



# GOULOFF - JORDAN SURVEYING AND DESIGN, INC.

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

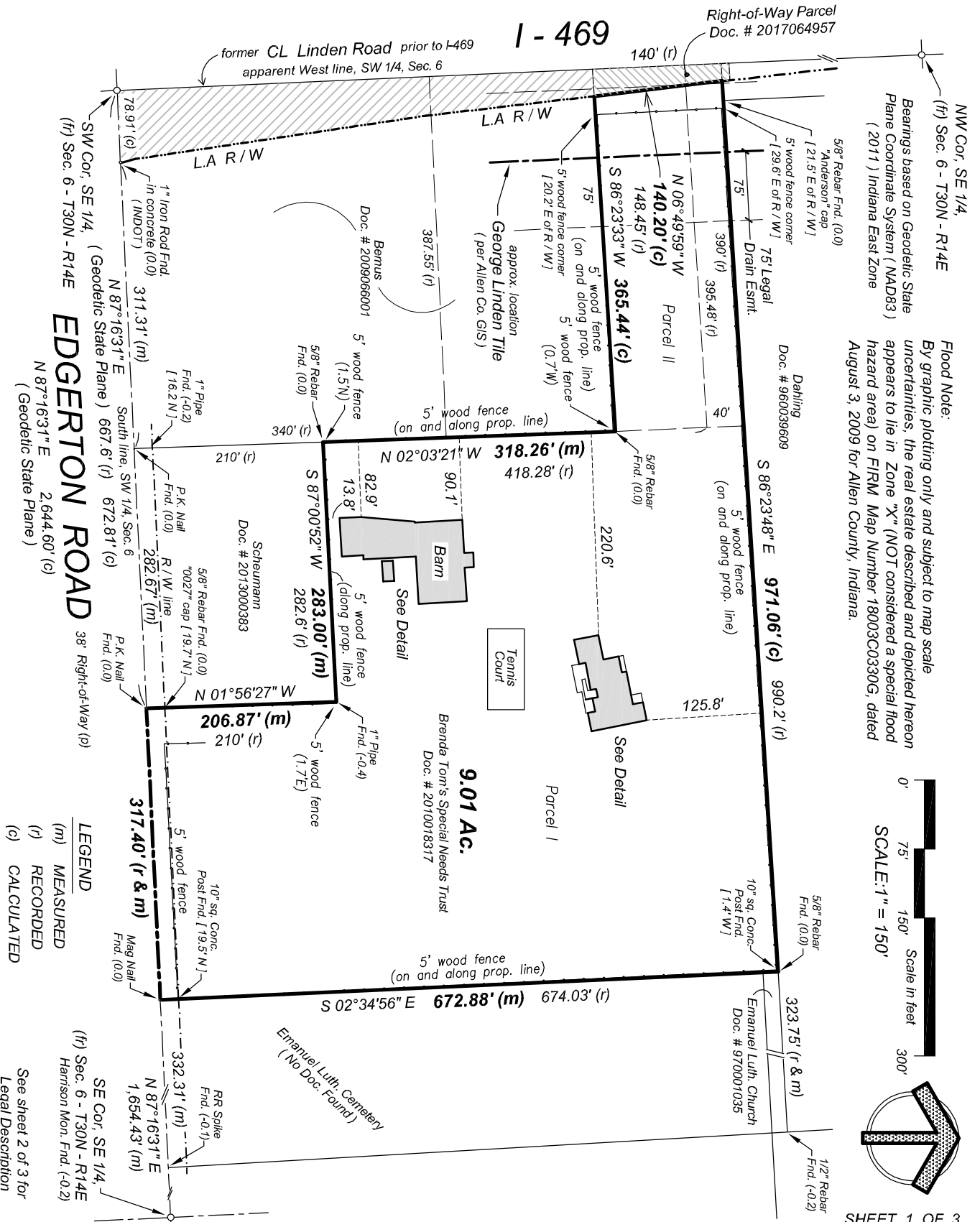
## BOUNDARY RETRACEMENT SURVEY

Part of the SE 1/4, Section 6 - T30N - R14E  
11701 Edgerton Road, New Haven, IN 46774

Date: July 24, 2019  
Job No.: 20190216

For the exclusive use of:  
**Brenda Tom's Special Needs Trust**

Boundary information referenced from Anderson Surveying, Inc.  
survey number 01-07-111, dated August 1, 2001



## LEGAL DESCRIPTION

Part of the SE 1/4, Section 6 - T30N - R14E  
11701 Edgerton Road, New Haven, IN 46774

