PARCEL 1

A part of the fractional Northeast Quarter of Section 5, Township 20 North, Range 9 East and a part of the Southeast Quarter of Section 32, Township 21 North, Range 9 East in Mt. Pleasant Township, Delaware County, Indiana, described as follows:

Beginning at a 5/8 inch rebar on the North line of the fractional Northeast Quarter of Section 5, Township 20 North, Range 9 East, said rebar being North 89 degrees 51 minutes 52 seconds East 72.34 feet (assumed bearing) from a rail post marking the Northwest corner of said quarter section; thence North 00 degrees 14 minutes 56 seconds West 100.00 feet; thence North 89 degrees 51 minutes 52 seconds East 100.00 feet; thence South 00 degrees 14 minutes 56 seconds East 100.00 feet; thence North 89 degrees 51 minutes 52 seconds East 831.77 feet to the Northwesterly side of Lot 18 in Pleasant Creek Estates, an addition to Mt. Pleasant Township as shown by the Records of Delaware County, Indiana; thence South 37 degrees 39 minutes 38 seconds West 471.79 feet along said addition; thence South 59 degrees 29 minutes 25 seconds West 231.96 feet along said addition; thence South 71 degrees 34 minutes 28 seconds West 386.03 feet along said addition; thence South 72 degrees 01 minutes 25 seconds West 78.51 feet along said addition; thence North 00 degrees 14 minutes 56 seconds West 635.29 feet to the point of beginning, containing 9.16 acres, more or less, and subject to a drainage easement across the southeasterly side and to all easements of record.

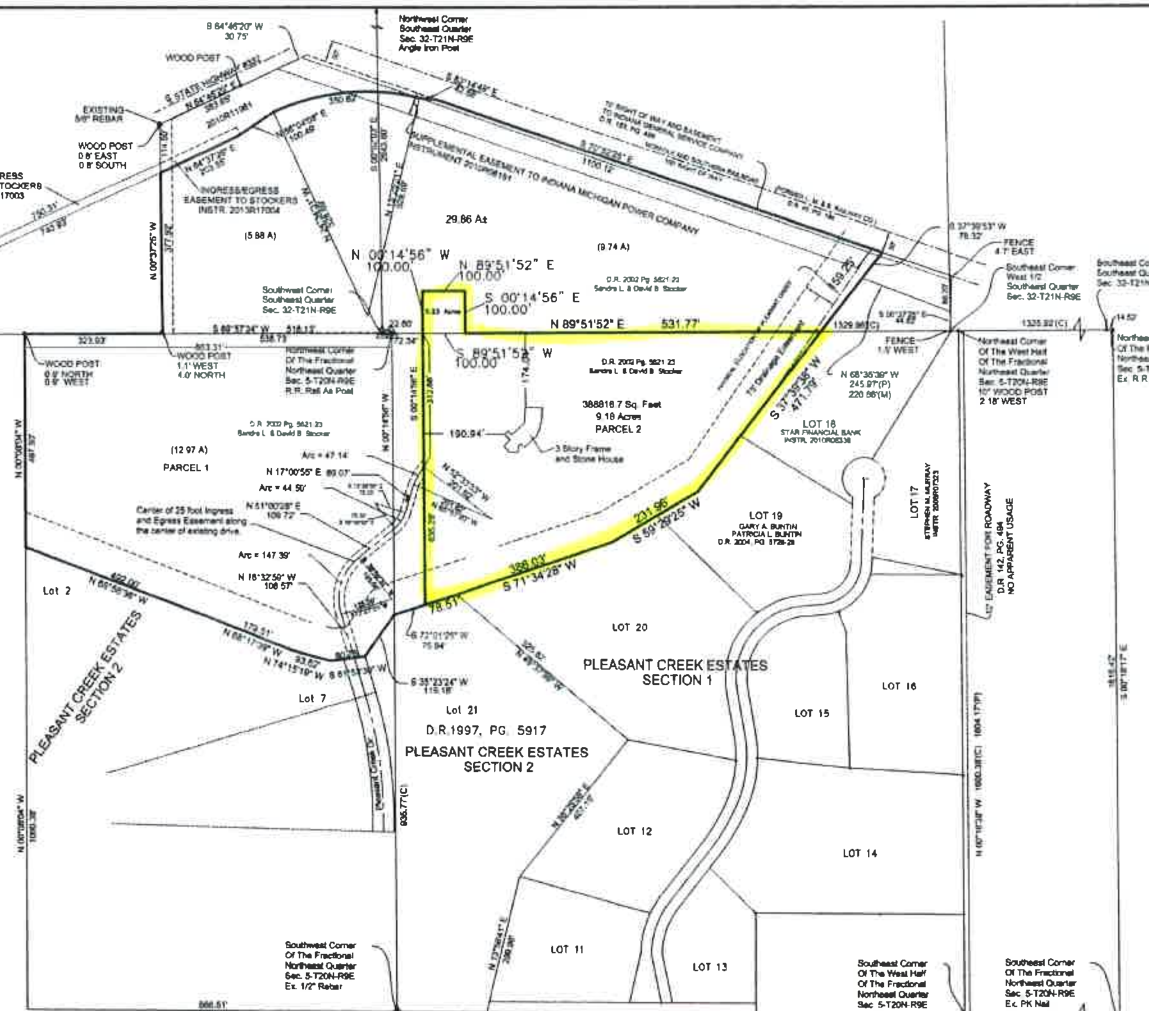
ALSO a twenty-five (25) foot wide ingress-egress easement being 12.5 feet each side of a line in the fractional North half of Section 5, Township 20 North, Range 9 East, said line described as follows:

