



GOULOFF - JORDAN SURVEYING AND DESIGN, INC.

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

LEGEND

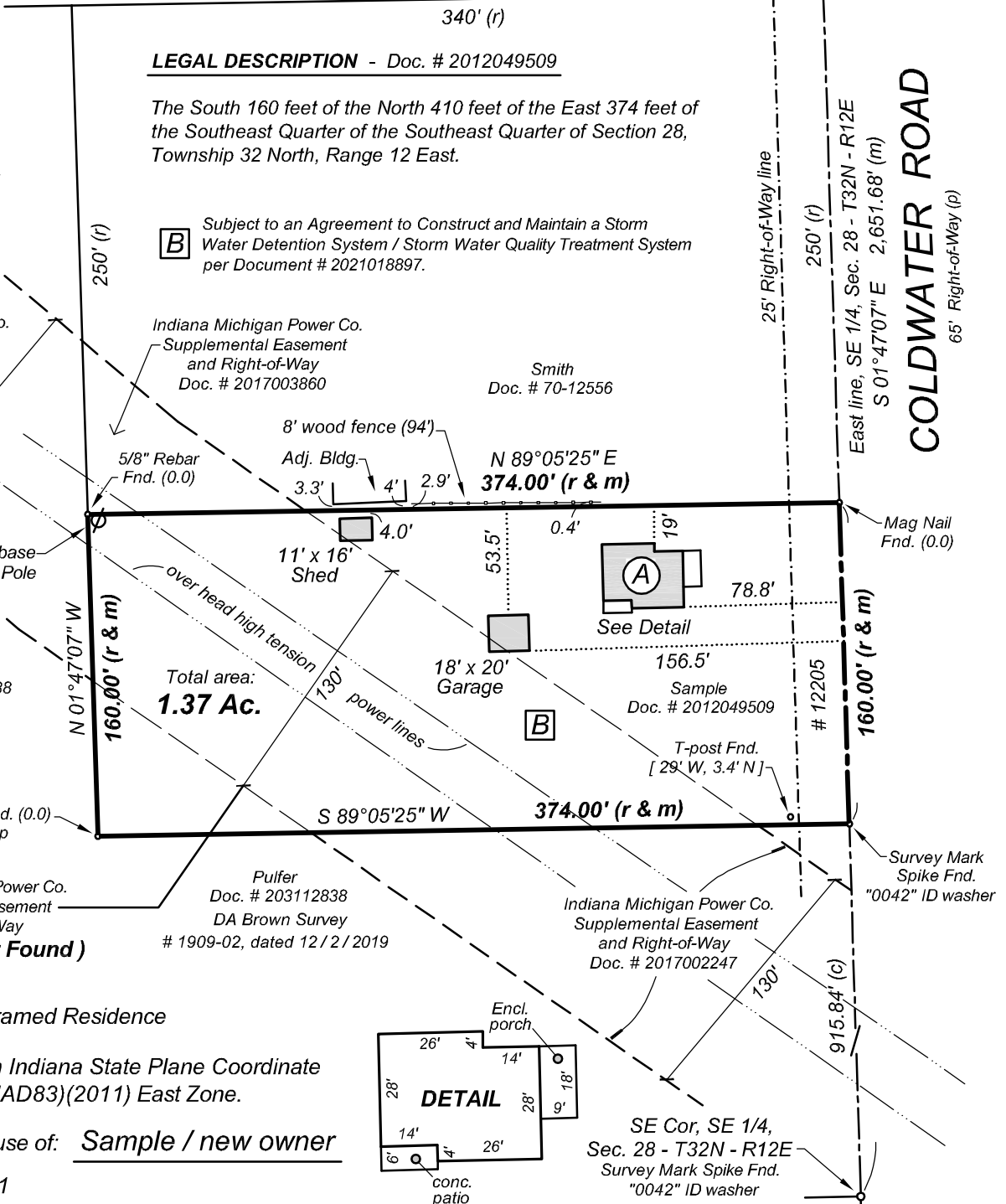
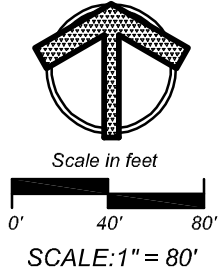
- (m) MEASURED
- (r) RECORDED
- (c) CALCULATED
- (p) PLATTED

BOUNDARY RETRACEMENT SURVEY

Part of the SE 1/4, SE 1/4, Section 28 - T32N - R12E
12205 Coldwater Road, Fort Wayne, IN 46845

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 18003C0160G, dated August 3, 2009 for Allen County, Indiana.



