



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 1-12-12 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

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
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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		

ORIGINAL SURVEY
17408 DOTY ROAD
NEW HAVEN, IN 46774

SURVEY NO.: 16-10-110

SHEET 1 OF 1
SURVEY

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