

# BOUNDARY RETRACEMENT SURVEY

Part of the SE 1/4, Section 14 - T30N - R11E  
3910 Dicke Road, Fort Wayne, IN 46804



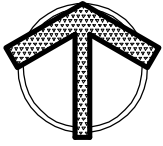
**GOULOFF - JORDAN  
SURVEYING AND DESIGN, INC.**

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

## LEGEND

(m) MEASURED  
(r) RECORDED  
(c) CALCULATED

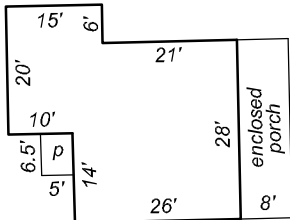
NE Cor, SE 1/4,  
Sec. 14 - T30N - R11E  
RR Spike Fnd. (-0.4)



SCALE: 1" = 60'

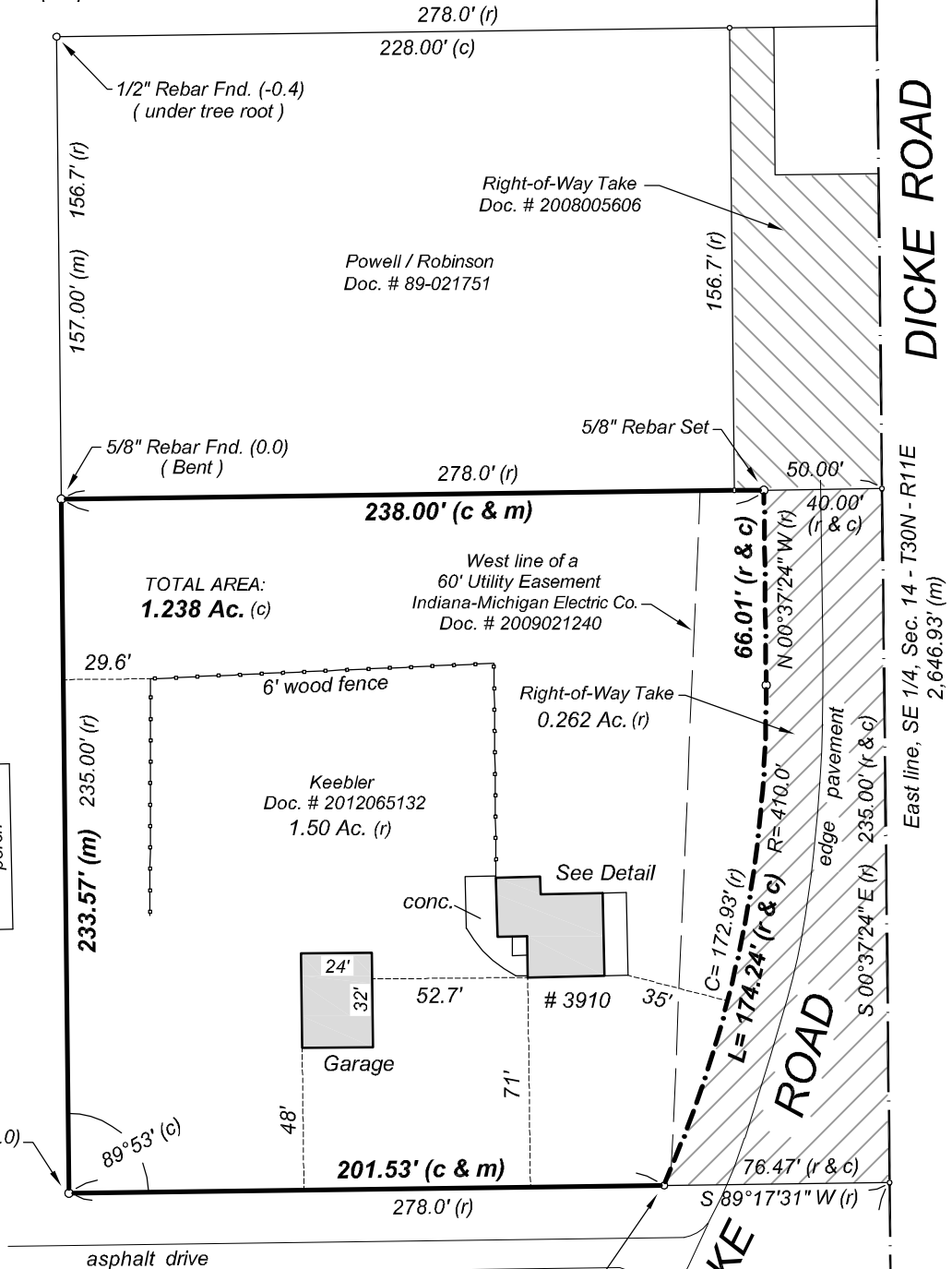


McDevitt  
Doc. # 205026975



## DETAIL

1 1/2 Story Framed  
Residence



## 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 18003C0286G, dated August 3, 2009 for Allen County, Indiana.

For the exclusive use of: Keebler / new owner

Date: July 31, 2018

Job No.: 20180244

ABOITE CENTER ROAD

SHEET 1 OF 3



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**LEGAL DESCRIPTION**

Part of the SE 1/4, Section 14 - T30N - R11E  
3910 Dicke Road, Fort Wayne, IN 46804

**LEGAL DESCRIPTION** - Doc. # 2012065132

Part of the Southeast Quarter of Section 14, Township 30 North, Range 11 East, Allen County, Indiana, more particularly described as follows, to-wit:

**BEGINNING** on the East line of said Section 14, at a point situated 903.0 feet North of the Southeast corner thereof; thence Westerly by deflection angle of 90 degrees 02 minutes left (from said East line) and parallel with South line of said Southeast Quarter, 278.0 feet; thence North, by deflection angle of 90 degrees 02 minutes right and parallel with the east line of said Section, 235.0 feet; thence Easterly by deflection angle of 89 degrees 58 minutes right and parallel with said South line, 278.0 feet to the East line of said Section 14; thence South, along said East line, being also the centerline of Dicke Road, 235.0 feet to the point of beginning, containing **1.500 acre** of land.

**EXCEPTING THEREFROM:**

A part of the Southeast Quarter of Section 14, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, and being that part of the above-described land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat marked Exhibit "B" to Document Number 2008005605, described as follows:

**Beginning** at a point on the East line of said quarter section North 0 degrees 37 minutes 24 seconds West 903.00 feet (distance quoted from Instrument No. 203059340) from the southeast corner of said quarter section, which point of beginning is also the southeast corner of the above-described land; thence South 89 degrees 17 minutes 31 seconds West 76.47 feet along the south line of the above-described land to the arc between the point designated "874" and the point designated "875" on said Exhibit "B"; thence northeasterly 174.24 feet along said arc to the left having a radius of 410.00 feet and subtended by a long chord having a bearing of North 11 degrees 33 minutes 05 seconds East and a length of 172.93 feet to said point "875"; thence North 0 degrees 37 minutes 24 seconds West 66.01 feet to the north line of the above-described land and the point designated "1584" on said Exhibit "B"; thence North 89 degrees 17 minutes 31 seconds East 40.00 feet along said north line to said east line; thence South 0 degrees 37 minutes 24 seconds East 235.00 feet (distance quoted from Instrument No. 203059340) along said east line to the point of beginning and containing **0.262 acres**, more or less, inclusive of the presently existing right-of-way which contains 0.108 acres, more or less, for a net additional taking of 0.154 acres, more or less.

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**SURVEYOR'S REPORT**

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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.

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 Document Number 2012065132 as found in the Office of the Recorder of Allen County, Indiana.

The exception in said Document as a Right-of-Way take is also shown in Document Number 2008005605.

A 60' Utility Easement for Indiana-Michigan Electric Company as Document Number 2009021240 is shown on survey drawing.

A Utility Easement for Indiana-Michigan Electric Company as Deed Record 619, page 20 as found in Schedule B, Section II in the Title Insurance Commitment, File No. 1831289, does not affect subject parcel.

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 maximum uncertainty for this survey is 1.43 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 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 on July 26, 2018.

DATED THIS 31st DAY OF JULY, 2018.

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

Job No.: 20180244

