

[illegible]

EXHIBIT "A"

Project: STP-M710(003)

Sheet 1 of 1

Code: 4334

Parcel 57 – Excess Land

Key Number: 18-10-14-427-007.000-017

A part of the Southeast Quarter of Section Fourteen (14), Township Twenty (20) North, Range Nine (9) East and more particularly described as follows: Beginning at a point in the center line of State Road No. 32 (Muncie and Yorktown Pike) Nine hundred forty-four and nine tenths (944.9) feet West of the East line of said Southeast Quarter and running thence West on the center line of said State Road No. 32 One hundred forty (140.0) feet; thence North parallel with the East line of said quarter One hundred ninety-seven (197.0) feet; thence East parallel with the said center line of State Road No. 32 One hundred forty (140.0) feet; thence South One hundred ninety-seven (197.0) feet to the place of beginning containing 0.633 acres, more or less (the foregoing portion of this description was quoted from Instrument Number 2006R10596 in the Office of the Recorder of Delaware County).

EXCEPTING Therefrom the interest in that portion, for the purpose of public right-of-way along State Road 32 (Kilgore Road), more particularly described as follows: A part of the Southeast Quarter of Section Fourteen (14), Township Twenty (20) North, Range Nine (9) East, Delaware County, Indiana and being that part of the grantor's land depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at a point in the center line of State Road No. 32 (Muncie and Yorktown Pike) Nine hundred forty-four and nine tenths (944.9) feet West of the East line of said Southeast Quarter (the foregoing portion of this description was quoted from Instrument Number 2006R10596 in the Office of the Recorder of Delaware County), which point of beginning is the southeast corner of the grantor's land; thence North 89 degrees 36 minutes 11 seconds West 140.00 feet along said centerline to the southwest corner of the grantor's land; thence North 0 degrees 07 minutes 28 seconds West 60.02 feet along the west line of the grantor's land to the north boundary of State Road 32 (Kilgore Avenue); thence South 89 degrees 36 minutes 11 seconds East 140.00 feet along north boundary of said State Road 32 (Kilgore Avenue) to the east line of the grantor's land; thence South 0 degrees 07 minutes 28 seconds East 60.02 feet along said east line to the point of beginning and containing 0.193 acres, more or less.

Containing in all, after said exceptions, 0.440 acres, more or less.



This description was prepared for the Indiana Department of Transportation by Richard P. McPhail, Indiana Registered Land Surveyor, License Number 9700008, on the 15th day of June, 2020.

