



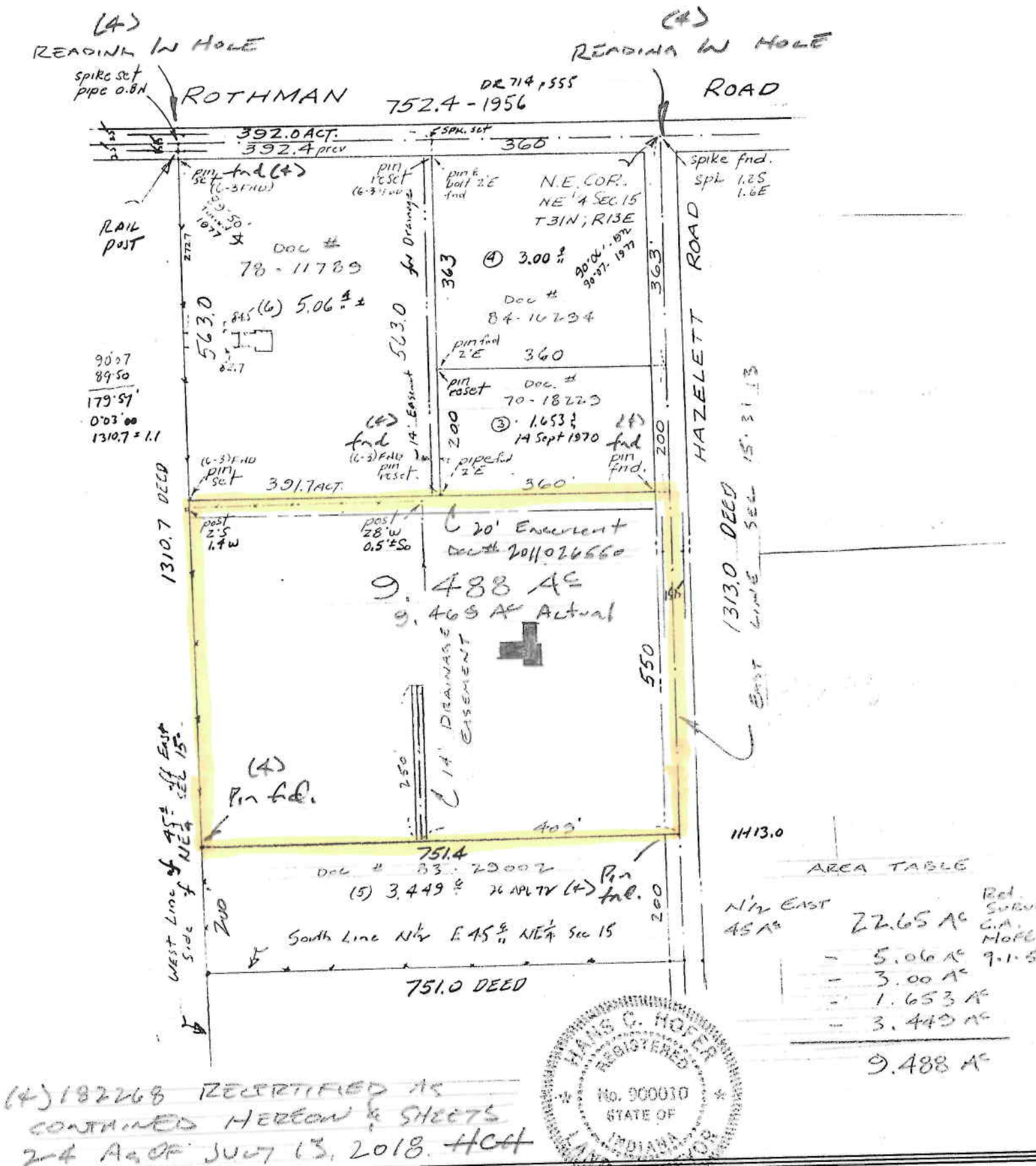
Hofer and Davis
A division of
ForeSight Consulting, LLC
1910 St. Joe Center Road #51
Fort Wayne, IN 46825



MICHAEL W. DAVIS	L.S. No. 880030
HANS C. HOFER	L.S. No. 900010
WILLIAM S. DAVIS (RET.)	L.S. No. S-0053
CARL A. HOFER (RET.)	L.S. No. 10031
A. K. HOFER (1968)	L.S. No. 10504
	L.S. No. 18114 (MICHIGAN)
	P.E. No. 7122
	P.E. No. 72

This document is the record of a resurvey of land and real estate situated in Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of the Recorder of said County and State. Furthermore, this resurvey was executed wholly under the direction of the undersigned in accordance with the standards as set forth in the Indiana Administrative Code Title 865, Article 1.1, Chapter 12 as adopted by the State Board of Registration for Land Surveyors on August 16, 1991. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY Lot No. SEE SHEET 3



