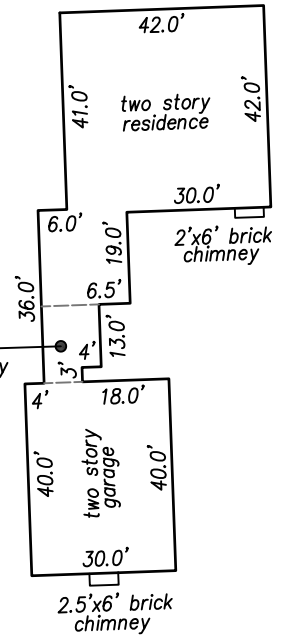
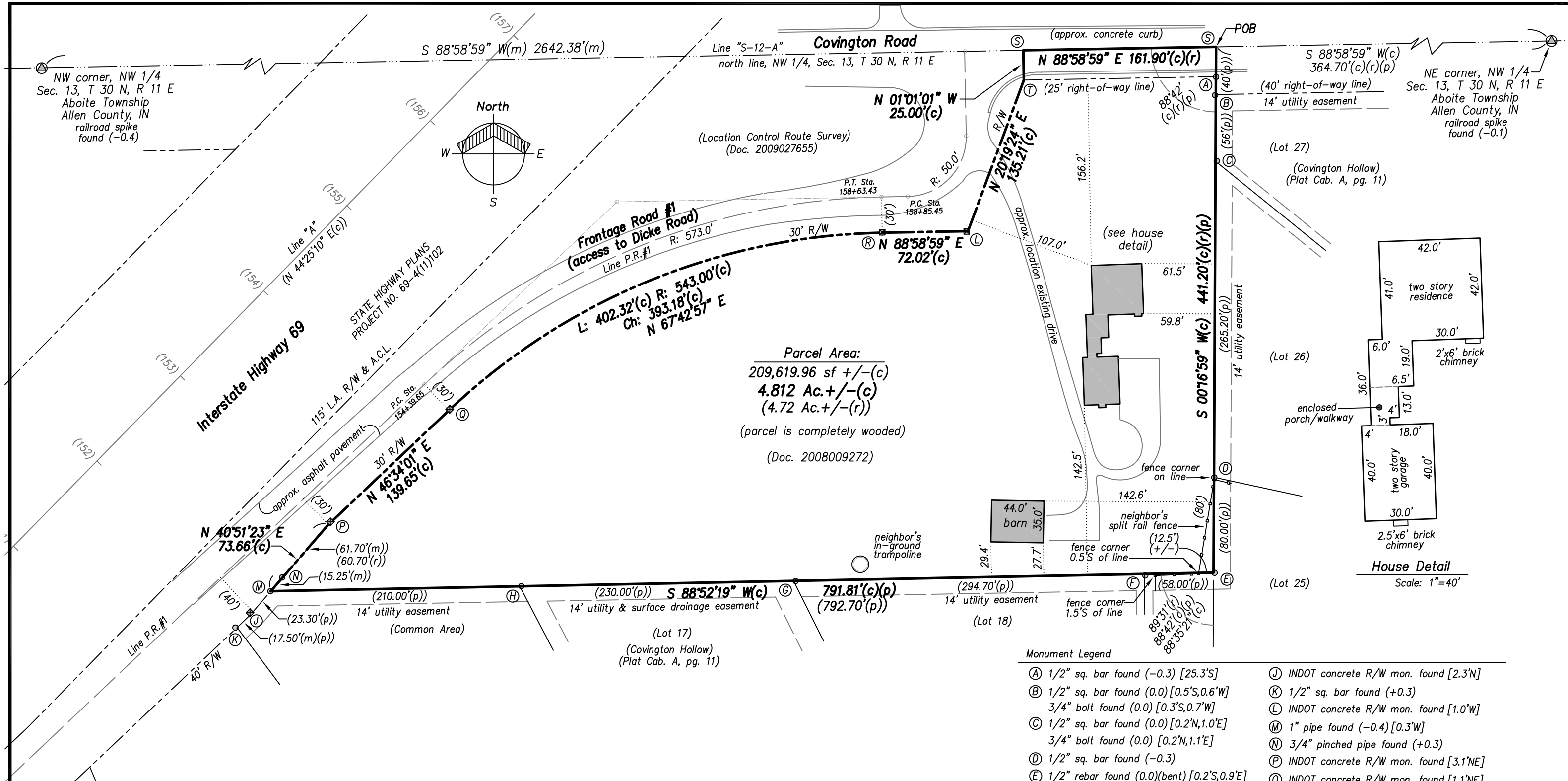
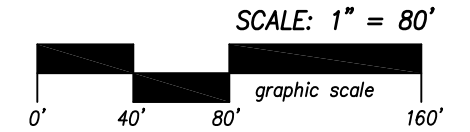


