



GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.

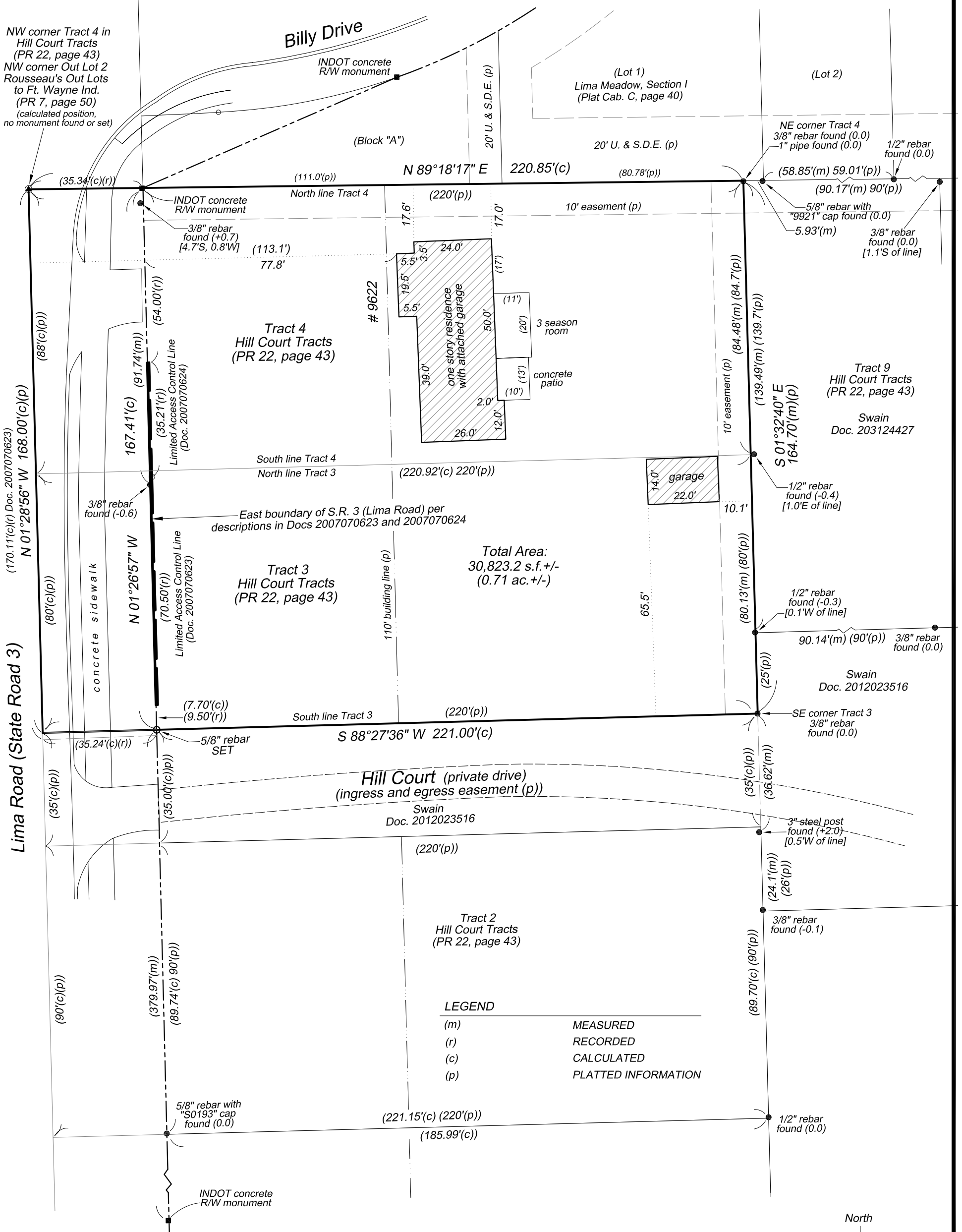
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424 - 5362 FAX (260) 424 - 4916

Part of Tract 3 and Tract 4, Plat of Survey of Hill Court Tracts
9622 Lima Road, Fort Wayne, IN 46818

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 18003C0170G, dated August 3, 2009 for Allen County, Indiana.

