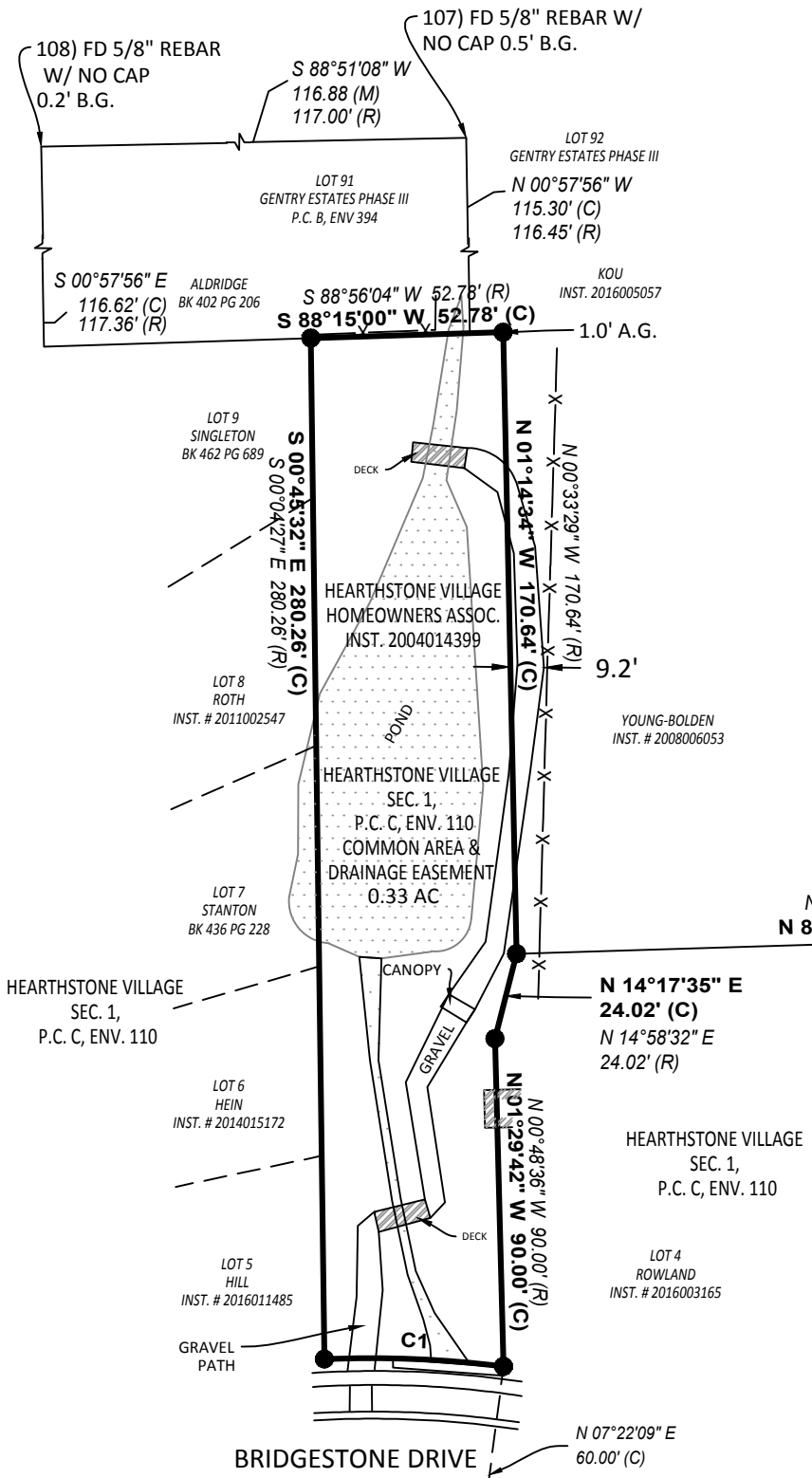
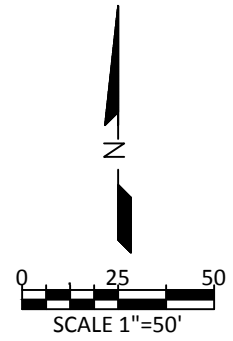
