



Survey Notes:

1. A Retracement Survey Does Not Determine Land Ownership and the professional land surveyor only provides an Opinion of the previously described boundary lines which may or may not be upheld by a court of law. Unwritten Rights may or may not exist on the subject real estate.
2. This Parcelization Plat represent an IAC Title 865 Retracement Survey made "on the ground" by the Surveyor. No attempt has been made by Morley and Associates, Inc. to verify title, actual legal ownerships, deed restrictions, easements or other burdens on the property other than that furnished by the client or his representative. Notice: There may be additional restrictions that are not recorded on this survey that may be found in the public records of the County where the property is located. Property is subject to Zoning Setbacks and Restrictions of Record.
3. This survey plat does not represent evidence as to the location of underground features such as coal, oil, gas, tanks, wells or any other rights or claims that may exist underground and no claim or liability is expressed by the Surveyor.
4. This survey plat does not purport to indicate any evidence of hazardous or environmentally injurious materials and the surveyor expressly disclaims any responsibility or liability for the same.
5. This survey plat may indicate the possible presence of underground utility services. All underground utility lines or features shown hereon are based on visible above ground features and or point markings placed on the ground by the underground locate service and or maps provided by the operating companies. Additional underground utilities may exist and their locations may vary from those shown. All Contractors are required by law to contact the underground locate services prior to any digging or disturbance of the surface. Call 811.
6. The only easements shown hereon are those, if for which information has been supplied to the surveyor by the owner or a title attorney, if which are contained in the plat or as provided at a later date for which the surveyor has special knowledge. No warranty or certification as to the presence or absence of any other easements is being made hereon by the surveyor or any approving agency including the Planning Commission or Local Building Authority.
7. Morley and its employees have made no attempt to physically locate underground features such as footings and other underground improvements.
8. Additions or Deletions to Survey Maps or Reports by other than Signing Party or Parties are prohibited without the written consent of the Signing Party or Parties.
9. Usage for any other purpose, reproductions (in whole or part) shall not be made without the explicit written permission of the surveyor.
10. Apparent Encroachments are based upon field observations. No research has been made for any documentation for rights that may be associated with these apparent encroachments. Therefore, the surveyor takes no claim of responsibility as to the validity of these apparent encroachments.
11. This survey is based on documentation provided or found at the time of the survey. Any document or information that is provided at a later date may change the surveyor's opinion as to the location of the lines and features shown on this survey.
12. Any lot created by this plat which creates an impervious area that meets or exceeds 10,000 square feet is subject to providing a drainage report and plan per the Vanderburgh County drainage code. If the property lies within an impacted drainage area as noted in the code, then it will be necessary to provide a drainage plan and report. Also, if any lot will be building a pond, lake or basin, this water body must meet the current requirements for a detention or retention basin per the drainage code. If there will be more than one acre of ground disturbed for reasons other than agricultural purposes, a soil erosion report will be required by the County Engineer's office

Line #	Direction	Length
L1	S 1°04'30" E	217.65'
L2	S 45°43'38" E	196.92'
L3	S 26°44'12" E	302.82'
L4	S 48°12'24" W	54.66'
L5	S 65°20'08" W	163.41'
L6	S 83°15'31" W	187.77'
L7	S 0°21'01" W	210.42'
L8	S 68°16'31" W	150.00'
L9	S 61°58'52" W	298.98'
L10	S 53°02'20" W	351.03'
L11	S 82°28'55" W	122.79'
L12	S 88°25'25" E	85.50'
L13	S 86°43'44" W	71.55'
L14	N 55°22'21" W	85.25'
L15	S 82°46'40" W	269.75'

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	10°20'12"	149.85'	27.03'	13.55'	27.00'	S 12°43'23" W
C2	12°51'01"	149.85'	33.61'	16.87'	33.54'	S 1°07'47" W

Line #	Direction	Length
L16	N 89°02'59" W	83.51'
L17	N 89°02'59" W	41.60'
L18	N 31°45'36" W	37.30'
L19	N 65°57'54" W	114.25'
L20	N 17°13'45" E	98.24'
L21	N 25°22'28" W	77.81'
L22	N 31°37'02" E	56.59'
L23	N 7°59'45" W	80.91'
L24	N 82°00'15" E	35.00'
L25	S 7°59'45" E	93.52'
L26	S 31°37'02" W	50.20'
L27	S 25°22'28" E	72.46'
L28	S 17°13'45" W	104.38'
L29	S 6°57'54" E	99.05'
L30	S 31°45'36" E	52.08'

Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on August 18, 2023 and that all monuments shown exist at locations as noted.

