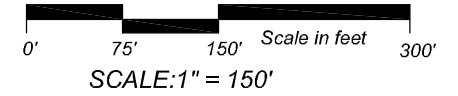
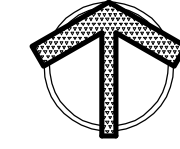


MOELLER ROAD

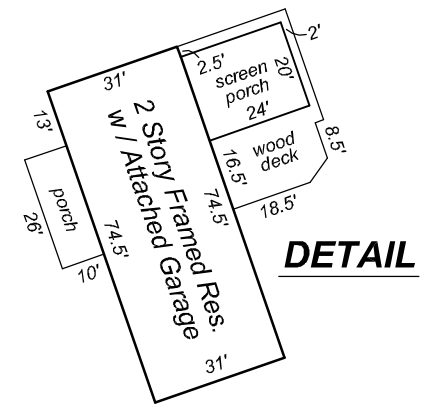
GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
 1133 BROADWAY FORT WAYNE, IN 46802
 PH (260) 424-5362 FAX (260) 424-4916

BOUNDARY RETRACEMENT SURVEY
 Part of the W 1/2, SE 1/4, Section 14 - T30N - R13E
 3915 Hartzell Road, Fort Wayne, IN 46774

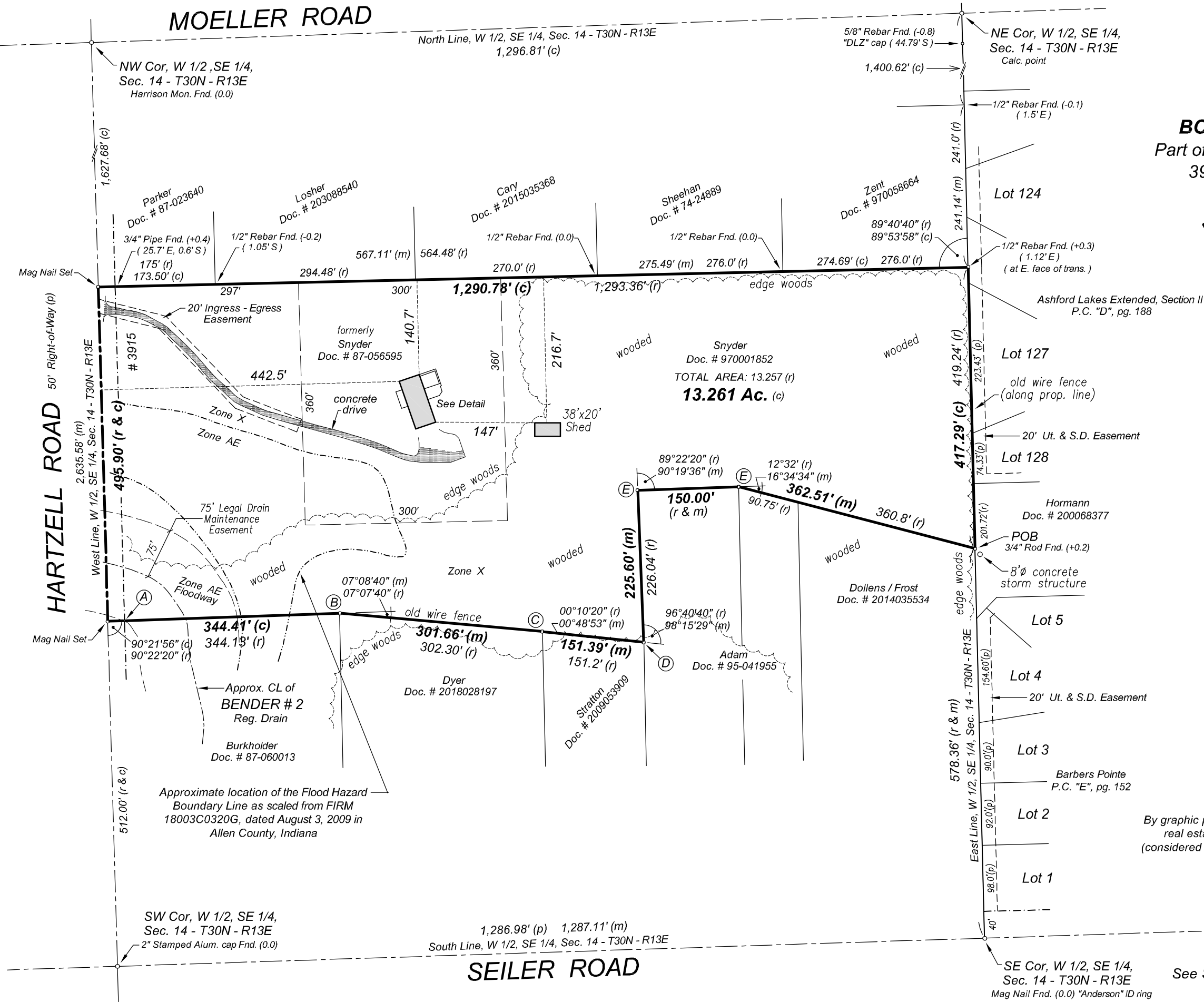


LEGEND

- (m) MEASURED
- (r) RECORDED
- (c) CALCULATED
- (p) PLATTED INFORMATION
- POB Point of Beginning
- (A) 5/8" Rebar Set at 25' Right-of-Way
- (B) 1/2" Rebar Fnd. (+0.1)
- (C) 1/2" Rebar Fnd. (+0.3)
- (D) 5/8" Pipe (0.0)
- (E) 5/8" Rebar Fnd. (+0.5)



DETAIL



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 18003C0320G, dated August 3, 2009 for Allen County, Indiana.

For the exclusive use of:
Snyder / new owner

Date: August 14, 2019
 Job No.: 20190250
 SHEET 1 OF 3

See Sheets 2 and 3 for Legal Description and Surveyor's Report



**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 W 1/2, SE 1/4, Section 14 - T30N - R13E
3915 Hartzell Road, Fort Wayne, IN 46774*

LEGAL DESCRIPTION - (portion of Doc. # 970001852)

Part of West Half of the Southeast Quarter of Section 14, Township 30 North, Range 13 East in Allen County, Indiana, more particularly described as follows:

Beginning at a point on the East line of the West Half of the Southeast Quarter of Section 14, Township 30 North, Range 13 East, in Allen County, Indiana, said point being 578.36 feet North of the Southeast corner of the W 1/2 of the SE 1/4 of Sec. 14-30-13; thence North along the East line of the W 1/2 of the SE 1/4 of Sec. 14-30-13 a distance of 419.24 feet; thence West with a deflection angle to the left of 89 degrees 40 minutes 40 seconds a distance of 1293.36 feet to a point on the West line of the W 1/2 of the SE 1/4 of Sec. 14-30-13; thence South along the West line of the W 1/2 of the SE 1/4 of Sec. 14-30-13 a distance of 495.9 feet; thence East with a deflection angle to the left of 90 degrees 22 minutes 20 seconds a distance of 344.13 feet; thence Southeasterly with a deflection angle to the right of 07 degrees 07 minutes 40 seconds a distance of 302.3 feet; thence East with a deflection angle to the right of 00 degrees 10 minutes 20 seconds a distance of 151.2 feet; thence North with a deflection angle to the left of 96 degrees 40 minutes 40 seconds a distance of 226.04 feet; thence East with a deflection angle to the