

WEEKLEY EASEMENT SURVEY LOT 1 OF GALAXY HEIGHTS SUBDIVISION, SECTION 17, T10N, R2W, HARMONY TOWNSHIP, UNION COUNTY, STATE OF INDIANA



SURVEY DESCRIPTION - INGRESS/EGRESS EASEMENT

THE DESCRIPTION BELOW WAS PREPARED FOR THE WEEKLEY EASEMENT SURVEY BY GUNNAR R. J. SEIG, L.S. 82200000, OF SEIG SURVEYING, CERTIFIED ON JUNE 14, 2024. THE PROJECT NUMBER FOR THIS SURVEY IS 24-091 SCOTT WEEKLEY.

PART OF LOT 1 OF GALAXY HEIGHTS SUBDIVISION, PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 2 WEST, HARMONY TOWNSHIP, UNION COUNTY, INDIANA, AND BEING PART OF THE LAND OF SCOTT E. AND DONNA A. WEEKLEY, CO-TRUSTEES (ENVIRONMENTAL NUMBER 200906223) IN THE OFFICE OF THE UNION COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN 6.2 FEET BELOW GRADE AT THE NORTHWEST CORNER OF LOT 1 OF GALAXY HEIGHTS SUBDIVISION, THENCE ALONG THE NORTH LINE OF SAID LOT 1 83° 42' 28" 13.92 FEET (BEARINGS BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83), THENCE ACROSS SAID LOT 1 FOLLOWING THREE COURSES: 1) 53° 19' 31" W 7.0 FEET, 2) 52° 29' 11" W 24.71 FEET, 3) 84° 34' 06" W 18.51 FEET TO THE EAST RIGHT-OF-WAY OF GALAXY HEIGHTS DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 184.30 FEET, AN ARC LENGTH OF 43.86 FEET, AND A CHORD OF 80° 57' 54" E 41.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.013 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT-OF-WAY OF GALAXY HEIGHTS DRIVE, THE RESTRICTIONS, COVENANTS AND EASEMENTS OF GALAXY HEIGHTS SUBDIVISION, AND ANY AND ALL EASEMENTS OR RIGHT OF WAY OF RECORD PERTAINING TO THE LANDS DESCRIBED HEREIN AND ALL APPLICABLE PLANNING AND ZONING ORDINANCES OF UNION COUNTY, INDIANA.

SURVEYOR'S REPORT

THE PURPOSE OF THIS SURVEY IS TO RE-DESCRIBE THE EXISTING 30' EASEMENT DESCRIBED IN D.E. 46, PG. 12 TO INCLUDE ALL OF THE EXISTING DRIVEWAY AS INTENDED. THE CURRENT EASEMENT IS VAGUE AND CALLS OUT THE NORTHWEST 1/4 OF LOT 1. THIS FILE FOR THIS SURVEY IS LOCATED IN THE OFFICE OF SEIG SURVEYING, (PROJECT NUMBER 24-091 SCOTT WEEKLEY).

IN ACCORDANCE WITH TITLE 16, ARTICLE 1.1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE ESTABLISHING MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN INDIANA, THE FOLLOWING OPINIONS AND OBSERVATIONS ARE SUBMITTED REGARDING UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED BY THIS SURVEY AS A RESULT OF:

1. RANDOM ERRORS IN MEASUREMENTS.
2. AVAILABILITY, CONDITION AND INTEGRITY OF REFERENCE MONUMENTS.
3. DISCREPANCIES IN RECORD DESCRIPTIONS.
4. INCONSISTENCIES IN THE LINES OF OCCUPATION AS RELATED TO SURVEY LINES.

THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

1. MEASUREMENTS:
THE UNCERTAINTY DUE TO RANDOM ERRORS IN MEASUREMENTS IN THE POSITION OF THE LINES MEETS OR EXCEEDS THE SURVEYING REQUIREMENTS OF 4.13 FEET (40 MILLIMETERS), PLUS 100 PARTS PER MILLION.

2. REFERENCE MONUMENTS:
REFERENCE MONUMENTS WERE FOUND AS SHOWN ON THE PLAT AND WERE USED TO RESOLVE THIS SURVEY.

THE BASIS FOR BEARINGS FOR THIS SURVEY IS THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, AS ACQUIRED BY GPS OBSERVATIONS ON JUNE 11, 2024.

I FOUND MULTIPLE MONUMENTS NEAR THE LOT CORNERS AS SHOWN HEREIN. THE 1/2 INCH IRON PIN BEST MATCH WITH RECORD DIMENSIONS AND I BELIEVE THESE TO BE THE ORIGINAL MONUMENTS SET FOR GALAXY HEIGHTS SUBDIVISION. THE ORIGIN OF THE RAILROAD SPIKE AND 3/8 INCH IRON PIN IS CURRENTLY UNKNOWN AND DID NOT FIT WELL WITH RECORD DIMENSIONS. THE 1/2 INCH IRON PIN FOUND NEAR THE SOUTHEAST CORNER OF LOT 1 HAD A BERRY GOOD CAP. AT THIS TIME I WAS UNABLE TO FIND A RECORDED SURVEY BY MR. GOSLIN. I USED RECORD EXTERIOR ANGLES AND DISTANCES UTILIZED SAID 1/2 INCH IRON PIN TO CALCULATE THE MISSING LOT CORNERS AS SHOWN HEREIN.

