

# BOUNDARY RETRACEMENT SURVEY

Lot 7 and 8 - Grand View Gardens Addition  
and Part of the S 1/2, Section 20 - T30N - R13E  
4018 Pettit Avenue, Fort Wayne, IN 46806

## TRACT I

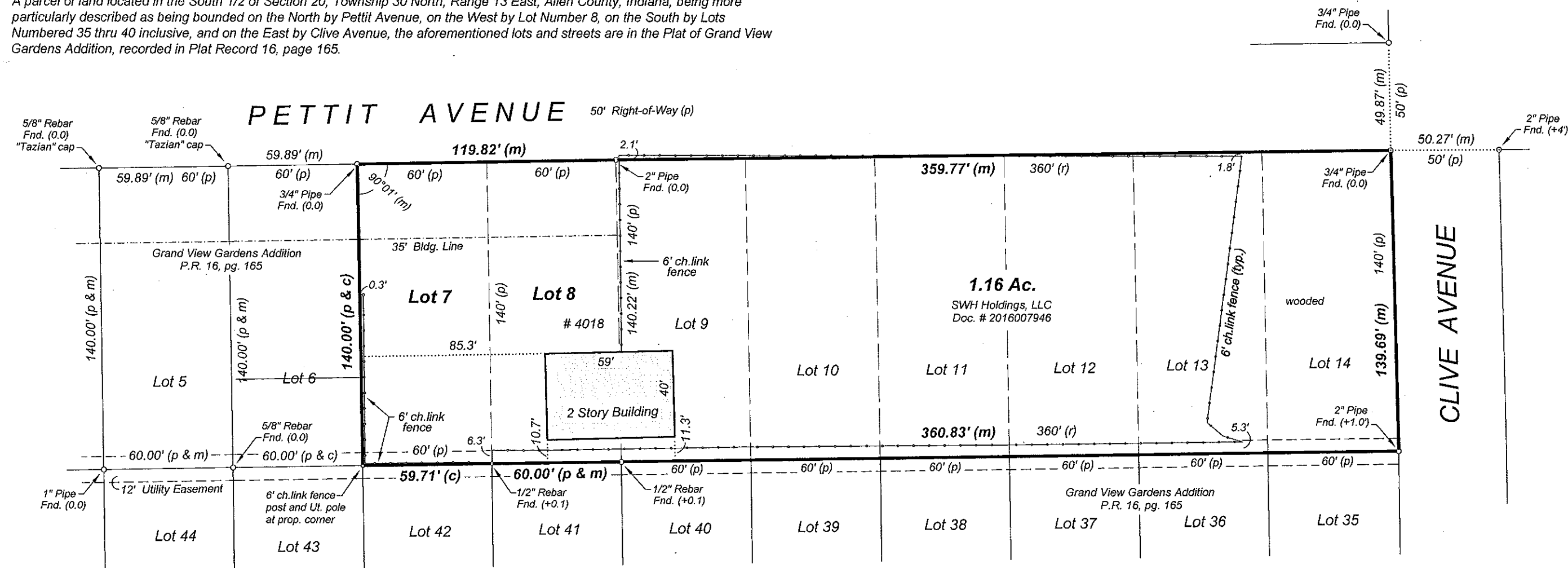
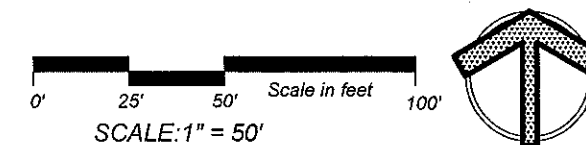
Lot Numbered 7 and 8 in Grand View Gardens Addition to the City of Fort Wayne, Allen County, Indiana, according to the plat thereof.

## TRACT II

A parcel of land located in the South 1/2 of Section 20, Township 30 North, Range 13 East, Allen County, Indiana, being more particularly described as being bounded on the North by Pettit Avenue, on the West by Lot Number 8, on the South by Lots Numbered 35 thru 40 inclusive, and on the East by Clive Avenue, the aforementioned lots and streets are in the Plat of Grand View Gardens Addition, recorded in Plat Record 16, page 165.

## LEGEND

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



**TOTAL AREA: 1.54 Ac. +/-**

For the exclusive use of: SWH Holdings, LLC / new owner

Date: August 1, 2017

Job No.: 20170239

## 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 18003C0315G, dated August 3, 2009 for Allen County, Indiana.



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

1133 BROADWAY FORT WAYNE, IN 46802  
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**SURVEYOR'S REPORT**

Lot 7 and 8 - Grand View Gardens Addition  
and Part of the S 1/2, Section 20 - T30N - R13E  
4018 Pettit Avenue, Fort Wayne, IN 46806

**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 Grand View Gardens Addition and Document Number 2016007946 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 0.83 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 on July 28, 2017.

DATED THIS 1st DAY OF AUGUST, 2017.

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

