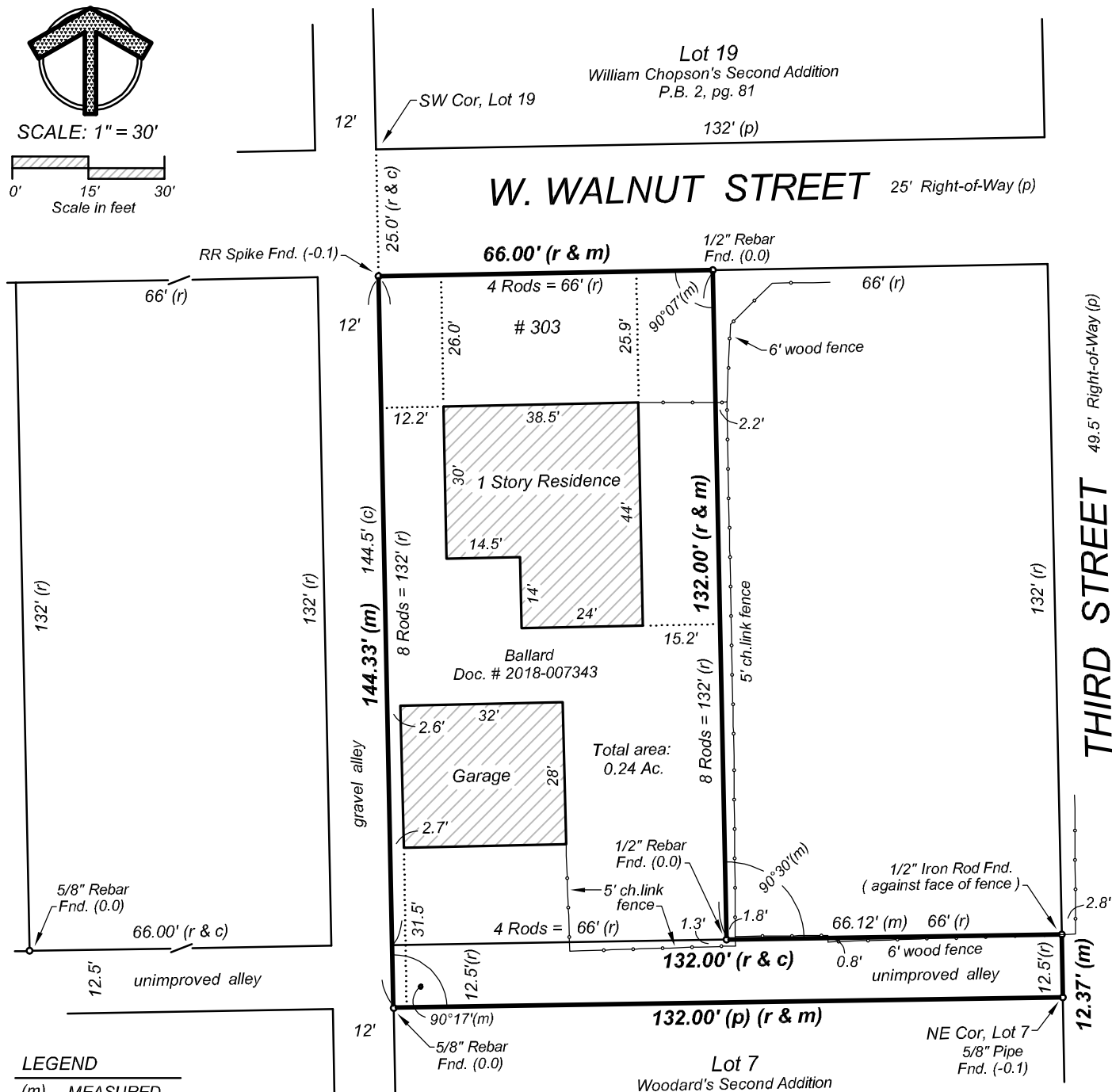




Part of the NE 1/4, SE 1/4, Sec. 16 - T25N - R9E
303 W. Walnut Street, Van Buren, IN 46991



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

Date: November 3, 2021
Job No.: 20210435

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 18053C0157E, dated December 9, 2014 for Grant County, Indiana.



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

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

LEGAL DESCRIPTION

*Part of the NE 1/4, SE 1/4, Sec. 16 - T25N - R9E
303 W. Walnut Street, Van Buren, IN 46991*

LEGAL DESCRIPTION - Doc. # 2018-007343

Beginning 25 feet South of the Southwest corner of Lot Number 19 in William Chopson's Second Addition to the Town of Van Buren, Indiana, and running thence South 8 rods, thence East 4 rods, thence North 8 rods, thence West 4 rods to the place of beginning, containing an area of 0.20 of an acre, and being a part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 25 North, Range 9 East.

ALSO:

Beginning at the Northeast Corner of Lot Number 7 in Woodard's Section Addition to the Town of Van Buren, Indiana, and running thence West 132 feet, thence North 12 ½ feet, thence east 132 feet, thence South 12 ½ feet to the place of beginning, containing an area of 0.04 of an acre, more or less, and being a part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 25 North, Range 9 East.

For the exclusive use of:

Ballard / new owner

Date: November 3, 2021

Job No.: 20210435



**GOULOFF - JORDAN
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SURVEYOR'S REPORT

Part of the NE 1/4, SE 1/4, Sec. 16 - T25N - R9E
303 W. Walnut Street, Van Buren, IN 46991

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 William Chapson's Second Addition as found in Plat Book 2, page 81 and Woodard's Second Addition as found in Plat Book 2, page 84 as recorded in the Office of the Recorder of Grant County, Indiana, also the recorded Document Number 2018-007343 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 0.17 feet.

(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 East property line and a 6' wood fence runs along a portion of the Southeast property line 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.

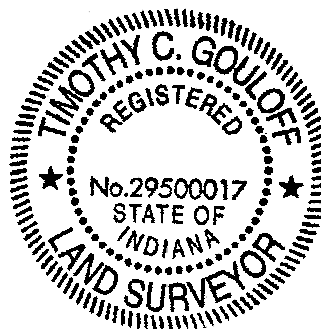
SURVEYOR'S CERTIFICATION

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 January 1, 2021.

DATED THIS 4th DAY OF JANUARY, 2021.

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



"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law."
Timothy C. Gouloff

Job No.: 20210435

SHEET 3 OF 3