Surveyor's Report

Surveyor's file Number
121526

Surveyed Property Information
Owner: Paul W. & Sarah H. Kleinknecht
Document 2005R00027052

Property description: Part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana.

Title 865 IAC, Article 1, Rule 12
As required by the Indiana Administrative Code, the following report will explain the theory of location applied in establishing or retracing the lines and corners of the surveyed parcel and the registered land surveyor's professional opinion of the cause and the amount of uncertainty in those lines and corners because of the following:
(A) Availability and condition of reference monuments
(B) Occupation or possession lines
(C) Clarity or ambiguity of the record description used and the adjoiners' descriptions
(D) The relative positional accuracy (RPA) of the measurements

Controlling Corners
1. Easley Cap (2 inches up) - Southeast corner of a tract of land conveyed to Hickory Lake Apartments in Deed Document 2008R00050001. This point is held to be 40.00 feet north of the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 34.
2. 6 inch by 6 inch stone (1 inch up) - Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 34. This corner is referenced as a stone by the County Surveyor.
3. 1-inch iron rod (3 inches deep) - Near the northwest corner of a tract of land conveyed to Kevin J. Gilles in Deed Drawer 6, card 5789. This point is used for the alignment of the south line of the Northeast Quarter of the Northwest Quarter of said Section 34.

Report
The purpose of this survey is to perform a Retracement Boundary Survey on the property conveyed to Kleinknecht in Deed Document 2005R00027052 and then divide said Parcel into two lots. The location of the new division lines were determined by our client.

Bearings used this survey are based on Indiana State Plane Coordinates, Indiana West, NAD 1983. A GPS Observation was used to establish the State Plane Coordinates.

The deed description for a tract of land in the Northwest Quarter of the Northwest Quarter of Section 34, which was conveyed to Hickory Lake Apartments, LLC in Deed Document 2008R00050001, is used to re-establish the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 34. The southeast corner of the Hickory Lake deed was input at Controlling Point 1 and it was rotated so that its east line was in line with Controlling Point 2. This line was then extended south 40.00 feet to re-establish the Quarter Quarter Corner. A railroad spike was found in the center of Middle Mt. Vernon Road which lies 0.07 feet east and 0.06 feet south of the calculated location from the Hickory Lake deed. Also, a 5/8-inch iron pin was found west of Controlling Point Twitch lies 0.05 feet east and 0.05 feet south of the calculated location from the Hickory Lake deed. There is uncertainty in the re-established Quarter Quarter Corner due to a previous survey by David Savage in Surveyor's Drawer 1, card 1509 and found monuments. The uncertainties are as follows:
The survey by Savage accepted an old corner post as the Quarter Quarter Corner.
A broken off fence post, apparently used by Savage, was found to be 0.6 feet east and 1.2 feet south of the calculated corner. Because the post is broken off, its original location may have moved.

A Savage Cap (15 inches up and loose) was found 0.4 feet east and 1.6 feet south of the calculated corner. Because the Savage survey accepted an old corner post as the corner, it is not known what the Savage Cap marks.

A 6 inch by 4 inch stone (6 inches up and leaning to the east) was found 1.1 feet east and 0.1 feet south of the calculated corner. Because the stone is leaning, its original location may have moved. It is noted that the County Surveyor references this corner to be a stone.

A 5/8-inch rebar (6 inches up) was found 1.24 feet east and 0.26 feet north of the calculated corner. It is not known what this rebar marks.

Due to the uncertainty at the southwest corner of the Northeast Quarter of the Northwest Quarter, the calculated Quarter Quarter Corner was not used to re-establish the boundary of the west adjoiner, Sage Land Investments, LLC. The deed for the Sage property was input at the northeast corner of the property conveyed to Hickory Lake Apartments, LLC in Deed Document 2008R00050001, which is in the center of Middle Mt. Vernon Road and it was rotated so that its west line was on the re-established Quarter Quarter line between Controlling Point 1 and Controlling Point 2. The re-established east line of the Sage property defines the west line of the subject property.

The South line of the Northeast Quarter of the Northwest Quarter is re-established between the re-established Southwest Corner of said Quarter Quarter Section and Controlling Point 3. The record distance between the Quarter Quarter Corner and the northwest corner of the Kevin J. Gilles tract in Deed Drawer 6, card 5789 is 12.35 chains (815.1 feet), the record distance between the Quarter Quarter Corner and the northeast corner of the Michael R. Gerard tract in Deed Document 2004R00027406 is 815.4 feet and the calculated distance to Controlling Point 3 is 815.54 feet. This line appears to be a best fit with other monuments located along this line. This line was extended east to intersect the east line of the Northwest Quarter. This intersection point is the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 34 and it is 1.72 feet south of the calculated mid-point of the line.

