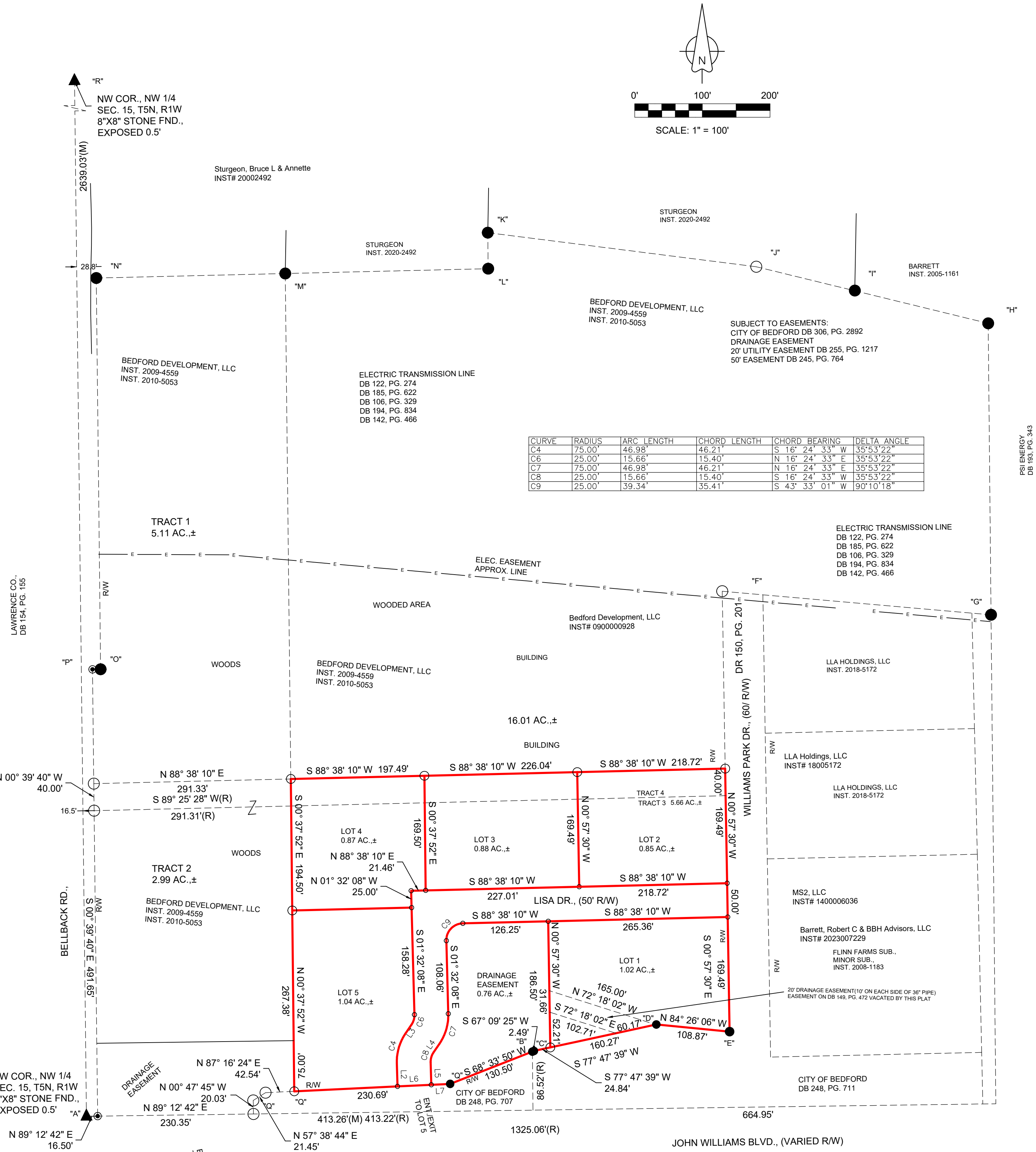




CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	75.00'	46.98'	46.21'	S 16° 24' 33" W	35°53'22"
C6	25.00'	15.66'	15.40'	N 16° 24' 33" E	35°53'22"
C7	75.00'	46.98'	46.21'	N 16° 24' 33" E	35°53'22"
C8	25.00'	15.66'	15.40'	S 16° 24' 33" W	35°53'22"
C9	25.00'	39.34'	35.41'	S 43° 33' 01" W	90°10'18"

LINE	BEARING	DISTANCE
L2	S 01° 32' 08" E	34.33'
L3	S 34° 21' 14" W	15.32'
L4	S 34° 21' 14" W	15.32'
L5	S 01° 32' 08" E	33.29'
L6	N 87° 16' 24" E	50.01'
L7	N 87° 16' 24" E	27.97'

GENERAL NOTES:
CURRENT ZONING: I2
FRONT SET BACK LINE: 20'
SIDE SET BACK LINE: 10'
REAR SET BACK LINE: 15'
SEE CITY OF BEDFORD FOR BUILDING PERMITS
PRIOR TO ANY INDIVIDUAL LOT DEVELOPMENT IS STARTED

LOT EASEMENTS:
SIDE/COMMON LOT LINES: 7.5 FEET ON EACH SIDE
FRONT: 20 FOOT
REAR: 10 FEET

LEGEND

- ▲ Section Corner Found (type as noted)
- 5/8" Rebar With Cap stamped PLS#20500020 Set
- Rebar Found
- ⊙ Mag nail Set
- Mag/PK Nail found
- Railroad Spike found
- Railroad Spike Set
- ⊗ Iron Pipe Found
- ⊠ Wood Corner Post Found
- (R) Record Deed Dimension
- X— Right of Way
- Fenceline

SURVEYORS REPORT

Prepared for Bedford Development, LLC for property described in Instrument 2009-4559 & 2010-5053, Section 15, Township 2 North, Range 1 West in the records of the Lawrence County Recorders Office. The purpose of this survey was to perform a Boundary & Split Survey of said instrument stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"). 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:

- *VARIANCES IN REFERENCE MONUMENTS;
- *DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- *INCONSISTENCIES IN LINES OF OCCUPATION;
- *RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

There may be unwritten rights associated with these uncertainties.

