

<i>Parking Spaces</i>
(AS DEFINED BY VISIBLE PAINT STRIPING)
ON PROPERTY
508 regular parking spaces
15 handicap parking spaces
WITHIN MAPLECREST ROAD R/W
95 regular parking spaces
























Flood Statement

AS SCALED ON THE NFIP FIRM MAP NUMBER 18003C03086 FOR THE CITY OF NEW HAVEN, INDIANA, EFFECTIVE 8/3/2009, THE HEREON DESCRIBED PARCELS OF LAND APPEAR TO LIE IN ZONE "X" (NOT A SPECIAL FLOOD HAZARD AREA).

Bearing Basis

STATE PLANE COORDINATE SYSTEM (NAD83)(2011), INDIANA EAST ZONE

Legend

S.F.	SQUARE FEET	CLF	CHAIN LINK FENCE
	CONCRETE SURFACE	WPF	WOOD PANEL FENCE
	NO PARKING AREA	PMF	POST & WIRE FENCE
	HANDICAP PARKING SPACE	PLF	PLASTIC PRIVACY FENCE
PS	PARKING SPACE(S)	DI	DRAINAGE INLET
TF	TRANSFORMER		GAS VALVE
AC	AIR CONDITIONER		WATER VALVE
WM	WATER METER		STORM MANHOLE/CATCH BASIN
EM	ELECTRICITY METER		UTILITY POLE
GM	GAS METER		GUY ANCHOR
TR	TELEPHONE RISER		LIGHT POLE
CO	CLEAN OUT		FIRE HYDRANT
CA	CENTRAL ANGLE		SIGN
A	ARC LENGTH		BOLLARD
R	RADIUS		IRRIGATION CONTROL LID
CB	CHORD BEARING		MONITORING WELL
C	CHORD LENGTH		OVERHEAD UTILITY LINE
M	MEASURED		UNDERGROUND ELECTRIC LINE
(r)	RECORDED		WATER
(c)	CALCULATED		GAS
(p)	PLATTED		UNDERGROUND GAS LINE
	CONTROLLING MONUMENT		UNDERGROUND COMMUNICATIONS
	5/8" REBAR SET		SANITARY SEWER
	MAG NAIL SET		STORM SEWER

Title Commitment Information	
OLD REPUBLIC TITLE INSURANCE COMPANY (TITAN TITLE SERVICES, LLC)	
FILE NO.: 2238494	REVISION NUMBER: _____
COMMITMENT DATE: APRIL 1, 2022	

Schedule B, Part II Exceptions

11. Restriction as set out in Warranty Deed recorded November 19, 1937 in Deed Record 357, page 331. (Parcel II)
SURVEYOR'S COMMENT: NOT A MATTER OF SURVEY.

12. Easement reserved to Charles A. Houser and Stella P. Houser for sewer purposes over Parcel IV is reserved in Warranty Deed recorded November 18, 1941 in Deed Record 370, page 52. (Parcel II)
SURVEYOR'S COMMENT: NOT PLOTTABLE AS DESCRIBED.

13. Easement for railroad sidetrack and its appurtenances over a portion of Parcel V as reserved in Deed recorded February 11, 1947 in Deed Record 393, pages 462-463. (Parcel IV)
SURVEYOR'S COMMENT: SEE SURVEY DRAWING FOR RAILROAD SIDETRACK LOCATIONS.

14. Right of Way Grant granted to the County of Allen, Indiana over a portion of Parcel I as recorded January 2, 1952 in Deed Record 449, pages 568-570. (Parcel I)
SURVEYOR'S COMMENT: SEE SURVEY DRAWING.

