

BEING LOT NOS. 2 & 3 OF THE UNRECORDED PLAT OF DOW  
 KNOBS ESTATES AND ALSO PART OF SECTION NO. 12,  
 TOWNSHIP 1 SOUTH, RANGE 5 EAST, WOOD TOWNSHIP, CLARK  
 COUNTY, IN

LEGEND

- ⊙ SET GRIMES PIN + CAP
- FOUND 1/2" PIPE
- ⊕ FOUND 1/2" FINCHED PIPE
- △ FOUND T-POST
- R RECORD DIMENSION/ACRES
- M MEASURE DIMENSION/ACRES
- AR ADJOINER RECORD DIMENSION

202519167 25.00  
 09/09/2025 08:41 AM 1 PGS  
 SURVEY-OVERSIZE  
 STEVE GILL, CLARK COUNTY RECORDER IN  
 RECORDED AS PRESENTED



SURVEYOR'S REPORT

This survey is prepared for The Coffey Living Trust, as requested by Claudia Coffey. The property is described in instrument nos. 202502852 & 202502853 as the Clark County Recorder's Office, being lot nos. 2 & 3 of the unrecorded plat of Dow Knobs Estates and also a part of Section No. 12, Township 1 South, Range 5 East, Wood Township, Clark County, Indiana. The purpose of this survey is to perform a boundary retracement survey on said tracts of land.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 805 IAC 1-12 (Rule 12) the following observations and opinions are submitted regarding the various uncertainties at the locations of the lines and corners established on this survey as a result of:

- \*VARIANCES IN REFERENCE MONUMENTS;
- \*DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- \*INCONSISTENCIES IN LINES OF OCCUPATION;
- \*RELATIVE POSITIONAL ACCURACY (SURVEY CLASSIFICATION)

There may be unwritten rights associated with these uncertainties.

REFERENCE SURVEY INFORMATION:

Deed information was obtained from the Clark County Recorder's Office along with the following surveys and plats:  
 1) Unrecorded Plat of Dow Knobs Estates, by H. R. Ditzschelcher & Co., Dated 8-27-1975.

FINDINGS OF FACTS:

- 1) All monuments found and/or set as shown on the attached survey plat were held this survey, unless otherwise noted.
- 2) All monuments are 0.30' above or below existing grade unless noted.

THEORY OF LOCATION:

- 1) All fixed monuments were held and/or set as shown on plat.

SUMMARY:

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

DUE TO VARIANCES IN REFERENCE MONUMENTS:

As shown on Plat.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS:

As shown on Plat.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION:

