

PLAT OF SURVEY

DONOVAN ENGINEERING, INC.

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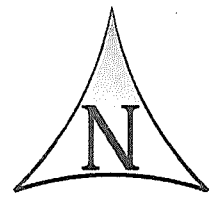
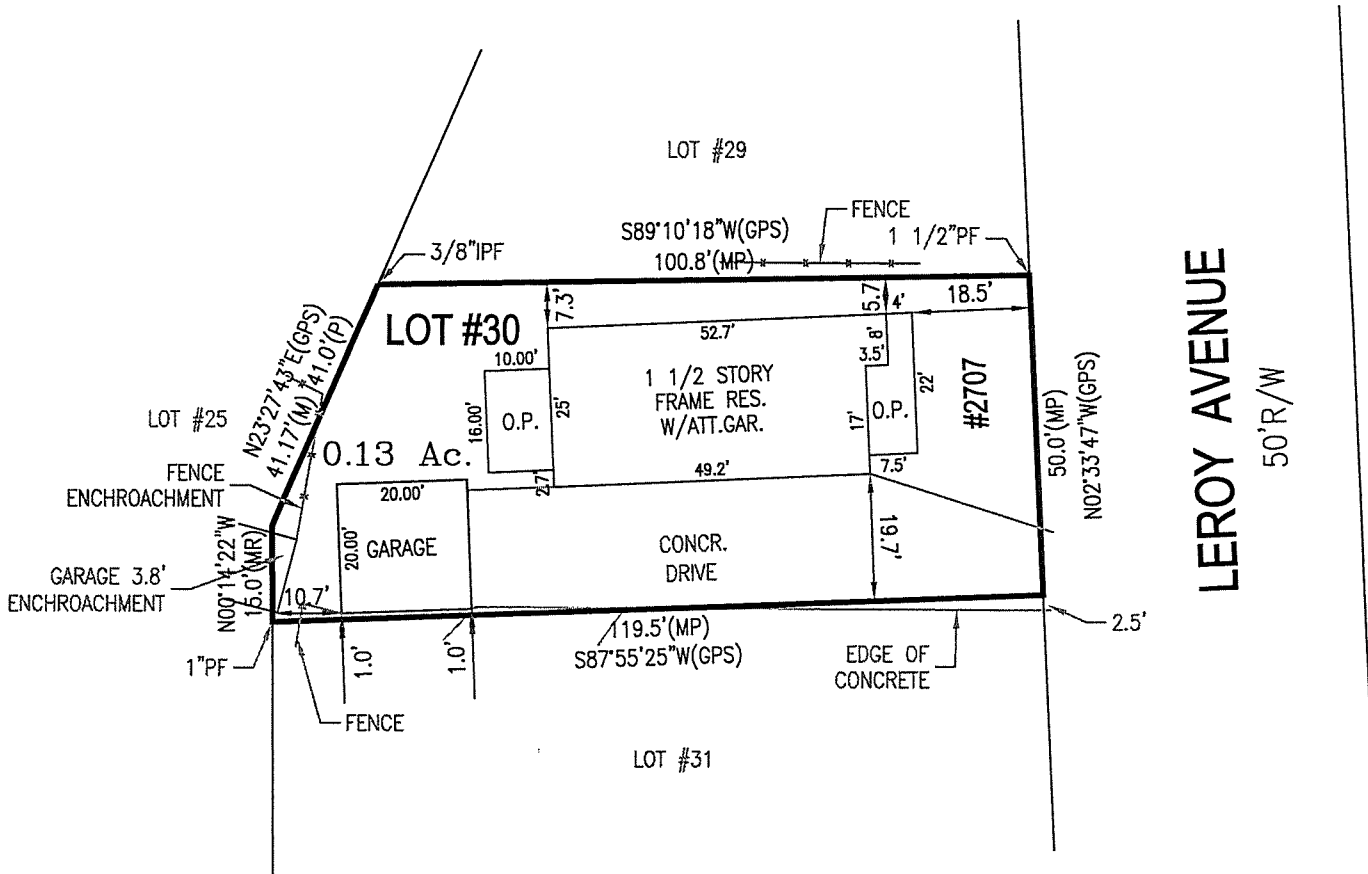
GREGORY L. ROBERTS PLS S0548 IN

KENNETH W. HARRIS PLS 29500021 IN

MICHAEL W. HARRIS PLS 21100018 IN

The undersigned has made a survey of the real estate located in Allen County, Indiana, as shown and described below. The description of the real estate is as follows:

Lot Number 30 in Forest Hill Addition, Section I, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.



