



LEGEND:

- A = CORNER MARK FOUND PER RECORD WITNESS
- B = 5/8" DEBAR STAKE FOUND FLUSH
- C = 5/8" DEBAR STAKE WITH "HIGMAN" I.D. CAP FOUND FLUSH
- D = 5/8" DEBAR STAKE WITH "HOEHN" I.D. CAP SET FLUSH
- E = 5/8" DEBAR STAKE WITH "HOEHN" I.D. CAP SET + 0.2'
- F = NO MARK SET OR FOUND

REFERENCE SURVEY:
HIGMAN JOB #4409
STODDY JOB #8001



Joel A. Hoehn

Pt. SW 1/4 SEC. 34-T.28N.-R.12E.

DSBORN

SHEET 3 of 3

PLAT OF SURVEY #4405

LEGAL DESCRIPTION OF RECORD: A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 12 EAST, WELLS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER MARKED BY A SOLID STEEL BAR BEING 17.84 FEET EAST OF THE CENTERLINE OF THE PAVEMENT OF STATE ROAD 1; THENCE NORTHERLY 424.3 FEET ON THE WEST LINE OF SAID SOUTHWEST QUARTER TO A PK NAIL ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ERIE RAILROAD, WHICH SHALL BE **THE PLACE OF BEGINNING**; THENCE CONTINUING NORTHERLY 400.0 FEET ON SAID WEST LINE SOUTHWEST QUARTER TO A P.K. NAIL; THENCE EASTERLY, DEFLECTING RIGHT 90 DEGREES 03 MINUTES 35 SECONDS, 31.0 FEET PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TO A STANDARD CORNER MARKER (5/8" X 15" REINFORCING BAR STAKE WITH AN ALUMINUM CAP STAMPED HIGMAN, 10025); THENCE CONTINUING EASTERLY 307.0 FEET BEING AN EXTENSION OF THE LAST ABOVE DESCRIBED LINE TO A STANDARD CORNER MARKER; THENCE SOUTHERLY, DEFLECTING RIGHT 89 DEGREES 56 MINUTES 25 SECONDS, 400.0 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER TO A STANDARD CORNER MARKER ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE WESTERLY, DEFLECTING RIGHT 90 DEGREES 03 MINUTES 35 SECONDS, 310.0 FEET ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TO A STANDARD CORNER MARKER ; THENCE CONTINUING WESTERLY 28.0 FEET BEING AN EXTENSION OF THE LAST DESCRIBED LINE TO THE PLACE OF BEGINNING. CONTAINING 3.10 ACRES.

ALSO:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANGE 12 EAST, WELLS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 28 NORTH, RANG 12 EAST, WELLS COUNTY, INDIANA; THENCE NORTHERLY ON THE WEST LINE OF SAID QUARTER 423.3 FEET TO A PK NAIL ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ERIE RAILROAD; THENCE CONTINUING NORTHERLY ON SAID WEST LINE 400.0 FEET TO A PK NAIL; THENCE EASTERLY DEFLECTING RIGHT 90 DEGREES 03 MINUTES 35 SECONDS, 31.0 FEET PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD TO A STANDARD CORNER MARKER (5/8" X 15" REINFORCING BER STAKE WITH AN ALUMINUM CAP STAMPED HIGMAN, 10025); THENCE CONTINUING EASTERLY 307.0 FEET BEING AN EXTENSION OF THE LAST DESCRIBED LINE TO A STANDARD CORNER MARKER; THENCE SOUTHERLY, DEFLECTING RIGHT 89 DEGREES 56 MINUTES 25 SECONDS, 400.0 FEET PARALLEL WITH SAID WEST LINE AND ON THE EAST LINE OF THE LAND DESCRIBED IN DEED RECORD 111 ON PAGE 155 OF THE WELLS COUNTY RECORDER'S RECORDS TO A STANDARD CORNER MARKER ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, WHICH SHALL BE **THE POINT OF BEGINNING** FOR THIS TRACT HEREIN DESCRIBED; THENCE SOUTHERLY ON THE LAST DESCRIBED COURSE 49.5 FEET TO THE CENTERLINE OF SAID RAILROAD; THENCE WESTERLY ON SAID CENTERLINE 338.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ON SAID WEST LINE 49.5 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE EASTERLY ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD 338.0 FEET TO THE POINT OF BEGINNING; CONTAINING 0.38 ACRE.

SUBJECT TO: THE RIGHT-OF-WAY OF STATE ROAD NUMBER 1 AND RIGHT-OF-WAY AND EASEMENTS OF RECORD.

ALL AS SHOWN BY STOODY ASSOCIATES PROFESSIONAL LAND SURVEYORS, ON THE PLAT OF SURVEY NUMBER 4405.

SURVEY REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SEC. 1-29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- a) VARIANCES IN THE REFERENCE MONUMENTS: SEE LEGEND.
- b) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: SEE SURVEY PLAT.
- c) INCONSISTENCIES IN LINES OF OCCUPATION: SEE SURVEY PLAT.

THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A (RURAL SURVEY 0.26 FEET) AS DEFINED BY TITLE 865.

THIS IS A RETRACEMENT SURVEY OF DEED RECORD 111; PAGE 155 AND MISCELANEOUS RECORD 56, PAGE 44. THE COUNTY WITNESSED SECTION CORNERS WERE USED TO ESTABLISH THE WEST LINE OF THE SOUTHWEST QUARTER WHICH IS THE CONTROLLING LINE OF THIS TRACT. THE NORTH AND SOUTH LINES OF THIS TRACT ARE PARALLEL WITH THE CENTERLINE OF THE ERIE RAILROAD. THE EAST LINE OF THIS TRACT IS PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER. MONUMENTS WERE FOUND AT THE CORNERS OF THIS TRACT AS CALLED FOR IN THE DEED OF RECORD AND AGREE WITH DEED CALLS.

NOTE: THIS SURVEY IS VALID WITH ORIGINAL SEAL, SIGNATURE AND PAYMENT OF INVOICE. THE INFORMATION ON THE ATTACHED DRAWING IS INTENDED FOR THIS TRANSACTION ONLY AS DATED BELOW AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR. "I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW". JOEL A. HOEHN

STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT No: 1626276 WAS PROVIDED AT TIME OF SURVEY.

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, WITH STOODY ASSOCIATES, 121 EAST MARKET STREET, BLUFFTON, INDIANA, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY WAS MADE UNDER THEIR SUPERVISION AS SHOWN AND WAS COMPLETED ON MARCH 2, 2016, FIELD AND MARCH 19, 2016 OFFICE.