

NW Cor, SE 1/4,
Sec. 31 - T38N - R15E
Stone Fnd. (-3.0)

BOUNDARY SURVEY

Part of the SE 1/4 in Sec. 31, T 38 N, R 15 E
Clear Lake Township, Steuben County, IN
7950 County Road E. 400 N., Fremont, IN 46737

SURVEYOR'S REPORT **GOULOFF-JORDAN SURVEYING AND DESIGN, INC.**

FOR THE EXCLUSIVE USE OF: Richmond DATE: March 28, 2022
JOB NO: 20220038

This report and the accompanying survey plat have been prepared in accordance with Title 86.5, 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 L S 29500017' and are set flush with the ground surface unless otherwise noted. Found monument types and their depths are shown on the survey drawing.

Title report was not provided at time of survey. A title search could reveal easements or rights of way not shown on the survey drawing.

The subject survey is a retracement and subsequent split of a real estate described in Document #21100509 as found in the Office of the Recorder of Steuben County, Indiana. Said real estate is described as Parcel 1, being a 14.99-acre parcel and Parcel 2, being a 5.00-acre parcel. Said 5.00-acre parcel also being depicted on a Moody Bevington Shirmeyer and Associates (MBS) Survey #079-01, dated August 11, 1999.

The subject parcel(s) were also part of recorded Gouloff-Jordan survey #20030358-c, dated October 14, 2008 in Doc. #09120735. The Gouloff-Jordan survey of Sections 31 and 32 occurred circa 2003.

CONTROLLING MONUMENTS:

- SE Corner SE 1/4 - Sec. 31, T38N, R15 E - Railroad spike found (-0.2')
- SW Corner East 1/2 - SE 1/4 - Sec. 31, T38N, R15 East - Railroad Spike found (-0.1')
- NE Corner SE 1/4 - Sec. 31, T38N, R15 E - 5/8" rebar capped "GOU" (-0.0')
- NW Corner East 1/2 - SE 1/4 - Sec. 31, T38N, R15 East - 1/2" rebar (+0.4')

THEORY OF LOCATION:

Though the geometry reflected on the subject deed of record (Doc. #21100509) and the above-mentioned MBS survey proved closure, said geometry does not fit the accepted Section monuments as reflected in the above-mentioned Gouloff-Jordan survey of Section 31.

Subsequent to the Gouloff-Jordan survey of the subject East 1/2 of the SE 1/4 of Section 31, LOJEK Surveying (Job #0708-21) performed a survey of a 37.19-acre parcel (Doc. #21100510) lying immediately North of and adjacent with the subject parcel. The LOJEK survey seems to have held the monuments reflected on the Gouloff-Jordan survey of the East 1/2 of the SE 1/4 of Section 31.

Analyzing the recorded deed geometry, it seems that the intent of the MBS surveys was to split the Southerly 20 acres of the East 1/2 of the subject SE 1/4. It would seem that the North line of the subject parcel was meant to be 661.10 feet North of and parallel with the South line of the SE 1/4 of Section 31.

The NE corner of the subject parcel was thus established on the East line of the SE 1/4, a distance of 661.10 feet North thereof. The North line of the subject parcel was then established parallel with said South line. The NW corner of the subject parcel was established at the intersection point of said parallel line with the West line of the East 1/2 of said SE 1/4.

The common line between the 11.00-acre parcel and 5.163-acre parcel was established just Easterly of an existing cultivated field line per the owner's request (see survey drawing). The common line between the 5.163-acre parcel and the 3.80-acre parcel was established approximately 10 feet east of the eastern edge of an existing gravel drive (see 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: Reference monuments found on the subject property and on adjacent properties are shown on the survey drawing. Due to variations in the type of said reference monuments and/or variations depicted on the survey drawing as "measured" versus "recorded" angular or distance measurements, uncertainty in said reference monuments is 0.67 Feet North-South and 4.40 feet East-West.
- (B) Occupation or possession lines: No uncertainty was created by visible occupation lines (fences, hedge rows, etc.) that were evident at the time of the survey.
- (C) Clarity or ambiguity of the record description and or adjoiner's descriptions: See above referenced "Theory of Location"
- (D) The Relative Positional Precision of this survey falls under the classification of a "Rural" survey. Random errors in measurement = 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 86.5 IAC-1-12-1 thru 29.