Affirmation Statement

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. Bret Sermersheim Witness my hand and seal this 18th day of August, 2023.

Bret Alan Sermersheim
 Prepared by: Bret Alan Sermersheim, P.S. L202000009
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 brets@morley.com
 brets@morley.com
 Filed: August 18, 2023
 Surveyors Report filed separately.



FLOOD HAZARD STATEMENT: A Portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" and Limits of the Floodway as said tract plots on Community Panel Map Number 18173C0107D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

Boundary Description Parcel #1

Part of Lot Four (4), Lot Six (6), Lot Seven (7) and Lot Eight (8) in the Plat of Partition recorded in Deed Record 41, pages 55, 56, 57 and 58 in the office of the Recorder of Vanderburgh County, Indiana, being part of the Southwest Quarter of Section Ten (10), Township Five South, Range Ten (10) West, also part of the Southwest Quarter of the Southeast Quarter of Section Nine (9), Township Five (5) South, Range Ten (10) West, all in Scott Township, Vanderburgh County, Indiana, based upon a survey by Bret Alan Sermersheim, Registration No. L202000009, of Morley and Associates, Inc. for Job No. 12445.4.001B completed on August 18, 2023 being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of said Section Ten (10), also being the Northwest corner of Lot 9 of said Partition Plat, marked by a found 1-1/2" Pipe, 3" deep, thence along the West line of said Lot 9, South 01 degrees 23 minutes 04 seconds West (Bearings based upon Indiana West State Plane Coordinates (NAD83)), 689.35 feet to the Southwest Corner of said Lot 9, being also the Northwest Corner of Lot 8 in said Partition Plat and also being the POINT OF BEGINNING, thence along the North line of said Lot 8, South 89 degrees 02 minutes 59 seconds East 560.18 feet to a set monument; thence South 03 degrees 36 minutes 08 seconds East 595.56 feet to a set monument; thence North 82 degrees 46 minutes 40 seconds East 289.75 feet to a set monument; thence South 55 degrees 21 seconds East 85.25 feet to a set monument; thence North 86 degrees 43 minutes 44 seconds East 71.55 feet to a set monument at the point of curvature of a non-tangential curve to the left having a radius of 149.85 feet and a delta angle of 12 degrees 51 minutes 01 seconds from which the long chord bears South 01 degrees 07 minutes 47 seconds West 33.54 feet, said point being on the West line of Kettleshill Walk dedicated on the plat of Wellington Acres Phase II, as per plat thereof, recorded in Plat Book Q, Page 78 in the office of the Recorder, thence along the West line of Wellington Acres Phase II, as per plat thereof, recorded in Plat Book Q, Page 78 in the office of the Recorder, thence along the West line of said Wellington Acres Phase II until noted, South 01 degrees 19 minutes 13 seconds West 67.21 feet; thence South 01 degrees 04 minutes 30 seconds East 217.85 feet; thence South 45 degrees 43 minutes 38 seconds East 196.92 feet; thence North 23 degrees 44 minutes 12 seconds West 302.82 feet to the point of curvature of a non-tangential curve to the left having a radius of 149.85 feet and a delta angle of 10 degrees 20 minutes 12 seconds from which the long chord bears South 12 degrees 43 minutes 23 seconds West 27.00 feet, said point being on the West line of Kettleshill Walk, thence along said West line and along the arc of said curve 27.03 feet to a set 5/8" rebar with cap stamped "Morley ID #0023" (herein after called a set monument) at the point of intersection with a non-tangential line, thence leaving the boundary of Wellington Acres, South 06 degrees 43 minutes 44 seconds East 44 seconds West 71.55 feet to a set monument; thence North 55 degrees 22 minutes 21 seconds West 85.25 feet to a set monument; thence North 82 degrees 46 minutes 40 seconds West 269.75 feet to a set monument; thence North 03 degrees 36 minutes 08 seconds West 595.56 feet to a set monument; thence North 46 degrees 17 minutes 47 seconds West 73.44 feet to a set monument on the South Line of Lot 9 in said Partition Plat, thence along said South line, North 89 degrees 02 minutes 59 seconds East 560.18 feet to the Southwest corner of said Lot 9, thence North 87 degrees 14 minutes 41 seconds West 167.63 feet to a set monument; thence North 07 degrees 32 minutes 38 seconds East 375.68 feet to a set monument on the West line of Lot 9 in said Partition Plat, thence along said West line, North 01 degrees 23 minutes 04 seconds East 349.10 feet to the point of beginning, containing 733,052 square feet (16.83 acres) more or less.

