



The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 33, Township 31 North, Range 12 East in Allen County, Indiana, EXCEPT that part sold off by deed dated January 17, 1956 and recorded in Deed Record 521, page 319, to Sarkes Tarsian, Inc., an Indiana corporation and described as follows, to-wit:

Beginning at the Northeast corner of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 33, Township 31 North, Range 12 East in Allen County, Indiana; thence South Eight Hundred Sixty-Five (865) Feet along the East line of the said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section, Township, and Range; thence West Nine Hundred Eighty (980) Feet along a line parallel to the North line of the said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section, Township, and Range; thence North 865 feet along a line parallel with the aforementioned East line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section, Township, and Range; thence East Nine Hundred Eighty (980) Feet along the said North line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section, Township, and Range to the place of beginning, containing Nineteen and Forty-Six Hundredths (19.46) Acres of land, more or less; subject to a Twenty-Five and Zero Tenths (25.0) Foot easement for roadway over and across the North Twenty-Five and Zero Tenths (25.0) Feet thereof, and subject to all legal roads and highways.

ALSO

Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 33, Township 31 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

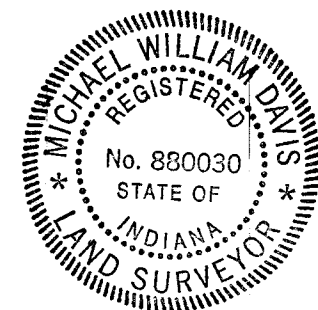
Beginning at a point in the North line of the said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section, Township, and Range, said point being Nine Hundred Eighty-Six and One Tenth (986.1) Feet East of the Northwest corner thereof; thence East Three Hundred Thirty-Two (332) Feet to the Northeast corner thereof for a point of beginning; thence South on the East line thereof One Thousand Three Hundred Twenty-Eight and Three Tenths (1328.3) Feet, to the Southeast corner thereof; thence West on the South line of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), a distance of One Hundred Sixty-Two and Five Tenths (162.5) Feet; thence North One Thousand Three Hundred Twenty-Seven and Seven Tenths (1327.7) Feet to the North line of said Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4) of Section 33, Township 31 North, Range 12 East; thence East along said North line a distance of One Hundred Sixty-Six (166) Feet to the point of beginning, subject to all legal roads and highways, and containing Five (5) Acres of land more or less; this parcel being the same real estate described in a certain Quit Claim Deed executed and delivered to Earl C. and Mary Jane Neterfield, dated August 26, 1969 by Jack I. Dubrove, Trustee and Jack I. Dubrove and Anna G. Dubrove, Husband and Wife, and duly recorded in Allen County, Indiana, September 5, 1969 in Record Book of Deed Number 731, Page 506.

SURVEYOR'S 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 relative positional accuracy of the measurements made for this survey are within the criterion established for a suburban survey (0.13 feet).
2. UNCERTAINTY IN THE REFERENCE MONUMENTS:
Northwest corner Northwest Quarter: Harrison Monument established by Allen County Surveyor's Office with no uncertainty. Northeast corner Northwest Quarter: Pin found 8" deep in asphalt pavement with no known history. Southwest corner Northwest Quarter, pin found in asphalt pavement with no known history (cast iron box with pin 1.5' North and 5.1' East). Southeast corner Northwest Quarter, no corner found (Pin found on 40 foot right of way and used for line). See survey for all other corners found with variances based upon split of quarter section lines indicating uncertainty.
3. UNCERTAINTY DUE TO POSSIBLE TITLE AMBIGUITIES:
None apparent. No title commitment available or reviewed for this report.
4. UNCERTAINTIES IN LINES OF OCCUPATION AND/OR POSSESSION:
An overhead power line lies West of the East line of the Northwest Quarter with no easement of record found. Traces of fence along the South line only found indicating possible possession.

NOTES: Lines established as follows: North line (Butler Road) from Harrison monument at the Northwest corner to pin found at the Northeast corner of Quarter Section. East line from pin found at Northeast corner to "GOU" pin found at the Northeast corner of the Southeast Quarter of the Northwest Quarter (called for in adjoining deed to South). Variance with the theoretical Quarter Quarter corner based upon split of lines indicated. South line from "GOU" pin previous to another "GOU" pin found at the Northwest corner of the Southeast Quarter of the Northwest Quarter, variance again noted with theoretical Quarter Quarter corner. Remainder of South line from "GOU" corner on a line towards the midpoint of the West line of the Northwest Quarter, variance with Donovan pin found noted. West line from the point aforesaid to a point at the split of the remainder of the North line of the Northwest Quarter of the Northwest Quarter from a point established full plot. East of the Northwest corner to the midpoint of the North line. West line of 19.46 Acres from a point full deed West of the Northeast corner of the Northwest Quarter to a H4 pin found at the Southeast corner thereof, with variance with deeded location noted. South line 19.46 Acres from said pin found to a point full deed South of the Northeast corner of the Northwest Quarter as established. A reference survey by Z. K. Tazian of the 19.46 Acres indicates a 1.5" pipe found at the Southeast corner, which was found for this survey, however found to be 9.4" East of line as established. This creates the same 9.4 feet of East/West uncertainty at the Southwest corner of said 19.46 Acres as well. The West line of said 19.46 Acres is established by an existing woven wire field fence of considerable time and the H4 pin found at the Southwest corner is called for on the Tazian reference survey. An older (1968) survey by Donovan Engineering, which is of dubious quality, also calls for a pin at this location.



BOUNDARY SURVEY OF PART OF
NORTHWEST QUARTER OF SECTION 33
TOWNSHIP 31 NORTH, RANGE 12 EAST
ALLEN COUNTY, INDIANA

HOFFER AND DAVIS, INC. 203 West Wayne St., Suite 316 Fort Wayne, In. 46802 (260) 422-9922	Job # 1601002 Scale: 1" = 150' Date: FEBRUARY 22, 2016	Revisions:
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