

933.48

Curry Auction Tract 2

Description CURRY ESTATE Tract - D

of

23.289 acre tract

Situated in Northeast Quarter of Section 23, Township 20 North, Range 13 East, White River Township, Randolph County, being same as TRACT III (169 acres) described in Deed 20234097 and more particularly described as follows:

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

thence South $00^{\circ} 11' 38''$ East 933.48 feet, along east line of said Southeast Quarter to mag spike;

thence North $89^{\circ} 32' 27''$ West 755.88 feet to wood corner post;

thence North $02^{\circ} 25' 24''$ West 313.52 feet to wood corner post;

thence North $89^{\circ} 25' 05''$ West 371.71 feet to wood corner post;

thence South $89^{\circ} 19' 51''$ West 91.81 feet to;

thence North $05^{\circ} 01' 00''$ West 617.56 feet, along east line of 30.66 acres as per Instrument 20194379 to north line of said Southeast Quarter;

thence South $89^{\circ} 50' 02''$ East 1283.45 feet, to point of beginning containing 23.289 acres, more or less and being subject to all highways and easements of record.

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 23.289

ZONING DISTRICT AI Intended Use AG

Notes:

- Reciprocal setbacks from structures on adjoining property will restrict building site.
Setback requirements met for district
Parcel in Floodplain
Right-of-Way(ROW) .429
Easements
City Sewer tap available
Road Frontage meets standards of district
Lot Width meets standards of district

Required lot size for district 2BUILDABLE square feet or acres

Total Buildable Lot Area 22.86 square feet or acres
(total buildable lot area=new parcel lot area - ROW - easements -floodplain (if septic is needed))

- Buildable Lot
Buildable Lot in combination with parcel: (Tax ID Number)
If not combined, restrictive transfer form filed with both parcels.

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: 11/25/2024