(4) 182268 RECERTIFIED AS
CONTAINED HEREON & SHEETS
2-4 AC OF JULY 13, 2018. HCH

OWNER/CLIENT SCHAFENACKER
JOB NO. 9603029
FIELD WORK ON: NO FIELD WORK
FILE NO. LTR FILE
SCALE 1 inch = 200 feet

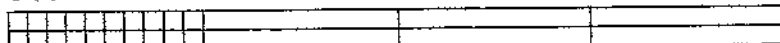
(4) SEE SHEET 4
FLOOD PLAIN CERTIFICATE
THIS PARCEL LIES IN ZONE "X", PER FIRM MAP
PANEL 170 ALLEN CO., IN. EFFECTIVE SEPT. 30,
1990. (SUBJECT TO MAP SCALE UNCERTAINTY)
(OUTSIDE FLOOD HAZARD)

IN WITNESS WHEREOF, I place my hand and seal
this 20th day of MARCH 19 2018

Hans C. Hofer

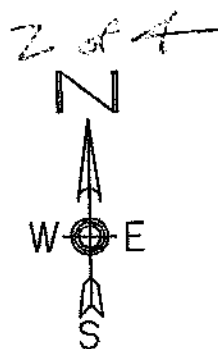
Actual distances and bearings from Indiana State Plane
Coordinate System East Zone GPS GRID

500 0 500 1000 1500



GRAPHIC SCALE - FEET

Plot Plan 1" = 500'



Iron Pin
Firm 0042

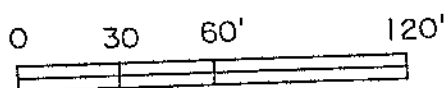
ROTHMAN ROAD

VALENCIA SECTION 2
Phase 1 and Phase 2
John Sauer L.S.
Doc#200802479
Doc#2011042217

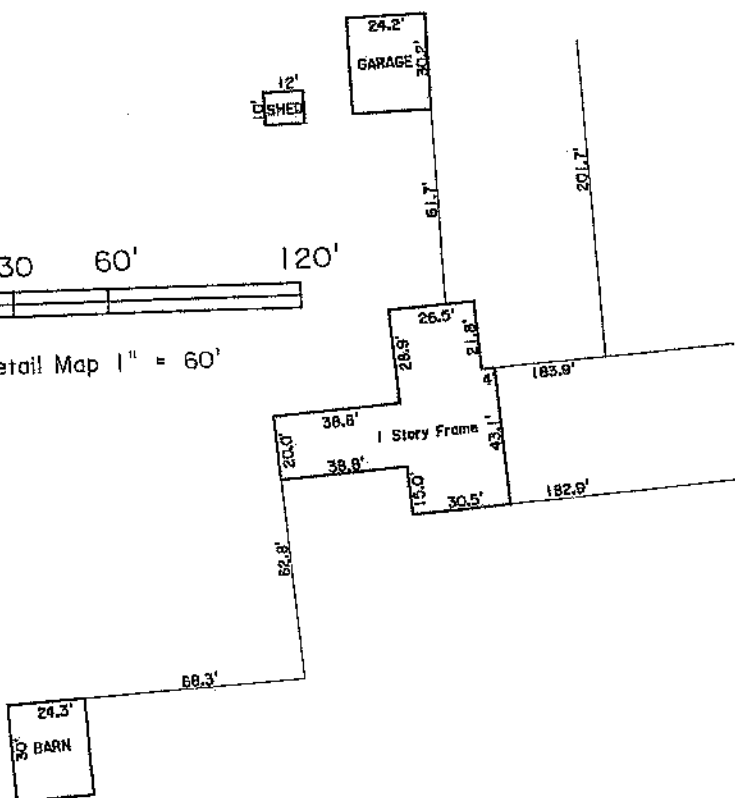
N 87°21'00"E
2620.00'
Pin Fnd.
25.0'South
actual pin to pin
N 02°51'10"W 1110.75'
W Line N 1/2
E 45 Ac NE 1/4
#4 Pin Fnd.
547.7'prev
547.75'actual
563.0'
prev and actual
NE Corner
Sec 15
T31N,R13E
#4 Pin Fnd.
on line
#4 pin
359.7'act
360.0'prev
#4 Pin Fnd.
25.0'prev
25.0'comp
N 87°20'06"E
751.58'
751.7'prev
pin to pin
726.4'prev
728.4'actual
Post. Post. Post.
#4 Pin Fnd.
2.0'East
S 02°49'59"E
550.00'
Abonmarch Pin 0.6'West
9.1'South
Sauer Pin 0.2'West
Sauer Pin 0.2'West
200.0'prev
751.4'prev
751.4'act comp
N 87°30'24"E
S Line N 1/2
E 45 Ac NE 1/4

