

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



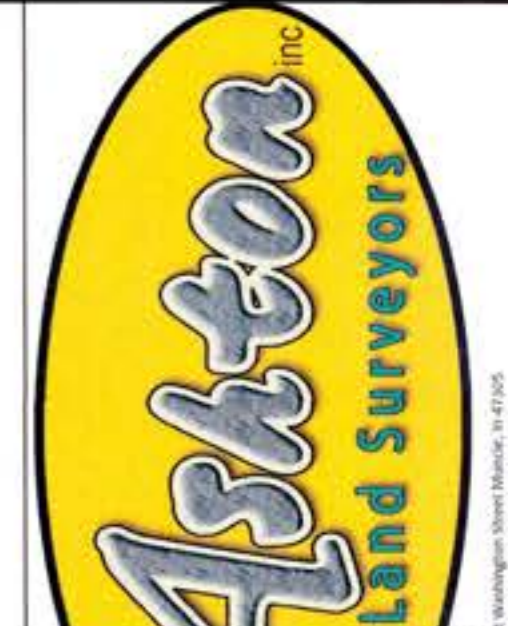
SCALE
1" = 200'

- ⊙ = 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 1.1' E	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
(8)	MAG NAIL SET	Good	CORNER	SURFACE

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



325 W. Washington St.
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Ashton Land Surveyor, Inc.

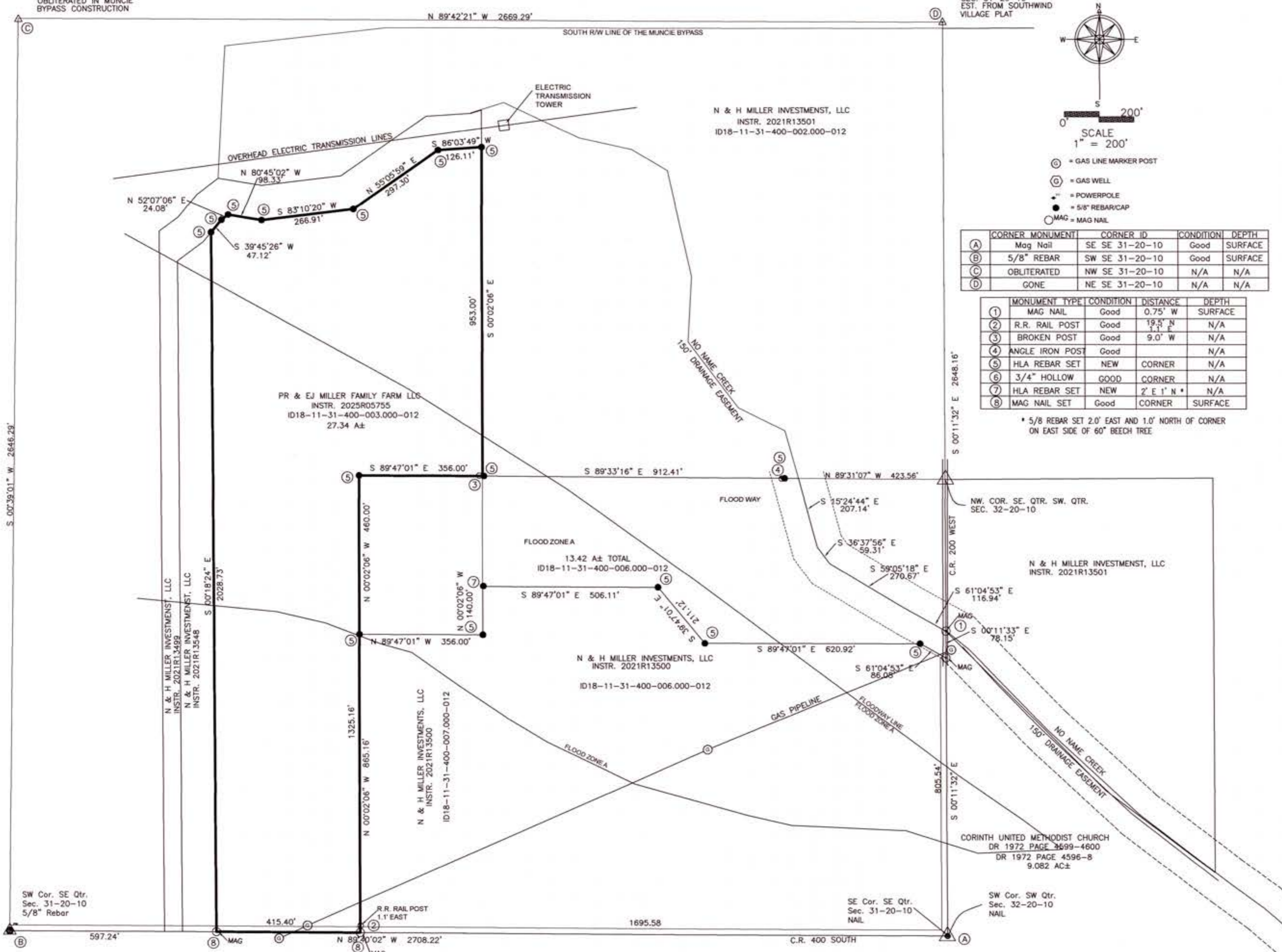
ORIGINAL SURVEY
FOR
N & H MILLER
INVESTMENTS LLC

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 98 EPOC 2002.000)

Revisions	
No.	Date:
Reason:	

Drawn: L REESE
Date: 11/11/2025
Job: 2025767
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: PR & EJ Miller Family Far LLC
27.34 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 2025767, certified November 13, 2025, being a part of the West Half 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 the Southeast corner of the West Half of the Southeast Quarter of Section 31, Township 20 North, Range 10 East; thence South 90 degrees 00 minutes 00 seconds West and on the South line of the said West Half of the Southeast Quarter Nine hundred twenty-one and four tenths (921.4) feet; thence North 00 degrees 43 minutes 30 seconds West and parallel with the West line of the said West Half of the Southeast Quarter Two thousand thirty-one and forty-eight hundredths (2,031.48) feet to its intersection with the right-of-way line of the Indiana State Highway Muncie By-pass (Project No. F892(2)); thence North 53 degrees 03 minutes 10 seconds East and on said right-of-way line sixty-eight and six tenths (68.6) feet; thence North 39 degrees 20 minutes 20 seconds East and on said right-of-way line Eighty-two and sixty eight hundredths (82.68) feet; thence North 51 degrees 42 minutes 00 seconds East and on said right-of-way line Seventy-eight and fifty-three hundredths (78.53) feet; thence South 81 degrees 10 minutes 08 seconds East