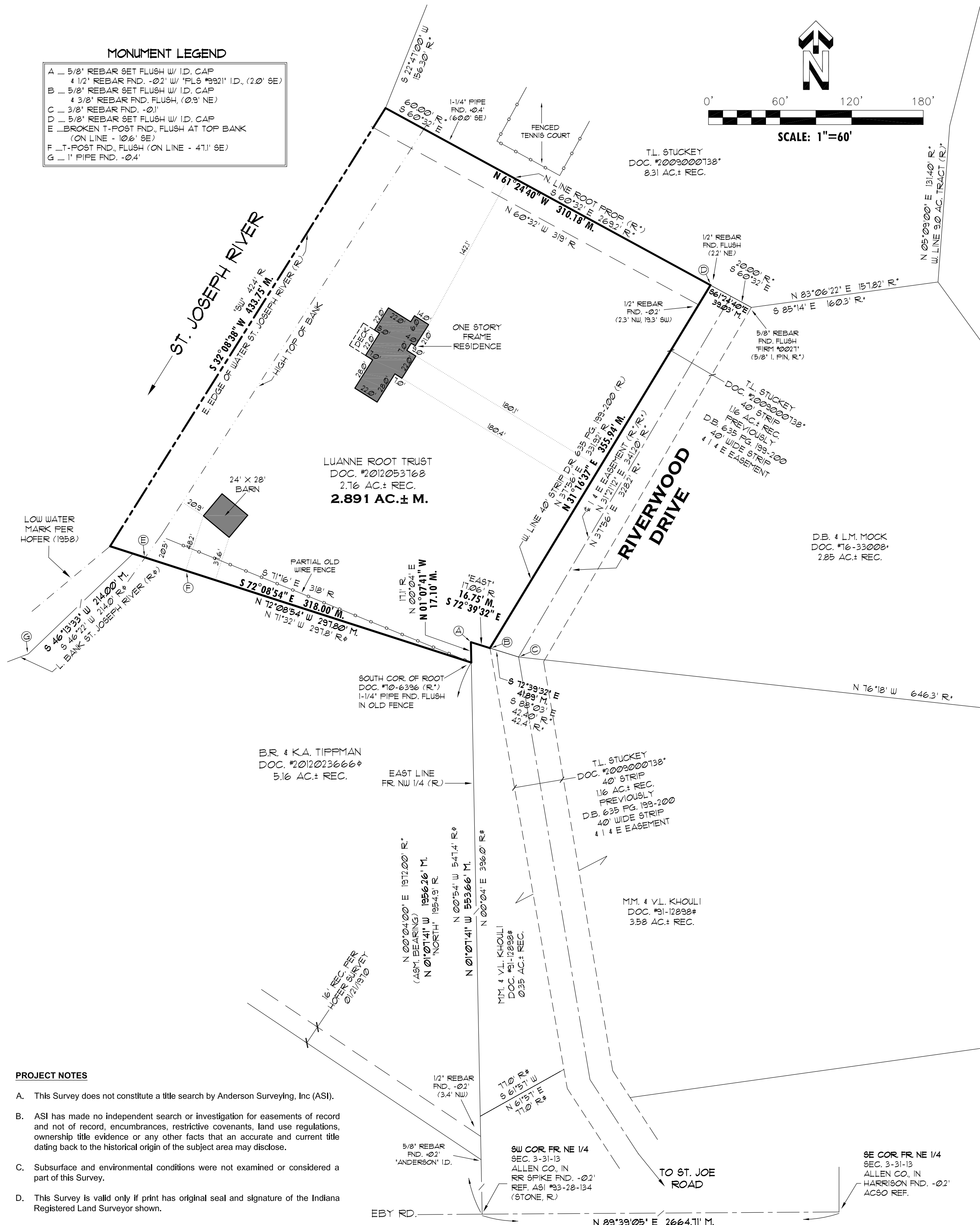
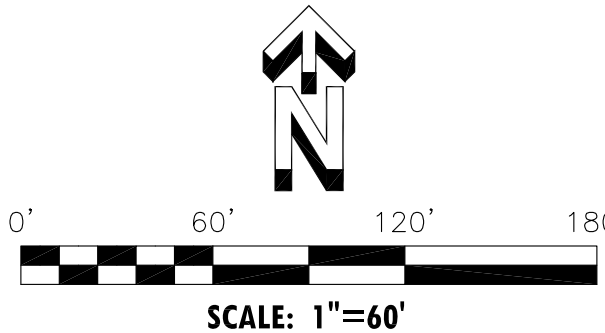