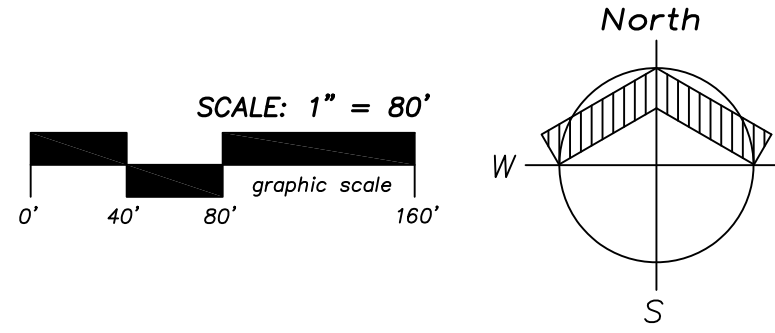
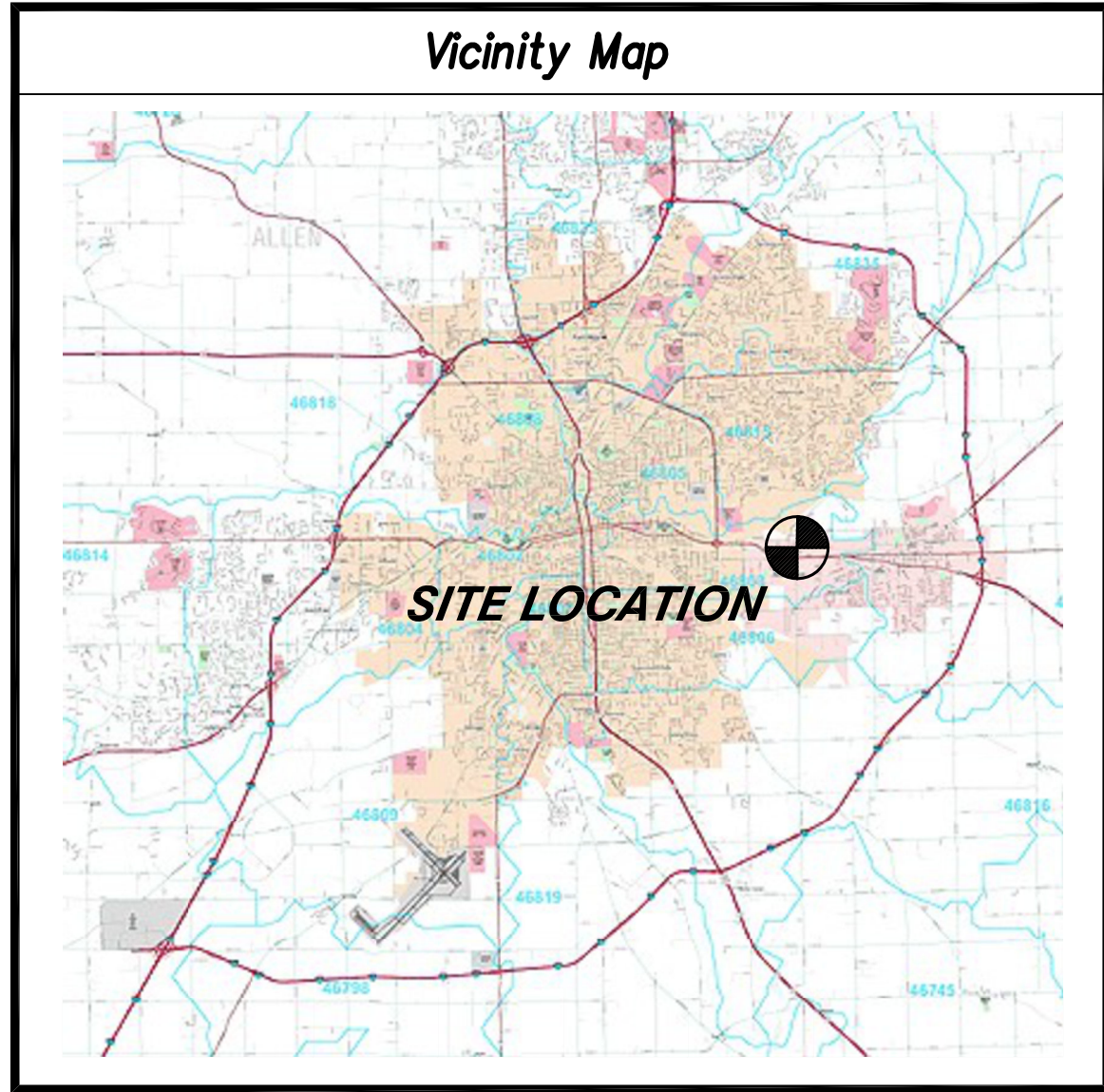
15. Easement over a portion of Parcel I as set out in Limited Warranty Deed recorded April 11, 1956 in Deed Record 669, pages 500-502, and the terms and provisions thereof. (Parcel I)
SURVEYOR'S COMMENT: SEE SURVEY DRAWING.

