



LEGEND
 THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
 SET 5/8" STEEL PIN & CAP
 EXISTING REBAR
 POINT ONLY
 EXISTING STONE
 MAG NAIL

TRACT "A"
 15.99 Acres

TRACT "B"
 5.01 Acres

ARBOR SPRINGS SUBDIVISION
 Anthony & Shannon Driskell
 Primavera Survey 2002
 I-201503035
 PLAT 1202

R & M Bentley
 Ruckman Survey 2009
 I-201009956

Daniel & Kristi Kantz
 20111717

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.
 B. Occupation or possession lines.
 C. 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.
 D. The relative positional accuracy of the measurements.

This is a an original and Retracement survey subdividing the property described in I-202001665 of the Floyd 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..

- The lines and corners shown hereon were established with the aid of the following:
- Plat 1202, Primavera LS Survey 2009, Groskopf Survey 2002, Ruckman Survey 2009
 - deeds per said county records, and
 - found corner monuments at center and east 1/4 corner of Section 30.

Existing Pin Monuments were found at the 8 (eight) outside corners, which defined the Boundary. Set out this date a 4.87 Acre Tract and the remaining 15.93 Acre Roark Homeplace. Set Ruckman 5/8 rebars at the new corners and offsets on line as shown.

As a result of this 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 8.3' on south line.

Due to occupation or possession lines: up 8.3± due to fences shown and found monuments.
 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: 8.3'
 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 an Rural Survey (0.26 feet plus 100 parts per million).

A Title Search was not provided prior to this Survey, so this Site may be subject to Easements not shown hereon.

The 20' waterline easement to Ramsey Water Company is shown hereon based on flags set by the water company. Map revised 09/10/24 to show the approximate locaion of the waterline.



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 TITLE 865 I-21 THROUGH 29. 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
 DAVID J. RUCKMAN, PS # 80040393



SCALE = 1" = 200'	DATE: 07/26/24	DRAWN:	REV: 09/10/2024
MAP FOR: GLEN E. ROARK MALLINEE OTT ROAD HARRITT AUCTIONS			
GLEN E. ROARK MAP PART OF SECTION 30 T-2-S, R-5-E GEORGETOWN TOWNSHIP, FLOYD COUNTY INDIANA Ref. Deed -202001665			
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 DAVIDJRUCKMAN@AOL.COM			

PARCEL "A"

Being a 15.99 Acre part of the southeast quarter of Section 30, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, same being part of those same lands as described in I-202001665, of the Floyd County deed records, same being as composed by David J. Ruckman PS# 80040393 by map dated July26th, 2024 same being bounded as follows, To Wit:

Beginning at a spike at the center of Section 20, Floyd County Surveyor's Records, in Malinee Ott Road; thence N 89°54'04" E with said Road and 1/4 section line a distance of 250.25' to a mag nail; thence S 03°07'11"E, passing a Ruckman rebar at 20', a distance of 474.87' to a Ruckman rebar; thence S 77°53'46" E a distance of 416.78' to a Ruckman rebar; thence S 00°04'33" W a distance of 67.36' to a buried rebar under landslide in Ravine at the Southwest corner of Lot # 1 of Plat 1202; thence S 01°57'22" W with the east line of Roark a distance of 718.79' to a 3/4 pipe up 8"at fence corner; ; thence N 88°56'16" W with Roark south line and fence a distance of 671.67' to a 5/8 rebar at fence corner; thence N 01°04'02" W with fence a distance of 285.46' to a Groskopf LS 5/8 rebar in a ravine channel; thence N 02°44'26" E with old fence a distance of 451.34' to a Ruckman 5/8 rebar; thence N 00°21'11" W with old fence a distance of 599.00' to the beginning.

Subject to all Easements of Record and the R/W of Malinee Ott Road.

PARCEL "B"

Being a 5.01 Acre part of the Southeast Quarter of Section 30, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, same being part of those same lands as described in deed to Roark, I-202001665, of the Floyd County deed records, same being as composed by David J. Ruckman PS# 80040393 by map dated July26th, 2024 same being bounded as follows, To Wit:

Commencing at a magnail at the Northwest corner of the Southeast Quarter of Section 30; thence N 89°54'04" E with Malinee Ott Road and 1/4 section line a distance of 250.25' to a mag nail at TRUE place of beginning; thence N 89°54' 04" E a distance of 434.10' to a magnail at northwest corner Plat 1202; thence S 00°04'33" W , passing a 1/2" rebar at 16', a distance of 562.31' to a Ruckman rebar; thence N 77°53'46" W a distance of 416.78' to a Ruckman rebar; thence N 03°07'11" W passing a Ruckman rebar at 455.00' a distance of 474.87' to the beginning.

Subject to all Easements of record and the R/W of Malinee Ott Road

LAND DESCRIPTION - RAMSEY WATER 20' EASEMENT

Being a 20' strip of land ling in the Southeast Quarter of Section 30, Township 2 South, Range 5 East, Georgetown Township, Floyd County, Indiana, same being part of those same lands as described in deed to Roark, I-202001665, of the Floyd County deed records, same being as composed by David J. Ruckman PS# 80040393 by map dated September 10, 2024, same having a centerline being bounded as follows, To Wit:

Commencing at a magnail at the Northwest corner of the Southeast Quarter of Section 30; thence N 89°54'04" E with Malinee Ott Road and 1/4 section line a distance of 509.68' to a point; thence S 00°07'57" E a distance of 37.59' to TRUE place of beginning of the centerline; thence S 02°15'00" W a distance of 193.72' to a point; thence S 04°33'28" W a distance of 242.17' to a point; thence S 11°32'47" W a distance of 355.66' to a point; thence S 04°55'06" W a distance of 265.59' to a point; thence S 11°55'48" E a distance of 115.09' to point; thence S 05°23'59" E a distance of 145.72' to the south line of the grantor.

Being the end of said 20' easement, same intending to be 10' either side of the pipe as laid.

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. TITLE 865 H2-1 THROUGH 29. 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, PS # 80040393



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MAP FOR: GLEN E. ROARK
MALLINEE OTT ROAD
HARRITT AUCTIONS

GLEN E. ROARK MAP
PART OF SECTION 30 T-2S, R-5E GEORGETOWN TWP,
GEORGETOWN TOWNSHIP, FLOYD COUNTY INDIANA

RUCKMAN LAND SURVEYORS

TITLE BOUNDARY LAND SURVEYORS
LICENSED TO PRACTICE IN INDIANA

DAVID J. RUCKMAN, P.L.S.

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ROARK.DWG.