

# PLAT of SURVEY

Western Ave.

Note:

N/F = nothing found  
 P = platted dimension  
 R = recorded dimension  
 M = measured dimension  
 Bearings based on highway  
 plan bearing for Line "G"

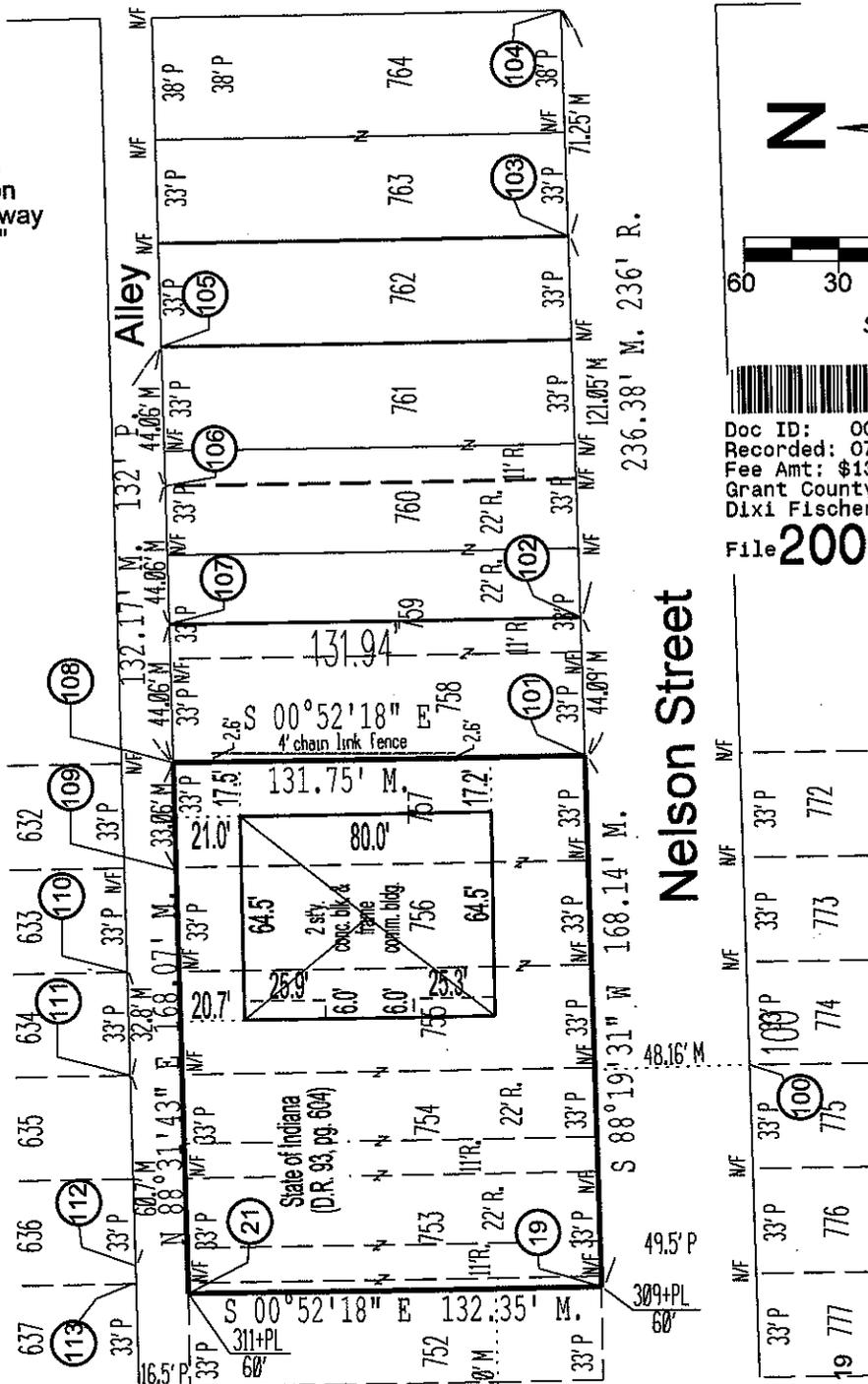


Scale: 1" = 60'



