



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 flush with the ground surface or noted with an above (x.x) or below (-x.x) ground surface dimension.

PURPOSE:

The purpose of this survey is to re-trace the boundary of parcels of land described in Document 2020010622, Document 2020010623 and Document 2020101075 in the Office of the Recorder of Kosciusko County, Indiana.

CONTROLLING MONUMENTS:

Controlling monuments are depicted on the survey drawing.

THEORY OF LOCATION:

The lines and corners of this survey were established to found monuments held as respective property corners (controlling monuments) and by utilizing platted and recorded distances in calculations from controlling monuments as depicted on the survey drawing.

BASIS OF BEARINGS:

State Plane Coordinate System (NAD83)(2011), Indiana East zone.

REFERENCE DOCUMENTS:

Plat of Waveland Beach (Plat Book 2, page 44).

Survey by Walker & Associates dated 5-16-2014 as drawing number NO-121 "A".

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 0.25 feet +/-.

(B) Occupation or possession lines:

See survey drawing for fence types and locations. Fence ownership is unknown. Uncertainty created by fence locations is 0.5 feet +/-.

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

The descriptions of TRACT I and TRACT II contained in Document 2020010622 both commence at the same apparent point ("intersection of the West right-of-way line of East Wawasee Drive (State Road 13A, also known as Papakeeche Road), with the North right-of-way line of Waveland Cove Lane"), but the first two distance calls in the TRACT I description are 197.18 feet and 36.15 feet and in TRACT II are 192.41 feet and 36.08 feet to the assumed same ending point. This creates an uncertainty of 4.8 feet +/-.

(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.

Flood Note:

By graphic plotting only and subject to map scale uncertainties, a portion of the real estate described and depicted hereon appears to lie in Zone "AE" (considered a special flood hazard area) on FIRM Map Number 18085C0095D, eff. 9/30/2015 for Kosciusko County, Indiana.

DESCRIPTION

TRACT I:

Part of the Southwest Quarter of Section 13, Township 34 North, Range 7 East, Turkey Creek Township, Kosciusko County, Indiana, also being a tract of land lying within the boundaries of the Plat of Waveland Beach, as recorded in Plat Book 2, page 245 in the Office of the Recorder of Kosciusko County, Indiana, being more particularly described as follows, to-wit:

Commencing at the point of intersection of the Westerly right of way line of Old State Road 13A (also known as Papakeeche Road) and the North line of a 25 foot street which runs across the Northerly borders of Lots 1 thru 11 in Waveland Beach; thence running North 59 degrees 11 minutes West (record), a distance of 197.18 feet (record); thence running North 70 degrees 14 minutes West (record) along said road line, a distance of 36.15 feet (record); thence running North 70 degrees 14 minutes 01 seconds West (calculated) along said road line, a distance of 122.75 feet (calculated) to the Point of Beginning of this description; thence running North 69 degrees 56 minutes 21 seconds West (calculated) along said road line, a distance of 95.07 feet (calculated) (being a set iron rod); thence running North 09 degrees 02 minutes 08 seconds East (calculated), a distance of 30.31 feet (calculated); thence running South 70 degrees 14 minutes 42 seconds East (calculated), a distance of 20.46 feet (calculated) (being a found concrete monument); thence running South 70 degrees 14 minutes 42 seconds East (calculated), a distance of 70.93 feet (calculated) (being a set capped iron rod); thence running South 02 degrees 39 minutes 17 seconds West (calculated), a distance of 31.69 feet (calculated) to the aforementioned Point of Beginning.