The alignment of the east line of the Sage property was made to intersect the south line of the Northeast Quarter of the Northwest Quarter. This intersection point is held to be the southwest corner of the subject property. The alignment of the east line of the Sage property was extended north to intersect the physical centerline of Middle Mt. Vernon Road. This intersection point is held to be the northwest corner of the subject property.

The northeast side of the subject property is held to be along the physical centerline of Middle Mt. Vernon Road.

Measurements
The relative positional accuracy (RPA) for a Suburban Survey (based on the current use of the real estate), specified as 0.15 feet plus 100 parts per million, was not exceeded for this survey. The RPA is a value expressed in feet that represents uncertainty due to random errors in measurement of any point on a survey relative to any other point on the same survey at a 95 percent confidence level.

Flood Information
According to the Flood Hazard Boundary Map for Vanderburgh County, Indiana, Community Panel Number 18165C0159D, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone (Zone A).

Research Note
All deeds, easements and other documents noted on this survey were either provided to us by our client or found through the process of research, by employees of Cash Waggner & Associates, PC, at local government offices. Because Cash Waggner & Associates, PC is not a title or abstracting company, our ability to recover all documents that affect or benefit the subject property is limited. Cash Waggner & Associates, PC will not be responsible for documents that are not shown on this survey which may be found by a title company or attorney hired to either update an Abstract or prepare a Title Commitment Policy.

Certification
I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana and that this survey was performed wholly by or under my direct supervision. To the best of my knowledge and belief, this survey was executed according to the survey requirements outlined in Title 865 of the Indiana Administrative Code, Rule 12.

General Notes

Access: Both lots shall access Middle Mt. Vernon Road, only.

Erosion: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e. rye, red top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and shaping. Slopes more than 6% shall be mulched and seeded and shall have straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.

Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance.
Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.
Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165C0159D, dated March 17, 20111, part of the subject property does lie within the limits of the 100 year flood zone (Zone A).

Bearings: Bearings used this survey are based on Indiana State Plane Coordinates, Indiana West, NAD 1983. A GPS Observation was used to establish the State Plane Coordinates.

Monuments: Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

Utilities: Water and Sewer are are existing and provided by the Evansville Water and Sewer Utility

Gas and Electric are are existing and provided byVectren

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Sarah Paul Minor Subdivision. All additional road rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

OWNER:
Paul W. Kleinknecht and Sarah H. Kleinknecht,
as Trustees of the Kleinknecht Joint PRIMARY
Trust with L/E

Paul Kleinknecht
4500 Middle Mt. Vernon Road
Evansville, IN 47712

Sarah H. Kleinknecht
4500 Middle Mt. Vernon Road
Evansville, IN 47712

Notary Certificate

State of INDIANA)
) SS:
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul & Sarah H. Kleinknecht who acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 10th day of OCTOBER, 2012.

9-26-2015
My Commission expires:

Notary Public

VANDERBURGH
County, Indiana

SCOTT D. BUEDEL
Typed or printed name

Boundary Description

Part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 34; thence along the south line of said Quarter Quarter Section, South 87 degrees 35 minutes 32 seconds East 355.55 feet to a point on the east side of a tract of land conveyed to Sage Land Investments, LLC in Document 2008R00021699 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence along the east line and the extended east line of said Sage tract, North 27 degrees 26 minutes 46 seconds East 509.59 feet to a point in the center of Middle Mt. Vernon Road; thence along the center of said road, South 46 degrees 07 minutes 19 seconds East 442.27 feet; thence continue along the center of said road, South 44 degrees 52 minutes 21 seconds East 101.26 feet to the beginning of a curve to the right having a central angle of 19 degrees 28 minutes 37 seconds, a radius of 570.00 feet and a chord dimension of South 34 degrees 48 minutes 03 seconds East 125.17 feet; thence along the arc of said curve and along the center of said road 125.78 feet to a point on the south line of the Northeast Quarter of the Northwest Quarter of said Section 34; thence along the south line of said Quarter Quarter Section, North 87 degrees 35 minutes 32 seconds West 696.75 feet to the point of beginning and containing a gross area of 3.866 Acres, more or less.

Subject to the right-of-way for Middle Mt. Vernon Road.

Also, subject to all other easements and rights-of-way of record.

Surveyor's Certificate

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 9th day of October, 2012

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on September 11, 2012 at Subdivision Review.

