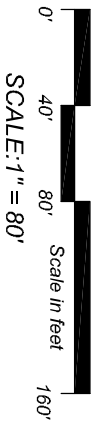




**GOULOFF - JORDAN  
SURVEYING AND DESIGN, INC.**

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

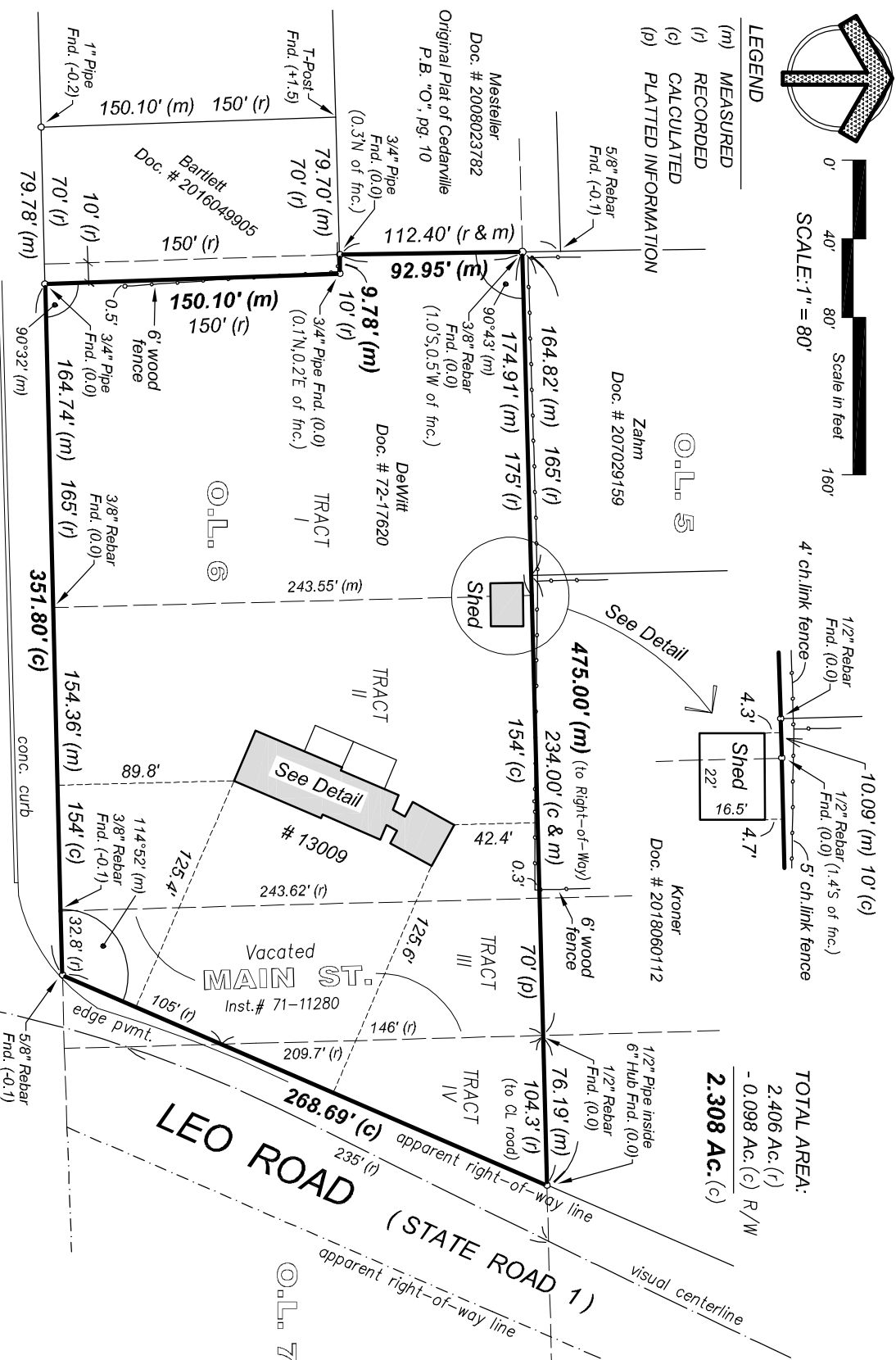
**BOUNDARY RETRACEMENT SURVEY**  
Part of Out Lot 6 in the Original Plat of Cedarville  
13009 Leo Road, Leo, IN 46765



LEGEND

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

**TOTAL AREA:**  
2,406 Ac. (r)  
- 0,098 Ac. (c) R/W  
**2,308 Ac. (c)**



For the exclusive use of: **DeWitt / new owner**

Date: May 23, 2019  
Job No.: 20190138

**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 FIRMS Map Number 18003C0185G, dated August 3, 2009 for Allen County, Indiana.



**LEGAL DESCRIPTION - Doc. # 72-17620**

**Tract I**

The West 175 feet of Out Lot Number Six (6) in the Village of Cedarville, Cedar Creek Township, according to the recorded plat thereof, except for the West 10 feet of the South 150 feet of said West 175 feet; contains 0.946 acre of land, more or less.

