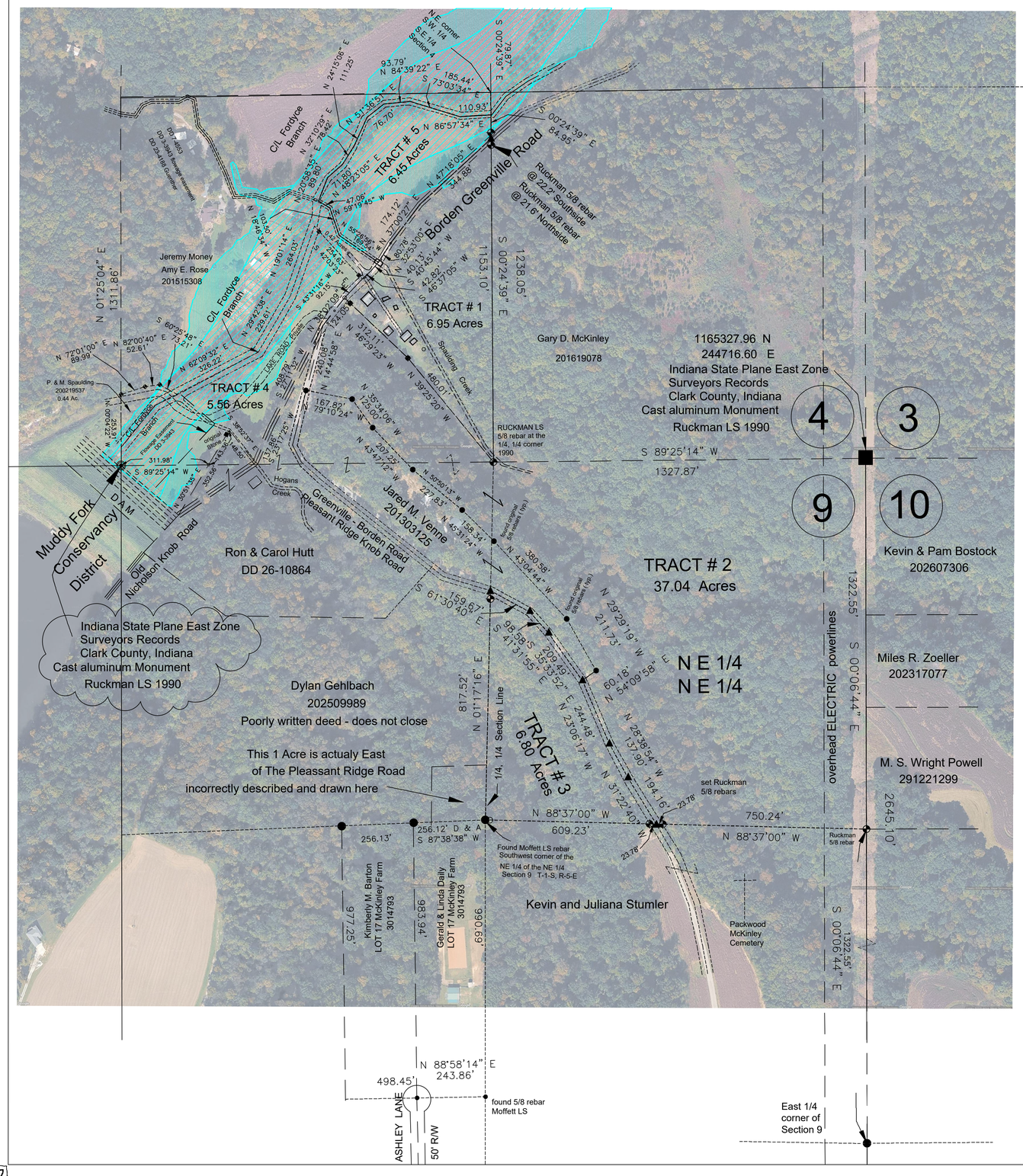


LEGEND

These standard symbols will be found in the drawing.

- SET 5/8" STEEL PIN AND CAP
- EXISTING STEEL PIN
- POINT ONLY
- EXISTING STONE
- ROAD NAIL
- aluminum monument

N
NW NE
W E
SW SE
S

SPAULDING FARM

WOOD TOWNSHIP, CLARK COUNTY, INDIANA

DIVISION PLAN

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.
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 & Original survey of the property described in deed to Cannon etal I-202317077 of the Clark 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 over multiple days. The lines and corners shown hereon were established with the aid of the following:

Previous Surveys by Ruckman LS , Blankenbeker LS, Moffett LS, were studied as well as currant deeds per said county records, and found corner monuments as shown hereon, and Clark County Section corner referencces.

All outside Boundary corner monuments were recovered as shown or set this date as shown. Divided into 5 Tracts as shown hereon with 5/8 rebars set at all new corners, flush or as shown. The Cannon deed calls for a 1 acre tract, but land description calls it to be East of the Road and then describes it west of the Southwest corner. No evidence exists of this 1 acre and the neighbor's deed to the west, being Dylan Gelbach, whose deed does not except a 1 acre tract in that location.

As a result of these 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 0.36 feet due to disturbed found monuments.
Due to occupation or possession lines: None
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 except the 1 acre?
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 a Rural Survey (0.25 feet plus 100 parts per million).

Title Source:
Cannon, Hubbard, Love, Morrison & Renn
202317077

MAP FOR: MARJORIE SPAULDING FAMILY
HARRITT GROUP AUCTIONS

0 450 900

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-2-26. 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:

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

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SCALE =	DATE:	DRAWN:	REV:
1" = 450'	9/21/2026	DJR	

MAP FOR: MARJORIE SPAULDING FAMILY
BORDEN, GREENVILLE ROAD
BORDEN, INDIANA 47106

SPAULDING FAMILY MAP

PART OF SECTION 4 & 9 T-1-S, R-5-E
CLARK 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

MARJORIE _SPAULDING.DWG