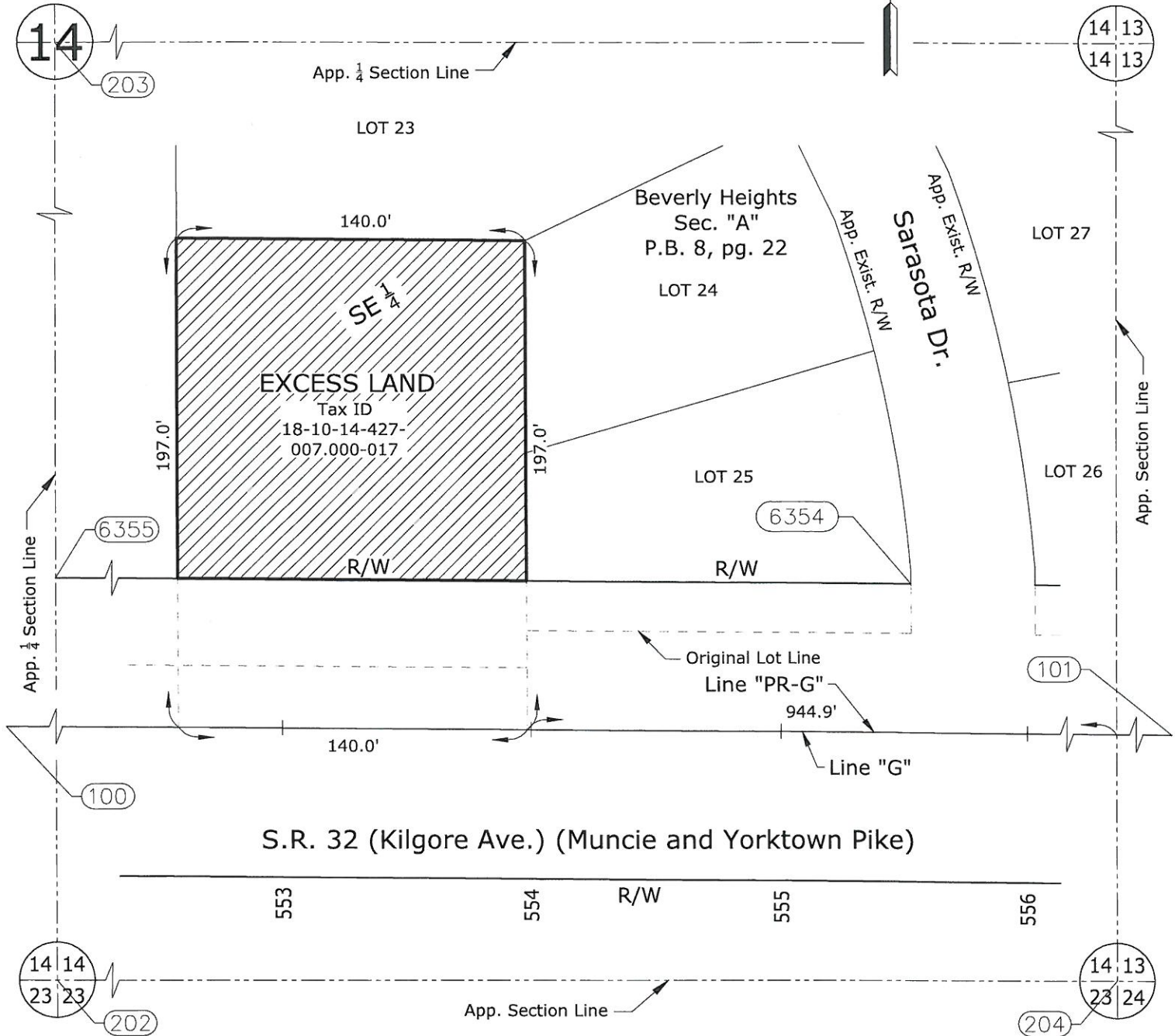
Richard P. McPhail

EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
Prepared For Indiana Department Of Transportation
by:



SHEET 1 OF 2

0 30' 60'
SCALE: 1"=60'



HATCHED AREA IS THE APPROXIMATE EXCESS LAND AREA

OWNER: STATE OF INDIANA
PARCEL: 57 EXCESS LAND
CODE: 4334
PROJECT: STP-M710(003)
ROAD: S.R. 32
COUNTY: DELAWARE
SECTION: 14
TOWNSHIP: 20 NORTH
RANGE: 9 EAST

DRAWN BY: M. A. WILSON
CHECKED BY: R. P. McPHAIL
DES. NO.: 9700310

Instrument No. 2006R10596, Dated: February 16, 2006

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

EXHIBIT "B"
RIGHT-OF-WAY PARCEL PLAT
Prepared For Indiana Department Of Transportation
by:



SHEET 2 OF 2

POINT REFERENCE CHART (Feet)

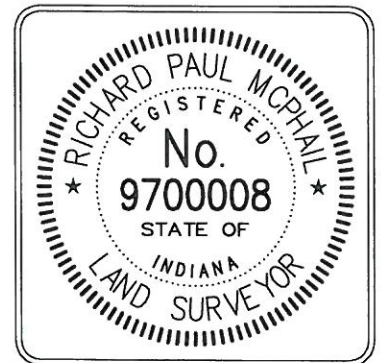
Point	North	East	Station	Offset	CL
202	* SEE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2002-03122				
203					
204					
100	13712.6199	11598.9171	526+55.67	0.00	PR-G
101	13685.9866	15443.1549	565+00.00	0.00	PR-G
6354	13752.5474	14496.3833	555+52.79	60.00 L	PR-G
6355	13765.4191	12638.4779	536+94.84	60.00 L	PR-G

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Inst. No. 2002-03122 in the Office of the Recorder of Delaware County, Indiana, incorporated and made a part hereof by reference, comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

Richard P. McPhail 6-15-2020

Richard P. McPhail Date
Reg. Land Surveyor No. LS9700008
State of Indiana



NOTE: STATIONS AND OFFSETS ARE TO CONTROL OVER NORTH AND EAST COORDINATES.