Boundary Description Parcel #2

Part of Lot Two (2), Lot Four (4), Lot Seven (7) and Lot Eight (8) and all Lot Nine (9) in the Plat of Partition recorded in Deed Record 41, pages 55, 56, 57 and 58 in the office of the Recorder of Vanderburgh County, Indiana, being part of the Southwest Quarter of Section Ten (10), Township Five South, Range Ten (10) West, also part of the Northwest Quarter of the Southeast Quarter of Section Nine (9), Township Five (5) South, Range Ten (10) West, all in Scott Township, Vanderburgh County, Indiana, based upon a survey by Bret Alan Sermersheim, Registration No. L202000009, of Morley and Associates, Inc. for Job No. 12445.4.001B completed on August 18, 2023 being more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section Ten, also being the Southwest corner of Brownwood Estates, Plat Book L, page 97, and also being the northwest corner of Lot 9 in said partition plat being marked by a found rebar, thence along the North line of said Lot 9, South 88 degrees 09 minutes 48 seconds East (Bearings based upon Indiana West State Plane Coordinates (NAD83)) 783.79 feet to the Northwest corner of Wellington Acres Phase II, as per plat thereof, recorded in Plat Book Q, Page 78 in said office of the Recorder, thence along the West line of said Wellington Acres Phase II until noted, South 01 degrees 19 minutes 13 seconds West 67.21 feet; thence South 01 degrees 04 minutes 30 seconds East 217.85 feet; thence South 45 degrees 43 minutes 38 seconds East 196.92 feet; thence North 23 degrees 44 minutes 12 seconds West 302.82 feet to the point of curvature of a non-tangential curve to the left having a radius of 149.85 feet and a delta angle of 10 degrees 20 minutes 12 seconds from which the long chord bears South 12 degrees 43 minutes 23 seconds West 27.00 feet, said point being on the West line of Kettleshill Walk, thence along said West line and along the arc of said curve 27.03 feet to a set 5/8" rebar with cap stamped "Morley ID #0023" (herein after called a set monument) at the point of intersection with a non-tangential line, thence leaving the boundary of Wellington Acres, South 06 degrees 43 minutes 44 seconds East 44 seconds West 71.55 feet to a set monument; thence North 55 degrees 22 minutes 21 seconds West 85.25 feet to a set monument; thence North 82 degrees 46 minutes 40 seconds West 269.75 feet to a set monument; thence North 03 degrees 36 minutes 08 seconds West 595.56 feet to a set monument; thence North 46 degrees 17 minutes 47 seconds West 73.44 feet to a set monument on the South Line of Lot 9 in said Partition Plat, thence along said South line, North 89 degrees 02 minutes 59 seconds East 560.18 feet to the Southwest corner of said Lot 9, thence North 87 degrees 14 minutes 41 seconds West 167.63 feet to a set monument; thence North 07 degrees 32 minutes 38 seconds East 375.68 feet to a set monument on the West line of Lot 9 in said Partition Plat, thence along said West line, North 01 degrees 23 minutes 04 seconds East 349.10 feet to the point of beginning, containing 733,052 square feet (16.83 acres) more or less.

