

Corps of Engineers
Brass Disk (Type 1)
in concrete mon.

S 86°56' E
54.62' (r & m)

S 87°16'43" E 511.87' (m)
S 87°19' E (r) 511.79' (r)

1" Pipe Fnd. (0.0)
Approx. location
asphalt drive

LEGEND

- (m) MEASURED
- (r) RECORDED
- (c) CALCULATED

(A) 5/8" Rebar Fnd. (+0.4)
"RMA FIRM 0074" cap
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(1.35' W)

(B) Mag Nail Fnd. (0.0)

(C) 3/4" Pipe Fnd. (0.0)
(39.7' S)

(D) 1" Pipe Fnd. (+0.3)

Wills
D.B. 154, pg. 945



**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, Section 6 - T27N - R11E
530 E. Morse Street, Markle, IN 46770

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
18179C0080D, dated Oct. 16, 2014 for Wells County,
Indiana.

For the exclusive use of:
Bennett / new owner

Date: November 19, 2019
Job No.: 20190364

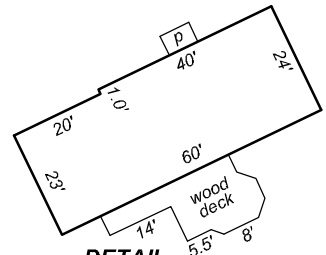
1" Pipe Fnd. (0.0)
illegible cap

United States Government

MORSE STREET

Indiana HWY No. 116

1" Pipe Fnd. (+0.1)
"OWEN 0334" cap
(40.1' S)



DETAIL
1 1/2 Story Framed
Residence with Att. Garage

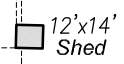
1" Pipe Fnd. (0.0)

289.11' (r)

Madsen
D.B. 137, pg. 436

N 89°59'58" W (r) 314.52' (r)
N 89°54'48" W 315.09' (m)

1" Pipe Fnd. (0.0)
"OWEN 0334" cap

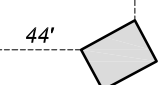


12'x14'
Shed

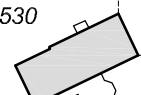
226' to prop. line

Bennett
D.B. 120, pg. 410

3.84 Ac.



24'x32'
2 Story Garage



10'x14'
Shed

See Detail

Randol
D.B. 135, pg. 447

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S 89°25' E (r) 340.75' (r)

S 89°22'46" E 340.60' (m)



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SURVEYOR'S REPORT
Part of the W 1/2, Section 6 - T27N - R11E
530 E. Morse Street, Markle, IN 46770

LEGAL DESCRIPTION - Deed Book 120, page 410

A portion of the West half of Section 6, Township 27 North, Range 11 East, Wells County, Indiana, more particularly described as follows:

Commencing at a point in the north boundary of the Huntington Lake Reservation, said point being the northwest corner of U.S. Tract 700 and being S 86° 56' E 54.62 feet from a Corps of Engineers Brass Disk (Type 1) set in a concrete monument, said point being located at coordinate value N 1210,031.24, E 592,065.74 (Indiana Plane Coordinate System, East Zone); thence with the north boundary of said Reservation, as follows: S 87° 19' E 511.79 feet to a one inch steel pipe; thence N 00° 00' E 208.50 feet to Indiana Highway No. 116; thence S 89° 59' 58" E 50.00 feet to the **point of beginning** for the tract herein described; thence S 00° 00' W 916.53 feet to a one inch steel pipe; thence S 89° 25' E 340.75 feet to a Corps of Engineers Brass Disk (Type 1) set in a concrete monument, said disk being at the northwest corner of U.S. Tract No. 701; thence N 00° 09' W 460.00 feet to a one inch steel pipe; thence N 89° 59' 58" W 314.52 feet to a one inch steel pipe; thence N 00° 00' E 460.00 feet to Indiana Highway No. 116; thence N 89° 59' 58" W 25.00 feet to the point of beginning; containing **3.84 acres**, subject to the right of way of Indiana Highway No. 116 and all legal easements.

Subject to all highways, rights-of-way, easements, zoning and subdivision control ordinances, conditions and restrictions of record.

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 Deed Book 120, page 410 as found in the Office of the Recorder of Wells 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 0.57 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 "Rural" survey. The acceptable relative positional precision (random errors in measurements) = 0.26 feet (79 millimeters) plus 200 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 November 4, 2019.

DATED THIS 19th DAY OF NOVEMBER, 2019.

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

