

BID PACKET

Linda Moore

UTICA RIVERVIEW HOME ONLINE AUCTION



**214 N. SECOND STREET
UTICA, IN 47130**



ONLINE BIDDING ENDS

SUNDAY, DECEMBER 13 @ 5PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

214 N. Second Street Utica, IN 47130

Bidding Ends Sunday, December 13, 2020

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or call for a private appointment. Video tours available upon request.

BIDDING ONLINE

A proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

MANNER OF PAYMENT

A 10% non-refundable down payment of the contract purchase price in the form of cash, check, or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before January 22, 2021. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements per courthouse records. Buyers encouraged to make their own precise measurements if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is located in Flood Zone AE. Seller providing FEMA Elevation Certificate - Dated 11/17/2000.*

EVIDENCE OF TITLE

The seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold without a survey. All land measurements are per courthouse records.

PARCEL

Parcel #10-41-00-700-165.000-037

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable. Current Annual Taxes \$986.36

DEDUCTIONS 2019/2020

Standard -- \$45,000

Supplemental -- \$33,775

POSSESSION

Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of Sunday, December 6 - Sunday, December 13 @ 5 PM.

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Linda Moore

Other 8.6 x 8 1st Floor Vinyl Laundry
Bathroom Half 5 x 4 LL/Basement Vinyl Half Bath in Garage

Utilities

Water Heater: **Natural Gas** Heat Type: **Forced Air**
Water Type: **Public Onsite** Cooling Type: **Central Air**
Natural Water: Fuel Type: **Nat Gas**
Sewer Type: **Sewer**

General Information

Possession: **At Closing** Covenants & Restr: **Unknown**
Flood: **Yes** Sign: **Yes**
Seller Will Lease: **No** Terms: **No**

All information deemed reliable but not guaranteed.

10-41-00-700-165,000-037 MOORE RALPH C. JR & LINDA 214 SECOND STREET N 510, 1 Family Dwell - Platted Lot

General Information
 Parcel Number 10-41-00-700-165,000-037
 Local Parcel Number 41-00002-032-0
 Tax ID: .1831 AC RES
 Legal

Ownership
 MOORE RALPH C. JR & LINDA
 214 N 2ND ST NORTH
 UTICA, IN 47130
 Date 01/01/1900
 Owner MOORE RALPH C. JR
 Doc ID Code Book/Page Adj Sale Price V/I
 WD / \$0 1

Transfer of Ownership
 Notes
 11/9/2018 GENERAL : REASSESSMENT -- LG/FK - NO CHANGE
 10/30/2014 : REASSESSMENT- NO CHANGE KICM
 7/26/2012 GENERAL : REASSESSMENT -- (FK-LG) -- CHANGED HOME GRADE
 4/18/2003 : TAC PER HDS 2-5-02 RAZED OLD HOUSE N/C 100% COMPLETE ADD HOUSE PER SITE 4-1-02 HOUSE HAS 10' TALL CRAWL SPACE LEFT DH
 5/17/2002 : 97-F-137 HOUSE 50% DESTROYED BY FLOOD 98-F-11 TO FULL VALUE 98-99 #11 added 15 x 30 addition and dwelling has now has heat per twp by phone. 2000-01 TT SPLIT OFF 72 X 100 TO 41-02-86. 2001-02 #135 remove all bldg per twp.

Location Information
 County Clark
 Township UTICA TOWNSHIP
 District 037 (Local 041)
 UTICA TOWN
 School Corp 1010
 GREATER CLARK COUNTY
 Neighborhood 10105016
 utica res area 16

Valuation Records (Work in Progress values are not certified values and are subject to change)

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2019	2019	Annual-Adj	03/31/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$12,900	\$12,900	\$0	\$0	\$128,600	\$128,600	\$0	\$0	\$141,500	\$141,500	\$0	\$0
2018	2018	Annual-Adj	04/27/2018	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$12,900	\$12,900	\$0	\$0	\$128,700	\$128,700	\$0	\$0	\$141,600	\$141,600	\$0	\$0
2017	2017	Annual-Adj	04/13/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$12,900	\$12,900	\$0	\$0	\$130,000	\$130,000	\$0	\$0	\$142,900	\$142,900	\$0	\$0
2016	2016	Annual-Adj	05/12/2016	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$12,900	\$12,900	\$0	\$0	\$142,400	\$142,400	\$0	\$0	\$155,300	\$155,300	\$0	\$0
2015	2015	Gen/Reval	05/26/2015	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$12,900	\$12,900	\$0	\$0	\$144,100	\$144,100	\$0	\$0	\$157,000	\$157,000	\$0	\$0

