

DESCRIPTION

The following description was prepared by Timothy C. Gouloff, L.S., Registration No. 29500017, as part of a survey by Wightman & Associates, Inc., Job No. 242646 dated 12/23/2024.

Part of Tract No. 5 in the Reserve of Ten Sections granted to John B. Richardville at the Forks of the Wabash River, in Township 28 North, Range 9 East, Huntington County, Indiana, more particularly described as follows:

Commencing at a 5/8" rebar found marking the intersection of the north right-of-way line of Hauenstein Road and the East line of said Tract No. 5, said intersection point lying 40 feet, more or less, northerly of the southeast corner of said Tract No. 5; thence North 00 degrees 35 minutes 30 seconds East (bearing based on the State Plane Coordinate System (NAD83)(2011), Indiana East zone via INDOT InCORS) on the east line of said Tract No. 5, a distance of 809.45 feet; thence North 89 degrees 24 minutes 30 seconds West 647.19 feet to a 5/8" rebar with SEXTON cap found marking the northeasterly corner of a parcel of land described in Document 2014004502 in the Office of the Recorder of Huntington County, and the POINT OF BEGINNING; thence South 69 degrees 29 minutes 19 seconds West on the northerly line of said parcel of land, a distance of 309.27 feet to the easterly right-of-way line of Theater Avenue as described in Deed Record 259, page 650 in said Recorder's Office; thence on a non-tangent curve to the right, on said easterly right-of-way line, having a radius of 493.50 feet, a length of 222.93 feet and a long chord of 220.52 feet bearing North 23 degrees 51 minutes 56 seconds West; thence North 10 degrees 57 minutes 16 seconds West, continuing on said easterly right-of-way line, a distance of 163.04 feet to the southerly right-of-way line of Northpoint Avenue as described in Deed Record 262, page 403 in said Recorder's Office; thence North 79 degrees 02 minutes 44 seconds East on said southerly right-of-way line, a distance of 200.00 feet; thence on a curve to the left, continuing on said southerly right-of-way line, having a radius of 606.09 feet, a length of 30.06 feet and a chord of 30.06 feet bearing North 77 degrees 37 minutes 31 seconds East to the southwesterly line of a parcel of land described in Document 2002235691 in the Office of the Recorder of Huntington County; thence South 31 degrees 44 minutes 16 seconds East on said southwesterly line, a distance of 350.68 feet to the point of beginning, containing 2.354 acres, more or less.

SURVEYOR'S REPORT

This report and the accompanying survey plat have been prepared in accordance with Title 865, Article 1, Rule 12, Sec 1-29 and all amendments thereto of the Indiana Administrative Code, which establishes the minimum standards for the practice of land surveying.

Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped WIGHTMAN 0145, and set flush with the ground surface, unless otherwise noted. Monuments found are noted with an above (x,x) or below (-x,x) ground surface dimension.

PURPOSE:

The purpose of this survey is to describe a parcel of land to be split from the lands of Northpoint Business Park, Inc. described in Deed Record 261, page 830 in the Office of the Recorder of Huntington County, Indiana.

THEORY OF LOCATION:

The north and west lines of subject parcel of land were established by calculations from the descriptions of the rights-of-way of Theater Avenue and Northpoint Avenue found in Deed Record 259, page 650 and Deed Record 262, page 403, as depicted on the survey drawing.

The east and south lines of subject parcel of land were established on and between, or calculated from, the positions of existing monuments found as identified on the survey drawing.

The uncertainties in the lines and corners found or established by this survey are as follows:

- (A) Availability and condition of reference monuments:
Uncertainty created by the location of the monuments found or set on the subject property due to variations in reference monuments (monuments found on the subject property and on adjacent properties) is 1.0 foot +/-.
- (B) Occupation or possession lines:
No uncertainty was created.
- (C) Clarity or ambiguity of the record description and or adjoiner's descriptions: No uncertainty created.
- (D) The Relative Positional Accuracy for this survey falls under the classification of a "Suburban" survey. Random errors in measurements = 0.13 feet (40 millimeters) plus 100 parts per million as specified in Section 7 of said Rule 12.

SURVEYOR'S CERTIFICATION

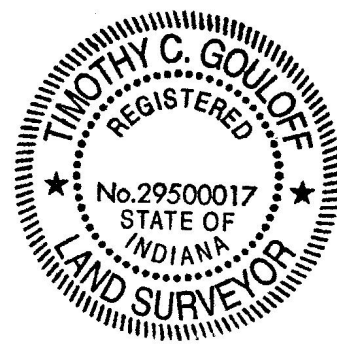
This survey was performed by, or under the responsible direction of the undersigned registered land surveyor and to the best of said registered land surveyor's knowledge and belief, said survey was executed according to the applicable survey requirements of 865 IAC-1-12-1 thru 29.

