

**BOUNDARY RETRACEMENT SURVEY OF:
 LOT 4, NEWMAN'S SUBDIVISION
 PROPERTY ADDRESS: 725 EAST 23RD STREET
 FOR: KING PARK DEVELOPMENT CORPORATION**

SUBJECT PROPERTY DESCRIPTION

Lot 4 in Newman's Subdivision of Lots 127 & 128 in Bruce Place Addition, as per plat thereof recorded in Plat Book 11, page 184 in the Office of the Recorder of Marion County, Indiana.

SURVEYOR'S REPORT

In accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 19 of the Indiana Administrative Code ("Minimum standards for competent practice for land surveying"), 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.) Variances in the Reference Monuments;
- b.) Discrepancies in Record Descriptions and Plats;
- c.) Inconsistencies in Lines of Occupation and;
- d.) Relative Positional Accuracy.

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established during this survey is within the specifications for a "Suburban" Survey (0.13 foot±100ppm) as defined in IAC 865.

GENERAL INFORMATION

1. The within survey was based upon the plat of Newman's Subdivision.
2. The basis of bearings for this survey is an assumed meridian.
3. "Capped rebar set" denotes a 5/8" diameter rebar with a plastic cap marked "ARE SURVEYING FIRM #0097". "MAG nail w/washer set" denotes a MAG nail with a brass washer marked "ARE SURVEYING FIRM #0097".
4. Monuments were found or set at surface unless otherwise noted.
5. Monuments shown on the survey were accepted as controlling in the analysis of the boundary for this survey unless otherwise noted.
6. The origins of the found monuments shown on the survey are unknown unless otherwise noted.

THEORY OF LOCATION

The physical centerlines of College Avenue, 22nd Street, Bellefontaine Street, and 23rd Street were derived from measurements of the curbs lining the pavement of these streets. The location of the lots within the block were then calculated based on these measurements.

SUMMARY OF UNCERTAINTIES

As a result of the above observations, and the application of the above theory of location, 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 are as follows:

DUE TO VARIANCES in Reference Monuments: Within tolerance of a "Suburban" survey
 DUE TO DISCREPANCIES in the Record Description: None Apparent
 DUE TO INCONSISTENCIES in Lines of Occupation: None Apparent

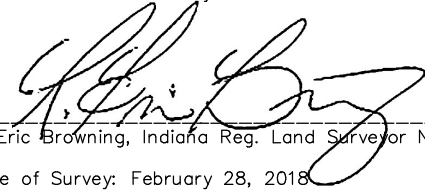
If fences are to be installed it should be kept in mind the uncertainties of corners found or set.

