

RECORD DESCRIPTION - Doc.#990036438

The North eighty-two and sixty-two hundredth (82.62) acres of the west half (1/2) of Section four (4), Township Thirty-one (31) North, Range Fourteen (14) East, EXCEPT the East twenty (20) acres of the above described tract heretofore sold to Daniel and Marie Eicher.

SURVEYOR'S REPORT

PURPOSE OF SURVEY: The purpose of this survey was to retrace an existing 62.62 acre tract described in Document Number 990036438 in the Office of the Recorder of Allen County, Indiana. Located at 14510 Notestine Road, Grubill, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based up the following opinions and observations a result of uncertainties in lines and corners because of the following:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

The monuments found are shown on the survey and listed on the survey under monument legend.

The existing monuments of the Public Land Survey and Survey corners were held as controlling corners and were used as the basis for this survey. The corners of the subject tract are marked and labeled as shown on the survey drawing.

Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners.

- Northwest corner Northwest Quarter: Section 4, T31N, R14E: Mag Nail (-0.3', Per County Records)
Northwest corner Northwest Quarter: Section 4, T31N, R14E: Railroad Spike (-0.8', Per County Records)
Southeast corner Northwest Quarter: Section 4, T31N, R14E: 1/2" Bar (-0.8', Per County Records)
Southwest corner Northwest Quarter: Section 4, T31N, R14E: 8"x8" Stone (-0.5', Per County Records)

B) OCCUPATION OR POSSESSION LINES

There were no uncertainties based on visual inspection of occupation or possession lines.

SURVEYOR'S REPORT CONTINUED

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS

- There were no ambiguities found within several of the descriptions used for the survey. See below for an explanation of said ambiguities. Documents used include:
Document Number 990036438, 200066605, 980023040, 93-014798, 2007054183, 960058325, 2015000563, 201022858, & 2019040523.
Survey completed by James D. Burlage as Survey Number 93-1332 on August 9, 1993 and recorded as Document Number 93-52794 on September 13, 1993.
Survey completed by Sauer Land Surveying, Inc. as Survey Number 094-104"A" on May 25, 2010 and recorded as Document Number 2010027877 on June 18, 2010.
Survey completed by Sauer Land Surveying, Inc. as Survey Number 127-105 on February 21, 2018 and recorded as Document Number 2018016913 on April 9, 2018.

D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS

Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments--single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

THEORY OF LOCATION:

- The North line of the subject tract was established per the North line of the Northwest Quarter of Section 4, T31N, R14E, which was established per the above referenced Public Land Survey Corners.
The West line of the subject tract was established per the West line of the Northwest Quarter of Section 4, T31N, R14E, which was established per the above referenced Public Land Survey Corners.
The South line of the subject tract was established per the monumented South line of the North 82.62 acres of the West half of the Northwest Quarter of Section 4, T31N, R14E. This line was established per a line between found monuments "D", "E", "F", "G", and "H". The area North of the line as established by these monuments did come out to be 82.62 acres, even though this line is not parallel with the North line of the Northwest Quarter as would be customary. However, since the area did come out to the deeded area, and following in the footsteps of the previous surveyor of this area, this monumented line was held this survey.
The East line of the subject tract was established per the West line of the East 20 acres of the above described 82.62 acres.