Subject to a Drainage Easement described as follows:

Part of Lot Nine (9) in the Plat of Partition recorded in Deed Record 41, pages 55, 56, 57 and 58 in the office of the Recorder of Vanderburgh County, Indiana, being part of the Southwest Quarter of Section Ten (10), Township Five South, Range Ten (10) West, all in Scott Township, Vanderburgh County, Indiana, based upon a survey by Bret Alan Sermersheim, Registration No. L202000009, of Morley and Associates, Inc. for Job No. 12445.4.001B completed on August 18, 2023 being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of said Section Ten (10), also being the Northwest corner of Lot 9 of said Partition Plat, marked by a found 1-1/2" Pipe, 3" deep, thence along the North line of said Lot 9, South 89 degrees 09 minutes 48 seconds East (Bearings based upon Indiana West State Plane Coordinates (NAD83)), 783.79 feet to the Northwest corner of Wellington Acres Phase II, as per plat thereof, recorded in Plat Book Q, Page 78 in said office of the Recorder, being also the Northwest corner of Lot 9 in said Partition Plat, thence along the East line of said Lot 9, South 01 degrees 19 minutes 13 seconds West 67.21 feet to the Southeast corner of said Lot 9, thence along the South line of said Lot 9, North 89 degrees 02 minutes 59 seconds East, 83.51 feet to the Northeast corner of a 35 foot drainage easement shown on the Wellington Acres Phase II plat, said corner being the POINT OF BEGINNING, thence continuing along said South line of Lot 9 and being the North line of said 35 foot Drainage Easement, North 89 degrees 02 minutes 59 seconds West, 41.60 feet to the Northwest corner of said 35 foot Drainage Easement; thence North 31 degrees 45 minutes 36 seconds West 37.30 feet; thence North 06 degrees 57 minutes 54 seconds West 114.25 feet; thence North 17 degrees 13 minutes 45 seconds East, 98.24 feet; thence North 25 degrees 22 minutes 28 seconds West, 77.81 feet; thence North 31 degrees 37 minutes 02 seconds East, 56.59 feet; thence North 07 degrees 32 minutes 38 seconds East, 375.68 feet to a point in Schenker Drain, thence North 82 degrees 00 minutes 15 seconds East, 35.00 feet; thence South 07 degrees 59 minutes 45 seconds East, 93.52 feet; thence South 31 degrees 37 minutes 02 seconds West, 50.20 feet; thence South 25 degrees 22 minutes 28 seconds East, 72.46 feet; thence South 17 degrees 13 minutes 45 seconds West, 104.38 feet; thence South 06 degrees 57 minutes 54 seconds East, 99.05 feet; thence South 31 degrees 45 minutes 36 seconds East, 52.08 feet to the place of beginning, containing 16,384 square feet (0.38 acres) more or less.