I ESTABLISHED THIS NEW EASEMENT LINES 2 SOUTHEAST OF THE EXISTING GRAVEL DRIVEWAY. THE MAXIMUM UNCERTAINTY DUE TO REFERENCE MONUMENTS IS PLUS OR MINUS 13.64 FEET.

3. RECORD DOCUMENTS:
THE RECORD DOCUMENTS FOR THE SUBJECT AND ADJACENT PARCELS WERE REVIEWED. THERE ARE NO APPARENT CONFLICTS USUALLY TO RECORD DOCUMENTS.

4. LINES OF OCCUPATION:
THERE ARE NO APPARENT DISCREPANCIES DUE TO LINES OF OCCUPATION.

OWNERSHIP SHOWN HEREIN IS PER UNION COUNTY RECORDS OR AS INDICATED IN TITLE WORK PROVIDED BY OTHERS. THE WITHIN SURVEY WAS PERFORMED WITHOUT EVIDENCE OF SOURCE OF TITLE AND IS SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY SAME. THIS ATTACHED PLAT AND DESCRIPTION WAS PREPARED BY EMPLOYEES OF SEIG SURVEYING, UNDER MY DIRECT SUPERVISION ON DATE SHOWN AT THIS SURVEYOR'S CERTIFICATE.

THE LAST DAY OF FIELD WORK WAS JUNE 11, 2024.

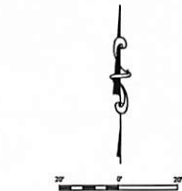
SURVEYOR'S CERTIFICATE

I, GUNNAR R. J. SEIG, CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT THIS PLAT REFLECTS A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORMS WITH THE REQUIREMENTS AS SET FORTH IN INDIANA SURVEYING LAW AND COMPLETES WITH ALL REQUIREMENTS OF THE UNION COUNTY ZONING AND SUBDIVISION REGULATIONS.

SIGNED THIS 26TH DAY OF JUNE, 2024.

I ATTEST, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Gunnar R. J. Seig
GUNNAR R. J. SEIG



- LEGEND**
- BOUNDARY LINE
 - ST • SET 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "SEIG FIRM #010"
 - FD • IRON PIN FOUND
 - RA • RAILROAD SPIKE FOUND
 - B.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - (C) CALCULATED BEARING AND OR DISTANCE
 - (R) RECORD BEARING AND OR DISTANCE
- NOTE: ALL MONUMENTS ARE FLUSH UNLESS OTHERWISE NOTED HEREON.

SURVEY REFERENCES

1. GALAXY HEIGHTS SUBDIVISION BY DALE L. JACOBS RECORDED ON 6-1-1975 P.B. 2, PG. 32.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AND AS SAID OWNERS WE HAVE CAUSED THE SAID ABOVE DESCRIBED EASEMENT TO BE SURVEYED AS SHOWN ON THE HEREIN DRAWN PLAT, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

SIGNED THIS _____ DAY OF _____, 2024.

SCOTT E. WEEKLEY, CO-TRUSTEE

NOTARY CERTIFICATE

STATE OF _____, SS:

COUNTY OF _____, SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT E. WEEKLEY AND DONNA A. WEEKLEY, CO-TRUSTEES, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE AS THEIR VOLUNTARY ACT.

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

NOTES:

1. ALL IMPROVEMENTS WITHIN THE EASEMENT ARE SHOWN HEREON.
2. PARCEL PARCELS ASSIGNED ACRES
PARCEL #1-11-17-10-000-001-004 - 1.39 ACRES.
3. PARCEL PARCELS LOCATION ADDRESS
GALAXY HEIGHTS DR, CONOVERVILLE, IN 47031
4. PARCEL PARCELS TAX MAILING ADDRESS
3191 EYELLE RD, OSOODO, IN 47037
5. THIS PARCEL DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA BASED ON FEMA MAP #18143C002, DATED 2-3-2014.
6. PARCEL ZONING - AG
7. THIS PLAT SHALL BE VOID IF NOT RECORDED WITHIN (7) MONTHS OF THE SURVEY CERTIFICATION DATE, AS STIPULATED IN INDIANA RULE 12.



2626 N. L. RUTS 106
WEST HARMONY, IN 47960
PHONE: (317) 423-1796
FAX: (317) 423-4791

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WEEKLEY
EASEMENT SURVEY
CLIENT: SCOTT WEEKLEY
4000 EAST LEXINGTON DR
HARMONY, IN 47960
PHONE: 317-258-2200
FAX: 317-258-2201
EMAIL: SURVEY@SEIGSURV.COM



JUNE 26, 2024

EXCEPT FOR THIS EASEMENT, I AM NOT PROVIDING ANY OTHER EVIDENCE OF TITLE OR INTEREST IN THE PROPERTY OF SEIG SURVEYING.
ALL RIGHTS RESERVED
DATE: 6-26-2024
SCALE: 1" = 20'
DRAWN: RM
CHECKED: GUNNAR R. J. SEIG
PL: 24-091 SCOTT WEEKLEY
ACAD: WEEKLEY EWO

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