

Cover page for:

**Copies of documents re. 25' wide
access easement from Doty Road to
north side of Tract 2**

Contents:

- **Survey prepared in 2016 by Anderson Surveying, Inc.**
- **Roadway Easement recorded in the office of the Recorder of Allen County, Indiana on November 18, 2016 as document number 2016061965; and**
- **Warranty Deed recorded in the office of the Recorder of Allen County, Indiana on December 9, 2016 as document number 2016065780.**

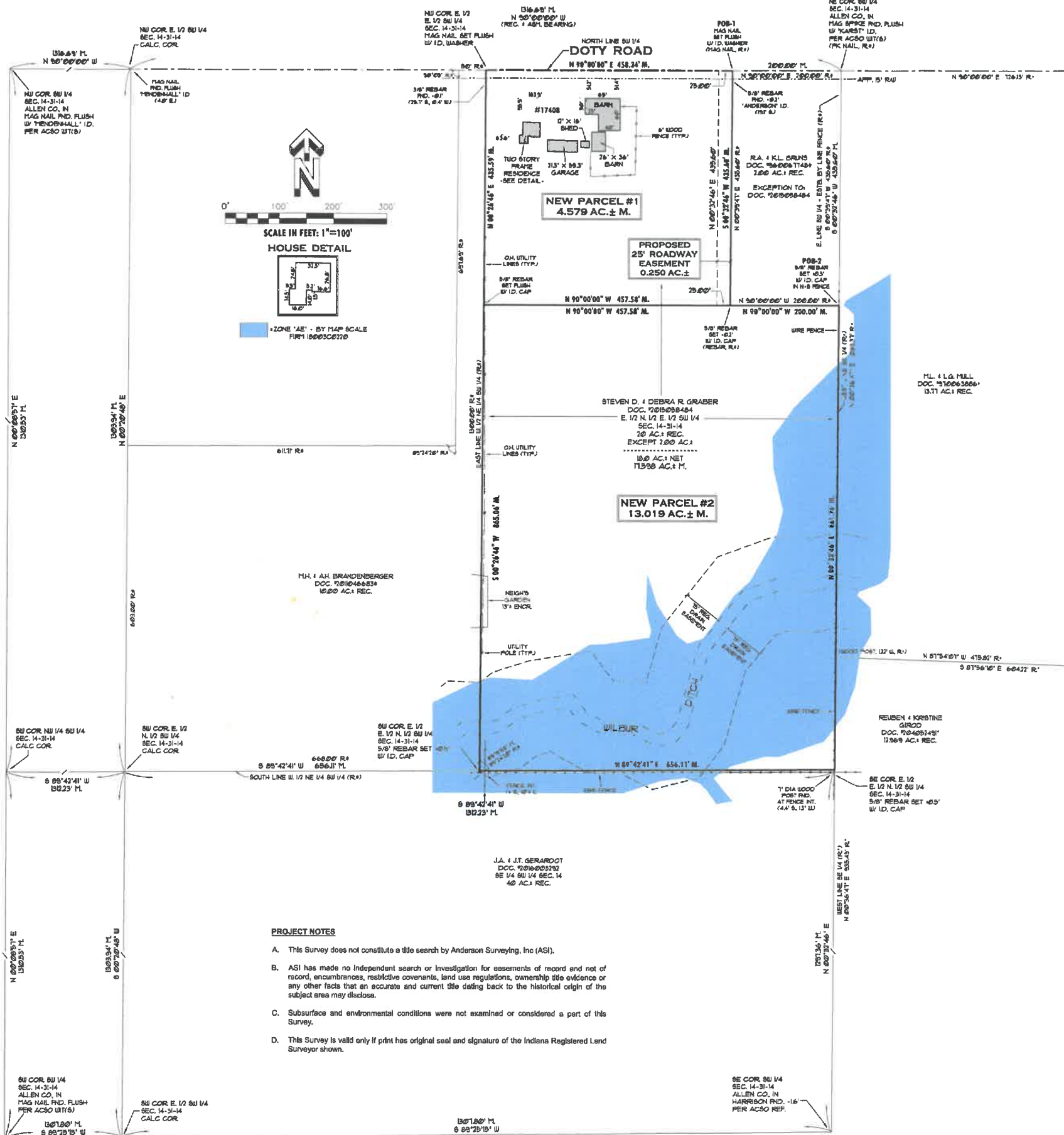
(The land conveyed by the Warranty Deed is described as the 4.579-acre parcel north of Auction Tract 2, "subject to" the 25-foot wide roadway easement described in the 2016 survey by Anderson.)