Field work performed on: 12/23/2024

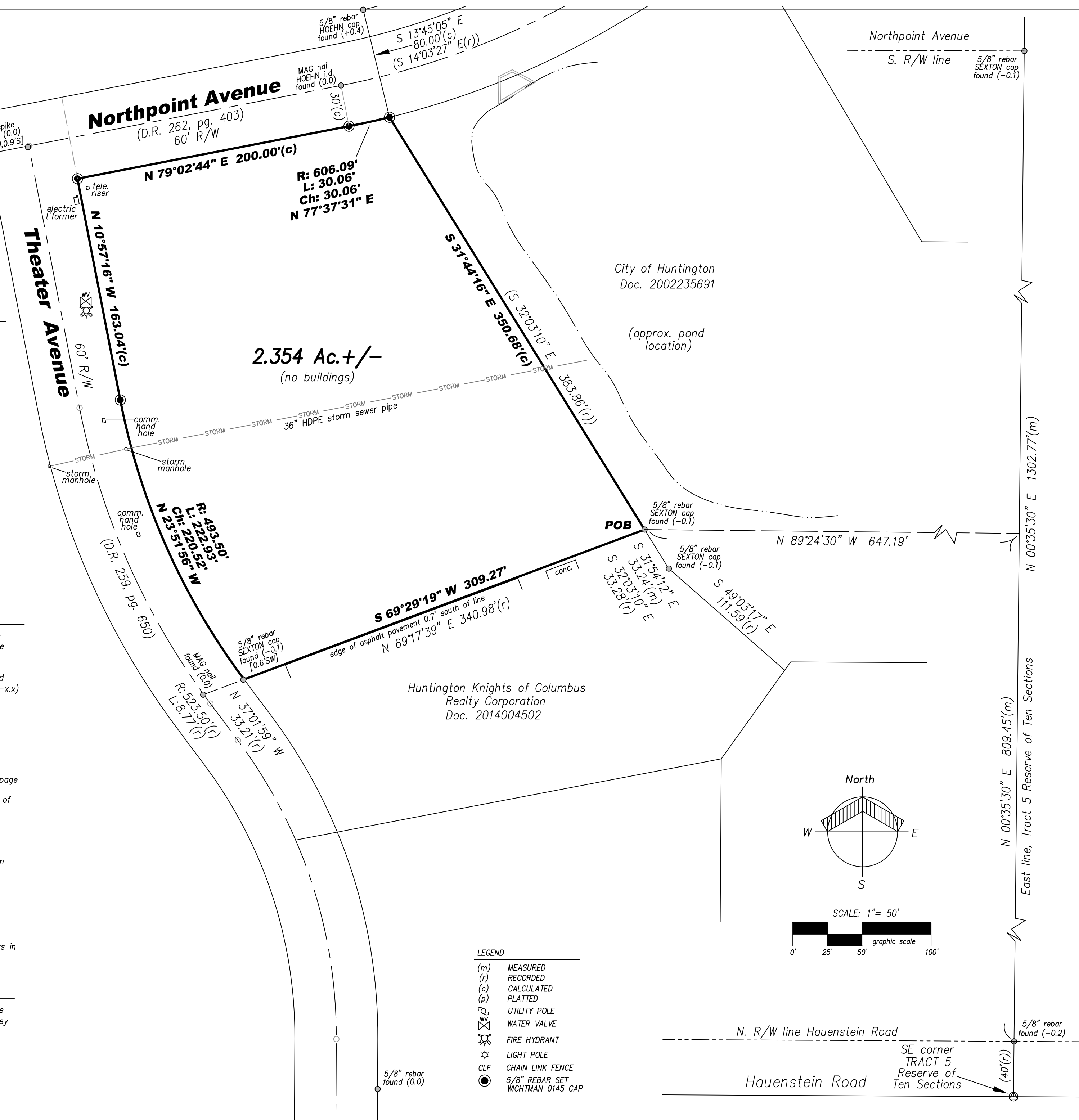
DATED THIS 23rd DAY OF DECEMBER, 2024.



Timothy C. Gouloff, R.L.S. 29500017




"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." (Timothy Gouloff)



LEGEND

- (m) MEASURED
- (r) RECORDED
- (c) CALCULATED
- (p) PLATTED
- UTILITY POLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- CLF CHAIN LINK FENCE
- 5/8" REBAR SET WIGHTMAN 0145 CAP

 <p>GOULOFF - JORDAN part of the WIGHTMAN family 6415 MUTUAL DRIVE FORT WAYNE, IN 46825 260.424.5362 www.gowightman.com</p>	<p>CLIENT: NORTHPOINT BUSINESS PARK, INC. PROJECT: (VACANT) THEATER AVENUE HUNTINGTON, IN 46806</p>	<p>BOUNDARY SURVEY</p> <p>1 OF 1</p>
	<p>JOB No.: 242646 DATE: DECEMBER 23, 2024 SCALE: 1" = 50'</p>	