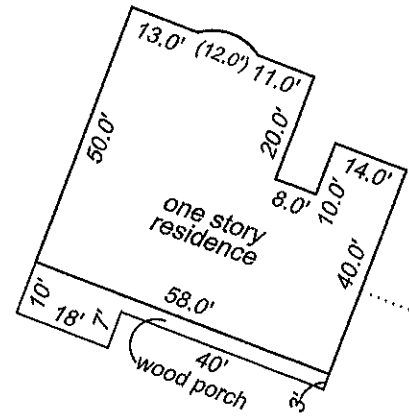
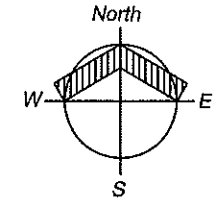
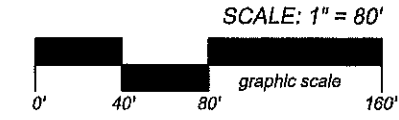


LEGEND	
(m)	MEASURED
(r)	RECORDED
(c)	CALCULATED
(p)	PLATTED INFORMATION

**Flood Note:**

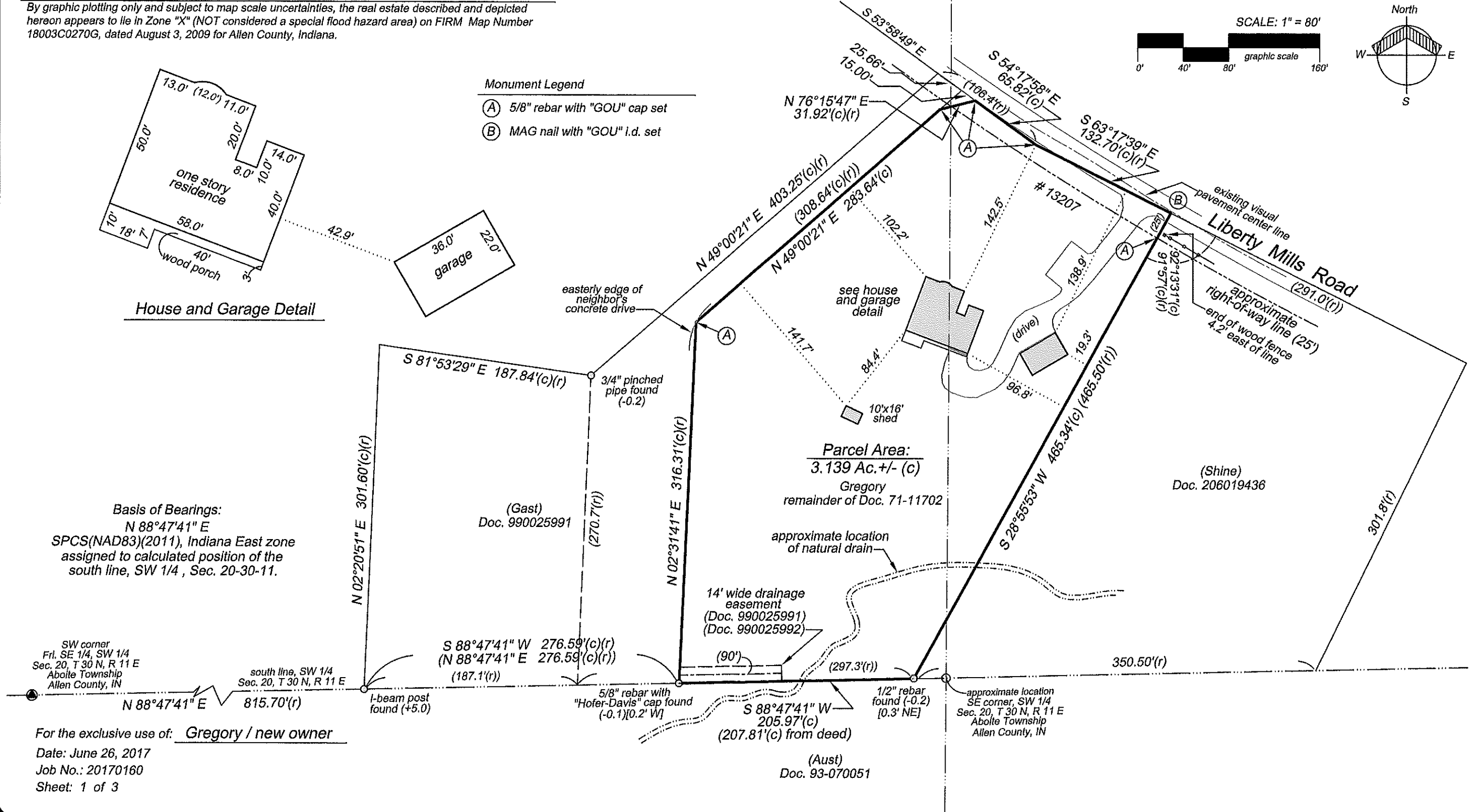
By graphic plotting only and subject to map scale uncertainties, the real estate described and depicted hereon appears to lie in Zone "X" (NOT considered a special flood hazard area) on FIRM Map Number 18003C0270G, dated August 3, 2009 for Allen County, Indiana.



