

SURVEYOR'S REPORT

The purpose of this survey is to retrace the record boundaries of subject tract as recorded in the Office of the Recorder of Allen County, Indiana.

Under Title 865, Article 1, Chapter 12, Section 1, etc. seq. of the Indiana Administrative Code, as amended, the following report is submitted with regard to:

Survey Number: 14-08-05
Located at: 2440 and 2426 Bowser Avenue, Fort Wayne, Indiana 46806
Referenced Documents Include: Plat of Eliza Hanna Senior's Sub of Lot 13 of Hanna's Plat "A"

****A. Availability of reference monuments:**

Northeast corner of subject tract	5/8 inch rebar found
Northwest corner of subject tract	5/8 inch rebar found
Southeast corner of subject tract	Magnetic nail set
Southwest corner of subject tract	Magnetic nail set

****B. Occupational/possession lines:** Portions of the North line and West line of subject tract are marked with nearby chain link fences.

****C. Clarity or ambiguity of record description:** No ambiguity found.

****D. Relative Positional Accuracy:** The Relative Positional Accuracy due to random errors in measurements for establishing the corners of this survey is less than or equal to the specifications for a Suburban survey as defined in IAC 865.

****E. Establishing lines and corners:** Existing survey monuments and street curbs were used to establish the property lines for this survey. Corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments and record dimensions. The locational dependency of the corner monuments of this survey is subject to undiscovered evidence and therefore the variance of each corner monument is indeterminable.

****F. Notes:** #1. The flood statement on Page 1 is based on Flood Insurance Rate Maps provided by the Federal Emergency Management Agency on their website and is for informational purposes only. An elevation study is required to accurately determine the flood hazard status of subject tract. #2. The description of record was perpetuated. #3. This survey was prepared without the benefit of a current title report. A current title report may reveal the existence of easements, rights of way or matters of ownership and rights of others not apparent. #4. The North line of subject tract was found to measure 2.4 feet longer than plat dimension. The South line of subject tract was found to measure 3.3 feet longer than plat dimension.



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CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of SUBJECT 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. I hereby certify that the survey was wholly performed under my supervision, that I am a registered Land Surveyor in Indiana, and to the best of my knowledge and belief, this Survey was executed according to the survey requirements in 865 IAC 1-12-13, as amended.

DESCRIPTION OF REAL ESTATE

PARCEL IV:

The South 15 feet of Lot Number 28 and the North 22 feet of Lot Number 29 in Eliza Hanna Senior's Subdivision of Out Lot Number 13 Hanna's Plat "A" in the City of Fort Wayne.

PARCEL V:

Lot Number 33 and Lot Number 36 and the South 26 feet of Lot 29, the North 11 feet of Lot 32 and the South 37 feet of Lot 32 all in Eliza Hanna, Sr. Subdivision of Out Lot 13, Hanna's Plat A to the City of Fort Wayne, according to the Plat thereof recorded in Deed Book 60, page 266 in the Office of the Recorder of Allen County, Indiana, TOGETHER WITH the North Half of vacated Emily Street and the East Half of the vacated alley West of Lot Number 36, both of which were vacated by General Ordinance No. G-19-77, also known as 2430-2400 Bowser Avenue, Fort Wayne, Indiana.