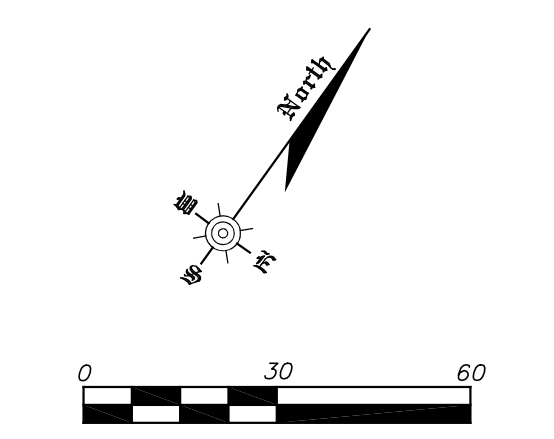


**~LEGEND~**

- DENOTES IRON PIPE FOUND PER PLAT, UNLESS NOTED
- DENOTES STEEL PIN FOUND PER DEED
- ✱ DENOTES STEEL PIN FOUND PER PRIOR SURVEY BY R. ISGRIGG
- ⊙ DENOTES 5/8" x 24" STEEL PIN W/ CAP SET
- x — DENOTES FENCE



**SURVEYOR'S REPORT**

In accordance with Title 865, Article 1, Chapter 12, Sections 1 through 29 of the Indiana Administrative code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result 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.

The relative positional accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Suburban Survey (0.13 feet plus 100 parts per million) as defined in IAC 865.

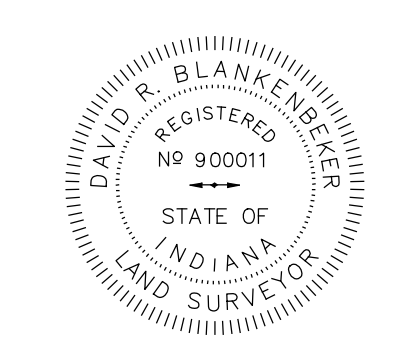
This is a retracement survey. Eight original iron pipes were found and used with plot dimensions to re-establish the lines and corners of the subject tract.

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: 0.2 feet for monuments held up to 2.66 feet for monuments not held;
- Occupation or possession lines: up to 8.7 feet due to fences shown;
- 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.

**NOTES:**

- (1) The examination may reveal other easements and/or Rights of ways not shown hereon. Floodways, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this survey.
- (2) All monuments are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.
- (3) The basis of bearings for this survey are grid per the Indiana State Plane Coordinate System, East zone, by G.P.S. observations.



I, David R. Blankenbeker, hereby declare that I have surveyed the tract of land shown above and that this survey was executed according to the requirements of Title 865, I.A.C. 1-1 through 29 to the best of my knowledge, information, and belief, and that the field work was completed on 3 August, 2020.

Registered Land Surveyor No. 900011 Date

SURVEY AND DRAWING OF LOTS 18-27 IN BLOCK 12 OF PLEASANT RIDGE SUBDIVISION AS SHOWN IN PLAT BOOK 6, PAGES 154-158 OF THE CLARK COUNTY, INDIANA RECORDS AND BEING SITUATED ON WINTHROP AVENUE, CHARLESTOWN.

FOR: VITOR BUENO  
P.O. BOX 1248  
NEW ALBANY, IN 47150  
OWNERS: CHARLESTOWN DEVELOPMENT, LLC

**BLANKENBEKER & SON**  
LAND SURVEYORS INC., P.C.  
618 E. COURT AVENUE JEFFERSONVILLE, INDIANA  
TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157  
FAX (812) 282-4197 WWW.BLANKENBEKERANDSON.NET

BY: KALC SCALE: 1" = 30 FEET DATE: 3 AUGUST 2020 JOB # 23,785 DWG # 2670