MONUMENT LEGEND

- A ... 5/8" REBAR SET FLUSH W/ I.D. CAP
4 1/2" REBAR FND. -0.2' W/ PLS #921" I.D., (2.0' SE)
- B ... 5/8" REBAR SET FLUSH W/ I.D. CAP
4 3/8" REBAR FND. FLUSH, (0.9' NE)
- C ... 3/8" REBAR FND. -0.1'
- D ... 5/8" REBAR SET FLUSH W/ I.D. CAP
- E ... BROKEN T-POST FND. FLUSH AT TOP BANK
(ON LINE - 10.6' SE)
- F ... T-POST FND. FLUSH (ON LINE - 47.1' SE)
- G ... 1" PIPE FND. -0.4'



RECORDED DESCRIPTION OF REAL ESTATE:
 Present Owner (s): Luanne K. Root Revocable Living Trust
 Property Address: 10333 Riverwood Dr. Fort Wayne, IN 46835

Recorder's Document #2012053768
 Part of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of Fractional Section 3, Township 31 North, Range 13 East, in Allen County, Indiana, more particularly described as follows:

Beginning at a point on the West line of the Northeast Quarter (1/4) of Fractional Section 3, Township 31 North, Range 13 East, said point being 1,954.9 feet North of the Southwest corner of the Northeast Quarter (1/4) of Fractional Section 3, thence North 00 degrees 04 minutes East along the West line of the Northeast Quarter (1/4) of Fractional Section 3, Township 31 North, Range 13 East a distance of 17.1 feet; thence East and parallel to the South line of the Northeast Quarter (1/4) of Fractional Section 3, Township 31 North, Range 13 East, a distance of 17.06 feet to a point, said point being located on the West line of that certain strip of land 40 feet in width conveyed to Jeraldine C. Baumgartner, grantee, and subject to an easement for ingress and egress purposes, as Deed Record 635, pages 199-200 of the records of the Recorder of Allen County; thence North 37 degrees 56 minutes East along the West line of said 40-foot strip a distance of 331.92 feet; thence North 60 degrees, 32 minutes West a distance of 319 feet to the Easterly edge of water of the St. Joseph River; thence Southwesterly along the Easterly edge of water of the St. Joseph River a distance of 424 feet to a point; thence South 71 degrees 16 minutes East a distance of 318 feet to the point of beginning containing 2.76 acres more or less.

The above described real estate is subject to all legal rights-of-way, subject to all Regulated Drain Easements for any Regulated Drains or Tiles being on or within 75 feet of the above described parcel, subject to all other easements, restrictions and rights affecting the above-described parcel.

SURVEYOR'S REPORT

In Accordance with Title 865, Article 1 Chapter 12, Section 1 through 29 of the Indiana Administrative Code, the following observation 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) Variances in the reference monuments.
- (b) Discrepancies in record descriptions and plats;
- (c) Inconsistencies in lines of occupation and
- (d) Random errors in measurement (Theoretical Uncertainty).

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a "Rural" Survey (0.26 feet plus 200 parts per million) as defined in I.A.C. 865.

The purpose of this document was to perform a Retracement Survey of that real estate described in a Transfer on Death Deed conveyed to Luanne K. Root Revocable Living Trust, recorded September 19, 2012, as Document #2012053768 in the Office of the Recorder of Allen County, Indiana. The boundary lines of the subject tract and other relevant lines were established as follows:

The Southeast corner of the Northeast Quarter of fractional Section 3 was established by a found Harrison marker accepted in place per Allen County Surveyor's Office (ACSO) reference.

The Southwest corner of the Northeast Quarter was established by a found rebar railroad spike accepted in place as the best available evidence for the location of said corner. This spike has been held as said corner on a prior surveys by this firm dating back to 2002, reference Survey Numbers 02-04-165A and 93-28-134.

The Northwest corner of the Fractional Northeast Quarter was not able to be established as the corner falls within the St. Joseph River. As a result of this missing corner the East line of the Northwest Quarter was established by the aforesaid railroad spike and by the iron pipe monumenting the south corner of the subject tract. No modern information relative the location of the above corners was found in the records of the ACSO unless noted above.

