

Lots 4 and 5 in the recorded plat of Pleasant Hill in the Northeast Fractional Quarter of Section 9, Township 37 North, Range 13 East, Pleasant Civil Township, Steuben County, Indiana, as recorded in Plat Book 1, Page 59 of the records of the Steuben County, Indiana Recorder.

(ASSUMED & BASIS BEARING)

(M) N 89°45'48" E 40.31'

(P) 40.26'

(P) 40.26'

(P) 40.26'

(M) S 89°39'47" W 40.21'

(P) 40.26'

(M) N 89°46'28" W 40.51'

(P) 40.26'

GRINDER TANK

SLED OVER PROP. LINE 0.30'±

SLED

SLED OVER PROP. LINE 0.22'±

PLEASANT HILL
PLAT BOOK 1, PG. 59

GARAGE

DEED RECORD
190, PG. 19

DEED RECORD
04-02-0151

DEED RECORD
03-05-1960

HOUSE #2405

CROOKED LAKE

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

A NO. 4 REBAR FOUND
B NO. 6 REBAR FOUND DOWN 0.6'±
C NO. 5 REBAR FOUND
D 1" IRON PIPE FOUND
E 3/4" IRON PIPE FOUND
F NO. 5 REBAR SET (DAVID I.D. CAP)
G CALCULATED CORNER NO MONUMENT

H 3/4" PIPE FOUND 0.27' E. OF LINE
I P.K. NAIL FOUND
J 3/4" PIPE FOUND 0.16' E. OF LINE

FLOOD STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 180243 025 B , THE ABOVE DESCRIBED LOT OR TRACT DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

- ☐ 1. THE COMMITMENT FOR TITLE INSURANCE WAS NOT PROVIDED FOR THIS PARCEL UNLESS CHECKED HERE. AN ABSTRACT OR TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
- ☒ 2. THIS SURVEY MUST BE RECORDED IN ACCORDANCE WITH TITLE 865 IAC WHEN CHECKED HERE.
3. ALL PINS SHOWN AS SET HAVE IDENTIFICATION CAPS WHERE POSSIBLE.
4. THIS SURVEY IS CERTIFIED TO BE A "SUBURBAN" CLASS AS DEFINED BY TITLE 865-IAC 1-12-7.
- ☒ 5. SEE REPORT ON PAGE 2 OF 3

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION, AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 865-IAC 1-12 SEC. 1-30 AND ALL OTHER AMENDMENTS THERETO.

FIELD WORK COMPLETED ON: 6/12/12

REGISTERED LAND SURVEYOR NO.: S-0120
DATE OF CERTIFICATION: 6/15/12



ROWLAND ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
P.O. BOX 138 120 1/2 E. MAUMEE ST.
ANGOLA, IN 46703
PH: (260) 665-3761 FAX: (260) 665-3482

FOR: DAVID E. ELLSWORTH—OWNER
ANCHOR REALTY

LOCATION:
2405 W. SYCAMORE BEACH ROAD
SEC. 9, T37N, R13E



SCALE: 1" = 20'	CHECKED: W.J.D.
FILE: 12-070	DATE: 6/13/12
DRAWN: RUCKEL II	REVISED: N/A
PAGE: 1	OF: 3

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SURVEYOR'S REPORT

In accordance with Title 865, Article 1, Rule 12, Sections 1 – 30 and other revisions
amended

David E. & Rosemary Ellsworth
(Property Owner's name)

I. GENERAL INFORMATION

Survey Firm: The survey was performed by Rowland Associates, Inc. located at 120 1/2 E. Maumee, Angola, Indiana,
(260) 665-3761 and was supervised by Walter J. David, License No. S-0120.

Client: The survey was performed on behalf of David Ellsworth and Anchor Realty address of 2405 W. Sycamore Beach
Rd. Angola, IN 46703 telephone number N/A.

Project: The property is located in Section 9, Township 37 North, Range 13 East,
Pleasant Civil Township, county of Steuben, state of Indiana.
(county) (state)

II. GENERAL SURVEY INFORMATION

Purpose: Between 6/8/12 and 6/15/12, a retracement survey was performed to define the limits
(date) (date) (type of survey)

of lots 4 and 5 in the plat of Pleasant Hill recorded in Plat Book 1, Page 59 of the records of the Steuben County, Indiana
Recorder as per the client's request.

