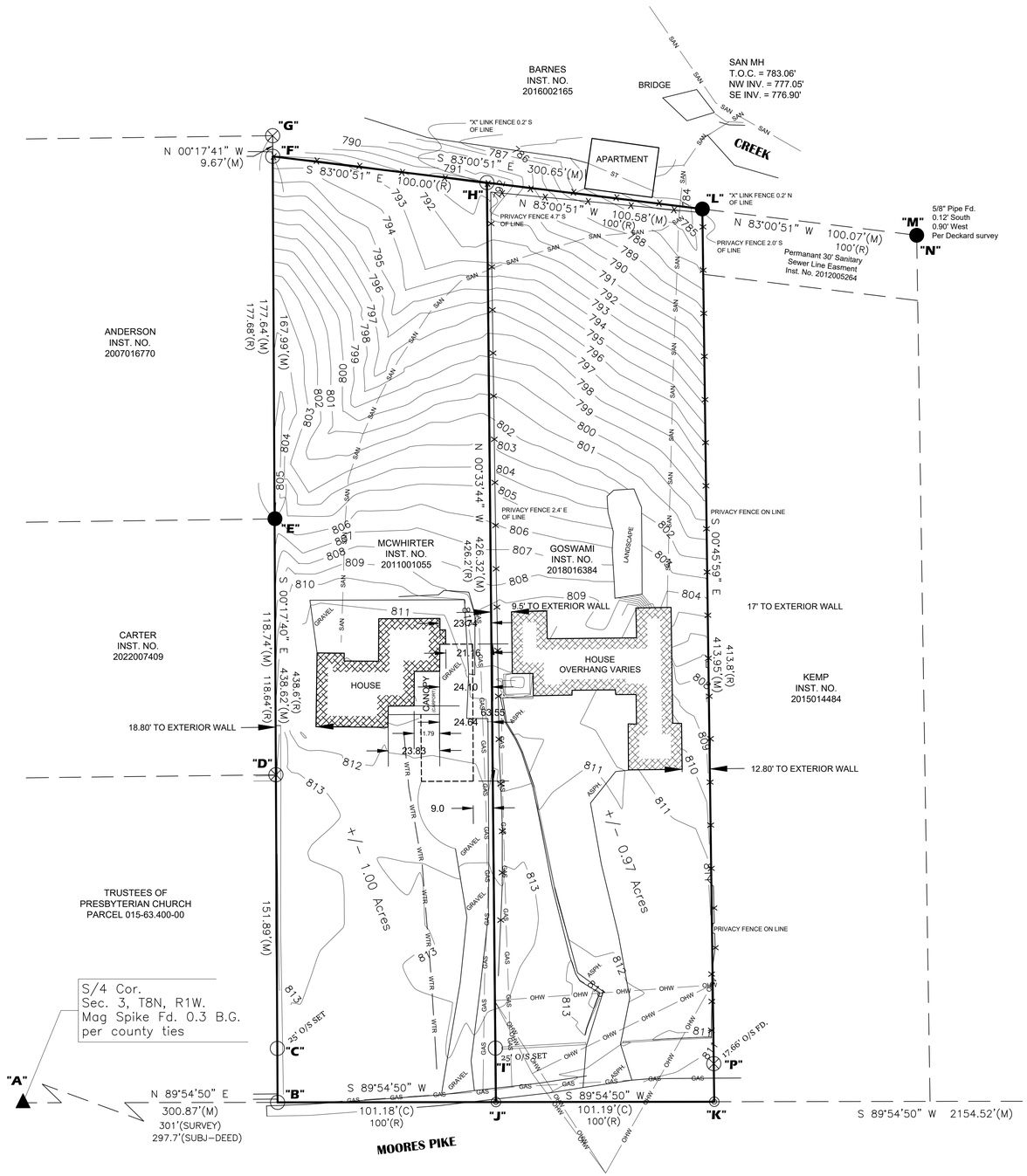
Boundary & Topographic Survey
Pt. Sec. 3, T-8-N, R-1-W.
Monroe County, Indiana.



SURVEYORS REPORT

Prepared for Kevin McWhirter and Nancy Goswami, for property described in Instrument #2011001055 and #2018016384, Section 3, Township 8 North, Range 1 West, in the records of the Monroe County Recorder's Office. The purpose of this survey was to perform a Boundary survey of said Instruments 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.

