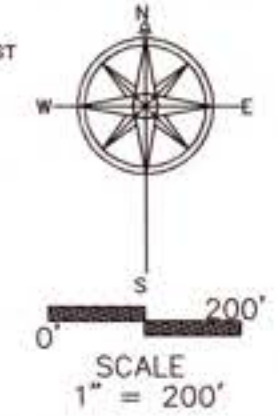


NW COR. SE. QTR.
SEC. 31-20-10
OBLITERATED IN MUNCIE
BYPASS CONSTRUCTION

NE COR. SE. QTR.
SEC. 31-20-10
EST. FROM SOUTHWIND
VILLAGE PLAT

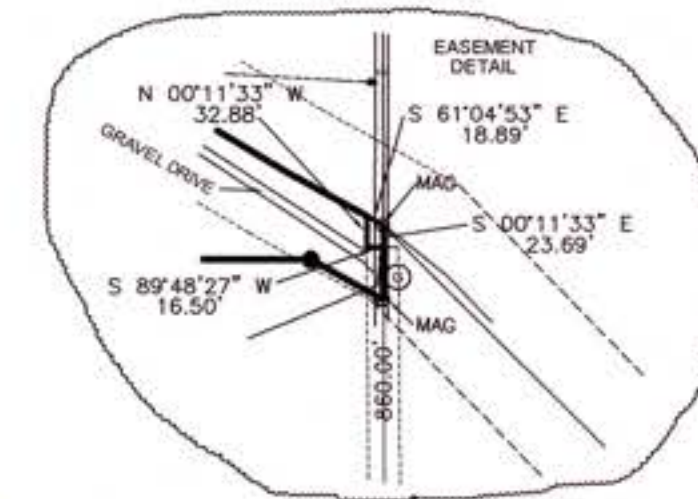
- ⊙ = GAS LINE MARKER POST
- ⊕ = GAS WELL
- ⊙ = POWERPOLE
- ⊙ = 5/8" REBAR/CAP
- ⊙ = MAG NAIL



CORNER MONUMENT	CORNER ID	CONDITION	DEPTH
(A) Mag Nail	SE SE 31-20-10	Good	SURFACE
(B) 5/8" REBAR	SW SE 31-20-10	Good	SURFACE
(C) OBLITERATED	NW SE 31-20-10	N/A	N/A
(D) GONE	NE SE 31-20-10	N/A	N/A

MONUMENT TYPE	CONDITION	DISTANCE	DEPTH
(1) MAG NAIL	Good	0.75' W	SURFACE
(2) R.R. RAIL POST	Good	19.5' N	N/A
(3) BROKEN POST	Good	9.0' W	N/A
(4) ANGLE IRON POST	Good		N/A
(5) HLA REBAR SET	NEW	CORNER	N/A
(6) 3/4" HOLLOW	GOOD	CORNER	N/A
(7) HLA REBAR SET	NEW	2' E 1' N *	N/A