Land Computations
 Calculated Acreage 0.18
 Actual Frontage
 Developer Discount
 Parcel Acreage
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homestead 0.00
 91/92 Acres 0.00
 Total Acres Farmland 0.00
 Farmland Value \$0
 Measured Acreage 0.00
 Avg Farmland Value/Acre 0.0
 Value of Farmland
 Classified Total \$0
 Farm / Classified Value \$0
 Homestead(s) Value \$0
 91/92 Value \$0
 Supp. Page Land Value
 CAP 1 Value \$12,900
 CAP 2 Value \$0
 CAP 3 Value \$0
 Total Value \$12,900

Land Pricing Soil

Land Type	Pricing Method	Soil	Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
F	F		0	78x100	1.00	\$165	\$165	\$12,924	0%	100%	1.0000	\$12,920

Characteristics
 Flood Hazard
 Level
 Public Utilities
 All
 Streets or Roads
 Paved
 Neighborhood Life Cycle Stage
 Static
 Printed Friday, April 26, 2019
 Review Group

Market Model
 N/A
 Data Source N/A
 Collector
 Appraiser

Market Model N/A
 Data Source N/A
 Collector
 Appraiser

General Information

Occupancy Single-Family
 Description Single-Family Residen
 Story Height 2
 Style N/A
 Finished Area 1872 sqft
 Make

Plumbing

Full Bath # TF 2 6
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 4 8

Accommodations

Bedrooms 3
 Living Rooms
 Dining Rooms
 Family Rooms 1
 Total Rooms 6

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Heat Type

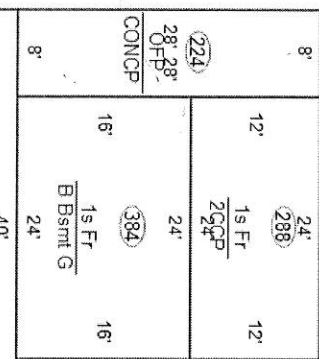
Central Warm Air

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description Area Value
 Patio, Concrete 224 \$1,200
 Porch, Open Frame 224 \$4,000
 Wood Deck 32 \$900



Specialty Plumbing

Description	Count	Value
4 8/4 WDDK		

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1584	1584	\$95,900	
2 1Fr	288	288	\$18,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	384	0	\$15,000	
Crawl	1200	0	\$5,900	
Slab				
Total Base			\$135,500	
Adjustments			\$135,500	
Unfn Int (-)			\$0	
Ex Liv Units (+)			\$0	
Rec Room (+)			\$0	
Loft (+)			\$0	
Fireplace (+)			\$0	
No Heating (-)			\$0	
A/C (+)			\$4,000	
No Elec (-)			\$0	
Plumbing (+/-)			\$2,400	
Spec Plumb (+)			\$0	
Elevator (+)			\$0	
Sub-Total, One Unit			\$141,900	
Sub-Total, 1 Units			\$141,900	
Exterior Features (+)			\$6,100	
Garages (+) 672 sqft			\$6,400	
Quality and Design Factor (Grade)			\$154,400	
Location Multiplier			1.05	
Replacement Cost			\$147,529	

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remainr. Value	Abn Obs	PC Nbrhd	Mkt	Improv Value	
1: Single-Family Residen	100%	2	Wood Frame	C+1	2001	2001	18	A	0.91			2,256 sqft	\$147,529	17%	\$122,450	0%	100%	1,0500	1,0000	\$128,600