Re. auction to be conducted on May 9, 2020 by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Steven D. Graber and Debra R. Graber



PROJECT NOTES

- This Survey does not constitute a title search by Anderson Surveying, Inc. (ASI).
- ASI has made no independent search or investigation for easements of record and not of record, encumbrances, restrictive covenants, land use regulations, ownership title evidence or any other facts that an accurate and current title dating back to the historical origin of the subject area may disclose.
- Subsurface and environmental conditions were not examined or considered a part of this Survey.
- This Survey is valid only if print has original seal and signature of the Indiana Registered Land Surveyor shown.

NEW ORIGINAL DESCRIPTION OF REAL ESTATE-PARCEL #1
Part of the lands of Steven D. Graber and Debra R. Graber as described in Recorder's Document #2015058484 being situated in the East Half of the North Half of the East Half of the Southwest Quarter of Section 14, Township 31 North, Range 14 East, Milan Civil Township, Allen County, Indiana, more particularly described as follows:
Commencing at a Mag Spike with a "KARST" Identification washer monumenting the Northeast corner of the Southwest Quarter of said Section 14, thence North 90 degrees 00 minutes 00 seconds West (recorded bearing and is the basis of bearings this description) on the North line of said Southwest Quarter, a distance of 200.00 feet to a Mag Nail with an identification washer stamped "ANDERSON FIRM #28A" monumenting the northwest corner of a 2.000 acre parcel being the lands of Rick A. Bruns and Karen L. Bruns as described in Document #960067748, said point also being the POINT OF BEGINNING for the parcel of land herein described; thence South 00 degrees 32 minutes 46 seconds West on the west line of said Document #960067748, a distance of 435.60 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #28A" monumenting the southwest corner thereof; thence North 90 degrees 00 minutes 00 seconds West, a distance of 457.58 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #28A" on the West line of the East Half of the East Half of said Southwest Quarter; thence North 00 degrees 28 minutes 48 seconds East on said West line, a distance of 435.59 feet to a Mag Nail with an identification washer stamped "ANDERSON FIRM #28A" monumenting the Northwest corner of the East Half of the East Half of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East on the North line of said Southwest Quarter and being within the right-of-way of Doty Road, a distance of 458.34 feet to the Point of Beginning, containing 4.579 acres of land, more or less, subject to the legal right-of-way for Doty Road, 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. **SUBJECT TO A 25-FOOT ROADWAY EASEMENT AS DESCRIBED BELOW.**

NEW ORIGINAL DESCRIPTION OF REAL ESTATE-PARCEL #2
Part of the lands of Steven D. Graber and Debra R. Graber as described in Recorder's Document #2015058484 being situated in the East Half of the North Half of the East Half of the Southwest Quarter of Section 14, Township 31 North, Range 14 East, Milan Civil Township, Allen County, Indiana, more particularly described as follows:
Commencing at a Mag Spike with a "KARST" Identification washer monumenting the Northeast corner of the Southwest Quarter of said Section 14, thence South 00 degrees 32 minutes 46 seconds West (recorded bearing of North 90 degrees 00 minutes 00 seconds West for the North line of said Southwest Quarter is the basis of bearings this description) on the East line of said Southwest Quarter, a distance of 435.60 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #28A" monumenting the southeast corner of a 2.000 acre parcel being the lands of Rick A. Bruns and Karen L. Bruns as described in Document #960067748, said point also being the POINT OF BEGINNING for the parcel of land herein described; thence North 90 degrees 00 minutes 00 seconds West on the south line of said Document #960067748, a distance of 200.00 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #28A" monumenting the southwest corner thereof; thence continuing North 90 degrees 00 minutes 00 seconds West, a distance of 457.58 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #28A" on the West line of the East Half of the East Half of said Southwest Quarter; thence South 00 degrees 28 minutes 48 seconds West on said West line, a distance of 865.06 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #28A" monumenting the Southwest corner of the East Half of the North Half of the East Half of said Southwest Quarter; thence North 89 degrees 42 minutes 41 seconds East on the South line of the East Half of the North Half of the East Half of said Southwest Quarter, a distance of 658.11 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #28A" monumenting the Southeast corner of the East Half of the North Half of the East Half of said Southwest Quarter; thence North 00 degrees 32 minutes 46 seconds East on the East line of said Southwest Quarter, a distance of 861.76 feet to the Point of Beginning, containing 13.019 acres of land, more or less, 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. **TOGETHER WITH A 25-FOOT ROADWAY EASEMENT AS DESCRIBED BELOW.**

