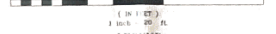


Scale: 1"=20'
GRAPHIC SCALE



LEGEND

○	pipe
○	Utility Gas Line
—	Measured Distance
(P)	Set Distance
(S)	Set Distance
4/W	Right of Way
○	Electric Meter
○	Hydrant
○	City Inlet
○	Handhole
○	Conditioner
○	Gas Meter
—	Sanitary Water Line
—	Sanitary Sewer
—	Sanitary Storm Sewer

Certificate of Survey

I, **Charles L. Brown**, a Registered Land Surveyor in the State of Indiana, certify that this survey was prepared under my supervision and, to the best of my knowledge and belief, was executed according to survey requirements in 862 IAC 1-12 for a permanent survey.

Property Address: 4790 Guilford Avenue, Indianapolis, IN 46220

Property Description (Reference No. 2005-0171927)

Lot 126 is Northern Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 15, page 126, in the Office of the Recorder of Marion County, Indiana, except forty feet to parallel lines off the eastern line and thereof.

Survey Report for Job #190360

In accordance with Title 36, Article 11, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted of the course and course of accuracy in the position of the lines and corners established on this survey as a result of:

(A) Availability and condition of referenced monuments
 (B) Availability and condition of reference lines
 (C) Availability of testimony of the record description and end of adjacent's descriptions, and the relationship of the lines of the subject tract with adjacent's lines
 (D) The Relative Positional Accuracy of the measurements.

(A) Reference Monuments:
 Authentic original lot corners are controlling monuments in the re-creation of lot lines. For the most part, such original monuments have been maintained with care by the owner of each original corner, improvements (such as signs and survey monuments) which appear to have been placed and/or maintained with the best of care and original measurements are used as best evidence of original lot lines. This survey is based on the monuments of E. W. Stone, L. E. 1545 Guilford Avenue, and Carrollton Avenue.

In the absence of original monuments, the maximum accuracy of the lines and corners of the surveyed parcels due to reference monuments is ±0.30 feet.

Unless otherwise noted, monuments set this survey are 3/4" diameter x 24" long rebar with red cap stamped FORM #9889 placed at ground level.

(B) Precision Lines:
 1) 1/2" Round Iron 1 to 2.0 feet North of South line.
 2) 1/2" Round Iron 2.5 feet East of West line.
 3) 1/2" Round Iron otherwise shown, no existing monuments shown were observed.
 (The client should assume there is an amount of uncertainty along any line equal or magnified to the discrepancy in the location of the lines of monuments from the original lines.)

(C) Raw Data Descriptions:
 The raw data descriptions for the adjoining real estate were obtained from the Marion County Recorder's Office and electronically returned in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjacent's. It is the surveyor's professional opinion that there are no significant in the lines of the surveyed real estate and those of the adjacent's that discrepancies in the record description.

(D) Relative Positional Accuracy of Measurements:
 The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the qualifications for a Suburban Survey (±0.12 feet per 100 feet per million) as defined in 862 IAC 1-12-6, effective May 4, 2004. ("Relative Positional Accuracy" means the value expressed in feet or centimeters, the uncertainty due to random errors in measurements, in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

As a result of the above observations, it is the surveyor's professional opinion that the uncertainties in the location of the lines and corners found along the perimeter of the survey of the tract established on this survey are as follows:

1) Due to variations in reference monuments. Concerning metal/stone corners. See above.
 2) Due to discrepancies in the record description. See above.
 3) Due to inaccessibility in lines of occupation. Concerning physical evidence. See above.
 4) Due to measurements (Relative Positional Accuracy). See above.

Theory of Location:
 The boundary lines of Lot 126 were re-established based upon the plat of Northern Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 15, page 126, in the Office of the Recorder of Marion County, Indiana and the field location of stone corners as they exist at the date of this survey. Existing iron boundaries of the block bounded by 15th Street, Guilford Avenue, 15th Street, and Carrollton Avenue were located in the vicinity of the subject property. The positions of said corners were utilized to establish the physical corners of said corners and the subsequent corner of the rights of way line thereof. The availability and condition of reference monuments shown. Said stone corners were then offset the "half right of way width" as per the above stated record plat to establish the right of way lines of said streets. Proportional measurements with respect to the measured and plat corners are for the block were utilized to establish the boundary lines of Lot 126.

Survey Completed: April 11, 2019
 Certified: April 18, 2019
 By: **Charles L. Brown**

CHAS. L. BROWN
 REGISTERED LAND SURVEYOR
 STATE OF INDIANA
 License No. 152110002
 Exp. 12/31/2024

NOTES

1) The location of utilities serving or existing on the property are limited to visible surface evidence (such as symbols, signs, valves, etc.). The client shall cause an independent utility location service and/or provide suitable utility drawings if more specific underground utilities are required on the survey.

2) Zoning requirements (such as setback lines, etc.) are not part of this assignment and are intentionally omitted from these plat.

3) This survey was prepared without benefit of a current land title commitment and is subject to review of such document.

4) Hazardous material interpretation of the FLOOD INSURANCE RATE MAP, PANEL 13 of 296, MAP NO. 1808731159 in the Marion County, Indiana, dated April 19, 2014 as shown on the City of Indianapolis Community Number 180199, the within described real estate IS NOT located within a Special Flood Hazard Area indicated by 100-year flood as established by the Federal Emergency Management Agency for the National Flood Insurance Program. The within described real estate is located within (unshaded) Zone X, a zone determined to be outside the 1% annual chance floodplain. Flood plain regulations is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential.

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 Retracement Survey-5470 Guilford Avenue
 Indianapolis, Indiana
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 DRAWING BY: **JD** CHECKED BY: **CLB** 19C324