## GOULOFF - JORDAN SURVEYING AND DESIGN, INC. 1133 BROADWAY FORT WAYNE, IN 46802 PH (260) 424 - 5362 FAX (260) 424 - 4916

# **BOUNDARY RETRACEMENT SURVEY**

Lot 423 - Pfeiffer Place 2nd Addition 628 W. State Boulevard, Fort Wayne, IN 46808

#### **LEGEND MEASURED** Scale in feet 60' 2 Story Framed Residence RECORDED (r) SCALE: 1" = 30' CALCULATED PLATTED INFORMATION 424 427 426 1/2" Rebar 425 Fnd. (0.0) 2.55' (m) 5/8" Rebar Fnd. (0.0)-12' alley 12.0' (p) "Tazian" cap 41'(p) 41'(p) 40.73'(m) 41.00' (p & m) 41'(p) 1/2" Rebar Fnd. (0.0) Lot 423 50' Right-of-Way (p) 0.14 Ac. wall Lot 420 Lot 422 Lot 421 21' car port 20' 49.45 Carage Pfeiffer Place 2nd Addition 50' P.B. 5, pg. 80 50' 6' wood fence 2.7 (0.15' East) enclosed 9.5 conc. walkway 3.0 1.3 10.5 8' Adjoining 32' Residence porch # 628 10" wide 3.1 25' Bldg. Line 30' ret.wall (0.5' West) enclosed porch 0 26' 1/2" Rebar conc. walk and steps 3/8" Rebar Fnd. (-0.3) Fnd. (+0.1) 41'(p) 41'(p) 41'(p) 41.00' (p & m) 123.00' (p & m) conc. walk 1/2" Rebar W. STATE BOULEVARD 60' Right-of-Way (p) –10" wide ret. wall Fnd. (-0.1) (0.5' South)

For the exclusive use of:

Brownstone Investments, LLC

Date: October 20, 2020 Job No.: 20200372

### 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 18003C0282G, dated August 3, 2009 for Allen County, Indiana.



## SURVEYOR'S REPORT

Lot 423 - Pfeiffer Place 2nd Addition 628 W. State Boulevard, Fort Wayne, IN 46808

#### LEGAL DESCRIPTION

Lot 423 in Pfeiffer Place 2nd Addition, according to the plat thereof, recorded in Plat Book 5, page 80, in the Office of the Recorder of Allen County, Indiana.

#### 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 boundary of the real estate described hereon.

### THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing and per information shown on the plat of Pfeiffer Place 2nd Addition.

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 0.55 feet.

(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.

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

DATED THIS 20th DAY OF OCTOBER, 2020.

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

Job No.: 20200372

