



GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.

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PH (260) 424-5362 FAX (260) 424-4916

BOUNDARY RETRACEMENT SURVEY

66398 U.S. 33, Goshen, Indiana 46526

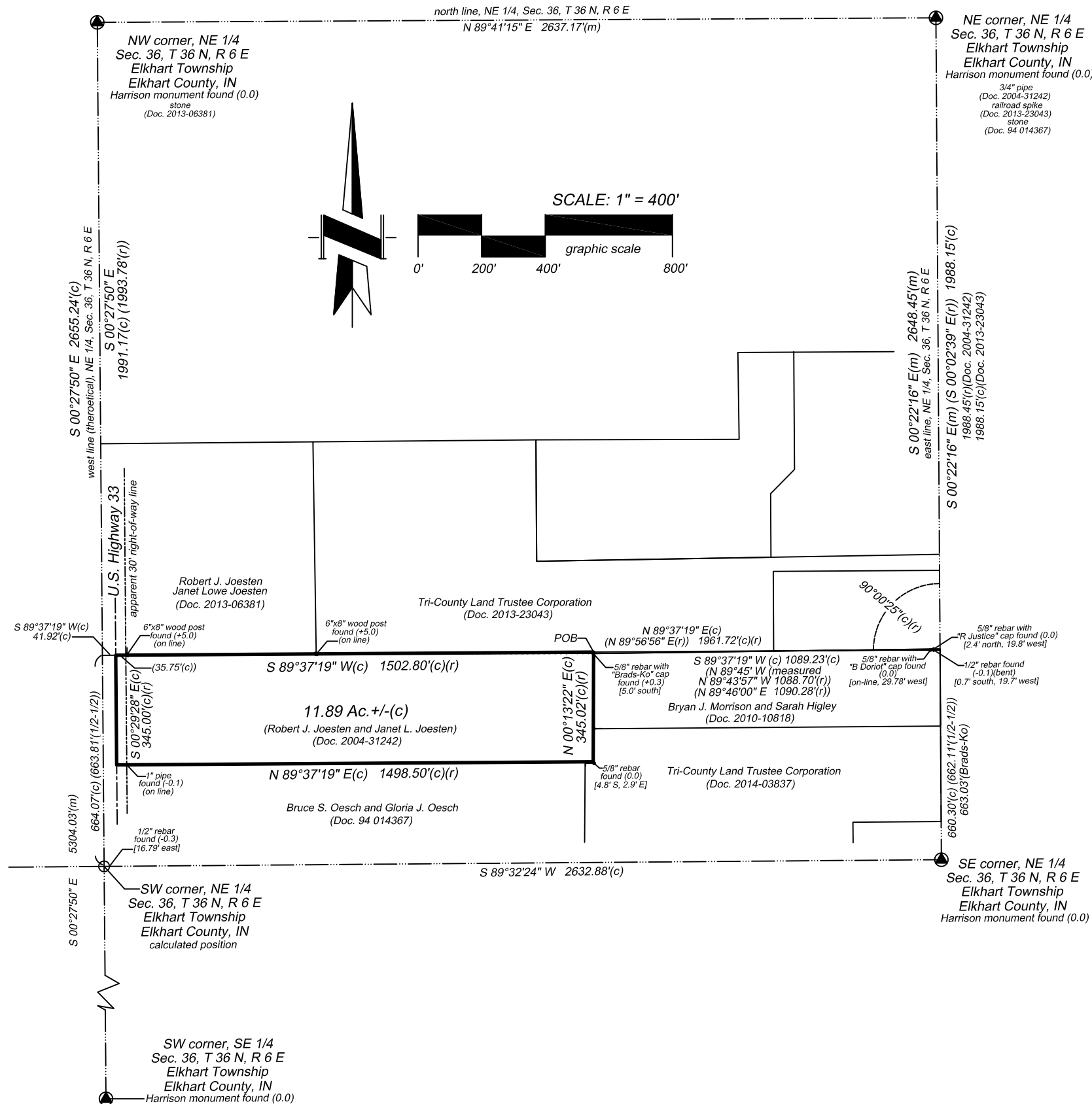
Date: June 20, 2017

Job No.: 20170163

Sheet: 2 of 3

LEGEND

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



DESCRIPTION OF RECORD (Doc. 2004-31242)

Commencing at a 3/4 inch iron pipe marking the northeast corner of Section 36, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, Indiana; thence South 00°16' West on the east line of said Section 36, a distance of 1988.45 feet to a P.K. nail; thence North 89°45' West (measured North 89°43'57" West), 1088.7 feet to a set 1/2 inch rebar at the Point of Beginning; thence continuing North 89°45' West (measured North 89°43'57" West), 1502.8 feet to the centerline of the pavement of U.S. Highway 33; thence South 00°05' West (measured South 00°16'16" West) on said centerline, 345 feet (measured 345.07 feet); thence South 89°45' East (measured South 89°43'36" East), 1498.5 feet to an iron stake; thence North 00°48' East (measured North 00°59'03" East), 345 feet to the point of beginning.

DESCRIPTION AS SURVEYED

Part of the Northeast Quarter of Section 36, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at a Harrison monument marking the northeast corner of the Northeast Quarter of said Section 36; thence South 00 degrees 22 minutes 16 seconds East (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone) on the east line of said Northeast Quarter, a distance of 1988.15 feet to the southeast corner of real estate described in Document 2013-23043 in said Recorder's Office; thence South 89 degrees 37 minutes 19 seconds West on the south line of said real estate, a distance of 1089.23 feet to the POINT OF BEGINNING; thence continuing South 89 degrees 37 minutes 19 seconds West on said south line and the westerly extension thereof, a distance of 1502.80 feet to the pavement center line of U.S. Highway 33; thence South 00 degrees 29 minutes 28 seconds East on said center line, a distance of 345.00 feet; thence North 89 degrees 37 minutes 19 seconds East and parallel with the aforesaid south line, a distance of 1498.50 feet; thence North 00 degrees 13 minutes 22 seconds East 345.02 feet to the point of beginning, containing 11.89 acres, more or less.

