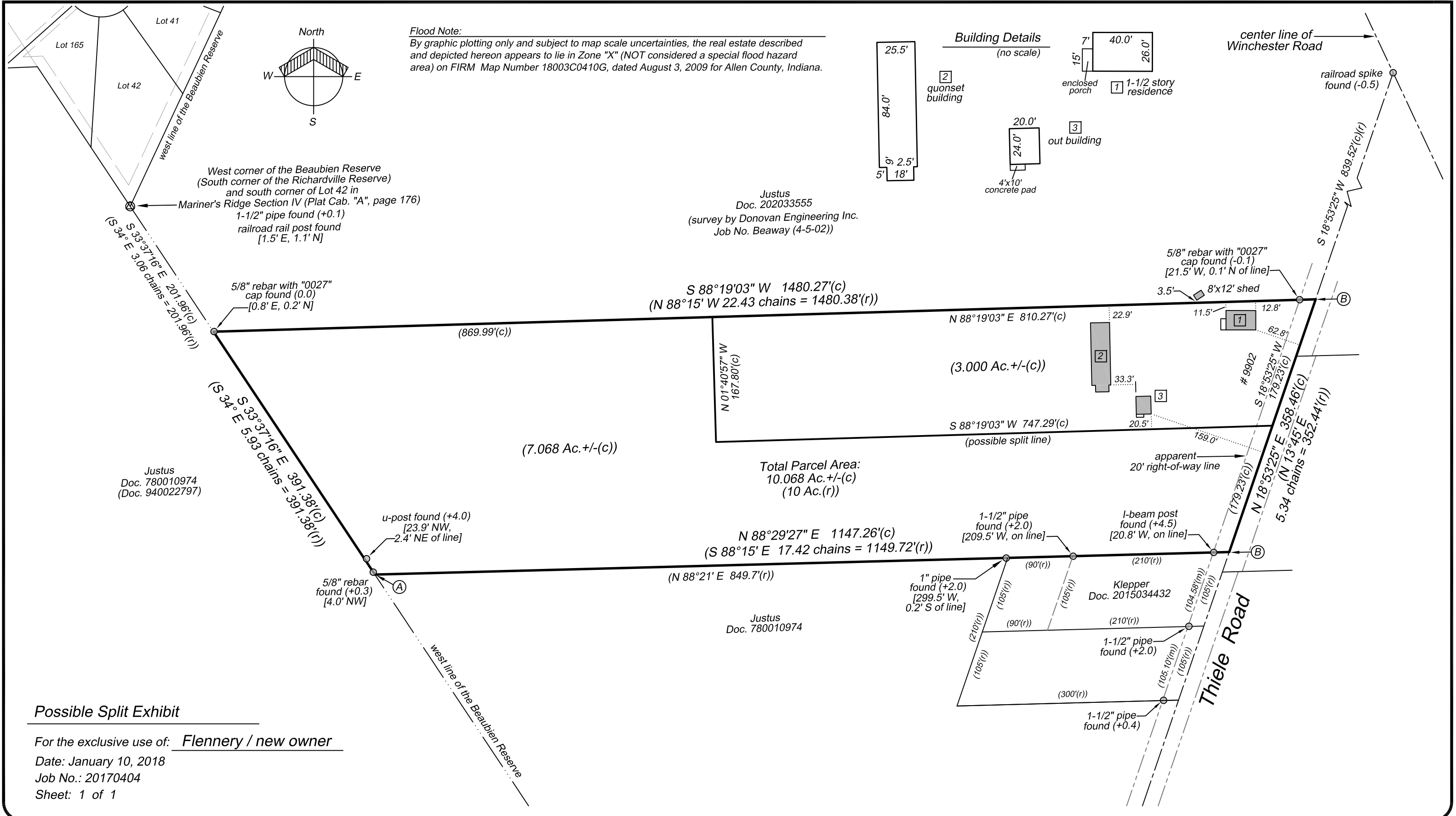
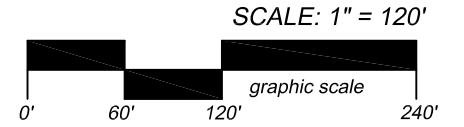


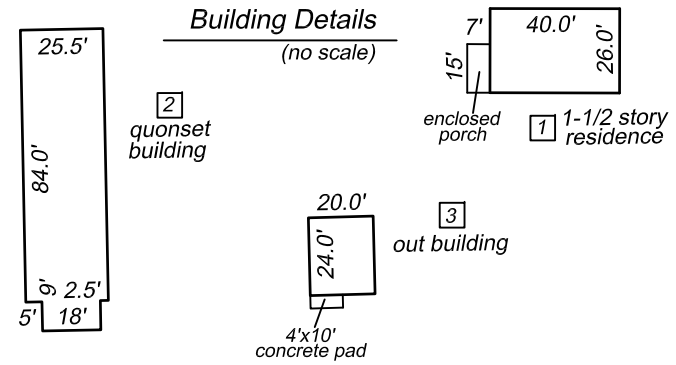
LEGEND

- | | | | |
|-----|---------------------|-----|--------------------------------|
| (m) | MEASURED | (A) | 5/8" REBAR SET ("GOU" CAP) |
| (r) | RECORDED | (B) | MAG NAIL SET ("GOU" I.D. RING) |
| (c) | CALCULATED | | |
| (p) | PLATTED INFORMATION | | |



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 18003C0410G, dated August 3, 2009 for Allen County, Indiana.

