

Sauer Land Surveying, Inc.

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CERTIFICATE OF SURVEY

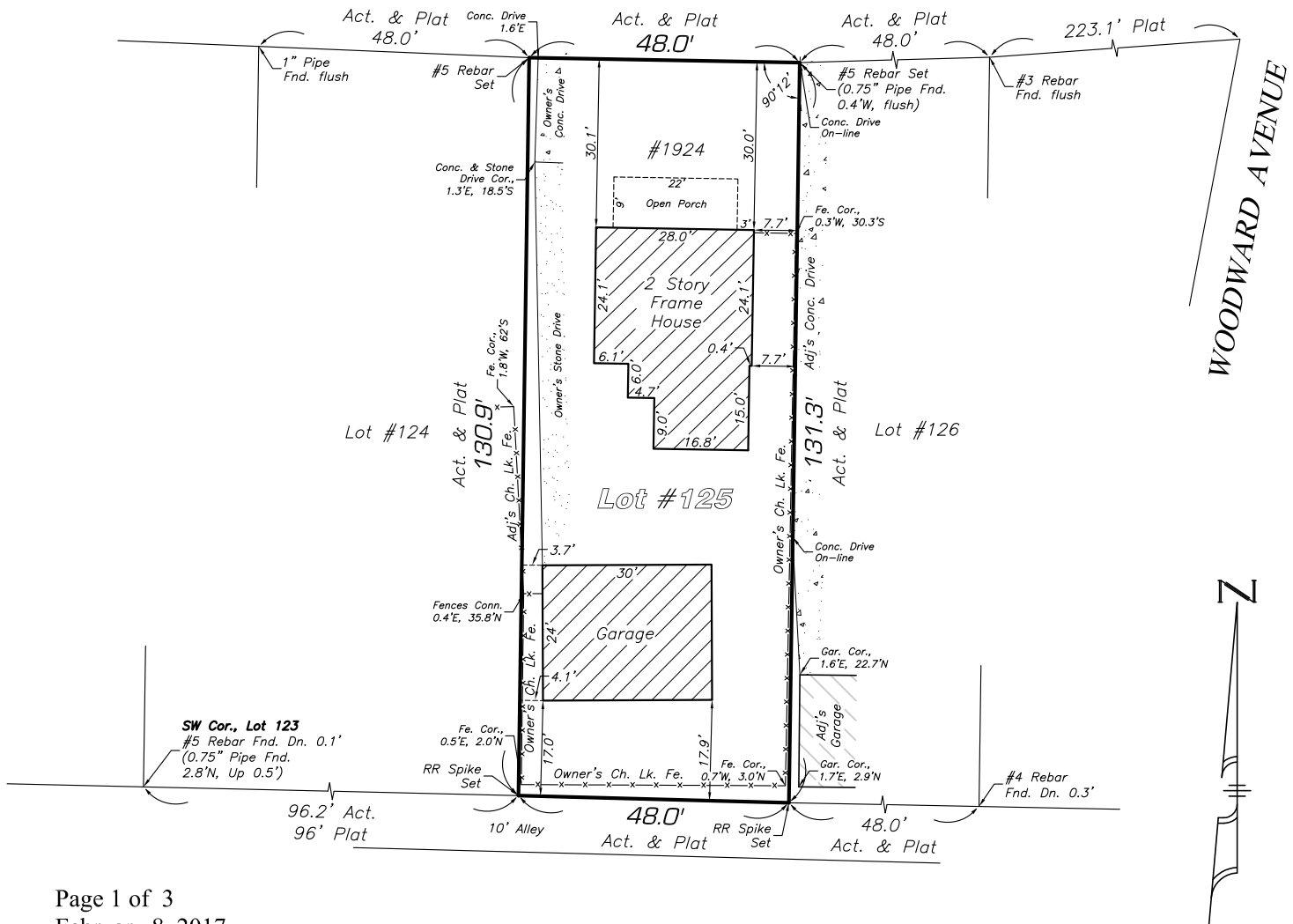
This document is a record retracement survey of real estate prepared under IAC 865 Rule 12 in conformity with established practices of surveying and made in accordance with the records on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from visible encroachments either way across boundary lines unless specifically stated below. Corners were perpetuated as indicated.

RECORD DESCRIPTION: (as described in Document Number 204087924)

Lot Number 125 in Forest Hill Addition to the City of Fort Wayne, as recorded in Plat Record 8, page 60.

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map No. 18003C 0305G, effective August 3, 2009.

DODGE AVENUE (60' R/W)



SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: 1924 Dodge Avenue, Fort Wayne, IN 46805

This survey is intended to retrace the record boundaries of Lot Number 125 in Forest Hill Addition, as recorded in Plat Record 8, page 60, in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: A copy of the following documents were reviewed in completion of this survey:

- The deeds of the subject lot and any adjoining lots, as shown on the plat of survey.
- The plat of Forest Hill Addition, as recorded in Plat Record 8, page 60.

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The following monuments were accepted and held as controlling monuments at the following locations:

- The Northwest corner of Lot 124.....1 inch diameter pipe found.
- The Northeast corner of Lot 126.....#3 rebar found.
- The Southeast corner of Lot 126.....#4 rebar found.
- The Southwest corner of Lot 123.....#5 rebar found.

Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.2 feet in the East-West direction. Uncertainties due to variances between all found monuments and record distances were determined to be a maximum of 2.8 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. A chain link fence from the West adjoining tract lies a maximum of 0.4 feet East of the West line of subject tract, as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 0.4 feet in the East-West direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity within its record description or with the adjoining descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL ACCURACY:

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:

1. The Southeast corner of subject tract was established on and along a line between the Southeast corner of Lot 126 and the Southwest corner of Lot 123, at plat distance from said Southeast corner of Lot 126.
2. The Southwest corner of subject tract was established on and along a line between the above-established Southeast corner of subject tract and the Southwest corner of Lot 123, at plat distance from said Southeast corner of subject tract.
3. The Northwest corner of subject tract was established at the intersection of plat distances from the above-established Southwest corner of subject tract and the Northwest corner of Lot 124.

(Continued on Page 3)

SURVEYOR'S REPORT

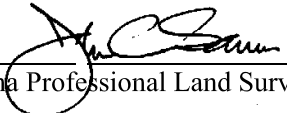
(Continued from Page 2)

4. The Northeast corner of subject tract was established at the intersection of plat distances from the above-established Southeast corner of subject tract and the Northeast corner of Lot 126.
5. The lines of the subject tract were all established between the above-established corners of said subject tract.

(F) NOTES:

1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of subject tract. As a consequence, another surveyor may arrive at different conclusions resulting in a different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent.
3. The flood statement on Page 1 is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client. As of this date, no title commitment has been provided for review.
6. All documents of record and information from other public sources referred to in the survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in Part (D) of the Surveyor's Report.
11. Since the last date of field work of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc., may have altered the validity and circumstances shown or noted hereon.
12. Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
13. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief. 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.



Indiana Professional Land Surveyor Date: 02/08/2017