Field work for this survey was performed on February 16, 2022.

DATED THIS 28th DAY OF MARCH, 2022.

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



"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 C. Gouloff

N 88°34'40" E 1,301.07' (c)
South line, SE 1/4, Sec. 31-T38N-R15E
S 88°34'46" W 2,634.26' (c)

LEGAL DESCRIPTION (11.00-acre Parcel)

Part of the East Half of the Southeast Quarter Section 31, Township 38 North, Range 15 East, Clear Lake Township, Steuben County, Indiana, being part of a 19.962-acre parcel depicted on Gouloff-Jordan Surveying & Design Survey #20220038, dated March 28, 2022, described as follows:

Commencing at a railroad spike at the Southeast corner of the Southeast Quarter of said Section 31; thence South 88 degrees 34 minutes 46 seconds West (bearings based on Indiana East State Plane Coordinate System (NAD'83)(2011)), on the South line of the East Half of said Southeast Quarter, a distance of 373.95 feet to a mag nail with Gouloff-Jordan Surveying & Design, Inc. ID ring at the Point of Beginning; thence North 02 degrees 41 minutes 42 seconds West, parallel with the East line of said Southeast Quarter, a distance of 185.00 feet to a 5/8" rebar capped "GOU"; thence North 40 degrees 00 minutes 00 seconds West, 135.00 feet to a 5/8" rebar capped "GOU"; thence North 75 degrees 00 minutes 00 seconds West, 210.00 feet to a 5/8" rebar capped "GOU"; thence North 45 degrees 00 minutes 00 seconds West, 300.00 feet to a 5/8" rebar capped "GOU"; thence North 02 degrees 45 minutes 00 seconds East, 94.00 feet to a 5/8" rebar capped "GOU" on the North line of a 14.99-acre parcel described in Document #21100509, as found in the Office of the Recorder of Steuben County, Indiana; thence South 88 degrees 34 minutes 46 seconds West, on said North line, being parallel with the South line of the East Half of said Southeast Quarter, 465.25 feet to a mag nail on the West line of the East Half of said Southeast Quarter; thence South 02 degrees 26 minutes 03 seconds East, on said West line, 661.04 feet (661.10 feet recorded) to a railroad spike at the Southwest corner of the East Half of said Southeast Quarter; thence North 88 degrees 34 minutes 46 seconds East, on the South line of the East Half of said Southeast Quarter, a distance of 943.26 feet to the Point of Beginning, containing 11.00 acres, more or less, and subject to easements and rights-of-way of record.

LEGAL DESCRIPTION (5.163-acre Parcel)

Part of the East Half of the Southeast Quarter Section 31, Township 38 North, Range 15 East, Clear Lake Township, Steuben County, Indiana, being part of a 19.962-acre parcel depicted on Gouloff-Jordan Surveying & Design Survey #20220038, dated March 28, 2022, described as follows:

