

**SURVEYOR'S REPORT**

Andy Easley Engineering  
 1133 W. Mill Road  
 Evansville, IN 47710  
 Owner: Ben Wagner  
 Client: Same  
 County of Survey: Vanderburgh  
 Township: German

Date: March 20, 2001  
 Job Number: S-7071

Current Deed Number: D.D. 14, Card 1373; Doc. No. 2001R00003839

**Legal Description:** Part of the SW 1/4, NW 1/4 Procs. Sec. 6, T8S, R11W in accordance with Title 865, Article 1.1, Chapter 12, Section 1, through 29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on the survey as a result of:

- a. Variances in the reference monuments;
- b. Discrepancies in record descriptions and plots;
- c. Inconsistencies in lines of occupation and;
- d. Random Errors in measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (±0.50 feet) as defined in IAC 865.

Theoretical Uncertainty as defined by 865 IAC 1-12-8 is used to provide a standardized figure to show the relative accuracy of a given procedure when compared to a minimum standard. It is further defined as the radius of a circle which circumscribes an area which contains the probable true location of a specified point.

**Location of Survey:** Denzer Road

**Purpose of Survey:** Record document survey and partition.

**Monuments Recovered:** Monument types are shown on the attached plot. The North line of the record parcel had been established in previous surveys by this firm for the Minor Subdivision of Ironwood Estates and for the Daughters of Charity.

The East line was established in a previous survey by this firm for the Daughters of Charity also. See explanation in reference monument variances.

Plats 13 and 14 were used to establish the South line of the record parcel.

The West line was established by monuments found in the center of Denzer Road. These monuments were referenced in an old survey by Sam Siggerstoff that was furnished by Louis Irons, the prior owner of the property; when Ironwood Estates was surveyed.

**Monuments Set:** The line dividing parcel 1 and 2 was established as per the client's request.

**Due to Variances in the Reference Monuments:** The D of C deed, D.D. 11 Card 8738, called for a 12" iron rod at Plat 14. The stone was found in this survey and a prior survey by this firm. This is the reason for the distance difference in the East line of the subject parcel.

**Due to Discrepancies in the Record Descriptions and Plots:** A survey by Fred Kuester in Oct. and Dec. of 1998 established additional points in the centerline of Denzer Road at the physical center of pavement, other than those set by Sam Siggerstoff in the above mentioned previous survey. This has caused some very minor overlaps and gaps in the boundary of the parcel along the center of Denzer Road.

The Wagner deed contained numerous exceptions from the original conveyance to Louis Irons. The exception that is Ironwood Estates was transcribed from the Plat of Ironwood Estates by an abstractor or attorney and had numerous typographical errors, the plot info. was used in establishing the boundary of the subject parcel.


**Due to Inconsistencies in Lines of Occupation:** None.

The preceding report was prepared by Donald E. Giles, LS29900003, based on data from a survey performed on 2-28-01. Both the survey and report were done under the supervision of Robt A. Easley, Jr., RI RLS 50006.

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT AND ATTACHED REPORT WAS EXECUTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. THE THEORETICAL UNCERTAINTY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS "C" SURVEY (±0.50) AS DEFINED IN 865 IAC 1-12.

DONALD E. GILES, PLS  
 INDIANA REGISTRATION NO. LS29900003

THIS SURVEY IS SUBJECT TO THE STATEMENT OF FACTS WHICH MAY BE DISCLOSED BY AN UPDATED ABSTRACT OF TITLE OR A TITLE COMMITMENT POLICY WHICH DOCUMENTATION WAS NOT PROVIDED FOR THIS SURVEY.

<b>RECORD DOCUMENT / PARTITION PLAT</b>		
<b>BEN WAGNER</b>		
<b>DENZER ROAD</b>		
VANDERBURGH COUNTY, INDIANA		
 <b>ANDY EASLEY ENGINEERING</b> CIVIL ENGINEERING (812) 484-2481 LAND SURVEYING 1133 W. MILL ROAD EVANSVILLE, INDIANA 47710		
DRAWN BY: J.R.F.	DATE: 03-28-01	SHEET NO.:
CHECKED BY: D.E.G.	PROJECT NO: S-7071	<b>1 OF 1</b>
SCALE: 1"=60'	REVISIONS:	