



GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.

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

Boundary Retracement Survey

Property Address:
690 Lakeside Drive
Rome City, Indiana 46784

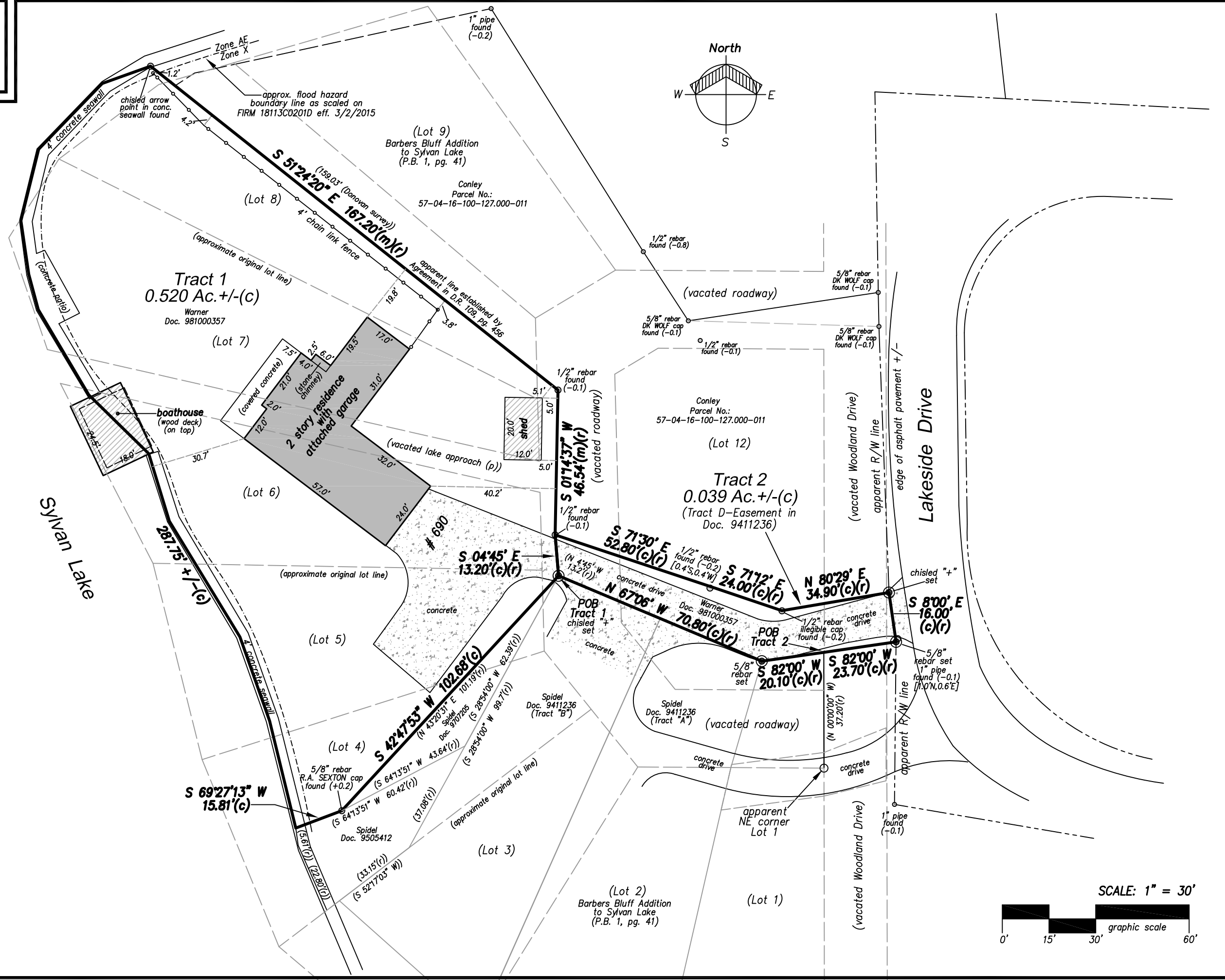
Reference surveys:

Loralee A. Taylor (Rec. 107, pg. 182)
Donovan Engineering (Rec. 109, pg. 456)
David K. Wolf (Doc. 110300564)
D.A. Brown (Doc. 060300531)

LEGEND

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

Date: June 17, 2022
Job No.: 20220212
Sheet: 1 of 2



Boundary Retracement Survey
Property Address:
690 Lakeside Drive
Rome City, Indiana 46784

Date: June 17, 2022
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Sheet: 2 of 2

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, unless otherwise noted.
Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

PURPOSE:

The purpose of this survey is to "retrace" the boundary of parcels of land described as Tract 1 and Tract 2 titled to Myron K. Warner and Rose Marie Warner via Document 981000357, excepting a parcel of land described in Document 9707205 in the Office of the Recorder of Noble County.

CONTROLLING FOUND MONUMENTS:

- chiseled arrow found marking the north corner of Tract 1 and referenced in deed description.
- 1/2" rebars found marking the easterly corners of Tract 1 and referenced in deed description.
- 1/2" rebar with illegible cap found marking a northerly corner of Tract 2 and referenced in deed description.
- 5/8" rebar with R.A. SEXTON cap found marking the southwesterly corner of the exception parcel described in Doc. 9707205.

