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**RECORDED DESCRIPTION OF REAL ESTATE:**

Present Owner (s): Anson's Place LLC

Property Address: 14515 Echowood Lane, Fort Wayne, IN 46818

**Recorder's Document #2015010940**

The West ½ of the Northeast ¼, also the North ½ of the Southeast ¼ of the Northeast ¼, also the North ½ of the Northwest ¼ all in Section 20 Township 32 North, Range 12 East, **except the following described tract:**

Part of the Northwest ¼ of Section 20, Township 32 North, Range 12 East, more particularly described as follows; Beginning at the Northwest corner of the Northwest quarter of Section 20, Township 32 North, Range 12 East; thence South 0 degrees 00 minutes East (assumed) along the West line of said Northwest ¼ a distance of 1320.0 feet; thence *South 30 degrees 58 minutes East* and parallel to the North line of said Northwest ¼ a distance of 282.0 feet to a point in the West right-of-way line of State Road No. 3; thence Northeasterly along said West right-of-way line and along a curve to the right having a radius of 2952.2 feet and a chord bearing North 26 degrees 11 minutes 15 seconds East a distance of 152.93 feet to the point of tangency of said curve; thence North 27 degrees 43 minutes East along said West right-of-way line a distance of 1335.23 feet to a point in the North line of the Northwest quarter, Section 20, Township 32 North, Range 12 East; thence North 89 degrees 58 minutes West along said North line a distance of 970.98 feet to the point of beginning, containing 18.92 acres more or less and subject to road right-of-way and easements.

The above described real estate is subject to all legal rights-of-way, subject to all Regulated Drain Easements for any Regulated Drains or Tiles being on or within 75 feet of the above described parcel, subject to all other easements, restrictions and rights affecting the above-described parcel.

**SURVEYOR'S REPORT**

In Accordance with Title 865, Article 1 Chapter 12, Section 1 through 29 of the Indiana Administrative Code, the following observation and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Variances in the reference monuments.
- (b) Discrepancies in record descriptions and plats:
- (c) Inconsistencies in lines of occupation and
- (d) Random errors in measurement (Theoretical Uncertainty).

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a "Rural" Survey (0.26 feet plus 200 parts per million) as defined in I.A.C. 865.

The purpose of this document was to perform a Retracement Survey of that real estate described in a Warranty Deed conveyed to *Anson's Place LLC*, recorded March 04, 2015, as Document #2015010940 in the Office of the Recorder of Allen County, Indiana. The boundary lines of the subject tracts and other relevant lines were established as follows:

The Northwest, Northeast, and East corners of Section 20 were established by Harrison markers accepted in place per Allen County Surveyor's Office (ACSO) reference.

The West Quarter corner was established by a found rebar accepted in place. Said rebar was also utilized by this firm during an ALTA/ACSM Land Title Survey of 14722 Lima Rd. dated November 27, 2013, Survey Number 13-11-104.

The North Quarter corner was established by a found rebar with a "Bertsch-Frank" identification cap accepted in place. Said rebar was also utilized by this firm during the aforesaid Survey Number 13-11-104.

The Southeast corner of the Northwest Quarter was established by a deed called for and recovered "Stoody" rebar accepted in place per Document #2015014526.

The Southwest corner of the North Half of the Northwest Quarter was established by the midpoint of the West line of said Quarter.

The Northeast corner of the Southeast Quarter of the Northwest Quarter was established by extending a line from the aforesaid Southwest corner of the North Half and through a found iron pipe (7.2 feet West) to the established East line of said Northwest Quarter as shown on the survey drawing.

The West line of the Southeast Quarter of the Northwest Quarter was established by aliquot parts utilizing the above monumentation.

The Northeast corner of the West Half of the Northeast Quarter was established by found railroad iron post accepted in place.

The Northwest corner of Southeast Quarter of the Northeast Quarter was established by a recovered stone accepted in place.

The Northeast corner of the Southeast Quarter of the Northeast Quarter was established by the midpoint of the East line of said Quarter.

The Southeast corner of the West Half of the Northeast Quarter was established by a deed called for and recovered wood corner post per Document #205033848.

The South line of the North Half of the Southeast Quarter of the Northeast Quarter was established by found iron pipes accepted in place. This monumented line was extended to the East and West lines of the Southeast Quarter of the Northeast Quarter as shown on the survey drawing. The above described monumentation was held in equal standing with the monumented Northwest and Southwest corners of the Northeast Quarter of Section 20.