LEGEND

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



Monument Legend

(A)	1/2" sq. bar found (-0.3) [25.3'S]	(J)	INDOT concrete R/W mon. found [2.3'N]
(B)	1/2" sq. bar found (0.0) [0.5'S, 0.6'W] 3/4" bolt found (0.0) [0.3'S, 0.7'W]	(K)	1/2" sq. bar found (+0.3)
(C)	1/2" sq. bar found (0.0) [0.2'N, 1.0'E] 3/4" bolt found (0.0) [0.2'N, 1.1'E]	(L)	INDOT concrete R/W mon. found [1.0'W]
(D)	1/2" sq. bar found (-0.3)	(M)	1" pipe found (-0.4) [0.3'W]
(E)	1/2" rebar found (0.0)(bent) [0.2'S, 0.9'E]	(N)	3/4" pinched pipe found (+0.3)
(F)	1/2" sq. bar found (-0.5) [1.2'S, 0.7'E]	(P)	INDOT concrete R/W mon. found [3.1'NE]
(G)	1/2" sq. bar found (0.0) [0.2'S, 1.7'E]	(Q)	INDOT concrete R/W mon. found [1.1'NE]
(H)	3/4" pinched pipe found (0.0) [0.1'N, 1.3'E]	(R)	INDOT concrete R/W mon. found [0.3'N]
		(S)	MAG nail with "GOU" i.d. set
		(T)	5/8" rebar with "GOU" cap set

Note: [information in bracket] = the location of the found monument relative to the calculated corner position (distance and cardinal direction).

For the exclusive use of: Sowers / new owner
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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 18003C0286G, dated 8/3/2009 for Fort Wayne, Indiana.

DESCRIPTION OF RECORD (Document 2008009272)

Part of the Northeast Quarter of the Northwest Quarter of Section 13, Township 30 North, Range 11 East, in Allen County, Indiana, in particular described as follows, to-wit:

COMMENCING on the North line of the tract aforesaid, being also the centerline of the Covington Road, at a point situated 364.7 feet West of the North Quarter corner of said Section; thence Southward by a deflection left of 88 degrees 42 minutes from the Westward direction of the North line of said Quarter Section, along an existing fence line initially and its projection terminally, a distance of 441.2 feet to an intersection with an East-West fence line; thence Westward by a deflection right of 89 degrees 31 minutes, along said fence for 150 feet, more or less, initially and the projection of said fence to the West, a total distance of 782.7 feet to the Southeasterly right-of-way line of Frontage Road No.1 of Interstate Highway No. 694(20) 102 1959; thence Northeasterly along the aforesaid right-of-way line, by a deflection right of 131 degrees 16 minutes, a distance of 60.7 feet to a point situated 30.0 feet normally distant Southeastward from the 115 feet limited access right-of-way line of said Interstate Highway at centerline, Line A, Station 153+00 on said Highway; thence North 44 degrees 41 minutes 12 seconds East (State Highway bearing), a distance of 139.65 feet to a point of curve at Station 154+39.65 centerline, Line "A" Station of said Interstate Highway; thence Northeasterly on said Frontage Road No.1 right-of-way line on a 10 degree (plan) curve to the right, a distance of 423.7 feet (plan) 400.7 feet (actual) to a point of tangency, designated 158+63.43 as situated 150.0 feet South of the North line of said Quarter Section, further designated as Line S-12-A; thence continuing East on the tangent of the aforesaid curve and parallel to the North line of said Quarter Section, a distance of 72.0 feet to a point situated 150.0 feet South of the North line of said Quarter Section at Line S-12-A, Station 54+00; thence Northeasterly along said Frontage Road right-of-way line, by a deflection left of 68 degrees 21 minutes, a distance of 135.5 feet to a point on the South property line of the Covington Road at Line S-12-A stationing of 54+50; thence North, a distance of 24.0 feet to the centerline of said Covington Road; thence East along the aforesaid centerline, a distance of 161.9 feet to the Point of Beginning, containing 4.72 acres.

