



GOULOFF - JORDAN SURVEYING AND DESIGN, INC.

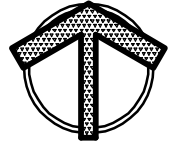
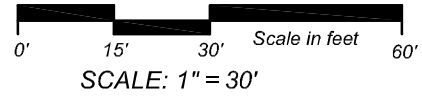
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-4916

BOUNDARY RETRACEMENT SURVEY

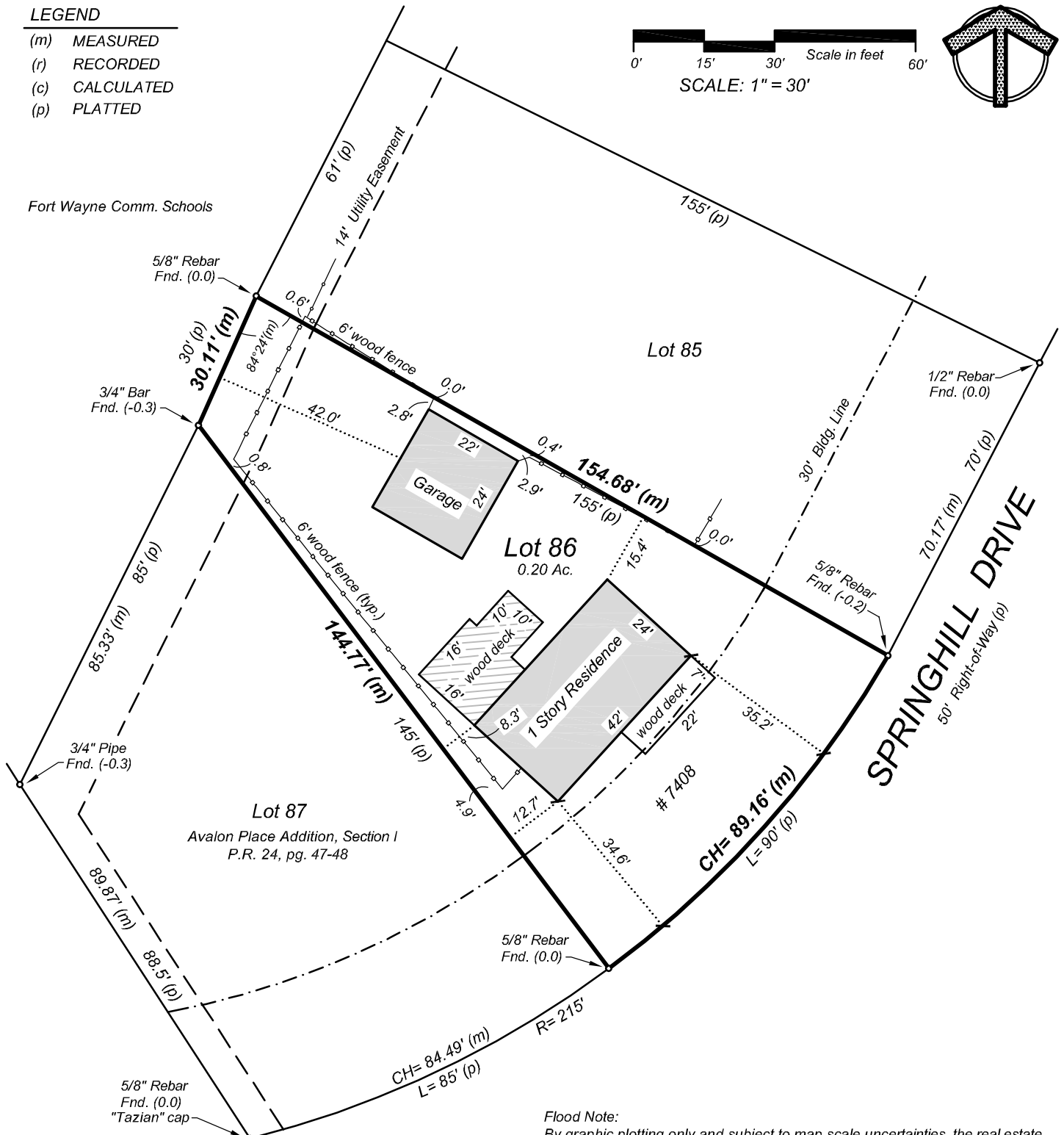
Lot 86 - Avalon Place Addition, Section I
7408 Springhill Drive, Fort Wayne, IN 46819

LEGEND

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



Fort Wayne Comm. Schools



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 18003C0293G, dated August 3, 2009 for Allen County, Indiana.

For the exclusive use of: Helman / new owner

Date: October 22, 2021

Job No.: 20210398



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SURVEYOR'S REPORT

Lot 86 - Avalon Place Addition, Section I
7408 Springhill Drive, Fort Wayne, IN 46819

LEGAL DESCRIPTION

Lot 86 in Avalon Place Addition, Section I, according to the plat thereof, recorded in Plat Book 24, pages 47-48, 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 Avalon Place Addition, Section I.

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 1.37 feet.

(B) Occupation or possession lines:

No uncertainty was created by visible occupation or possession lines.

A 6' wood fence runs along a portion of the North, West and South property lines of said real estate 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.

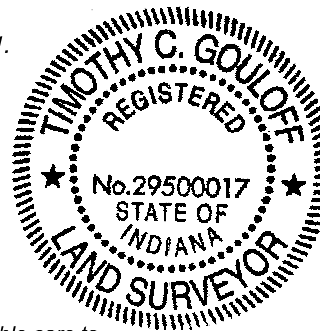
SURVEYOR'S CERTIFICATION

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 October 12, 2021.

DATED THIS 22nd DAY OF OCTOBER, 2021.

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



"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law."
Timothy C. Gouloff

Job No.: 20210398

SHEET 2 OF 2