



# GOULOFF - JORDAN SURVEYING AND DESIGN, INC.

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

## BOUNDARY RETRACEMENT SURVEY

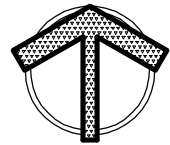
Part of the SE 1/4, Section 2 - T30N - R11E  
8326 Illinois Road, Fort Wayne, IN 46804

### LEGEND

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

Whispering Meadows, Sec. VI  
P.C. "C", pg. 10

5/8" Rebar  
Fnd. (0.0)  
"D & A" cap

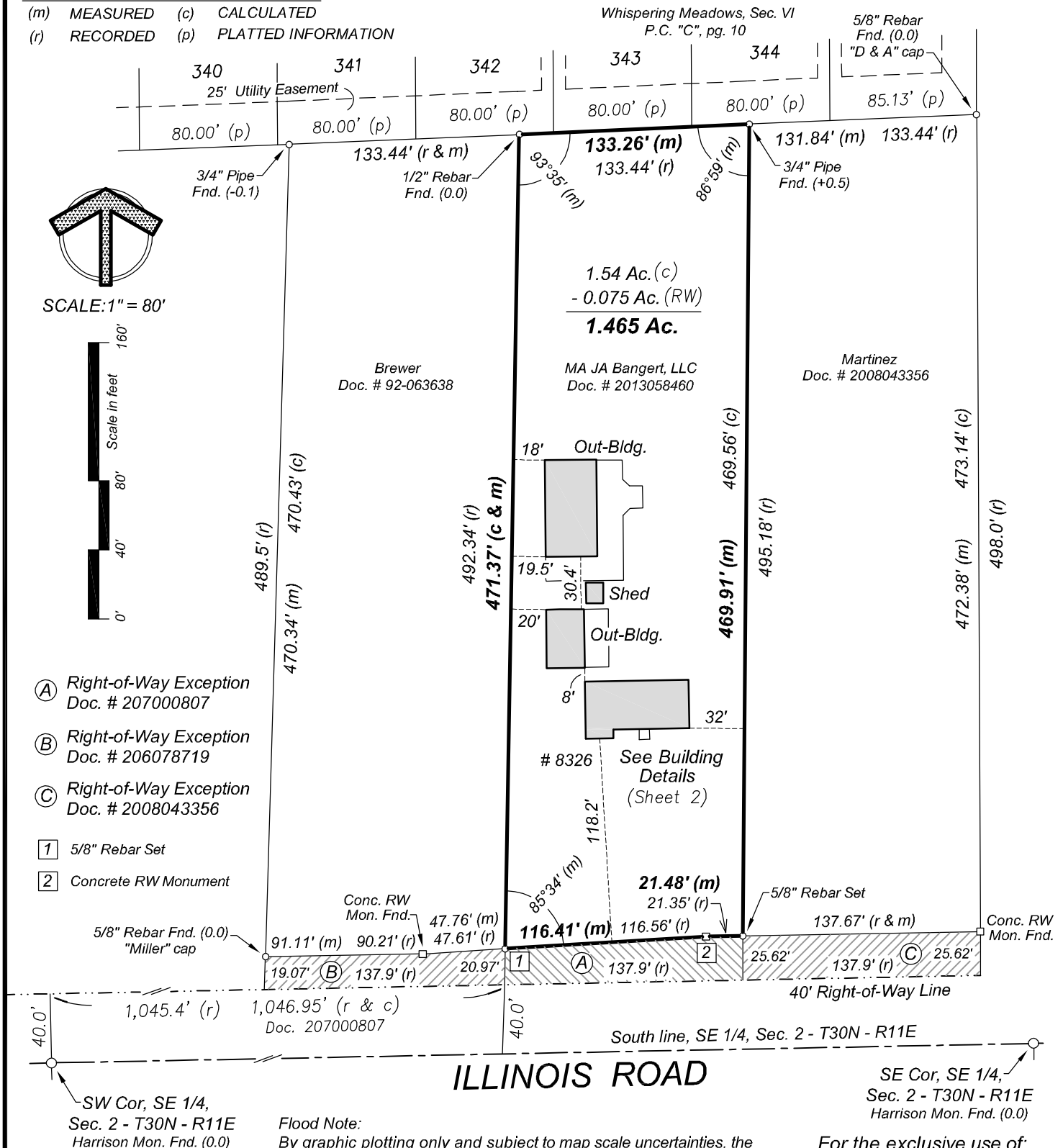


SCALE: 1" = 80'