right of 89 degrees 22 minutes 20 seconds a distance of 150 feet; thence Southeasterly with a deflection angle to the right of 12 degrees 32 minutes a distance of 360.8 feet to the **point of beginning**, said in previous deed to contain **13.257 acres**, more or less, subject to road rights of way and a 20 foot ingress and egress easement, more particularly described as follows:

Part of the West Half of the Southeast Quarter of Section 14, Township 30 North, Range 13 East in Allen County, Indiana, more particularly described as follows:

*Commencing at the Southwest corner of the West Half of the Southeast Quarter of Section 14, Township 30 North, Range 13 East in Allen County, Indiana; thence North along the West line of the West 1/2 of the Southeast 1/4 of Section 14-30-13 a distance of 979.5 feet to the true **point of beginning**; thence Southeasterly with a deflection angle to the right of 105 degrees 30 minutes 40 seconds a distance of 97.12 feet; thence Southeasterly with a deflection angle to the right of 31 degrees 00 minutes 40 seconds a distance of 165 feet; thence Southeasterly with a deflection angle to the left of 25 degrees 17 minutes 40 seconds a distance of 95 feet to the point of termination.*

For the exclusive use of: Snyder / new owner

Date: August 14, 2019

Job No.: 20190250



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

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

SURVEYOR'S REPORT
Part of the W 1/2, SE 1/4, Section 14 - T30N - R13E
3915 Hartzell Road, Fort Wayne, IN 46774

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 in Document Number 970001852 as found in the Office of the Recorder's Office in Allen 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 1.95 feet North - South and 2.58 feet East - West.

REFERENCE MONUMENTS:

Northwest Corner, West Half, Southeast Quarter of Sec. 14 - Harrison Monument

Southwest Corner, West Half, Southeast Quarter of Sec. 14 - 2"Ø stamped aluminum capped bar

Northeast Corner, West Half, Southeast Quarter of Sec. 14 - no monument found

Southeast Corner, West Half, Southeast Quarter of Sec. 14 - Mag Nail Fnd. with "Anderson" I.D. ring

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

An old wire fence runs along a portion of the East and South property lines of said real estate.

(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 August 13, 2019.

DATED THIS 14th DAY OF AUGUST, 2019.

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