PROPOSED 25-FOOT WIDE ROADWAY EASEMENT
An Easement being part of the lands of Steven D. Graber and Debra R. Graber as described in Recorder's Document #2015058484 being situated in the East Half of the North Half of the East Half of the Southwest Quarter of Section 14, Township 31 North, Range 14 East, Milan Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at a Mag Spike with a "KARST" Identification washer monumenting the Northeast corner of the Southwest Quarter of said Section 14, thence North 90 degrees 00 minutes 00 seconds West (recorded bearing and is the basis of bearings this description) on the North line of said Southwest Quarter, a distance of 200.00 feet to a Mag Nail with an identification washer stamped "ANDERSON FIRM #28A" monumenting the northwest corner of a 2.000 acre parcel being the lands of Rick A. Bruns and Karen L. Bruns as described in Document #960067748, said point also being the POINT OF BEGINNING for the Easement herein described; thence South 00 degrees 32 minutes 46 seconds West on the west line of said Document #960067748, a distance of 435.60 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #28A" monumenting the southwest corner thereof; thence North 90 degrees 00 minutes 00 seconds West, a distance of 25.00 feet to a point; thence North 00 degrees 32 minutes 46 seconds East, a distance of 435.60 feet to a point on the North line of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East on said North line and being within the right-of-way of Doty Road, a distance of 25.00 feet to the Point of Beginning, containing 0.250 acres of land, more or less.

SURVEYOR'S REPORT

In Accordance with Title 865, Article 1 Chapter 12, Section 1 through 28 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 an Original Survey of a portion of the real estate described in a Trustee's Deed conveyed to Steven D. Graber and Debra R. Graber, recorded November 16, 2015, as Document #2015058484 in the Office of the Recorder of Allen County, Indiana. The boundary lines of the parent tract, the new parcels, and other relevant lines were established as follows:

The corners of the Southwest Quarter of Section 14 were established by found monuments accepted in place per Allen County Surveyor's Office (ACSO) reference. Prior to these corners being dug by the ACSO (1999 & 2007) differing perpetuations had been used by this firm for the Northwest, Northeast, and Southwest corners of said Southwest Quarter. Reference the Original Survey of the Bruns tract by this firm, Survey Number 96-11-156 (1996).

The East Half of the North Half of the East Half of said Southwest Quarter was established by aliquot parts utilizing the above described ACSO corners. The recovered monuments and fences were at variance with the established corner locations by up to 4.4 feet north-south and 10 feet east-west, all as shown on the survey drawing.

The excepted 2.00 acre Bruns tract was given its full due (senior rights).

The orientation of the new parcels and roadway easement were determined by instruction of the owner.

Reference the following documents this survey:

- Original Survey of the Bruns tract by this firm as discussed above
- Prior surveys by this firm within Section 14, Survey Numbers 02-10-133, 08-03-104, and 13-04-130
- Current deeds of record for the parent and adjoining parcels
- 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. 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 #28A". See Plat of Survey.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: See above discussion regarding possible errors in the perpetuation of Section corners. Meas. (M) indicates measured dimension. Plat (P) indicates platting dimension. Rec. (R) indicates recorded dimension. Calc. (C) indicates calculated dimension. See Plat of Survey.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: See existing fence locations. Also see location of existing overhead utilities and the neighbor's garden along the west line of the parent tract. Unwritten rights may be associated with these occupations.

CONTRACT REQUIREMENTS: Title 865 of Indiana Administrative Code 12-12 requires this survey be recorded in the Recorder's Office of said County. Please see that a copy of the attached survey drawing and this surveyor's report are made an exhibit of the deed for recording purposes. Owner or their agent is responsible for verifying compliance with local zoning and planning ordinances. Also, 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" and Zone "AE" as location plots by scale on Flood Insurance Rate Map 18003C0220H, effective October 02, 2013. The accuracy of this statement is subject to map scale uncertainty. 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.

