

SURVEY PREPARED FOR: COOREMAN PROPERTIES
 SURVEY DATED: 12/20/12
 FILE #: 120232

BOUNDARY SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
 CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

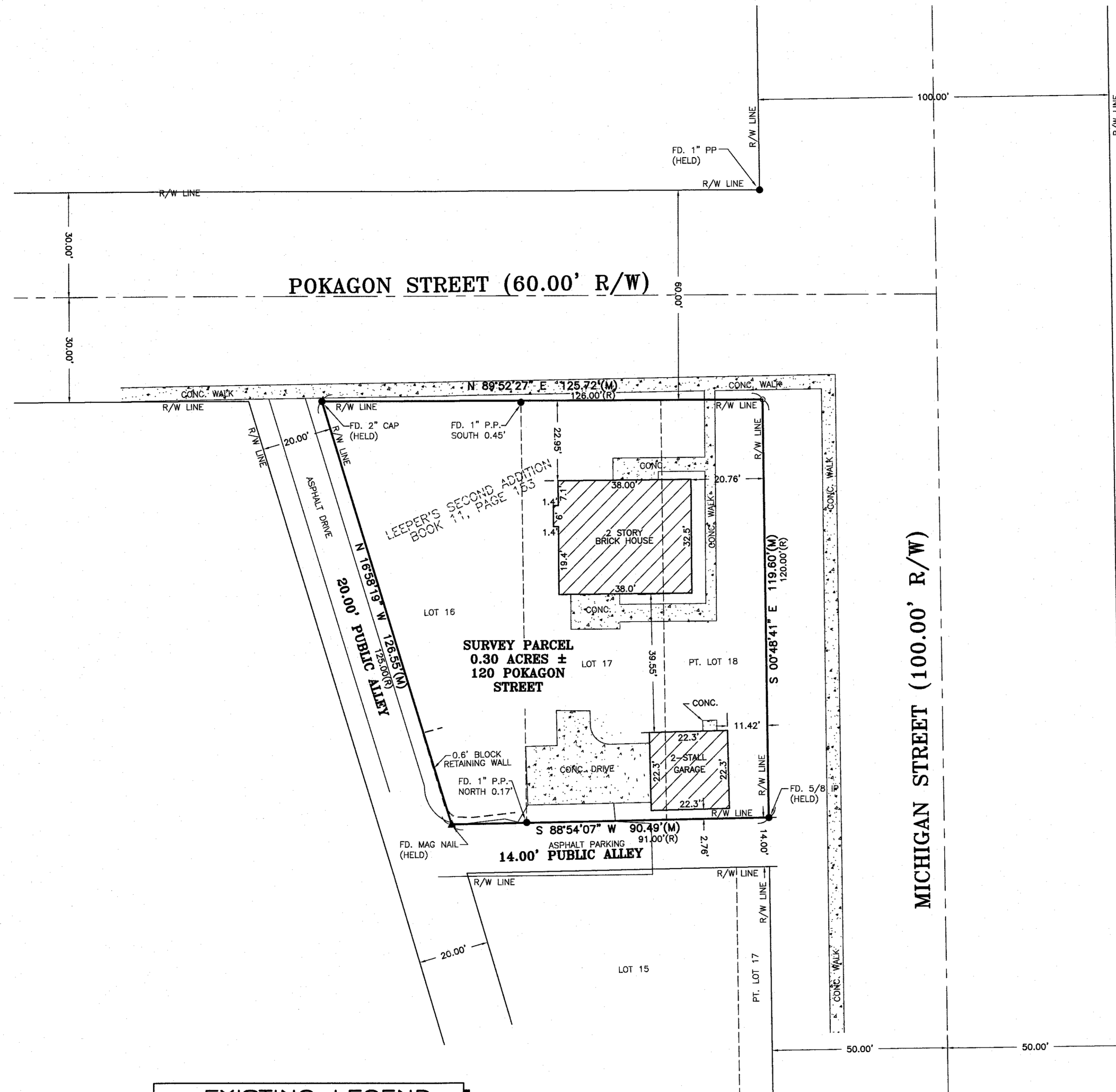
PROVIDED LEGAL DESCRIPTION:

PARCEL I

LOT NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) AS SHOWN ON THE RECORDED PLAT OF SAMUEL LEEPERS ADDITION TO THE CITY OF SOUTH BEND, RECORDED MAY 24, 1924 IN PLAT BOOK 11, PAGE 153, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, EXCEPTING A THEREFROM TRACT OF LAND ELEVEN (11) FEET IN WIDTH, EAST AND WEST TAKEN OFF OF AND FROM THE ENTIRE LENGTH OF THE EAST SIDE OF LOT NUMBERED EIGHTEEN (18) FOR THE OPENING OF NORTH MICHIGAN STREET.