**LEGAL DESCRIPTION - Doc. # 2010018317**

*Parcel 1:*

*A tract of land in the Southeast ¼ Section 6, Township 30 North, Range 14 East, in Allen County, Indiana, particularly described as follows, to wit: Commencing at the Southwest corner of the Southeast ¼ of Section 6, Township 30 North, Range 14 East; thence East along the South line of the Southeast ¼ of Section 6, said line also the centerline of Edgerton Road, a distance of 667.6 feet to the point of beginning, thence North 00 degrees 04 minutes 20 seconds West (assumed) a distance of 210.0 feet; thence South 89 degrees 08 minutes 30 seconds West a distance of 283.2 feet actual (Deed 282.6 feet); thence North 00 degrees 00 minutes East a distance of 418.28 feet; thence South 88 degrees 26 minutes 20 seconds West a distance of 395.48 feet to the centerline of Linden Road; thence North 00 degrees 53 minutes 40 seconds West, a distance of 40.00 feet; thence North 88 degrees 26 minutes 20 seconds East a distance of 990.20 feet; thence South 00 degrees 35 minutes 10 seconds East a distance of 674.03 feet actual (Deed 674.0 feet) to a point on the South line of the Southeast ¼ of said Section 6 also the centerline of Edgerton Road; thence South 88 degrees 52 minutes 30 seconds West along the centerline of Edgerton Road and the south line of the Southeast Quarter of said Section 6 a distance of 317.4 feet actual and deed to the point of beginning.*

*Parcel II:*

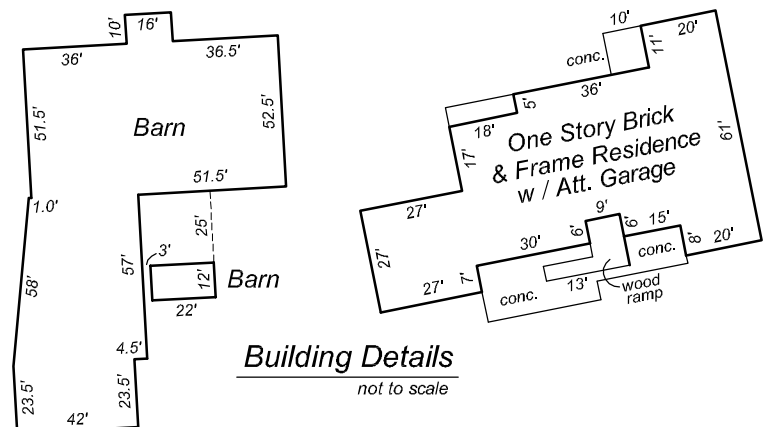
*The North 140 feet of the South 668 feet of the west 396 feet of the Southeast Quarter of Section 6, Township 30 North, Range 14 East.*

*Excepting therefrom:*

*The North 40 feet of the North 327.4 feet of the South 668 feet of the West 390 feet of the Southeast Quarter of Section 6, Township 30 North, Range 14 East, in Allen County, Indiana.*

*Excepting from both Parcel I and Parcel II the following: Doc. # 2017064957*

*A part of the Southeast Quarter of Section 6, Township 30 North, Range 14 East, Allen County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of Way Parcel Plat marked Exhibit "B" as shown on the Warranty Deed recorded December 13, 2017 as Document Number 2017064957, described as follows: Commencing at the southwest corner of said quarter section, designated as point 26 on said plat; thence North 2 degrees 29 minutes 43 seconds West 518.02 feet along the west line of said quarter section to the point of beginning of this description: thence North 2 degrees 29 minutes 43 seconds West 148.42 feet along the west line to the northwest corner of the grantor's land; thence North 86 degrees 50 minutes 16 seconds East 18.70 feet along the north line of the grantor's land; thence South 6 degrees 32 minutes 39 seconds East 148.45 feet to a south line of the grantor's land; thence South 86 degrees 24 minutes 16 seconds West 29.19 feet along said south line to the point of beginning and containing 0.082 acres, more or less.*



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**SURVEYOR'S REPORT**

Part of the SE 1/4, Section 6 - T30N - R14E  
11701 Edgerton Road, New Haven, IN 46774

**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 2010018317 and Indiana Dept. of Highway Project Number F-170-2(3), Document Number 2017064957 as found in the Office of the Recorder of Allen County, Indiana.

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 3.13 feet North-South and 0.4 feet East-West.

**Reference Monuments:**

Southeast corner of the Southeast Quarter - Harrison Monument.

Southwest corner of the Southeast Quarter - No monument found due to construction of 469 and removal of Linden Road.

Northwest corner of the Southeast Quarter - No monument found due to construction of 469 - US 24 interchange.

**(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:**

Document Number 2017064957 ( INDOT Project Number F-170-2(3) has a call of 148.42 feet to the Northwest corner of the grantor's land and a call of 148.45 feet to a South line of grantor's land, which is an error. In Exhibit "B" of said document, the correct distance is shown as " 140' ", which coincides with the subject parcel Document Number 2010018317.

**(D) This survey falls under the classification of a "Rural" survey. The acceptable relative positional precision (random errors in measurements) = 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 865 IAC-1-12-1 thru 29.

Field work for this survey was performed on July 22, 2019.

DATED THIS 24th DAY OF JULY, 2019.

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

Job No.: 20190216

