDACT EACH ISCORD, SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:



## 8.5' X 14" DWG

SCALL - DAIL: DRAWN: REV:

MEFFORD MAP

PART OF SECTION 33 T-IN, R-5-E

WOOD TWP, CLARK COUNTY, INDIANA

## RUCKMAN LAND SURVEYORS

TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA.

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