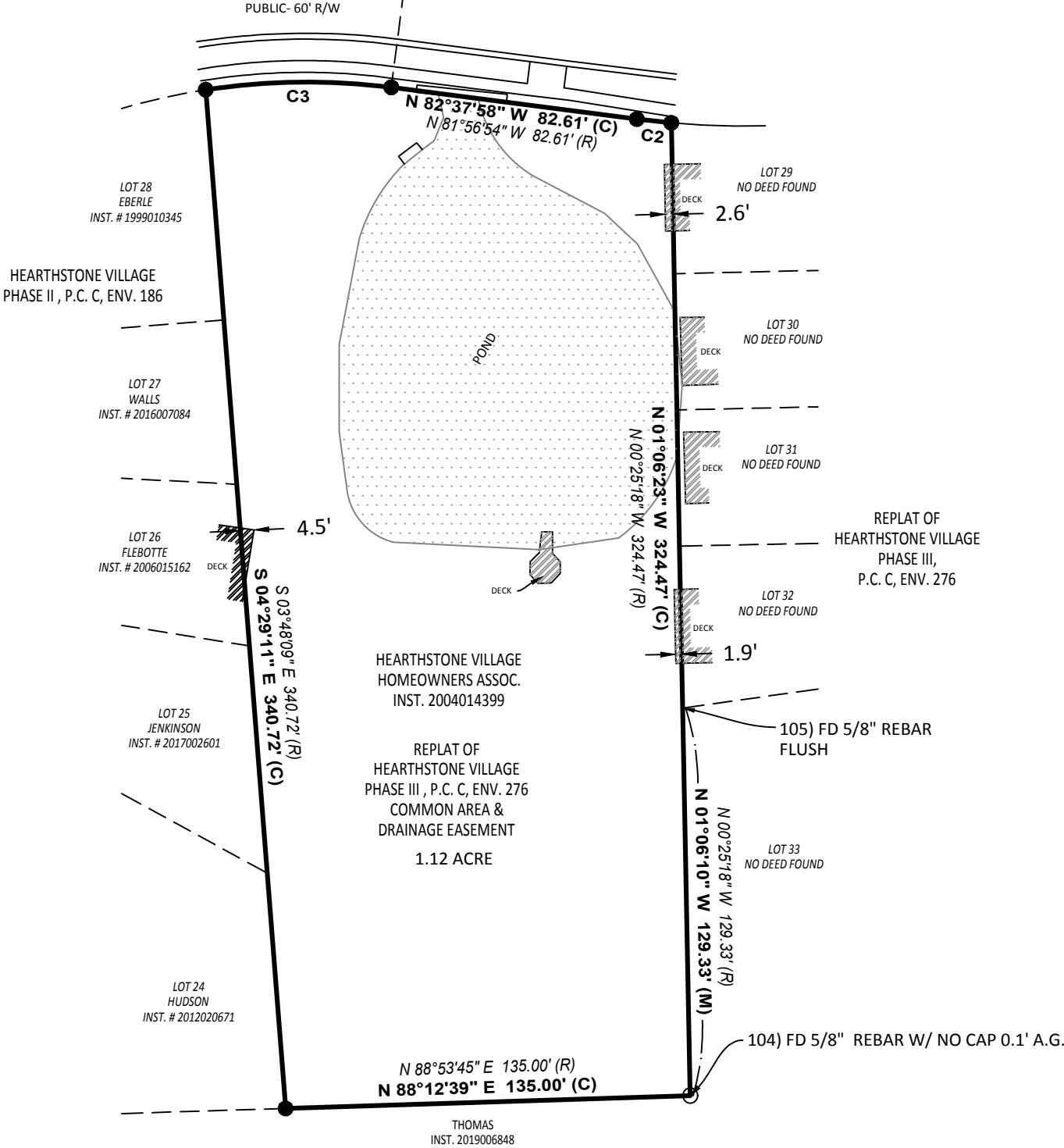