TRACT II:

Part of the North Half of the Southwest Quarter of Section 13, Township 34 North, Range 7 East, Kosciusko County, Indiana, together with part of Waveland Beach Addition in the North Half of the Southwest Quarter of Section 13, Township 34 North, Range 7 East, Kosciusko County, Indiana, as recorded in Plat Book 2, page 245 in the records of Kosciusko County, Indiana and all together being more particularly described as follows, to-wit:

Commencing at an iron pin found at the point of intersection of the West right-of-way line of East Wawasee Drive (State Road 13A, also known as Papakeeche Road), with the North right-of-way line of Waveland Cove Lane (25 foot street, which borders the North side of Lot Number 11 in said Waveland Beach Addition); thence North 59 degrees 08 minutes 50 seconds West (recorded North 63 degrees 43 minutes 00 seconds West) (adjoiner's deed bearing and used as the basis of bearings for this description), on and along said North right-of-way line, a distance of 192.41 feet to an iron pipe found; thence North 70 degrees 16 minutes 33 seconds West (recorded North 74 degrees 50 minutes 43 seconds West), on and along said North right-of-way line, a distance of 36.08 feet to an iron pipe found at the Southeast corner of a certain 0.086 acre tract of land as recorded in Document Number 2013110195 in the records of Kosciusko County, Indiana; thence North 12 degrees 40 minutes 17 seconds East (recorded North 07 degrees 40 minutes 40 seconds East), on and along the East line of said 0.086 acre tract of land, a distance of 30.00 feet to a concrete marker found at the Northeast corner of said 0.086 acre tract of land; thence North 70 degrees 10 minutes 00 seconds West (recorded North 74 degrees 44 minutes 10 seconds West), on and along the North line of said 0.086 acre tract of land, a distance of 128.06 feet to the Northwest corner of said 0.086 acre tract of land, said Northwest corner also being the Northeast corner of a certain tract of land as recorded in Document Number 2011061050 in said records, said Northwest corner also being situated 0.66 feet North of an iron pi found, said Northwest corner further being at the Point of Beginning; thence continuing North 70 degrees 10 minutes 00 seconds West (recorded North 74 degrees 44 minutes 10 seconds West), on and along the North line of said tract of land in Document Number 2011061050, a distance of 88.89 feet to a 5/8-inch iron pin capped "Walker" found; thence North 02 degrees 51 minutes 40 seconds East (recorded North 01 degree 42 minutes 30 seconds West), a distance of 47.46 feet to a 5/8-inch iron pin capped "Walker" found on the South line of Boat Lot Number 15 in said Waveland beach; thence South 88 degrees 57 minutes 20 seconds East (recorded North 86 degrees 28 minutes 30 seconds East, on and along the South lines of Boat Lots Numbered 15, 16, 17 and 18 in said Waveland Beach Addition, and on and along the Easterly projection of said South line, a distance of 86.00 feet to a 5/8-inch iron pin capped "Walker" found; thence South 06 degrees 16 minutes 40 seconds West (recorded South 01 degree 42 minutes 30 seconds West), a distance of 27.79 feet to a 5/8-inch iron pin capped "Walker" found; thence South 02 degrees 00 minutes 30 seconds West, a distance of 48.40 feet to the Point of Beginning.

TRACT III:

The following described real estate in Section 13, Township 34 North, Range 7 East, described as follows:

Commencing at the Southwest corner of the end of the street South of Boat House Lots No. 14, 15, 16, 17 and 18 in said plat of Waveland Beach; thence East following the South line of said street 20 feet; thence South to the North line of street on the North of Cottage Lots in said Waveland Beach; thence in a Northwesterly direction following the North line of said street to the end thereof; thence North on a line parallel with the East line of said strip to the Place of Beginning.

TRACT IV:

Lots Numbered 2 and 3 and Boat House Lots Numbered 14 and 15 in the plat of Waveland Beach, as per plat recorded in Old Plat Book 3, page 130, now in New Plat Book 2, page 245 of the records of Kosciusko County, Indiana.

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.

Initial field work performed on 9/16/2021.

DATED THIS 23rd DAY OF SEPTEMBER, 2021.

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



Boundary Survey

Property Address:

9025 E. Waveland Cove Lane, Syracuse, IN 46567



GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.

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

Job No.: 20210357

Drawn by: TMJ

Checked by: TCG

Sheet: 1 of 1