

Sauer Land Surveying, Inc.

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CERTIFICATE OF SURVEY

This document is a record retracement survey of real estate prepared under IAC 865 Rule 12 in conformity with established practices of surveying and made in accordance with the records on file in the Office of the Recorder of Huntington County, Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from visible encroachments either way across boundary lines unless specifically stated below. Corners were perpetuated as indicated.

NEW ORIGINAL DESCRIPTIONS:

TRACT "A": (part of a tract described in Deed Record 247, page 153)

Part of the Northwest Quarter of Section 16, Township 27 North, Range 8 East, Huntington County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 138-178, dated September 9, 2021, and being more particularly described as follows, to-wit:

Beginning at the North Quarter corner of said Section 16, being marked by a #4 rebar; thence South 89 degrees 26 minutes 06 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the North line of said Northwest Quarter, being within the right-of-way of West County Road 200 South, a distance of 190.00 feet to a survey nail; thence South 00 degrees 33 minutes 54 seconds East and parallel with the East line of said Northwest Quarter, a distance of 200.32 feet to a #5 rebar on the South line of a base tract of real estate described in a deed to Daniel M. Spencer and Darlene E. Spencer in Deed Record 247, page 153, in the Office of the Recorder of Huntington County, Indiana; thence North 89 degrees 26 minutes 15 seconds East, on and along said South line, a distance of 190.00 feet to a survey nail at the Southeast corner of said base tract, being a point on the East line of said Northwest Quarter; thence North 00 degrees 33 minutes 54 seconds West, on and along said East line and within the right-of-way of South County Road 950 West, a distance of 200.33 feet to the point of beginning, containing 0.874 acres of land, subject to legal right-of-way for West County Road 200 South and South County Road 950 West, and subject to all easements of record.

TRACT "B": (part of a tract described in Deed Record 247, page 153)

Part of the Northwest Quarter of Section 16, Township 27 North, Range 8 East, Huntington County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. 138-178, dated September 9, 2021, and being more particularly described as follows, to-wit:

Commencing at the North Quarter corner of said Section 16, being marked by a #4 rebar; thence South 89 degrees 26 minutes 06 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the North line of said Northwest Quarter, being within the right-of-way of West County Road 200 South, a distance of 190.00 feet to a survey nail at the true point of beginning; thence South 00 degrees 33 minutes 54 seconds East and parallel with the East line of said Northwest Quarter, a distance of 200.32 feet to a #5 rebar on the South line of a base tract of real estate described in a deed to Daniel M. Spencer and Darlene E. Spencer in Deed Record 247, page 153, in the Office of the Recorder of Huntington County, Indiana; thence South 89 degrees 26 minutes 15 seconds West, on and along said South line, a distance of 175.18 feet to a #5 rebar at the Southwest corner of said base tract; thence North 00 degrees 09 minutes 21 seconds East, on and along the West line of said base tract, a distance of 200.33 feet to a survey nail at the Northwest corner thereof, being a point on the North line of said Northwest Quarter; thence North 89 degrees 26 minutes 06 seconds East, on and along said North line, being within the right-of-way of West County Road 200 South, a distance of 172.66 feet to the true point of beginning, containing 0.800 acres of land, subject to legal right-of-way for West County Road 200 South, and subject to all easements of record.

Page 1 of 5

September 9, 2021

Survey No. 138-178

Spencer, Daniel M. & Darlene E.

Last Deed of Record: D.R. 247, p. 153

Last Date of Fieldwork: September 7, 2021

Page 2 contains the Plat of Survey.