**Tract II**

ALSO, Out Lot Number Six (6) in the Village of Cedarville, , Cedar Creek Township, according to the recorded plat thereof, except for the West 175 feet of said Out Lot Number Six (6); contains 0.86 acre of land.

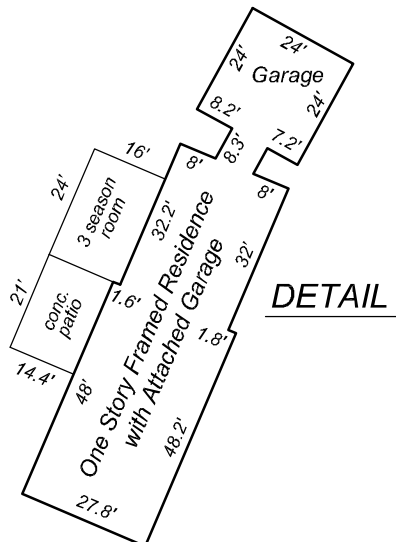
**Tract III**

ALSO, That part of Vacated Main Street in the Original Plat of Cedarville, in the Northeast Quarter of Section 28, Township 32 North, Range 14 East (Cedar Creek Township), lying between Out Lot Number Six (6) of said Original Plat on the West and part of Out Lot Number Seven (7) and the Westerly right-of-way line of the Leo Road or State Road No. 1 on the East, and being more particularly described as follows: Beginning at the Southeast corner of Out Lot Number Six (6) of the Original Plat of Cedarville in the Northeast Quarter of Section 28, above Township and Range; thence East on the South line of said Out Lot Number Six (6) extended East a distance of 32.8 feet to the Westerly right-of-way line of the Leo Road or State Road No. 1; thence in a Northeasterly direction along said Westerly right-of-way line of the Leo Road or State Road No. 1, a distance of 105 feet to the West line of Out Lot Number Seven (7) of the Original Plat of Cedarville aforesaid; thence North along the West line of said Out Lot Number Seven (7), a distance of 146 feet to the Northwest corner of said Out Lot Number Seven (7); thence West 70 feet to the Northeast corner of the aforesaid Out Lot Number Six (6) of the Original Plat of Cedarville; thence South along the East line of said Out Lot Number Six (6) a distance of 243.62 feet to the point of beginning, containing 0.35 acres of land, more or less.

**Tract IV**

ALSO, That part of Out Lot Number Seven (7) lying North and West of the Leo Road (State Highway No. 1) in the Village of Cedarville, Cedar Creek Township, according to the recorded Plat thereof, said part of Out Lot Number Seven (7) lying North and West of the Leo Road or State Highway No. 1, as presently established, is more particularly described as follows: Beginning at the Northwest corner of said Out Lot Number Seven (7) of the Original Plat of Cedarville; thence East along the North line of said Out Lot No. 7, a distance of 104.3 feet to the center line of the Leo Road or State Road No. 1, as presently established; thence Southwestwardly following said Leo Road center line a distance of 235 feet to the intersection of said Leo Road center line by the West line of said Out Lot No. 7; thence North along said West line of Out Lot No. 7, a distance of 209.7 feet to the point of beginning, containing 0.25 acre of land, more or less, subject to Leo Road right-of-way over, across and under the Easterly portion thereof.

The above four parcels of land are contiguous and adjoin each other on the East and West to form one tract of land having an area of 2.406 acres of land, subject to Leo Road right-of-way over, across and under the easterly part of that portion of Out Lot No. 7 of the Original Plat of Cedarville, lying North and West of the Leo Road or State Road No. 1



For the exclusive use of:  
DeWitt / new owner

Date: May 23, 2019

Job No.: 20190138

SHEET 2 OF 3



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

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

**SURVEYOR'S REPORT**

Part of Out Lot 6 in the Original Plat of Cedarville  
13009 Leo Road, Leo, IN 46765

**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 The Original Plat of Cedarville as recorded in Plat Book "O", page 10 and Document Number 72-17620 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 0.36 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

A 4' chainlink fence, a 5' chainlink fence and a 6' wood fence runs along the North subject property line. A 6' wood fence runs along a portion of the West property line.

(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.

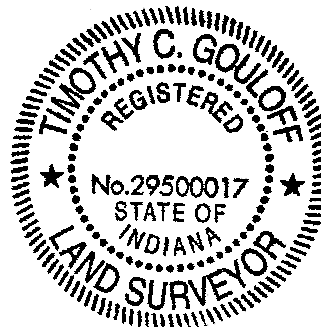
**SURVEYOR'S CERTIFICATION**

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 May 15, 2019.

DATED THIS 23rd DAY OF MAY, 2019.

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



For the exclusive use of: DeWitt / new owner

Date: May 23, 2019

Job No.: 20190138