* 5/8 REBAR SET 2.0' EAST AND 1.0' NORTH OF CORNER
ON EAST SIDE OF 60" BEECH TREE
STAKED 11-07-2025



325 W. Washington St.
Muncie, IN 47305
Ph: 765-282-5594
Fax: 765-282-5596
Ashton Land Surveyor, Inc.

ORIGINAL SURVEY
FOR
N & H MILLER
INVESTMENTS LLC

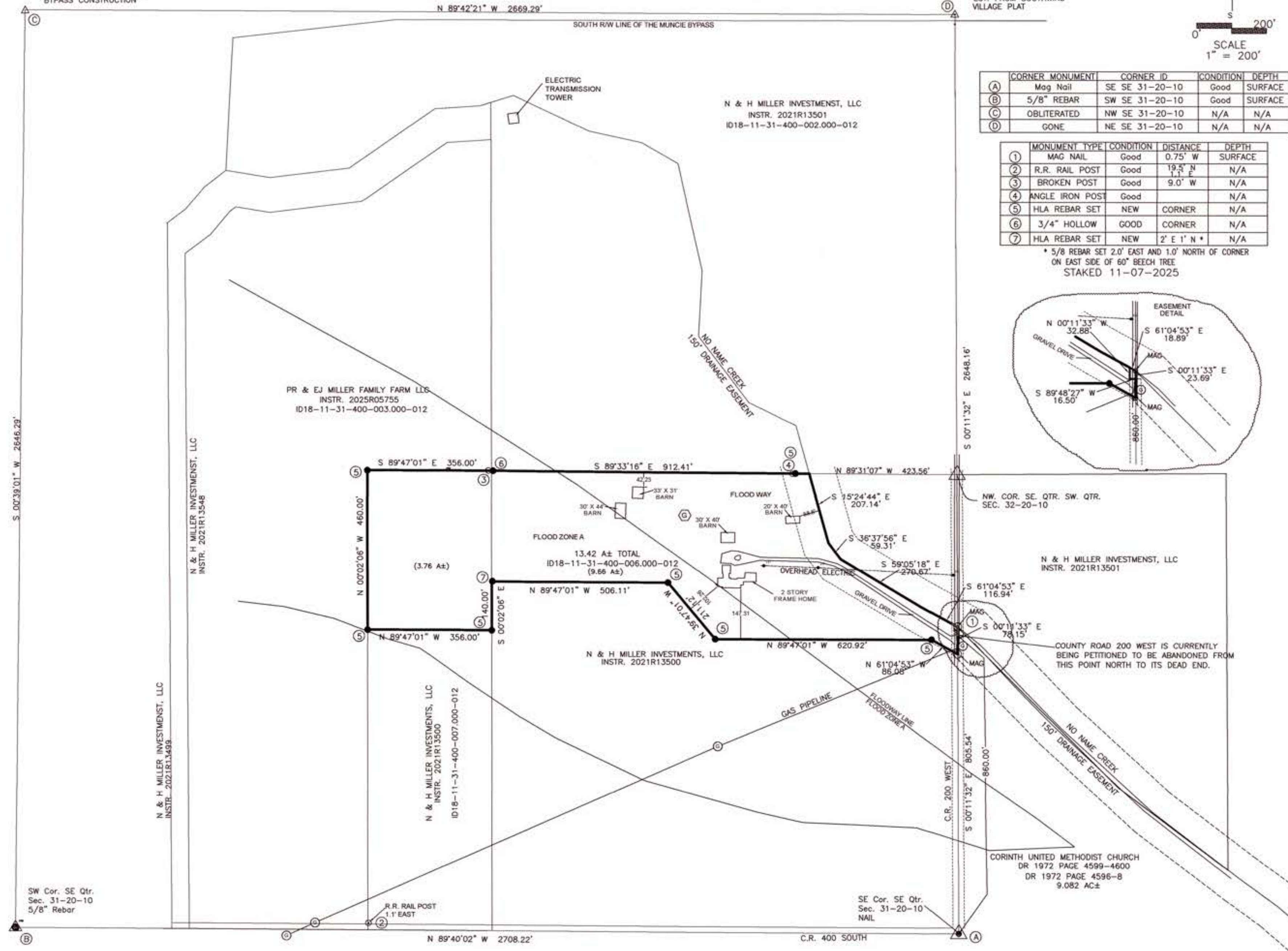
I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law. Haldon L. Ashton

SECTION CORNER COORDINATES ARE BASED ON INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN DATUM OF 1983, CORS 96 EPOC 2002.000)

Revisions

No. 1
Date: 11/17/25
Reason: EASEMENT ADDED

Drawn: L REESE
Date: 11/06/2025
Job: 2025707
Client: KARIN MILLER
Owner: N & H MILLER INVESTMENTS
Crew:
Electronic Field Book
Field Date: 11/04/2025
IUPPS REF. #



This Instrument Prepared by: Haldon L. Ashton
Accuracy or completeness of subsurface features is not certified.

For: N & H Miller Investments, LLC
13.42 Acres, more or less

The following land description was prepared as part of an Original Survey by Haldon L. Ashton, LS 80040149, of Ashton Land Surveyor, Inc., per Job Number 2025707, certified November 6, 2025, being a part of the Southeast Quarter of Section 31, Township 20 North, Range 10 East, Delaware County, Indiana, and being more particularly described as follows:

Beginning at a nail on the East line of the Southeast Quarter of Section 31, Township 20 North, Range 10 East, said nail being North 00 degrees 11 minutes 32 seconds West 805.54 feet from a nail marking the Southeast corner of said Quarter Section; thence North 61 degrees 04 minutes 53 seconds West 86.08 feet to a $\frac{3}{8}$ inch rebar; thence North 89 degrees 47 minutes 01 seconds West 620.92 feet to a $\frac{3}{8}$ inch rebar; thence North 39 degrees 47 minutes 01 seconds West 211.12 feet to a $\frac{3}{8}$ inch rebar; thence North 89 degrees 47 minutes 01 seconds West 506.11 feet to a $\frac{3}{8}$ inch rebar in the West line of the East Half of said Quarter Section; thence South 00 degrees 02 minutes 06 seconds East 140.00 feet along said West line to a $\frac{3}{8}$ inch rebar; thence North 89 degrees 47 minutes 01 seconds West 356.00 feet to a $\frac{3}{8}$ inch rebar; thence North 00 degrees 02 minutes 06 seconds West 460.00 feet to a $\frac{3}{8}$ inch rebar at the Northwest corner of a tract of ground described in Instrument #2021R13500; thence South 89 degrees 47 minutes 01 seconds East 356.00 feet to a $\frac{3}{8}$ inch rebar at the Northeast corner of said tract; thence South 89 degrees 33 minutes 16 seconds East 912.41 feet to a point in the center of No Name Creek being described in said tract; thence South 15 degrees 24 minutes 44 seconds East 207.14 feet along said creek; thence South 36 degrees 37 minutes 56 seconds East 59.31 feet along said creek; thence South 59 degrees 05 minutes 18 seconds East 270.67 feet along said creek; thence South 61 degrees 04 minutes 53 seconds East 116.94 feet to a nail on the East line of said Quarter Section; thence South 00 degrees 11 minutes 33 seconds East 78.15 feet to the point of beginning, containing 13.42 acres, more or less, subject to a drainage easement for No Name Creek, to a gas pipeline easement on the Easterly side and to all easements of record.

The following Ingress / Egress easement description was prepared as part of an Original Survey by Haldon L. Ashton, LS 80040149, of Ashton Land Surveyor, Inc., per Job Number 2025707, certified November 6, 2025, being a part of the Southeast Quarter of Section 31, Township 20 North, Range 10 East, Delaware County, Indiana, and being more particularly described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 31, Township 20 North, Range 10 East, said point being North 00 degrees 11 minutes 32 seconds West 860.00 feet (assumed bearing) from a nail marking the Southeast corner of said Quarter Section; thence South 89 degrees 48 minutes 27 seconds West 16.50 feet; thence North 00 degrees 11 minutes 33 seconds West 32.88 feet to the center of No Name Creek; thence South 61 degrees 04 minutes 53 seconds East 18.89 feet to a nail on the East line of said Quarter Section; thence South 00 degrees 11 minutes 33 seconds East 23.89 feet to the point of beginning.

I hereby certify that to the best of my information, knowledge and belief the within plat represent a survey, executed according to survey requirements in 865 IAC 1-12-7 made under my supervision and completed on November 6, 2025.


Registered Land Surveyor LS80040149
Haldon L. Ashton

Surveyor's Note

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Suburban (more or less 0.13 feet) Survey.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12-7 (Rule 12), the following opinions and observations are submitted regarding uncertainties in the location of the lines and corners established by this survey as a result of: a. Availability, condition and integrity of reference monuments; b. Record documents; c. Lines of occupation; and d. Measurements (Theoretical Uncertainty).

There may be unwritten rights associated with these uncertainties.

Reference Monuments

At the Southeast corner of the Southeast Quarter there is a nail.
At the Southwest corner of the Southeast Quarter there is a $\frac{3}{8}$ inch rebar.
The Northeast corner of the Southeast Quarter has been established by the Southwind Village Plat.
The Northwest corner of the Southeast Quarter was obliterated by bypass construction; we have established corner by prior surveys.
There is a nail 0.75 feet West of the Northeast corner of the subject tract.

Occupation

There is a right-of-way for County Road 200 West along the Easterly side.
There is a drainage easement for No Name Creek.
The property lies in flood zone A and a floodway.

Record Descriptions

There are no apparent uncertainties associated with record descriptions.
The bearings shown on this drawing are based on the State Plane Coordinate System, instead of assumed datum.

2. Flood Zone:

- The within tract does lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel #18035C0243D of the Flood Insurance Rate Maps for Delaware County, Indiana (Maps Dated: 7/4/2011).
- The minimum flood risk was verified by the INDNR Flood Plain Information Portal-dated: November 6, 2025.
- Ownership shown hereon is per County Records or as indicated in title work provided by others.
- The within survey was performed without benefit of evidence of source of title and is subject to any statement of facts revealed by same. This qualification will be removed upon receipt and inspection of current title work and copies of Schedule B items listed therein.



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ORIGINAL SURVEY
FOR
N & H MILLER
INVESTMENTS LLC

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SECTION CORNER COORDINATES ARE BASED ON INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN DATUM OF 1983, GORS 96 EPOC 2002.000)

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