Basis of Bearings - Indiana State Plane, West Zone

REFERENCE SURVEY INFORMATION:

1) All reference deed information was obtained through the records of the Monroe County Recorder's Office.
2) All reference Section corner information was obtained through the records of the Monroe County Surveyors Office.
3) A survey by Eric Deckard for the Anderson Family, dated 08/23/2007, project # 07-92.
4) A survey by Eric Deckard for Terry Kemp, dated 08/25/2014, project # 14-89.

FINDINGS OF FACTS/THEORY OF LOCATION:

(The following alphabetical reference letter corresponds to a specific location on the attached survey plat.)

A) A mag spike was recovered 0.3' below grade and was held this survey for the Southwest corner of said Section 3. Said mag spike is consistent with records found in the Monroe County Surveyors Office.
B) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade on the south line of said Section 3. The west line of said tract was defined by holding original monuments "D" and "G". See measured vs. record for uncertainty.
C) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade on said west line as a 25' offset to monument "B".
D) A 3/4" pipe was recovered 0.5' above grade and was held this survey. Said rebar is consistent with document #3, listed above.
E) A #5 rebar w/Deckard cap was recovered flush with grade on said West line. Said rebar is consistent with document #3, listed above.
F) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade at the northwest corner of the McWhirter tract. Said rebar was set by projecting monument "L" through a 2" post near said corner to said west line, shown on document #3, listed above.
G) A 3/4" pipe was recovered 0.5' above grade and was held this survey for the northeast corner of the Anderson tract, shown on document #3, listed above.
H) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade at the northeast corner of the McWhirter tract. Said rebar was set at the record distance of 100', as shown on the survey plat. An old fencepost cut flush with grade was recovered 0.19' north of said set rebar.
I) A #5 rebar inscribed "Travis Norman 20500020" was set flush with grade as a 25' offset to monument "J".
J) A mag nail w/washer was set flush with grade. Said mag nail was set at the midpoint between monument "K" and monument "B". There is as much as 2.4' of uncertainty within said position, due to measurements between original monuments.
K) A mag nail was set flush with grade on the south line of said Section 3. Said mag nail was set on said south line by projecting monument "L" though monument "P" to said line.
L) A #5 rebar w/Deckard cap was recovered flush with grade and was held this survey for the northeast corner of said Goswami tract. Said rebar is consistent with document #4, listed above.
M) A #5 rebar w/Deckard cap was recovered 1.0' above grade and was held this survey for the northeast corner of the Kemp tract. Said rebar is consistent with document #4, listed above. There is as much as 1.0' of uncertainty within this position, due to monument "N".
N) A 5/8" pipe was recovered 0.5' above grade. Said pipe is consistent with other original monuments recovered within the area and creates an uncertainty of 1.0'.
O) A 1" iron pin was recovered 0.3' below grade and was held this survey for the South quarter corner of said Section 3. Said iron pin is consistent with the records found in the Monroe County surveyors office.
P) A 5/8" iron pipe was recovered 0.8' below grade and held this survey. Said pipe is consistent with document #4, listed above.

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: none noted.

DUE TO VARIANCES IN REFERENCE MONUMENTS: See Findings of Facts above.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: none noted.

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 an Suburban survey and is within the relative positional accuracy specifications of 0.13 feet plus 100 parts per million.

Notice: To subject landowner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney. Contact Travis Norman Group, LLC, if you have any questions.

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

TRAVIS A. NORMAN REGISTERED NO. LS20500020 STATE OF INDIANA LAND SURVEYOR

N

0' 40' 80'

