

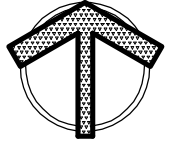
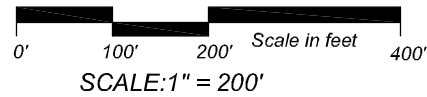


**GOULOFF - JORDAN  
SURVEYING AND DESIGN, INC.**

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

**LEGEND**

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



NW Cor, SE 1/4,  
Sec. 16 - T29N - R10E  
RR Spike Fnd. (-0.2)

NE Cor, SE 1/4,  
Sec. 16 - T29N - R10E  
RR Spike Fnd. (0.0)

N 88°12'58" W 2,656.71' (m)  
North line, SE 1/4, Sec. 16-T29N-R10E

**C.R. 950 N.**

- ① 1/2" Rebar Fnd. (-0.2)
- ② 5/8" Rebar Fnd. (-0.2)  
capped ( 23.6' S )
- ③ 5/8" Rebar Fnd. (0.0)
- ④ Mag Fnd. (0.0)
- ⑤ 5/8" Rebar Fnd. (0.0)  
( 20.0' W )
- ⑥ 5/8" Rebar Fnd. (+0.4)  
(in fenceline)
- ⑦ 5/8" Rebar Fnd. (+0.4)  
"KARST" cap
- ⑧ 5/8" Rebar Fnd. (0.0)  
"KARST" cap ( 19.7' W )
- ⑨ 5/8" Rebar Fnd. (0.0)  
illegible cap
- ⑩ 5/8" Rebar Fnd. (0.0)  
"KARST" cap ( 19.9' W )

4' wire farm fence  
S 01°54'55" E (r) 755.18' (r & c)

16.5' Utility Easement  
D.R. 234, pg. 451

Porter  
D.R. 236, pg. 645

DeFord  
D.R. 236, pg. 690  
unimproved  
**8.54 Ac. (r & m)**

Ⓐ DeFord - D.R. 192, pg. 544  
1.0 Ac. (r)

S 02°25'16" E (r) 747.32' (r)  
S 00°44'08" E **747.29' (m)**

**C.R. N. 300 E.**

East line, SE 1/4, Sec. 16-T29N-R10E

S 00°44'08" E 2,635.75' (m)

8" Wood Fnc. post  
( 6.7' N )  
5/8" Rebar Fnd. (+0.6)  
(in fenceline)

4' wire farm fence  
(on & along PL)  
N 89°37'38" E (r) 500.62' (r)  
S 89°41'29" E 500.54' (m)

Ⓐ S 89°37'38" W (r) 497.89' (r)  
N 89°41'29" W **497.50' (m)**

N 89°37'38" E (r) 726.71' (r)  
S 89°41'29" E **998.04' (m)** 998.51' (c)

275.75' (r)  
271.81' (r)  
158' (r)  
157.44' (r)  
See Details  
Ⓐ # 9340  
275.75' (r) 271.16' (r)

wooded  
Dinius  
Doc. # 2009006878

DeFord  
D.R. 236, pg. 690  
**8.32 Ac. (c)**  
9.42 Ac. (deed)

S 88°20'24" E **449.78' (m)**

200.00' (r)  
N 02°25'16" W (r)  
N 00°45'09" W (m)  
Ⓐ **199.85' (m)**

N 90°00'00" E 450.00' (r)  
(exception)  
Trace  
Doc. # 2010005689  
2.064 Ac. (r)

S 90°00'00" W 450.00' (r)  
N 88°17'45" W 449.82' (m)

200.00' (r)  
200.20' (c)

257.25' (m)  
257.31' (c)  
Buried Gas Pipeline Marker

5/8" Rebar Fnd. (+0.6)  
(in fenceline)  
S 90°00'00" W 548.53' (c)  
N 88°17'45" W **543.07' (m)**

S 90°00'00" W 998.53' (r)  
N 88°25'47" W 992.89' (c)

Dunn Family Trust  
Doc. # 2009006954

Bearings based on Geodetic State Plane Coordinate  
System ( NAD83 ) ( 2011 ) Indiana East Zone.

**BOUNDARY RETRACEMENT SURVEY**

Part of the NE 1/4, SE 1/4, Section 16 - T29N - R10E  
9340 County Road N. 300 E., Roanoke, IN 46783

For the exclusive use of: DeFord / new owner

Date: September 4, 2019

Job No.: 20190276

See Sheet 2 of 3 for Building Details and Legal Description  
See Sheet 3 of 3 for Surveyor's Report

Possible gas line easement on or near subject  
property NOT found of record in the Office of the  
Recorder of Huntington County, Indiana.  
(1) buried gas pipeline marker found as shown.

**C.R. 900 N.**

SE Cor, SE 1/4,  
Sec. 16 - T29N - R10E  
1/2" Rebar Fnd. (-0.1)



**LEGAL DESCRIPTION** - D.R. 192, page 544 / D.R. 236, page 690

**Beginning** 745.83 feet south of the northeast corner of the Northeast Quarter of said Southeast Quarter of said Section 16; thence West 275.75 feet to an iron pipe; thence south 158 feet to an iron pipe; thence east 275.75 feet to the east line of said section 16; thence north 158 feet along said east line to the place of beginning, said to contain in previous deeds one (1) acre, more or less.