HAZELETT ROAD

N 02°55'38"W 5258.58'



Detail Map 1" = 60'



Hans C. Hoyer

NE Corner
Sec 15, T31N, R13E
Iron Pin
in hole

ST. JOE CENTER ROAD

3 of 4

The North one-half of the following described real estate: 45 acres off the East side of the Northeast quarter of Section 15, Township 31 North, Range 13 East, bounded as follows, to-wit:

Beginning with the Northeast corner of Section 15; thence West 45 rods; thence South 160 rods to the half section line; thence East 45 rods to the East line of said Section; thence North along said line to the place of beginning, the parcel herein granted being more particularly described as follows:

Beginning at the Northeast corner of said Section 15; thence West 752.4 feet; thence South 1310.7 feet; thence East 751 feet; thence North 1313.0 feet to the place of beginning, all in Allen County, Indiana. (Deed Record 714, page 555)

EXCEPTING therefrom the North 563.0 feet of 45 Acres off the East side of the Northeast Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana.

ALSO EXCEPTING therefrom the South 200.0 feet of the North one-half of 45 Acres off the East side of the Northeast Quarter of Section 15, Township 31 North, Range 13 East, Allen County, Indiana.

TOGETHER WITH an Easement for drainage upon and over the West 14 feet of the East 374 feet of the North 563.0 feet of 45 Acres off the East side of the Northeast Quarter of Section 15, Township 31 North, Range 13 East in Allen County, Indiana.

SUBJECT TO an Easement for drainage, 14 feet wide and 250 feet in length, centered upon a line lying parallel to and 409 feet West of the East line of said Quarter Section and the Southerly terminus of which is the North line of the aforesaid South 200.0 feet of the North one-half of 45 Acres off the East side of said Quarter Section.

SUBJECT TO a public road known as the Hazelett Road upon and over the East 25 feet thereof.

Subject tract containing 9.488 Acres, more or less, of land in all after said exceptions.



Hans C. Hoffer
MARCH 20, 1996
JULY 13, 2018

SURVEYORS REPORT

Pursuant to the Indiana Administrative Code Title 865 Article 1.1, Chapter 12 regarding uncertainties as to the location of the property corners and boundary lines found or set by the preceding survey, and by discrepancies and/or ambiguities in the reference monuments, title documents, and evidence of occupation and possession, we hereby submit the following opinions and observations.

1. The theoretical uncertainty of the corners established by this survey due to random errors in measuring the perimeter of said tract falls within the criterion of a Rural Survey as defined by the aforesaid Indiana Administrative Code.

2. UNCERTAINTY IN THE REFERENCE MONUMENTS:

None apparent. See survey for monuments found and set. This office has prepared numerous surveys for the owners dating back to the 1950's. The Northeast right-of-way corner and Southwest monuments have been positively identified as monuments previously set by this office in original surveys. The Northwest corner was reset on the West line as established and full deed South (563.0') thereof. The Southeast right-of-way corner is 2.0 feet East of the original position and no new corner was reset. In 1951, the East Quarter corner was referenced by our office and the Allen County Surveyor has had no references for it. The East line was established to this East 1/4 in 1970 and this survey.

3. UNCERTAINTY DUE TO POSSIBLE TITLE AMBIGUITIES:

The legal description shown was written by Hans C. Hofer on March 20, 1996 and was a "legal description only", meaning it was written from existing deeds of record, and not from a field generated survey. It is now as contained in TRUSTEE'S DEED recorded as Document Number 206020979 in the Office of the Recorder of Allen County, Indiana.

A 20 foot easement for Sanitary Sewer was found in Document Number 2011026550 over the North 20 feet as shown.

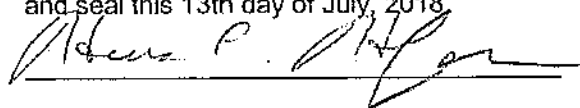
No title commitment was provided or reviewed for this report and the survey is Subject to any findings one might provide.

4. UNCERTAINTIES IN LINES OF OCCUPATION AND/OR POSSESSION:

None apparent. The East line is within the Hazelett Road. See survey for tie to North line fence posts. An old farm style fence lies approximate the West and a new subdivision was developed, see survey for ties to monuments found. South line approximate an old farm style fence which meanders, the East post lies 1.3 feet South, the middle post lies 0.6 feet South and the West post lies 0.3 feet North.

All notes with (4) refer to 2018.

IN WITNESS WHEREOF, I Place my hand
and seal this 13th day of July, 2018.



Owner: Schafenacker
Job # (4) 182268
Field Work: June 27, 2018
File: Letter 182268



FLOOD PLAIN CERTIFICATE: Zone X per FIRM MAP PANEL 18003C0195G dated August 3, 2009.