CERTIFICATION

I hereby certify that the Plat of Survey was prepared under my direct supervision and that to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

Field Survey completed the 19th day of October, 2016
Certified this 26th day of October, 2016
Prepared exclusively for: Graber / Graber
Survey Number: 16-10-110



Michael C. Vodde, LS# 20100011

ANDERSON SURVEYING, INC.
EST. 1978
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
Indiana Land Surveying Firm Identification Number 29A
1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 691-3425
Fax: (260) 482-6855
www.andersonsurveying.com
1947 E. Schleg Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855
Toll Free: (888) 483-1774
www.andersonsurveying.com

ORIGINAL SURVEY
The Lands of Steven D. Graber and Debra R. Graber
17408 Doty Road, New Haven, IN 46774
Part of the SW 1/4 of Section 14, T. 31 N., R. 14 E.
Milan Township, Allen County, Indiana
Done for: Graber / Graber

NO.	REVISION	DATE	BY

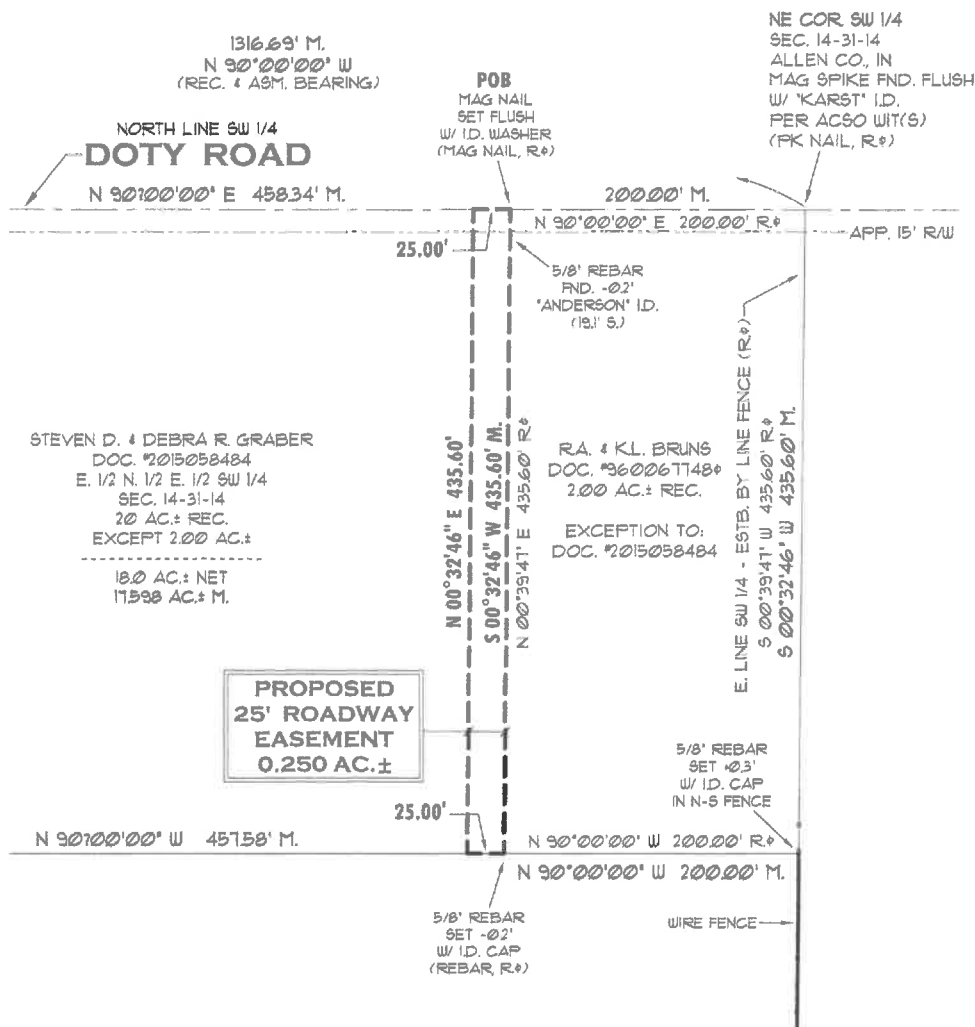
SCALE: 1" = 100'	DRAWN BY: E.J.S.
ISSUE DATE: 10/26/2016	CHECKED BY: M.C.V.
SAVED FILE: OCT16 716-10-110 17408 DOTY RD / 16-10-110.dwg	

SHEET TITLE:
ORIGINAL SURVEY
17408 DOTY ROAD
NEW HAVEN, IN 46774

SURVEY NO.: 16-10-110

SHEET 1 OF 1
SURVEY

EASEMENT EXHIBIT "B"



