BILL NO. R-14-01-15

CONFIRMING RESOLUTION NO. R-________

**A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5211 Industrial Road, Fort Wayne, Indiana 46825 (Pyromation, Inc.)**

**WHEREAS,** Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein;** and

**WHEREAS,** said project will create 5 full-time, permanent jobs for a total new, annual payroll of $200,000, with the average new annual job salary being $40,000 and retain 186 full-time, permanent jobs for a total current annual payroll of $10,537,797, with the average current, annual job salary being $56,655; and

**WHEREAS,** the total estimated project cost is $1,000,000; and

**WHEREAS,** a recommendation has been received from the Committee on Finance concerning said Resolution; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

**SECTION 2.** That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2016, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate and personal property for new information technology equipment.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of redevelopment or rehabilitation and estimate of the value of the new information technology equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new information technology equipment.

**SECTION 5.** The current year approximate tax rates for taxing units within the City would be:

- If the proposed development does not occur, the approximate current year tax rates for this site would be $3.1821/$100.
- If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).
- If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).
- If the proposed new information technology equipment is not installed, the approximate current year tax rates for this site would be $3.1821/$100.
- If the proposed new information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).
- If the proposed new information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).

**SECTION 6.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of seven years, and that the deduction from the assessed value of the new information technology equipment shall be for a period of seven years.

**SECTION 7.** The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

| Year of Deduction | Percentage |
|---|---|
| 1 | 100% |
| 2 | 85% |
| 3 | 71% |
| 4 | 57% |
| 5 | 43% |
| 6 | 29% |
| 7 | 14% |

**SECTION 8.** The deduction schedule from the assessed value of new information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

| Year of Deduction | Percentage |
|---|---|
| 1 | 100% |
| 2 | 85% |
| 3 | 71% |

| | |
|---|---|
| 4 | 57% |
| 5 | 43% |
| 6 | 29% |
| 7 | 14% |

**SECTION 7.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 8.** For new information technology equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

**SECTION 9.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

**SECTION 10.** The performance report must contain the following information:

- The cost and description of real property improvements and/or new information technology equipment acquired.
- The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- The total number of employees employed at the facility receiving the deduction.
- The total assessed value of the real and/or personal property deductions.
- The tax savings resulting from the real and/or personal property being abated.

**SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 13.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

______________________________________

Member of Council

APPROVED AS TO FORM A LEGALITY

________________________________

Carol Helton, City Attorney

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Pyromation, Inc. is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of $1,000,000. In order to expand, Pyromation, Inc. will remodel their offices by installing a new ceiling, drywall, and carpet. The conference rooms will also be remodeled, and all of the walls will receive new paint. Finally, a new metrology lab will be constructed.**

EFFECT OF PASSAGE: **Remodeling the office space and constructing the new metrology lab will allow Pyromation, Inc. to provide a favorable first impression to new customers and suppliers when they visit. Five full-time jobs will be created and 186 full-time jobs will be retained.**

EFFECT OF NON-PASSAGE: **Potential loss of development and five full-time jobs**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Russ Jehl and John Crawford**

**BILL NO. R-06- -**

**CONFIRMING RESOLUTION NO. R-________**

**A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5211 Industrial Road, Fort Wayne, Indiana 46825 (Pyromation, Inc.)**

**WHEREAS,** Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein;** and

**WHEREAS,** said project will create 5 full-time, permanent jobs for a total new, annual payroll of $200,000, with the average new annual job salary being $40,000 and retain 186 full-time, permanent jobs for a total current annual payroll of $10,537,797, with the average current, annual job salary being $56,655; and

**WHEREAS,** the total estimated project cost is $1,000,000; and

**WHEREAS,** a recommendation has been received from the Committee on Finance concerning said Resolution; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

**SECTION 2.** That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2016, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate and personal property for new information technology equipment.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of redevelopment or rehabilitation and estimate of the value of the new information technology equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new information technology equipment.

**SECTION 5.** The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be $3.1821/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).

(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).

(d) If the proposed new information technology equipment is not installed, the approximate current year tax rates for this site would be $3.1821/$100.

(e) If the proposed new information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).

(f) If the proposed new information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).

**SECTION 6.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of seven years, and that the deduction from the assessed value of the new information technology equipment shall be for a period of seven years.