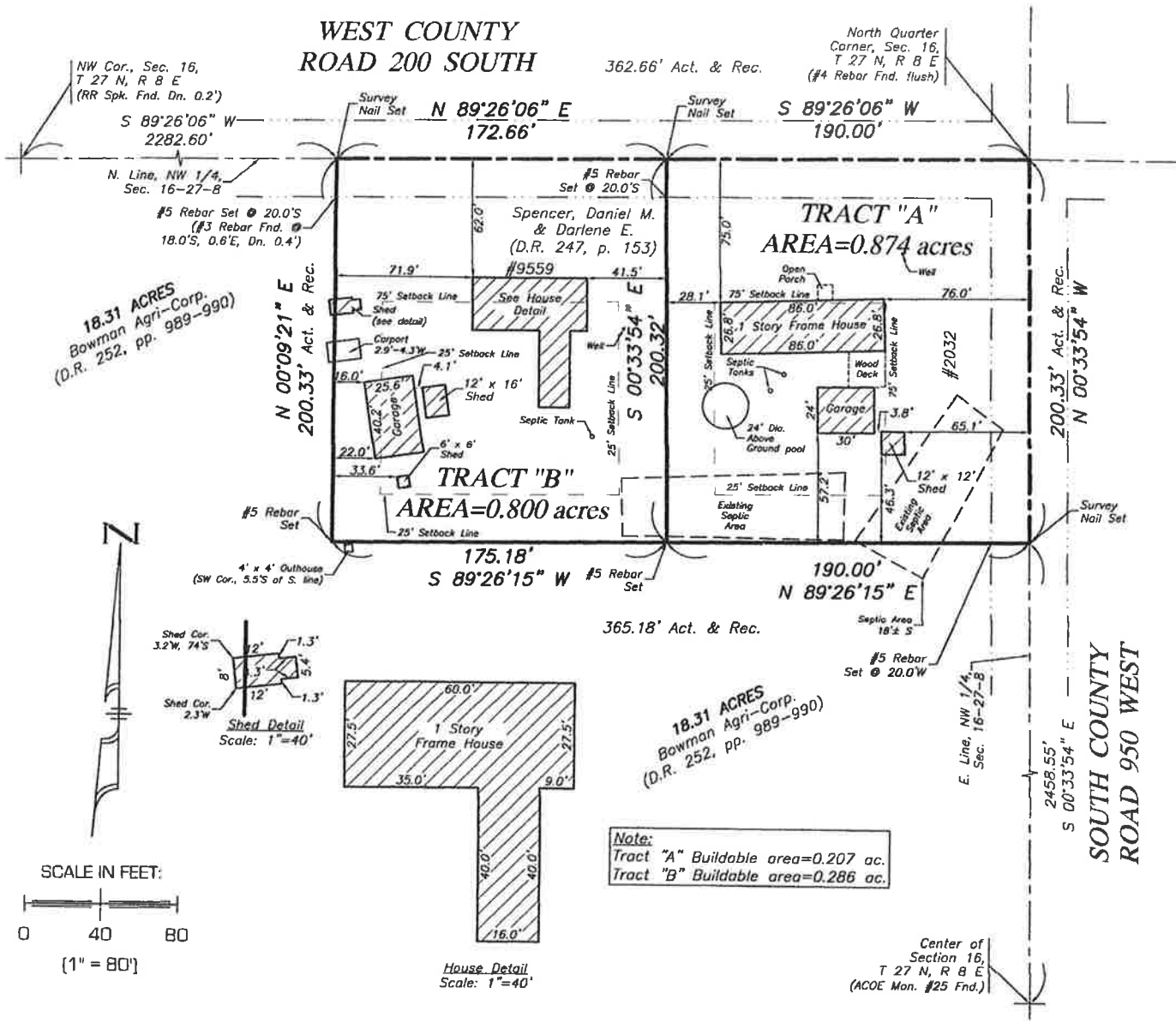
Pages 3 and 4 contain the Surveyor's Report.

Page 5 contains the easement exhibit

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map No. 18069C 0220D, effective June 2, 2015.

