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HOLLOWAY LAND SURVEYING

ROSS O. HOLLOWAY, Registered Land Surveyor

SURVEYOR'S REPORT
FILE NO.: 131-92

This report is for the survey of a part of Lots No. 1 and 2 in Block No. 22 of Story's Subdivision, per plat thereof, as recorded in Deed Record T Page 28, being a part of the Original Plat of the Town (now City) of Martinsville, per plat thereof as recorded in Deed Record J Page 466, Morgan County, Indiana.

THEORETICAL UNCERTAINTY OF MEASUREMENT "Tu": The "Tu" of the corners of this parcel(s) are within the requirements for a Class "C" ("Tu" = +/- 0.5 feet) survey per IAC, Title 864 (Theoretical uncertainty of measurement is the radius of a circle which circumscribes an area containing the probable true location of a specified point as determined by the precision of instruments and procedures employed in the performance of a survey).

Purpose of this survey is to locate or establish land boundaries. Easements, rights-of-way, setback/building lines, covenants, restrictions, utilities, flood plains, topographic features and etc. were intentionally excluded from this plat. If any of the preceding items are shown on the plat of survey it is the intent to show only that specific entity and no others.

In accordance with Title 865, Article 1.1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the "UNCERTAINTY" in the position of the lines and corners established on this survey as a result of uncertainties and/or ambiguities from:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation

In regard to monuments, point (a) above, in many cases the original section corners were not perpetuated or have been obliterated with time and therefore existing topographical features and monuments of modern origin provide the only evidence of the corner's most PROBABLE and/or ACCEPTED POSITION. In the absence of CREDITABLE physical and/or record evidence then proportional measurement has been used to establish the points of division of the section.

Section corners found or established by topographical features, monuments of modern origin or proportional measurement will be labeled as "LOCAL CORNER" on the plat of survey and are subject to undiscovered evidence regarding the true location of said corners. Note that the uncertainty which surrounds a "Local Corner" is inherently passed to any parcel corner dependent upon the position of the section corner. "UNCERTAINTY" of "LOCAL CORNERS" is not readily determinable or unknown and therefore will not be addressed in this report.

In regard to "ACTIVE LINES OF OCCUPATION", point (b) above: ACTIVE refers to lines which are marked by visible, obvious, well defined



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1. The south and north lines of the lot were placed parallel with and at the record distance from the centerline of Harrison Street as established from curb splits. East and west lines of the lot were placed parallel with the centerline of Main Street as established from curb splits. The west line of the lot was placed to be 7.00 feet east of the centerline of the alley as established from the split of the old limestone alley curbs.
2. The measured distance between the centerline of the 14 foot wide alley, which separates Lots No. 1 and 2 from Lots No. 8, was 182.69 feet while the record distance is 184 feet. The east line was established by pro-rating the shortage over subject lot and the adjoining lot on the east side of the parcel.
3. The north line of the parcel is +/- 1 foot north of a fence line that runs along the entire north side of the parcel. If the north/south length receives the same proration as east/west then the actual distance may be shorter than the record distance by approximately 0.8 feet. However, due to an absence of old curbs along Highland Street, curb splits could not be used to establish the length of the block and therefore the record length was used.

SUMMARY: From the above observations it is the professional opinion of this surveyor that the "Uncertainties" of the lines and corners of the parcel are as follows:


(a) Due to reference monuments: except for "Local Corners" which are subject to reservations as cited in the caption to this report.

(b) Due to title documents of record: East line 0.6 feet, West line negligible, South line negligible, north line 0.8 feet.

(c) Due to evidence of active lines of occupation: 1.0 foot on the north line and 0.5 foot on the east line.

CERTIFICATION

I, Ross O. Holloway, an Indiana Registered Land Surveyor, hereby certify that, to the best of my information, knowledge and belief, this report represents a survey as completed under my direct supervision on July 27, 1992.


Ross O. Holloway
Indiana Registered
Surveyor No. S0530

