

BOUNDARY SURVEY
PART OF THE NORTHWEST 1/4, SECTION 9 - T31N - R15E
23504 KAMMEYER ROAD, WOODBURN, INDIANA
MILAN TOWNSHIP, ALLEN COUNTY, INDIANA



6415 MUTUAL DR.
 FORT WAYNE, IN. 46825
 260.424.5362

www.gowightman.com

PROJECT NAME:

BOUNDARY
 23504 KAMMEYER ROAD
 WOODBURN, INDIANA

SCHRADER
REAL ESTATE &
AUCTION
 7009 NORTH RIVER ROAD
 FORT WAYNE, INDIANA

REVISIONS

P:\2020298 Schradr Real E and A-23504 Kammeyer Rd\dwg\001
 AutoCAD:2020298 B.dwg 1 OF 18 3/6/2026 11:00:40 AM

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DATE: MARCH 6, 2026

SCALE: 1" = 100'

BOUNDARY SURVEY

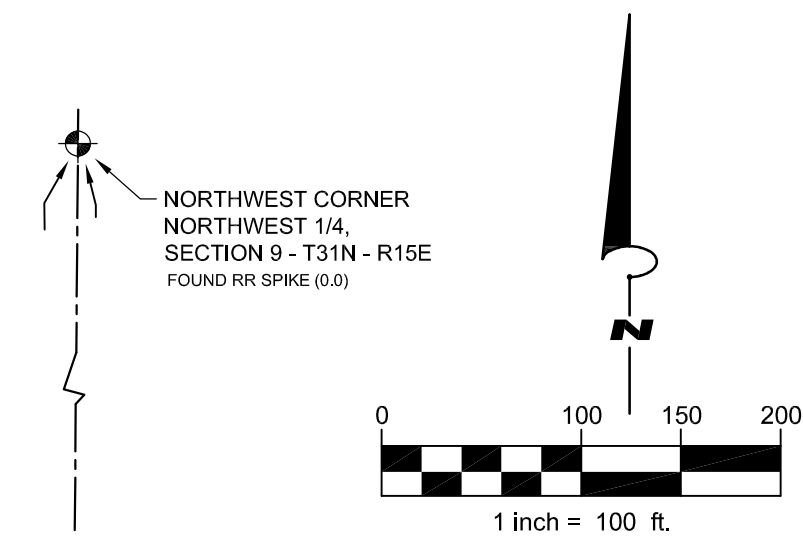
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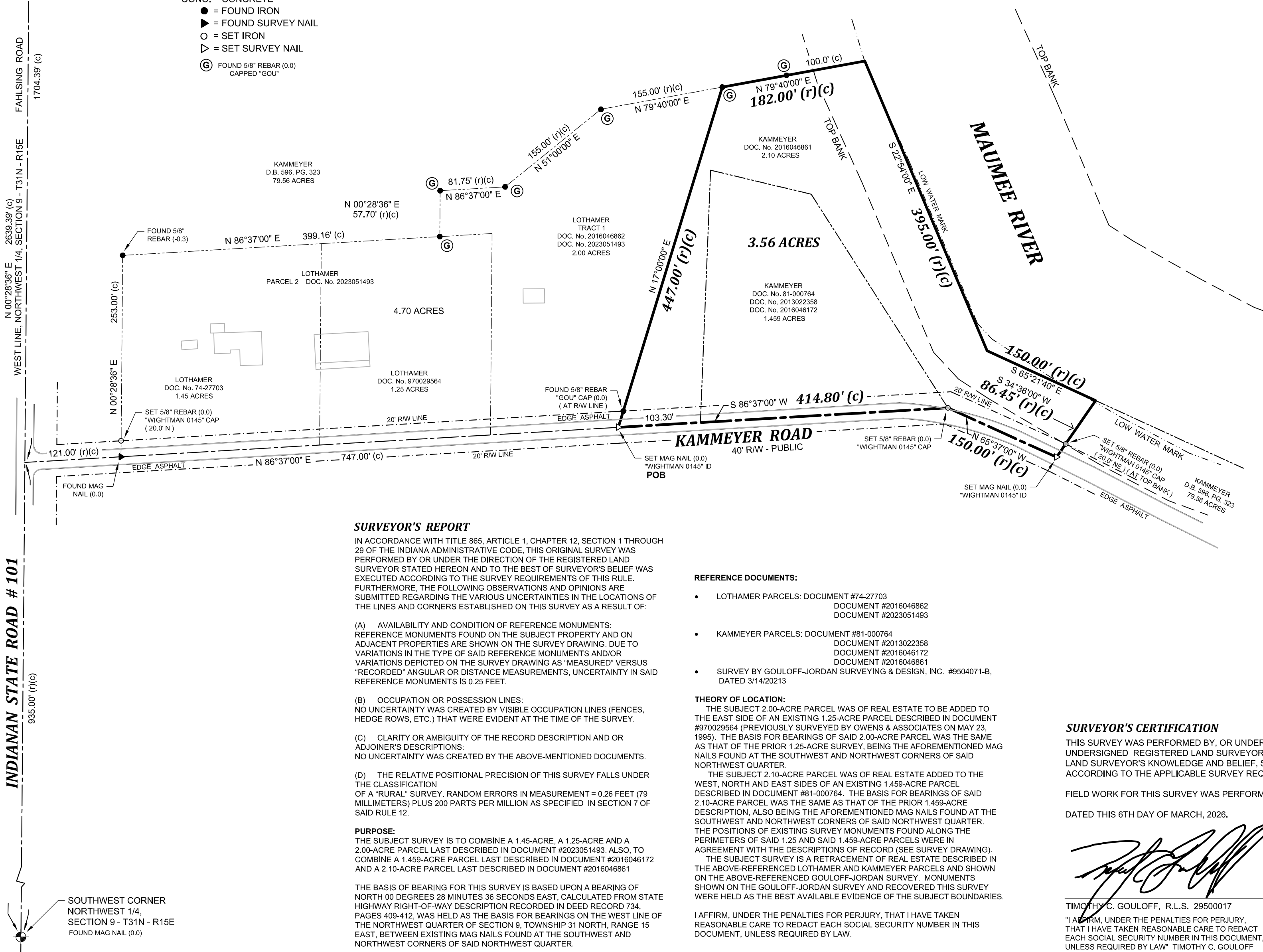
LEGAL DESCRIPTION NEW 3.56 ACRE KAMMEYER DESCRIPTION

PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 15 EAST, ALLEN COUNTY, INDIANA, BEING A COMBINATION OF A 1.459-ACRE PARCEL LAST DESCRIBED IN DOCUMENT #2016046172 AND 2.10-ACRE PARCEL LAST DESCRIBED IN DOCUMENT #2016046861, ALL AS FOUND IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA AND DEPICTED ON WIGHTMAN SURVEYING, INC. SURVEY #260298, DATED FEBRUARY 18, 2026 AND CERTIFIED BY TIMOTHY C. GOULOFF, LS #29500017, SAID PART DESCRIBES AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 00 DEGREES 28 MINUTES 36 SECONDS EAST (CALCULATED FROM STATE HIGHWAY RIGHT-OF-WAY DESCRIPTION RECORDED IN DEED RECORD 734, PAGES 409-412), ON THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 935.00 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE CENTER LINE OF KAMMEYER ROAD; THENCE NORTH 86 DEGREES 37 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE, 747.00 FEET TO THE POINT OF BEGINNING, SITUATED 103.30 FEET SOUTH 86 DEGREES 37 MINUTES 00 SECONDS WEST OF THE SOUTHWEST CORNER OF THE AFOREMENTIONED 1.459-ACRE PARCEL; THENCE NORTH 17 DEGREES 00 MINUTES 00 SECONDS EAST, 447.00 FEET TO A 5/8-INCH REBAR CAPPED "GOU"; THENCE NORTH 79 DEGREES 40 MINUTES 00 SECONDS EAST, 182.00 FEET TO THE LOW WATER MARK OF THE MAUMEE RIVER; THENCE ALONG THE MEANDERINGS OF SAID LOW WATER MARK, SOUTH 22 DEGREES 54 MINUTES 00 SECONDS EAST, 395.00 FEET; THENCE CONTINUING ALONG THE MEANDERINGS OF SAID LOW WATER MARK, SOUTH 65 DEGREES 21 MINUTES 40 SECONDS EAST, 150.00 FEET; THENCE DEPARTING SAID LOW WATER MARK, SOUTH 34 DEGREES 36 MINUTES 00 SECONDS WEST, 86.45 FEET TO A POINT ON THE CENTER LINE OF SAID KAMMEYER ROAD; THENCE NORTH 65 DEGREES 37 MINUTES 00 SECONDS WEST, 150.00 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED 1.459-ACRE PARCEL; THENCE SOUTH 86 DEGREES 37 MINUTES 00 SECONDS WEST, ALONG SAID CENTER LINE, 414.80 FEET TO THE POINT OF BEGINNING, CONTAINING 3.56 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



- LEGEND**
- (m) = MEASURED
 - (r) = RECORDED
 - (c) = CALCULATED
 - (p) = PLAT
 - R/W = RIGHT OF WAY
 - SF = SQUARE FEET
 - POB = POINT OF BEGINNING
 - CONC. = CONCRETE
 - = FOUND IRON
 - ▲ = FOUND SURVEY NAIL
 - = SET IRON
 - ▽ = SET SURVEY NAIL
 - ⊙ = FOUND 5/8" REBAR (0.0) CAPPED "GOU"



SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THIS ORIGINAL SURVEY WAS PERFORMED BY OR UNDER THE DIRECTION OF THE REGISTERED LAND SURVEYOR STATED HEREON AND TO THE BEST OF SURVEYOR'S BELIEF WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS OF THIS RULE. FURTHERMORE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- (A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: REFERENCE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ON ADJACENT PROPERTIES ARE SHOWN ON THE SURVEY DRAWING. DUE TO VARIATIONS IN THE TYPE OF SAID REFERENCE MONUMENTS AND/OR VARIATIONS DEPICTED ON THE SURVEY DRAWING AS "MEASURED" VERSUS "RECORDED" ANGULAR OR DISTANCE MEASUREMENTS, UNCERTAINTY IN SAID REFERENCE MONUMENTS IS 0.25 FEET.
- (B) OCCUPATION OR POSSESSION LINES: NO UNCERTAINTY WAS CREATED BY VISIBLE OCCUPATION LINES (FENCES, HEDGE ROWS, ETC.) THAT WERE EVIDENT AT THE TIME OF THE SURVEY.
- (C) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION AND OR ADJOINER'S DESCRIPTIONS: NO UNCERTAINTY WAS CREATED BY THE ABOVE-MENTIONED DOCUMENTS.
- (D) THE RELATIVE POSITIONAL PRECISION OF THIS SURVEY FALLS UNDER THE CLASSIFICATION OF A "RURAL" SURVEY. RANDOM ERRORS IN MEASUREMENT = 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION AS SPECIFIED IN SECTION 7 OF SAID RULE 12.

PURPOSE: THE SUBJECT SURVEY IS TO COMBINE A 1.45-ACRE, A 1.25-ACRE AND A 2.00-ACRE PARCEL LAST DESCRIBED IN DOCUMENT #2023051493, ALSO, TO COMBINE A 1.459-ACRE PARCEL LAST DESCRIBED IN DOCUMENT #2016046172 AND A 2.10-ACRE PARCEL LAST DESCRIBED IN DOCUMENT #2016046861

THE BASIS OF BEARING FOR THIS SURVEY IS BASED UPON A BEARING OF NORTH 00 DEGREES 28 MINUTES 36 SECONDS EAST, CALCULATED FROM STATE HIGHWAY RIGHT-OF-WAY DESCRIPTION RECORDED IN DEED RECORD 734, PAGES 409-412, WAS HELD AS THE BASIS FOR BEARINGS ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 31 NORTH, RANGE 15 EAST, BETWEEN EXISTING MAG NAILS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS OF SAID NORTHWEST QUARTER.

REFERENCE DOCUMENTS:

- LOTHAMER PARCELS: DOCUMENT #74-27703
 DOCUMENT #2016046862
 DOCUMENT #2023051493
- KAMMEYER PARCELS: DOCUMENT #81-000764
 DOCUMENT #2013022358
 DOCUMENT #2016046172
 DOCUMENT #2016046861
- SURVEY BY GOULOFF-JORDAN SURVEYING & DESIGN, INC. #9504071-B, DATED 3/14/20213

THEORY OF LOCATION:

THE SUBJECT 2.00-ACRE PARCEL WAS OF REAL ESTATE TO BE ADDED TO THE EAST SIDE OF AN EXISTING 1.25-ACRE PARCEL DESCRIBED IN DOCUMENT #970029564 (PREVIOUSLY SURVEYED BY OWENS & ASSOCIATES ON MAY 23, 1995). THE BASIS FOR BEARINGS OF SAID 2.00-ACRE PARCEL WAS THE SAME AS THAT OF THE PRIOR 1.25-ACRE SURVEY, BEING THE AFOREMENTIONED MAG NAILS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS OF SAID NORTHWEST QUARTER. THE SUBJECT 2.10-ACRE PARCEL WAS OF REAL ESTATE ADDED TO THE WEST, NORTH AND EAST SIDES OF AN EXISTING 1.459-ACRE PARCEL DESCRIBED IN DOCUMENT #81-000764. THE BASIS FOR BEARINGS OF SAID 2.10-ACRE PARCEL WAS THE SAME AS THAT OF THE PRIOR 1.459-ACRE DESCRIPTION, ALSO BEING THE AFOREMENTIONED MAG NAILS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS OF SAID NORTHWEST QUARTER. THE POSITIONS OF EXISTING SURVEY MONUMENTS FOUND ALONG THE PERIMETERS OF SAID 1.25 AND SAID 1.459-ACRE PARCELS WERE IN AGREEMENT WITH THE DESCRIPTIONS OF RECORD (SEE SURVEY DRAWING). THE SUBJECT SURVEY IS A RETRACEMENT OF REAL ESTATE DESCRIBED IN THE ABOVE-REFERENCED LOTHAMER AND KAMMEYER PARCELS AND SHOWN ON THE ABOVE-REFERENCED GOULOFF-JORDAN SURVEY. MONUMENTS SHOWN ON THE GOULOFF-JORDAN SURVEY AND RECOVERED THIS SURVEY WERE HELD AS THE BEST AVAILABLE EVIDENCE OF THE SUBJECT BOUNDARIES.

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.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED BY, OR UNDER THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF AND REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF, SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF 865-1-12-1 THRU 29.

FIELD WORK FOR THIS SURVEY WAS PERFORMED ON MARCH 4, 2026.

DATED THIS 6TH DAY OF MARCH, 2026.

Timothy C. Gouloff

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 C. GOULOFF

