



NEW ORIGINAL LEGAL DESCRIPTIONS
See Attached.

SURVEYOR'S REPORT
See Attached.

CWB, LLC
Doc.#2015011206

McBride, Jason E.
& Erin E.
Doc.#2023024996

Tract 4
43.926 Acres
(Unimproved)

Tract 1
6.447 Acres

Tract 2
4.000 Acres
(Unimproved)

Tract 3
4.000 Acres
(Unimproved)

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), Zone "A" (Special Flood Hazard Area without Base Flood Elevation), Zone "AE" (Special Flood Hazard Area with Base Flood Elevation), & Regulatory Floodway as defined by the FIRM (Flood Insurance Rate Map) for Allen County, Indiana, Community No. 180302, Panel No.0480, dated January 11, 2024.

MONUMENT LEGEND

- A = 5/8"x24" Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set 25.00'E. of Actual (Flush) and T-Bar Post Found 28.0"E. & 1.5'S. of Actual
- B = 5/8" Steel Rebar w/"0027" id. Cap Found 40.00'W. of Actual (Flush)
- C = DuraNail w/"Miller Surveying Firm #0095" id. Ring Set (Flush)
- D = 5/8"x24" Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set 25.00'N. of Actual (Flush)
- E = 5/8"x24" Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set 40.00'W. of Actual (Flush)
- F = 5/8"x24" Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set (Flush)
- G = DuraNail w/"Miller Surveying Firm #0095" id. Ring Set (Flush)

CERTIFICATION

For: Pierce
IN WITNESS WHEREOF, I hereunto place my hand and seal this 8th day of November, 2024.

Brett R. Miller



I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 36S IAC 1-12-1 thru 30.

Reference Survey
Donovan Engineering, Inc.
Survey No. 07-1532
Date: January 18, 2007

- Legend**
- P.O.B. - Point of Beginning
 - M. - Measured
 - R. - Record
 - C. - Calculated
 - D. - Deed
 - Right of Way (R/W)
 - Building Setback Line
 - Center Line

Drawn By: JRM/JJB	Field Crew: JJK	Fieldwork Completed: 11/07/2024
Date: November 8th, 2024	Drawing Name: 24107585.dwg	
Survey Number: 24107585	For: Pierce	
Approved By: BRM		

REVISIONS

Corporate Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

Miller Land Surveying, Inc.

Brett R. Miller, P.S. No. LS20300059
Robert J. Marucci, P.S. No. LS20400028

www.mlsweb.com

MLS

Precision and Professionalism is where we draw the line.

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
Phone: (260) 489-8571

Project
4 Tracts - 58.373 Acres Total - Pierce
21015 Hoagland Road, Monroeville, IN 46773
Monroe Twp., Sect.19,T29N,R15E, Allen County, Indiana

Description
IAC Title 865 Original Boundary Survey



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Brett R. Miller, PS, President
Robert J. Marucci, PS

New Original Legal Descriptions

Tract 1 – 6.447 Acres

Part of the Southeast Quarter of Section 19, Township 29 North, Range 15 East of the Second Principal Meridian, Monroe Township in Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 24107585, dated November 8, 2024 and being more particularly described as follows;

Commencing at a Harrison monument marking the Southeast corner of said Southeast Quarter; thence South 88 degrees 08 minutes 52 seconds West (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 730.56 feet along the South line of said Southeast Quarter and within the right-of-way of Hoagland Road to a DuraNail with a “Miller Surveying Firm #0095” identification ring at the POINT OF BEGINNING of the herein described tract; thence continuing South 88 degrees 08 minutes 52 seconds West, a distance of 588.73 feet along said South line and within said right-of-way to a DuraNail with a “Miller Surveying Firm #0095” identification ring; thence North 01 degrees 58 minutes 13 seconds West, a distance of 477.00 feet parallel with the East line of said Southeast Quarter to a 5/8”Steel Rebar with “Miller Land Surveying Firm #0095” identification cap; thence North 88 degrees 08 minutes 52 seconds East, a distance of 588.73 feet parallel with the South line of said Southeast Quarter to a 5/8”Steel Rebar with “Miller Land Surveying Firm #0095” identification cap; thence South 01 degrees 58 minutes 13 seconds East, a distance of 477.00 feet parallel with said East line to the Point of Beginning. Containing 6.447 acres, more or less. Subject to the right-of-way of Hoagland Road and easements of record.

