

Curry Auction Tract 4

1.21

Description CURRY ESTATE Tract - F (North area)

of

11.420 acre tract

Situated in Southeast Quarter of Section 14, Township 20 North, Range 13 East, White River Township, Randolph County, being part of Tract II & Tract III described in Deed 20234097 and more particularly described as follows:

Commencing at mag nail / stone at southeast corner of said Southeast Quarter; ⁴¹⁶

thence North 89° 50' 02" West 1323.77 feet to wood corner post at southwest corner of E ½ SE ¼ said Section 14;

thence North 00° 13' 37" West 306.06 to TRUE POINT OF BEGINNING for tract described herein;

thence South 83° 39' 33" West 321.30 feet along approximate centerline of White River;

thence North 01° 03' 21" West 786.94 feet, along east line of tract described in Deed 20120613 to railroad south line;

thence South 81° 36' 18" East 820.00 feet, along said south line, to iron pin;

thence South 13° 59' 45" West 559.32 feet to approximate center of White River;

thence South 75° 26' 06" West 353.46 feet along said centerline to point of beginning containing 11.420 acres, more or less and being subject to all highways and easements of record,

including ingress/egress easement 25 feet wide along south side of railroad, beginning at east line of tract described herein and ending at County Road 300 East.

This description is based on field survey of said tract completed in November, 2024 and is part of tract described in I-20194379 (Forest Land and/or Wildlands) that was based on deed information, aerial photo & some field measurements .

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: 011-00639-01 (Tax ID Number) acres in parcel 11.00
011-00397-01 (Tax ID Number) acres in parcel 32.843

Split from Parcel: 4 (Tax ID Number) acres in parcel 4

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

New Parcel Tax ID (if known): _____ Acres in New Parcel 11.420

ZONING DISTRICT AT Intended Use _____

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 10.21 square feet or acres
- Yes No Right-of-Way(ROW) _____ 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 _____ 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: 11/25/24