**SURVEYOR'S REPORT CONTINUED ON PAGE 3 OF 3**

**Field Survey completed the XXth day of March, 2017**  
**Certified this XXth day of March, 2017**  
**Prepared exclusively for: Anson's Place, LLC /**  
**Survey Number: 17-02-107**

**ANDERSON SURVEYING, INC.**

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**SURVEYOR'S REPORT CONTINUED**

The monumented south line of Hunter's Ridge, Section II, conforms to the established North line of the Northwest Quarter of Section 20 within the RPA for the survey.

The monumented south line of Hunter's Ridge, Section V, is situated up to 1.8 feet south of the established North line of the West Half of the Northeast Quarter of Section 20 as shown on the survey drawing.

The monumented south line of Hidden Oaks Place is situated up to 1.6 feet south of the established North line of the West Half of the Northeast Quarter of Section 20 as shown on the survey drawing.

The centerline and rights-of-way of State Road #3 were established by plan geometry from recovered iron pipes at PT Station 431+83 (Line "B") and Station 448+00 (Line "B"). INDOT concrete right-of-way markers (poor condition) were recovered at PT Station 410+86.8.

The INDOT plans (Project No. S-419(5) 1959 Sheet 16) show a "Frontage Road" for access to a private drive which appears to be the drive for the subject property (North Half of Northwest Quarter). This firm believes the original gravel drive to Old State Road #3 (Lima Rd.) was cut off by the new limited access right-of-way for State Road #3 resulting in access via the Frontage Road. Historical aerial maps also support the Frontage Road access to the subject property.

**Reference Documents this survey:**

- Prior ALTA/ACSM Land Title Survey by this firm as discussed above
- Prior surveys by this firm within the SE ¼ of Section 20, Survey Number BL-150 and 91-16-157 "A-F"
- Prior surveys by this firm within the SW ¼ of Section 20, Survey Number 89-14-110, 93-11-178, 06-01-164, & 07-01-141
- Original survey by Sauer Land Surveying recorded as Document #2008058814
- Current deeds of record for the subject and adjoining tracts
- Plats of Hunter's Ridge, Sections II & V, and Hidden Oaks Place
- Available ACSO Section corner information
- County Tax and GIS Maps

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

**DUE TO VARIANCES IN REFERENCE MONUMENTS:** As discussed above and shown on the survey drawing relative existing monumentation. Record bearing and distance differential over the RPA for this survey are noted on the Plat of Survey. All found monumentation is of unknown origin unless noted otherwise. All set rebars are 5/8 inch diameter 24 inches long with orange identification caps stamped "ANDERSON-FIRM #29A". See Plat of Survey.

**DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION:** See above discussion relative possible errors in the perpetuation of Section corners, Quarter Sections, and Quarter-Quarter Sections. Meas. (M) indicates measured dimension. Plat (P) indicates platted dimension. Rec. (R) indicates recorded dimension. Calc. (C) indicates calculated dimension. See Plat of Survey.

**DUE TO INCONSISTENCIES IN LINES OF OCCUPATION:** See location of existing lawns, fences, and shed along the north line of the subject tract versus the occupied south line of the north adjoining subdivisions. Also see location of overhead utility lines as shown on the survey drawing. There may be unwritten rights associated with these occupations.

**CONTRACT REQUIREMENTS:** All surveying fees to Anderson Surveying, Inc. must be satisfied before this survey and report is valid. The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Anderson Surveying, Inc. should be notified of any additions or revisions that may be required.

This property is in Zone "X" as location plots by scale on Flood Insurance Rate Map 18003C0160G, effective August 03, 2009. The accuracy of this statement is subject to map scale uncertainty. The exact location of any flood plain can only be ascertained with a topographic procedure, which is beyond the scope of this Plat of Survey. As provided for under the guidelines of the National Flood Insurance Program, the final decision regarding flood insurance is left up to the local lending institution.

This is certified as a "Rural" Survey in accordance with the Indiana Survey Standards to the owner of record and the buyer as listed on this certificate, the title company of contract and the lender for said buyer for the exclusive use in the conveyance of the above described real estate. The attached Plat of Survey is not to be warranted or assigned to any person(s) after said conveyance is complete.

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