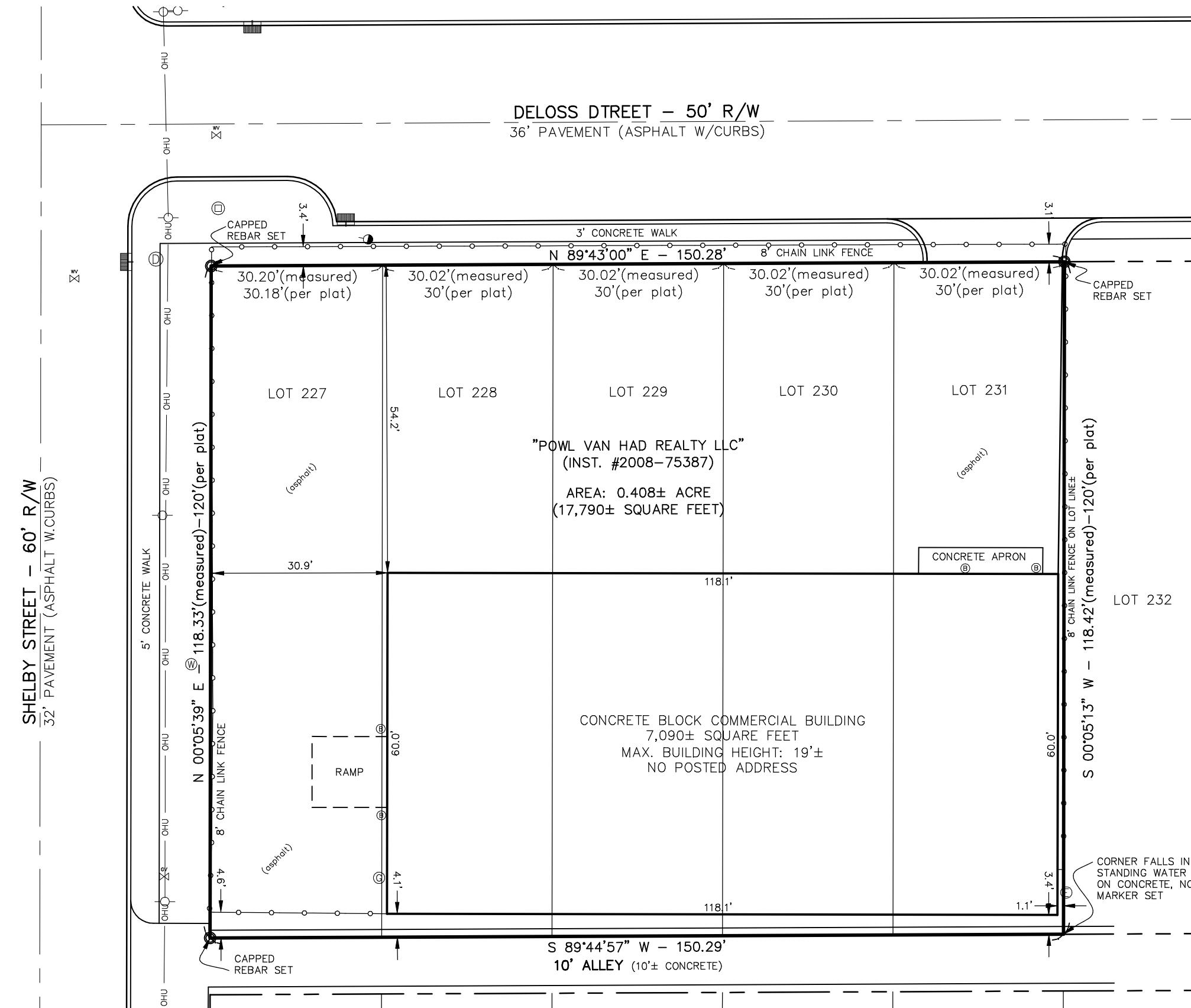




20' 0 20'
SCALE: 1" = 20'

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)
X 18097C0144F of the Flood Insurance Rate Map, Community Panel No.
04/19/2016, which bears an effective date of
and is not in a Special Flood Hazard Area.



Notes Regarding Certain Table "A" Items

EARTH MOVING ACTIVITIES

No evidence of earth moving activity was observed during this survey.

CHANGES IN RIGHT-OF-WAY AND STREET CONSTRUCTION

No evidence of recent street repairs was observed during this survey.

DUMP OR LANDFILL ACTIVITIES

No evidence of dumping or landfill activities were observed during this survey.

ZONING INFORMATION

No zoning information for the Subject Property was provided by the Client at the time of this survey.

Legal Description

The below Subject Property is a part of the same property described in Fidelity National Title Insurance Company Commitment No. 102200225, effective date February 28, 2022.

