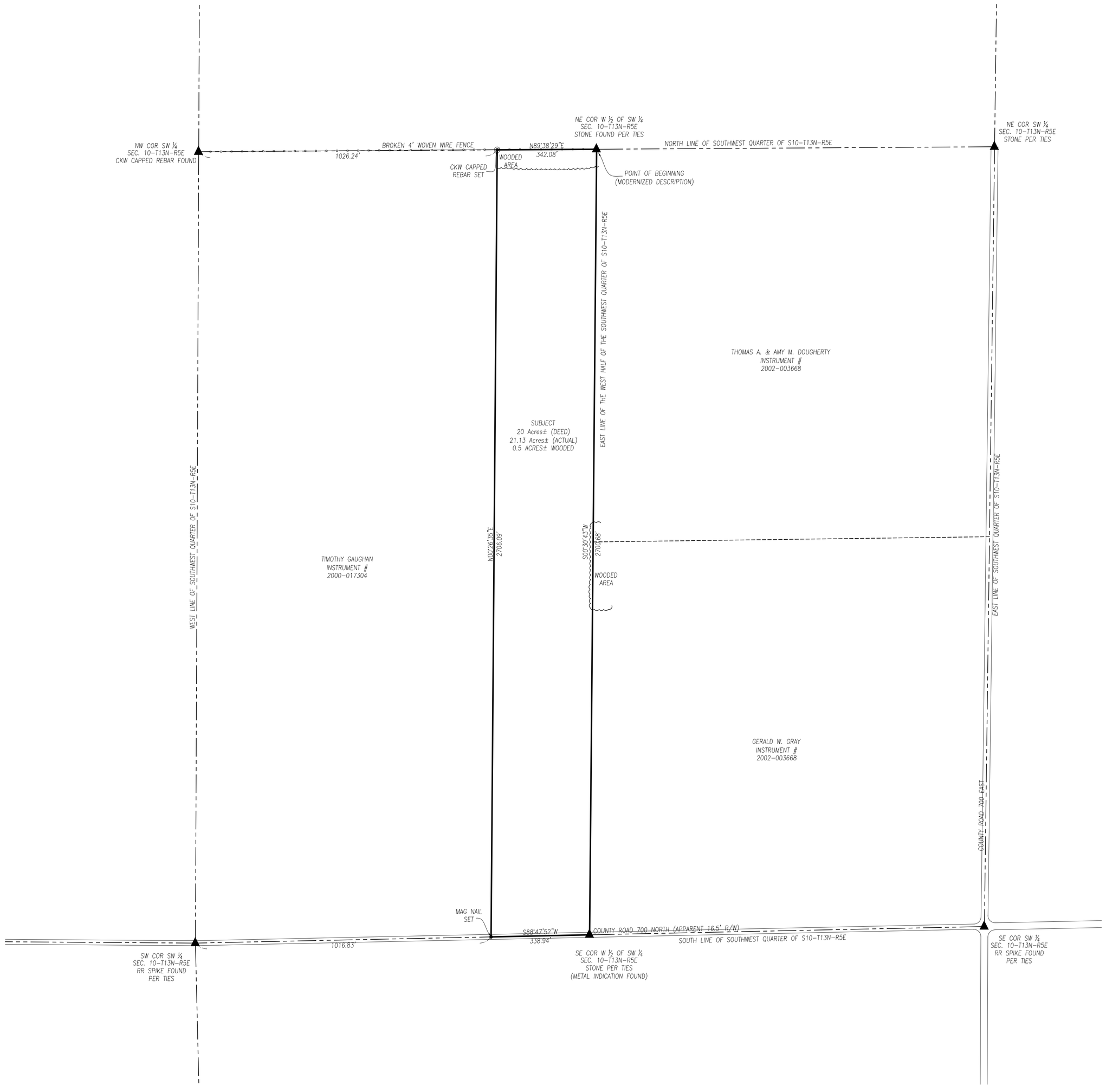
Martin Estate
Pt. W ½ of SW ¼
S10-T13N-R5E
Johnson County, Indiana

Boundary Retracement

Part of W ½ of SW ¼ of S10-T13N-R5E

Johnson County, Indiana



LAND DESCRIPTION – PART OF INSTRUMENT NUMBER 2000-016137

THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) EAST OF THE SECOND PRINCIPAL MERIDIAN, CONTAINING TWENTY (20) ACRES, MORE OR LESS.

