



# J.K. Walker & Associates, P.C.

Civil Engineering and Land Surveying

Jerry K. Walker, P.E. & L.S.

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112 West Van Buren St. Columbia City, IN 46725

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## CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with the established rules of surveying and made in accordance with the records or plat in the Recorder's office of Kosciusko County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

### DESCRIPTION OF REAL ESTATE

Part of the Southeast Quarter of Section 10, Township 33 North, Range 7 East, Kosciusko County, Indiana, more particularly described as follows, to wit:

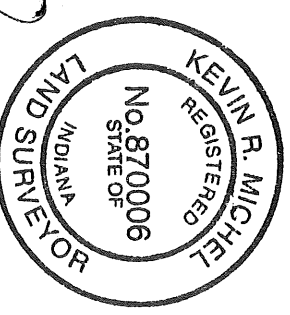
Commencing at the point of intersection of the centerline of State Highway Number 13 (Main Street) with the South line of said Southeast Quarter; thence N00°-00'E, on and along said centerline, a distance of 22.5 feet to the true point of beginning; thence continuing N00°-00'E, on and along said centerline, a distance of 101.25 feet; thence S89°-42'W, a distance of 198.0 feet (12 rods) to an iron pin found; thence S00°-00'W, a distance of 99.64 feet to a Mag nail, said Mag nail being situated 22.5 feet North of the South line of said Southeast Quarter, said Mag nail also being situated 2.0 feet North of an iron pin found; thence S89°-50'E, parallel to the South line of said Southeast Quarter, a distance of 198.0 feet to the true point of beginning, containing 0.457 acres of land, more or less, subject to legal right-of-way for State Highway Number 13, subject to all legal drain easements and all other easements of record.

This property is not in a Flood plain (In Zone C) as defined by the Flood Insurance Rate Map for Kosciusko County, Indiana, Map Number 18085C-0045C, dated Feb. 4, 1987.

I hereby certify on the 14th day of June, 2006, that the above survey is correct.

Surveyed for: Baker, Charles L. / Jill Ann

Survey No.: NN-132



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## SURVEYOR'S REPORT

In accordance with the Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

- (A) Availability and condition of referenced monuments.
- (B) Occupation or possession lines.
- (C) Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines.
- (D) The relative positional accuracy of the measurements.

## THEORY OF LOCATION

This is a retracement boundary survey of part of the Southeast Quarter of Section 10, Township 33 North, Range 7 East, Kosciusko County, Indiana, located at 326 S Main Street, North Webster, Indiana, and recorded in Deed Record 272, page 213 and Deed Record 334, page 699, in the records of Kosciusko County, Indiana.

The Southwest corner of said Southeast Quarter is county referenced. A railroad spike was found at this corner and was held this survey.

An iron pin was found at the Northwest corner of the surveyed tract.

An iron pin was found on the North line of the surveyed tract, 33.0 feet West of the Northeast corner of the surveyed tract.

A Mag nail was set at the Southwest corner of the surveyed tract. An iron pin was found 2.0 feet South of said Southwest corner.

A Mag nail was set on the South line of the surveyed tract, 33.0 feet West of the Southeast corner of the surveyed tract.

The North line of the surveyed tract was established by existing monuments found as shown on this survey. See survey for other monuments found near the surveyed tract.

See survey for monuments that are referenced.

(A) Availability and condition of referenced monuments.

See comments above concerning monuments set, or found and held this survey. The monuments found are in good condition unless otherwise noted. Certain monuments are referenced as shown.

(B) Occupation or possession lines.

None

(C) Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines.

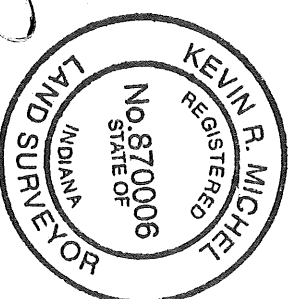
None

(D) The relative positional accuracy of the measurements.

The Relative Positional Accuracy (due to random errors in measurements) of the corners of the subject tract established by this survey is within the specifications for Suburban surveys: 0.13 feet (40 millimeters) plus 100 parts per million as defined by IAC 865.

Surveyor's Report continued on page 4.

Date: 6/14/2006  
Name: Baker, Charles L. / Jill Ann  
Address: 326 S Main Street  
North Webster IN  
Survey#: NN-132



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## SURVEYOR'S REPORT

Surveyor's Report continued from page 3.

### NOTES:

1. This survey is subject to any facts and /or easement that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revision that are required. The undersigned was not provided with a current title commitment for use on this survey.
2. For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker". Mag nail or P.K. nails set have washers marked "Walker S0012".
3. Origin of monuments unknown unless noted on survey.
4. Measurements of this survey are based on E.T.S. traverse measurements.
5. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the Offices of the Kosciusko County Auditor and Recorder.
6. Reference survey(s) by Walker & Associates, dated 07-08-91, 11-14-96.

Date: 6/14/2006  
Name: Baker, Charles L. / Jill Ann  
Address: 326 S Main Street  
North Webster IN  
Survey#: NN-132

