

I, the undersigned Professional Land Surveyor, do hereby certify that I have conducted a RETRACEMENT SURVEY under my direct supervision that this survey is in compliance with Title 865, Article 1, Rule 12, of the Indiana Administrative Code and to the best of my professional knowledge, information and belief, this PLAT OF SURVEY is an accurate representation of that survey of the following described real estate:

**LEGAL DESCRIPTION-SURVEYED REAL ESTATE (SRE)**

(the following legal description appears of record in a Warranty Deed recorded as Instrument Number 202401437 in the Office of the Recorder of Hancock County, Indiana)

The East Division of the West Half of lot No. 105 in Block No. 27 in the Original plat of the Town, now City of Greenfield, Indiana, more particularly described as follows: Beginning at the Northeast corner of said West Half of said Lot and running thence West on the North line thereof 25 feet; thence South parallel with the East line of said Lot to the South line thereof; thence East on the South line 25 feet to the East line of said West Half; thence North to the place of beginning.

ALSO:

The East Half of Lot Number 105 in Block Number 27 in the Original Plat of the Town, now City of Greenfield, Indiana, as per plat thereof recorded in Plat Book 1, Page 1, in the Office of the Recorder of Hancock County, Indiana

**SURVEYOR'S REPORT**

In accordance with Title 865, Article 1, Chapter 12, Sections 1 through 30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:

- Measurements (Relative Positional Accuracy).
- Availability, Conditions and Integrity of Reference Monuments
- Record Documents, and
- Lines of Occupation

There may be unwritten rights associated with these uncertainties. The client and those listed to whom this survey is certified to, should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines. Furthermore, it should be noted that any survey line and corner established herein based upon section corners is subject to an unknown amount of uncertainty due to the inability to verify if references or monuments existing at the corners stated are in fact "original corners". In many instances "original corners" have not been perpetuated or have been lost and the evidence or monuments now existing are the best evidence of the original corner. Section corners which are not able to be established by physical or other evidence may be re-established by proportional measurement. Section corners that are not original corners may be classified or considered "Title Corners". Therefore, as a "Title Corner" may be affected by undiscovered information or evidence, its location is subject to change making the uncertainty of a "Title Corner" unknown.

This is a RETRACEMENT Survey of Part of Lot Numbered 105 in Block Number 27 of The Original Plat of The City of Greenfield, an addition to the City of Greenfield in Hancock County, Indiana, as per plat referenced herein (hereinafter the "Surveyed Real Estate" or "SRE"). The SRE is located in a platted single family subdivision. There are single family residential platted lots surrounding the SRE on all sides. The SRE is located in central Hancock County, Indiana. The purpose of the survey was to define the location of the lot lines to determine if occupation lines were consistent with the platted lot lines.

The basis of the bearings is assumed.

The SRE is on the exterior of the subdivision record plat. The exterior boundary of the subdivision plat subject to this survey were not retraced. The exterior boundaries of the plat, which includes the east line of the SRE, is subject to uncertainties of various kinds which may be disclosed by a survey of the perimeter of said record plat.

**Measurements (Relative Positional Precision - RPA)**

Relative Positional Precision per NSPS standards means "the length of the semi-major axis, expressed in feet, of the error ellipse representing the uncertainty due to random errors in measurements in the location of the monument, or witness, marking any corner of the surveyed property relative to the monument, or witness, marking any other corner of the surveyed property at the 95 percent confidence level. Relative Positional Precision is estimated by the results of a correctly weighted least squares adjustment of the survey." "Relative Positional Precision is estimated using statistical means." Therefore, unless noted otherwise in this report, the Relative Positional Precision of this survey is 0.13 feet plus 100 parts per million (based upon the direct distance between the two corners being tested) as defined in the stated ALTA/NSPS standards and a Rural Survey (0.13 feet plus 100 parts per million) as defined in 865 IAC 1-12-7.

**Reference Monuments**

The following reference monuments, and Original Corners, were used after considering the availability, condition and integrity of the monuments found OR called for by record documents to establish the lines and corners of the Surveyed Real Estate:

**Original Corners:**

Several lot corner monuments were recovered as indicated on this plat and accepted and held. The uncertainty in their location is negligible.

