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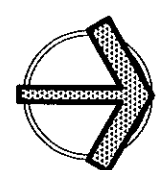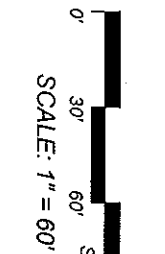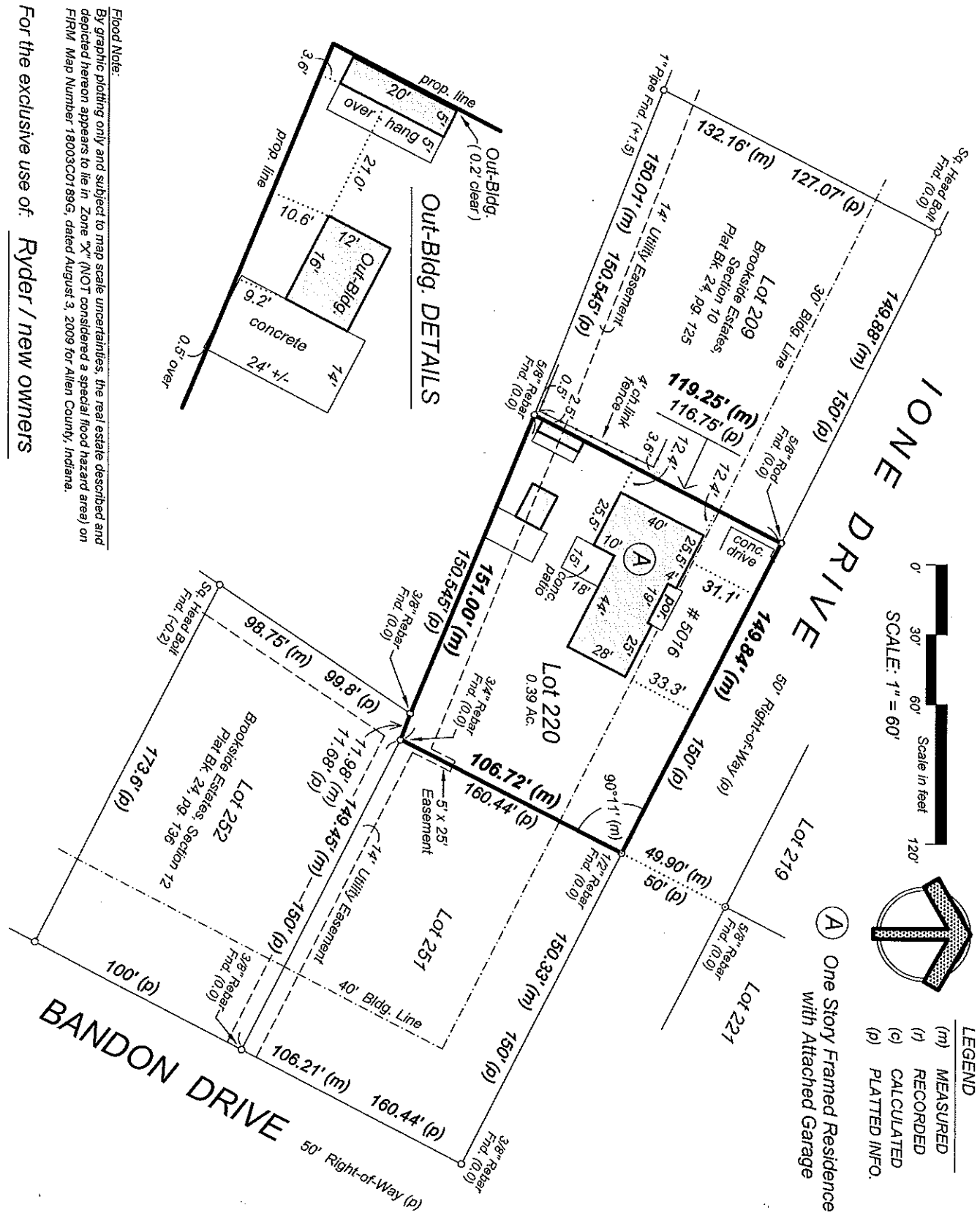## SURVEYING AND DESIGN, INC.
1133 BROADWAY   FORT WAYNE, IN 46802
PH (260) 424-5362   FAX (260) 424-4916