PLAT OF ORIGINAL SURVEY

1" = 80'



SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: 2032 South County Road 950 West & 9559 West County Road 200 South, Andrews, IN 46702

This survey is intended to create two new tax parcels lying entirely within the record boundaries of a tract of real estate described in a Warranty Deed from John D. Lehman and Corinna K. Lehman to Daniel M. Spencer and Darlene E. Spencer, dated July 3, 1991, and recorded in Deed Record 247, page 153, in the Office of the Recorder of Huntington County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: A copy of the following documents were reviewed in completion of this survey:

- The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
- Huntington County Surveyor's Section Corner Records.
- A survey of the base tract and adjoining Bowman Agri-Corp. tract by James C. Bradley, dated September 22, 1980.

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monument was accepted as the location of the Public Land Survey corners:

- The North Quarter corner of Section 16.....Undocumented #4 rebar found.
- The Northwest corner of Section 16.....Undocumented railroad spike found.
- The Center of Section 16.....US Army Corps of Engineers Monument #25 found.

The North and East lines of the Northwest Quarter of Section 16 were established between the above-referenced monuments. Uncertainties due to variances between all found monuments and record distances were determined to be 0.6 feet in any direction.

(B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. A shed from subject tract lies from 2.3 feet to 3.2 feet West of the West line of Tract "B", as shown on the Plat of Survey. An outhouse from subject tract lies entirely onto the South adjoining tract, a maximum of 5.5 feet South of the South line of Tract "B", as shown on the Plat of Survey. A detached carport extends from 2.9 feet to 4.3 feet West of the West line of Tract "B", as shown on the Plat of Survey. The apparent septic area from subject tract appears to extend nearly 18 feet South of the South line of Tract "A", as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the lines established in this survey by a maximum of 18 feet in the North-South direction and by a maximum of 4.3 feet in the East-West direction.

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

The deed of the adjoining Bowman Agri-Corp tract (D.R. 252, pp. 989-990) appears to have a number of typographical errors substantial to the closure of said tract. The above-referenced Bradley survey appears to be the origin of the description of said tract and there is ambiguity between subject tract and said adjoining tract per said survey.

(D) RELATIVE POSITIONAL ACCURACY:

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

(Continued on Page 4)

SURVEYOR'S REPORT

(Continued from Page 3)


(E) ESTABLISHMENT OF LINES AND CORNERS:

1. The North line of subject tract was established on and along the North line of the Northwest Quarter, at its record distance.
2. The East line of subject tract was established on and along the East line of the Northwest Quarter, at its record distance.
3. The Southwest corner of subject tract was established at the intersection of record distances from the Southeast and Northwest corners of subject tract.
4. The line dividing Tracts "A" and "B" was established at the direction of the client.

(F) NOTES:

1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review.
3. The flood statement on Page 1 is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of the survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

I, Joseph R. Herenden, hereby certify the above statements to be correct to the best of my information, knowledge, and belief. 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.