**SECTION 7.** The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

| Year of Deduction | Percentage |
|---|---|
| 1 | 100% |
| 2 | 85% |
| 3 | 71% |
| 4 | 57% |
| 5 | 43% |
| 6 | 29% |
| 7 | 14% |

**SECTION 8.** The deduction schedule from the assessed value of new information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

| Year of Deduction | Percentage |
|---|---|
| 1 | 100% |
| 2 | 85% |
| 3 | 71% |
| 4 | 57% |
| 5 | 43% |
| 6 | 29% |
| 7 | 14% |

**SECTION 7.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 8.** For new information technology equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

**SECTION 9.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

**SECTION 10.** The performance report must contain the following information:

A. The cost and description of real property improvements and/or new information technology equipment acquired.

B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.

C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.

D. The total number of employees employed at the facility receiving the deduction.

E. The total assessed value of the real and/or personal property deductions.

F. The tax savings resulting from the real and/or personal property being abated.

**SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 13.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

____________________________________
Member of Council

APPROVED AS TO FORM A LEGALITY

____________________________________
Carol Helton, City Attorney

EXHIBIT A

**LEGAL DESCRIPTION**

E330 OF W573 OF N132 OF S 764 FT E1/ NW1/4 SECTION 23

# EXHIBIT A

C. David Coil, P.E., L.S. #1041
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0494

Fort Wayne, Indiana
Office: 219-749-0125
Fax: 219-749-0921

Survey No. 95426

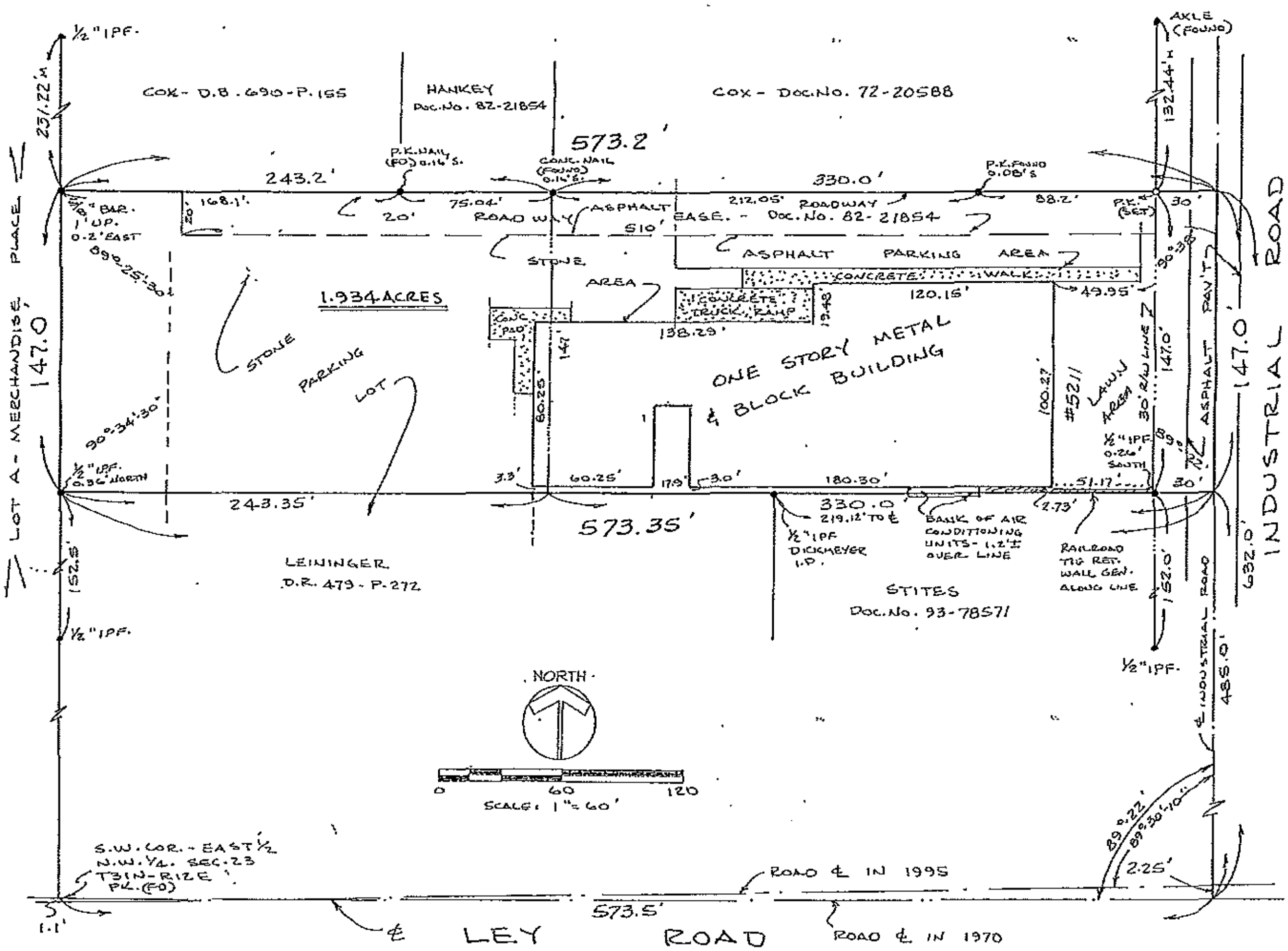
## SURVEY PLAT

This document is a re-survey of land and real estate located in WASHINGTON TOWNSHIP, ALLEN COUNTY, Indiana, made in accordance with the records on file in the Office of Recorder of said county.

SEE ATTACHED SHEET FOR DESCRIPTION

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map # 18003C0145 D, Panel # 145 of 475, effective September 28, 1990, shows the above described property in a Zone X (areas determined to be outside 500 year flood plain) designation as determined by approximate scale only, no elevations taken or established.

NOTE: THIS PARCEL IS ZONED M-2.




Valid only with original hand and seal.

Field work completed 8/8/95

For: LEWILCO

I.P.F. - Iron Pin Found at grade
I.P.S. - 5/8" Ø Re-bar, 24" long, set at grade, with cap stamped C&D FIRM NO. 0026
P.F. - Pipe Found
P.K. - P.K. nail
D - Deed
M - Measured
P - Platted
Monuments found have no documented history, except as noted.

I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the survey requirements set forth in 865 IAC 1-12.
Date: August 21, 1995

EXHIBIT A

**CO**

C. David Coil, P.E. #60006943