BOUNDARY RETRACEMENT SURVEY
Lot 220 - Brookside Estates, Section 10
5016 Ione Drive, Fort Wayne, IN 46835

Job No.: 20170056

Date: April 10, 2017

For the exclusive use of: *Ryder / new owners*

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 18003C0189G, dated August 3, 2009 for Allen County, Indiana.

Out-Bldg. DETAILS

prop. line
prop. line
3.6'
20'
5'
over:hang 5'
21.0'
10.6'
12' Out-Bldg. 16'
9.2'
concrete 14'
24' +/-
0.5' over
Out-Bldg.
(0.2' clear)

IONE DRIVE

SCALE: 1" = 60'
0'   30'   60'   120'
Scale in feet

(A) One Story Framed Residence with Attached Garage

LEGEND
(m) MEASURED
(r) RECORDED
(c) CALCULATED
(p) PLATTED INFO.

Lot 209
Brookside Estates
Section 10
Plat Bk. 24, pg. 125

132.16' (m)
127.07' (p)
150.01' (m)
150.545' (p)
149.88' (m)
150' (p)
30' Bldg. Line
14' Utility Easement
1" Pipe Fnd (+1.5)
Sq. Head Bolt Fnd (0.0)
5/8" Rod. Fnd. (0.0)
4' ch-link fence
5/8" Rebar Fnd. (0.0)

119.25' (m)
116.75' (p)
0.5'
2.5'
3.6'
12.4'
12.4'
25.5'
40'
10
15'
18'
44'
28'
25.5'
5'
25'
31.1'
conc. drive
#5016
33.3'
conc. patio
(A)

Lot 220
0.39 Ac.

151.00' (m)
150.545' (p)
3/8" Rebar Fnd. (0.0)
3/4" Rebar Fnd. (0.0)

106.72' (m)
160.44' (p)
5 x 25' Easement
90°-11' (m)
149.84' (m)
150' (p)
50' Right-of-Way (p)

Lot 219
Lot 221

49.90' (m)
50' (p)
150.33' (m)
150' (p)
5/8" Rebar Fnd. (0.0)
1/2" Rebar Fnd. (0.0)
3/8" Rebar Fnd. (0.0)

Lot 251
40' Bldg. Line
14' Utility Easement

Lot 252
Brookside Estates
Plat Bk. 24, pg. 136
Section 12

98.75' (m)
99.8' (p)
11.98' (m) 149.45' (m)
11.68' (p) 150' (p)
173.6' (p)
100' (p)
Sq. Head Bolt Fnd. (-0.2)
3/8" Rebar Fnd. (0.0)
3/8" Rebar Fnd. (0.0)

106.21' (m)
160.44' (p)

BANDON DRIVE
50' Right-of-Way (p)

SHEET 1 OF 2

GOULOFF - JORDAN
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S U R V E Y O R ' S   R E P O R T
Lot 220 - Brookside Estates, Section 10
5016 Ione Drive, Fort Wayne, IN 46835

LEGAL DESCRIPTION

Lot 220 in Brookside Estates, Section 10, according to the plat thereof, recorded in Plat Book 24, page 136, in the Office of the Recorder of Allen County, Indiana.

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 on the plat of Brookside Estates, Section 10.

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 5.09 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 March 28, 2017.

DATED THIS 10th DAY OF APRIL, 2017.

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

Job No.: 20170056

TIMOTHY C. GOULOFF
REGISTERED
No.29500017
STATE OF
INDIANA
LAND SURVEYOR