**PLAT OF SURVEY - RETRACEMENT BOUNDARY  
COMMON AREAS & DRAINAGE EASEMENTS IN  
HEARTHSTONE VILLAGE SECTION 1 & THE  
REPLAT OF HEARTHSTONE VILLAGE PHASE III  
MONROE CO., INDIANA**  
JOB No. 10170  
Client & Owners Name: HEARTHSTONE VILLAGE  
HOMEOWNERS ASSOCIATION  
INST. 2004014399



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.27'	290.00'	9°44'01"	S 87°40'27" E	49.21' (C)
C2	11.56'	280.00'	2°21'56"	N 83°48'58" W	11.56' (C)
C3	62.11'	220.00'	16°10'32"	S 89°16'46" W	61.90' (C)



**NOTES:**

1. FIELD WORK PERFORMED JULY 3, 2019.
2. ALL 5/8" REBAR SET HAVE YELLOW CAP STAMPED "BRCJ INC 6892 IN" AND ARE FLUSH TO GROUND UNLESS NOTED.
3. (R) = RECORDED  
(M) = MEASURED  
(C) = CALCULATED FROM RECORD  
(A.G.) = ABOVE GROUND  
(B.G.) = BELOW GROUND
4. BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON INDIANA DEPARTMENT OF TRANSPORTATION INCORS NETWORK RTK OBSERVATIONS.
5. THIS SURVEY IS NOT COMPLETE WITHOUT THE ASSOCIATED REPORT OF SURVEY.

**LEGEND:**

- FD REBAR
- SET REBAR
- FD PK NAIL
- MAILBOX
- X-X- FENCE
- (R) RECORDED B&D
- (M) MEASURED B&D
- (C) CALCULATED B&D
- A.G. ABOVE GROUND
- B.G. BELOW GROUND



## REPORT OF SURVEY

In accordance with **Title 865, 1-12-1 through 1-12-30** 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:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

**The Relative Positional Accuracy "RPA"** (due to random errors in measurement) of this survey is within that allowable for a Suburban survey (0.13 feet (40 millimeters) plus 100 parts per million) as defined in IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.).

In regard to "**ACTIVE LINES OF OCCUPATION**", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a Retracement Survey performed at the request of Barbara Hudson, President of Hearthstone Village Homeowners Association

The property is currently in the name of Hearthstone Village Homeowners Association (Instrument No. 2004014399).

The field work was completed on July 3, 2019.

### SURVEYS & PLATS OF RECORD:

1. Plat of Hearthstone Village Section 1 found in Plat Cabinet C, Envelope 110 in the office of the Monroe County Recorder.
2. Replat of Hearthstone Village Phase III found in Plat Cabinet C, Envelope 276 in the office of the Monroe County Recorder.
3. Plat of Gentry Estates Phase III found in Plat Cabinet B, Envelope 394 in the office of the Monroe County Recorder.

### MONUMENTS FOUND:

104. A 5/8-inch diameter rebar was found 0.1 feet above grade and accepted as the southeast corner of the common area & drainage easement of the Replat of Hearthstone Village phase III.
105. A 5/8-inch diameter rebar was found flush with grade and accepted as the northwest corner of Lot 33 of the Replat of Hearthstone Village phase III.
106. A PK nail was found flush with grade and accepted as the northeast corner of Lot 1 of Hearthstone Village Section 1.
107. A 5/8-inch diameter rebar was found 0.5 feet below grade and accepted as the northeast corner of Lot 91 of Gentry Estates Phase III.
108. A 5/8-inch diameter rebar was found 0.2 feet below grade and accepted as the northwest corner of Lot 91 of Gentry Estates Phase III.

### DEED ANALYSIS:

No discrepancies were found when comparing the subject deed with the adjoining deeds.

### ESTABLISHMENT OF LINES AND CORNERS:

Monument number 104 was accepted as the southeast corner of the common area and drainage easement of the Replat of Hearthstone Village Phase III. The record geometry of the plat was rotated to monument number 106. Using this solution monument number 105 matches the calculated northwest corner of lot 33 within 0.01 feet. The remaining corners of the common area and drainage easement were established based on this solution.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to *Availability and condition of reference monuments*: 0.7 feet with monument number 108 and 1.2 feet with monument number 107.

Due to *Occupation or possession lines*: Gravel path is up to 9.2 feet east of the east line of the common area and drainage easement of Hearthstone Village Section 1. Decks as shown along the lines of the common area and drainage easement of the Replat of Hearthstone Village Phase III.

Due to *Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines*: No discrepancies were found.

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 19th day of July, 2019

*Christopher L. Porter*

Christopher L. Porter  
Professional Land Surveyor No. LS21200022  
State of Indiana