16. Utility Easement granted to Indiana Michigan Power Company, and their respective representative, heirs, successors and assigns over a portion of insured real estate by instrument recorded May 18, 1983 as Document Number 93-026258. (Parcel I)
SURVEYOR'S COMMENT: SEE SURVEY DRAWING.

17. Utility Easement granted to Indiana Michigan Power Company, their respective representatives, heirs, successors and assigns over a portion of insured real estate by instrument recorded April 26, 2005 as Document Number 205025158. (Parcel I)
SURVEYOR'S COMMENT: SEE SURVEY DRAWING.


18. Perpetual Utility Easement (Sanitary Sewer) over a portion of Parcel V of insured real estate granted to the County of Allen, State of Indiana, their respective employees, agents, contractors, subcontractors and assigns by instrument recorded June 25, 2009 as Document Number 2009032817, and the terms and provisions thereof. (Parcel V)
SURVEYOR'S COMMENT: SEE SURVEY DRAWING.

19. Easement for gas main purposes over a portion of Parcel IV of insured real estate granted to Northern Indiana Public Service Company, and to its successors and assigns by instrument recorded November 5, 2010 as Document Number 2010055025. (Parcel IV)
SURVEYOR'S COMMENT: SEE SURVEY DRAWING.



General Notes

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SEPTICDUES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
3. TABLE A, ITEM 6(a): A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR.
4. TABLE A, ITEM 11(a): NO UTILITY INFORMATION WAS PROVIDED TO THE SURVEYOR.
5. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
6. NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE HEREON REFERENCED REGISTERED LAND SURVEYOR. ADDITIONS TO OR DELETION FROM THIS SURVEY DRAWING IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE HEREON SIGNED REGISTERED LAND SURVEYOR.
7. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

<h2 style="margin: 0;">Surveyor's Certificate</h2>					
<p>TO: DO IT BEST CORP.; DO IT BEST REAL ESTATE HOLDINGS, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; TITAN TITLE SERVICES, LLC</p>					
<p>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 1-4, 7(a), 8-9, 11(a), 13 AND 18 OF TABLE A THEREOF.</p>					
<p>THE INITIAL FIELD WORK WAS COMPLETED ON 06/29/2022.</p>					
<p>DATE: 06/30/2022</p>					
					
<p>REGISTERED SURVEYOR: TIMOTHY C. GOULOFF, LS REGISTERED LAND SURVEYOR NO.: 29500017</p>					
<p>"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)</p>					
REVISION	DATE	COMMENT	REVISION	DATE	COMMENT

<h1 style="text-align: center;">ALTA / NPS Land Title Survey</h1> <p style="text-align: center;">Property Address: 6502 Nelson Road, Fort Wayne, IN 46803</p>	
 <p>GOULOFF - JORDAN SURVEYING AND DESIGN, INC.</p> <p>1133 BROADWAY FORT WAYNE, IN 46802 PH (260) 424-5362 FAX (260) 424-4916</p>	<p>Job No.: 20220170</p>
	<p>Drawn by: TMJ</p>
	<p>Checked by: TCG</p>
	<p>Sheet: 1 of 2</p>

