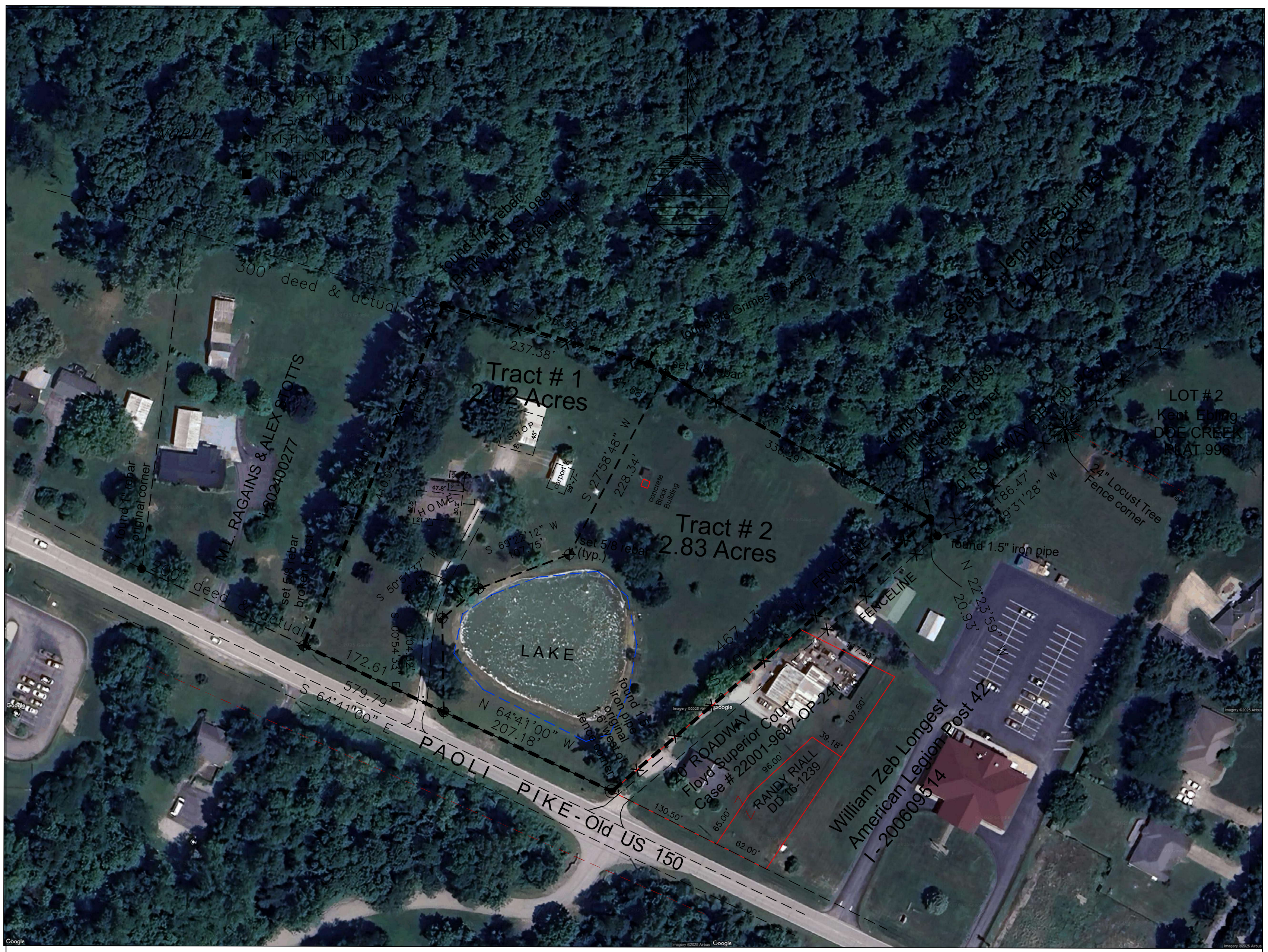
LEGEND
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING
SET 5/8" STEEL PIN & CAP
EXISTING REBAR
POINT ONLY
EXISTING STONE
MAG NAIL
NORTH
300' deed & actual
found 1/2" rebar Brinkworth PS 1989 4' north of fenceline
S 73°56'39" E
237.38'
found 5/8 Grimes PS rebar
set 5/8 rebar
91.68'
S 61°17'17" E
358.27'
336.29'
Tract # 1
2.02 Acres
SHOP
40'
45'
carport
20'
29'+/-
S 27°58'48" W
228.34'
concrete Block Building
HOME
47.8'
21.7'
30.2'
FENCELINE
N 22°20'10" E
410.05'
M.L. RAGAINS & ALEX STOTTS
I-202400277
found 1" rebar original corner
200' deed & actual
set 5/8 rebar broken T-post
S 69°22'12" W
107.75'
set 5/8 rebar (typ.)
S 50°51'37" W
42.18'
S 00°54'33" E
104.32'
172.61'
579.79'
S 64°41'00" E
N 64°41'00" W
207.18'
LAKE
found 1.5" iron pipe original 1.6' west of fence corner
PAOLI PIKE - Old US 150
Tract # 2
2.83 Acres
Sean & Jennifer Stumler
I-202404278
found 1/2" rebar Brinkworth PS 1989 at fence corner
20' ROADWAY DB 130, PG 7
186.47'
S 49°31'28" W
LOT # 2
Kent Ebling
DOE CREEK
PLAT 996
24" Locust Tree Fence corner
found 1.5" iron pipe
N 22°23'59" W
20.93'
FENCELINE
FENCELINE
467.13'
S 49°23'31" W
117.50'
107.60'
39.18'
96.00'
20' ROADWAY
Floyd Superior Court
Case # 22001-9607-OP-241
RANDY RIALL
DD 16-1239
130.50'
65.00'
62.00'
William Zeb Longest
American Legion Post 42
I - 200609514

SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because 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.

This is an original & Retracement survey subdividing the property described in I-202014163 of the Floyd County, Indiana records. The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE with observations over different days and receivers.

The lines and corners shown hereon were established with the aid of the following:

1. *found corner monuments at all Subject tract corners at old possession lines*
2. *deeds per said county records, and prior Surveys by Grimes PS, Brinkworth PS,*

1/2" rebar (BRINKWORTH PS found at the subject Northwest corner 4' north of old fenceline), Grimes PS 5/8 rebar found at andle point in north fenceline, then a 1/2" rebar (Brinkworth PS)1989 at existing fence corner at northeast corner of Subject Tract, next is a found 1.5" iron pipe found 1' west of corner fence post, being the southeast corner, then set Ruckman 5/8 rebar at broken T-post at Southwest corner. All new division corners being 5/8 capped rebars set this date.

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: up to 2.1' feet due to variance in monuments found.
Due to occupation or possession lines: up 4' ± 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,
Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for an Rural Survey (0.26 feet plus 100 parts per million).

Subject Property is not located in any special Flood Prone Areas.

There may be additional unwritten rights associated with the above uncertainties.

0 200 400

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 1-12-1 THROUGH 29. 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, AND THIS DOCUMENT PREPARED BY:

SURVEY MAP FOR:
Reference Deed
MJS FAMILY TRUST
I-202014163

DJRuckman

DAVID J. RUCKMAN, PS # 80040393

LS-80040393

SCALE = 1" = 200'	DATE: 10/18/2025	DRAWN:	REV:

MJS FAMILY TRUST
PART OF SW 1/4 SEC. 18 T-2-S, R-6-E
LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA

RUCKMAN LAND SURVEYORS
TITLE BOUNDARY LAND SURVEYORS
LICENSED TO PRACTICE IN INDIANA
DAVID J. RUCKMAN, P.S.
1001 STARWOOD VALLEY
BORDEN, INDIANA 47106
812-670-8385 DAVIDJRUCKMAN@AOL.COM

ZURSCHMEIDE PAOLI PIKE.DWG