Doc ID: 001604900002 Type: MIS  
 Recorded: 07/13/2009 at 11:44:01 AM  
 Fee Amt: \$13.00 Page 1 of 2  
 Grant County Recorder  
 Dixi Fischer Conner County Recorder

File **2009-005987**

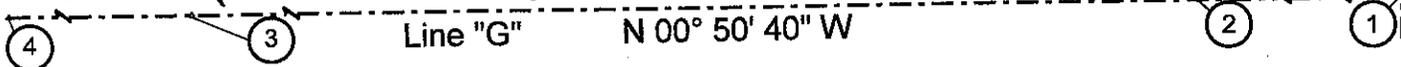


DULY ENTERED  
 FOR TAXATION

JUL 13 2009

*Michael H. Burtol*  
 AUDITOR GRANT CO.

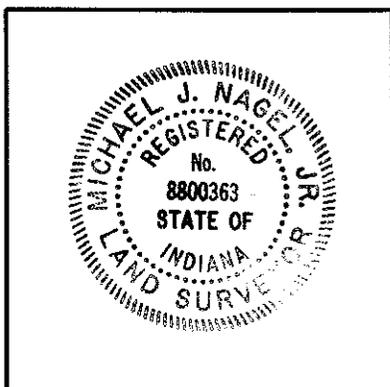
S.R. 9 (Baldwin Ave.) Proj. No. MAF-F-009-1(1) (ST-099-0(D)) 1995



| Pt. | Description   | Pt. | Description                           |
|-----|---|-----|---------------------------------------|
| 1   | 1" dia. st'l. rod in conc. fnd., flush P.I. 303+13.81 "G"   | 104 | 1 1/2" st'l. pipe fnd., flush         |
| 2   | 1" dia. st'l. rod in conc. fnd., flush P.O.T. 303+63.00 "G" | 105 | 3/4" st'l. pipe fnd., flush           |
| 3   | 1" dia. st'l. rod in conc. fnd., flush P.O.T. 329+83.87 "G" | 106 | 3/4" st'l. pipe fnd., flush           |
| 4   | 1" dia. st'l. rod in conc. fnd., flush P.C. 346+58.78 "G"   | 107 | 2" st'l. pipe fnd., flush             |
| 19  | conc. R/W marker fnd., proj. 2'                             | 108 | 2" st'l. pipe fnd., flush             |
| 21  | 5/8" rebar w/yellow plastic cap "INDOT FW 0005", set flush  | 109 | 1 1/2" st'l. pipe fnd., flush         |
| 100 | 3/4" st'l. pipe fnd., flush                                 | 110 | 5/8" rebar w/cap fnd., down 0.4'      |
| 101 | 3/4" st'l. pipe fnd., flush                                 | 111 | 3" st'l. pipe in conc., down 0.1'     |
| 102 | 2" st'l. pipe fnd., flush                                   | 112 | 3/4" st'l. pinch pipe fnd., down 0.4' |
| 103 | 3/4" st'l. pipe fnd., flush                                 | 113 | conc. R/W marker fnd., proj. 2'       |

I hereby certify that this survey was conducted under my direction and to the best of my knowledge and belief was executed according to the survey requirements of Title 865 IAC 1-12-1 to 1-12-30 and that it was completed June 24, 2009.

*Michael J. Nagel Jr.* 7/8/09  
 Michael J. Nagel Jr., PLS 8800363, Dated



|   |                                 |              |                 |
|---|---------------------------------|--------------|-----------------|
| INDIANA DEPARTMENT OF TRANSPORTATION                  |                                 |              |                 |
| FORT WAYNE DISTRICT                                   |                                 |              |                 |
| 5333 Hatfield Rd, Fort Wayne, IN 46808 (260) 484-9541 |                                 |              |                 |
| Part of Par. 9, Code 2870                             | Marion, Indiana                 | Grant County | Scale: 1" = 60' |
| Survey No. FW200901                                   | Field Work Completed: 6/17/2009 |              | Sheet 1 of 2    |

## Surveyor's Report

This survey is an original survey of a portion of that real estate described in a Warranty Deed from C-Video & Satellite Systems to the State of Indiana, dated January 22, 1993, and recorded March 24, 1993, in Deed Record 93, page 604 in the Office of the Recorder of Grant County, Indiana.