**ALSO** A part of the Southeast Quarter of Section 16, Township 29 North, Range 10 East, Huntington County, Indiana and more particularly described as follows: **Beginning** at the Northeast corner of said Southeast Quarter; thence South 02 degrees 25 minutes 16 seconds East, 747.32 feet (745.83 feet, plat) along the east line of said Southeast Quarter; thence South 89 degrees 37 minutes 38 seconds West, 497.89 feet along the north line and north line projected of a one acre parcel of land as found in Deed Record 154, page 575; thence North 02 degrees 16 minutes 38 seconds West, 751.29 feet to a point on the north line of said Southeast Quarter; thence South 89 degrees 54 minutes 24 seconds East 496.17 feet to the point of beginning, said to contain in previous deeds **8.54 acres**.

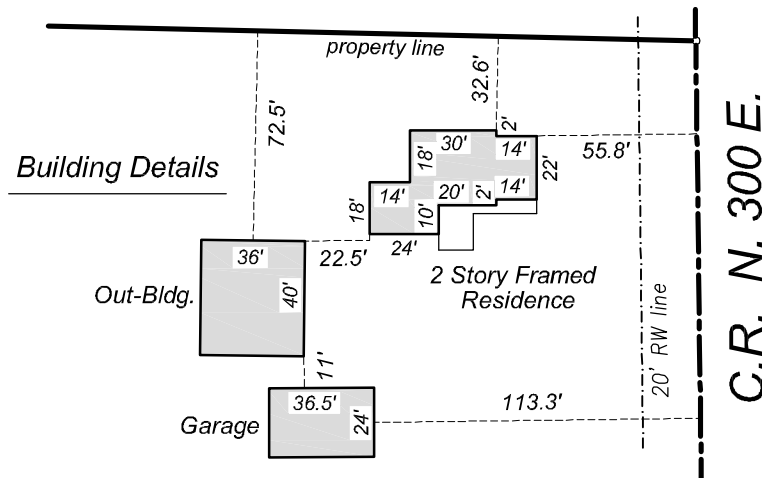
**ALSO** A part of the Southeast Quarter of Section 16, Township 29 North, Range 10 East, Huntington County, Indiana and more particularly described as follows: Commencing at the Northeast corner of said Southeast Quarter; thence South 02 degrees 25 minutes 16 seconds East, 747.32 feet (745.83 feet, plat) along the east line of said Southeast Quarter; thence South 89 degrees 37 minutes 38 seconds West, 271.81 feet along a property line fence to an iron pipe found, said point being the **point of beginning** of this survey; thence South 02 degrees 39 minutes 27 seconds East, 157.44 feet along a property line to an iron pipe found; thence North 89 degrees 37 minutes 38 seconds East, 271.16 feet along a property line fence to a point on the east line of said Southeast Quarter; thence South 02 degrees 25 minutes 16 seconds East, 300.00 feet along said east line; thence North 90 degrees 00 minutes 00 seconds west 998.53 feet to a point on an old possession line fence; thence North 02 degrees 27 minutes 07 seconds West along said fence line 450.91 feet; thence North 89 degrees 37 minutes 38 seconds East 726.71 feet to the point of beginning, said to contain in previous deeds **9.42 acres**, more or less.

**EXCEPT THEREFROM:** Part of the Southeast Quarter of Section 16, Township 29 North, Range 10 East of the Second Principal Meridian in Huntington County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Northeast corner of said Southeast Quarter; thence South 02 degrees 25 minutes 16 seconds East, (deed bearing and basis of bearings to follow), a distance of 1004.63 feet along the East line of said Southeast Quarter and the centerline of county Road 300 East to a 5/8" steel rebar set at the **POINT OF BEGINNING** of the herein described tract; thence continuing South 02 degrees 25 minutes 16 seconds East, a distance of 200 feet along said East line and said centerline to a point on the South line of an existing tract described in Deed Record 236, page 690 in the Office of the Recorder of Huntington County, Indiana, said point being referenced by a 5/8" steel rebar found 0.10 feet West; thence South 90 degrees 00 minutes 00 seconds West, a distance of 450.0 feet along said South line to a 5/8" steel rebar set; thence North 02 degrees 25 minutes 16 seconds West, a distance of 200.00 feet parallel with the East line of said Southeast Quarter to a 5/8" steel rebar set; thence North 90 degrees 00 minutes 00 seconds East, a distance of 450.00 feet parallel with the South line of said existing tract to the Point of Beginning. Parcel said to contain in previous deeds **2.064 acres**, more or less.

**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 18069C0159D, dated June 2, 2015 for Huntington County, Indiana.





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**SURVEYOR'S REPORT**

Part of the NE 1/4, SE 1/4, Section 16 - T29N - R10E  
9340 County Road N. 300 E., Roanoke, IN 46783

**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 Record 192, page 544 and Deed Record 236, page 690 as found in the Office of the Recorder of Huntington County, Indiana.

The uncertainty in the lines and corners found or established by this survey are as follows:

*Reference Monuments:*

Northeast corner of Southeast Quarter - RR Spike Fnd.

Northwest corner of Southeast Quarter - RR Spike Fnd.

Southeast corner of Southeast Quarter - 1/2" Rebar Fnd.

**(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 5.46 feet East - West and 2.23 feet North - South .

**(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.**

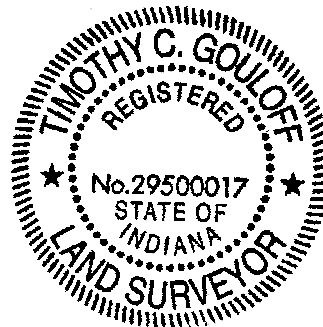
**SURVEYOR'S CERTIFICATION**

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 August 27, 2019.

DATED THIS 4th DAY OF SEPTEMBER, 2019.

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



Job No.: 20190276