OWNER: STATE OF INDIANA
PARCEL: 57 EXCESS LAND
CODE: 4334
PROJECT: STP-M710(003)
ROAD: S.R. 32
COUNTY: DELAWARE
SECTION: 14
TOWNSHIP: 20 NORTH
RANGE: 9 EAST

DRAWN BY: M. A. WILSON
CHECKED BY: R. P. McPHAIL
DES. NO.: 9700310

HANSON PROJECT NO. 18H0082

THIS PLAT WAS PREPARED FROM PUBLIC DOCUMENTS AND NOT CHECKED BY A FIELD SURVEY.

Station Offset to Points Report

Client:

State of Indiana
Department of Transportation
Greenfield, IN

Date: 6/4/2020

Prepared by:

Michael A. Wilson
Hanson Professional Services, Inc.
6510 Telecom Dr., Suite 210
Indianapolis, IN 46278

Code	4334	Road	S.R. 32 (Kilgore Ave.)
Des. No.	9700310	Parcel	57 EL
Project	STP-M710(003)	County	Delaware
Alignment Lines G & PR-G			

Point	Northing	Easting	Station	Offset	Line
12 *	13696.5204	13920.4320	549+77.04	0.00'	G
13 *	13693.2620	14390.8001	554+47.42	0.00'	G
100	13712.6199	11598.9171	526+55.67	0.00'	PR-G
101	13685.9838	15443.5549	565+00.40	0.00'	PR-G
202 *	12679.7930	12641.1140	537+05.00	1,025.58'	PR-G
203 *	15340.7360	12634.6710	536+80.12	-1,635.25'	PR-G
204 *	12709.3727	15288.2579	563+51.87	977.66'	PR-G
6349	13694.5726	14201.6109	552+58.23	0.00'	G
6350	13754.5905	14201.4804	552+57.88	-60.00'	PR-G
6352	13719.5736	14201.5565	552+58.00	-25.00'	G
6354	13752.5474	14496.3833	555+52.79	-60.00'	PR-G
6355	13765.4191	12638.4779	536+94.84	-60.00'	PR-G
6356	13753.6206	14341.4770	553+97.88	-60.00'	PR-G
6360	13891.5802	14201.1825	552+56.43	-197.00'	G
6361	13890.6105	14341.1791	553+96.43	-197.00'	G
6362	13718.6037	14341.5531	553+98.00	-25.00'	G
6363	13693.6028	14341.6075	553+98.23	0.00'	G

* See Location Control Route Survey Plat (Instrument No. 2002-03122)

