

Sauer Land Surveying, Inc.

Joseph R. Herendeen, PS, Co-Principal Indiana Firm Number 048
Wade N. Hacker, Co-Principal
Brian W. Jacquay, PS
Scott A. Strahley, PE
John C. Sauer, PS - retired

7203 Engle Road
Fort Wayne, IN 46804
TEL: 260/469-3300 FAX: 260/469-3301
Toll Free: 877-625-1037
www.sauersurveying.com

CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC 865 Rule 12 in conformity with established practices of surveying and made in accordance with the records on file in the Office of the Recorder of Allen County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from visible encroachments either way across boundary lines unless specifically stated below. Corners were perpetuated as indicated.

RECORD DESCRIPTION: (as described in Document Number 2018044805)

This land referred to is situated in the State of Indiana, County of Allen and is described as follows:

Lot Number 30A and Lot Number 31A, Westwood Extended according to the amended plat of Lots 26 to 45 inclusive, Westwood Extended Addition to the City of Fort Wayne.

Lots 34A and 35C, The Amended Plat of Westwood Addition Extended, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

Also:

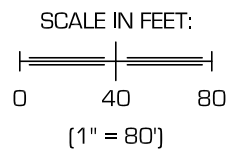
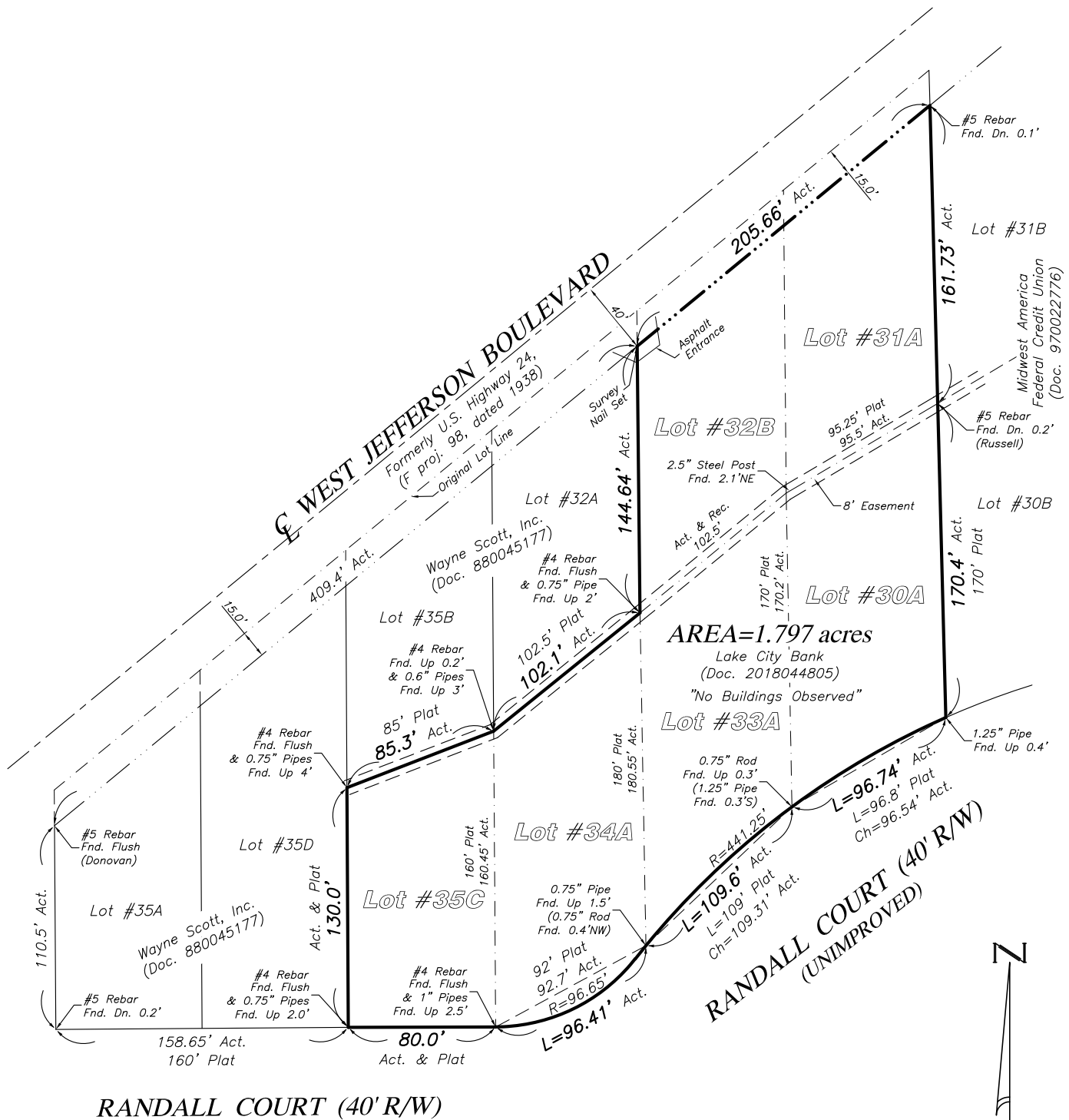
The land referred to is situated in the State of Indiana, County of Allen and is described as follows:

Lot Numbers 32B and 33A in Westwood Extended Addition to the City of Fort Wayne, Allen County, Indiana, according to the amended plat of Lots 26 to 45 inclusive in Westwood Extended Addition to the City of Fort Wayne, Allen County, Indiana.

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map No. 18003C 0280G, effective August 3, 2009.

PLAT OF SURVEY

1" = 80'



SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: West Jefferson Boulevard & Randall Court, Fort Wayne, IN 46804

This survey is intended to retrace the remainder of the record boundaries of Lots Numbered 30A, 31A, 32B, 33A, 34A, and 35C in the amended plat of Westwood Extended, as recorded in Plat Record 11, page 103, in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: A copy of the following documents were reviewed in completion of this survey:

- The deeds of the subject lots and any adjoining lots, as shown on the plat of survey.
- The amended plat of Westwood Extended, Plat Record 11, page 103.
- A survey of the subject tract by Russell Engineering Associates, Inc., dated June 10, 1994.
- INDOT highway plans for U.S. Highway #24, F project 98, dated 1938.

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The following monuments were accepted and held as controlling monuments at the following locations:

- The Northeast corner of subject tract.....#5 rebar found.
- The Southeast corner of subject tract.....1.25 inch diameter pipe.
- The Southwest corner of subject tract.....#4 rebar found.
- The Northwest corner of Lot 35C.....#4 rebar found.
- The Northwest corner of Lot 34A.....#4 rebar found.
- The Northwest corner of Lot 33A.....#4 rebar found.
- Corner "A".....#5 rebar found with Donovan cap.

Uncertainties due to variances between controlling monuments and plat distances were found to be a maximum of 0.4 feet in the North-South direction and 0.7 feet in the East-West direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. There are no observable uncertainties in occupation and/or possession lines.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

The last deed of record fails to mention the North 15 feet of Lots 31 And 32 B that were conveyed to the City of Fort Wayne for highway purposes, as shown on the above-referenced survey and within INDOT plans for U.S. Highway #24 dated 1938.

(D) RELATIVE POSITIONAL ACCURACY:

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(E) ESTABLISHMENT OF LINES AND CORNERS:

1. The Northwest corner of subject tract was established between the Northeast corner of subject tract and Corner "A", using survey geometry as shown on the above-referenced survey.
2. The lines of subject tract were all established between the above-established corners of said subject tract, and by using platted curve data.

(Continued on Page 4)

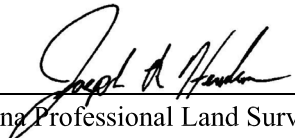
SURVEYOR'S REPORT

(Continued from Page 3)

(F) NOTES:

1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of subject tract. As a consequence, another surveyor may arrive at different conclusions resulting in a different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent.
3. The flood statement on Page 1 is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client. As of this date, no title commitment has been provided for review.
6. All documents of record and information from other public sources referred to in the survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in Part (D) of the Surveyor's Report.
11. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc., may have altered the validity and circumstances shown or noted hereon.
12. Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
13. No statement made by any employee or agent of Sauer Land Surveying, Inc., is valid unless written herein.

I, Joseph R. Herendeen, certify the above statements to be correct to the best of my information, knowledge, and belief. 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.


Date: 11/01/2024
Indiana Professional Land Surveyor