All bearings and distances shown on the drawing are field measurements unless otherwise noted. Bearing system is per the INDOT INCOR Network and Indiana West State Plane Coordinate Zone.

REFERENCE SURVEY INFORMATION:

- 1) All reference deed information was obtained through the records of the Lawrence County Recorders Office.
- 2) All reference Section corner information was obtained through the records of the Lawrence County Surveyors Office.
- 3) Survey by Mark Isaacs, PS for Williams Park and recorded DB 149, Pg. 472. (See Document for additional Easements).
- 4) Survey by Travis Norman, PS for Flinn Farms and recorded in Inst. 2008-1183.
- 5) Survey by James Wayman, PS and recorded in Inst. 2008-5455.

FINDINGS OF FACTS:

- (The following alphabetical reference letter corresponds to a specific location on the attached survey plat.)
- A - #5 Rebar found buried 0.4 feet and held for the corner. Mag Nail found flush 16.5 feet east of #5 Rebar. Mag Nail held for the SW corner of the tract.
 - B - #5 Rebar found buried 0.4 feet and held for the corner.
 - C - #5 Rebar found buried 0.3 feet and held for the corner.
 - D - #5 Rebar found buried 0.2 feet and held for the corner.
 - E - #5 Rebar found buried 0.3 feet and held for the corner.
 - F - #5 Rebar set by holding record deed dimensions and calls.
 - G - #5 Rebar found flush and held for the corner.
 - H - #5 Rebar found exposed 0.2 feet and held for the corner.
 - I - #5 Rebar found disturbed and 0.2 feet N. of the line.
 - J - #5 Rebar set by holding record deed dimensions and calls.
 - K - #5 Rebar found exposed 0.2 feet and held for the corner.
 - L - #5 Rebar found flush and held for the corner.
 - M - #5 Rebar found exposed 0.2 feet and held for the corner.
 - N - #5 Rebar found flush and held for the corner.
 - O - #5 Rebar found buried 0.5 feet and held for the corner.
 - P - Mag Nail found flush and held for the corner.
 - Q - #5 Rebars set by holding record deed dimensions and calls per R/W Deeds to the City of Bedford.
 - R - Limestone monument found exposed 0.5 feet and held for the corner.

SUMMARY:

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

DUE TO VARIANCES IN REFERENCE MONUMENTS: None observed this survey.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: None observed this survey.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: All inconsistencies in the lines of occupation are dimensioned on the attached survey plat

SURVEY CLASSIFICATION: The subject tract lies within an area classified as a Urban survey and is within the relative positional accuracy specifications of 0.07 feet plus 50 part per million.

No title commitment was provided for this survey and a search for easements is not to be implied by this survey. Improvements were not located by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.

DRAINAGE EASEMENT MAINTENANCE:

THE DRAINAGE EASEMENT AREAS SHOWN ON THIS PLAT ARE JURISDICTION OF THE CITY OF BEDFORD, INDIANA STORM WATER DEPARTMENT AND IS TO BE MAINTAINED BY THE LOT OWNERS OF THIS DEVELOPMENT, WITH THE COST TO BE SPLIT FIVE WAYS BETWEEN THE FIVE LOT OWNERS AND MAINTAINED TWICE A YEAR. MAINTENANCE BY THE LOT OWNERS IS TO CONSIST OF MOWING, DEBRIS REMOVAL, SEDIMENT REMOVAL AND NORMAL GENERAL MAINTENANCE.

LAND SURVEYORS CERTIFICATION:

This survey was performed wholly under the direction of Travis A. Norman, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements stated in 865 Indiana Administrative Code 1-12-1 Minimum Standards for Competent Practice of Land Surveying.

TRAVIS A. NORMAN, PLS LS#20500020 DATE 12/1/2025

COMMISSION CERTIFICATE:

Under authority provided by Chapter 174-Acts of 1947. Enacted by The General Assembly of the State of Indiana. And all acts amandatory thereto. And an ordinance adopted by The Common Council of The City of Bedford, Indiana. This plat was given approval by The City of Bedford as follows:

Adopted by the City Plan Commission at a meeting held _____, 20____.

Bedford City Plan Commission

President (Sign & Print)

Secretary (Sign & Print)

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE:

This plat was given approval by The Board of Public Works and Safety of The City of Bedford, Indiana. At a meeting held _____, 20____.

Chairman (Sign & Print)

Member (Sign & Print)

CERTIFICATE OF OWNERSHIP

We _____

hereby certify that we are the Owners of the property shown and described herein and that we have caused said property to be surveyed and subdivided as indicated by this plat.

Signatures

Printed Names

Signatures

Printed Names

Signatures

Printed Names

Notary
State of Indiana)
County of Lawrence)SS

Before me this undersigned Notary Public, in and for the County and State personally appeared _____ and acknowledged the executing of the foregoing instrument for the purpose therein expressed. Witness my Hand and Seal this _____ day of _____, 20____.

My Commission Expires:

Signature

Printed

GENERAL NOTES:

- CURRENT ZONING: I2
- FRONT SET BACK LINE: 20'
- SIDE SET BACK LINE: 10'
- REAR SET BACK LINE: 15'
- SEE CITY OF BEDFORD FOR BUILDING PERMITS
- PRIOR TO ANY INDIVIDUAL LOT DEVELOPMENT IS STARTED