House and Garage Detail

**Monument Legend**

- (A) 5/8" rebar with "GOU" cap set
- (B) MAG nail with "GOU" i.d. set



For the exclusive use of: Gregory / new owner

Date: June 26, 2017

Job No.: 20170160

Sheet: 1 of 3



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

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

**Certificate of Survey**

3.151 Ac. +/- located in the South Half of  
Section 20, Township 30 North, Range 11 East  
Aboite Township, Allen County, Indiana  
13207 Liberty Mills Road, Fort Wayne, IN 46814

**LEGEND**

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

**DESCRIPTION (COPIED FROM TITLE COMMITMENT)**

**Parcel A:**

Part of the Fractional Southeast Quarter of the Southwest Quarter; together with Part of the West one-half of the Southeast Quarter; All in Section 20, Township 30 North, Range 11 East, Allen County, Indiana, lying South of the centerline of the public road known as the Liberty Mills Road, in particular described as follows, to-wit:

To arrive at the place of beginning, Commence at the Southwest corner of the Fractional Southeast Quarter of the Southwest Quarter of said Section; thence Easterly along the South line of said Section as established, a distance of 815.7 feet to an iron rod; thence continuing Easterly on the line aforesaid by a deflection right of 0 degrees 03 minutes, a distance of 187.1 feet to a steel rail post and the aforementioned place of beginning; thence Northerly by a deflection left of 86 degrees 18 minutes, a distance of 270.7 feet to an iron pipe; thence Northeasterly on the Southeastly border of a 5.5 acre tract deeded to the Mopperts by Instrument recorded in Deed Record 643, pages 519-520 by a deflection right of 46 degrees 40 minutes, a distance of 403.6 feet to an iron pin on the centerline of the Liberty Mills Road; thence Southeastly on the said Road centerline by a deflection right of 77 degrees 00 minutes, a distance of 106.4 feet to an iron pin found; thence continuing Southeastly on the said Road centerline by a deflection left of 9 degrees 18 minutes, a distance of 132.7 feet to a railroad spike set; thence Southwestly by a deflection right of 91 degrees 57 minutes, a distance of 465.5 feet to an iron pin situated 26.5 feet West of the North quarter corner of Section 29, Township 30 North, Range 11 East, being also situated on the South line of the aforesaid Section 20; thence Westerly on the line aforesaid by a deflection right of 59 degrees 59 minutes, a distance of 297.3 feet to the place of beginning, containing 3.962 acres of land.

**Parcel B:**

Part of the Fractional Southeast Quarter of the Southwest Quarter of Section 20, Township 30 North, Range 11 East, Allen County, Indiana, lying South of the centerline of the public road known as the Liberty Mills Road, in particular described as follows, to-wit:

To arrive at the place of beginning; Commence at the Southwest corner of the Fractional Southeast Quarter of the Southwest Quarter of said Section; thence Easterly along the South line of said Section, a distance of 815.7 feet to the aforesaid place of beginning; thence Northerly along the West property line of Subject Tract by a deflection left of 86 degrees 18 minutes, a distance of 300.8 feet to an iron pipe on the Southwestly border of a 5.5 acre tract deeded to the Mopperts by Instrument recorded in Deed Record 643, pages 519-520; thence Southeastly by a deflection right of 95 degrees 31 minutes along the 5.5 acre tract aforesaid, a distance of 187.4 feet to an iron pipe; thence Southerly by a deflection right of 84 degrees, 29 minutes, along a line parallel to the aforesaid West property line of the Subject Tract, a distance of 270.7 feet to a steel rail post on the South line of said Section; thence Westerly on the line aforesaid by a deflection right of 86 degrees 18 minutes, a distance of 187.1 feet to the place of beginning, containing 1.244 acres of land.