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0494

*Civil Engineers - Land Surveyors - Planners*
6044 East State Boulevard
Fort Wayne, Indiana 46815-7639
Office: 219-749-0125


Survey No. S. 95426

## SURVEY PLAT

This document is a re-survey of land and real estate located in Allen County, Indiana, made in accordance with the records on file in the Office of the Recorder of said county.

### RECORD DESCRIPTION PER WARRANTY DEED BOOK 734, PAGE 482

Commencing at the Southwest corner of the East 1/2 of the Northwest Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence East along the centerline of LEY ROAD a distance of 573.5 feet to the centerline of Industrial Road; thence North along the centerline of Industrial Road a distance of 485.0 feet to the point of beginning.

Beginning at the above described point; thence West parallel to the centerline of Ley Road a distance of 330.0 feet; thence North parallel to the centerline of Industrial Road a distance of 147.0 feet; thence East parallel to the centerline of Ley Road a distance of 330.0 feet to the centerline of Industrial Road; thence South along the centerline of Industrial Road a distance of 147.0 feet to the point of beginning. Parcel contains 1.11 acres, more or less, and is subject to a private road over the East 30.0 feet of the parcel and subject also to a private road easement over the North 20.0 feet, excepting the East 30.0 feet thereof, for purposes of egress and ingress by the owners of the tract immediately adjoining the above described real estate on the west and of the tract immediately adjoining on the north such tract on the west

TOGETHER WITH:

### RECORD DESCRIPTION WARRANTY DEED # 70-14020

Commencing at the Southwest corner of the East 1/2 of the Northwest 1/4 of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence East along the centerline of Ley Road a distance of 573.5 feet to the centerline of Industrial Road; thence North along the centerline of Industrial Road a distance of 632.0 feet; thence West parallel to the centerline of Ley Road a distance of 330.0 feet to the point of beginning.

Beginning at the above described point; thence continuing West parallel to the centerline of Ley Road a distance of 243.2 feet; thence South along the West line of the East 1/2 of the Northwest 1/4 of Section 23 a distance of 147.0 feet; thence East parallel to the centerline of Ley Road a distance of 243.35 feet; thence North parallel to the centerline of Industrial Road a distance of 147.0 feet to the point of beginning, containing 0.82 acres, more or less.

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map # 18003C0170 D, Panel # 170 of 475, effective September 28, 1990, shows the above described property in a Zone X (areas determined to be outside 500 year flood zone) designation, as determined by approximate scale only, no elevations taken or established.