MODERNIZED DESCRIPTION – OUT OF INSTRUMENT NUMBER 2000-016137

THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, CLARK TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 30 MINUTES 43 SECONDS (ASSUMED BEARING) ALONG THE EAST LINE OF SAID WEST HALF–QUARTER SECTION 2700.68 FEET TO THE SOUTH LINE OF SAID HALF–QUARTER SECTION; THENCE SOUTH 88 DEGREES 47 MINUTES 52 SECONDS WEST ALONG SAID SOUTH LINE 338.94 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 35 SECONDS EAST 2706.09 FEET TO THE NORTH LINE OF SAID HALF–QUARTER SECTION; THENCE NORTH 89 DEGREES 38 MINUTES 29 SECONDS EAST ALONG SAID NORTH LINE 342.08 FEET TO THE POINT OF BEGINNING, CONTAINING 21.13 ACRES, MORE OR LESS.

SUBJECT TO ALL RIGHT–OF–WAYS, EASEMENTS, AND OTHER RESTRICTIONS OF RECORD.

SURVEYOR'S REPORT: IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTION 1 THROUGH 20 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

VARIANCE IN THE REFERENCED MONUMENTS;
DISCREPANCIES IN RECORDED DESCRIPTIONS AND PLATS;
INCONSISTENCIES IN LINES OF OCCUPATION;
RANDOM ERRORS OF MEASUREMENT (THEORETICAL UNCERTAINTY);

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENTS) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS "C" SURVEY (0.5') AS DEFINED IN IAC 865. THIS SURVEY IS A RETRACEMENT SURVEY AS DEFINED IN IAC 865, OF A TRACT OF LAND.

SURVEYOR'S COMMENTS: THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY RETRACEMENT SURVEY ON THE ABOVE DESCRIBED TRACT OF GROUND. THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT TRACT WERE MONUMENTS THAT HAVE BEEN PERPETUATED BY THE JOHNSON COUNTY SURVEYOR'S OFFICE. THE SOUTHEAST CORNER OF THE SUBJECT QUARTER WAS ALSO PERPETUATED BY THE JOHNSON COUNTY SURVEYOR'S OFFICE. THE NORTHWEST CORNER OF THE SUBJECT QUARTER WAS ESTABLISHED PREVIOUSLY BY CKW LAND SURVEYING, INC.

FINDING OF FACTS: WITHOUT ADDITIONAL PROOF, THE FACT THAT SURVEYS ACCEPT A MONUMENT DOES NOT MAKE IT CORRECT. THE MONUMENT MUST HAVE BEEN INITIALLY CORRECT. COMMON REPORT AND REPUTATION EVIDENCE DOES NOT OVERCOME CONTRARY PROOF. THEREFORE, THE LOCATION OF ANY OF THE ABOVE–DISCUSSED MONUMENTS MAY YET BE CONTRADICTED AND OVERCOME BY UNDISCOVERED EVIDENCE. AS A RESULT, ANY PROPERTY BOUNDARY, WHOSE LOCATION IS DEPENDENT ON THESE CORNER MONUMENTS, IS SUBJECT TO UNDISCOVERED EVIDENCE, WHICH MIGHT RESULT IN A DIFFERENT LOCATION FOR THE CORNERS. BECAUSE A DIMENSIONAL VALUE TO THE UNCERTAINTY OF THESE CORNERS IS SUBJECTIVE, AND FOR THESE REASONS CITED ABOVE, THE UNCERTAINTY OF THESE CORNERS IS UNKNOWN.

IF FENCES ARE TO BE INSTALLED, IT SHOULD BE KEPT IN MIND THE UNCERTAINTIES OF CORNERS FOUND AND SET, AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AREA AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: 1.0 FEET ±.
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTIONS: NONE.
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: 1.2 FEET ±.