<p>Parcel I:</p> <p>A parcel of land situate in Adams Township, Allen County, State of Indiana, being a part of the Northwest Quarter (N.W. 1/4) of Section Ten (10), Township Thirty (30) North, Range Thirteen (13) East, bounded and described as follows:</p> <p>Beginning in the East line of a highway, Thirty-three (33) feet in width, known as Nelson Road (formerly known as Garden Street), at the Southwest corner of Lot Number 7 in Curdes Garden Addition to Fort Wayne, as shown in Plat Book 5, page 59, Allen County Records (which is also the Northwest corner of Lot Number 8 of said Addition);</p> <p>Thence North along said East line of said highway (which line is also the West line of said Lot Number 7), about Two Hundred Twenty-seven (227) feet to the Northwest corner of said Lot Number 7 in said Curdes Garden Addition;</p> <p>Thence East along the North line of said Lot Number 7 and the North line of Lots Numbers 9, 10, 11 and 12 and the prolongation East of the North line of said Lot Number 12, in said Curdes Garden Addition to Fort Wayne, about Twelve Hundred Twenty-seven (1227) feet to the intersection of the prolongation Northerly of the East line of Lot Number 12 in said Curdes Garden Addition;</p> <p>Thence South along the Northerly prolongation of the East line of said Lot Number 12 and the East line of said Lot Number 12, as distance of Four Hundred (400) feet;</p> <p>Thence West, parallel to the South line of Lots Numbers 12, 11, 10 and 9, in Curdes Garden Addition to Fort Wayne, about Eight Hundred Ninety and six-tenths (890.6) feet to a point in the West line of said Lot Number 9;</p> <p>Thence Northerly along the West line of said Lot Number 9, about One Hundred Seventy-four (174) feet to the Southeast corner of Lot Number 7 in said Curdes Garden Addition; which is also the Northeast corner of Lot Number 8 of said Addition;</p> <p>Thence West along the South line of said Lot Number 7, about Three Hundred Sixty (360) feet to the point of beginning, and containing about Nine and Ninety-hundredths (9.90) acres of land, be the same more or less;</p> <p>Together with the East 1/2 of vacated Tass Road (formerly Ross Road) lying adjacent to Lot Number 7 on the West.</p> <p>ALSO:</p> <p>Situate in Township of Adams, County of Allen, State of Indiana, being a part of the southerly fifty-four (54) feet of Sublots 9, 10, 11 and 12 of the Curdes Garden Addition to the City of Fort Wayne, as recorded in Volume 5 of maps, page 59 of Allen County Plat records, being more particularly bounded and described as follows:</p> <p>Commencing at the intersection of the easterly line of Estella Ave., 40 feet wide, and the southerly line of Nelson Road, 60 feet wide;</p> <p>Thence southerly along the easterly street line of Estella Ave., 40 feet wide, for a distance of four hundred twenty-nine (429) feet to the intersection with the northerly right-of-way line of the Wabash Railroad Company;</p> <p>Thence easterly along said railroad right-of-way line, a distance of one thousand two hundred eighty-four (1,284) feet to a point in the easterly line of Lot 8 in the said Curdes Garden Addition;</p> <p>Thence northeasterly along a line deflecting to the left eighty-two degrees and twelve minutes (82° - 12'), as distance of ten and nine one-hundredths (10.09) feet to the point of beginning of the parcel of land herein conveyed;</p> <p>Thence easterly along a line deflecting to the right, parallel and distant ten (10) feet from the railroad right-of-way, a distance of eight hundred ninety-six and sixty-three one-hundredths (896.63) feet to a point;</p> <p>Thence northerly on a line deflecting to the left ninety degrees (90'), a distance of forty-four (44) feet to a point;</p> <p>Thence westerly on a line parallel and distant fifty-four (54) feet from the described railroad right-of-way, a distance of eight hundred ninety and sixty one-hundredths (890.60) feet to a point;</p> <p>Thence along a line deflecting to the left eighty-two degrees and twelve minutes (82 ° -12'), a distance of forty-four and forty-one one-hundredths (44.41) feet to the said point of beginning, containing nine hundred three one-thousandths (0.903) of and acre, be the same more or less.</p> <p>ALSO:</p> <p>Lot Numbered Eight (8) in Curdes Garden Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Plat Record 5, page 59, in the Office of the Recorder of Allen County, Indiana, together with the East 1/2 of vacated Tass Road (formerly Ross Road) lying adjacent on the West.