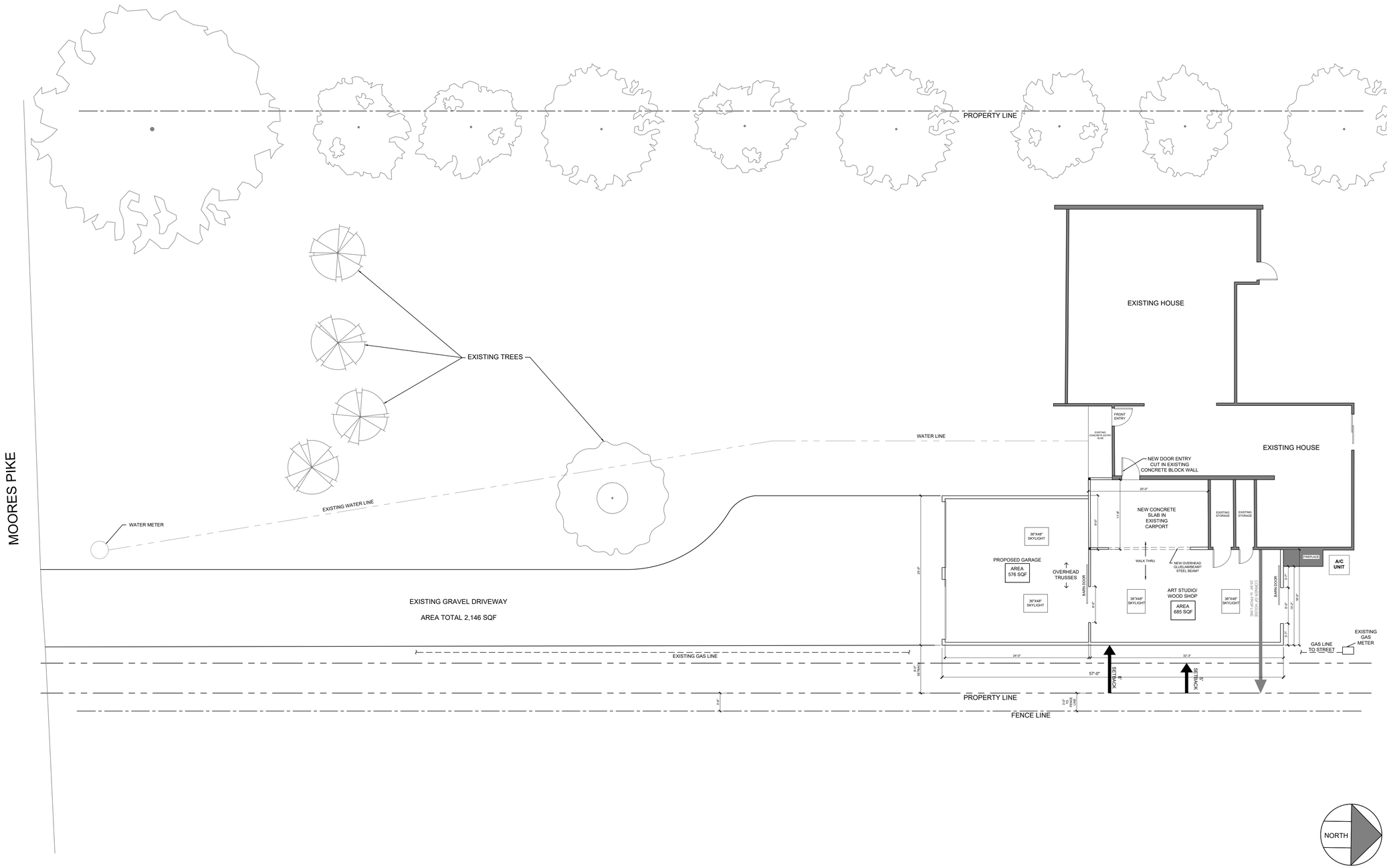
SCALE: 1" = 40'

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
- R/W Right of Way
- —X— Fenceline

TRAVISNORMANGROUP
LAND SURVEYING
812-583-7864
Address: 1535 G St., Bedford, IN 47421

Date: 07/12/2022	Drawn by: MPB	Scale: 1" = 40'
Project No. 22-229	Checked by: TAN	Sheet 1 of 1



McWHIRTER
GARAGE ADDITION

2201 E. MOORES PIKE
BLOOMINGTON, IN 47401

DESIGNER:

ARCHBLOCKS, INC.
2201 E. MOORES PIKE
BLOOMINGTON, IN 47401

GARAGE ADDITION

v1.1

REVISIONS:

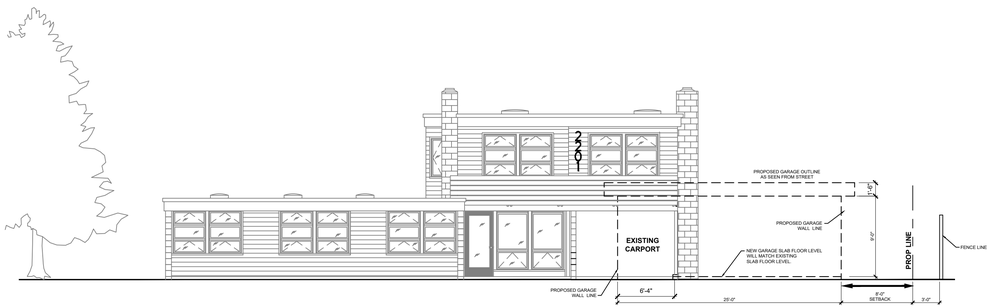
DRAWING TITLE:

FLOOR PLAN

SCALE:
1/8"=1'-0"