Boundary Description Parcel #3

Part of the Northeast Quarter of the Southeast Quarter of Section Nine (9), Township Five (5) South, Range Ten (10) West, all in Scott Township, Vanderburgh County, Indiana, based upon a survey by Bret Alan Sermersheim, Registration No. L202000009, of Morley and Associates, Inc. for Job No. 12445.4.001B completed on August 18, 2023 being more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 9, also being the Southwest corner of Brownwood Estates, Plat Book L, page 97, marked by a found rebar; thence along the West line of Lot 9 in a Partition Plat recorded in Deed Record 49, pages 55 through 58, recorded in the Office of the Recorder of Vanderburgh County, Indiana, South 01 degrees 23 minutes 04 seconds West (Bearings based upon Indiana West State Plane Coordinates (NAD83)), 349.10 feet to a set 5/8" rebar with cap stamped "Morley ID #0023" (hereinafter called a set monument), thence South 27 degrees 52 minutes 36 seconds West 375.68 feet to a set monument on the North line of a tract of land recorded in Instrument number 2021R00031815 (Parcel 3) in the said Recorder's Office, thence along said North line, North 87 degrees 14 minutes 41 seconds West 182.37 feet to a set monument at the Northwest corner of said parcel; thence along the West line thereof, South 35 degrees 24 minutes 53 seconds West 3.60 feet to a set monument at the Northeast corner of Parcel 28 in said tract of land; thence along the North line of said Parcel 28 and the North line of the real estate described in Instrument Number 2022R00038575 in said Recorder's Office, North 88 degrees 27 minutes 37 seconds West 651.82 feet to a point on the West line of said Quarter, Quarter Section; thence along said West line, North 00 degrees 52 minutes 41 seconds East 888.74 feet to the Northwest corner of said Quarter, Quarter Section being marked by a 1-1/2" Pipe with ribbon found 4" deep, thence along the North line of said Quarter, Quarter Section, South 88 degrees 17 minutes 39 seconds East, 1309.83 feet to the point of beginning, containing 869,227 square feet (19.95 acres) more or less.

- Legend**
- Building Setback Line
 - Center Line
 - Easement Line
 - - - - - Fence Line
 - Flow Line
 - Property Boundary Line
 - Right-of-way Line
 - 5/8" Rebar with cap stamped "Morley ID#0023" (Set)
 - Existing Monument
 - ⊗ See Surveyor's Report Item
 - Record Dimension
 - South
 - T Township
 - W West
 - (C) Calculated Dimension
 - Card Card
 - D.R. Deed Record
 - Doc. Document
 - Dr. Drawer
 - E. East
 - (Fnd) Found
 - Inst. Instrument
 - R/W Right-of-Way
 - (M) Measured Dimension
 - N North
 - Page Page
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencement
 - R Range
 - PUE Public Utility Easement
 - CPP Curved Plastic Pipe
 - BSL Building Setback Line

- Note "A" = Area subject to Wellington Acres Covenants, Conditions & Restrictions**
- Building Setback Line
 - Center Line
 - Easement Line
 - - - - - Fence Line
 - Flow Line
 - Property Boundary Line
 - Right-of-way Line
 - 5/8" Rebar with cap stamped "Morley ID#0023" (Set)
 - Existing Monument
 - ⊗ See Surveyor's Report Item
 - Record Dimension
 - South
 - T Township
 - W West
 - (C) Calculated Dimension
 - Card Card
 - D.R. Deed Record
 - Doc. Document
 - Dr. Drawer
 - E. East
 - (Fnd) Found
 - Inst. Instrument
 - R/W Right-of-Way
 - (M) Measured Dimension
 - N North
 - Page Page
 - P.O.B. Point of Beginning
 - P.O.C. Point of Commencement
 - R Range
 - PUE Public Utility Easement
 - CPP Curved Plastic Pipe
 - BSL Building Setback Line

No.	By	Date

All ideas, designs, calculations, and arrangements included or represented by this drawing are owned by and are the property of Morley and Associates, Inc. and were created as instruments of service for use and in connection with the specified project. Morley and Associates retains all common law, statutory law and other rights, including copyrights. No drawings or electronic files shall be reused for any purpose other than the project. They shall not be disclosed to or be used by any other person or firm without the written prior consent of Morley and Associates, Inc.

Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Morley and Associates, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings.

If differences exist between electronic files and the signed and sealed hard copy drawings, the hard copy shall govern.

4800 Rosebud Ln., Newburgh, IN 47630 812-464-9585 Phone 812-464-2514 Fax morleycorp.com

Project: Ivory Investments & Drew Peyronnin

Scale: 1" = 150'

Designed by: B.A.S. Job Number: 12445.4.001A

Drawn by: TWC Date: 08/18/2023

Ivory Peyronnin Parcelization

Part of the Southeast Quarter of Section 9-T5S-R10W & Part of the Southwest Quarter of Section 10-T5S-R10W in Scott Township, Vanderburgh County, Indiana

12445 SURVEY BASE-2023

Sheet Number: 1