PROPOSED 25-FOOT WIDE ROADWAY EASEMENT

An Easement being part of the lands of Steven D. Graber and Debra R. Graber as described in Recorder's Document #2015058484 being situated in the East Half of the North Half of the East Half of the Southwest Quarter of Section 14, Township 31 North, Range 14 East, Milan Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at a Mag Spike with a "KARST" identification washer monumenting the Northeast corner of the Southwest Quarter of said Section 14, thence North 90 degrees 00 minutes 00 seconds West (recorded bearing and is the basis of bearings this description) on the North line of said Southwest Quarter, a distance of 200.00 feet to a Mag Nail with an identification washer stamped "ANDERSON FIRM #29A" monumenting the northwest corner of a 2.000 acre parcel being the lands of Rick A. Bruns and Karen L. Bruns as described in Document #960067748, said point also being the **POINT OF BEGINNING** for the Easement herein described; thence South 00 degrees 32 minutes 46 seconds West on the west line of said Document #960067748, a distance of 435.60 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A" monumenting the southwest corner thereof; thence North 90 degrees 00 minutes 00 seconds West, a distance of 25.00 feet to a point; thence North 00 degrees 32 minutes 46 seconds East, a distance of 435.60 feet to a point on the North line of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East on said North line and being within the right-of-way of Doty Road, a distance of 25.00 feet to the Point of Beginning, **containing 0.250 acres of land, more or less.**

Prepared this 26th day of October, 2016

Prepared for : Graber

Survey Number 16-10-110

ANDERSON SURVEYING, INC.

Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A

1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
Toll Free: (888) 483-1724

1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855



WWW.ANDERSONSURVEYING.COM

NEW ORIGINAL DESCRIPTION OF REAL ESTATE- PARCEL #2

Part of the lands of Steven D. Graber and Debra R. Graber as described in Recorder's Document #2015058484 being situated in the East Half of the North Half of the East Half of the Southwest Quarter of Section 14, Township 31 North, Range 14 East, Milan Civil Township, Allen County, Indiana, more particularly described as follows:

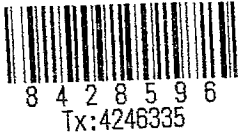
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Exception

ROADWAY EASEMENT

(revised April 2014)

This Roadway Easement is made this 02 day of 11, 20 16, ("Effective Date") by STEVE GRABER
DEBRA GRABER ("Grantor(s)"), each being over eighteen years of age,
and being owners of certain real estate located in Allen County, Indiana, as more particularly described and illustrated
on attached Exhibit A, which is attached hereto and incorporated herein by reference ("Real Estate"), with the last deed
of record shown as document number 2015058484 hereby establish a 25 foot wide roadway easement for access,
storm drainage, and utility purposes over, in, across and upon the Real Estate, which roadway easement is more
particularly described and illustrated on attached Exhibit B, which is attached hereto and incorporated by reference
("Roadway Easement").

2015058484

Grantor(s) do hereby grant, establish and convey unto each other, their successors in interest and assigns, and their
invitees and all public and quasi-public parties, including by way of illustration and not by way of limitation, emergency
vehicles, school vehicles, public or private utilities, a perpetual right and easement for utility purposes and storm
drainage facilities, and for ingress and egress to and from the Real Estate over, in, across, and upon the Roadway
Easement to the following public roadway: DOT Y RD, in MILLAN Township,
section 14. Grantors covenant and agree that the Roadway Easement shall serve no more than 1 lot(s),
shown within the boundary described in Exhibit A, which lot(s) have been or will be lawfully created through the
Exempt Divisions of Land procedures established in A.C.C. 3-3-3(b).

Grantor(s) expressly agree and covenant that this Roadway Easement has not been accepted by Allen County, Indiana
as a part of its public road system for maintenance or for other purpose, and that the initial construction of the Roadway
Easement shall be the responsibility of Grantor(s). Thereafter, the maintenance of the Roadway Easement shall be paid
for in the following manner:

MAINTAINED BY PARCEL 1 OWNER

This Roadway Easement shall run with the Real Estate and shall be deemed to be a part of every contract or transaction
for the sale of any portion or the entirety of the Real Estate, and this Roadway Easement shall be binding upon and inure
to the benefit of the owner or owners of the Real Estate and the owners of the lot(s) created on the Real Estate.