One hundred twenty-seven and eighty-two hundredths (127.82) feet to its intersection with the centerline of No Name Creek; thence North 82 degrees 45 minutes 14 seconds East and on the said centerline Two hundred thirty (230.0) feet; thence North 54 degrees 40 minutes 53 seconds East on the said centerline Three hundred (300.0) feet; thence North 85 degrees 38 minutes 43 seconds East and on the said centerline Three hundred (130.0) feet; thence North 72 degrees 08 minutes 58 seconds East and on the said centerline Thirty-two and Two hundredths (32.02) feet to its intersection with the East line of the said West Half of the Southeast Quarter Two thousand three hundred eighty-seven and fifty-seven hundredths (2,387.57) feet to the place of beginning.


EXCEPT: A part of the West Half of the Southeast Quarter of Section 31, Township 20 North, Range 10 East, more particularly described as follows, to-wit: Beginning at the Southeast corner of the West Half of the Southeast Quarter of Section 31, Township 20 North, Range 10 East; thence South 90 degrees 00 minutes 00 seconds West and on the South line of the said West Half of the Southeast Quarter Three hundred fifty-six (356.0) feet; thence North 00 degrees 27 minutes 11 seconds West and parallel with the East line of the said West Half of the Southeast Quarter One thousand three hundred twenty-five and ninety-two hundredths (1,325.92) feet, more or less, to the North line of the Southwest Quarter of the said Southeast Quarter; thence East on the North line of the said Southwest Quarter of the Southeast Quarter Three hundred fifty-six (356.0) feet to the Northeast corner of the said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 27 minutes 11 seconds East and on the East line of the said Southwest Quarter of the Southeast Quarter One thousand three hundred twenty-five (1,325.0) feet, more or less to the point of beginning.

After said exception, estimated to contain 37.56 acres, more or less.

