

PLAT OF SURVEY

SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: 2632, 2720 & 2721 Culbertson Street, Fort Wayne, IN 46802

This survey is intended to retrace the record boundaries of a tract of real estate described in a Corporate Quit Claim Deed from Faith Based Mentoring Ministries, Inc., to Catalpa Street, Inc., dated July 25, 2016, and recorded in Document Number 2016040424 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: A copy of the following documents were reviewed in completion of this survey:
-The deeds of the subject lot and any adjoining lots, as shown on the plat of survey.
-The plat of 3rd Commercial Addition, Plat Record 4, page 48.

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The following monuments were accepted and held as controlling monuments at the following locations:

- The Northeast corner of Lot 392.....#5 rebar found with Gouloff cap.
- The Southeast corner of Lot 392.....#5 rebar found.
- The Southwest corner of Lot 426.....1 inch diameter pipe found.
- The Northwest corner of Parcel II.....#4 rebar found bent.
- The Northeast corner of Parcel II.....#4 rebar found.
- The Southeast corner of Lot 433.....#4 rebar found.
- The Southwest corner of Lot 434.....#5 rebar found.
- The Northwest corner of Lot 434.....#5 rebar found.

Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.4 feet in the North-South direction. Uncertainties due to variances between all found monuments and record distances were determined to be 0.6 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. A stone alley extends and lies a maximum of 7.6 feet North of the South line of Parcel I, as shown on the Plat of Survey. A partial concrete foundation from Parcel III lies from 0.2 feet to 0.6 feet West of the West line of Parcel II, as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 7.6 feet in the North-South direction and by a maximum of 0.6 feet in the East-West direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoiners' descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL PRECISION:

The relative positional precision representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Urban Survey (0.07 feet plus 50 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:

- The Northwest corner of Lot 399 was established at the intersection of plat distances from the Southwest corner of Lot 426 and the Northeast corner of Lot 392.
- The Southwest corner of Lot 399 was established at the intersection of plat distances from the above-established Northwest corner of Lot 399 and the Southeast corner of Lot 392.
- The Southeast corner of Lot 436 was established on and along the Easterly projection of a line of monuments found at the Southwest corner of Lot 426 and the Southwest corner of Lot 434, at plat distance from the Southwest corner of said Lot 434.
- The Northeast corner of Lot 436 was established at the intersection of plat distances from the above-established Southeast corner of Lot 436 and the Northwest corner of Lot 434.
- The lines of the subject tracts were all established between the above-established corners of said subject tract.

(F) NOTES:

- This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
- A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review. The flood statement hereon is for informational purposes only.
- Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
- No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
- Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
- All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
- No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
- Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
- Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in Part (D) of the Surveyor's Report.
- Since the last date of field work of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc., may have altered the validity and circumstances of matters shown or noted hereon.
- Declaration is made to the parties set forth in the Certificate and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of survey.
- No statement made by any employee or agent of Sauer Land Surveying, Inc., is valid unless written herein.

RECORD DESCRIPTION: (as described in Document Number 2016040424)

Parcel I:

Lots Numbered 392 through 399 in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, page 48, in the Office of the Recorder of Allen County, Indiana.

Parcel II:

Lots Numbered 426 through 433 and the South 50 feet of Lots Numbered 448 through 455 in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, page 48, together with the vacated alley lying North of Lots Numbered 426 through 433 and South of Lots Numbered 448 through 455 as vacated by General Ordinance No. G-11-79.

Parcel III:

Lots Numbered 434, 435 and 436 in Third Commercial Addition to the City of Fort Wayne, as recorded in Plat Record 4, page 48, in the Office of the Recorder of Allen County, Indiana.

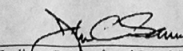
Last Deed of Record: Doc. 2016040424
Last Date of Field Work: February 17, 2017

This property appears to lie with Zone AE as the description plots by scale on
Flood Insurance Rate Map Numbered 18003C 0283G, effective August 3, 2009.

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC Title 865, Article 1, Rule 12 and in conformity with established practices of surveying and made in accordance with the record on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments either way across boundary lines unless specifically stated hereon. Corners were perpetuated as indicated.

I, John C. Sauer, 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. I further certify the above statements to be correct to the best of my information, knowledge, and belief.

 Date: 02/24/2017
Indiana Professional Land Surveyor



SCALE IN FEET:

0 30 60

IAC 865 Survey and Surveyor's Report

of
Lots 392-399, Lots 434-436, Lots 426-433, the vacated Alley adjacent to
Lots 426-433, and the South 50 feet of Lots 448-455
in 3rd Commercial Addition to the City of Fort Wayne.

Revisions:	For: Catalpa Street, Inc.	Drawn By: JJB
By:	Sauer Land Surveying, Inc.	Checked By: JCS
14033 ILLINOIS ROAD, SUITE C		Scale:
FORT WAYNE, IN 46814		1" = 30'
TEL: 260/469-3300 / FAX: 260/469-3301		Job No.
Date: February 24, 2017		118-170