In accordance with Title 865, Article 1, Chapter 12, Sections 1 through 30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties and/or ambiguities in the reference monuments and descriptions used to perform this survey, as a result of:

- (a) Availability and condition of reference monuments:
- (b) Occupation or possession lines:
- (c) Clarity or ambiguity of the record description used, and of the adjoiner's descriptions and the relationship of the lines of the subject tract with the adjoiner's lines:
- (d) The relative positional accuracy of the measurements:

The location of the survey centerline (Line "G") of S.R. 9 (Baldwin Avenue) was retraced on the basis of centerline control monuments recovered as noted on the plans for S.R. 9 Project ST-099-0(D) 1995. All bearings appearing in conjunction with this survey are based on the plan bearing for this centerline.

The platted dimensions of the pertinent lots, streets and alleys in the vicinity of this survey were based on the information appearing on the plat of Marion Real Estate Company's First Addition to the City of Marion, Indiana, the plat of which is recorded in Plat Book 1, page 63, in the Office of the Recorder of Grant County, Indiana.

The location of the lot lines retraced during this survey were based on a review of those recovered survey markers which were determined to be essentially in agreement with the platted and record dimensions, and with the lines of possession as observed and noted during this survey.

All dimensional discrepancies (measured vs. record) are as shown on the Plat of Survey.

The lines of possession (lawns, hedges, sidewalks, pavement, etc.) at the periphery of the surveyed real estate were essentially in agreement with the retraced boundary lines.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners retraced during this survey are as follows:

Due to availability and condition of reference monuments: 0.4 feet due to discrepancies in the location of found lot corner markers in relation to the platted dimensions for the individual lots.

Due to occupation or possession lines: 2.6 feet per the location of a fence along the eastern boundary of the surveyed real estate.

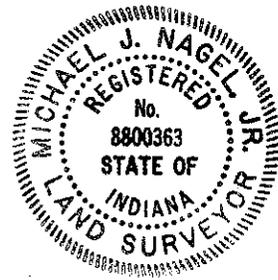
Due to clarity or ambiguity of the record description used, and of adjoiner's descriptions and the relationship of the lines of the subject tract with the adjoiner's lines: No discrepancy was noted.

The relative positional accuracy of the corners of the subject tract as retraced during this survey is within the acceptable accuracy for an Urban Survey, in this case within the allowable 0.07 feet as defined by Title 865 I.A.C. 1-12-7.

|   |                 |              |
|---|-----------------|--------------|
| <b>INDIANA DEPARTMENT OF TRANSPORTATION</b> |                 |              |
| FORT WAYNE DISTRICT                         |                 |              |
| 5333 Hatfield Rd., Fort Wayne, IN 46808     |                 |              |
| Part of Par. 9, Code 2870                   | Marion, Indiana | Grant County |
| Survey No. FW200901                         |                 | Sheet 2 of 2 |

**Exhibit "A"**

Lots 752, 753, 754, 755, 756, and 757, excepting therefrom, all that part of Lot 752 lying west of a line 60 feet east of and parallel to the State Road 9 project centerline (Line "G"), Project ST-099-0(D) 1995, all in the Marion Real Estate Company's First Addition to the City of Marion, Indiana, the plat of which is recorded in Plat Book 1, page 63 in the Office of the Recorder of Grant County, Indiana, and containing, after said exception 0.510 acres of land, more or less.



*Michael J. Nagel, Jr. 7/8/09*

This description was prepared for the Indiana Department of Transportation by Michael J. Nagel, Jr., Indiana Registered Land Surveyor, License Number 8800363, on the 8<sup>th</sup> day of July, 2009.