



*Lot 521 - Anthony Wayne Village, Section VI  
4822 Hessen Cassel Road, Fort Wayne, IN 46806*



SHEET 1 OF 2



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

1133 BROADWAY FORT WAYNE, IN 46802  
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**SURVEYOR'S REPORT**

Lot 521 - Anthony Wayne Village, Section VI  
4822 Hessen Cassel Road, Fort Wayne, IN 46806

**LEGAL DESCRIPTION**

Lot 521 in Anthony Wayne Village, Section VI, according to the plat thereof, recorded in Plat Book 23, page 61, in the Office of the Recorder of Allen County, Indiana.

**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 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 on the plat of Anthony Wayne Village, Section VI.

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 0.69 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

A 4' chain link fence runs along a portion of the North property line and a 6' pvc fence runs along a portion of the South property line as shown on survey drawing.

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

No uncertainty was created by the above mentioned documents.

(D) This survey falls under the classification of a "Suburban" survey. The acceptable relative positional precision (random errors in measurements) = 0.13 feet (40 millimeters) plus 100 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 August 31, 2021.

DATED THIS 2nd DAY OF SEPTEMBER, 2021.

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



Job No.: 20210324

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