LEGAL DESCRIPTION - Doc. # 2012049509

The South 160 feet of the North 410 feet of the East 374 feet of the Southeast Quarter of the Southeast Quarter of Section 28, Township 32 North, Range 12 East.

B Subject to an Agreement to Construct and Maintain a Storm Water Detention System / Storm Water Quality Treatment System per Document # 2021018897.

Indiana Michigan Power Co. Supplemental Easement and Right-of-Way Doc. # 2017002247

Indiana Michigan Power Co. Supplemental Easement and Right-of-Way Doc. # 2017003860

Smith Doc. # 70-12556

Pulfer Doc. # 203112838

Total area: **1.37 Ac.**

Sample Doc. # 2012049509

Indiana Michigan Power Co. Supplemental Easement and Right-of-Way
(NO Document Found)

Pulfer Doc. # 203112838
DA Brown Survey # 1909-02, dated 12/2/2019

Indiana Michigan Power Co. Supplemental Easement and Right-of-Way Doc. # 2017002247

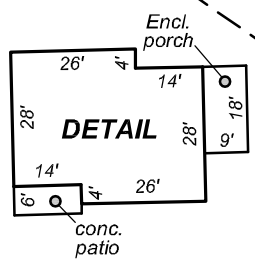
(A) One Story Framed Residence

Bearings based on Indiana State Plane Coordinate System (NAD83)(2011) East Zone.

For the exclusive use of: Sample / new owner

Date: July 13, 2021

Job No.: 20210237



SE Cor, SE 1/4, Sec. 28 - T32N - R12E
Survey Mark Spike Fnd. "0042" ID washer



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SURVEYOR'S REPORT

Part of the SE 1/4, SE 1/4, Section 28 - T32N - R12E
12205 Coldwater Road, Fort Wayne, IN 46845

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 round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface.

Monuments found are noted with an above (x.x) or below (-x.x) ground surface dimension.

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

THEORY OF LOCATION:

The lines and corners for this survey were established as depicted on the survey drawing and per information shown in Document Number 2012049509 as found in the Office of the Recorder of Allen County, Indiana.

Reference Surveys:

A survey by Sauer Land Surveying with number CWC-001, dated June 18, 2020.

A survey by DA Brown with number 1909-02, dated December 2, 2019.

Controlling monuments:

The Northeast corner of the Southeast Quarter of Section 28 - 5/8" Rebar found with "0042" cap

The Southeast corner of the Southeast Quarter of Section 28 - Survey Mark Nail found with "0042" ID washer

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.

The maximum uncertainty for this survey is 3.4 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

An 8' wood fence runs North of the North property line along with an adjoining building as shown on survey drawing.

A high tension power pole encroaches upon said real estate at the northwest property corner, presumably in the Indiana Michigan Power Company Supplemental Easement and Right-of-Way.

(C) Clarity or ambiguity of the record description and or adjoiner's descriptions:

No uncertainty was created by the above mentioned documents.

The Indiana Michigan Power Company Supplemental Easement and Right-of-Way shown and documented on the adjoining properties runs along the existing high tension power lines, but NO document was found for the subject parcel with Document Number 2012049509 as found in the Office of the Recorder of Allen County, Indiana.

Subject to an Easement for overhead and underground utility granted to Twin Branch Power Company as recorded March 29, 1924 in Deed Book 287, page 630 - Blanket Easement along public highway.

(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.

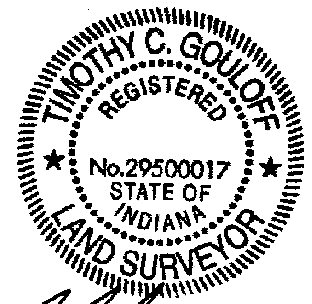
SURVEYOR'S CERTIFICATION

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 on July 7, 2021.

DATED THIS 13th DAY OF JULY, 2021.

Job No.: 20210237



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