The terms of this Roadway Easement may be enforced by the grantor(s) and successors in interest and assigns including
any owners of lot(s) created on the Real Estate. The Allen County Zoning Administrator has the right, not the obligation
to enforce the terms of this agreement.

Grantor(s) agree that the Allen County Zoning Administrator has reviewed this Roadway Easement for the sole purpose
of acknowledging that the Roadway Easement satisfies the requirements of A.C.C. 3-4-10. Grantor(s) expressly agree
and covenant that this Roadway Easement is not an offer of public dedication and further agree and covenant that the
Allen County Zoning Administrator, the Allen County Plan Commission, and the County of Allen shall never be
obligated to accept a public dedication of this Roadway Easement and shall never be obligated to supervise, maintain, or
repair the Roadway Easement. Any amendment to this Roadway Easement must be submitted to and reviewed by the
Allen County Zoning Administrator in accordance with the provisions of A.C.C. 3-4-10

IN WITNESS WHEREOF, Grantor(s) have executed this Roadway Easement as of the Effective Date.

[Signature]
Signature of Grantor(s)

Debra Graber
Signature of Grantor(s)

STEVE GRABER
Printed Name(s)

Debra Graber
Printed Name(s)

2016061965

RECORDED: 11/18/2016 10:06:07 AM

ANITA MATHER

ALLEN COUNTY RECORDER

FORT WAYNE, IN

M → 15408 DOT Y RD. NEW HAVEN, IN 46777

19
+ INC

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County and State,
personally appeared Debra Graber + Steve Graber and acknowledged the execution of the
foregoing to be his voluntary act and deed this 15th day of Nov, 2016.

My Commission Expires: _____

Resident of _____

Leah Graham
Notary Public



LEAH GRAHAM, Notary Public
Allen County, State of Indiana
My Commission Expires April 27, 2022

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County and State,
personally appeared _____ and acknowledged the execution of the
foregoing to be his voluntary act and deed this _____ day of _____, 20____.

My Commission Expires: _____

Resident of _____

Notary Public

It is the determination of the Allen County Zoning Administrator that this private access easement as proposed and specifically set forth in this dedication satisfies the current minimum requirements of the Allen County Zoning Ordinance. Neither the Zoning Administrator nor the Plan Commission are expressing any opinion or decision as to the property rights, if any, related to the proposed easement or the enforceability of this document.

Dated this 17th day of NOVEMBER, 2016.

Paul B. Blisk

Paul B. Blisk
Deputy Land Use Director

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.

STEVEN GRABER
(name printed, stamped or signed w/print)

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

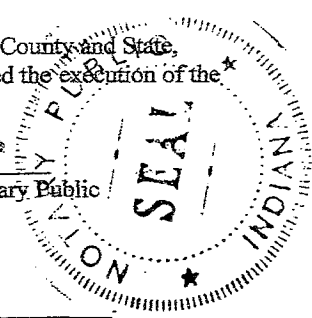
Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County and State,
personally appeared PAUL B. BLISK and acknowledged the execution of the
foregoing to be his voluntary act and deed this 17th day of NOVEMBER, 2016.

My Commission Expires: _____

MAY 27, 2024
Resident of ALLEN

Cathy Elrod
CATHY ELROD

Notary Public



This instrument prepared by Steve Graber

OVERSIZED SURVEY

2016065780

RECORDED: 12/09/2016 8:26:08 AM

ANITA MATHER

ALLEN COUNTY RECORDER

FORT WAYNE, IN

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. USING THIS FORM, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Parcel Identification No. 02-09-14-300-009.000-054

Milan Split HS 6295607

100-123836 **WARRANTY DEED**

THIS INDENTURE WITNESSETH, That Steven D. Graber and Debra R. Graber, Husband and Wife

_____("Grantor")

of _____ County in the State of Indiana CONVEY(S) AND WARRANT(S) TO Menno Graber and Lester L. Graber,

Joint Tenants with Full Right of Survivorship

_____("Grantee")

of _____ County in the State of Indiana in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

See Appendix A attached hereto and made a part hereof.

Subject to all covenants, restrictions, reservations, right of ways, easements, mortgages, taxes, assessments, conditions and rights appearing of record; subject to any state of facts that an accurate survey would show.

(Do not mark below this line)

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.
Dec 09 2016
TERA K. KLUTZ
AUDITOR OF ALLEN COUNTY

Dated this 2ND day of December, 2016.