The boundary lines of the subject tract were established as follows:

- The south corner by the aforesaid iron pipe accepted in place. The north end of the 17.1-foot course being record distance north of the aforesaid iron pipe.
- The easterly line (west line 40-foot strip/easement) by the recovered rebars accepted in place as the best available evidence for the location of said line. This line was extended southwest to the 42.4-foot course being established by the north end of the 17.1-foot course and by the recovered rebar at the easterly end of said 42.4-foot course. Said line was also truncated to the monumented southwesterly line of the north adjoining Stuckey tract (recorded as being the "north line of the Root property" per Document #2009000738). The easterly line field measures 24.0 feet long due to what this firm believes to be possible errors in record description of the subject tract as further discussed below.
- The northerly line (as defined above) was extended west 60.0 feet to the approximate easterly water's edge of the St. Joseph River. The southerly line was established by the aforesaid iron pipe on the east and by two (2) recovered T-posts on the west. This monumented line was extended west at record distance to the approximate easterly water's edge of the St. Joseph River. This perpetuation was also used to establish the north line of the south adjoining Tippman tract during a prior survey by this firm of 9833 St. Joe Road dated April 1, 2010, Survey Number 93-28-134. An old partial wire fence is situated up to 20.5 feet north of this established line as shown on the survey drawing
- It should be noted that the record description for the subject tract does not contain enough geometry to mathematically close the description. As stated above other errors may exist due to observed variances in record geometry and field evidence as discussed above and shown on the survey drawing. The subject tract accesses St. Joe Road via an existing drive (Riverwood Drive). The east adjoining 40-foot strip (Ingress & Egress Easement) is owned by Stuckey. This easement is not part of the current deed of record for the subject tract.

Reference Documents this survey:

- Prior surveys by this firm as discussed above
- Current deeds of record for the subject and adjoining tracts
- ACSO Section corner information
- County Tax and GIS Maps

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: As discussed above and as shown on the survey drawing relative existing monumentation. Record bearing and distance differential over the RPA for this survey are noted on the Plat of Survey. All found monumentation is of unknown origin unless noted otherwise. All set rebars are 5/8 inch diameter 24 inches long with orange identification caps stamped "ANDERSON-FIRM #29A". See Plat of Survey.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: Up to 24.0 feet, see above discussion relative possible errors and closure for the description of subject tract. Also see above discussion relative possible errors in the perpetuation of Section corners. Meas. (M) Indicates measured dimension, Plat (P) Indicates platted dimension, Rec. (R) Indicates recorded dimension, Calc. (C) Indicates calculated dimension. See Plat of Survey.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: See location of existing partial wire fence near the southerly line of the subject tract. There may be unwritten rights associated with this occupations.

CONTRACT REQUIREMENTS: All surveying fees to Anderson Surveying, Inc. must be satisfied before this survey and report is valid. 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. Anderson Surveying, Inc. should be notified of any additions or revisions that may be required.

This property is in Zone "X" and Zone "AE" as location plots by scale on Flood Insurance Rate Map 18003C0195G, effective August 03, 2009. The accuracy of this statement is subject to map scale uncertainty. The exact location of any flood plain can only be ascertained with a topographic procedure, which is beyond the scope of this Plat of Survey. As provided for under the guidelines of the National Flood Insurance Program, the final decision regarding flood insurance is left up to the local lending Institution.

This is certified as a "Rural" Survey in accordance with the Indiana Survey Standards to the owner of record and the buyer as listed on this certificate, the title company of contract and the lender for said buyer for the exclusive use in the conveyance of the above described real estate. The attached Plat of Survey is not to be warranted or assigned to any person(s) after said conveyance is complete.

CERTIFICATION

I hereby certify that the this Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Field Survey completed the 17th day of July, 2017
Certified this 17th day of July, 2017
Prepared exclusively for: Root / Hosier Trust
Survey Number: 17-06-136

Micheal C. Vodde, LS# 20100011

- PROJECT NOTES**
- A. This Survey does not constitute a title search by Anderson Surveying, Inc (ASI).
 - B. ASI has made no independent search or investigation for easements of record and not of record, encumbrances, restrictive covenants, land use regulations, ownership title evidence or any other facts that an accurate and current title dating back to the historical origin of the subject area may disclose.
 - C. Subsurface and environmental conditions were not examined or considered a part of this Survey.
 - D. This Survey is valid only if print has original seal and signature of the Indiana Registered Land Surveyor shown.

ANDERSON SURVEYING, INC.
 Registered Professional Engineers and Land Surveyors
 Indiana Land Surveying Firm Identification Number: 29A

EST. 1978
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 LAND PLANNING

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WWW.ANDERSONSURVEYING.COM

NO.	REVISION:	DATE:	BY:

RETRACEMENT SURVEY - The Luanne K. Root Revocable Living Trust
 10333 Riverwood Dr., Fort Wayne, IN 46835
 Pt. of Fractional SEC. 3, T. 31 N., R. 13 E., St. Joseph Twp., Allen County, IN

SCALE: 1" = 60'
 DRAWN BY: E.J.S.
 CHECKED BY: M.C.V.
 ISSUE DATE: 07/14/2017
 SAVED FILE: JUL1717-06-136-10333 RIVERWOOD / 17-06-136.dwg

SURVEY NO.: 17-06-136
SURVEY