Tract 2 – 4.000 Acres

Part of the Southeast Quarter of Section 19, Township 29 North, Range 15 East of the Second Principal Meridian, Monroe Township in Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 24107585, dated November 8, 2024 and being more particularly described as follows;

Commencing at a Harrison monument marking the Southeast corner of said Southeast Quarter; thence South 88 degrees 08 minutes 52 seconds West (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 365.28 feet along the South line of said Southeast Quarter and within the right-of-way of Hoagland Road to a DuraNail with a “Miller Surveying Firm #0095” identification ring at the POINT OF BEGINNING of the herein described tract; thence continuing South 88 degrees 08 minutes 52 seconds West, a distance of 365.28 feet along said South line and within said right-of-way to a DuraNail with a “Miller Surveying Firm #0095” identification ring; thence North 01 degrees 58 minutes 13 seconds West, a distance of 477.00 feet parallel with the East line of said Southeast Quarter to a 5/8”Steel Rebar with “Miller Land Surveying Firm #0095” identification cap; thence North 88 degrees 08 minutes 52 seconds East, a distance of 365.28 feet parallel with the South line of said Southeast Quarter to a 5/8”Steel Rebar with “Miller Land Surveying Firm #0095” identification cap; thence South 01 degrees 58 minutes 13 seconds East, a distance of 477.00 feet parallel with said East line to the Point of Beginning. Containing 4.000 acres, more or less. Subject to the right-of-way of Hoagland Road and easements of record.

Tract 3 – 4.000 Acres

Part of the Southeast Quarter of Section 19, Township 29 North, Range 15 East of the Second Principal Meridian, Monroe Township in Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 24107585, dated November 8, 2024 and being more particularly described as follows;

BEGINNING at a Harrison monument marking the Southeast corner of said Southeast Quarter; thence South 88 degrees 08 minutes 52 seconds West (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 365.28 feet along the South line of said Southeast Quarter and within the right-of-way of Hoagland Road to a DuraNail with a “Miller Surveying Firm #0095” identification ring; thence North 01 degrees 58 minutes 13 seconds West, a distance of 477.00 feet parallel with the East line of said Southeast Quarter to a 5/8”Steel Rebar with “Miller Land Surveying Firm #0095” identification cap; thence North 88 degrees 08 minutes 52 seconds East, a distance of 365.28 feet parallel with the South line of said Southeast Quarter to a DuraNail with a “Miller Surveying Firm #0095” identification ring on the East line of said Southeast Quarter; thence South 01 degrees 58 minutes 13 seconds East, a distance of 477.00 feet along said East line and



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Robert J. Marucci, PS

within the right-of-way of State Road 101 to the Point of Beginning. Containing 4.000 acres, more or less. Subject to the right-of-way of State Road 101, Hoagland Road, and easements of record.

Tract 4 – 43.926 Acres

Part of the Southeast Quarter of Section 19, Township 29 North, Range 15 East of the Second Principal Meridian, Monroe Township in Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 24107585, dated November 8, 2024 and being more particularly described as follows;