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) **214 N. Second Street, Utica, IN 47130**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	NONE				Cistern	NONE			
Clothes Dryer			✓		Septic Field/Bed	NONE			
Clothes Washer			✓		Hot Tub	NONE			
Dishwasher			✓		Plumbing			✓	
Disposal	NONE				Aerator System	NONE			
Freezer	NONE				Sump Pump	NONE			
Gas Grill	NONE				Irrigation Systems	NONE			
Hood			/		Water Heater/Electric	NONE			
Microwave Oven			/		Water Heater/Gas			✓	
Oven	NONE				Water Heater/Solar	NONE			
Range			/		Water Purifier	NONE			
Refrigerator			/		Water Softener	NOTE (1)			✓
Room Air Conditioner(s)	NONE				Well	NONE			
Trash Compactor	NONE				Septic and Holding Tank/Septic Mound	NONE			
TV Antenna/Dish			/		Geothermal and Heat Pump	NONE			
Other:					Other Sewer System (Explain)				
					Swimming Pool & Pool Equipment	NONE			
							Yes	No	Do Not Know
					Are the structures connected to a public water system?		✓		
					Are the structures connected to a public sewer system?		✓		
					Are there any additions that may require improvements to the sewage disposal system?				✓
					If yes, have the improvements been completed on the sewage disposal system?				
					Are the improvements connected to a private/community water system?				
					Are the improvements connected to a private/community sewer system?				
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier					Attic Fan			✓	
Burglar Alarm					Central Air Conditioning			✓	
Ceiling Fan(s)			✓		Hot Water Heat			✓	
Garage Door Opener / Controls			✓		Furnace Heat/Gas			✓	
Inside Telephone Wiring and Blocks/Jacks			✓		Furnace Heat/Electric				
Intercom			✓		Solar House-Heating				
Light Fixtures			✓		Woodburning Stove				
Sauna					Fireplace				
Smoke/Fire Alarm(s)			✓		Fireplace Insert				
Switches and Outlets			✓		Air Cleaner				
Vent Fan(s)			✓		Humidifier				
60/100/200 Amp Service (Circle one)			✓		Propane Tank				
Generator					Other Heating Source				

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	<i>Linda Moore</i>	Date (mm/dd/yy)	07/24/20	Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.							
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)		Date (mm/dd/yy)	

Property address (number and street, city, state, and ZIP code)

214 N. Second Street, Utica, IN 47130

2. ROOF				YES	NO	DO NOT KNOW
Age, if known <u>19</u> years.						
Does the roof leak?						
Is there present damage to the roof?						
Is there more than one layer of shingles on the house?						
If yes, how many layers?						
3. HAZARDOUS CONDITIONS				YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?						
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?						
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?						
Explain:						
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)						
<p>① WATER SOFTENER IS CURRENTLY TURNED OFF, BUT IT WAS WORKING CORRECTLY WHEN LAST USED.</p>						
4. OTHER DISCLOSURES				YES	NO	DO NOT KNOW
Do structures have aluminum wiring?						
Are there any foundation problems with the structures?						
Are there any encroachments?						
Are there any violations of zoning, building codes, or restrictive covenants?						
Is the present use of non-conforming use? Explain:						
Is the access to your property via a private road?						
Is the access to your property via a public road?						
Is the access to your property via an easement?						
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?						
Are there any structural problems with the building?						
Have any substantial additions or alterations been made without a required building permit?						
Are there moisture and/or water problems in the basement, crawl space area, or any other area?						
Is there any damage due to wind, flood, termites, or rodents?						
Have any structures been treated for wood destroying insects?						
Are the furnace/woodstove/chimney/flue all in working order?						
Is the property in a flood plain?						
Do you currently pay for flood insurance?						
Does the property contain underground storage tank(s)?						
Is the homeowner a licensed real estate salesperson or broker?						
Is there any threatened or existing litigation regarding the property?						
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?						
Is the property located within one (1) mile of an airport?						

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Linda Moore</i>	Date (mm/dd/yy) <i>07/24/20</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 2002

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME Ralph C. and Linda Moore		Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 214 North Second St.		Company NAIC Number
CITY Utica	STATE In.	ZIP CODE 47130
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) See Attached (Tract B)		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.) Residential		
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##.###" or ##.####")	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input checked="" type="checkbox"/> Other: N/A

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER Town of Utica 180487		B2. COUNTY NAME Clark		B3. STATE In.	
B4. MAP AND PANEL NUMBER 180487 0001	B5. SUFFIX A	B6. FIRM INDEX DATE Sept. 19, 1984	B7. FIRM PANEL EFFECTIVE/REVISED DATE Sept. 19, 1984	B8. FLOOD ZONE(S) A20	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 452.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
 FIS Profile FIRM Community Determined Other (Describe):

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929 NAVD 1988 Other (Describe):


B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date:

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 7 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
Datum NGVD 1929 Conversion/Comments N/A
Elevation reference mark used NGS "TTA16" Does the elevation reference mark used appear on the FIRM? Yes No