</p> <p>Excepting therefrom that portion of the following described real estate included in the above described real estate:</p> <p>Situate in Township of Adams, County of Allen, State of Indiana, being the south ten (10) feet of Sublots 4, 6 and 8 of Curdes Garden Addition to the City of Fort Wayne, Indiana, as recorded in Volume 5 of maps, page 59 of the Allen County Plat Records, being more particularly bounded and described as follows:</p> <p>Commencing at the intersection of the easterly line of Estella Ave., 40 feet wide, and the southerly line of Nelson Road, 60 feet wide;</p> <p>Thence southerly along the easterly street line of Estella Ave., 40' wide, a distance of four hundred nineteen (419) feet to a point 10 feet north of the northerly right-of-way line of Wabash Railroad Company for the point of beginning of these premises;</p> <p>Thence south along said easterly street line a distance of ten (10) feet to an intersection with northerly right-of-way line of the Wabash Railroad Company;</p> <p>Thence easterly along said railroad right-of-way, a distance of one thousand two hundred eighty-four (1,284) feet to a point in the easterly line of Lot 8 in the said Curdes Garden Addition;</p> <p>Thence northeasterly along a line deflecting to the left eighty-two degrees and twelve minutes (82°-12'), a distance of ten and nine one-hundredths (10.09) feet to a point;</p> <p>Thence westerly along a line parallel and distant ten (10) feet from the northerly railroad right-of-way line, a distance of one thousand two hundred eighty-five and four tenths (1,285.4) feet to the said point of beginning, containing two hundred ninety-five one-thousandths (0.295) of and acre, be the same more or less.</p> <p>Parcel III:</p> <p>Situated in the County of Allen and State of Indiana and known as being part of Lots Nos. 3 and 4 in Curdes Garden Addition to the City of Fort Wayne, as shown by the plat recorded in Plat Book 5, page 59, in the Office of the Recorder of Allen County, Indiana, and together forming a parcel of land, bounded and described as follows:</p> <p>Beginning on the Southerly line of Nelson Road, 60 feet wide, at a point distant 437.42 feet Easterly, measured along said Southerly line, from its intersection with the Easterly line of Estella Avenue, (formerly New Haven Road), 40 feet wide; thence Easterly along the Southerly line of Nelson Road, 264.58 feet to the Easterly line of said Lot No. 3; thence Southerly along the Easterly line of said Lots Nos. 3 and 4, 229.00 feet; thence Westerly parallel with the Southerly line of Nelson Road, 264.58 feet but to a line drawn Southerly parallel with the Easterly line of Estella Avenue from the place of beginning; thence Northerly along said parallel line, 229.00 feet to the place of beginning.</p> <p>Excepting therefrom:</p> <p>A part of Lots 3 and 4 in Curdes Garden Addition to Fort Wayne, Indiana, the plat of which addition is recorded in Plat Book 5, page 59 in the Office of the Recorder of Allen County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat marked Exhibit "B" attached to Warranty Deed recorded as Document Number 2009048394, described as follows:</p> <p>Beginning at a point on the east line of said Lot 3 South 0 degrees 45 minutes 21 seconds East 25.00 feet from the northeast corner of said Lot 3, which point of beginning is on the south boundary of Nelson Road; thence South 0 degrees 45 minutes 21 seconds East 229.00 feet along said east line and along the east line of said Lot 4 to the northeast corner of the South 200 feet of said Lot 4; thence South 89 degrees 24 minutes 39 seconds West 84.03 feet along the north line of the South 200 feet of said Lot 4; thence North 0 degrees 20 minutes 37 seconds West 229.00 feet to the south boundary of said Nelson Road and the point designated "974" on said Exhibit "B"; thence North 89 degrees 24 minutes 39 seconds East 82.38 feet along the boundary of said Nelson Road to the point of beginning and containing 19,053 square feet, more or less.</p> <p>Parcel IV:</p> <p>Situated in the County of Allen and State of Indiana, and known as being part of Sub Lot No. 4 in Curdes Garden Addition to the City of Fort Wayne, as shown by the Plat recorded in Volume 5 of Maps, Page 59 of Allen County Records and bounded and described as follows:</p> <p>Beginning on the Easterly line of Estella Avenue, (formerly New Haven Road), 40 feet wide at a point distant 229.00 feet Southerly, measured along said Easterly line, from its intersection with the Southerly line of Nelson Road, 60 feet wide; thence Easterly parallel with the Southerly line of Nelson Road, 702.00 feet to the Easterly line of said Sub Lot No. 4; thence Southerly along the Easterly line of Sub Lot No. 4, 200.00 feet to the Southeasterly corner thereof, being also a point in the Northerly line of The Wabash Railroad's right-of-way now Norfolk & Western Railroad; thence Westerly along the said right-of-way, being also the Southerly line of said Sub Lot No. 4, 702.00 feet to the Easterly line of Estella Avenue; thence Northerly along the Easterly line of Estella Avenue, 200.00 feet to the place of beginning.