Commencing at a railroad spike at the Southeast corner of the Southeast Quarter of said Section 31; thence South 88 degrees 34 minutes 46 seconds West (bearings based on Indiana East State Plane Coordinate System (NAD'83)(2011)), on the South line of the East Half of said Southeast Quarter, a distance of 250.45 feet to a mag nail with Gouloff-Jordan Surveying & Design, Inc. ID ring at the Point of Beginning; thence continuing South 88 degrees 34 minutes 46 seconds West, on said South line, 123.50 feet to a mag nail with Gouloff-Jordan Surveying & Design, Inc. ID ring; thence North 02 degrees 41 minutes 42 seconds West, parallel with the East line of said Southeast Quarter, a distance of 185.00 feet to a 5/8" rebar capped "GOU"; thence North 40 degrees 00 minutes 00 seconds West, 135.00 feet to a 5/8" rebar capped "GOU"; thence North 75 degrees 00 minutes 00 seconds West, 210.00 feet to a 5/8" rebar capped "GOU"; thence North 45 degrees 00 minutes 00 seconds West, 300.00 feet to a 5/8" rebar capped "GOU"; thence North 02 degrees 45 minutes 00 seconds East, 94.00 feet to a 5/8" rebar capped "GOU" on the North line of a 14.99-acre parcel described in Document #21100509, as found in the Office of the Recorder of Steuben County, Indiana; thence North 88 degrees 34 minutes 46 seconds East, on said North line, being parallel with the South line of the East Half of said Southeast Quarter, 598.50 feet to a 5/8" rebar capped "GOU"; thence South 02 degrees 41 minutes 42 seconds East, parallel with the East line of said Southeast Quarter, a distance of 661.10 feet to the Point of Beginning, containing 5.163 acres, more or less, and subject to easements and rights-of-way of record.

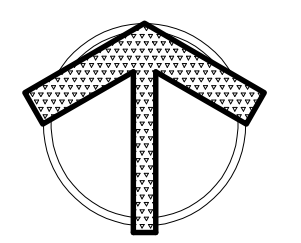
LEGAL DESCRIPTION (3.80-acre Parcel)

Part of the East Half of the Southeast Quarter Section 31, Township 38 North, Range 15 East, Clear Lake Township, Steuben County, Indiana, being part of a 19.962-acre parcel depicted on Gouloff-Jordan Surveying & Design Survey #20220038, dated March 28, 2022, described as follows:

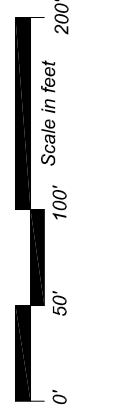
Beginning at a railroad spike at the Southeast corner of the Southeast Quarter of said Section 31; thence South 88 degrees 34 minutes 46 seconds West (bearings based on Indiana East State Plane Coordinate System (NAD'83)(2011)), on the South line of the East Half of said Southeast Quarter, a distance of 250.45 feet to a mag nail with Gouloff-Jordan Surveying & Design, Inc. ID ring; thence North 02 degrees 41 minutes 42 seconds West, parallel with the East line of said Southeast Quarter, a distance of 661.10 feet to a 5/8" rebar capped "GOU" on the North line of a 14.99-acre parcel described in Document #21100509, as found in the Office of the Recorder of Steuben County, Indiana; thence North 88 degrees 34 minutes 46 seconds East, on said North line, being parallel with the South line of the East Half of said Southeast Quarter, 250.45 feet to a 5/8" rebar capped "GOU" on the East line of said Southeast Quarter; thence South 02 degrees 41 minutes 42 seconds East, on said East line, 661.10 feet to the Point of Beginning, containing 3.80 acres, more or less, and subject to easements and rights-of-way of record.

40.08 chains (r) = 2,645.28'
West line, SE 1/4, Sec. 31-T38N-R15E

NE Cor, SE 1/4,
Sec. 31 - T38N - R15E
5/8" Rebar Fnd. "GOU" cap

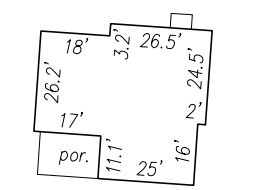


SCALE: 1" = 100'



