

Curry Auction Tract 3

point 817.17 x 20 = 370

Description CURRY ESTATE Tract - E
of
21.857 acre tract

Situated in Southeast Quarter of Section 14, Township 20 North, Range 13 East, White River Township, Randolph County, being same as TRACT II (32.843 acres) described in Deed 20234097 and more particularly described as follows:

Beginning at mag nail / stone at southeast corner of said Southeast Quarter;

thence North 89° 50' 02" West 1323.77 feet, along south line of said Southeast Quarter to wood corner post;

thence North 00° 13' 37" West 306.06 feet to approximate centerline of White River;

thence North 75° 26' 06" East 353.46 feet;

thence North 13° 59' 45" East 559.32 feet to iron pin on south line of railroad (formerly I & B RR);

thence South 81° 36' 18" East 851.68 feet, along south line of said railroad, to east line of said Southeast Quarter;

thence South 00° 21' 13" East 817.17 feet, to point of beginning containing 21.857 acres, more or less, being subject to all highways, easements of record including ingress/egress easement along south line of railroad right-of-way 25 feet wide, beginning at County Road 300 West and ending at east line of Tract F (30.655 acres) per I-20194379 (Forest Land/ or Wild Lands).

This description was prepared from a survey of said tract completed in November, 2024.

Bearings based on NAD 83 (NSRS2007) Indiana east zone coordinates, as on record in Randolph County Surveyors office.

Richard T. Mote, Registered Surveyor #12578

Certification of Exempt Subdivision Status
Area Planning Commission of Randolph County Indiana

Parent Tract: 011-00397-01 (Tax ID Number) acres in parcel 32.843

Split from Parcel: 011-00397-01 (Tax ID Number) acres in parcel 32.843

Additional Parcel: _____ (Tax ID Number) acres in parcel _____

New Parcel Tax ID (if known): _____ Acres in New Parcel 21.847

ZONING DISTRICT AT Intended Use AG

Notes: _____

- Yes No Reciprocal setbacks from structures on adjoining property will restrict building site.
- Yes No Setback requirements met for district
- Yes No Parcel in Floodplain 17.29 _____ square feet or acres
- Yes No Right-of-Way(ROW) .05 _____ square feet or acres
- Yes No Easements _____ square feet or acres
- Yes No City Sewer tap available
- Yes No Road Frontage meets standards of district
- Yes No Lot Width meets standards of district

Required lot size for district 2 BUILDABLE square feet or acres

Total Buildable Lot Area 4.507 square feet or acres
(total buildable lot area=new parcel lot area - ROW - easements -floodplain (if septic is needed))

- Yes No Buildable Lot
- Yes No Buildable Lot in combination with parcel: _____ (Tax ID Number)
- If not combined, restrictive transfer form filed with both parcels.

Yes No **Qualifies as an Exempt Subdivision under part A as defined in the Unified Subdivision Control Ordinance of Randolph County Indiana.**

I certify that the parcel of the above described division of land has been reviewed and approved as indicated above.

Debra Johnting
(signature)

Debra Johnting
(printed name)

Administrator of Area Planning Commission of Randolph County

Date: November 25, 2024