

**Title 865 IAC Boundary Survey**  
Property Location:  
SE 1/4 & Fr. SW 1/4, Sec. 6, T 35 N, R 13 E  
Smithfield Township, DeKalb County, IN

**LEGEND**

(m)	MEASURED
(r)	RECORDED
(c)	CALCULATED
(p)	PLATTED INFORMATION
sf	SQUARE FEET

**BEARING BASIS**

STATE PLANE COORDINATE SYSTEM (NAD83)(2011),  
INDIANA EAST ZONE

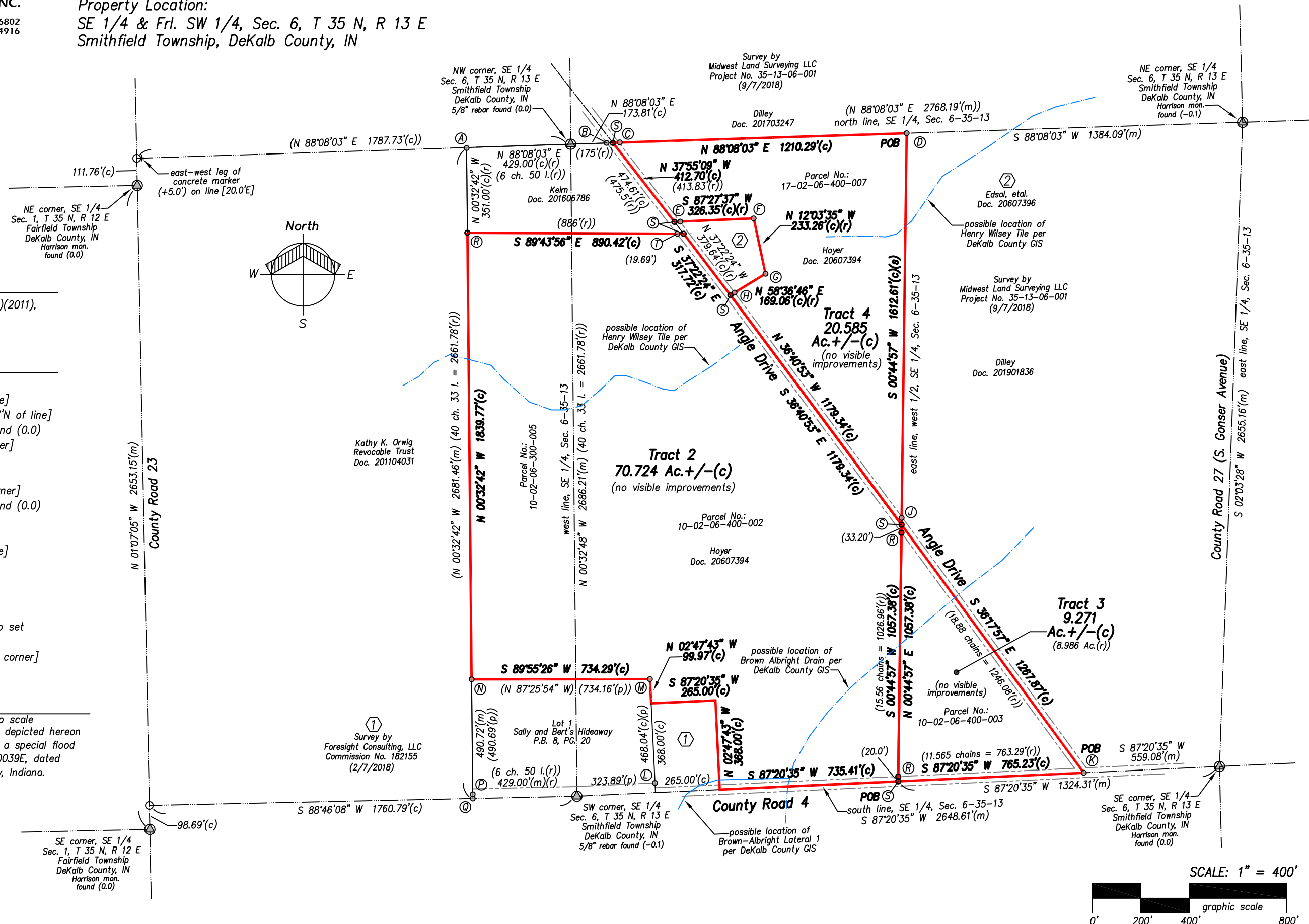
**MONUMENT LEGEND**

- Ⓐ RR rail post found (+5.0) [1.5'S]
- Ⓑ RR rail post found (+4.0) [0.7'N of line]
- Ⓒ 3" angle iron in conc. found (0.0) [0.7'N of line]
- Ⓓ 5/8" rebar ("Joshua P. Lash" cap) found (0.0)
- Ⓔ 5/8" rebar found (0.0) [24.1'E of corner]
- Ⓕ 5/8" rebar found (0.0)
- Ⓖ 5/8" rebar found (0.0)
- Ⓗ 5/8" rebar found (0.0) [19.7'NE of corner]
- Ⓙ 5/8" rebar ("Joshua P. Lash" cap) found (0.0) [28.2'N of corner]
- Ⓚ 5/8" rebar (illegible cap) found (0.0)
- Ⓛ 5/8" rebar found (-0.3) [40.1'N of line]
- Ⓜ 5/8" rebar ("Wolf" cap) found (+0.1)
- Ⓝ 5/8" rebar found (0.0)
- Ⓟ I-beam post found (+5.0) [17.3'N]
- Ⓠ 5/8" rebar found (-0.1)
- Ⓡ 5/8" rebar with "GOU LS29500017" cap set
- Ⓢ MAG nail with "Gouloff-Jordan" i.d. set
- Ⓣ 6" steel post found (+5.5') [25.8'W of corner]

**Flood Note:**

By graphic plotting only and subject to map scale uncertainties, the real estate described and depicted hereon appears to lie in Zone "X" (NOT considered a special flood hazard area) on FIRM Map Number 18033C0039E, dated 9/29/2006 (Not Printed) for DeKalb County, Indiana.

Date: May 7, 2020  
Job No.: 20200123  
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**Property Location:**  
**SE 1/4 & Frl. SW 1/4, Sec. 6, T 35 N, R 13 E**  
**Smithfield Township, DeKalb County, IN**

DESCRIPTION OF TRACT 2

Part of the Southeast Quarter and fractional Southwest Quarter of Section 6, Township 35 North, Range 13 East, Smithfield Township, DeKalb County, Indiana, and being also part of real estate described in Document 20607394 in said Recorder's Office (hereinafter referred to as "parent parcel"), more particularly described as follows:

Commencing at a Harrison monument found marking the southeast corner of the Southeast Quarter of said Section 6; thence South 87 degrees 20 minutes 35 seconds West (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone) on the south line of said Southeast Quarter, a distance of 1324.31 feet to a MAG nail with "Goulloff-Jordan" i.d. set at the southeast corner of the west half of said Southeast Quarter and the POINT OF BEGINNING; thence continuing South 87 degrees 20 minutes 35 seconds West on said south line, a distance of 735.41 feet to the southeast corner of a 2.24 acres parcel of land described on a survey by Foresight Consulting, LLC (Commission No. 182155, dated 2/7/2018); thence North 02 degrees 47 minutes 43 seconds West on the east line thereof, a distance of 388.00 feet to the northeast corner thereof; thence South 87 degrees 20 minutes 35 seconds West on the north line thereof, a distance of 265.00 feet to the northwest corner thereof on the east line of Lot 1 in Sally and Bert's Hideaway, according to the plat thereof, recorded in Plat Book 8, page 20 in the Office of the Recorder of DeKalb County; thence North 02 degrees 47 minutes 43 seconds West on the east line of said Lot 1, a distance of 99.97 feet to a 5/8" rebar with "Wolf" cap found marking the northeast corner of said Lot 1; thence South 89 degrees 55 minutes 26 seconds West on the north line of said Lot 1, a distance of 734.29 feet to a 5/8" rebar found marking the northwest corner of said Lot 1 and the west line of said parent parcel; thence North 00 degrees 32 minutes 42 seconds West on the west line of said parent parcel, a distance of 1839.77 feet to a 5/8" rebar with "GOU" cap set at the southwest corner of a parcel of land described in Document 201606786 in said Recorder's Office; thence South 89 degrees 43 minutes 56 seconds East on the south line of said parcel, a distance of 890.42 feet to a MAG nail with "Goulloff-Jordan" i.d. set at the southeast corner of said parcel on the center line of Angle Drive; thence South 37 degrees 22 minutes 24 seconds East on said center line, a distance of 317.72 feet to a MAG nail with "Goulloff-Jordan" i.d. set at the southerly corner of a parcel of land described in Document 20607396 in said Recorder's Office; thence South 36 degrees 40 minutes 53 seconds East on said center line of Angle Drive, a distance of 1179.34 feet to a MAG nail with "Goulloff-Jordan" i.d. set on the east line of the west half of said Southeast Quarter; thence South 00 degrees 44 minutes 57 seconds West on said east line, a distance of 1057.38 feet to the point of beginning, containing 70.724 acres, more or less.

DESCRIPTION OF TRACT 3

Part of the Southeast Quarter of Section 6, Township 35 North, Range 13 East, Smithfield Township, DeKalb County, Indiana, and being also part of real estate described in Document 20607394 in said Recorder's Office (hereinafter referred to as "parent parcel"), more particularly described as follows:

Commencing at a Harrison monument found marking the southeast corner of the Southeast Quarter of said Section 6; thence South 87 degrees 20 minutes 35 seconds West (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone) on the south line of said Southeast Quarter, a distance of 559.08 feet to a 5/8" rebar with illegible cap found on the center line of Angle Drive and marking the POINT OF BEGINNING; thence continuing South 87 degrees 20 minutes 35 seconds West on said south line, a distance of 765.23 feet to a MAG nail with "Goulloff-Jordan" i.d. set at the southeast corner of the west half of said Southeast Quarter; thence North 00 degrees 44 minutes 57 seconds East on the east line of the west half of said Southeast Quarter, a distance of 1057.38 feet to a MAG nail with "Goulloff-Jordan" i.d. set on the center line of Angle Drive; thence South 36 degrees 17 minutes 57 seconds East on the center line of Angle Drive, a distance of 1267.87 feet to the point of beginning, containing 9.271 acres, more or less.

DESCRIPTION OF TRACT 4

Part of the Southeast Quarter of Section 6, Township 35 North, Range 13 East, Smithfield Township, DeKalb County, Indiana, and being also part of real estate described in Document 20607394 in said Recorder's Office (hereinafter referred to as "parent parcel"), more particularly described as follows:

Commencing at a Harrison monument found marking the northeast corner of the Southeast Quarter of said Section 6; thence South 88 degrees 08 minutes 03 seconds West (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone) on the north line of said Southeast Quarter, a distance of 1384.09 feet to a 5/8" rebar with "JOSHUA P. LASH" cap found marking the northeast corner of the west half of said Southeast Quarter and the POINT OF BEGINNING; thence South 00 degrees 44 minutes 57 seconds West on the east line of the west half of said Southeast Quarter and the west line of a parcel of land described in Document 201901836 in said Recorder's Office, a distance of 1612.61 feet to a MAG nail with "Goulloff-Jordan" i.d. set on the center line of Angle Drive; thence North 36 degrees 40 minutes 53 seconds West on the center line of Angle Drive, a distance of 1179.34 feet to a MAG nail with "Goulloff-Jordan" i.d. set at the southerly corner of a parcel of land described in Document 20607396 in said Recorder's Office; thence North 58 degrees 36 minutes 46 seconds East on the southerly line of said parcel, a distance of 169.06 feet to a 5/8" rebar found marking the southeast corner of said parcel; thence North 12 degrees 03 minutes 35 seconds West on the east line of said parcel, a distance of 233.26 feet to a 5/8" rebar found marking the northeast corner of said parcel; thence South 87 degrees 27 minutes 37 seconds West on the north line of said parcel, a distance of 326.35 feet to a MAG nail with "Goulloff-Jordan" i.d. set at the northwest corner of said parcel on the center line of Angle Drive; thence North 37 degrees 55 minutes 09 seconds West on the center line of Angle Drive, a distance of 412.70 feet a MAG nail with "Goulloff-Jordan" i.d. set on the north line of the Southeast Quarter of said Section 6; thence North 88 degrees 08 minutes 03 seconds East on said north line, a distance of 1210.29 feet to the point of beginning, containing 20.585 acres, more or less.

SURVEYOR'S REPORT

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface, unless otherwise noted.  
Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

This survey was performed without the benefit of a current title commitment or search report. A current title commitment or search report could reveal matters of public record no disclosed on this survey.

PURPOSE: The purpose of this survey is to "retrace" the boundary of real estate described in Document 20607394 in the Office of the Recorder of DeKalb County and describe individual tax parcels that are a part thereof.

THEORY OF LOCATION:  
The lines and corners for this survey were established as depicted on the survey drawing.

CONTROLLING SECTION CORNER MONUMENTS:  
NE corner, SE 1/4 Sec. 6-35-13: Harrison monument found (-0.1) (DeKalb Co. Surveyor's Office referenced)  
SE corner, SE 1/4 Sec. 6-35-13: Harrison monument found (0.0) (DeKalb Co. Surveyor's Office referenced)  
SW corner, SE 1/4 Sec. 6-35-13: 5/8" rebar found (-0.1) (NOT DeKalb Co. Surveyor's Office referenced)(referenced on plat of Sally and Bert's Hideaway)  
NW corner, SE 1/4 Sec. 6-35-13: 5/8" rebar found (0.0) (NOT DeKalb Co. Surveyor's Office referenced)(referenced on Midwest Land Surveying, LLC survey)

REFERENCE SURVEYS BY OTHERS:  
Midwest Land Surveying, LLC, Project No. 35-13-06-001, dated 09/07/2018.  
Foresight Consulting, LLC, Commission No. 182155, dated 02/07/2018.

The uncertainty in the lines and corners found or established by this survey are as follows:

- (A) Availability and condition of reference monuments:  
Monuments found are described and depicted on the survey drawing.  
Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is the difference between "measured" and "platted" or "recorded" angular or distance measurements as depicted on the survey drawing.  
The uncertainty for this survey is 0.7 feet +/-.
- (B) Occupation or possession lines:  
No uncertainty was created.
- (C) Clarity or ambiguity of the record description and or adjoiner's descriptions:  
See survey drawing for recording information of adjoining real estate descriptions.  
No uncertainty was created by the description of subject real estate or adjoining real estate descriptions.
- (D) This survey falls under the classification of a "Rural" survey. The acceptable relative positional accuracy (random errors in measurements) = 0.26 feet (79 millimeters) plus 200 parts per million as specified in Section 7 of said Rule 12.

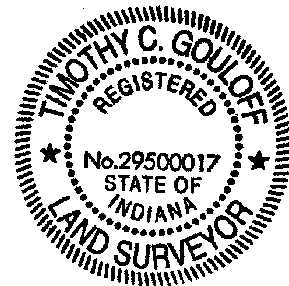
The initial field work for this survey was performed on 05/04/2020.

SURVEYOR'S CERTIFICATION

This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

DATED THIS 7th DAY OF MAY, 2020.

  
Timothy C. Goulloff, R.L.S. 29500017



"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law." (Timothy C. Goulloff)

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