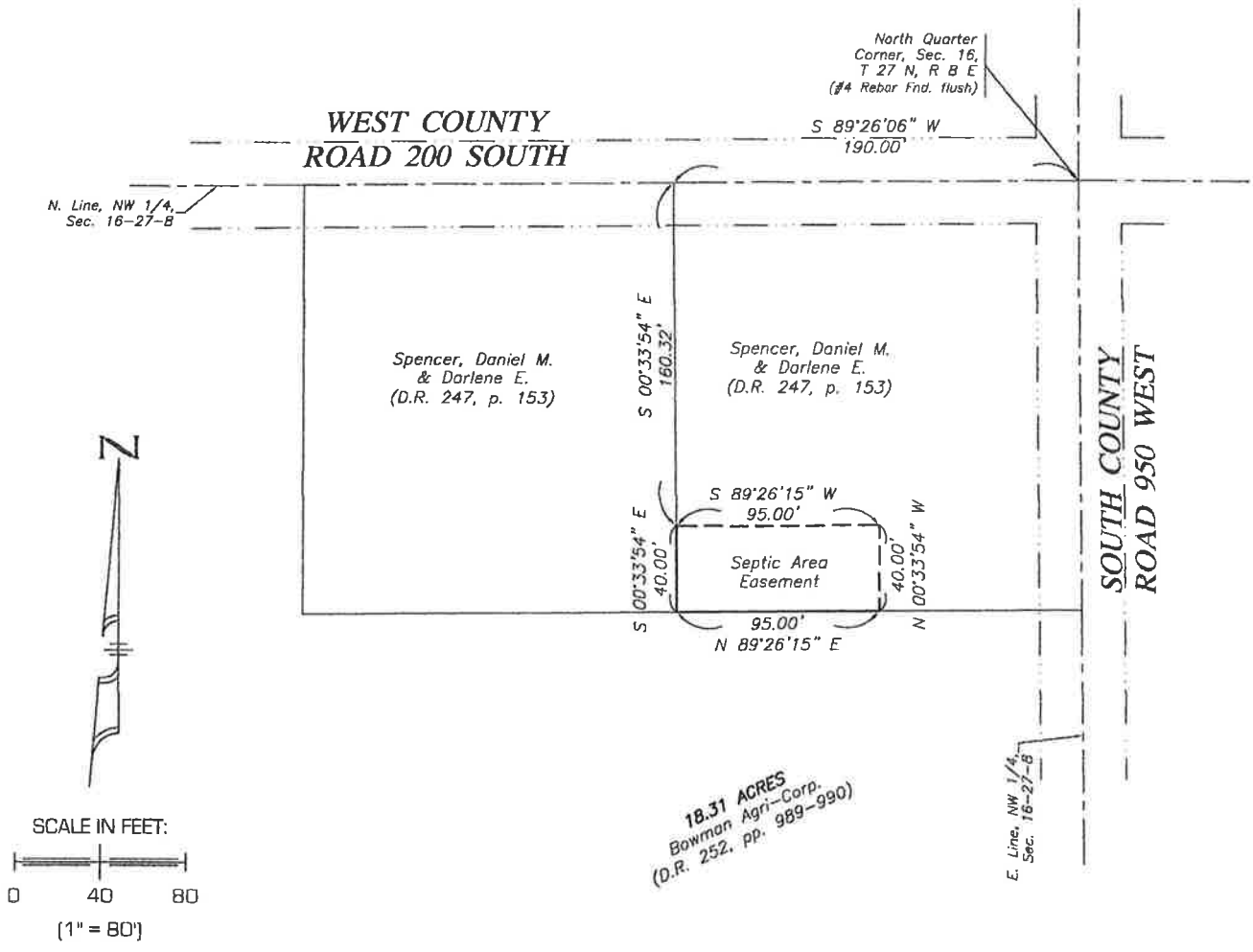

Date: 09/09/2021
Indiana Professional Land Surveyor



SEPTIC AREA EASEMENT:

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Paid Invoice & Survey (9559 West 200 South & 2032 South 950 West)

From: Tina Steinlicht <Tina@sauersurveying.com>

Sent: Thu, Sep 9, 2021 at 1:43 pm

To: silverbeaver67

Cc: Kimberly Pawlowski

[image001.gif \(< 1 KB\)](#) [138_178.pdf \(3.2 MB\)](#) [138_178_inv_PAID.pdf \(176.9 KB\)](#) [138_178_LEGALS.docx \(17.8 KB\)](#) — [Download all](#)


Good Afternoon,


Attached is the Paid Invoice, Survey & Surveyor's Report that was requested for 9559 West 200 South & 2032 South 950 West, Andrews, IN 46702.

If you have any questions or concerns please contact our office and we will be happy to assist you.

Tina Steinlicht

Administrative Assistant

 14033 Illinois Road, Suite C
Fort Wayne, IN 46814

 260-469-3300

 tina@sauersurveying.com

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Excerpted from Survey No. 138-178

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