EXHIBIT A

C(

C. David Coil, P.E. #60006943
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0494

*Civil Engineers - Land Surveyors - Planners*
6044 East State Boulevard
Fort Wayne, Indiana 46815-7639
Office: 219-749-0125



Survey No. S. 95426

Date: August 21, 1995

## SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 19 OF THE INDIANA ADMINISTRATIVE CODE, 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
B.) OCCUPATION OR POSSESSION LINE
C.) CLARITY OF RECORD DESCRIPTIONS
D.) THEORETICAL UNCERTAINTY OF MEASUREMENTS

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS C SURVEY ( 0.50 FEET) AS DEFINED IN IAC 865.

1.934 acres, Northwest One-quarter of Section 23, Township 31 North, Range 12 East

This survey was completed without the benefit of a title commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey. This is a survey of the two parcels described in Deed Book 734, page 482 and in Doc. No. 70-14020 with title vested in Lewilco, Inc.

This area has been extensively surveyed by this firm. Numerous iron pins set for these surveys were found. A 5/8" bar was found 0.2 feet east of the northwest corner of the parcel. A 1/2" iron pin was found 0.36 feet north of the southwest corner of the parcel. These were both apparently disturbed by utility installation in the area. A 1/2" diameter iron pin was found 0.26 feet south of the south line at the 30 foot right-of-way line. This iron pin was apparently displaced by the railroad tie retaining wall next to it. P.K. nails were found marking parcel corners on the north line. These nails fell within 0.2 feet of the measured line. A 1/2" diameter iron pin with a Dickmeyer I.D. cap was found along the south line, 219.12 feet west of the road centerline. These found monuments were traversed and the results shown. Their locations are within 0.4 feet of deed dimensions, therefore, it is my opinion that the uncertainty associated with these corners is 0.4 feet.

All of the deeds in this area use the same point of commencement and use the same distances on common lines. Therefore, it is my opinion that there are no title discrepancies. These descriptions are all tied to the centerline of Ley Road as it existed in 1970. The current physical centerline of Ley Road differs from the 1970 alignment by up to 2.25 feet. This ambiguity in deed centerlines gives an uncertainty of up to 2.25 feet.

An asphalt roadway falls within the 20 foot roadway easement along the north line. A bank of air conditioning units, hanging from a portion of the south building wall, extends approximately 1.2 feet over the south line. A railroad tie retaining wall meanders along a portion of the south line. There is no other visible evidence of possession along the boundary lines. Industrial Road occupies the east line of the parcel.

COIL & DICKMEYER, INC.
Civil Engineers • Land Surveyors • Planners
6044 East State Boulevard
Fort Wayne, Indiana 46815
219-749-0125
FAX # 219