Lots 227 through 231 inclusive, all in Allen, Root and English's Second Addition, as per plat thereof recorded in Plat Book 6, page 16 in the Office of the Recorder of Marion County, Indiana.

Surveyor's Report

In accordance with Title 865, Article 1.1, Chapter 12, Sections 1 through 19 of the Indiana Administrative Code ("Minimum standards for competent practice for land surveying"), the following observations 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.) Relative Positional Accuracy.

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established during this survey is within the specifications for an "Urban" Survey (0.07 foot±50ppm) as defined in IAC 865.

GENERAL INFORMATION

1. The within survey was based upon the plat of Allen, Roots and English's Addition.
2. The basis of bearings for this survey is an assumed meridian.
3. "Capped rebar set" denotes a 5/8" diameter rebar with a plastic cap marked "ARE SURVEYING FIRM #0097". "MAG nail w/washer set" denotes a MAG nail with a steel washer marked "ARE SURVEYING FIRM #0097".
4. Monuments were found or set at surface unless otherwise noted.
5. Monuments shown on the survey were accepted as controlling in the analysis of the boundary for this survey unless otherwise noted.
6. The origins of the found monuments shown on the survey are unknown unless otherwise noted.
7. Distances shown to property or lot lines are to be considered accurate to the following limits:
 - Fences: plus or minus the maximum width (thickness) of the fence from face to face;
 - Buildings: plus or minus 0.3 feet;
 - Other improvements shown: plus or minus 0.3 feet.

THEORY OF LOCATION

The physical centerlines of Shelby Street, Deloss Street, and Leota Street were derived from the measurements of the existing curbs on these streets. The centerlines were then offset at the record distance to recreate the block perimeter line. The lot lines were then placed on the ground at the record locations called for by the dimensions shown on the recorded plat. During our calculations it was discovered that the distance between the street centerlines differed slightly from the distances called for on the recorded plat; therefore the excess and/or deficient width was distributed proportionately within all the lots in the block. This is indicated by the "measured" and "per plat" distances shown on the drawing.

SUMMARY OF UNCERTAINTIES

As a result of the above observations, and the application of the above theory of location, it is to the best of my knowledge and belief that the uncertainties in the locations of the lines and corners established on this survey area are as follows:

DUE TO VARIANCES in Reference Monuments: Within tolerance of a "Suburban" survey
DUE TO DISCREPANCIES in the Record Description: None Apparent
DUE TO INCONSISTENCIES in Lines of Occupation: None Apparent

If fences are to be installed it should be kept in mind the uncertainties of corners found or set.

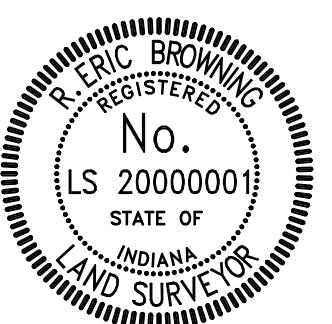
Legend of Symbols & Abbreviations

LAND SURVEYOR'S CERTIFICATION

To: Fidelity National Title Insurance Company, Powl Van Had Realty, LLC, an Indiana limited liability company, and North Hill Realty, LLC, or its assigns:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7a, 7b(1), 7(c) 8, 11a, 13, 16, 17, and 18 of Table A thereof. The field work was completed on April 1, 2022.

I further certify to the best of my knowledge and belief that the above plat represents a survey completed under my direction. I further certify to the best of my knowledge and belief this report conforms to the requirements contained in Section 1 through 20 of IAC 865 1.1-12 for a retracement survey.

R. Eric Browning, PS #20000001
State of Indiana
Date of this Map or Plot: April 4, 2022



◎ GAS METER	◎ ELECTRIC METER
● FIRE HYDRANT	● AREA LIGHT
● WATER VALVE	● STORM SEWER MANHOLE
● WATER METER OR SERVICE	● STORM GRATE
● BOLLARD	● CURB INLET
● AIR CONDITIONER	● UTILITY POLE
	● GUY ANCHOR

PROPERTY ADDRESS: 1117 DELOSS STREET

ALTA/NSPS LAND TITLE SURVEY
LOTS 227 THROUGH 231 INCLUSIVE, ALLEN, ROOTS, AND
ENGLISH'S SECOND ADDITION
INDIANAPOLIS, CENTER TWP., MARION COUNTY, INDIANA
FOR:
POWL VAN HAD REALTY, LLC

ARE SURVEYING CONSULTANTS, INC.
129 SOUTH 8TH AVENUE
BEECH GROVE, INDIANA 46107
(317) 407-8080
(317) 784-7937 FAX
WWW.ARESURVEYING.COM

REVISIONS	DRAWING: 17-073R-ALTA
	JOB NO: 17-073R
	DATE: 04/04/22
	DRAWN: REB CHECKED BY: PEH
	SHEET 1 OF 1