<input type="checkbox"/> a) Top of bottom floor (including basement or enclosure)	<u>443</u> . <u>5</u> ft. (ft.)	License Number, Embossed Seal, Signature, and Date	
<input type="checkbox"/> b) Top of next higher floor	<u>454</u> . <u>3</u> ft. (ft.)		
<input type="checkbox"/> c) Bottom of lowest horizontal structural member (V zones only)	<u>N/A</u> . <u> </u> ft. (m)		
<input type="checkbox"/> d) Attached garage (top of slab)	<u>N/A</u> . <u> </u> ft. (m)		
<input type="checkbox"/> e) Lowest elevation of machinery and/or equipment servicing the building	<u>454</u> . <u>3</u> ft. (ft)		
<input type="checkbox"/> f) Lowest adjacent grade (LAG)	<u>442</u> . <u>9</u> ft. (ft)		
<input type="checkbox"/> g) Highest adjacent grade (HAG)	<u>443</u> . <u>5</u> ft. (ft)		
<input type="checkbox"/> h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade	<u>14</u>		
<input type="checkbox"/> i) Total area of all permanent openings (flood vents) in C3h	<u>1670</u> sq. in. (sq. ft)		

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Terry A. Kendall	LICENSE NUMBER 29800006
TITLE Land Surveyor	COMPANY NAME Blankenbeker & Son Land Surveyors, INC. P.C.
ADDRESS 422 Meigs Avenue	CITY Jeffersonville, IN
SIGNATURE <i>Terry A. Kendall</i>	STATE Indiana
DATE 17 Nov. 2000	ZIP CODE 47130
TELEPHONE (812) 282 4183	

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 214 North Second St.			Policy Number
CITY Utica	STATE Indiana	ZIP CODE 47130	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO and ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E3. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. Building Diagram Number _____ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is _____ ft.(m) _____ in.(cm) _____ above or _____ below (check one) the highest adjacent grade.
- E3. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

SIGNATURE _____ DATE _____ TELEPHONE _____

COMMENTS

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1. The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____