LEGEND

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

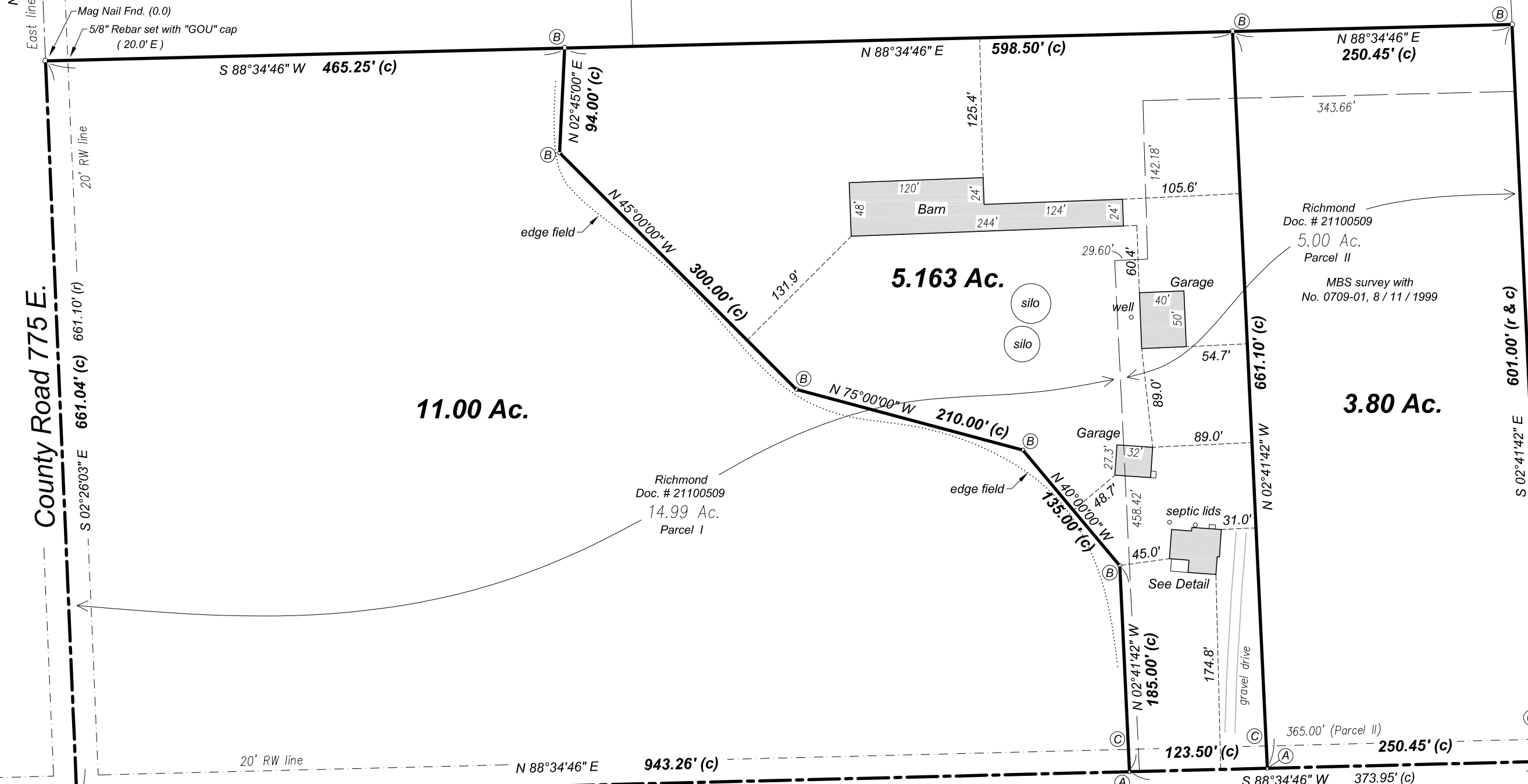


2 Story Residence
DETAIL

Scharlach
DR 224, pg. 455

County Road 775 E.

County Road E. 400 N.



- (A) Mag Nail with "GOU" ID Set
- (B) 5/8" Rebar Set with "GOU" cap
- (C) 5/8" Rebar Set with "GOU" cap (20.0' N)

GOULOFF - JORDAN SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

DATE: March 28, 2022		PROJECT NUMBER 20220038
Scale: 1" = 100'		DRAWING NUMBER 20220038
DRAWN MJC	CHK'D TCG	Sheet: 1 of 1