

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 survey of DR 201820162, Stone Mountain Indiana LLC of the Floyd County, Indiana records..
Survey plat is per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE. Javad LS GPS

The lines and corners shown hereon were established with the aid of the following:
Plat 414, and prior surveys by Ruckman, Condra and Blankenbeker
deeds per said county records, and
found corner monuments as shown hereon.

Held corner pins as found at Possession Corners @ Northwest and Northeast corner of Lot 1 Plat 414 as shown hereon, set mag nails at south line of Corydon Pike and 5/8 rebars at southeast and southwest corners, up 4".

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 0.26 feet due to variance in monuments found along north line Plat 414
Due to occupation or possession lines: NONE, NO FENCES
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 an RURAL Survey (0.26 feet plus 100 parts per million).

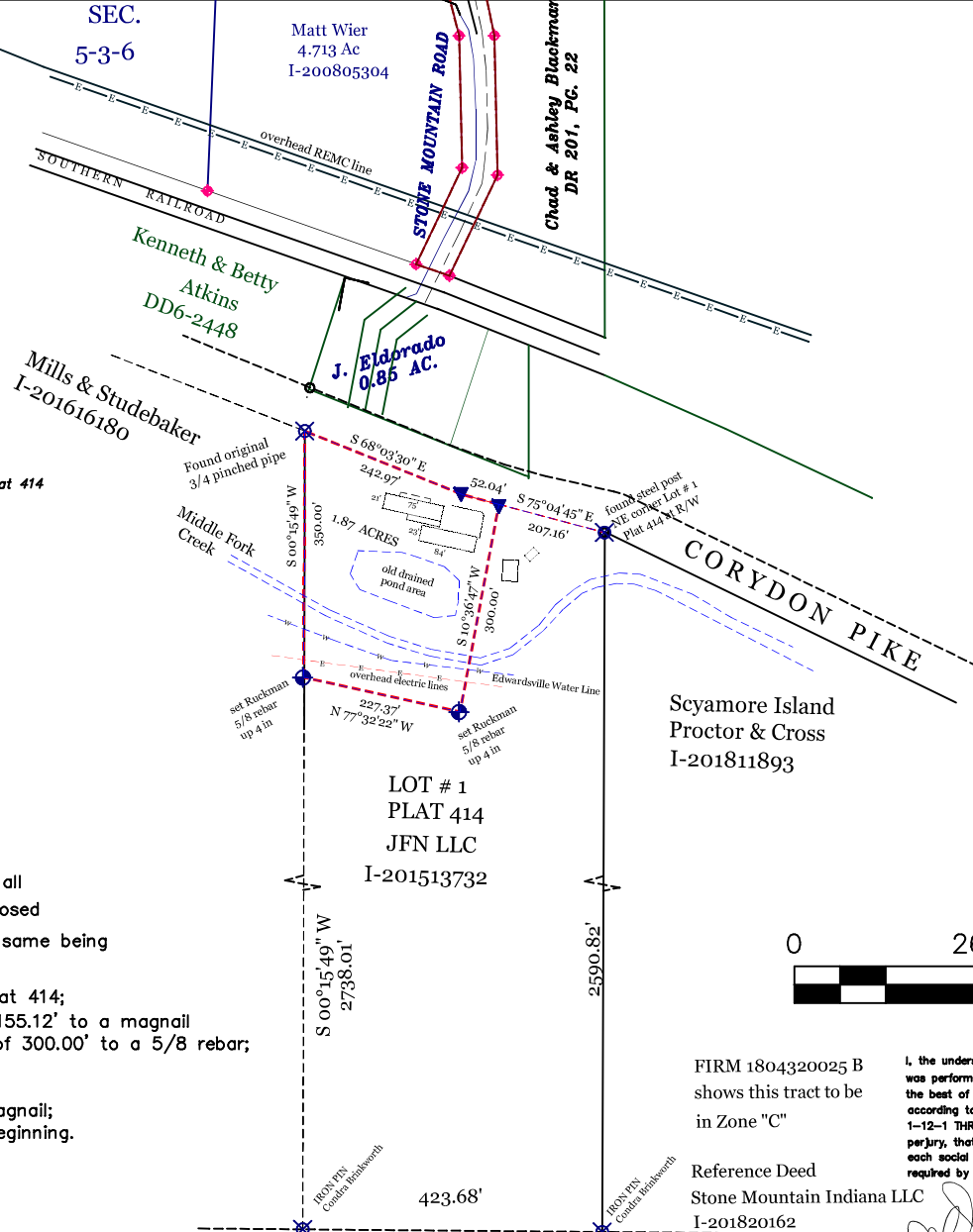
Title search documents were not provided prior to this Survey so this site may be subject to Easements not shown hereon.

LAND DESCRIPTION

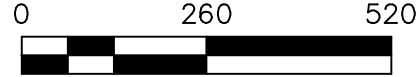
Being a 1.87 Acre parcel lying in Lot # 1 of Plat 414 and being part of Section 5 T-3-S, R-6-E, Floyd County, Indiana, same being all those same lands as described in I-201820162, same being as composed by David J. Ruckman PS # 80040393, from map dated 10/28/2025, same being bounded as follows:

Commencing at a steel post at the northeast corner of Lot # 1 Plat 414; thence N 75°04'45" W with south R/w Corydon Pike a distance of 155.12' to a magnail at the TRUE place of beginning; thence S 10°36'47" W a distance of 300.00' to a 5/8 rebar; thence N 77°32'22" W a distance of 227.37' to a 5/8 rebar; thence N 00°15'49" E a distance of 350.00' to a 3/4 pinched pipe; thence S 68°03'30" E with said R/W a distance of 242.97' to a magnail; thence S 75°04'45" E with said R/W a distance of 52.04' to the beginning.

Subject to all Easements of Record.



- LEGEND**
- SET 5/8" STEEL PIN AND CAP
 - SET ROAD NAIL
 - EXISTING STEEL PIN AND CAP
 - EXISTING IRON PIPE
 - SET MAGNAIL
 - EXISTING ROAD NAIL
 - EXISTING STONE/CROSS



FIRM 1804320025 B
shows this tract to be
in Zone "C"

Reference Deed
Stone Mountain Indiana LLC
I-201820162

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 1-12-1 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 # 80040393

Scale =	Date = 10/20/2024	Drawn =	Rev = 10/28/25
SURVEY FOR:			
STONE MOUNTAIN INDIANA LLC			
RUCKMAN STUDIO MAP			
Part of Section 5 T-3-S, R-6-E			
New Albany Township			
& PART OF PLAT 414 Floyd Co., Indiana			
Ruckman Land Surveyors			
TITLE BOUNDARY LAND SURVEYORS			
LICENSED TO PRACTICE IN INDIANA			
DAVID J. RUCKMAN, P.L.S.			
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