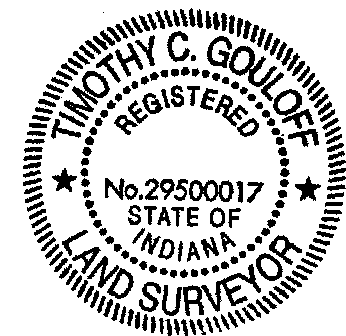
SURVEYOR'S CERTIFICATION

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 June 6, 2017.

DATED THIS 20th DAY OF JUNE, 2017.

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



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 noted as "set" are 5/8 inch diameter by 24 inches long steel rebars with 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.

This purpose of this survey is to "retrace" the boundary of the real estate described hereon.

SECTION CORNER MONUMENTS FOUND: (Elkhart County Surveyor's Office referenced)
NE CORNER, NE 1/4, SEC. 36, T36N, R6E: Harrison monument found
SE CORNER, NE 1/4, SEC. 36, T36N, R6E: Harrison monument found
NW CORNER, NE 1/4, SEC. 36, T36N, R6E: Harrison monument found
SW CORNER, SE 1/4, SEC. 36, T36N, R6E: Harrison monument found

REFERENCE DOCUMENTS:
SURVEY BY BRADS-KO ENGINEERING, PROJ. NO: 06-124, DATE: 7-27-06

REFERENCE DEEDS:
Subject real estate: Doc. 2004-31242
NW adjoiner: Doc. 2013-06381
NE adjoiner: Doc. 2013-23043
E adjoiner: Doc. 2010-10818
SE adjoiner: Doc. 2014-03837
S adjoiner: Doc. 94 014367

THEORY OF LOCATION:
The POC (point of commencement) of the description of subject real estate (Doc. 2004-31242) is described as a "3/4" iron pipe marking the NE corner of Section 36, Township 36 North, Range 6 East", and is also described as a "railroad spike" in Doc. 2013-23043 and a "stone" in Doc. 94 014367. For this survey, the Harrison monument found marking said NE corner was held. The north line of subject real estate was established to coincide with the south line of real estate as described in Doc. 2013-23043. The opening distance call (to the east end said south line) of 1988.15 feet, on the east line of the NE 1/4 (1988.45 feet in Doc. 2004-31242), agrees with a 5/8" rebar with "B DORIOT" cap found on the apparent west right-of-way line of C.R. 31. Said south line was projected westerly by an interior angle of 90°00'25" (calculated from Doc. 013-23043)(90°01'00" calculated from Doc. 2004-31242). The POB (point of beginning) and NE corner of subject real estate was calculated on said line at a distance of 1089.23 feet (1088.70 feet in Doc. 2004-31242) westerly of said east line. Said line was then extended westerly a distance of 1502.80 feet (Doc. 2004-31242), passing through two (2) 6"x8" wood fence posts, and terminates on the pavement center line of U.S. Highway 33 (NW corner of subject real estate). The west line of subject real estate was established on said pavement center line of U.S. Highway 33 and terminates at the SW corner of subject real estate at a distance of 342.00 feet (Doc. 2004-31242) south of the NW corner described above. The south line of subject real estate was established on a line parallel with the north line thereof and terminates at a distance of 1498.50 feet (Doc. 2004-31242) easterly of said SW corner at the SE corner thereof.

MONUMENTATION:

NE CORNER OF SUBJECT REAL ESTATE:
Doc. 2004-31242 calls for a "set 1/2" rebar" at the point of beginning, which was not found.
A 5/8" rebar with "Brads-Ko" cap was found 5.0 feet south of the calculated position.

SE CORNER OF SUBJECT REAL ESTATE:
Doc. 2004-31242 calls for an "iron stake". A 5/8" rebar was found 4.8 feet south and 2.9 feet east of the calculated position.
This 5/8" rebar is believed to be of "Brads-Ko" origin, but is missing the cap.

SW CORNER OF SUBJECT REAL ESTATE:
No monument found in the pavement center line of U.S. Highway 33. A 1" pipe was found on the south line of subject real estate 31.71 feet east of the calculated corner position, marking the approximate east right-of-way line of U.S. Highway 33.

NW CORNER OF SUBJECT REAL ESTATE:
No monument found in the pavement center line of U.S. Highway 33. A 6"x8" wood fence post was found on the north line of subject real estate 35.75 feet east of the calculated corner position, marking the approximate east right-of-way line of U.S. Highway 33.

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 described above is 5.0 feet North-South and 3.0 feet East-West.
- (B) Occupation or possession lines:
See survey drawing for fence types and locations relative to the lines established.
There is no associated uncertainty created by the fence locations as the original intent of the fence placement is unknown. Fence ownership is unknown.
- (C) Clarity or ambiguity of the record description and or adjoiner's descriptions:
(1) 0.3 feet North-South created by distance call 1988.45 feet in Doc. 2004-31242 and 1988.15 feet in Doc. 2013-23043.
- (D) This survey falls under the classification of a "Rural" survey. The acceptable relative positional precision (random errors in measurements) = 0.26 feet (79 millimeters) plus 200 parts per million as specified in Section 7 of said Rule 12.