



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

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

Title 865 IAC Boundary Retracement Survey

Property Address:

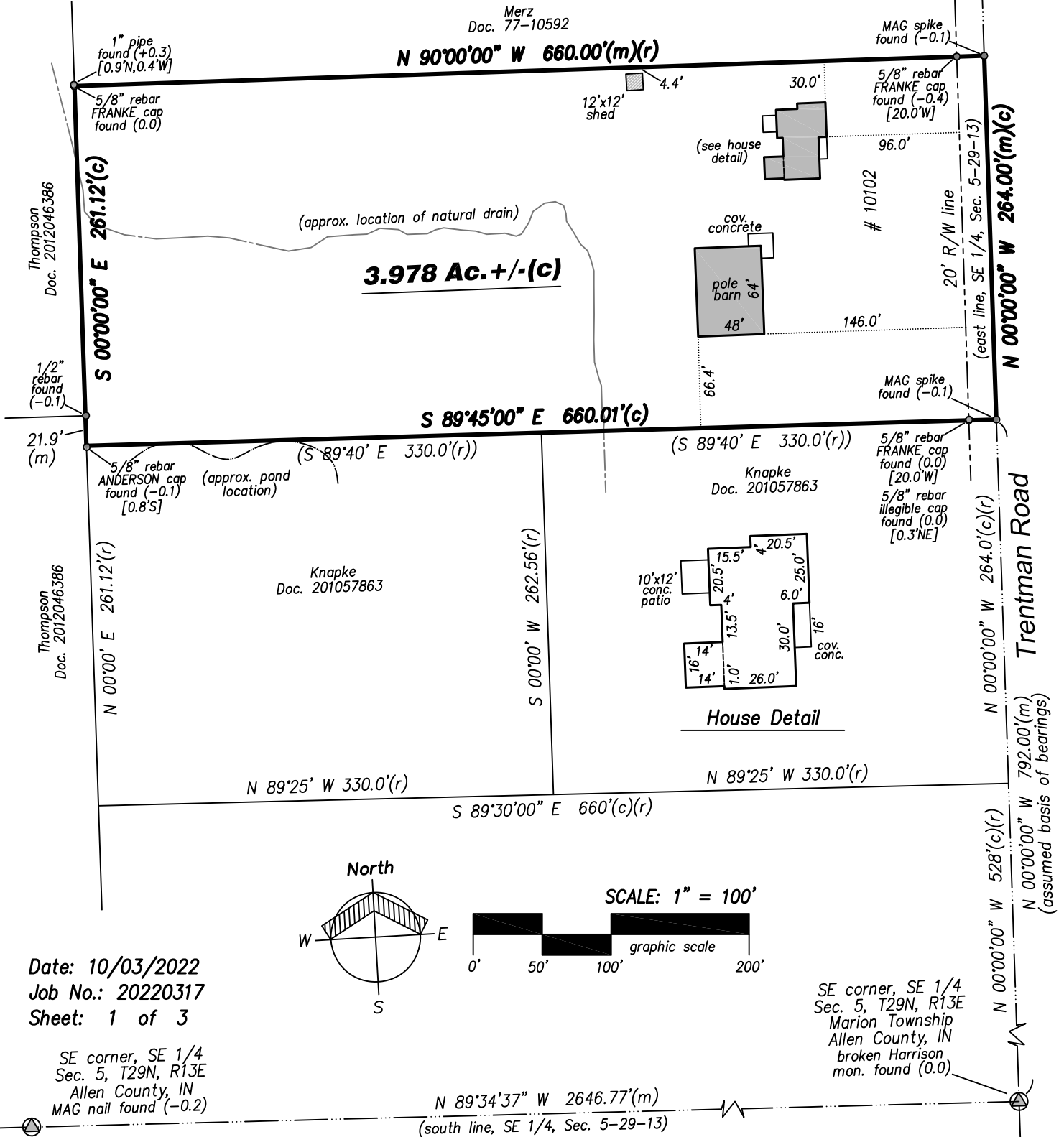
10102 Trentman Road, Fort Wayne, IN 46816

LEGEND

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

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 18085C0180D, effective 9/30/2015 for the Town of North Webster, Indiana.



Date: 10/03/2022
Job No.: 20220317
Sheet: 1 of 3

SE corner, SE 1/4
Sec. 5, T29N, R13E
Allen County, IN
MAG nail found (-0.2)

N 89°34'37" W 2646.77'(m)
(south line, SE 1/4, Sec. 5-29-13)



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DESCRIPTION OF RECORD

A parcel of land in the Southeast 1/4 of Section 5, Township 29 North, Range 13 East, Allen County, Indiana, and more particularly described as follows, to-wit: Commencing at a point, said point being North 00 degrees 00 minutes West 528 feet from the Southeast Corner of the aforesaid Section 5; thence continuing North 00 degrees 00 minutes west, 528 feet; thence north 90 degrees 00 minutes west, 660 feet; thence South 00 degrees 00 minutes east, 522.24 feet; thence south 89 degrees 30 minutes east, 660 feet to the place of beginning, containing 7.96 acres of land more or less—subject to all legal roads.

EXCEPT FOR:

Part of the Southeast 1/4 of Section 5, Township 29 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said Southeast 1/4; thence North 00 degrees 00 minutes east, along the east line of said Southeast 1/4, 528.0 feet; thence north 89 degrees 25 minutes west, parallel to the south line of said Southeast 1/4, 330.0 feet to the point of beginning; thence continuing north 89 degrees 25 minutes west, 330.0 feet; thence north 00 degrees 00 minutes east, parallel to the east line of said Southeast 1/4, 261.12 feet; thence South 89 degrees 40 minutes east, 330.0 feet; thence south 00 degrees 00 minutes west, parallel to the east line of said southeast 1/4, 262.56 feet to the point of beginning.

ALSO EXCEPT FOR:

Part of the Southeast 1/4 of Section 5, Township 29 North, Range 13 East, Allen County, Indiana, more particularly described as follows: Commencing at the southeast corner of said SE 1/4; thence north 00 deg. 00 min. East, along the east line of said SE 1/4, 528.0 feet to the point of beginning; thence North 89 deg. 25 min. west, parallel to the south line of said SE 1/4, 330.0 feet; thence north 00 deg. 00 min. east, parallel to the east line of said SE 1/4, 262.56 feet; thence South 89 deg. 40 min. east, 330.0 feet to the east line of said SE 1/4; thence south 00 deg. 00 min. west, along said line, 264.0 feet to the point of beginning, containing 1.99 acres of land, more or less. Subject to the right of way of Trentman Road.



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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 a parcel of land described in Document 2011014872 in the Office of the Recorder of Allen County.

SECTION CORNERS:

SE corner, SE 1/4, Sec. 5-29-13: broken Harrison monument found (ACSO referenced)

NE corner, SE 1/4, Sec. 5-29-13: no monument found - only one ACSO witness found

SW corner, SE 1/4, Sec. 5-29-13: MAG nail found (history unknown)

CONTROLLING MONUMENTS:

Controlling monuments are the above referenced SE corner, SE 1/4 and monuments depicted on the survey drawing that were found and accepted as marking the respective boundary corners.

THEORY OF LOCATION:

The lines and corners for this survey were established on and between controlling monuments or calculated from the same utilizing record description information as depicted 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 0.9 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 "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.

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 performed on 8/17/2022.

DATED THIS 3rd DAY OF OCTOBER, 2022.

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



Job No.: 20220317

Sheet: 3 of 3

"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 Gouloff)