</p> <p>Excepting therefrom:</p> <p>A part of the North 190 feet of the South 200 feet of Lot 4 in Curdes Garden Addition to Fort Wayne, Indiana, the plat of which addition is recorded in Plat Book 5, page 59 in the Office of the Recorder of Allen County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat marked Exhibit "B" attached to Warranty Deed recorded as Document Number 2009048394, described as follows:</p> <p>Beginning at a point on the west line of said lot South 0 degrees 45 minutes 21 seconds East 25.00 feet from the northwest corner of said lot, which point of beginning is on the south boundary of Nelson Road; thence North 89 degrees 24 minutes 39 seconds East 59.62 feet along the boundary of said Nelson Road to the point designated "975" on said Exhibit "B"; thence South 0 degrees 20 minutes 37 seconds East 202.00 feet to the south line of the North Half of said lot; thence South 89 degrees 24 minutes 39 seconds West 58.17 feet along said south line to the southwest corner of the North Half of said lot; thence North 0 degrees 45 minutes 21 seconds West 202.00 feet along the west line of said lot to the point of beginning and containing 11,897 square feet, more or less.</p>			<p>Parcel II:</p> <p>The South 1/2 of Lot Number Six (6) in Curdes Garden Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Plat Record 5, page 59, in the Office of the Recorder of Allen County, Indiana, together with the West 1/2 of vacated Tass Road (formerly Ross Road) lying adjacent on the East.</p> <p>Excepting therefrom:</p> <p>A part of the North 217 feet of the South Half of Lot 6 in Curdes Garden Addition to Fort Wayne, Indiana, the plat of which addition is recorded in Plat Book 5, page 59 in the Office of the Recorder of Allen County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat marked Exhibit "B" attached to Warranty Deed recorded as Document Number 2009048394, described as follows:</p> <p>Beginning at a point on the west line of said lot North 0 degrees 45 minutes 21 seconds West 10.00 feet from the southwest corner of said lot, which point of beginning is the southwest corner of the North 217 feet of the South Half of said lot; thence North 0 degrees 45 minutes 21 seconds West 217.00 feet along the west line of said lot to the northwest corner of the South Half of said lot; thence North 89 degrees 24 minutes 39 seconds East 58.17 feet along the north line of the South Half of said lot; thence South 0 degrees 20 minutes 37 seconds East 167.81 feet to the point designated "976" on said Exhibit "B"; thence South 45 degrees 20 minutes 37 seconds East 32.53 feet to the point designated "977" on said Exhibit "B"; thence North 89 degrees 39 minutes 23 seconds East 31.00 feet to the point designated "978" on said Exhibit "B"; thence South 0 degrees 20 minutes 37 seconds East 25.96 feet to the south line of the North 217 feet of the South Half of said lot and the point designated "150" on said Exhibit "B"; thence South 89 degrees 24 minutes 39 seconds West 110.61 feet along said south line to the point of beginning and containing 14,126 square feet, more or less.</p> <p>Also Excepting therefrom that portion of the following described real estate included in the above described real estate:</p> <p>Situate in Township of Adams, County of Allen, State of Indiana, being the south ten (10) feet of Sublots 4, 6 and 8 of Curdes Garden Addition to the City of Fort Wayne, Indiana, as recorded in Volume 5 of maps, page 59 of the Allen County Plat Records, being more particularly bounded and described as follows:</p> <p>Commencing at the intersection of the easterly line of Estella Ave., 40 feet wide, and the southerly line of Nelson Road, 60 feet wide;</p> <p>Thence southerly along said easterly street line a distance of ten (10) feet to an intersection with northerly right-of-way line of the Wabash Railroad Company;</p> <p>Thence easterly along said railroad right-of-way, a distance of one thousand two hundred eighty-four (1,284) feet to a point in the easterly line of Lot 8 in the said Curdes Garden Addition;</p> <p>Thence northeasterly along a line deflecting to the left eighty-two degrees and twelve minutes (82°-12'), a distance of ten and nine one-hundredths (10.09) feet to a point;</p> <p>Thence westerly along a line parallel and distant ten (10) feet from the northerly railroad right-of-way line, a distance of one thousand two hundred eighty-five and four tenths (1,285.4) feet to the said point of beginning, containing two hundred ninety-five one-thousandths (0.295) of and acre, be the same more or less.