President

Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

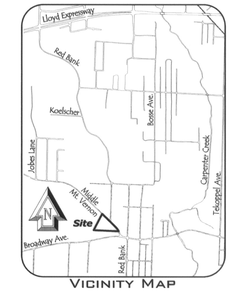
Executive Director

OCT. 11, 2012
Plat Release Date

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10 / 11 / 2012 (DATE)
JOE GRIES AUDITOR
5584 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10-11-12 10:20A
PLAT BOOK T
PAGE 53
INSTR# 2012R000026278
Z TULEY RECORDER
VANDERBURGH COUNTY

SARAH PAUL
MINOR SUBDIVISION



VICINITY MAP

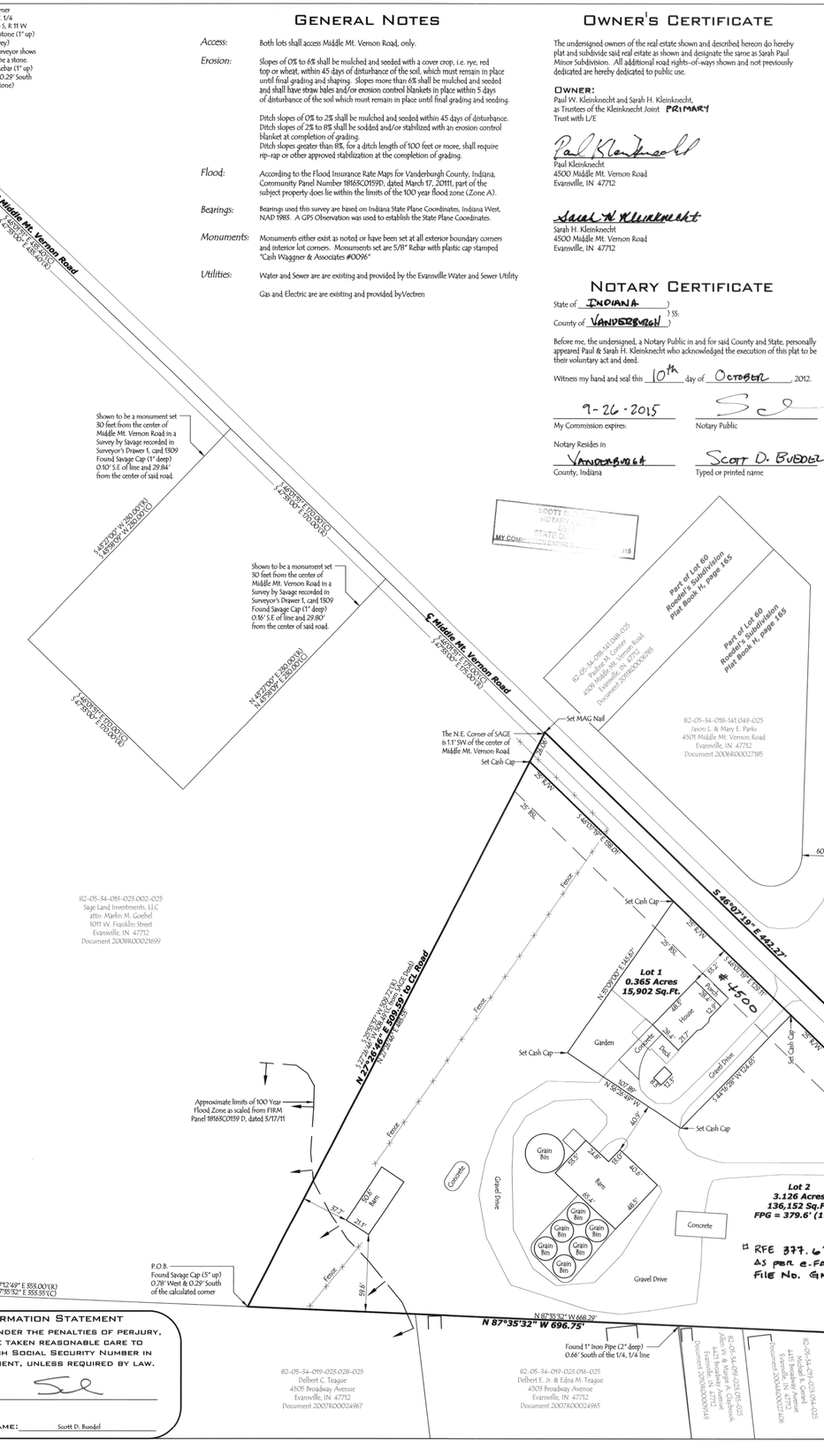
0 50 100
LINEAR SCALE 1"= 50'

Legend

(R)	Record Dimension
(C)	Calculated Dimension
(M)	Measured Dimension
POB	Point of Beginning
POC	Point of Commencement
BSL	Building Setback Line
(2)	Controlling Point Identifier

Curve Data

	C-1	C-2
DELTA ANGLE	19°28'37"	17°17'47"
CHORD DIRECTION	S 54°48'03" E	S 35°55'28" E
TANGENT	65.50	52.47
RADIUS	370.00	345.00
ARC LENGTH	125.78	104.15
CHORD LENGTH	125.17	103.75



CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
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414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401-5561

332 THIRD AVENUE
SUITE 13
JASPER, IN 47546
PH: 812.634.5015

Affirmation Statement

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.

Signature:

Printed Name: Scott D. Buedel