

SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, of the Indiana Administrative Code (formerly Title 864, Article 1.1, Chapter 13), establishing minimum standards for the practice of land surveying in Indiana, currently in effect, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record descriptions and plats;
- c) Inconsistencies in lines of occupation;
- d) Random Errors in Measurement (Relative Positional Accuracy):

The purpose of this survey was to retrace and monument the remainder of the Hallmark Homes, Inc. Parcel described in Instrument Numbers 9800268, 9800269, & 9800270, after the prior selloffs, now the Swinghammer Parcel described in Instrument Number 201400002645 and the now Griffith Parcel described in Instrument Number 2019012049, all recorded in the Office of the Recorder of Boone County, Indiana, and provide a new description of it, per instructions from the client.

The survey was controlled by the following monuments:

- 1.) The monuments called for as found or set on a Survey by Mr. Jerry Carter, P.S. S-0350, dated July 31, 2002, and recorded in Instrument Number 0315580, said Recorder's Office. This Survey was on the now Carpenter Co., Inc., Parcel located to the West of the Subject Parcel. Uncertainty in these monuments - 0.50 feet.

The basis of bearings for this survey is based upon GPS Observations performed on February 23, 2022, with the West line of the Subject Parcel bearing North 00 degrees 01 minute 40 seconds West.

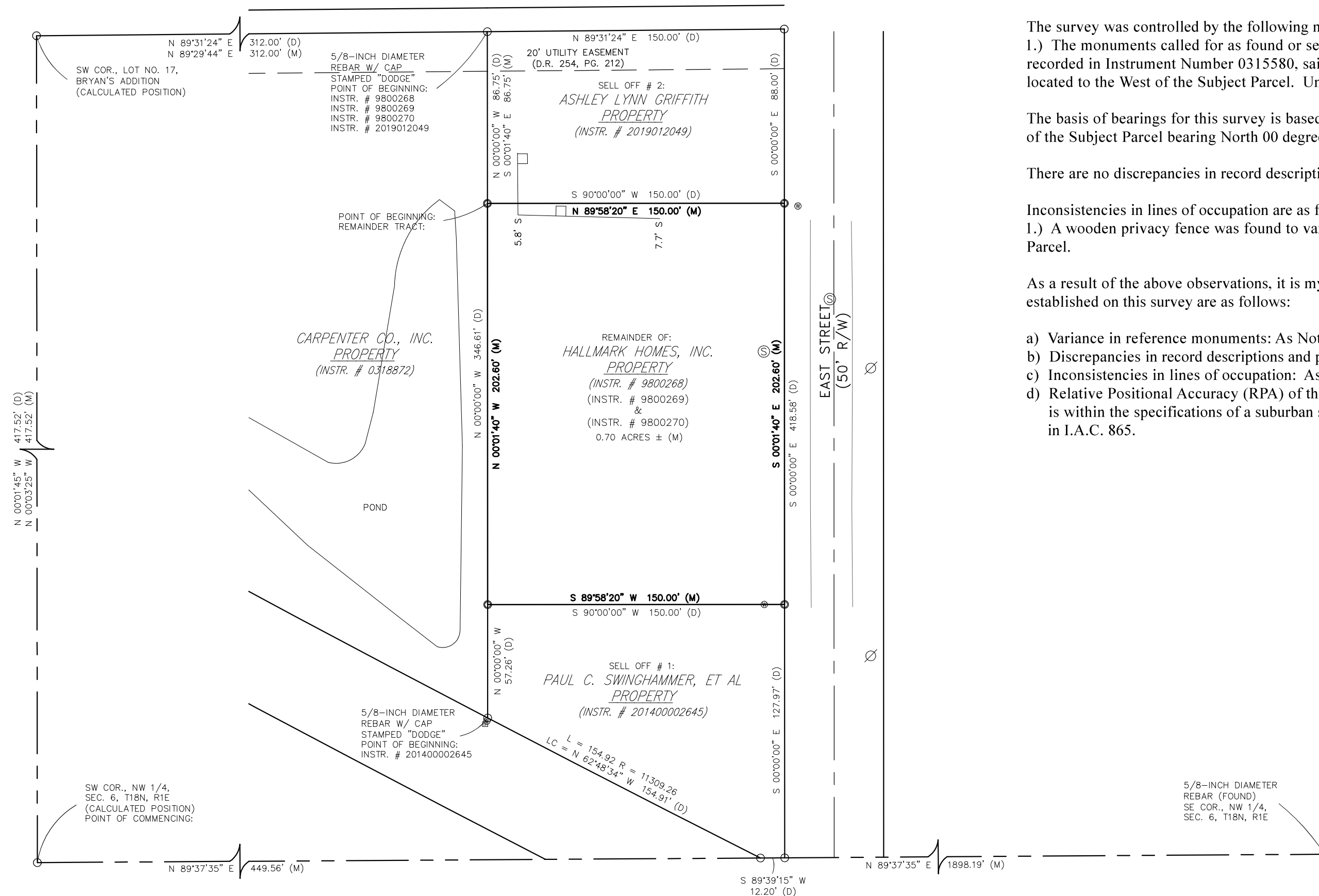
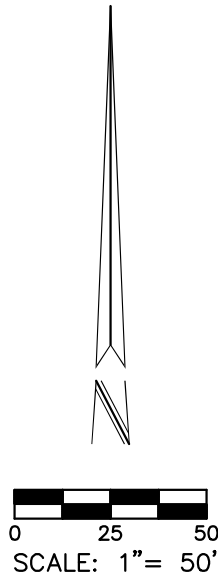
There are no discrepancies in record descriptions and plats.