NW corner Tract 4 in
Hill Court Tracts
(PR 22, page 43)
NW corner Out Lot 2
Rousseau's Out Lots
to Ft. Wayne Ind.
(PR 7, page 50)
(calculated position,
no monument found or set)



LEGEND

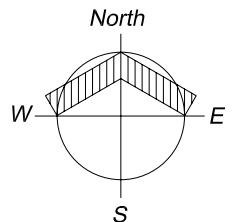
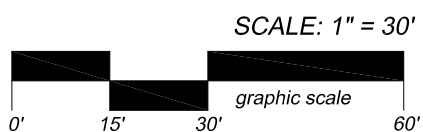
(m)	MEASURED
(r)	RECORDED
(c)	CALCULATED
(p)	PLATTED INFORMATION

For the exclusive use of: **Rice Estate / JRM Realty, LLC**

Date: February 5, 2015

Job No.: 20150011

Sheet: 1 of 2





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*Part of Tract 3 and Tract 4, Plat of Survey of Hill Court Tracts
9622 Lima Road, Fort Wayne, IN 46818*

DESCRIPTION OF RECORD

Part of Out Lot Numbered 2, in Rousseau's Out Lots, in the North East 1/4 of Section 3, in Township 31 North, Range 12 East, according to the recorded plat thereof, and more particularly described as follows, to-wit:

Beginning at the North West corner of Out Lot Number 2; thence South on the West line thereof 88 feet; thence East 220 feet; thence North 84.7 feet, to the North line of said Lot Number 2; thence West on the North line of said Lot 220 feet, to the place of beginning.

ALSO:

Part of Out Lot Numbered 2, in Rousseau's Out Lots, in the North East 1/4 of Section 3, in Township 31 North, Range 12 East, according to the recorded plat thereof, and more particularly described as follows, to-wit:

Beginning at a point in the West line of Out Lot Number 2, said point being 168 feet South of the North West corner of said lot, thence East 220 feet; thence North 80 feet; thence West 220 feet, to the West line of said Lot; thence South on the West line of said Lot, 80 feet, to the place of beginning.

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 real estate described in Documents 2007044880 and 2007044881 in the Office of the Recorder of Allen County.

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing.

The NW corner of Tract 4 on the Plat of Survey of Hill Court Tracts (Plat Record 22, page 43) was established 35.34 feet West of an INDOT concrete right-of-way monument found and as apparently referenced in Warranty Deed (Partial Limitation of Access Control Line) to the State of Indiana in Document 2007070624. The East line of Lima Road as described in said document was established from said monument to another INDOT concrete right-of-way monument found 545.61 feet South. A 3/8" rebar and 1" pipe were found and held as the NE corner of said Tract 4. A 3/8" rebar was found and held as the SE corner of Tract 3 on the Plat of Survey of Hill Court Tracts.

The descriptions of record for subject real estate (Documents 2007044880 and 2007044881) do not account for an apparent right-of-way take by the State of Indiana for Lima Road (State Road 3). The East right-of-way of Lima road is demarcated by INDOT concrete right-of-way monuments as discussed above and depicted on the survey drawing, and referenced on a "Location Control Route Survey" recorded in Document 204040574. No recorded documents were found that support said apparent right-of-way take.

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.

Uncertainty created as a result is 4.7 feet +/- in a North-South direction and 1.0 feet +/- in an East-West direction.

(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:

See survey drawing for references to recorded descriptions of adjoining real estate. As discussed above, the descriptions of record for subject real estate (Documents 2007044880 and 2007044881) do not account for an apparent right-of-way take by the State of Indiana for Lima Road (State Road 3). The East line of Lima Road is described in Documents 2007070623 and 2007070624 for the purpose of a Partial Limitation of Access Control Line, but said documents do not appear to transfer the title of the apparent right-of-way to the State of Indiana.

Uncertainty created as a result is 35.34 feet.

(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.

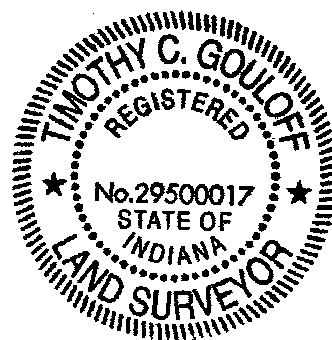
SURVEYOR'S CERTIFICATION

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 in January and February, 2015.

DATED THIS 5th DAY OF FEBRUARY, 2015.

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



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