G9. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

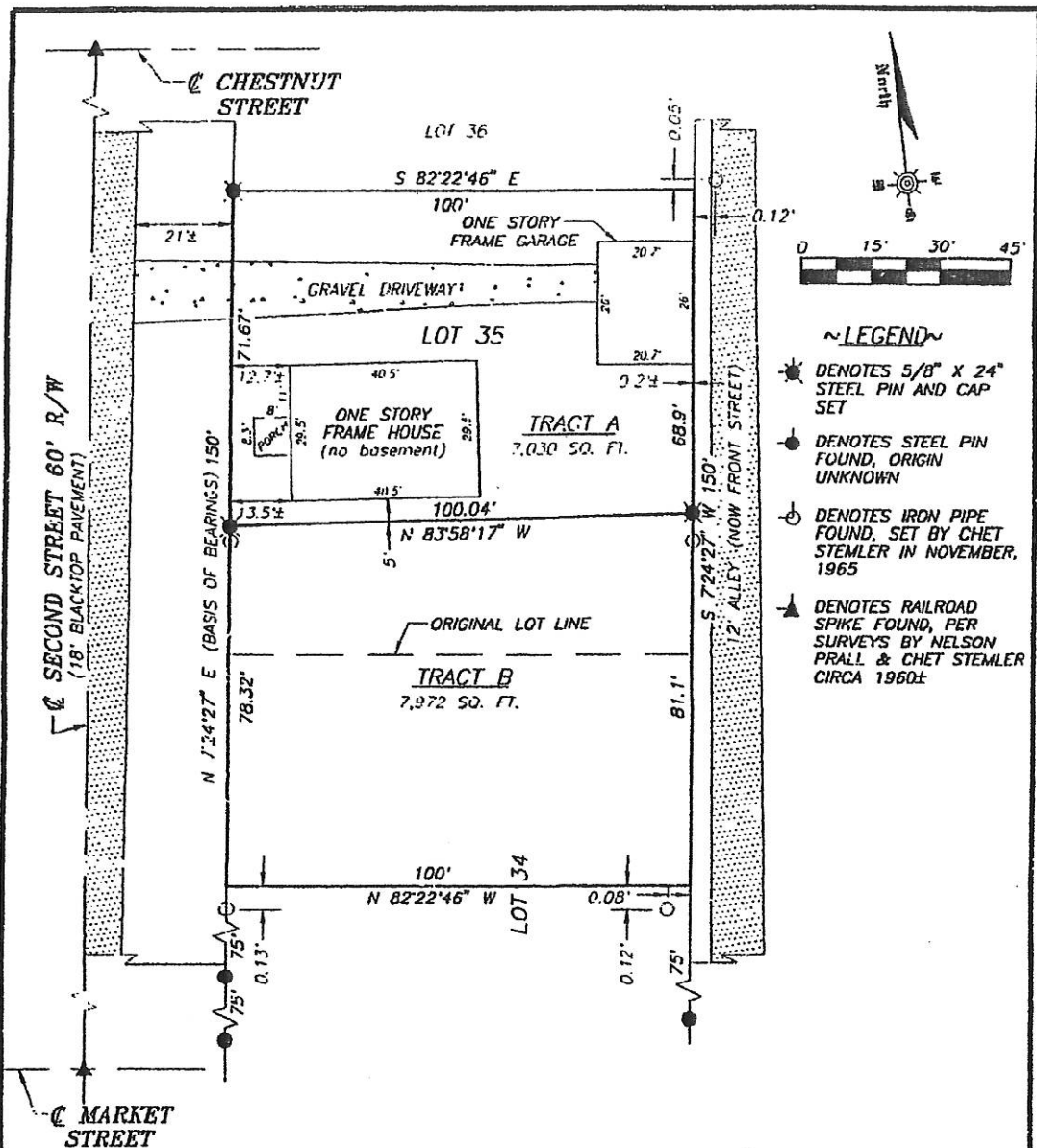
LOCAL OFFICIAL'S NAME _____ TITLE _____

COMMUNITY NAME _____ TELEPHONE _____

SIGNATURE _____ DATE _____

COMMENTS

Check here if attachments



- ~LEGEND~**
- DENOTES 5/8" X 24" STEEL PIN AND CAP SET
 - DENOTES STEEL PIN FOUND, ORIGIN UNKNOWN
 - ⊕ DENOTES IRON PIPE FOUND, SET BY CHET STEMLER IN NOVEMBER, 1965
 - ▲ DENOTES RAILROAD SPIKE FOUND, PER SURVEYS BY NELSON PRALL & CHET STEMLER CIRCA 1960±

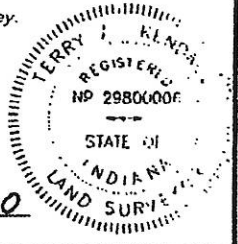
SURVEY AND DRAWING OF LOT 35 AND PART OF LOT 34 IN THE TOWN OF UTICA CLARK COUNTY, INDIANA AND BEING SITUATED ON NORTH SECOND STREET, UTICA.

THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE A20 ACCORDING TO FLOOD MAP NUMBER 180487 0001 A, DATED SEPTEMBER 19, 1984. THE BASE FLOOD ELEVATION (100 YEAR) IS 452.0'. THE RECOMMENDED FIRST (LOWEST) FLOOR ELEVATION IS 454.0'.

- Notes:
- (1) Title examination may reveal other easements and/or Rights of ways not shown hereon. Floodways, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this survey.
 - (2) All monuments shown are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.

I, Terry A Kendall, hereby declare that I have surveyed the tract of land shown above and that this survey was executed according to the requirements of Title 565, I.A.C. 1-12 to the best of my knowledge, information, and belief, and that the field work was completed on January 26, 2000.

Terry A. Kendall 1-26-2000
 Registered Land Surveyor No. 29800006 Date



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BLANKENBEKER & SON
 LAND SURVEYORS INC., P.C.
 122 MEIGS AVENUE P.O. BOX 157
 JEFFERSONVILLE, INDIANA 47131-0157
 TELEPHONE 812-282-4183

OWNERS: RALPH C. MOORE, Jr. AND LINDA MOORE
 214 N. SECOND STREET
 UTICA, IN 47130

PAGE 1 OF 2

DRAWN BY: R.K.W. SCALE: 1" = 30 FEET DATE: 26 JANUARY 2000 JOB No. 15,481

National Flood Hazard Layer FIRMeTte

85°39'18"W - 38°20'28"N



Legend

SEE RIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes, Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS

OTHER AREAS

- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/24/2020 at 1:59 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMeTte panel number, and FIRMeTte effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

