

CORNER	MONUMENT	CONDITION	DEPTH
(A)	3/4" HOLLOW	GOOD	AT GRADE
(B)	PK NAIL	GOOD	-2"
(C)	MAG NAIL	GOOD	AT GRADE

MONUMENT TYPE	CONDITION	DISTANCE	DEPTH
①	PK NAIL	0.26' S, 1.77' W	-3"
②	4" STEEL POST	14.27' E, 0.99' S	AT GRADE
③	4" STEEL POST	1.06' S, 17.36' W	AT GRADE
④	5/8" REBAR	HELD	-3"
⑤	5/8" REBAR	1.12' S, 14.65' E	-3"
⑥	5/8" REBAR	HELD	-3"
⑦	MAG NAIL	NEW SET	AT GRADE
⑧	5/8" HLA	NEW SET	AT GRADE
⑨	5/8" HLA	NEW SET	AT GRADE
⑩	5/8" HLA	NEW SET	AT GRADE
⑪	5/8" HLA	NEW SET	AT GRADE

Parcel A
For: Michael W. Lee
1.0 Acre

The following Retracement Survey was prepared by Haldon L. Ashton, LS 80040149, of Ashton Land Surveyor, Inc., per Job Number 2024825, certified December 26, 2024, being a part of the Northeast Quarter of the Southeast Quarter of Section 24, Township 21 North, Range 8 East, Delaware County, Indiana, and being more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 24, and running thence North along the West line of said Northeast Quarter of the Southeast Quarter a distance of 198.0 feet; thence East parallel with the South line of said Quarter-Quarter Section, a distance of 220.0 feet; thence South parallel with the West line of said Quarter-Quarter Section 198.0 feet to the said South line; thence West on the South line of said Quarter-Quarter Section 220.0 feet to the place of beginning. Estimated to contain 1.00 acre, more or less.

Parcel B
For: Dorothy J. Hiatt
0.21 Acre

The following land description was prepared as an Original Survey by Haldon L. Ashton, LS 80040149, of Ashton Land Surveyor, Inc., per Job Number 2024825, certified December 26, 2024, being a part of the Northeast Quarter of the Southeast Quarter of Section 24, Township 21 North, Range 8 East, Delaware County, Indiana, and being more particularly described as follows:

Beginning at a nail on the West line of the Northeast Quarter, said nail being North 00 degrees 41 minutes 03 seconds West 198.00 feet (assumed bearing) from a nail marking the Southwest corner of the Northeast Quarter of the Southeast Quarter; thence North 00 degrees 41 minutes 03 seconds West 18.73 feet along the West line to a PK nail; thence South 89 degrees 14 minutes 33 seconds East 241.96 feet to a 3/8 inch rebar; thence South 00 degrees 41 minutes 03 seconds East 218.34 feet to a 3/8 inch rebar; thence North 88 degrees 51 minutes 46 seconds West 22.00 feet to a point; thence North 00 degrees 41 minutes 03 seconds West 198.00 feet to a point on the East line of a tract of ground owned by Deed Record 2004, page 8433; thence North 88 degrees 51 minutes 46 seconds West 220.00 feet to the point of beginning, containing 0.21 acres, more or less, and subject to the right-of-way for County Road 925-W on the Westerly side 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 December 27, 2024.

Haldon L. Ashton
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 Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 24, Township 21 North, Range 8 East there is a pk nail.
At the Northwest corner of the Northeast Quarter of the Southeast Quarter there is a 3/4 inch hollow pipe.
At the Southwest corner of the Southeast Quarter of the Southeast Quarter there is a mag nail.
There is a pk nail 0.26 feet South and 1.77 feet West of the Southwest corner of the Northeast Quarter of the Southeast Quarter.
There is a 4 inch steel post 14.27 feet East and 0.99 feet South of the Southwest corner of the subject tract.
There is a 3/8 inch rebar at the Northwest corner of Parcel A.
There is a 5/8 inch rebar 1.12 feet South and 14.65 feet East of the Northwest corner of Parcel A.
There is a 5/8 inch rebar on the South line of the Northeast Quarter of the Southeast Quarter that is located 1143.54 feet East of the Southwest corner of said Quarter-Quarter Section.
There could be 2 feet of uncertainty associated with reference monuments.

Occupation

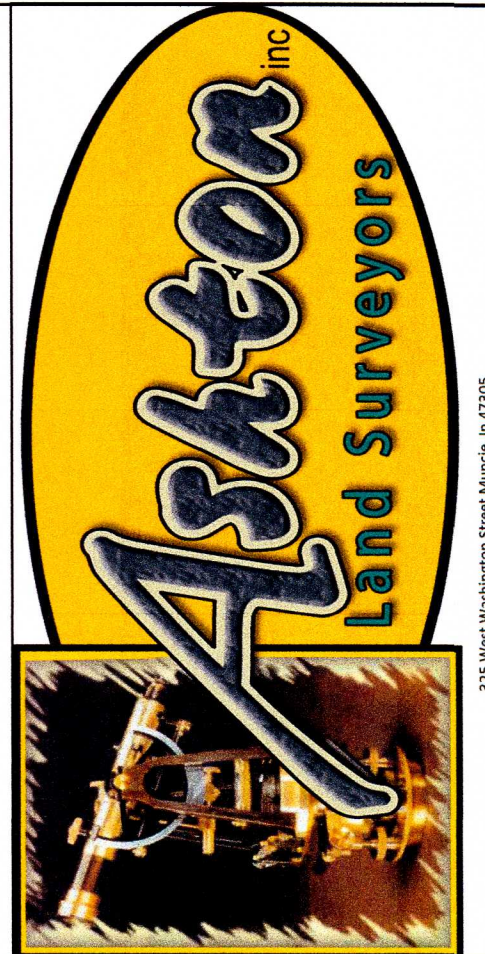
There is a right-of-way for County Road 925 W across the Westerly sides of the tracts.

Record Descriptions

There are no apparent uncertainties associated with record descriptions. Parcel B is an original division. 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 not lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel #18035C0120D of the Flood Insurance Rate Maps for Delaware County, Indiana (Maps Dated: 07/04/2011).
- The minimum flood risk was verified by the INDNR Flood Plain Information Portal-dated: December 27, 2024.
- 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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Ashton Land Surveyor, Inc.

BOUNDARY SURVEY
AND DIVISION
6900 N CR. 925 W
YORKTOWN, IN

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.
Date:
Reason:

Drawn: CLG
Date: 12/30/24
Job: 2024825
Client: Chris Peacock
Owner: Michael W. Lee
Crew: EHA
Electronic Field Book
Field Date: 1/2/25
IUPPS REF. # 2412304963