**EXCEPTING THEREFROM:**

Part of Old Raccoon Reserve described as follows:

Part of the Fractional Southeast Quarter of the Southwest Quarter; TOGETHER WITH part of the West One-Half of the Southeast Quarter; All in Section 20, Township 30 North, Range 11 East, Allen County, Indiana, lying South of the centerline of the public road known as the Liberty Mills Road, in particular described as follows, to-wit:

To arrive at the Point of Beginning, COMMENCE at the Southwest corner of the Fractional Southeast Quarter of the Southwest Quarter of said Section; thence Easterly along the South line of said Section as established and shown in survey recorded in Plat Book 33, page 54 in the Office of the Recorder of said County, distance of 815.7 feet, more or less, to a former iron rod, now an I beam post found and the Point of Beginning initially referred to, said point being the Southwest corner of a 1.224 acre parcel described in Document Number 71-11702; thence Northerly along the West line of

**DESCRIPTION AS SURVEYED**

Part of the fractional Southeast Quarter of the Southwest Quarter and part of the Southeast Quarter of Section 20, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the fractional Southeast Quarter of the Southwest Quarter of said Section 20; thence North 88 degrees 47 minutes 41 seconds East (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone) on the south line of said Southwest Quarter, a distance of 815.70 feet to an I-beam post found marking the southwest corner of real estate described in Document 990025991 in the Office of the Recorder of Allen County; thence continuing North 88 degrees 47 minutes 41 seconds East on said south line, a distance of 276.59 feet to the southeast corner of said real estate and the POINT OF BEGINNING; thence North 02 degrees 31 minutes 41 seconds East on the easterly line of said real estate described in Document 990025991, a distance of 316.31 feet; thence continuing on said easterly line, North 49 degrees 00 minutes 21 seconds East, a distance of 283.64 feet; thence continuing on said easterly line, North 76 degrees 15 minutes 47 seconds East, a distance of 31.92 feet to the northeast corner of said real estate described in Document 990025991, lying within the right-of-way of Liberty Mills Road; thence on the following two (2) courses lying within the right-of-way of Liberty Mills Road: South 54 degrees 17 minutes 58 seconds East 65.82 feet; South 63 degrees 17 minutes 39 seconds East 132.70 feet to the northwest corner of real estate described in Document 206019436 in said Recorder's Office; thence South 28 degrees 55 minutes 53 seconds West on the west line thereof, a distance of 465.34 feet (recorded 465.50 feet) to the southwest corner thereof and the south line of said Southwest Quarter; thence South 88 degrees 47 minutes 41 seconds West on said south line, a distance of 205.97 feet to the point of beginning, containing 3.139 acres, more or less.

SUBJECT TO an Agreement for Drainage Easement recorded as Document 990025992 in the Office of the Recorder of Allen County.

said 1.224 acre parcel by a deflection left of 86 degrees 26 minutes 50 seconds (86 degrees 18 minutes, deed), a distance of 301.60 feet (300.8 feet, 302.9 feet, deeds) to an I beam post found (iron pipe, deed) on the Southwestly border of a 5.5 acre tract deeded to the Mopperts by Instrument recorded in Deed Record 643, pages 519-520; thence Southeastly by a deflection right of 95 degrees 45 minutes 40 seconds (95 degrees 31 minutes, deed) along the Southwestly line of the 5.5 acre tract aforesaid, a distance of 187.84 feet (187.4 feet, 188 feet, deeds) to an iron pipe found; thence Northeasterly along the Easterly line of said 5.5 acre tract, as coincident with the Northwestly line of a 3.962 acre tract conveyed in Document Number 71-11702, by a deflection left of 49 degrees 06 minutes 10 seconds (48 degrees 50 minutes, previous), a distance of 403.25 feet (403.6 feet, 411.3 feet, deeds) to the centerline of the Liberty Mills Road; thence Southeastly along the line aforesaid, as coincident with the North line of said 3.962 acre tract and as established by said Plat Book 33, page 54, by a deflection right of 77 degrees 00 minutes 50 seconds (77 degrees 00 minutes, deed), a distance of 25.66 feet; thence Southwestly, parallel with and 25 feet normally distant Southeastward of the Northwestly line of said 3.962 acre tract, by a deflection right of 102 degrees 59 minutes 10 seconds, a distance of 308.64 feet to a capped #5 rebar (FIRM 0025) set; thence Southerly by a deflection left of 46 degrees 28 minutes 40 seconds, a distance of 316.31 feet to the South line of said 3.962 acre tract as coincident with the South line of said Section 20 as established; thence Westerly along the lines aforesaid, by a deflection right of 86 degrees 16 minutes 00 seconds, a distance of 276.59 feet to the Place of Beginning, containing 2.037 acres of land, more or less.

