



**Ashton Tumb
Suthegor, Inc.**
325 W. WASHINGTON
MUNCIE, INDIANA 47305
PHONE (317) 282-5594

A survey of a part of the southeast quarter of Section 16, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana, described as follows:

Beginning at a 1/2 inch pipe on the west line of Liberty Street, said point being south 00 degrees 51 minutes 10 seconds east 142.00 feet (assumed bearing) from the point of intersection of said west line with the south line of Willard Street as shown by the plat of Samuel P. Anthony's First Addition to the City of Muncie, Records of Delaware County, Indiana; thence south 00 degrees 51 minutes 10 seconds east 415.33 feet to a 5/8 inch rebar set 62.50 feet north of the north line of Sixth Street in said addition; thence south 90 degrees 00 minutes 00 seconds west 125.00 feet parallel with the north line of said Sixth Street to a 5/8 inch rebar; thence south 00 degrees 51 minutes 10 seconds east 31.25 feet to a 5/8 inch rebar; thence north 90 degrees 00 minutes 00 seconds east 125.00 feet to a 5/8 inch rebar on the west line of said Liberty Street; thence south 00 degrees 51 minutes 10 seconds east 31.25 feet to a 5/8 inch rebar at the point of intersection of said west line with the north line of said Sixth Street; thence south 90 degrees 00 minutes 23 seconds west 290.00 feet to a point on a line, said line being the westward extension of the southerly line of Fifth Street as platted in said Anthony's Addition; thence north 90 degrees 00 minutes 00 seconds west 9.33 feet along said line to a point on the east line of the Norfolk & Southern Railroad, said east line being 4.5 feet east of the east rail of said railroad which point is on a curve and north 86 degrees 13 minutes 08 seconds west 1574.21 feet from the radius point of said curve; thence northerly 135.04 feet to the point of compound curve which point is north 81 degrees 22 minutes 28 seconds west 1574.21 feet along said curve to an existing iron pin on a line that is parallel with and 142.00 feet south of the south line of said Willard Street; said iron pin being north 78 degrees 13 minutes 42 seconds west 1004.66 feet from the radius point of said curve; thence north 90 degrees 00 minutes 00 seconds east 286.41 feet along said line to the point of beginning, containing 3.26 acres, more or less, and subject to a gravel parking area along the southerly side and to all easements of record.

I hereby certify that to the best of my information, knowledge and belief the within plat represents a survey, executed according to survey requirements in 865 IAC 1 - 12 (Rule 12), made under my supervision and completed on April 30, 1993.

Haldon L. Ashton
Registered Land Surveyor SO149

Haldon L. Ashton

SURVEYOR'S NOTE:

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (± 0.5 feet).

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1 - 12 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established 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

The west line of the subject tract is to be the west line of the east half of the southeast quarter of Section 16, Township 20 North, Range 10 East. That line was established on this survey from existing monuments found on that line. The iron pipe found at the southwest corner of the subject tract was recognized as a quarter-quarter section line point. The west line also called the north part of the line 4.5 feet east of the rail. I believe the rail as it presently exists is very close to the original location. There are several monuments along Willard Street, Fifth Street, Sixth Street, and Liberty Street that locate the east line, the north line and the south line. We found only minor variances in distances and lines between the plat and the iron pins. As a result, it is my opinion that the corners of this tract are within the specifications of a Class C Survey.

Record Descriptions

The record description is mostly tied to the streets and lots as they were platted by Samuel P. Anthony's First Addition to the City of Muncie. The Addition plat shows street widths, lot sizes, etc. and the measurements fit monumentation found at the corners within that plat. The record description calls for the west line of the quarter-quarter section to be 320 feet, more or less, west of the east line of the subject tract. We measured that distance 306.58 feet. The southeast 31.25 feet x 125 feet does not appear to be a part of the subject tract. The 31.25 foot tract directly north of it has possessed that land with a drive and parking area.

Occupation

The fence along the railroad is entirely located on the subject property. In my opinion, the fence belongs to the owner of this tract and is not built by the railroad. The fence appears to be built 25 feet east of the railroad and on an angle not parallel with the west line of the quarter-quarter section. There is a gravel parking area being used by the neighbor along the north side of Sixth Street.

2. The within tract does not lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel #180053 0006 C of the Flood Insurance Rate Maps for Delaware County, Indiana (Maps Dated: 12/3/87).

3. Ownership shown hereon is per County Records or as indicated in title work provided by others.

4. 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 herein.

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DATED

May 3, 1993



**Ashton Land
Surveyor, Inc.**

325 W. WASHINGTON
MUNCIE, INDIANA 47305

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