Commencing at a Harrison monument marking the Southeast corner of said Southeast Quarter; thence North 01 degrees 58 minutes 13 seconds West (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 477.00 feet along the East line of said Southeast Quarter and within the right-of-way of State Road 101 to a DuraNail with a “Miller Surveying Firm #0095” identification ring at the POINT OF BEGINNING of the herein described tract; thence South 88 degrees 08 minutes 52 seconds West, a distance of 1319.29 feet parallel with the South line of said Southeast Quarter to a 5/8” Steel Rebar with “Miller Land Surveying Firm #0095” identification cap; thence South 01 degrees 58 minutes 13 seconds East, a distance of 477.00 feet parallel with the East line of said Southeast Quarter to a DuraNail with a “Miller Surveying Firm #0095” identification ring on the South line of said Southeast Quarter; thence South 88 degrees 08 minutes 52 seconds West, a distance of 138.02 feet along said South line and within the right-of-way of Hoagland Road to the centerline of the Adams Schlemmer Baker Open Legal Drain, being along the Easterly lines of an existing 22.829 acre tract described in Document Number 207011840 in the Office of the Recorder of Allen County, Indiana; thence Northwesterly along said centerline and along said Easterly lines the following fifteen courses; thence North 12 degrees 30 minutes 35 seconds West, a distance of 44.11 feet (43.85 feet Deed); thence North 41 degrees 06 minutes 51 seconds West, a distance of 175.00 feet (Deed); thence North 66 degrees 10 minutes 51 seconds West, a distance of 68.00 feet (Deed); thence North 47 degrees 00 minutes 51 seconds West, a distance of 51.00 feet (Deed); thence North 57 degrees 54 minutes 51 seconds West, a distance of 104.00 feet (Deed); thence North 09 degrees 02 minutes 51 seconds West, a distance of 316.00 feet (Deed); thence North 34 degrees 35 minutes 51 seconds West, a distance of 104.00 feet (Deed); thence North 62 degrees 22 minutes 51 seconds West, a distance of 247.50 feet (Deed); thence North 41 degrees 27 minutes 51 seconds West, a distance of 125.00 feet (Deed); thence North 53 degrees 56 minutes 51 seconds West, a distance of 35.50 feet (Deed); thence North 13 degrees 49 minutes 51 seconds West, a distance of 157.50 feet (Deed); thence North 25 degrees 04 minutes 51 seconds West, a distance of 36.50 feet (Deed); thence North 49 degrees 40 minutes 51 seconds West, a distance of 96.50 feet (Deed); thence North 60 degrees 23 minutes 51 seconds West, a distance of 93.00 feet (Deed); thence North 53 degrees 18 minutes 51 seconds West, a distance of 118.98 feet (119.50 feet Deed) along said centerline to the North line of the South half of said Southeast Quarter; thence North 87 degrees 58 minutes 55 seconds East, a distance of 2467.27 feet along said North line to a DuraNail with a “Miller Surveying Firm #0095” identification ring on the East line of said Southeast Quarter; thence South 01 degrees 58 minutes 13 seconds East, a distance of 848.38 feet along said East line and within the right-of-way of said State Road 101 to the Point of Beginning. Containing 43.926 acres, more or less. Subject to the rights-of-way of State Road 101, Hoagland Road, the Adam Schlemmer Baker Legal Open Drain, and easements of record.

Survey Job #24107585
Date: November 8, 2024
For: Pierce
Miller Land Surveying, Inc.

Surveyor's Report Monroe Township, Section 19,T29N,R15E Allen County, Indiana

PURPOSE OF SURVEY:

Tract 1-The purpose of this survey was to create an original 6.447 acre tract from an existing 58.373 acre tract described in Document Number 2023037408 in the Office of the Recorder of Allen County, Indiana. Located at 21015 Hoagland Road, Monroeville, Indiana, 46773

Tract 2-The purpose of this survey was to create an original 4.000 acre tract from an existing 58.373 acre tract described in Document Number 2023037408 in the Office of the Recorder of Allen County, Indiana.

Tract 3-The purpose of this survey was to create an original 4.000 acre tract from an existing 58.373 acre tract described in Document Number 2023037408 in the Office of the Recorder of Allen County, Indiana.

Tract 4-The purpose of this survey was to create an original 43.926 acre tract from an existing 58.373 acre tract described in Document Number 2023037408 in the Office of the Recorder of Allen County, Indiana.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based up the following opinions and observations a result of uncertainties in lines and corners because of the following:

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

The monuments found are shown on the survey and listed on the survey under monument legend.

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The corners of the subject tract are marked and labeled as shown on the survey drawing. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monuments were accepted as the location of the Public Land Survey corners.