**Lines of Occupation**

The lines of occupation defined as physical evidence existing the date of the field survey shall be that being visible, obvious, well defined, man-made or placed objects, such as but not limited to fences, hedges, retaining walls, driveways, walks, landscaping, farming or field division lines or evidence of use of the land by others than the title holder of the SRE are shown on the survey plat map. The uncertainty shown for a line of occupation, such as a mow line or fence, is general in nature and is NOT specific for every point along the line. Therefore portions of the occupation and possession line may vary from the surveyed line by a distance greater or less than the uncertainty noted in this report. This survey has reviewed the occupation evidence for uncertainties which may affect the lines and corners established by this survey. South Street, a Public drive) lies along the north line of the SRE. The area between the north line of the SRE and the edge of the traveled roadway (approximately 15 feet) is maintained by the title holder of the SRE. The remaining lines have no obvious occupation lines visible. There is no uncertainty due to lines of occupation.

**Record Documents**

The record deed of the SRE, adjoining deeds and record plat were searched and reviewed for inconsistencies and uncertainties as relating to the lines and corners of the SRE and none were found.

**THEORY OF LOCATION**

The lines and corners of the SRE have been established based upon field measurements and observations and record documents found in the offices of Hancock County. Monuments shown have been verified, reviewed or set as noted. The rebar found were considered Original Corners. Corners where no rebar was found, were replaced using the platted distances. There is no uncertainty due to recorded documents.

The N.W. Corner of lot 102 and the N.W. Corner of lot 103 were recovered and connected to create the North Line of the lots and the South R/W Line of South Street. This line was projected East and aligned with monuments recovered East of the S.R.E. The lines and corners of the S.R.E. were established utilizing the R/W of South Street and plat information.

