



**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 Lot 2 - Broadmoor Addition

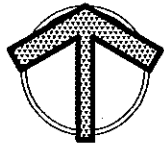
8831 Lima Road, Fort Wayne, IN 46818

W. WALLEN ROAD

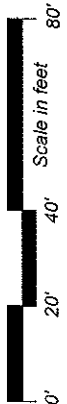
original North line Lot 1

200' (p)

approx. right-of-way line



SCALE: 1"=40'



104' (p)
10' Utility Easement

State of Indiana

Lot 1

200' (p)

Conc. R/W Mon. Fnd.
(1.0' S)

approx. right-of-way line

original East Lot line

104' (p)

Right-of-Way Take

State of Indiana

(Project STP-237-1(004))
Doc. # 2007070519

1/2" Rebar
Fnd. (-0.2)

4.4'

8.5'

109.32' (m)

108.65' (c)

16.35'

75' (r)

30.00' (r & m)

4.2'

75' (r)

0.4'

1/2" Rebar
Fnd. (0.0)

3.2'

74.91' (m)

30' (r)

15.4'

17' (r)

13.5'

2.1'

60.00' (r & m)

11.2'

4' ch. link fence

2.7' (encr.)

2.1'

15.4'

17' (r)

13.5'

4' ch. link fence

2.8'

1/2" Rebar
Fnd. (0.0)

Bent

2.8'

14'

20'

17'

2'

28'

14'

14'

10'

33.9'

34.2'

90.00' (r & c)

90' (r)

60' (r)

90' (p)

16' +/-

1/2" Rebar
Fnd. (0.0)

50' Bldg. Line (from original East Lot line)

16' +/-

90' (p)

90' (p)

16' +/-

90' (p)

90' (p)

16' +/-

90' (p)

90' (p)

16' +/-

90' (p)

Lot 59

Jump

Doc. # 200071240

Lot 2

Likes

Doc. # 70-1838

Doc. # 78-32320

wood deck

7'

11'

18'

7'

28'

14'

14'

10'

33.9'

34.2'

90.00' (r & c)

90' (r)

60' (r)

90' (p)

16' +/-

1/2" Rebar
Fnd. (0.0)

50' Bldg. Line (from original East Lot line)

16' +/-

90' (p)

90' (p)

16' +/-

90' (p)

90' (p)

16' +/-

90' (p)

90' (p)

Spike Nail
Fnd. (0.0)

2.1'

56' (c)

55.38' (m)

90' (p)

89.83' (m)

3/8" Rebar
Fnd. (-0.2)

4' ch. link fence

183.61' (m)

184' (c)

200' (p)

2.4' (encr.)

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2.4' (encr.)

LST, LLC
Doc. # 205073107

Lot 3

Broadmoor Addition

Plat Bk. 15, pg. 96

TOTAL AREA:

0.33 Ac. +/-

For the exclusive use of:

Likes / new owner

Date: November 17, 2016

Job No.: 20160409

**(A) 1 1/2 Story Framed Residence
with Attached Garage**

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 18003C0170G, dated August 3, 2009 for Allen
County, Indiana.

LEGEND

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

SHEET 1 OF 2



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SURVEYOR'S REPORT
Part of Lot 2 - Broadmoor Addition
8831 Lima Road, Fort Wayne, IN 46818

LEGAL DESCRIPTION

Document number 70-1838 -

The South 60 feet of Lot Number 2, in the Plat of Broadmoor Addition, in Washington Township, Allen County, Indiana, according to the plat thereof recorded in Plat Record 15, page 96, of the records in the Office of the Recorder of Allen County, Indiana.

Document number 78-32320 -

The North 30 feet of Lot #2 in Broadmoor Addition, Washington Township, except the west 75 feet thereof.

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 Broadmoor Addition.

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 1.0 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 November 16, 2016.

DATED THIS 17th DAY OF NOVEMBER, 2016.

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