1"=30'



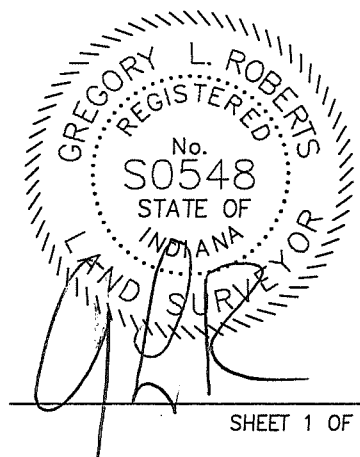
Job No.:21-5171 Date:05/27/21
Job for:LEHMAN - LEPPER/CONNER

LEGEND

- IPF Iron Pin (Rebar) Found
- PF Pipe Found
- RRF Railroad Spike Found
- PKF P.K. Nail Found
- MNF Mag Nail Found
- MNS Mag Nail Set
- IPS 5/8" rebar set w/cap stamped "DEI FIRM #0027"
- (M) Measured (P) Platted
- (R) Recorded (C) Calculated

All monuments are at grade except as noted.
All Property line distances are recorded
dimensions, except as noted. Monuments found
have no documented history except as noted.

Date of latest field work: 05-22-21



I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

SURVEYOR'S REPORT

Date: May 27, 2021
Job for: Lehman – Lepper/Conner)
Legal Description: Lot 30 Forest Hill Addition
Address: 2707 Leroy Avenue

1) In accordance with Title 865, Article 1, Rule 12, Section 1 through 30, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- A) Degree of Precision and Accuracy;
- B) Variances in the reference monuments;
- C) Discrepancies in record descriptions and plats;
- D) Inconsistencies in lines of occupation;

1. The acceptable relative positional accuracy of the corners of the subject tract established on this survey is within the specifications for a Suburban Survey as defined in IAC 865.
2. No variances in the reference monuments.
3. No discrepancies in record descriptions and plats.
4. Inconsistencies in lines of occupation exist due to a garage and fence encroachment along the West line.

The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. **Donovan Engineering, Inc.** should be notified of any additions or revisions that may be required.

The survey has been prepared to facilitate the transfer of this property and is not to be used for other purposes without the written permission of **Donovan Engineering, Inc.** Copies of this survey may be used for archival purposes only. This document is not valid without the original hand and seal and full remittance.

2) Distances between property corners confirm to the dimensions on the recorded plat.

A specific type of monument is not called for on the recorded plat of this subdivision. Therefore, none of the survey monuments found can, with any reliability, be called original. Monuments found appear to be in general uniformity with the recorded plat. The boundary lines are established using monuments by common report.

Subsurface and environmental conditions were not examined or considered to be part of this survey.

This survey and report does not investigate the possibility of unwritten rights. It is not the intent of this survey or Professional Surveyor to determine ownership, rights of ownership nor title of the property.

This survey is the opinion of a licensed Professional Surveyor in the State of Indiana as to the actual location of the lines and corners called for on the deed description/plat. This opinion is based on logic, relevant field and research evidence and established Standard of Care. The basis of bearings for this survey are GPS bearings tied to the State Plane Coordinate System, as supplied by Indiana Department of Transportation (INDOT) INCORS network, Geodetic Datum: NAD83

The Northeast and Southeast property corners are located 13.9 ft. West of the 24 ft. wide pavement of Leroy St.

The Southeast property corner is located 100.0 ft. (measured & plat) North of a 1-inch pipe found at the Southeast corner of Lot No. 32.

The Southwest property corner is located 50.0 ft. (measured & plat) North of a ¾-inch pipe found at the Southwest corner of Lot No. 31.

The Northwest property corner is located 56.0 ft. (measured & plat) Southwest of a 3/8-inch iron pin found at the Northwest corner of Lot No. 29.

A fence is located within 2.0 ft. North of the North property line.

A fence is located within 3.8 ft. East of the West property line.

A garage is located within 3.8 ft. East of the West property line.

A survey dated 7-18-79 by JR Donovan on Lot No. 30 was used as a reference.

A survey dated 3-16-06 by GL Roberts on Lot No. 25 was used as a reference.

A survey dated 12-17-86 by JR Donovan on Lot No. 24 was used as a reference.