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAT AND DESCRIPTION REPRESENT A SURVEY COMPLETED UNDER MY DIRECTION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP–TO–DATE TITLE COMMITMENT AND IS SUBJECT TO ANY STATEMENT OF FACT DISCLOSED THEREIN.

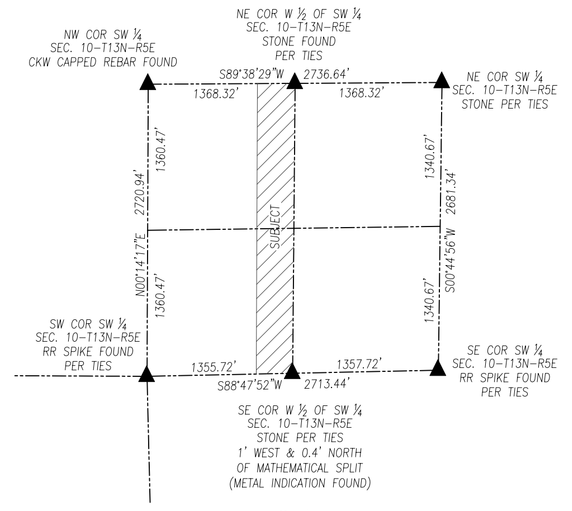
I FURTHER CERTIFY THAT THE SURVEY WORK PERFORMED ON THE PROJECT SHOWN IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS REPORT CONFORMS TO THE REQUIREMENTS CONTAINED IN SECTION 1 THROUGH 20 OF THE IAC 865, 1.1–12 FOR A RETRACEMENT OR RECORD DOCUMENT SURVEY.

DATE OF LAST FIELD WORK: DECEMBER 9, 2005

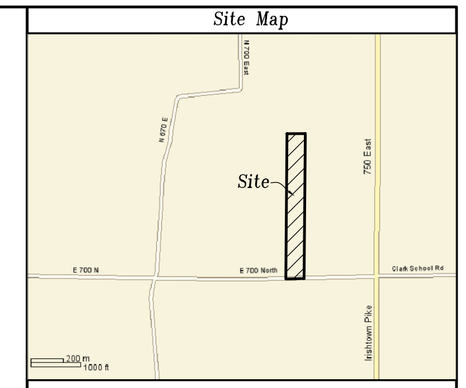
DATE: DECEMBER 12, 2005

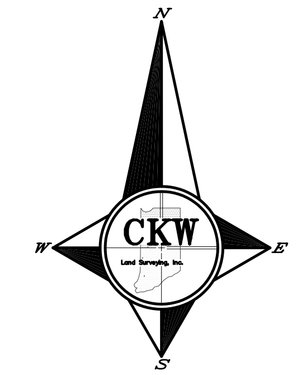
SURVEYORS SIGNATURE _____
JEFFREY J. KONDY PROFESSIONAL LAND SURVEYOR NO. 20100068



Scale
1" = 1000'

Site Map





Graphic Scale
200 0 100 200 400
(In Feet)
1 Inch = 200 Ft.

Revisions

JEFFREY J. KONDY
PROFESSIONAL LAND SURVEYOR NO. 20100068

THIS DRAWING/COMPUTER FILE, IDEAS, DESIGN AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF CKW LAND SURVEYING, INC. © ANY REPRODUCTION OR REUSE OF THIS DOCUMENT IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM CKW LAND SURVEYING, INC. IS PROHIBITED.

CKW Land Surveying, Inc.
301 East Jefferson St.
Franklin, Indiana 46131
(317) 736-0781 – Office
(317) 736-0791 – Fax

Project
Boundary Retracement
Part of W ½ of SW ¼ of S10-T13N-R5E
Johnson County, Indiana

Sheet Title
Boundary Retracement

Scale	Drawn	Designed	Checked
1" = 200'	HMP	N/A	JJK

Work Order No.	Sheet Number
060784	1 of 1
Date: December 12, 2006	

C:\Documents and Settings\All Users\Documents\CKW Projects\Dwf\060784\Dwf\060784.dwg December 14, 2006 - 8:13am