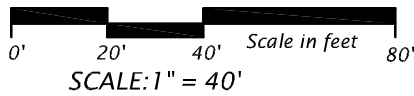
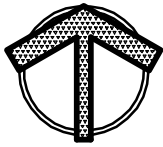




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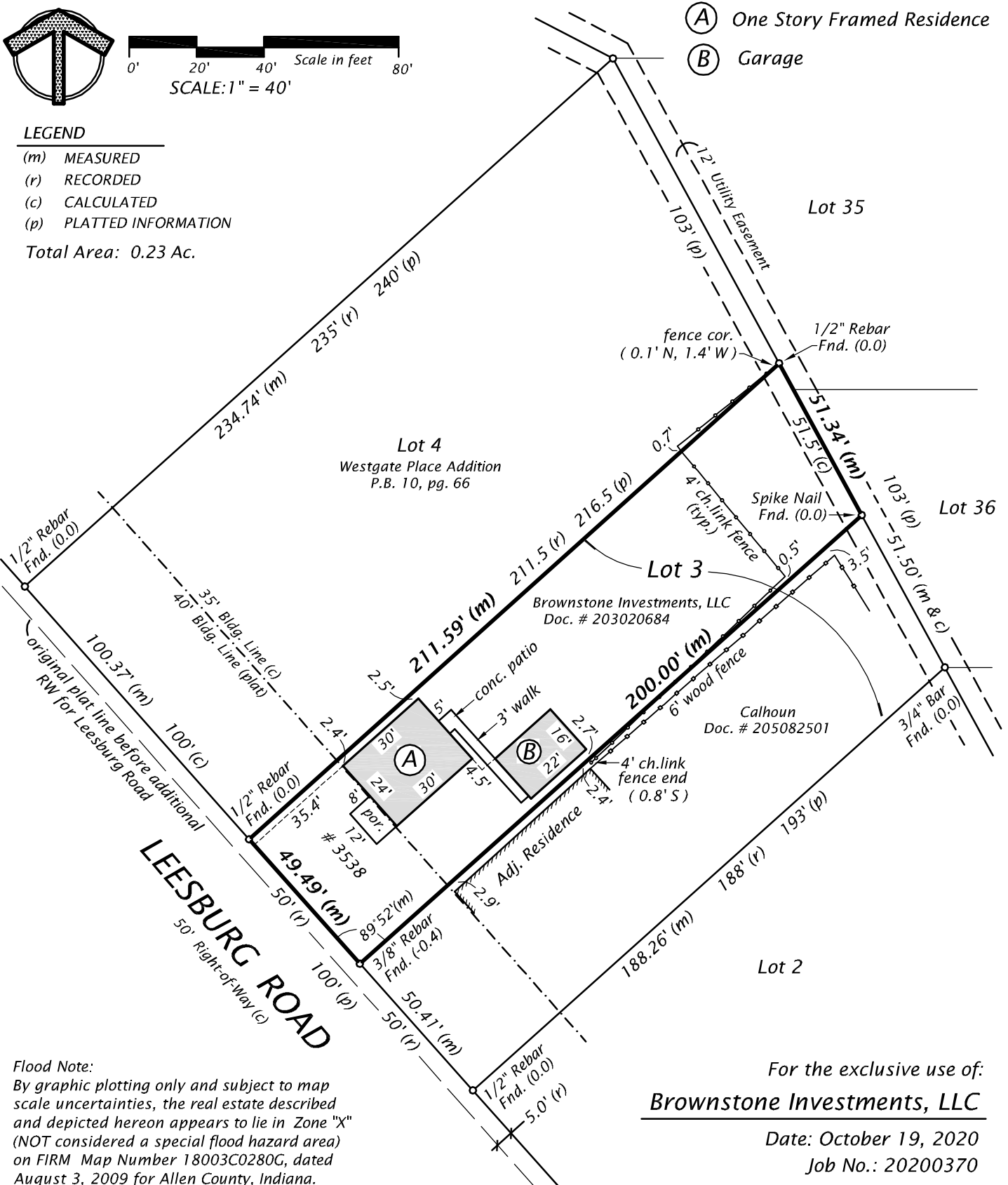
BOUNDARY RETRACEMENT SURVEY N 1/2, Lot 3 - Westgate Place Addition 3538 Leesburg Road, Fort Wayne, IN 46808



LEGEND

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

Total Area: 0.23 Ac.



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 18003C0280G, dated August 3, 2009 for Allen County, Indiana.

For the exclusive use of:
Brownstone Investments, LLC

Date: October 19, 2020
Job No.: 20200370



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

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SURVEYOR'S REPORT
N 1/2, Lot 3 - Westgate Place Addition
3538 Leesburg Road, Fort Wayne, IN 46808

LEGAL DESCRIPTION - Doc. # 203020684

The North $\frac{1}{2}$ of Lot Number 3 in Westgate Place Addition to the City of Fort Wayne, according to the plat thereof, recorded in Plat Record 10, page 66, in the Office of the Recorder of Allen County, Indiana, except the Southwesterly 5 feet by parallel lines dedicated as additional right-of-way for Leesburg Road as recorded in Deed Record 676, page 329 and Deed Record 688, page 527 in the Office of the Recorder.

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 Westgate Place Addition and Document Number 203020684 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 0.51 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

A 4' chainlink fence runs on and along a portion of the North and South property lines of said real estate.

(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.

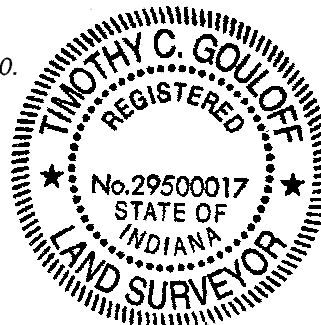
SURVEYOR'S CERTIFICATION

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 October 9, 2020.

DATED THIS 19th DAY OF OCTOBER, 2020.

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



Job No.: 20200370

SHEET 2 OF 2