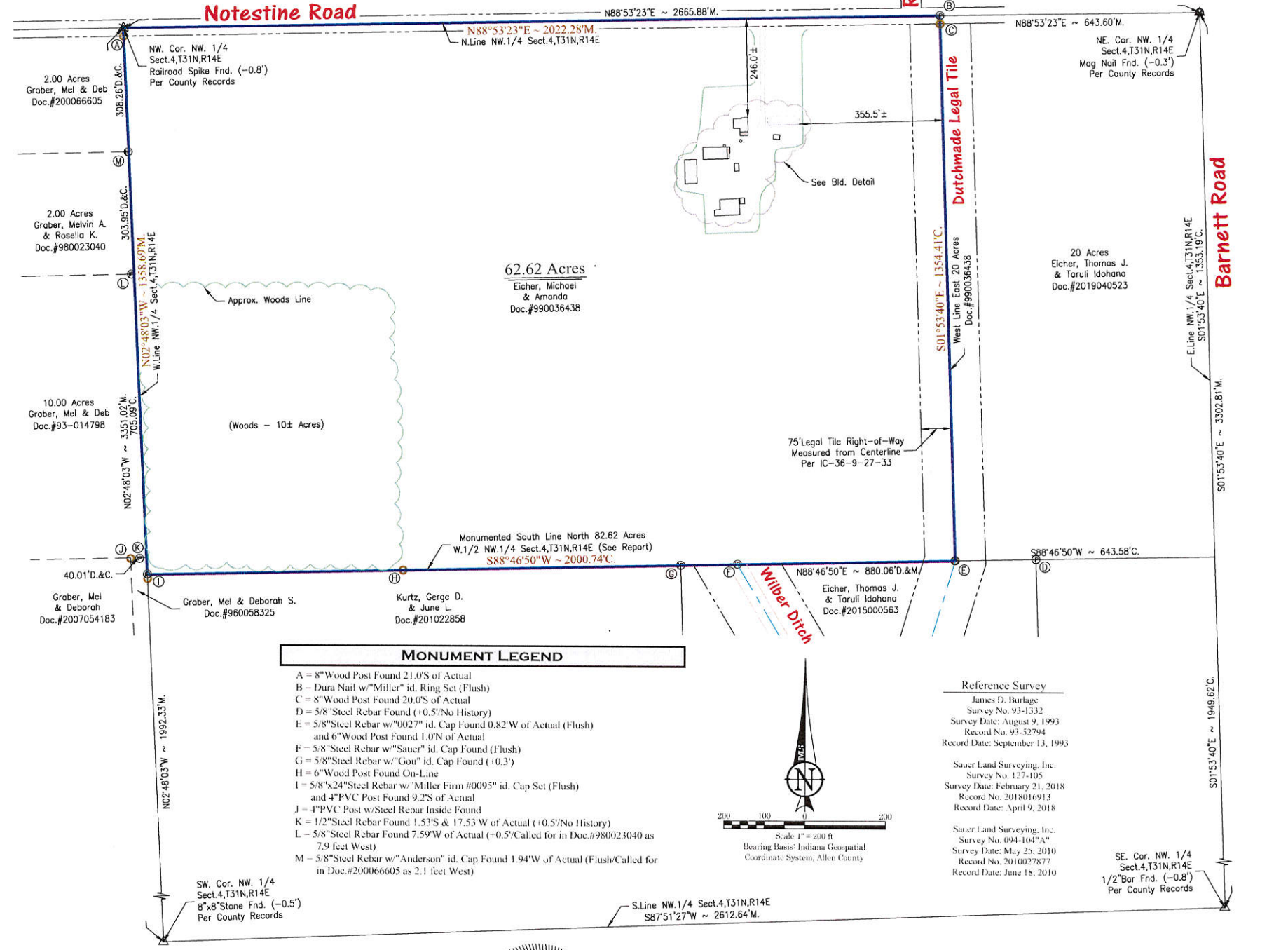
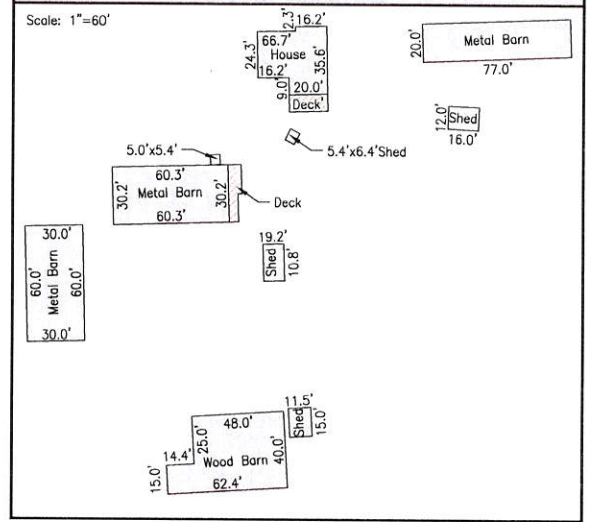
This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.

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, Brett R. Miller.

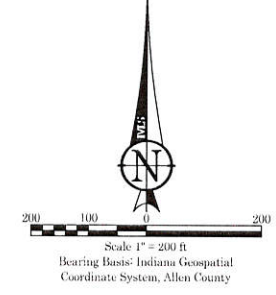
The commitment for title insurance was not provided at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the property.

BUILDING DETAIL



MONUMENT LEGEND

- A - 8" Wood Post Found 21.0'S of Actual
B - Dura Nail w/ "Miller" id. Ring Set (Flush)
C - 8" Wood Post Found 20.0'S of Actual
D - 5/8" Steel Rebar Found (+0.5'/No History)
E - 5/8" Steel Rebar w/ "0027" id. Cap Found 0.82'W of Actual (Flush) and 6" Wood Post Found 1.0'N of Actual
F - 5/8" Steel Rebar w/ "Sauer" id. Cap Found (Flush)
G - 5/8" Steel Rebar w/ "Gou" id. Cap Found (+0.3')
H - 6" Wood Post Found On-Line
I - 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush) and 4" PVC Post Found 9.2'S of Actual
J - 4" PVC Post w/ Steel Rebar Inside Found
K - 1/2" Steel Rebar Found 1.53'S & 17.53'W of Actual (+0.5'/No History)
L - 5/8" Steel Rebar Found 7.59'W of Actual (+0.5'/Called for in Doc.#980023040 as 7.9 feet West)
M - 5/8" Steel Rebar w/ "Anderson" id. Cap Found 1.94'W of Actual (Flush/Called for in Doc.#200066605 as 2.1 feet West)



Reference Survey

- James D. Burlage Survey No. 93-1332 Survey Date: August 9, 1993 Record No. 93-52794 Record Date: September 13, 1993
Sauer Land Surveying, Inc. Survey No. 127-105 Survey Date: February 21, 2018 Record No. 2018016913 Record Date: April 9, 2018
Sauer Land Surveying, Inc. Survey No. 094-104"A" Survey Date: May 25, 2010 Record No. 2010027877 Record Date: June 18, 2010

IN WITNESS WHEREOF, I hereto place my hand and seal this 13th day of March, 2020. Revised: I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.

Brett R. Miller, P.S. NO. 20300059



Legend table with symbols for Point of Beginning, Measured, Record, Calculated, Deed, Right of Way (R/W), Building Setback Line, and Center Line.

Project and Description table: Milan Township, Section 4, T31N, R14E Allen County, Indiana 62.62 Acres; IAC Title 865 Boundary Survey Retracement Survey

Drawn By, Date, Survey Number, Corporate Office, Miller Land Surveying, Inc., Fort Wayne Office, and Page 1 of 1 information.