EXCEPT: A part of the West Half of the Southeast Quarter of Section 31, Township 20 North, Range 10 East in Monroe Township, Delaware County, Indiana described as follows: Beginning at a point on the South line of the West Half of the Southeast Quarter of Section 31, Township 20 North, Range 10 East, said point being North 90 degrees 00 minutes 00 seconds West 921.40 feet (assumed bearing) from the Southeast corner of said Half Quarter Section, said point also being the Southwest corner of a 47.36 acre tract of ground described in Deed Record 1981 page 1702, Records of Delaware County, Indiana; thence North 00 degrees 43 minutes 30 seconds West 2031.48 feet along the West line of said 47.36 acre tract to its intersection with the right-of-way line of the Indiana State Highway Muncie By-Pass (Project No. F-892 (2)); thence North 53 degrees 03 minutes 10 seconds East 68.60 feet along said right-of-way line; thence North 39 degrees 20 minutes 20 seconds East 82.68 feet along said right-of-way line; thence North 51 degrees 42 minutes 00 seconds East 78.53 feet along said right-of-way line; thence South 81 degrees 10 minutes 08 seconds East 127.82 feet along said right-of-way line to its intersection with the center line of No Name Creek; thence North 82 degrees 45 minutes 14 seconds East 230.0 feet along said center line; thence North 54 degrees 40 minutes 53 seconds East 300.0 feet along said center line; thence North 85 degrees 38 minutes 43 seconds East 130.0 feet along said center line; thence North 72 degrees 08 minutes 58 seconds East 32.02 feet along said center line to the East line of said Half Quarter Section; thence South 00 degrees 27 minutes 11 seconds East 107.72 feet along said East line; thence South 85 degrees 38 minutes 43 seconds West 126.11 feet; thence South 54 degrees 40 minutes 53 seconds West 297.30 feet; thence South 82 degrees 45 minutes 14 seconds West 266.91 feet; thence North 81 degrees 10 minutes 08 seconds West 98.33 feet; thence South 51 degrees 42 minutes 00 seconds West 24.08 feet; thence South 39 degrees 20 minutes 20 seconds West 83.88 feet; thence South 53 degrees 03 minutes 10 seconds West 91.90 feet; thence South 00 degrees 43 minutes 30 seconds East 1944.78 feet to a point on the South line of said Half Quarter Section; thence North 90 degrees 00 minutes 00 seconds West 50.00 feet to the point of beginning, containing 4.60 acres, more or less.

EXCEPT: A part of the West Half of the Southeast Quarter of Section 31, Township 20 North, Range 10 East in Monroe Township, Delaware County, Indiana, described as follows: Beginning at a point on the South line of the West Half of the Southeast Quarter of Section 31, Township 20 North, Range 10 East, said point being North 90 degrees 00 minutes 00 seconds West 771.40 feet (assumed bearing) from the Southeast corner of said Half-Quarter Section; thence North 90 degrees 00 minutes 00 seconds West 100.0 feet to a point 50.00 feet East of the Southwest corner of a 47.36 acre tract of ground described in Deed Record 1981 page 1702, Records of Delaware County, Indiana; thence North 00 degrees 43 minutes 30 seconds West 1944.78 feet parallel with the West line of said 47.36 acre tract; thence North 53 degrees 03 minutes 10 seconds East 91.90 feet; thence North 39 degrees 20 minutes 20 seconds East 40.17 feet; thence South 00 degrees 43 minutes 30 seconds East 2031.09 feet to the point of beginning, containing 4.55 acres, more or less, and subject to the right-of-way for County Road 400-S along the South side thereof and to all easements of record.

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 13, 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 3/4 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 the Muncie by-pass construction; our Firm has established this corner by prior surveys.
There is a nail 0.75 feet West of the Northeast corner of the subject tract.

Occupation

There is a drainage easement for No Name Creek.
The property lies in flood zone A and a floodway.
There is a right-of-way for County Road 400 South along the Southerly side.
There is a gas pipeline going diagonal through the tract.
Part of the tract lies within a floodway and within a Zone A flood zone.

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 partially 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 13, 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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RETRACEMENT SURVEY FOR N & H MILLER INVESTMENTS LLC

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. 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.
Date:
Reason:

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. #