(Signature)

Steven D. Graber

(Printed Name)

STEVEN D. GRABER

(Signature)

Debra R. Graber

(Printed Name)

Debra R. Graber

STATE OF INDIANA

COUNTY OF ALLEN

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 2ND day of December

2016, personally appeared: Steven D. Graber and Debra R. Graber, Husband and Wife

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:



MELINDA S. SMITH, Notary Public

Allen County, State of Indiana

Resident of

My Commission Expires October 20, 2019

Signature

Printed

Melinda S. Smith

Notary Public

STATE OF

COUNTY OF

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____,

2016, personally appeared: _____

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires:

Signature

Resident of

County

Printed

Notary Public

This instrument prepared by Thomas A. Hardin, 2810 Beaver Ave., Fort Wayne, IN 46807

Attorney No. 19377-49

MAIL TO:

17408 Doty Road New Haven IN 46774

Grantee's Mailing Address to which the tax statement should be mailed under I.C. 6-1.1-22-8.1

same
Grantee's Street Address or Rural Route Address if different than Mailing Address



© COPYRIGHT 2010, The Allen County Indiana Bar Association, Inc.

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.

Thomas A. Hardin

Exhibit A

Part of the lands of Steven D. Graber and Debra R. Graber as described in Recorder's Document #2015058484 being situated in the East Half of the North Half of the East Half of the Southwest Quarter of Section 14, Township 31 North, Range 14 East, Milan Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at a Mag Spike with a "KARST" identification washer monumenting the Northeast corner of the Southwest Quarter of said Section 14, thence North 90 degrees 00 minutes 00 seconds West (recorded bearing and is the basis of bearings this description) on the North line of said Southwest Quarter, a distance of 200.00 feet to a Mag Nail with an identification washer stamped "ANDERSON FIRM #29A" monumenting the northwest corner of a 2.000 acre parcel being the lands of Rick A. Bruns and Karen L. Bruns as described in Document #960067748, said point also being the POINT OF BEGINNING for the parcel of land herein described; thence South 00 degrees 32 minutes 46 seconds West on the west line of said Document #960067748, a distance of 435.60 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A" monumenting the southwest corner thereof; thence North 90 degrees 00 minutes 00 seconds West, a distance of 457.58 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A" on the West line of the East Half of the East Half of said Southwest Quarter; thence North 00 degrees 26 minutes 46 seconds East on said West line, a distance of 435.59 feet to a Mag Nail with an identification washer stamped "ANDERSON FIRM #29A" monumenting the Northwest corner of the East Half of the East Half of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East on the North line of said Southwest Quarter and being within the right-of-way of Doty Road, a distance of 458.34 feet to the Point of Beginning, containing 4.579 acres of land, more or less, subject to the legal right-of-way for Doty Road, 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. SUBJECT TO A 25-FOOT ROADWAY EASEMENT AS DESCRIBED BELOW.

PROPOSED 25-FOOT WIDE ROADWAY EASEMENT

An Easement being part of the lands of Steven D. Graber and Debra R. Graber as described in Recorder's Document #2015058484 being situated in the East Half of the North Half of the East Half of the Southwest Quarter of Section 14, Township 31 North, Range 14 East, Milan Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at a Mag Spike with a "KARST" identification washer monumenting the Northeast corner of the Southwest Quarter of said Section 14, thence North 90 degrees 00 minutes 00 seconds West (recorded bearing and is the basis of bearings this description) on the North line of said Southwest Quarter, a distance of 200.00 feet to a Mag Nail with an identification washer stamped "ANDERSON FIRM #29A" monumenting the northwest corner of a 2.000 acre parcel being the lands of Rick A. Bruns and Karen L. Bruns as described in Document #960067748, said point also being the POINT OF BEGINNING for the Easement herein described; thence South 00 degrees 32 minutes 46 seconds West on the west line of said Document #960067748, a distance of 435.60 feet to a 5/8-inch rebar with an orange identification cap stamped "ANDERSON FIRM #29A" monumenting the southwest corner thereof; thence North 90 degrees 00 minutes 00 seconds West, a distance of 25.00 feet to a point; thence North 00 degrees 32 minutes 46 seconds East, a distance of 435.60 feet to a point on the North line of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East on said North line and being within the right-of-way of Doty Road, a distance of 25.00 feet to the Point of Beginning, containing 0.250 acres of land, more or less.