DESCRIPTION AS SURVEYED

Part of the Northwest Quarter of Section 13, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, more particularly described as follows:

Commencing at a railroad spike found marking the northeast corner of the Northwest Quarter of said Section 13; thence South 88 degrees 58 minutes 59 seconds West (bearing based on the State Plane Coordinate System (NDA83)(2011), Indiana East zone) on the north line of said Northwest Quarter, a distance of 364.70 feet to the northwest corner of Covington Hollow, the plat of which is recorded in Plat Cabinet A, page 11 in the Office of the Recorder of Allen County, said northwest corner being also the POINT OF BEGINNING; thence South 00 degrees 16 minutes 59 seconds West on the westerly boundary of Covington Hollow, a distance of 411.20 feet to an interior corner thereof; thence South 88 degrees 52 minutes 19 seconds West on the northerly boundary of Covington Hollow, a distance of 791.81 feet to the southeasterly right-of-way line of Frontage Road #1 (access to Dicke Road) as depicted in the State Highway Department right-of-way plan set for Project No. 69-4(11)102 (Code 0225); thence North 40 degrees 51 minutes 23 seconds East, on said southeasterly right-of-way line, a distance of 73.66 feet; thence North 46 degrees 34 minutes 01 second East, on said southeasterly right-of-way line, a distance of 139.65 feet; thence on a tangent curve to the right, on said southeasterly right-of-way line, having a length of 402.32 feet, a radius of 543.00 feet and a chord of 393.18 feet bearing North 67 degrees 42 minutes 57 seconds East; thence North 88 degrees 58 minutes 59 seconds East, on said southeasterly right-of-way line and parallel with the north line of said Northwest Quarter, a distance of 72.02 feet; thence North 20 degrees 19 minutes 24 seconds East on said southeasterly right-of-way line, a distance of 135.21 feet to the south right-of-way line of Covington Road; thence North 01 degree 01 minute 01 second West 25.00 feet to the north line of said Northwest Quarter; thence North 88 degrees 58 minutes 59 seconds East on said north line, a distance of 161.90 feet to the point of beginning, containing 4.812 acres, more or less.

For the exclusive use of: Sowers / new owner

Date: October 10, 2019

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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.

PURPOSE: The purpose of this survey is to "retrace" the boundary of the real estate described hereon and in Document 2008009272 in the Office of the Recorder of Allen County.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing.

SECTION CORNER MONUMENTS:

NE corner, NW 1/4 Sec. 13-30-11: railroad spike found (-0.1) (not Allen Co. Surveyor's Office referenced)
NW corner, NW 1/4 Sec. 13-30-11: railroad spike found (-0.4) (not Allen Co. Surveyor's Office referenced)

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 1.2 feet (N-S) and 1.7 feet E-W.

(B) Occupation or possession lines:

See survey drawing for the location of a split rail fence (apparently owned by the neighbor).

Uncertainty created as a result of the split rail fence location is 12.5 feet +/-.

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

The description of record for the subject real estate is found in Document 2008009272. This description, together with the description of Covington Hollow (adjoining property to the east and south of subject) depicted on the plat thereof in Plat Cabinet A, page 11, utilize deflection angles. The descriptions match up to the terminus of the "441.2 feet" call therein. From said terminus, the south line of subject real estate deflects right 89 degrees 31 minutes, along a fence line and the westerly projection thereof, a distance of 782.7 feet. The description of Covington Hollow deflects right 88 degrees 42 minutes on a line parallel with the north line of the NW 1/4 of Sec. 13-30-11, a distance of 792.7 feet. This difference in deflection angles results in a 12.7'+/- gap between said lines at the west terminus thereof. It is the opinion of this surveyor that the creation of this gap was unintentional and that the intention was to establish the boundary of Covington Hollow coincident with the south line of subject real estate. The creation of the "Description As Surveyed" for this survey is to rectify this apparent unintended discrepancy.

(D) This survey falls under the classification of a "Suburban" survey. The acceptable relative positional accuracy (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

Field work for this survey was performed between 9/16/2019 and 10/4/2019.

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 10th DAY OF OCTOBER, 2019.



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