**ALSO EXCEPTING THEREFROM:**

Part of the West One-half of the Southeast Quarter of Section 20, Township 30 North, Range 11 East, Allen County, Indiana, lying South of the centerline of the public road known as the Liberty Mills Road, in particular described as follows, to-wit:

To arrive at the Point of Beginning, COMMENCE at the Southwest corner of the Fractional Southeast Quarter of the Southwest Quarter of said Section; thence Easterly along the South line of said Section as established and shown in survey recorded in Plat Book 33, page 54 in the Office of the Recorder of said County, a distance of 815.7 feet, more or less, to a former iron rod, now an I beam post found, said point being the Southwest corner of a 1.224 acre parcel described in Document Number 71-11702; thence Northerly along the West line of said 1.224 acre parcel by a deflection left of 86 degrees 26 minutes 50 seconds (86 degrees 18 minutes, deed), a distance of 301.60 feet (300.8 feet, 302.9 feet, deeds) to an I beam post found (iron pipe, deed) on the Southwestly border of a 5.5 acre tract deeded to the Mopperts by Instrument recorded in Deed Record 643, pages 519-520; thence Southeastly by a deflection right of 95 degrees 45 minutes 40 seconds (95 degrees 31 minutes, deed) along the Southwestly line of the 5.5 acre tract aforesaid, a distance of 187.84 feet (187.4 feet, 188 feet, deeds) to an iron pipe found; thence Northeasterly along the Easterly line of said 5.5 acre tract, as coincident with the Northwestly line of a 3.962 acre tract conveyed in Document Number 71-11702, by a deflection left of 49 degrees 06 minutes 10 seconds (48 degrees 50 minutes, previous), a distance of 403.25 feet (403.6 feet, 411.3 feet, deeds) to the centerline of the Liberty Mills Road; thence Southeastly along the line aforesaid, as coincident with the North line of said 3.962 acre tract and as established by said Plat Book 33, page 54, by a deflection right of 77 degrees 00 minutes 50 seconds (77 degrees 00 minutes, deed), a distance of 25.66 feet to the Point of Beginning initially referred to; thence continuing Southeastly along said centerline on the last course produced, a distance of 15 feet; thence Southwestly by a deflection right of 130 degrees 14 minutes 36 seconds, a distance of 31.92 feet to the Easterly line of the aforementioned 2.037 acre tract as situated 25 feet Southwest of the Northeast corner thereof; thence Northeasterly along said Easterly line by a deflection right of 152 degrees 44 minutes 34 seconds, a distance of 25 feet to the Point of Beginning.

Date: June 26, 2017

Job No.: 20170160

Sheet: 2 of 3



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

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

3.151 Ac. +/- located in the South Half of  
Section 20, Township 30 North, Range 11 East  
Aboite Township, Allen County, Indiana  
13207 Liberty Mills Road, Fort Wayne, IN 46814

**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, unless otherwise noted.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

**THEORY OF LOCATION:**

This survey is a "retracement" of the remainder of real estate described in Document 71-11702 in the Office of the Recorder of Allen County resulting from the sell-off (split) of real estate described in Document 990025991.

The lines and corners for this survey were established as depicted on the survey drawing.

Deeds examined for the purposes of this survey: Doc. 71-11702 (subject) Doc. 990025991 (west adjoiner) Doc. 206019436 (east adjoiner) Doc. 93-070051 (south adjoiner).

No monuments were found marking the SW corner of the fr. SE 1/4, SW 1/4 of Sec. 20-T30N-R11E, or the SE corner, SW 1/4, Sec. 20. An I-beam post found and called for marking the SW corner of Doc. 990025991 was held as such and together with a 5/8" rebar with "Hofer-Davis" cap found marking the SE corner of said Doc. 990025991, were held to establish the south line of the SW 1/4 of Sec. 20-30-11. The description of record in Doc. 71-11702 and the split parcel description in Doc. 990025991 utilize deflection angles. The survey drawing and the "as surveyed" description of subject real estate depict bearings that were calculated from said deflection angles based on a bearing of North 88 degrees 47 minutes 41 seconds East (State Plane Coordinate System (NAD83)(2011), Indiana East zone) assigned to the calculated position of the south line of the SW 1/4 of said Section 20-30-11.

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. Uncertainty created as above described for this survey is 2.0 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.**

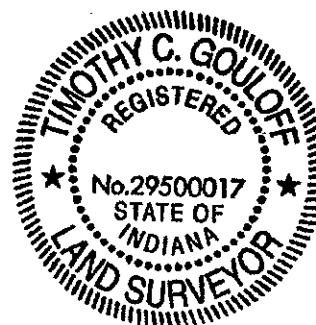
**SURVEYOR'S CERTIFICATION**

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 in July, 2017.

DATED THIS 26th DAY OF JULY, 2017.

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



Date: June 26, 2017

Job No.: 20170160

Sheet: 3 of 3