- Southeast corner Southeast Quarter: Section 19,T29N,R15E: Harrison Monument Found (-0.5', Per County Records)
 - This corner is witnessed in the Allen County Surveyor's Office, and therefore was held this survey.
- Southwest corner Southeast Quarter: Section 19,T29N,R15E: No Monument Found
 - This corner is not witnessed in the Allen County Surveyor's Office. The below referenced Donovan Engineering, Inc., survey geometry was used to establish the previous location of a railroad spike, and therefore this location was held this survey.
- Northeast corner Southeast Quarter: Section 19,T29N,R15E: Harrison Monument Found (-0.0', Per County Records)
 - This corner is witnessed in the Allen County Surveyor's Office, an therefore was held this survey.
- Northwest corner Southeast Quarter: Section 19,T29N,R15E: MagNail Found (-0.0', Per County Records)
 - This corner is witnessed in the Allen County Surveyor's Office, and therefore was held this survey.
- Southwest corner Southwest Quarter: Section 19,T29N,R15E: 1/2"Steel Bar Found (-0.5', Per County Records)
 - This corner is witnessed in the Allen County Surveyor's Office, and therefore was held this survey.
- Northwest corner Southwest Quarter: Section 19,T29N,R15E: MagNail Found (-0.0', Per County Records)
 - This corner is witnessed in the Allen County Surveyor's Office, an therefore was held this survey.
- Northwest corner Northeast Quarter: Section 19,T29N,R15E: Harrison Monument Found (-0.0', Per County Records)
 - This corner is witnessed in the Allen County Surveyor's Office, and therefore was held this survey.

B) OCCUPATION OR POSSESSION LINES

There were uncertainties based on visual inspection of occupation or possession lines.

- See survey drawing for location of woods and field lines in relation to the boundary lines of the subject tracts.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS

There were no ambiguities found within the descriptions used for the survey. Documents used include:

1. Document Number 2023037408
2. Document Number 207011840

3. Document Number 2015011206
4. Document Number 2023024996
5. Survey completed by Donovan Engineering Inc., as Survey Number 07-1532, dated January 18, 2007

D) THEORETICAL UNCERTAINTY OF THE MEASUREMENTS

Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multiunit developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

THEORY OF LOCATION:

Tract 1 - The North (588.73 feet), East (477.00 feet), and West (477.00 feet) lines of the subject tract were established per the owner's request. The South (588.73 feet) line of the subject tract was established per the South line of the Southeast Quarter of Section 19,T29N,R15E, which was established per the above mentioned Public Land Survey corners.

Tract 2 - The North (365.28 feet), East (477.00 feet), and West (477.00 feet) lines of the subject tract were established per the owner's request. The South (365.28 feet) line of the subject tract was established per the South line of the Southeast Quarter of Section 19,T29N,R15E, which was established per the above mentioned Public Land Survey corners.

Tract 3 - The North (365.28 feet) and West (477.00 feet) lines of the subject tract were established per the owner's request. The South (365.28 feet) line of the subject tract was established per the South line of the Southeast Quarter of Section 19,T29N,R15E, which was established per the above mentioned Public Land Survey corners. The East (477.00 feet) line of the subject tract was established per the East line of said Southeast Quarter, which was established per the above mentioned Public Land Survey corners.

Tract 4 - The North (2467.27 feet) line of the subject tract was established per the North line of the South half of the Southeast Quarter of Section 19,T29N,R15E, which was established by an equal split of said Southeast Quarter. The East (848.38 feet) line of the subject tract was established per the East line of said Southeast Quarter, which was established per the above mentioned Public Land Survey corners. The South (1319.29 feet) line of the subject tract was established per the owner's request. The remaining South (138.02 feet) line of the subject tract was established per the South line of said Southeast Quarter which was established per the above mentioned Public Land Survey corners. The West lines of the subject tract were established per the centerline of the Adam Schlemmer Baker Open Legal Drain, which was established using deed geometry as shown in the West adjoining 22.829 acre tract described in Document Number 207011840.

This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents. Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.

Since the last date of field work of this survey, conditions beyond the knowledge or control of Miller Land Surveying, Inc. may have altered the validity and circumstances shown or noted hereon.

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, Brett R. Miller.

Survey Job #24107585
Date: November 8, 2024
For: Pierce
Miller Land Surveying, Inc.