Commencing at a rail post marking the Northwest corner of the fractional Northeast quarter of Section 5, Township 20 North, Range 9 East; thence North 89 degrees 51 minutes 52 seconds East 72.34 feet (assumed bearing) along the North line of said quarter section to a 5/8 inch rebar; thence South 00 degrees 14 minutes 56 seconds East 312.68 feet parallel with the West line of said quarter section to the point of beginning, said point being on a curve and being North 52 degrees 33 minutes 33 seconds West 201.62 feet from the radius point of said curve; thence Southwesterly 47.14 feet along said curve to a point that is North 65 degrees 57 minutes 20 seconds West 201.62 feet from said radius point; thence South 17 degrees 00 minutes 55 seconds West 89.07 feet to the point of beginning of a curve, said point being South 72 degrees 59 minutes 05 seconds East 75.00 feet from the radius point of said curve; thence Southwesterly 44.50 feet along said curve to a point that is South 38 degrees 59 minutes 32 seconds East 75.00 feet from said radius point; thence South 51 degrees 00 minutes 28 seconds West 109.72 feet to the point of beginning of a curve, said point being North 39 degrees 59 minutes 32 seconds West 125.00 feet from the radius point of said curve; thence Southerly 147.39 feet along said curve to a point that is South 73 degrees 27 minutes 01 seconds West 125.00 feet from said radius point; thence South 16 degrees 32 minutes 59 seconds East 106.57 feet to the termination of said easement at the North end of Pleasant Creek Drive as shown by the plat of Pleasant Creek Estates Section 2.

PARCEL 2

A part of the fractional Northeast quarter and a part of the Northwest Quarter of Section 5, Township 20 North, Range 9 East and a part of the Southeast quarter and a part of the Southwest Quarter of Section 32, Township 21 North, Range 9 East in Mt. Pleasant Township, Delaware County, Indiana, described as follows:

Beginning at a 5/8 inch rebar on the North line of the fractional Northeast quarter of Section 5, Township 20 North, Range 9 East, said rebar being North 89 degrees 51 minutes 52 seconds East 72.34 feet (assumed bearing) from a rail post marking the Northwest corner of said quarter section; thence South 00 degrees 14 minutes 56 seconds East 635.29 feet to the Northwesterly side of Lot 21 in Pleasant Creek Estates Section 2, an addition to Mt. Pleasant Township as shown by the Records of Delaware County, Indiana; thence South 72 degrees 01 minutes 25 seconds West 75.94 feet along the Northwesterly line of said addition; thence South 35 degrees 23 minutes 24 seconds West 119.18 feet along the Northwesterly line of said addition to the Northwesterly corner of said Lot 21 in said addition; thence South 81 degrees 53 minutes 30 seconds West 80.76 feet along the Northerly line of said addition; thence North 74 degrees 15 minutes 19 seconds West 93.62 feet along the Northerly line of said addition; thence North 68 degrees 17 minutes 39 seconds West 179.51 feet along the Northerly line of said addition; thence North 68 degrees 56 minutes 36 seconds West 492.00 feet to the Northwest corner of Lot 2 in said addition, also being the Southwest corner of a tract of ground described in Deed Record 2002, Pages 5621-23, Records of Delaware County, Indiana; thence North 00 degrees 08 minutes 04 seconds West 497.93 feet along the West line of said tract to a point on the North line of the Northwest Quarter of Section 5, Township 20 North, Range 9 East, also being on the South line of the Southwest Quarter of Section 32, Township 21 North, Range 9 East; thence North 89 degrees 57 minutes 34 seconds East 323.93 feet along said section line; thence North 00 degrees 37 minutes 25 seconds West 377.92 feet along the West line of said tract; thence North 64 degrees 37 minutes 26 seconds East 203.55 feet along the Southerly line of a tract of ground described in Deed Record 2010R11981, Records of Delaware County, Indiana; thence North 56 degrees 04 minutes 08 seconds East 100.49 feet to the point of beginning of a curve, said point being North 24 degrees 34 minutes 31 seconds West 528.69 feet from the radius point of said curve; thence Easterly 350.52 feet along said curve to a point that is North 13 degrees 25 minutes 21 seconds East 528.69 feet from said radius point; thence South 83 degrees 14 minutes 49 seconds East 42.58 feet; thence South 70 degrees 52 minutes 28 seconds East 1100.12 feet along the Southerly right-of-way of the N & S Railroad; thence South 37 degrees 39 minutes 53 seconds West 76.32 feet; thence South 37 degrees 39 minutes 38 seconds West 159.25 feet along the Westerly line of said addition to the South line of the Southeast Quarter of Section 32, Township 21 North, Range 9 East; thence South 89 degrees 51 minutes 51 seconds West 831.77 feet along the South line thereof; thence North 00 degrees 14 minutes 56 seconds West 100.00 feet; thence South 89 degrees 51 minutes 52 seconds West 100.00 feet; thence South 00 degrees 14 minutes 56 seconds East 100.00 feet to the point of beginning, containing 29.86 acres, more or less, and subject to a drainage easement across the southeasterly side, to a 25 foot wide ingress-egress easement and to all easements of record.



Subject to a twenty-five (25) foot wide ingress-egress easement being 12.5 feet each side of a line in the fractional north half of Section 5, Township 20 North, Range 9 East, said line described as follows:

Commencing at a rail post marking the Northwest corner of the fractional Northeast Quarter of Section 5, Township 20 North, Range 9 East; thence North 89 degrees 51 minutes 52 seconds East 72.34 feet (assumed bearing) along the North line of said quarter section to a 5/8 inch rebar; thence South 00 degrees 14 minutes 56 seconds East 312.68 feet parallel with the West line of said quarter section to the point of beginning, said point being on a curve and being North 52 degrees 33 minutes 33 seconds West 201.62 feet from the radius point of said curve; thence Southwesterly 47.14 feet along said curve to a point that is North 65 degrees 57 minutes 20 seconds West 201.62 feet from said radius point; thence South 17 degrees 00 minutes 55 seconds West 69.07 feet to the point of beginning of a curve, said point being South 72 degrees 59 minutes 05 seconds East 75.00 feet from the radius point of said curve; thence Southwesterly 44.50 feet along said curve to a point that is South 38 degrees 59 minutes 32 seconds East 75.00 feet from said radius point; thence South 51 degrees 00 minutes 28 seconds West 109.72 feet to the point of beginning of a curve, said point being North 38 degrees 59 minutes 32 seconds West 125.00 feet from the radius point of said curve; thence Southerly 147.39 feet along said curve to a point that is South 73 degrees 27 minutes 01 seconds West 125.00 feet from said radius point; thence South 16 degrees 32 minutes 59 seconds East 106.57 feet to the termination of said easement at the North end of Pleasant Creek Drive as shown by the plat of Pleasant Creek Estates Section 2.

Registered Land Surveyor LS80040149
Haldon L. Ashton

Ashton Land Surveyors Inc.
325 W. Washington St.
Muncie, IN 47305
Ph: 765-282-5594
Fax: 765-282-5596
Ashton Land Surveyor, Inc.

WEALTH STRATEGIES

SCALE
1" = 200'

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: SCF
Date: 9/16/18
Job: 2018-511
Client: DAVID STOCKER
Crew: Office
Electronic Field Book: NA

Sheet 1 of 1