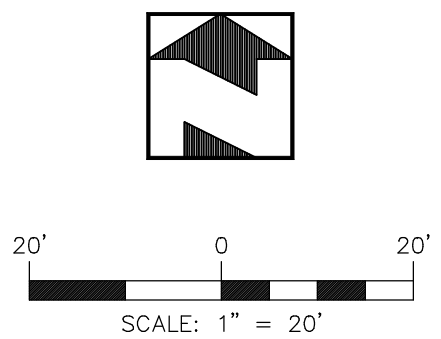
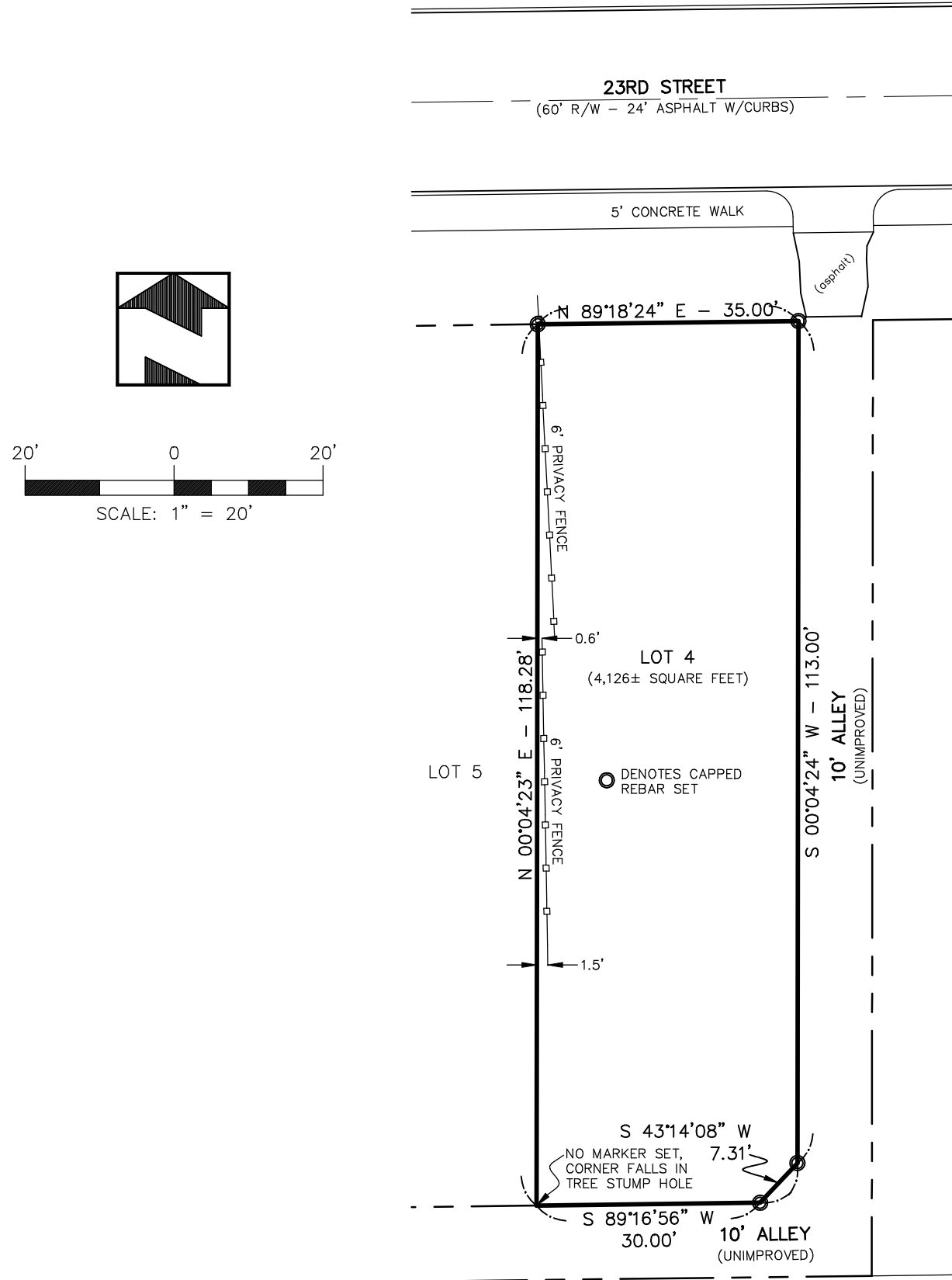
NOTE: This survey was prepared without the benefit of a current title policy or title binder which may reveal additional information, easements, etc. not shown on this plat.


SURVEYOR'S CERTIFICATION

I certify to the best of my knowledge and belief that the above Plat and Surveyor's Report represents a survey completed under my direction.

I further certify to the best of my knowledge and belief this report conforms with the requirements contained in Sections 1 through 19 of 865 IAC 1.1-12 for a retracement survey.


 R. Eric Browning, Indiana Reg. Land Surveyor No. LS20000001
 Date of Survey: February 28, 2018



	ARE SURVEYING CONSULTANTS, INC. 129 South 8th Avenue Beech Grove, Indiana 46107 (317) 407-8080 Fax: (317) 862-4747 www.aresurveying.com	SHEET: 1 OF 1 DRAWN BY: REB CHECKED BY: RLW DATE: 03/05/18 PROJECT NO.: 14-014.004M COPYRIGHT - 2018 A R E SURVEYING CONSULTANTS, INC. - ALL RIGHTS RESERVED	REVISIONS											
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