THEORY OF LOCATION:

No monument was found marking the point of commencement of Tract 1 and Tract 2, which is the northeast corner of Lot 1 in Barbers Bluff Addition to Sylvan Lake (Plat Book 1, page 41) apparently due to concrete driveway construction. The northerly line of Tract 1 was established between a chiseled arrow found on the concrete seawall and a 1/2" rebar found and accepted as the northeasterly corner of Tract 1 and specifically described in Doc. 9707205. This line appears to be the same line as referenced in the Agreement recorded in Record 109, page 456 in the records of Noble County. The east line of Tract 1 was established by found monuments as depicted on the survey drawing. A chiseled "+" was set at the calculated location of the northwest corner of "Tract B" in Doc. 9411236, being also the point of beginning of Tract 1. The "#5 Doyle-capped rebar set" referenced in the description of Tract 1 was not found due to apparent concrete dive construction. The southerly line of Tract 1 was established between the aforementioned chiseled "+" set and a 5/8" rebar with R.A. SEXTON cap found marking the southwesterly corner of said exception parcel in Doc. 9707205, then produced westerly to the calculated southwest corner of Tract 1. The westerly line of Tract 1 was established as meandering the Sylvan Lake water side of the 4' concrete seawall. The lines of Tract 2 were established utilizing found monuments and calculated corner locations as depicted on the survey drawing.

REFERENCE DOCUMENTS:

Plat of Barbers Bluff Addition to Sylvan Lake (P.B. 1, pg. 41).
Surveys by others as referenced on the survey drawing.
Documents as referenced on the survey drawing.

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 uncertainty for this survey is 1.5 feet +/-.

(B) Occupation or possession lines:

Uncertainty created by visible occupation or possession lines is 4.2 feet +/- due to the location of a 4' chain link fence in the vicinity of the northerly line of Tract 1. Fence ownership is unknown.

(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 accuracy (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

"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 Goulloff)

DESCRIPTION

TRACT 1

Part of the Northeast Quarter of Section 16, Township 35 North, Range 10 East, Orange Township, Noble County, being located within the corporate limits of Rome City, Indiana, described as follows:
Part of Lots 4, 5 and 8 and all of Lots 6 and 7 in Barber's Bluff Addition to Sylvan Lake as recorded in Plat Book 1, page 41 in the Noble County Recorder's Office and part of a vacated 25 feet wide roadway in said subdivision, all described as one tract of land as follows:

Commencing at the Northeast corner of Lot 1 in Barber's Bluff Addition to Sylvan Lake as recorded in Plat Book 1, page 41; thence North 00°00'00" East (North, Record Bearing) 37.20 feet; thence South 82°00'00" West 20.10 feet to a #4 rebar found; thence North 67°06'00" West 70.80 feet to a #5 Doyle-capped rebar set at Northwest corner of land conveyed to Lynn R. Spidel and Deanna J. Spidel as described in "Tract B" of a Warranty Deed recorded in Document Number 9411236, said point being the point of beginning of this description; thence South 28°54'00" West, along the West line of "Tract B" per said Document Number 9411236, a distance of 62.39 feet to a #5 Doyle-capped rebar set at the Northernmost corner of a 0.03 acres tract, more or less, as described in a Warranty Deed conveying said 0.03 acres tract, more or less, from George T. Kramer and Noranne Kramer to Lynn R. Spidel and Deanna J. Spidel, said Deed having been signed by said Kramers on May 8, 1995, said 0.03 acres tract, more or less, being shown and described in a survey by Randolph A. Sexton, survey #35-01-16-28, dated May 5, 1995; thence South 64°13'51" West, along the Northwesterly side of said 0.03 acres tract, more or less, a distance of 60.42, more or less, to the shoreline of an existing seawall; thence meandering Northwesterly and then Northeasterly along the shoreline of said seawall, to an arrow marked in the land side of said seawall, said arrow marking the Southwesterly corner of lands conveyed to Herman Conley and Brenda K. Conley as described in Deed Record 226, page 561; thence South 51°24'20" East, along the property line of said Conley-owned land, 167.20 feet to a #4 rebar found; thence South 01°14'37" West, along the property line of said Conley-owned land, 46.54 feet to a #4 rebar found; thence South 04°45'00" East 13.20 feet back to the point of beginning.

TRACT 2

Part of Lot #12 in Barber's Bluff Addition to Sylvan Lake as recorded in Plat Book 1, page 41 of the records of Noble County, Indiana, and part of a vacated twenty-five foot roadway in said subdivision, all located in Section 16, Township 35 North, Range 10 East, in said county and bounded as follows:
Beginning at the Northeast corner of Lot #1 in said subdivision; thence North (assumed bearing) 37.2 feet to the true point of beginning; thence South 82°00' West 20.1 feet; thence North 67°06' West 70.8 feet; thence North 4°45' West 13.2 feet; thence South 71°30' East 52.8 feet; thence South 71°12' East 24.0 feet; thence North 80°29' East 34.9 feet; thence South 8° East 16.0 feet; thence South 82°00' West 23.7 feet to the point of beginning.

EXCEPTING THEREFROM:

A tract of land located in the Northeast Quarter of Section 16, Township 35 North, Range 10 East, in Noble County, the State of Indiana, more fully described as follows: Beginning at the Northwest corner of Tract "B" as conveyed to Lynn R. Spidel and Deanna J. Spidel per Noble County Document Number 9411236; thence S 28°54'00" W (Record), along the west line of said Tract "B", for 62.39 feet; thence S 64°13'51" W for 43.64 feet; thence N 43°20'31" E for 101.19 feet to the point of beginning, said in deed to contain 0.02 Acres, more or less.

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.

Initial field work performed on 6/7/2022.

DATED THIS 17th DAY OF JUNE, 2022.



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

