

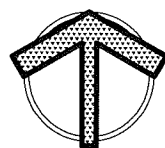
BOUNDARY RETRACEMENT SURVEY
Part of Lot 2 - Hunt's Reserve in Township 29 North - Range 13 East
12700 S. Anthony Boulevard Extended, Fort Wayne, IN 46819

LEGEND
(m) MEASURED
(r) RECORDED
(c) CALCULATED
POB POINT OF BEGINNING

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Allen, State of Indiana, and is described as follows:
Part of Lot Number 2 in Hunt's Reserve in Township 29 North, Range 13 East, Allen County, Indiana, lying West of the center line of South Anthony Boulevard Extended (Muldoon Road), being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of Lot Number 2 in Hunts' Reserve; thence North 00 degrees 21 minutes 04 seconds West [bearings in this description are based on the deed bearing of Westerly (assumed to be 90 degrees 00 minutes) for the South line of said Lot Number 2] (recorded North 00 degrees 38 minutes West), a distance of 171.0 feet to a 3/8-inch rod found; thence North 89 degrees 38 minutes 56 seconds East (recorded North 89 degrees 22 minutes East), a distance of 684.0 feet; thence North 22 degrees 25 minutes West (recorded North 21 degrees 50 minutes West, a distance of 179.7 feet; thence North 77 degrees 33 minutes 10 seconds East, recorded North 76 degrees 45 minutes East), a distance of 558.0 feet to the centerline of Muldoon Road (South Anthony Boulevard Extended); thence South 17 degrees 07 minutes 43 seconds East on and along said centerline, a distance of 483.0 feet to the point of intersection of centerline with the South line of said Lot Number 2; thence North 90 degrees 00 minutes West (recorded Westerly), on and along said South line, a distance of 1301.54 feet (recorded 1303.5 feet) to the point of beginning, containing 8.085 acres of land, more or less.



SCALE: 1" = 100'

For the exclusive use of: Flores Estate / new owner

Date: November 5, 2018

Job No.: 20180403

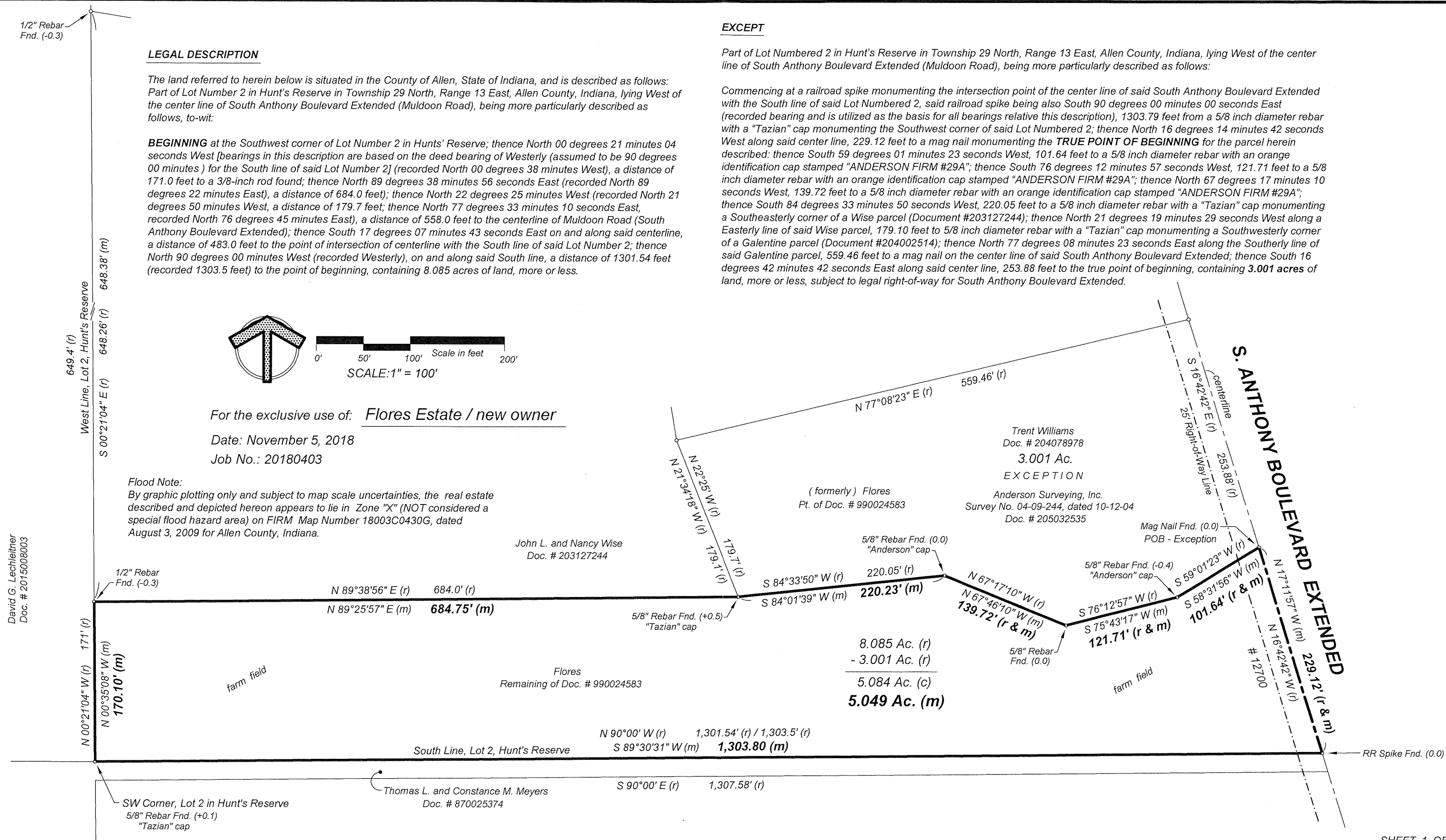
Flood Note:

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 18003C0430G, dated August 3, 2009 for Allen County, Indiana.

EXCEPT

Part of Lot Numbered 2 in Hunt's Reserve in Township 29 North, Range 13 East, Allen County, Indiana, lying West of the center line of South Anthony Boulevard Extended (Muldoon Road), being more particularly described as follows:

Commencing at a railroad spike monumenting the intersection point of the center line of said South Anthony Boulevard Extended with the South line of said Lot Numbered 2, said railroad spike being also South 90 degrees 00 minutes 00 seconds East (recorded bearing and is utilized as the basis for all bearings relative this description), 1303.79 feet from a 5/8 inch diameter rebar with a "Tazian" cap monumenting the Southwest corner of said Lot Numbered 2; thence North 16 degrees 14 minutes 42 seconds West along said center line, 229.12 feet to a mag nail monumenting the **TRUE POINT OF BEGINNING** for the parcel herein described: thence South 59 degrees 01 minutes 23 seconds West, 101.64 feet to a 5/8 inch diameter rebar with an orange identification cap stamped "ANDERSON FIRM #29A"; thence South 76 degrees 12 minutes 57 seconds West, 121.71 feet to a 5/8 inch diameter rebar with an orange identification cap stamped "ANDERSON FIRM #29A"; thence North 67 degrees 17 minutes 10 seconds West, 139.72 feet to a 5/8 inch diameter rebar with an orange identification cap stamped "ANDERSON FIRM #29A"; thence South 84 degrees 33 minutes 50 seconds West, 220.05 feet to a 5/8 inch diameter rebar with a "Tazian" cap monumenting a Southeasterly corner of a Wise parcel (Document #203127244); thence North 21 degrees 19 minutes 29 seconds West along a Easterly line of said Wise parcel, 179.10 feet to 5/8 inch diameter rebar with a "Tazian" cap monumenting a Southwesterly corner of a Galentine parcel (Document #204002514); thence North 77 degrees 08 minutes 23 seconds East along the Southerly line of said Galentine parcel, 559.46 feet to a mag nail on the center line of said South Anthony Boulevard Extended; thence South 16 degrees 42 minutes 42 seconds East along said center line, 253.88 feet to the true point of beginning, containing 3.001 acres of land, more or less, subject to legal right-of-way for South Anthony Boulevard Extended.





**GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.**

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

SURVEYOR'S REPORT

Part of Lot 2 - Hunt's Reserve in Township 29 North - Range 13 East
12700 S. Anthony Boulevard Extended, Fort Wayne, IN 46819

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.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

This purpose for this survey is to "retrace" the remaining portion of a boundary described in Document Number 990024583 as found in the Office of the Recorder of Allen County, Indiana.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing and per information shown in Document Number 990024583 and a retracement survey from Anderson Surveying, Inc. of the real estate described in a Quitclaim Deed from Flores to Williams, dated October 12, 2004 recorded May 26, 2005, survey Document Number 205032535, Quitclaim Document Number 204078978 in the Office of the Recorder of Allen County, Indiana.

Hunt's Reserve in Township 29 North, Range 13 East is found in Deed Book "D", page 558 in the Office of the Recorder of Allen County, Indiana.

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 maximum uncertainty for this survey is 0.75 feet East - West and 0.90 feet North - South.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

(C) Clarity or ambiguity of the record description and or adjoiner's descriptions:

No uncertainty was created by the above mentioned documents.

The Bearings on this survey are based on Geodetic State Plane Coordinate System (NAD83)(2011) Indiana East Zone.

(D) This survey falls under the classification of a "Rural" survey. The acceptable relative positional precision (random errors in measurements) = 0.26 feet (79 millimeters) plus 200 parts per million as specified in Section 7 of said Rule 12.

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.

Field work for this survey was performed on October 29, 2018.

DATED THIS 5th DAY OF NOVEMBER, 2018.

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

Job No.: 20180403