PARCEL II

LOT NUMBERED SIXTEEN (16) AS SHOWN ON THE RECORDED PLAT OF SAMUEL LEEPERS ADDITION TO THE CITY OF SOUTH BEND, RECORDED MAY 24, 1924 IN PLAT BOOK 11, PAGE 153, IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.



SURVEYOR'S REPORT

TITLE HOLDERS/CLIENT NAME: COOREMAN PROPERTIES

1) IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 12, SECTION 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATION AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A) VARIANCES IN THE REFERENCE MONUMENTS;
- B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- C) INCONSISTENCIES IN LINES OF OCCUPATION AND;
- D) RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITION);

BOUNDARY SOLUTION CONSISTED OF: THE RECORD DESCRIPTIONS USED IN THIS SURVEY AS PROVIDED BY THE CLIENT. THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY AS DESCRIBED. THE SUBJECT PROPERTY LIES IN THE NORTHWEST QUARTER, SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA. SURVEY DATA SHOWN HEREON IS A LOCAL GROUND COORDINATE SYSTEM. (BEARING AND DISTANCE RELATIONSHIPS TO FOUND MONUMENTATION ON THE ADJOINING PROPERTIES IS SHOWN ON THE ATTACHED PLAT FOR THE PURPOSE OF ESTABLISHING A HISTORY OF MONUMENTATION; HOWEVER, THIS PLAT DOES NOT REPRESENT A SURVEY OF SAID ADJOINING PROPERTIES.)

THERE MAY BE DIFFERENCES WITH DEED DIMENSIONS WHEN COMPARED WITH MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES IS LESS THAN THE THEORETICAL UNCERTAINTY STATED IN THE FOLLOWING REPORT AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION DISCUSSED IN THE FOLLOWING REPORT, THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR THE PURPOSES OF MATHEMATICAL CLOSURE AND ARE THEREFORE NOT DISCUSSED BELOW. WHEN SUCH DIFFERENCES ARE GREATER THAN SAID UNCERTAINTIES OR ARE THE RESULT OF TITLE DISCREPANCIES, THEY ARE GENERALLY DISCUSSED IN MORE DETAIL BELOW AS MAY BE NECESSARY FOR CLARITY OF THE LINES ESTABLISHED OR RE-ESTABLISHED ON THIS SURVEY.

UNLESS OTHERWISE NOTED ON THE ATTACHED PLAT OR IN THE FOLLOWING REPORT, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE BOUNDARY LINES OF THE SUBJECT TRACT. WHEN FENCES OR OTHER LINES OF OCCUPATION ARE SHOWN ON THE PLAT, THEY HAVE BEEN LOCATED ONLY AT THE ENDS OR SPECIFIC LOCATIONS NOTED; THEREFORE, FOR THE PURPOSES OF THIS SURVEY, SUCH LINES ARE ASSUMED TO RUN STRAIGHT BETWEEN SAID LOCATIONS, BUT IN ACTUALITY MAY SLIGHTLY VARY FROM SUCH STRAIGHT LINE.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS OF MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED IN THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN SURVEY (0.07 FEET PLUS 50 PPM) AS DEFINED IN IAC 865. AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

- DUE TO VARIANCES IN REFERENCE MONUMENTS: AS NOTED
- DUE TO DISCREPANCIES IN THE RECORDED DESCRIPTION: AS NOTED
- DUE TO INCONSISTENCIES IN THE LINES OF OCCUPATION: AS NOTED

BASIS OF BEARING: FOR THIS SURVEY THIS IS USING GPS OBSERVATION. (GEODETIC NORTH)

- 2) THAT THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY H.U.D. FOR FLOOD INSURANCE. PANEL NO. 18141C0203D, DATED JANUARY 6, 2011.
- 3) THAT THIS SURVEY WAS PERFORMED FROM PUBLIC RECORDS AND LEGAL DESCRIPTIONS SUPPLIED BY: CLIENT
- 4) REFERENCES: RECORDED PLAT OF SAMUAL LEEPERS SECOND ADDITION TO THE CITY OF SOUTH BEND.