TO: ter Wilson 8/10/90
COMPANY:
FAX #: 482-6805

EXHIBIT A

Road Survey



C. David Coil, P.E., L.S.
Kerry D. Dickmeyer, L.S.
John L. Updike, L.S.

COIL & DICKMEYER, INC.
6044 East State Blvd.
Fort Wayne, Indiana 46815

Survey No. S.871438

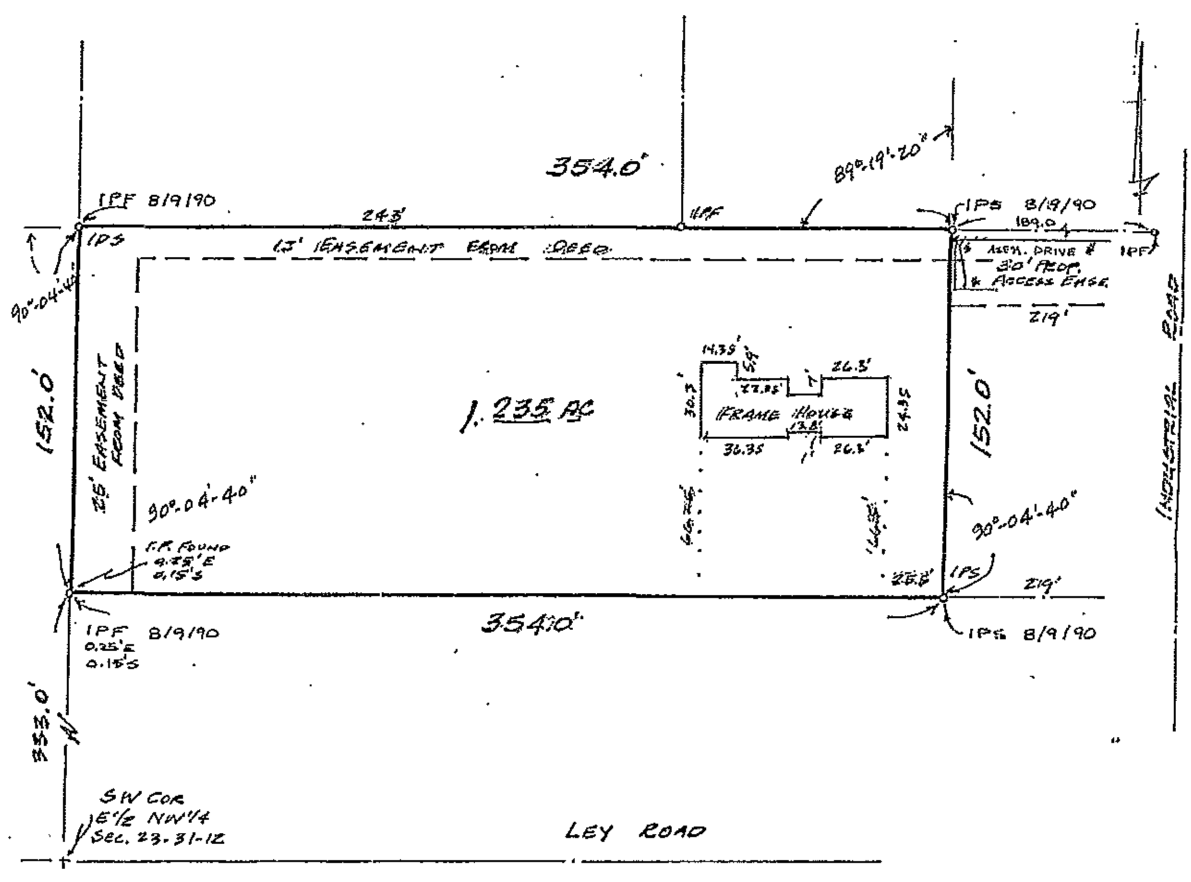
# CERTIFICATE OF SURVEY

This document is a record of a re-survey of land and real estate located in Allen County, ,Indiana made in accordance with the records on file in the Office of Recorder of said county. The land described exists in the full dimensions shown, is free from encroachment by adjoining land owners and contains entirely within its boundaries any structures located upon it except as noted below.

A parcel of land located in the Northwest One-Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana and more particularly described as follows, to wit:

COMMENCING at the Southwest corner of the East One-Half of the Northwest One-Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence North along the West line of the East One-Half of said Northwest One-Quarter a distance of 333.0 feet to the point of beginning. BEGINNING at the above described point; thence East by a deflection right of 90 degrees 40 minutes 40 seconds from the last described line and parallel to the South line of said Northwest One-Quarter a distance of 354.0 feet; thence by a deflection left of 90 degrees 40 minutes 40 seconds a distance of 152.0 feet; thence by a deflection left of 89 degrees 19 minutes 20 seconds a distance of 354.0 feet to a point on the West line of said East One-Half; thence by a deflection left of 90 degrees 40 minutes 40 seconds a distance of 152.0 feet to the point of beginning, containing 1.235 acres of land more or less and subject to all easements of record.

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map Community # 180003, Panel # 0015B, shows the above described property in a Zone C designation.



# COIL & DICKMEYER, INC.

*Civil Engineers - Land Surveyors - Planners*

C. David Coil, P.E., L.S. #10498
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0494

EXHIBIT A

Sheet 2 of 2

Survey No. S 871438

Date August 10, 1990

## SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 864, ARTICLE 1.1, CHAPTER 13, SECTION 1 THROUGH 34 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUMBITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

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

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS B SURVEY (0.25 FEET) AS DEFINED IN IAC 864.

1.235 acres± in Section 23, Township 31 North, Range 12 East

This was a resurvey of a tract of land previously surveyed by this Land Surveyor on December 16, 1987. At the time of the original survey, this parcel was subdivided from the parcel now lying to the East. The iron pins found on the parent tract were checked to the adjoiners parcels and no discrepancies were found. The iron pins that were set marking the East property line were destroyed during construction and had to be reset at the time of this survey. These corners were set by using the iron pins along the North line of this tract, the North adjoiner, the parent tract to the East angle, and the distance was verified. The easements noted were found on the Warranty Deed of the parent tract.

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: none apparent
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: none apparent
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: none apparent