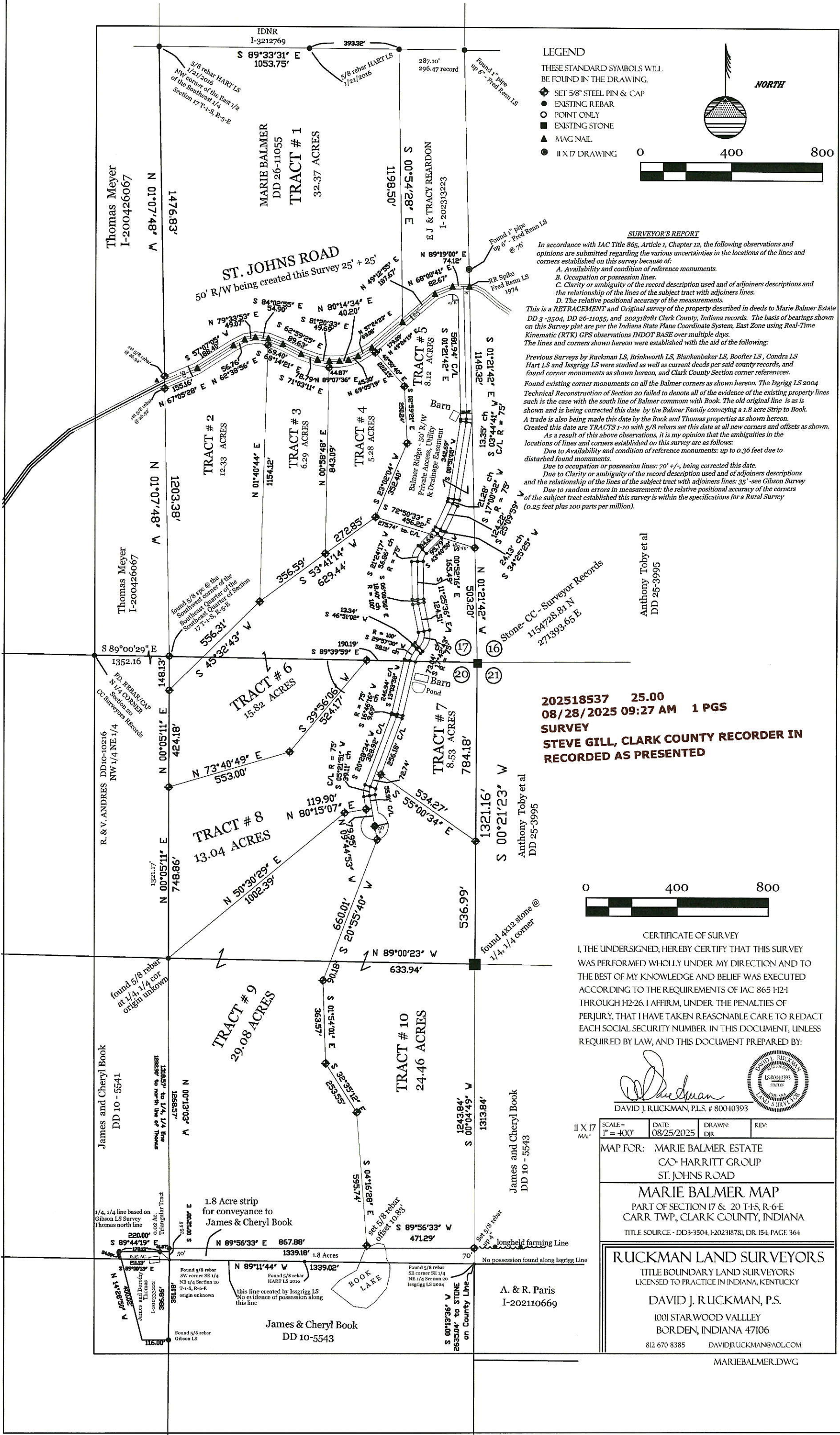




LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- SET 5/8" STEEL PIN & CAP
- EXISTING REBAR
- POINT ONLY
- EXISTING STONE
- NAG NAIL
- 11 X 17 DRAWING

NORTH

0 400 800

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 of the property described in deeds to Marie Balmer Estate DD 3 -3504, DD 26-11055, and 202318781 Clark 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:

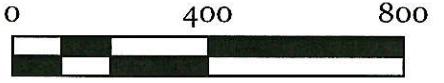
Previous Surveys by Ruckman LS, Brinkworth LS, Blankenkner LS, Boofter LS, Condra LS Hart LS and Issgrigg LS were studied as well as current deeds per said county records, and found corner monuments as shown hereon, and Clark County Section corner references.

Found existing corner monuments on all the Balmer corners as shown hereon. The Issgrigg LS 2004 Technical Reconstruction of Section 20 failed to denote all of the evidence of the existing property lines such as the case with the south line of Balmer common with Book. The old original line is as is shown and is being corrected this date by the Balmer Family conveying a 1.8 acre Strip to Book. A trade is also being made this date by the Book and Thomas properties as shown hereon. Created this date are TRACTS 1-10 with 5/8 rebars set this date at all new corners and offsets as shown.

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 disturbed found monuments.
- Due to occupation or possession lines: 70' +/-, being corrected this date.
- 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: 35' -see Gibson Survey
- 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 (0.25 feet plus 100 parts per million).

202518537 25.00
08/28/2025 09:27 AM 1 PGS
SURVEY
STEVE GILL, CLARK COUNTY RECORDER IN
RECORDED AS PRESENTED



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 865 I-2-1 THROUGH I-2-26. 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, PLS. # 80040393

SCALE = 1" = 400'	DATE: 08/25/2025	DRAWN: DJR	REV:
MAP FOR: MARIE BALMER ESTATE CO- HARRITT GROUP ST. JOHNS ROAD			
MARIE BALMER MAP PART OF SECTION 17 & 20 T-1-S, R-6-E CARR. TWP., CLARK COUNTY, INDIANA TITLE SOURCE - DD3-3504, I-202318781, DR. 154, PAGE 364			
RUCKMAN LAND SURVEYORS TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA, KENTUCKY DAVID J. RUCKMAN, P.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106 812 670 8385 DAVIDJRUCKMAN@AOL.COM			

MARIEBALMER.DWG