



GOULOFF - JORDAN SURVEYING AND DESIGN, INC.

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

BOUNDARY RETRACEMENT SURVEY

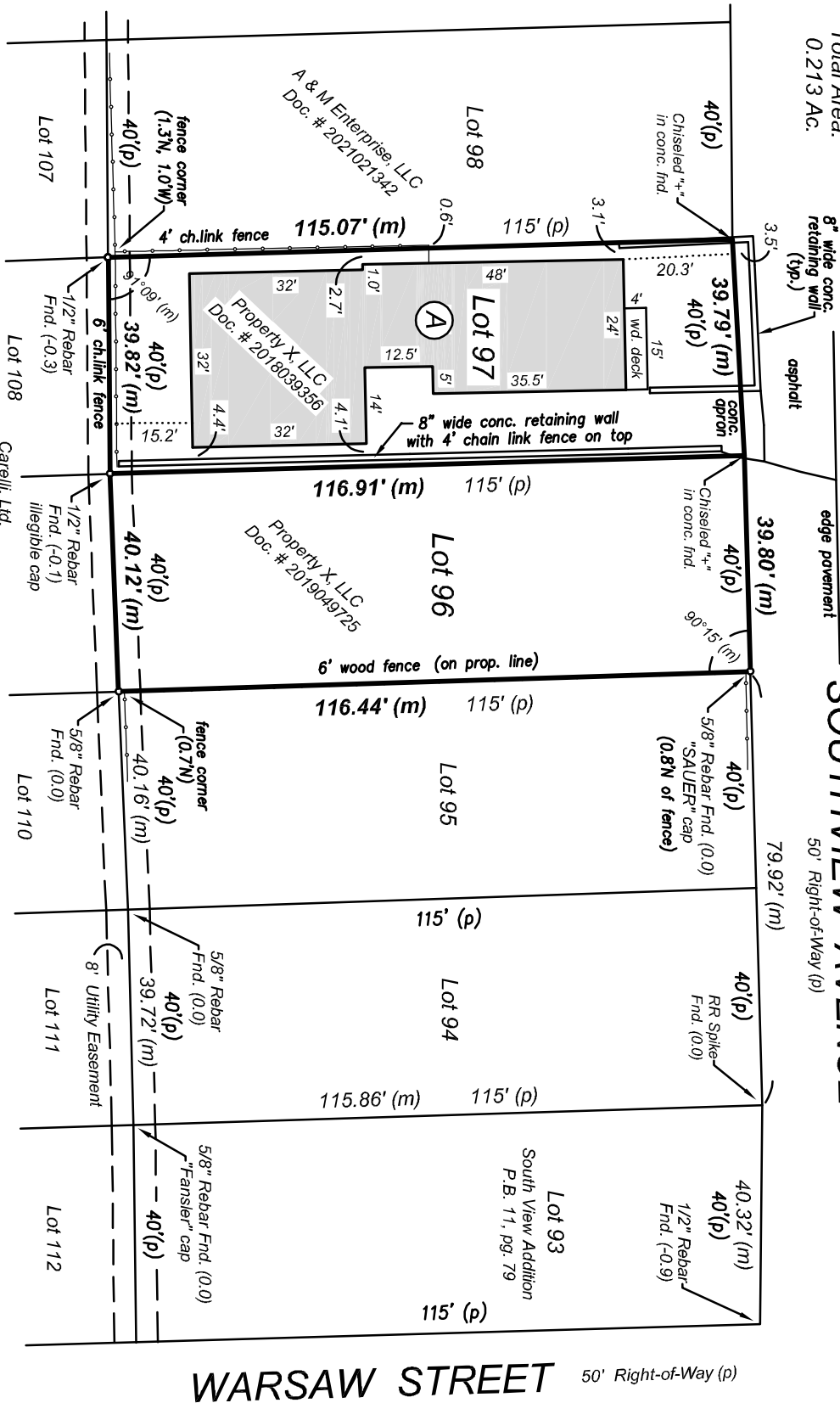
Lot 96 and Lot 97 - South View Addition
422 & 420 Southview Avenue, Fort Wayne, IN 46806

LEGEND

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

(A) One Story Metal Building and
One Story Framed Building

Total Area:
0.213 Ac.



For the exclusive use of: Property X, LLC / new owner

Date: July 13, 2021

Job No.: 20190306 B

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 FIRIM Map Number 18003C0292G, dated August 3, 2009 for Allen County, Indiana.

Carelli, Ltd.
Doc. # 2016054375

WARSAW STREET 50' Right-of-Way (p)

Lot 93
South View Addition
P.B. 11, pg. 79

Property X, LLC
Doc. # 2019049725

A & M Enterprise, LLC
Doc. # 2021021342

Property X, LLC
Doc. # 2018039356



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SURVEYOR'S REPORT

Lot 96 and Lot 97 - South View Addition
422 & 420 Southview Avenue, Fort Wayne, IN 46806

LEGAL DESCRIPTION

Document # 2019049725

Lot Number 96 in South View Addition to the City of Fort Wayne, as recorded in Plat Record 11, page 79, in the Office of the Recorder of Allen County, Indiana.

Document # 2018039356

Lot 97, Southview Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof.

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 South View Addition.

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 1.91 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

A 6' wood fence runs on and along the East property line of Lot 96 and a 6' chain link fence runs along the South property line of Lot 97 and a 4' chain link fence runs along a portion of the West property line of Lot 97 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 29, 2019.

DATED THIS 4th DAY OF SEPTEMBER, 2019.

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

