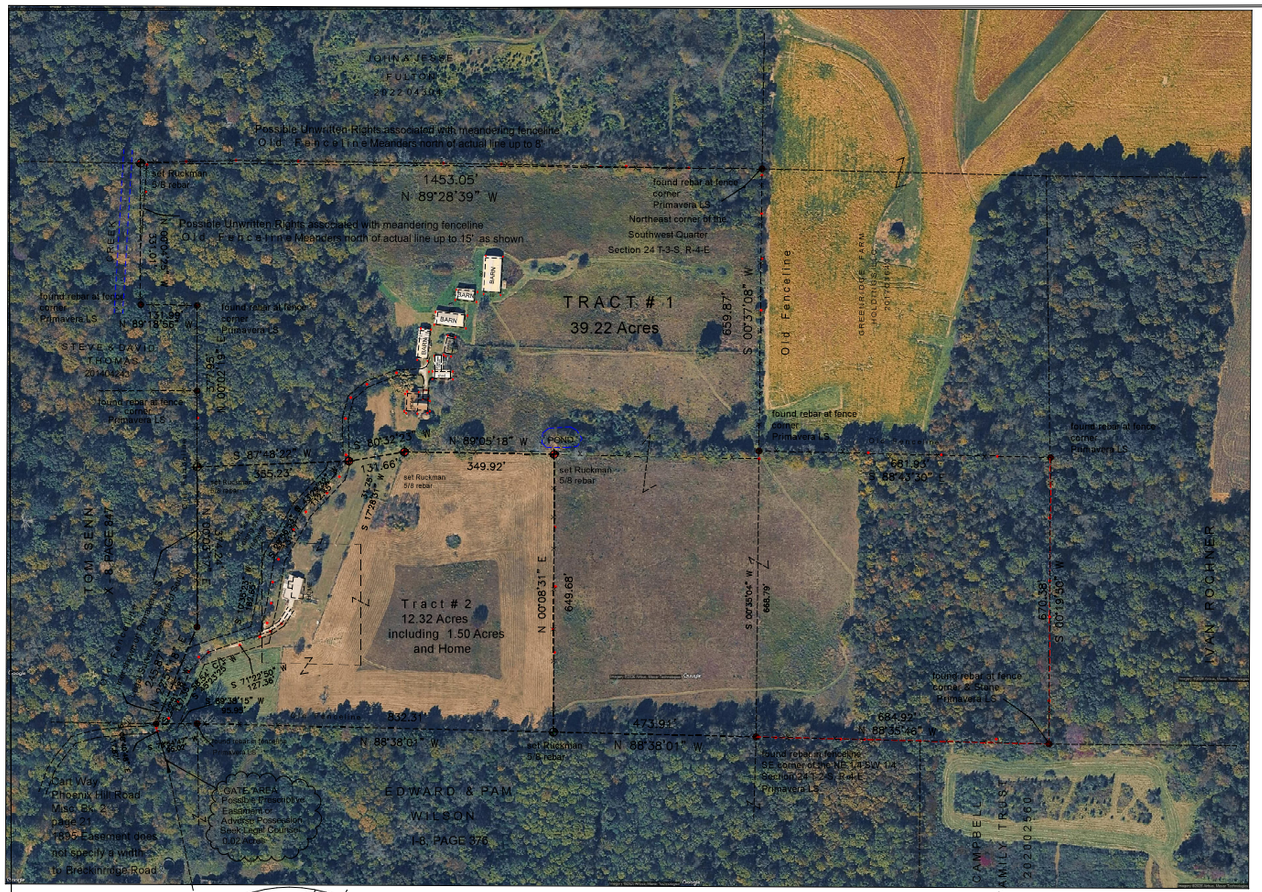

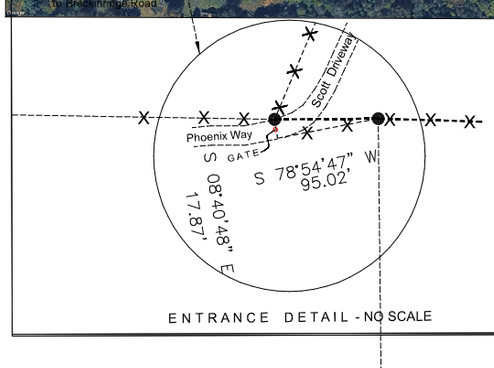

ENTRANCE DETAIL - NO SCALE

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- SET 5/8" STEEL PIN & CAP AS SHOWN HEREIN
- EXISTING REBAR
- POINT ONLY
- EXISTING STONE
- MAG NAIL

N
W E
S

POLARIS NORTH STAR

INDIANA STATE PLANE EAST ZONE
INDOT BASE - GPS OBSERVATIONS

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 a Retracement and Original survey of part of the W. A. & G. J. Scott lands I–202601563 Survey for Wesley Scott % Nick Scott, nscott.texman@gmail.com, % Harritt Auction Group. of the Harrison County, Indiana Records. Survey plat is per the Indiana State Plane Coordinate System, East Zone using real time Kinematic (RTK) GPS observations INDOT BASE.

The lines and corners shown hereon were established with the aid of the following:
Prior Legal Survey by Paul Primavera LS dated 12/29/97 which set out the overall Boundaries.
deeds per said county records,
found corner monuments as shown hereon.
Found Primavera rebars at occupation corners at all outside corners herein.
Property is fenced on all sides, but the fences do meander somewhat as shown hereon.
Possible Unwritten Rights associated with the fencelines.
Access is Phoenix Way, a private Roadway, width not specified in Misc. Record 1 , page 22.
There exists a 0.02 acre area at gated entrance. Possible Prescriptive Easement or Adverse Possession

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 1.5 feet due to variance in monuments found at fenced possession corners.
Due to occupation or possession lines: 15' due to meandering fencelines.
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).

Title search documents were not provided prior to this Survey so this site may be subject to Easements not shown hereon.

0 240 480
8.5" x 14"

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 865 H-21 THROUGH H-26.1 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:

DAVID J. RUCKMAN, P.L.S. #80040393

PRIOR SOURCE DEED
WILLIAM & GLORIA SCOTT - F-9, PG. 968
REFEREENCE DEED: I-202601563

SCALE = 1" = 240'	DATE: 04 / 24 / 26	DRAWN: DJR	REV:

MAP FOR: SCOTT FAMILY
2398 PHOENIX WAY
LANESVILLE, INDIANA

SCOTT MAP

PART OF SECTION 24 T-3-S, R-4-E, FRANKLIN TWP.
HARRISON COUNTY, INDIANA

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

DEED REFERENCES: Q-9, 588