SURVEYOR'S CERTIFICATE:

TO: COOREMAN PROPERTIES

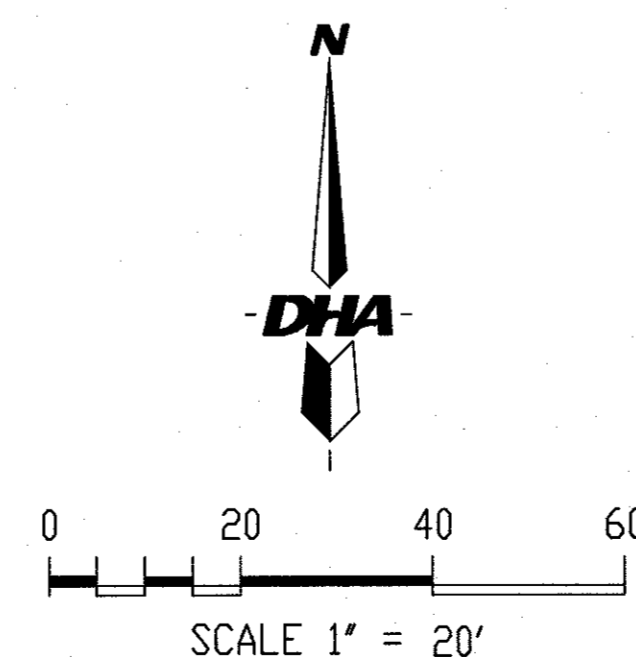
I, R.L. HARNER, AM A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA AND HEREBY CERTIFY: THAT I HAVE SURVEYED THE LANDS HEREBY DESCRIBED AND DELINEATED, AND THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF RULE 12 OF "MINIMUM STANDARDS FOR COMPETENT PRACTICES OF LAND SURVEYING" AND AS PRESCRIBED BY INDIANA ADMINISTRATIVE CODE 865, 1-1-12.

R.L. HARNER
 R.L. HARNER L.S.
 INDIANA REG. # 910032



"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."
 R.L. HARNER

EXISTING LEGEND			
△ SET P.K. NAIL	● FND. IRON AT GROUND LEVEL	○ SET FLUSH 5/8" CAPPED REBAR IN. REG. F-0044 M. REG. #22436	
☆ PINE TREE	BC BOTTOM/CURB	TC TOP/CURB	
⊙ BUSH	W WATER	□ WATER BOX	
⊙ TREE	G GAS	□ CITY BOX	
⊙ FOUNTAIN/IRRIGATION	UT UNDER GROUND TELEPHONE	□ PEDESTAL	
⊙ POST/POLE/BOLLARD	E ELECTRIC	□ PEDESTAL	
⊙ LIGHT POLE	OHE OVERHEAD ELECTRIC	□ MAILBOX	
⊙ UTILITY POLE	EX. ELEVATION	□ AIR COND.	
⊙ GUY ANCHOR	— EXIST. CONTOUR		
⊙ SIGN	— EXIST. FENCE		
⊙ WELL	— ELECTRIC		
⊙ VALVE	— PHONE		
⊙ HYDRANT	— GAS LINE		
⊙ CATCH BASIN	— CABLE TV		
⊙ DRY WELL	— WATER MAIN		
⊙ MANHOLE	— STORM PIPE		
⊙ CLEAN-OUT	— SANITARY		



SURVEYORS & ENGINEERS:

DANCH, HARNER & ASSOCIATES, INC.
 1643 COMMERCE DRIVE
 SOUTH BEND, IN. 46628
 (574) 234-4003
 ATTN: MICHAEL DANCH

DATE	DRAWN BY:	REVISIONS				SHEET
1/10/12	SMM					
SCALE	CHECKED BY:	DATE	BY			
1" = 10'	MJD					
FILE #	PROJ. MANGR:					
120232	SMM					

Danch, Harner & Associates, Inc.
 Land Surveyors • Professional Engineers
 Landscape Architects • Land Planners
 Office: (574)234-4003 / (800)884-4003 • Fax: (574)234-4119
 1643 Commerce Drive • South Bend, IN 46628

GENERAL SURVEY DISCLAIMER NOTES:
 THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.
 ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.
 NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.
 UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.
 ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.
 ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.