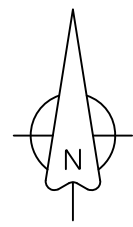


BEDFORD DEVELOPMENT MINOR SUBDIVISION PLAT - PART OF THE NW 1/4, SEC. 15, T5N, R1W - CITY OF BEDFORD, INDIANA



STURGEON
INST. 2020-2492



SCALE: 1" = 100'

"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."

Name: _____

STURGEON
INST. 2020-2492

STURGEON
INST. 2020-2492

N 00°06'44" E
53.27'(R)

"M"

"L"

"N"

BARRETT
INST. 2005-1161

"O"

SUBJECT TO EASEMENTS:
CITY OF BEDFORD - DB 306, PG. 2892
DRAINAGE EASEMENT
20' UTILITY EASEMENT - DB 255, PG. 1217
50' EASEMENT - DB 245, PG. 764

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 _____

ELECTRIC TRANSMISSION LINE
DB 122, PG. 274
DB 185, PG. 622
DB 106, PG. 329
DB 194, PG. 834
DB 142, PG. 466

ELECTRIC TRANSMISSION LINE
DB 122, PG. 274
DB 185, PG. 622
DB 106, PG. 329
DB 194, PG. 834
DB 142, PG. 466

BEDFORD DEVELOPMENT, LLC
INST. 2009-4559
INST. 2010-5053

LAWRENCE CO.,
DB 154, PG. 155

TRACT 1
5.11 AC.±

ELEC. EASEMENT APPROX. LINE

"H"

"I"

"J"

"K"

"L"

"M"

"N"

"O"

"P"

"Q"

"R"

"S"

"T"

"U"

"V"

"W"

"X"

"Y"

"Z"

"AA"

"AB"

"AC"

"AD"

"AE"

"AF"

"AG"

"AH"

"AI"

"AJ"

"AK"

"AL"

"AM"

"AN"

"AO"

"AP"

"AQ"

"AR"

"AS"

"AT"

"AU"

"AV"

"AW"

"AX"

"AY"

"AZ"

TRACT 4
16.01 AC.±



TRACT 3
5.66 AC.±

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

S 69°21'08" W
130.50'(M) 130.46'(R)

S 88°03'42" W
273.23'(R)

S 58°26'02" W
21.45'(R)

S 00°00'27" E
20.03'(M) 20'(R)

N 90°00'00" E
413.26'(M) 413.22'(R)

N 90°00'00" E
230.35'

N 90°00'00" W
16.50'

N 90°00'00" W
230.35'

N 90°00'00" W
16.50'

N 90°00'00" W
16.50'

N 90°00'00" W
16.50'

N 90°00'00" W
16.50'

BEDFORD DEVELOPMENT, LLC
INST. 2009-4559
INST. 2010-5053

TRACT 3
5.66 AC.±

BEDFORD DEVELOPMENT, LLC
INST. 2009-4559
INST. 2010-5053

BEDFORD DEVELOPMENT, LLC
INST. 2009-4559
INST. 2010-5053

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BEDFORD DEVELOPMENT, LLC
INST. 2009-4559
INST. 2010-5053

BEDFORD DEVELOPMENT, LLC
INST. 2009-4559
INST. 2010-5053

SW COR., NW 1/4
SEC. 15, T5N, R1W
#5 REBAR FND.,
BURIED 0.2'

JOHN WILLIAMS BLVD.,

SW COR., NW 1/4
SEC. 15, T5N, R1W
#5 REBAR FND.,
BURIED 0.2'

JOHN WILLIAMS BLVD.,

CERTIFICATE OF OWNERSHIP

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

Signature _____

Printed _____

Signature _____

Printed _____

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 _____

PSI ENERGY
DB 193, PG. 343

SURVEYORS REPORT

Prepared for Bedford Development, LLC for property described in Instrument 2009-4559 & 2010-5053 and situated in the NW 1/4 of Section 15, T5N, R1W in the City of Bedford, Indiana 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 INDOT INCOR Network and Indiana West State Plane Coordinates Zone.

REFERENCE SURVEY INFORMATION:

- 1) All reference deed information was obtained through the records of the Lawrence County Recorders Office.
- 2) Survey by James Wayman, PS and recorded in Inst. 2010-4739.
- 3) Survey by BRG and recorded in Inst. 2006-9730.
- 4) Survey by Travis Norman, PS and recorded in Inst. 2008-1183.
- 5) Survey by James Wayman, PS and recorded in Inst. 2008-5455.

FINDINGS OF FACTS/THEORY OF LOCATION:

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

- A - #5 Rebar found buried 0.2 feet and held for the section corner.
- B - Half inch rebar found flush and held.
- C - #5 Rebar found buried 0.1 feet and held.
- D - #5 Rebar with Wayman cap found buried 0.1 feet and held.
- E - #5 Rebar with Wayman cap found buried 0.2 feet and held.
- F - #5 Rebar with Wayman cap found buried 0.2 feet and held.
- G - #5 Rebar with Wayman cap found exposed 0.2 feet and held.
- H - Not Found
- I - Not Found
- J - #5 Rebar found with Wayman cap buried 0.3 feet and held. #5 Rebar set by record dimension.
- K - #5 Rebar found with Wayman cap buried 0.2 feet and held.
- L - #5 Rebar found buried 0.4 feet and held.
- M - #5 Rebar found buried 0.3 feet and held.
- N - #5 Rebar found buried 0.1 feet and held.
- O - #5 Rebar found exposed 0.2 feet and held.

#5 Rebars set on the Right of Way of John Williams Blvd., were set by holding record deed dimensions and calls.

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: See Record Verses Measured.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: See Record verses Measured.

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 .

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.

BEDFORD FEDERAL
INST. 2020-4144

COMMISSION CERTIFICATE:

Under authority provided by Chapter 174-Acts of 1947. Enacted by The General Assembly of the State of Indiana. And all acts amendatory 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 _____

Secretary _____

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 _____

Member _____

SITE ADDRESS:
DSV SPV3, LLC
408 22ND ST.,
BEDFORD, IN
47421



1535 G STREET - BEDFORD, IN - 47421
812-583-7864

Date: 4/8/23 Drawn by: TAN Scale: 1" = 30'
Proj. #23-101 Checked by: TAN Sheet 1 of 1