Inconsistencies in lines of occupation are as follows:

- 1.) A wooden privacy fence was found to vary from 5.8 feet South of to 7.7 feet South of the North line of the Subject Parcel.

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

- a) Variance in reference monuments: As Noted Above
- b) Discrepancies in record descriptions and plats: Negligible
- c) Inconsistencies in lines of occupation: As Noted Above
- d) Relative Positional Accuracy (RPA) of the corners of the subject tract established by this survey is within the specifications of a suburban survey (+/- 0.13 feet plus 100 parts per million) as defined in I.A.C. 865.



**LEGEND**

- AS APPLICABLE
- 5/8-INCH REBAR w/ CAP STAMPED "HAUSE PLS20600040"
- MAGNETIC NAIL w/ WASHER STAMPED "HAUSE PLS20600040"
- ⊕ UTILITY POLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ WATER METER
- ⊞ LIGHT POLE
- ⊞ AIR CONDITIONER
- ⊞ PRIVACY FENCE
- ⊞ 4 FOOT FARM FENCE
- ⊞ CLEAN OUT
- ⊞ GUY WIRE
- ⊞ ELECTRIC METER/BOX
- ⊞ GAS ENTRANCE
- ⊞ SANITARY MANHOLE
- ⊞ TREE
- (D) DEED BEARING AND DISTANCE
- (M) MEASURED BEARING AND DISTANCE
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ STORM MANHOLE
- ⊞ BEEHIVE INLET
- ⊞ CURB INLET
- BOLLARD
- ▶ SATELLITE DISH
- POST ⊞ FENCE POST

- NOTES:
- 1.) All physical improvements hereon are shown as they were located in the field on February 23, 2022.
  - 2.) This Document contains Two (2) Pages, both are Required for this to be a Survey.

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A SERVICE DISABLED VETERAN  
OWNED SMALL BUSINESS

DRAWN BY:	JEH
CHECKED BY:	AK
DATE:	02/28/2022
SCALE:	1" = 50'

No.	Date	Revisions

RETRACEMENT SURVEY  
HALLMARK HOMES, INC.  
PT. SW 1/4, NW 1/4, SEC. 6, T18N, R1E,  
CITY OF LEBANON, BOONE CO., IN

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