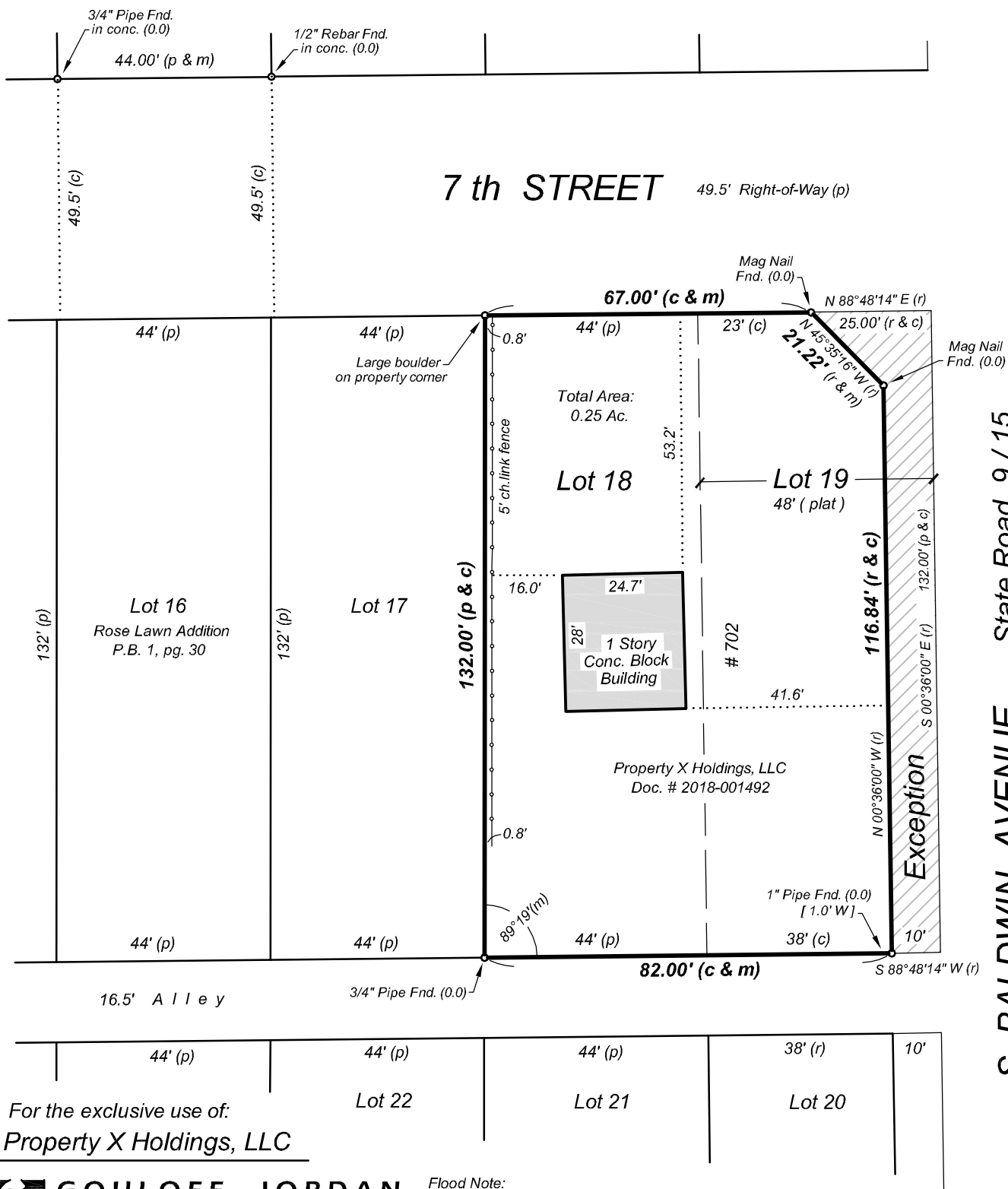
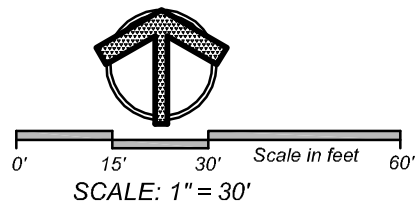


BOUNDARY RETRACEMENT SURVEY

Lot 18 & Pt. Lot 19 - Rose Lawn Addition
702 S. Baldwin Avenue, Marion, IN 46593

LEGEND

- | | |
|-----|------------|
| (m) | MEASURED |
| (r) | RECORDED |
| (c) | CALCULATED |
| (p) | PLATTED |



For the exclusive use of:
Property X Holdings, LLC



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

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

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 18053C0141E, dated December 9, 2014 for Grant County, Indiana.

Date: June 16, 2021

Job No.: 20210219



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SURVEYOR'S REPORT

Lot 18 & Pt. Lot 19 - Rose Lawn Addition
702 S. Baldwin Avenue, Marion, IN 46593

LEGAL DESCRIPTION - Doc. # 2018-001492

Lot Numbered Eighteen (18) and Nineteen (19) in Rose Lawn Addition to the City of Marion, Indiana.

LESS and EXCEPT: A part of Lot 19 in the Rose Lawn Addition to the City of Marion, Indiana, the Plat of which is recorded in Plat Book 1 page 30 in the Office of the Recorder of Grant County, Indiana, described as follows: **Beginning** at the Northeast corner of said Lot; thence South 0 degrees 36 minutes 00 seconds East 132.00 feet along the East line of said Lot to the Southeast corner of said Lot; thence South 88 degrees 48 minutes 14 seconds West 10.00 feet along the South line of said Lot; thence North 0 degrees 36 minutes 00 seconds West 116.84 feet; thence North 45 degrees 35 minutes 16 seconds West 21.22 feet to the North line of said Lot; thence North 88 degrees 48 minutes 14 seconds East 25.00 feet along said North line to the point of Beginning, and containing 1,434 square feet, 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.

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 Rose Lawn Addition and Document Number 2018-001492 as found in the Office of the Recorder of Grant 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 1.0 foot.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

A 5' chain link fence runs along a portion of the West property line of said real estate as shown on survey drawing.

(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.

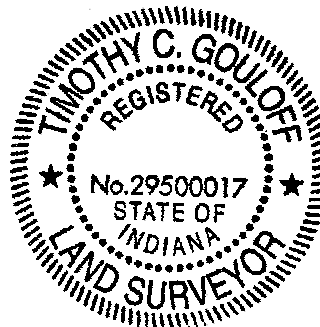
SURVEYOR'S CERTIFICATION

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.

Field work for this survey was performed on June 15, 2021.

DATED THIS 16th DAY OF JUNE, 2021.

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



Job No.: 20210219

SHEET 2 OF 2