PLOT DATE:
08.22.2023

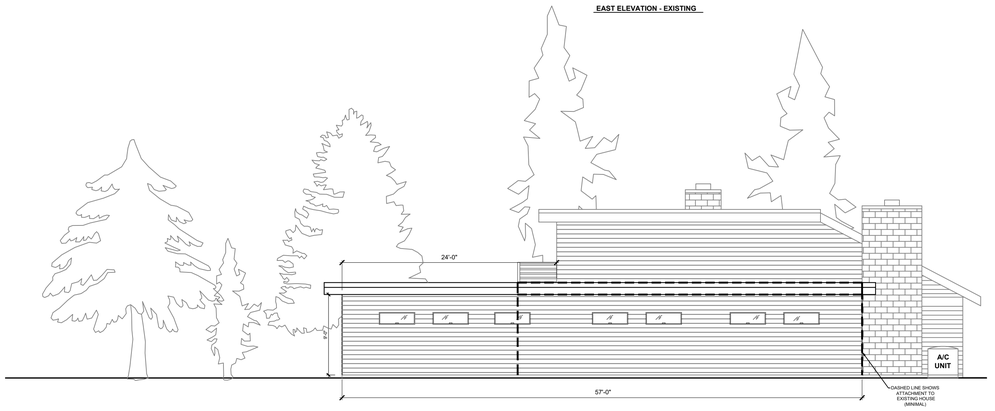
SHEET NO:
A-1



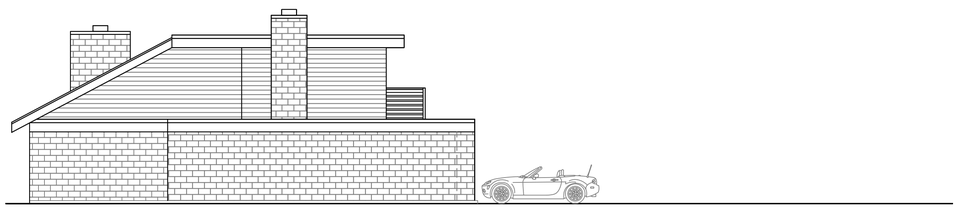
SOUTH ELEVATION - EXISTING
WITH PROPOSED GARAGE OUTLINE

SOUTH ELEVATION - PROPOSED

EAST ELEVATION - EXISTING

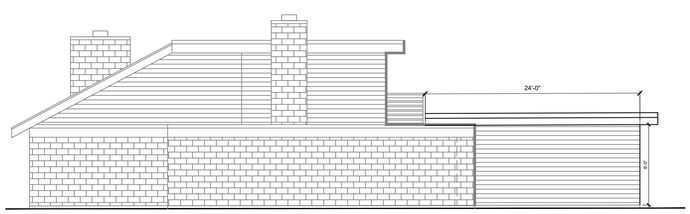


EAST ELEVATION - PURPOSED ADDITION



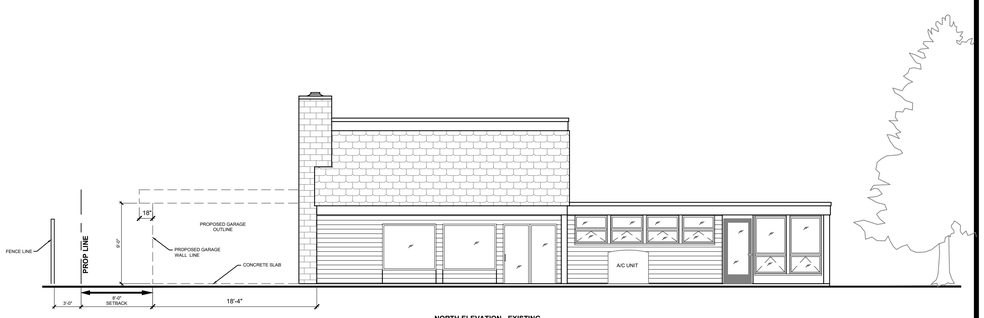
EXISTING HOUSE

WEST ELEVATION - EXISTING



EXISTING HOUSE

WEST ELEVATION - PROPOSED



NORTH ELEVATION - EXISTING
WITH PROPOSED GARAGE OUTLINE

McWHIRTER
GARAGE ADDITION

2201 E. MOORES PIKE
BLOOMINGTON, IN 47401

DESIGNER:

ARCHBLOCKS, INC.
2201 E. MOORES PIKE
BLOOMINGTON, IN 47401

GARAGE ADDITION

REVISIONS:

DRAWING TITLE:

ELEVATIONS

SCALE:
1/8"=1'-0"

PLOT DATE:
08.22.2023

SHEET NO:
EL-1