Specifications: The survey complied with:

Accuracy specifications of a Suburban Survey promulgated by the Indiana State Board of Registration for Land
Surveyors;

(order, class)

(ALTA/A.S.C.M./state society)

1. Urban Surveys: 0.07 feet (21 millimeters) plus 50 parts per million.
2. Suburban surveys: 0.13 feet (40 millimeters) plus 100 parts per million
3. Rural surveys: 0.26 feet (79 millimeters) plus 200 parts per million.

Requirements fixed by the Indiana Professional Licensing Agency;
(governing agency/etc.)

The basis of bearing: North 90°00'00" West (assumed bearing) being the line between the Northwest corner of Lot 4 and
the Northeast corner of Lot 5 as shown on the plat of survey.

Relative Positional Accuracy: The Relative Positional Accuracy (the value expressed in decimal feet that represents
the uncertainty due to random errors in measurements in the location of any point relative to any other point on the same
survey at the 95% confidence level) for this survey, is within the accepted classification for a Suburban Survey (0.13 feet
plus 100 parts per million) as defined by IAC 865. This classification is based on the current use of the real estate.

Record: The survey is recorded in File Number 12-070 of the records of Rowland Associates, Inc. and to be recorded in
the Office of the Steuben County, Indiana Recorder.

Conduct of the Survey and Actions Taken: 6/8/12 a work order took place. 6/12/12 a record search took place.
6/12/12 a field survey was conducted. 6/13/12 office computations and calculations and prepare plat of survey. 6/14/12
set property corners and complete surveyor's report.

(a record search took place, a field reconnaissance took place, a field survey was conducted, computations were completed, a plat of the survey was prepared, a review occurred, etc.)

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SURVEYOR'S REPORT

Job #12-070
(continued)

Reference Documents Used This Survey:

1. All Deed Records as shown on plat of survey.
2. A previous survey of Lot 3 Pleasant Hill prepared by Michael E. Ruff dated 9/25/95, job number unknown.
3. A previous survey of Lot 1 Pleasant Hill prepared by Rowland Associates, Inc. File No.: 86-90 dated 8/14/86.
4. A previous survey of Lot 2 Pleasant Hill prepared by Rowland Associates, Inc. File No.: 1010 dated 10/19/84.
5. The record plat of Pleasant Hill as recorded in Plat Book 1, Page 59 of the records of the Steuben County, Indiana Records Office.

Existing Monumentation Used This Survey:

All existing monuments found and used during this survey are noted as to size and type on the plat of survey and are within 0.3' of existing grade, unless noted otherwise on said plat of survey.

Monumentation Set This Survey:

See plat of survey for monumentation set.

III. COMMENTS, PROBLEMS, ANALYSIS, AND RESULTS

Comments: An encroachment of a shed over the east line of Lot 5 and landscaping over the east line of Lot 5 as shown on plat of survey.

(gaps, encroachments, fences, measurements, monuments, etc.).

Problems Encountered: lack of original plat monumentation and terrain.

Research: missing records; reconnaissance: construction; field survey: deep snow; computations: deed closures, etc.)

Analysis: The corners and lines established during this survey are based on an evaluation of found monuments and their conformity with the record plat and reference surveys noted above. Property corners found during the course of this survey were used by other surveyors. Original plat corners were undetermined therefore corners set were set based on lines of occupation.

(Discussion: procedures, method, evidence, see corner form, etc.)

Results: Set monuments best represent the location of the subject tract of land based on found monuments and plat distances taken from the record plat.

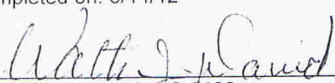
(Description: monuments set, markings made, actions taken, etc.)

IV. REVISED PARCEL DESCRIPTION

Based on the survey, a description was prepared encompassing the subject tracts and can be found on the plat of survey.

I, the undersigned registered land surveyor licensed in compliance with the laws of the State of Indiana, hereby certify the hereon plat to correctly represent a survey as made under my direction, and that this survey and accompanying report has been completed in accordance with title 865-IAC 1-12-30 and all other amendments thereto.

Fieldwork completed on: 6/14/12


Registered Land Surveyor No: S-0120
Date of Certification: 6/15/12