Building Details
 (no scale)



Possible Split Exhibit

For the exclusive use of: Flennerly / new owner
 Date: January 10, 2018
 Job No.: 20170404
 Sheet: 1 of 1



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

1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424 - 5362 FAX (260) 424 - 4916

10 acres +/- located in the Beaubien Reserve
Township 29 North, Range 12 East, Allen County, IN
Property Address: 9902 Thiele Road, Fort Wayne, IN 46819

DESCRIPTION OF RECORD (copied from Document 2017029275 (Tract I))

A part of the Beaubien Reserve in Township 29 North, Range 12 East, more particularly described as follows:

Commencing at a stone corner on the west line of the Beaubien Reserve, 3.06 chains south 34 degrees east of the west corner of said Beaubien Reserve; thence south 34 degrees east along said west line of Reserve, 5.93 chains to a stone corner; thence south 88 degrees 15 minutes east 17.42 chains to a stone; thence north 13 degrees 45 minutes east 5.34 chains to a stone corner; thence north 88 degrees 15 minutes west to the point of beginning, containing 10 acres, as per survey in Surveyor's Record "D" at page 219.

DESCRIPTION AS SURVEYED

Part of the Beaubien Reserve in Township 29 North, Range 12 East, Pleasant Township, Allen County, Indiana, more particularly described as follows:

Commencing at a 1-1/2" diameter pipe found marking the west corner of the Beaubien Reserve in Township 29 North, Range 12 East, said point being also the south corner of the Richardville Reserve in said Township and Range, and the south corner of Lot 42 in Mariner's Ridge Section IV, according to the plat thereof in Plat Cabinet A, page 176 in the Office of the Recorder of Allen County; thence South 33 degrees 37 minutes 16 seconds East (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone) on the west line of the Beaubien Reserve, a distance of 201.96 feet to the southwest corner of real estate described in Document 202033555 in said Recorder's Office and the POINT OF BEGINNING; thence continuing South 33 degrees 37 minutes 16 seconds East on said west line, a distance of 391.38 feet; thence North 88 degrees 29 minutes 27 seconds East 1147.26 feet to the apparent center line of Thiele Road and the northeast corner of real estate described in Document 2015034432 in said Recorder's Office; thence North 18 degrees 53 minutes 25 seconds East on said apparent center line, a distance of 358.46 feet to the southeast corner of said real estate described in Document 202033555; thence South 88 degrees 19 minutes 03 seconds West on the south line thereof, a distance of 1480.27 feet (1480.38 feet-deed) to the point of beginning, containing 10.068 acres, more or less.



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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 diameter by 24 inches long steel rebars with yellow 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.

The purpose of this survey is to "retrace" the boundary of the real estate described as Tract I in Document 2017029275 (originally conveyed in Document 870058742) in the Office of the Recorder of Allen County. A "description as-surveyed" was created and included hereon to mitigate inconsistencies in the description of record.

THEORY OF LOCATION:

It should be noted that the description of record references "stone corners" at the point of commencement and at all corners thereof, and NO stone corners were recovered during the course of this survey. The point of commencement of subject real estate found for this survey is of unknown origin and appears to have been utilized and perpetuated as said corner by others. The north line of subject real estate was calculated to coincide with the south line of real estate described in Document 202033555 and depicted on a survey by Donovan Engineering Inc. as Job No. BEAWAY, dated 4-5-02. This description and survey, together with found monuments, were relied upon to also establish the west line of the Beaubien Reserve and the west line of subject real estate. The location of said north line is in disagreement with a survey by Anderson Surveying, survey number 97-07-124 dated July 21, 1997, at the east end thereof by 6.02 feet in a NE-SW direction. The south line of subject real estate was established by deed dimensions at the west end thereof and by monuments found at the east end thereof.

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 a result is approximately 4.0 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:

The description of record appears to contain inconsistencies or errors that do not allow for an accurate closure thereof and produce major discrepancies with found monuments. The first is the call of "thence south 88 degrees 15 minutes east 17.42 chains". Based on closure calculations and found monuments, this bearing should be "North 88 degrees 15 minutes east", creating an uncertainty of approximately 70 feet. The second is the following call of "thence north 13 degrees 45 minutes east 5.34 chains". This disagrees with the referenced survey in Surveyor's Record D, page 219. The bearing of the same line as depicted thereon is "N 18°45' E", creating an uncertainty of approximately 31 feet.

(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.

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 in January, 2018.

DATED THIS 10th DAY OF JANUARY, 2018.

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

Job No.: 20170404

Sheet: 3 of 3