</p> <p>Parcel V:</p> <p>Part of Lots 21 and 22 in Curdes Garden Addition to Fort Wayne, Indiana, the plat of which addition is recorded in Plat Book 5, page 59, in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:</p> <p>Commencing at the Southwest corner of Lot 22 in said Curdes Garden Addition; thence North 89 degrees 59 minutes 00 seconds East (assumed bearing and basis of bearings to follow), a distance of 60.00 feet along the North right-of-way line of Nelson Road to the POINT OF BEGINNING of the herein described tract; thence North 00 degrees 20 minutes 24 seconds East, a distance of 277.26 feet to a point on the North line of an existing 7.80 acre tract owned by Leo-Max Corporation; thence South 79 degrees 32 minutes 23 seconds East, a distance of 314.90 feet along said North line to a point on the East line of Lot 21 in said Curdes Garden Addition; thence South 00 degrees 20 minutes 24 seconds West, a distance of 220.00 feet (200' Deed) along said East line to a point on the North right-of-way line of said Nelson Road; thence South 89 degrees 59 minutes 00 seconds West, a distance of 310.00 feet along said North right-of-way line to the Point of Beginning. Containing 1.769 acres, more or less.</p>																										
<p>This report and the accompanying survey plat have been prepared in accordance with Title 86.5, 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.</p> <p>Monuments set are 5/8 inch round by 24 inch long steel rebars with yellow plastic caps stamped "GOU LS29500017", and set flush with the ground surface, unless otherwise noted.</p> <p>Monuments found are flush with the ground surface or noted with an above (x.x) or below (–x.x) ground surface dimension.</p> <p>PURPOSE: The purpose of this survey is to re-trace the boundary of parcels of land titled in the name of Do It Best Corp. and Do It Best Real Estate Holdings, LLC as described in Exhibit "A" of the title commitment referenced hereon.</p> <p>REFERENCE DOCUMENTS: Plat of Curdes Garden Addition in Plat Record 5, page 59. Survey of FMS Holdings, LLC parcel of land by Hofer & Davis, Inc. dated 11-11-04 (unknown job number). Survey of Parcel V by Karst Surveying Services, Inc. dated 10/23/2013 as Job No. 13084598. INDOT plans for Maplecrest Road, Project No. STP-9902(045). Route Survey Plat recorded in Document 205038312.</p> <p>CONTROLLING MONUMENTS:</p> <ol style="list-style-type: none">1/2" rebar found and accepted as marking the NE corner of the lands of Brenntag Great Lakes, LLC as described in Document 2008027974. (unknown history)5/8" rebar found and accepted as marking the SE corner of the lands of Brenntag Great Lakes, LLC as described in Document 2008027974. (unknown history)1" steel bar found and accepted as marking the intersection of lines "PR-S-2-A" and "S-9-A" as depicted on the plans of INDOT Project No. STP-9902(045) (Maplecrest Road).Ball found and accepted as marking the NE corner of the current lands of Do It Best Corp. and lying 24 feet south of the NE corner of a parcel of land described in D.R. 389, pg. 26 (Hardware Wholesalers Inc.) and lying on the eas line of Lot 12 in Curdes Garden Addition. Also marking the NW corner of the lands of FMS Holdings, LLC as described in Doc. 205006987. (Referenced on survey by Hofer & Davis, Inc. dated 11-11-04)5/8" rebar found and accepted as marking the SE corner of the current lands of Do It Best Corp. and marking the north right-of-way line of the Norfolk Southern Railroad, lying 10 feet north of the SE corner of Lot 12 in Curdes Garden Addition. (Referenced on survey by Hofer & Davis, Inc. dated 11-11-04) <p>NO monuments were found during this survey marking any original corners of the lots in Curdes Garden Addition (P.R. 5, pg. 59).