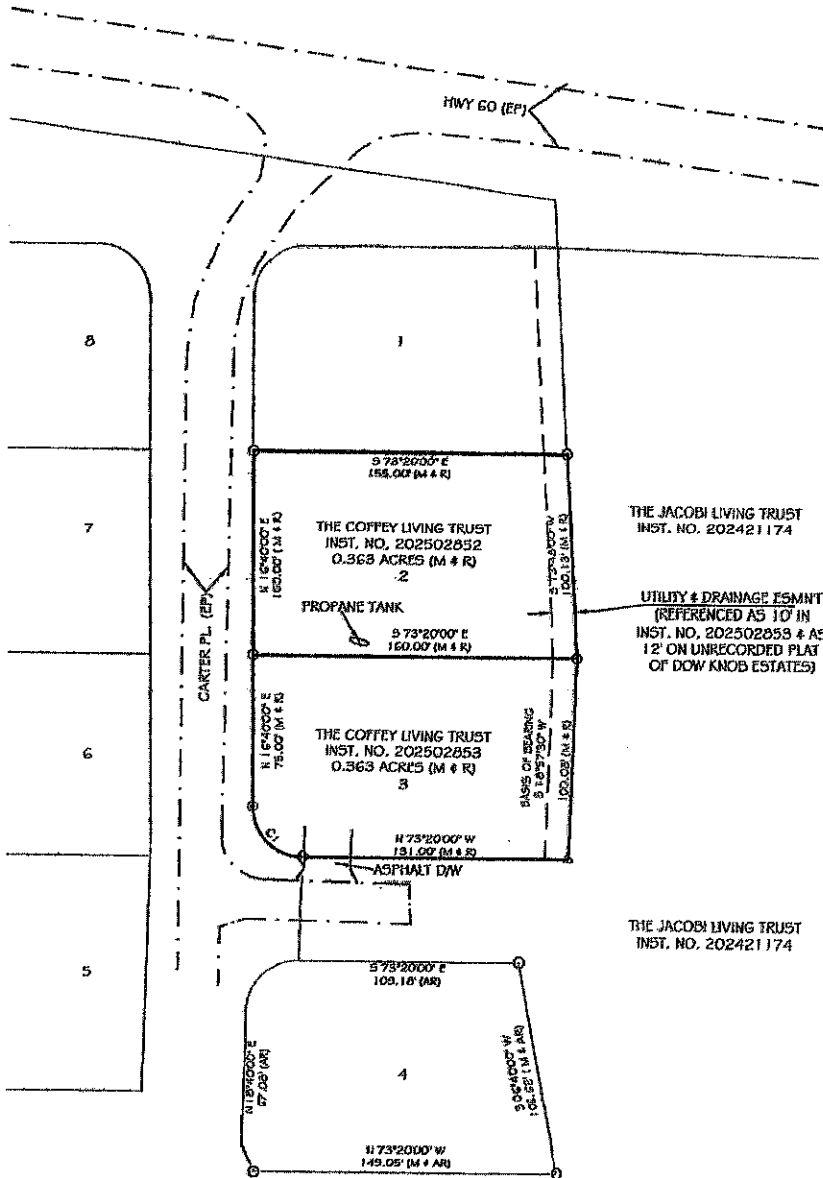
Propane tank for house on lot 3 is located on lot 2 up to 2.37' as shown on plat.

**SURVEY CLASSIFICATION:** This subject tract has within its area classified as a Rural Survey and is within the relative positional accuracy specifications of 0.25 feet plus 200 parts per million.

**BASES OF BEARINGS:** The bases of bearings for this survey are based on nearest deed of record.

**Notes:** To the subject land owner, the adjoining land owner may have unwritten rights to the land outside of any lines or no occupation lines that you may or may not be occupying. Before receiving any fences or improvements, I recommend that you consult with an attorney. Contact Renaissance Design Build, Inc. if you have any questions.

Field work completed 8-29-2025



THE JACOBI LIVING TRUST  
 INST. NO. 202421174

UTILITY & DRAINAGE ESMNT  
 (REFERENCED AS 10' IN  
 INST. NO. 202502853 & AS  
 12' ON UNRECORDED PLAT  
 OF DOW KNOB ESTATES)

THE JACOBI LIVING TRUST  
 INST. NO. 202421174

CURVE TABLE

CURVE	RADIUS (M + R)	ARC LENGTH (M + R)	CHORD LENGTH (M + R)	CHORD BEARING (M + R)	DELTA ANGLE (M + R)
C	25.00'	39.27'	35.36'	N 28°20'00" W	90°00'00"

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this Document unless required by law.

*Nathan R. Grimes*  
 NATHAN R. GRIMES

SURVEYOR'S NOTE:

1. NO TITLE WORK WAS DONE OR PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR RIGHTS-OF-WAY MAY BE REVEALED IF TITLE SEARCH IS DONE.
2. NO UTILITIES (ABOVE OR BELOW GRADE) WERE LOCATED OR SHOWN ON THIS PLAT.

LAND SURVEYOR'S CERTIFICATION

This survey was performed wholly under the direction of Nathan R. Grimes, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements set forth in 805 Indiana Administrative Code 1-12-1 Minimum Standards of Competent Practice of Land Surveying.

*Nathan R. Grimes*

NATHAN R. GRIMES, PE, PLS LS#21000194



Drawn by: BAS	Chk by: NG	Scale: 1" = 60'
Date: 9-3-2025	Project No: 2025-188	
<b>BOUNDARY RETRACEMENT SURVEY</b>		
THE COFFEY LIVING TRUST 1771 I CARTER PLACE BORDEN, IN 47106		
RENAISSANCE DESIGN BUILD, INC. 117 S Indiana Avenue Sellersburg, IN 47172 Tel: 812-246-5897 www.rdbi-inc.com		