**NOTES:**

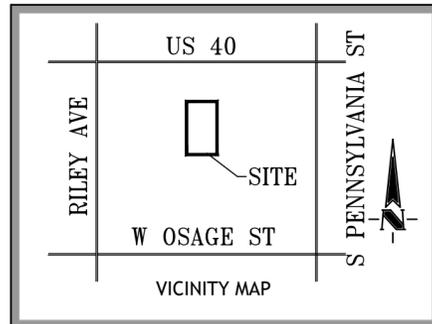
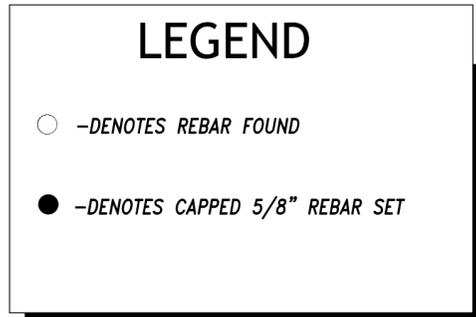
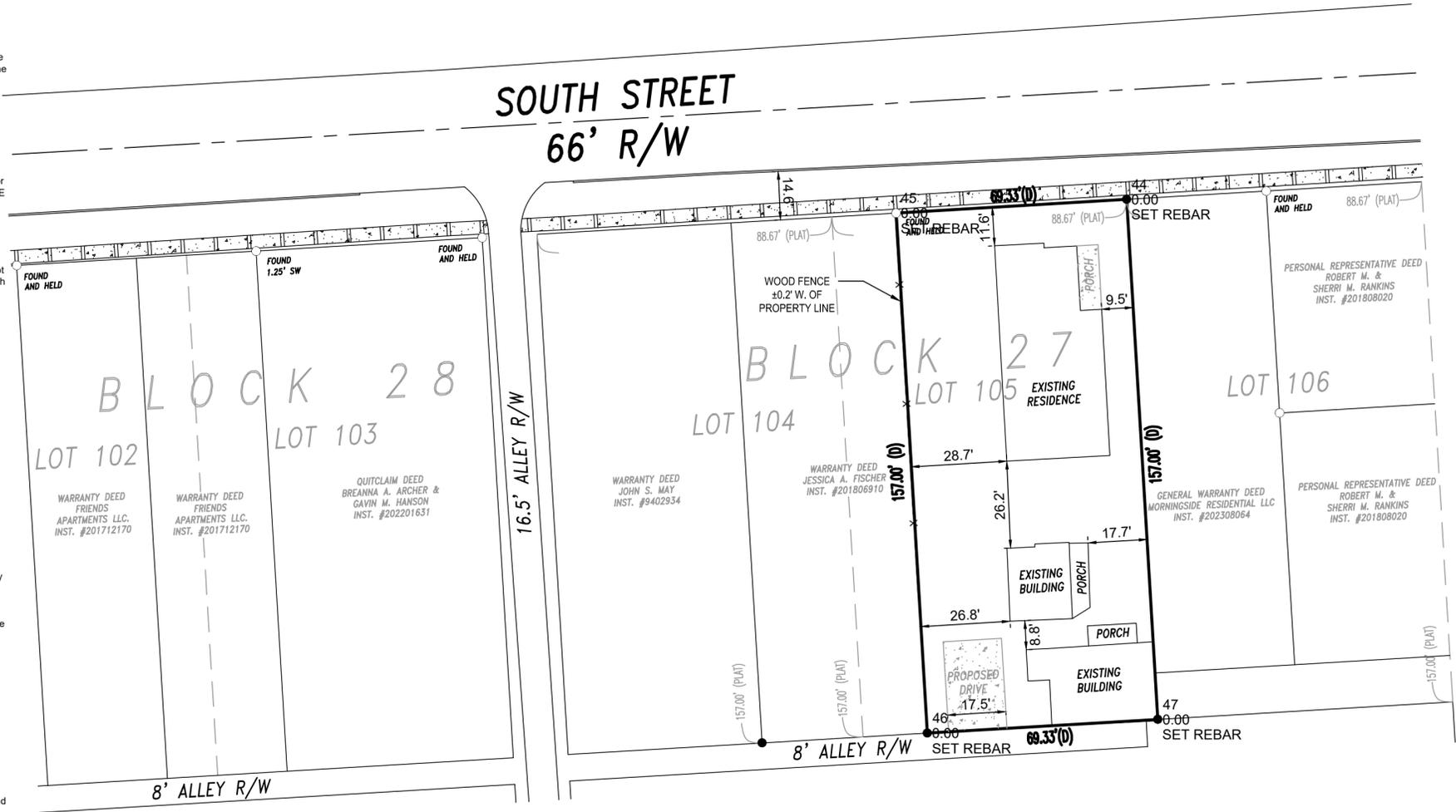
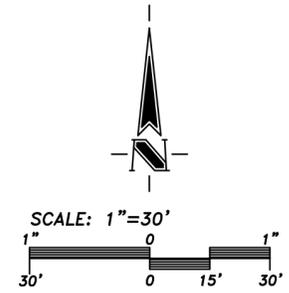
- (1) This survey prepared without the benefit of a title insurance commitment, abstract of title or title search. The ownership information indicated hereon is as identified in the County or Township records. There may be other documents of record that exist which if provided or made available might change the opinion of this surveyor and the lines and corners of the surveyed premises.
- (2) The portrayal on this survey of any potential boundary line conflicts either by occupation lines or record descriptions does not infer any right by any property owner to try to occupy such areas nor disturb existing occupation lines. An attorney and/or title company should be consulted concerning any such conflicts.
- (3) The survey was made on the ground during the month of January, 2025. The lines and corners established by this survey are subject to change upon additional evidence being found or provided to further define points used in the decisions made herein.
- (4) The locations of utility lines shown hereon are based upon information from plans and markings on the ground or visible evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- (5) 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.

CERTIFIED: 1/17/25

*Kenneth Gregory Garrison*  
 KENNETH GREGORY GARRISON REGISTERED  
 LAND SURVEYOR, RLS29300014



# RETRACEMENT SURVEY PART OF LOT 105 IN THE ORIGINAL PLAT OF THE TOWN OF GREENFIELD HANCOCK COUNTY, INDIANA



REVISION NO:	
DATE:	

1980 N Meridian Road  
 Suite A  
 GREENFIELD, IN 46140  
 OFFICE: 317-462-4055

M.J. GIBSON  
 LAND SURVEYING

Prepared For:  
 Leticia Castillo  
 221 W South St  
 Greenfield, IN 46140

Project Name:  
**CASTILLO, LATICIA**  
 Sheet Title  
**RETRACEMENT SURVEY**

DATE:	1/17/25	DRAWN BY:	CG	CHECKED BY:	KG	SCALE:	1"=30'	PROJECT NO:	24-472
-------	---------	-----------	----	-------------	----	--------	--------	-------------	--------

SHEET NO:  
 1

Plotted: Jan 21, 2025 - 12:13am; canso  
 Drawing name: H:\shortcut-targets-by-dt1-8\gibson\m\k\la\us\cx1\_q6\Year0\Tm\CCM\Gibson\HGS\Projects\2024\24-472-Castillo\_Laticia\24-472-Castillo\_Laticia Boundary.dwg