</p> <p>THEORY OF LOCATION: The current (apparent) south right-of-way line of Nelson Road was established between the above described controlling monuments numbered 1 and 4. This line was offset 24 feet to the north to establish the original south right-of-way line of Nelson Road (north line of Lots 3, 6, 7 and 9-12) per the plat of Curdes Garden Addition. The east line of subject parcel described in D.R. 389, pg. 26 (Hardware Wholesalers Inc.) east line of Lot 12 in Curdes Garden Addition was established between the above described controlling monuments numbered 4 and 5. The south line of subject parcel (north right-of-way line of the Norfolk Southern Railroad) was established from the above described controlling monument numbered 5, on the east and produced westerly parallel with and 54 feet north of the center line of the west-bound (northerly) main track. The west line of subject parcel was established on the east right-of-way line of Estella Avenue as established 20 feet east of Line "S-9-A" identified on INDOT plans (Project No. STP-9902(045)) utilizing the above described controlling monument number 3. The northwesterly lines of subject parcel (east and south lines of the lands of Brenntag Great Lakes, LLC described in Document 2008027974) were established by the above described controlling monuments numbered 1. and 2. and calculated as depicted on the survey drawing. The right-of-way lines of Maplecrest Road were calculated utilizing information from Document 2009042896 and from INDOT plans (Project No. STP-9902(045)). For Parcel V (north of Nelson Road), as described in Document 2013061727, none of the monuments described as being "set" on the Karst Surveying Services, Inc. survey therein or a monument at the point of commencement described therein (SW corner of Lot 22 in Curdes Garden Addition) were found during this survey. The corner locations depicted on this survey drawing were established with the aid of original field information provided by Rick Karst and as a result, have an indeterminate amount of uncertainty. Additionally, the description of Parcel V describes the north right-of-way line of Nelson Road being coincident with the south line of Lots 21 and 22 in Curdes Garden Addition. The Karst survey drawing therein depicts Nelson Road as having a "50' R/W". As depicted on this survey drawing, the north right-of-way line of a 60' Nelson Road right-of-way width would be 3 feet north of the south line of said Lots 21 and 22, creating an uncertainty of 3 feet (see discussion below).</p> <p>NELSON ROAD R/W DISCUSSION: The right-of-way of Nelson Road was originally platted as 33 feet wide on the plat of Curdes Garden Addition. A right-of-way grant in Deed Book 449, pages 568-570 grants to the County of Allen the "North 24 feet" of the original Hardware Wholesalers, Inc. parcel (D.R. 389, pg. 26), which is the north 24 feet of Lots 7 and 9-12 in Curdes Gardens Addition, creating a 57 feet wide right-of-way within the limits thereof. No further (recorded) right-of-way grants for Nelson Road were found through our research or by discussions with the City of New Haven Engineering Department. Descriptions of record in D.R. 669, pgs. 509-511, D.R. 669, pgs. 248-249, D.R. 663, pgs. 494-495, Document 2008027974 and Document 2013061727 refer to Nelson Road as having a 60 feet right-of-way width. No information (recorded or otherwise) was discovered that specifically dedicates the 60 feet right-of-way width and/or identifies the mathematical relationship of the 60 feet wide right-of-way to the original platted 33 feet wide right-of-way. Further, calculations made from information found in the descriptions contained in the aforementioned documents compared to dimensions on the plat of Curdes Garden Addition suggest the southerly line of Nelson Road lying 25 feet south of the south line of the original 33 feet wide Nelson Road. See survey drawing for apparent right-of-way line locations.</p> <p>The uncertainty in the lines and corners found or established by this survey are as follows:</p> <p>(A) Availability and condition of reference monuments: Monuments found are described and depicted on the survey drawing. 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 3 feet +/-.</p> <p>(B) Occupation or possession lines: See survey drawing for fence types and locations. Fence ownership is unknown. Uncertainty created as a result of said fence locations is 7.7 feet +/-.</p> <p>(C) Clarity or ambiguity of the record description and/or adjoiner's descriptions: No uncertainty was created.</p> <p>(D) This survey falls under the classification of an "Urban" survey. The acceptable relative positional accuracy (random errors in measurements) = 0.07 feet (21 millimeters) plus 50 parts per million as specified in Section 7 of said Rule 12.</p>																													
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<p>ALTA / NSPS Land Title Survey</p> <p>Property Address: 6502 Nelson Road, Fort Wayne, IN 46803</p>																													
			<p>Job No.: 20220170</p>																										
			<p>Drawn by: TMJ</p>																										
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