- (A) Right-of-Way Exception  
Doc. # 207000807
- (B) Right-of-Way Exception  
Doc. # 206078719
- (C) Right-of-Way Exception  
Doc. # 2008043356

- [1] 5/8" Rebar Set
- [2] Concrete RW Monument



Date: May 9, 2019  
Job No.: 20190090

### 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 18003C0260G, dated August 3, 2009 for Allen County, Indiana.

For the exclusive use of:  
**MA JA Bangert, LLC**



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**LEGAL DESCRIPTION**  
Part of the SE 1/4, Section 2 - T30N - R11E  
8326 Illinois Road, Fort Wayne, IN 46804

**LEGAL DESCRIPTION** - Doc. # 2013058460

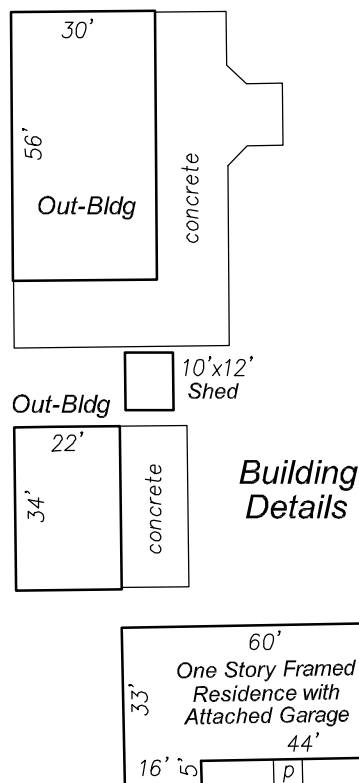
Commencing at a point on the North right of way line of Indiana State Road Number 14 as now established, said point being 1045.4 feet East of the West line of the West half of the Southeast quarter of Section 2, Township 30 North, Range 11 East in Allen County, Indiana; thence Northerly a distance of 492.34 feet to a fence; thence Easterly a distance of 133.44 feet along said fence; thence Southerly a distance of 495.18 feet to a point on the North right of way line of said Road 14, said point being 137.9 feet East of the point of beginning; thence West along the north right of way line of said State Road 14, to the point of beginning.

**EXCEPT**

**LEGAL DESCRIPTION** - Doc. # 207000807

A part of the West Half of the Southeast Quarter of Section 2, Township 30 North, Range 11 East, Allen County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat marked as Exhibit "B" described as follows:

Commencing at the southwest corner of said quarter section, designated as point "505" on said parcel plat; thence North 0 degrees 55 minutes 04 seconds East 40.00 feet (12.192 meters) along the west line of said quarter section to the north boundary of S.R. 14 (also known as Illinois Road); thence South 89 degrees 49 minutes 46 seconds East 1,046.95 feet (319.110 meters) (1,045.4 feet by Deed Record 619, page 523) along the boundary of said S.R. 14 to the southwest corner of the grantors' land and the **point of beginning** of this description; thence North 2 degrees 04 minutes 29 seconds East 20.97 feet (6.392 meters) along the west line of the grantors' land; thence North 87 degrees 52 minutes 48 seconds East 116.56 feet (35.527 meters) to point "1647" designated on said parcel plat; thence South 89 degrees 49 minutes 46 seconds East 21.35 feet (6.507 meters) to the east line of the grantors' land; thence South 1 degree 32 minutes 37 seconds West 25.62 feet (7.809 meters) along said east line to the north boundary of said S.R. 14; thence North 89 degrees 49 minutes 46 seconds West 137.90 feet (42.032 meters) along the boundary of said S.R. 14 to the point of beginning and containing **0.075 acres** (0.0304 hectares), more or less.



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SHEET 2 OF 3



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**SURVEYOR'S REPORT**

Part of the SE 1/4, Section 2 - T30N - R11E  
8326 Illinois Road, Fort Wayne, IN 46804

**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 in Document Number 2013058460 and Right-of-Way Exception Document Number 207000807 as found in the Office of the Recorder of Allen County, Indiana.

Reference Documents:

East adjoining property Document Number 2008043356.

West adjoining property Document Number 92-063638 and Right-of-Way Exception Document Number 206078719.

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 1.60 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:

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 April 22, 2019.

DATED THIS 9th DAY OF MAY, 2019.

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

Job No.: 20190090