Checked By: R.P. McPHAIL Date 4/11/2020

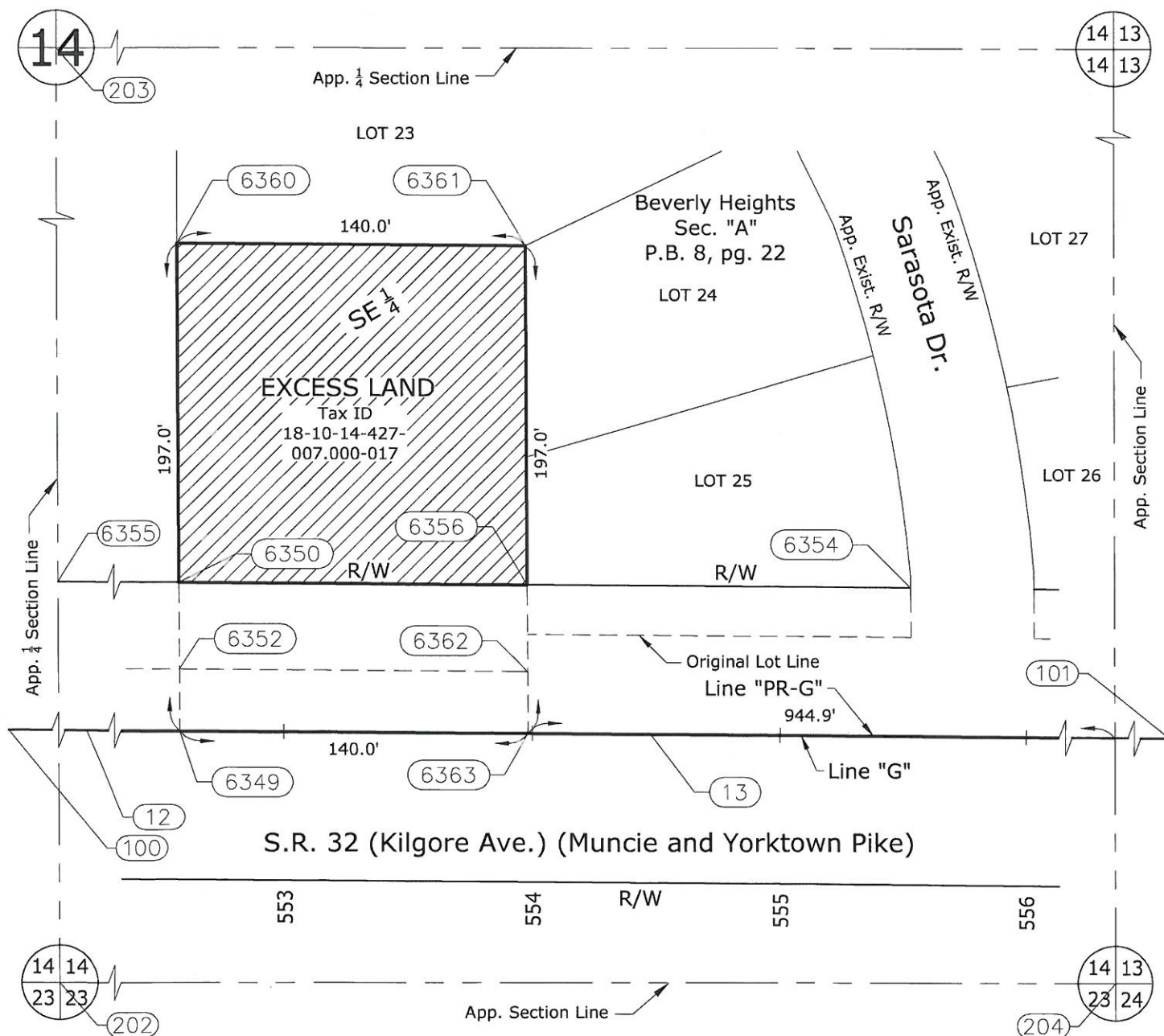


Project No.: 18H0082-1021
DES. 9700310

PARCEL 57 EXCESS LAND

PROJ. NO.: STP-M710(003) LA CODE.: 4334
ACQ. DOC.: INSTRUMENT NUMBER 2006R10596, DATED FEBRUARY 16, 2006
LCRSP: INSTRUMENT NUMBER 2002-03122

EXCESS LAND: PT. SE $\frac{1}{4}$, SEC. 14, T20N, R9E



Project: STP-M710(003)
Des. No: 9700310
L.A. Code: 4334
LCRSP: Inst. 2002-03122
Acq. Deed: Inst. 2006R10596 (2-16-2006)

S/T/R: SE ¼, Sec 14, T20N, R9E
Key #: 18-10-14-427-007.000-017
County: Delaware
Road: S.R. 32 (Kilgore Ave.)
Parcel: 57 Excess Land

Parcel 57 EL – Description

Verbatim Instrument Number 2006R10596

A part of the Southeast Quarter of Section Fourteen (14), Township Twenty (20) North, Range Nine (9) East and more particularly described as follows: Beginning at a point in the center line of State Road No. 32 (Muncie and Yorktown Pike) Nine hundred forty-four and nine tenths (944.9) feet West of the East line of said Southeast Quarter and running thence West on the center line of said State Road No. 32 One hundred forty (140.0) feet; thence North parallel with the East line of said quarter One hundred ninety-seven (197.0) feet; thence East parallel with the said center line of State Road No. 32 One hundred forty (140.0) feet; thence South One hundred ninety-seven (197.0) feet to the place of beginning containing 0.633 acres, more or less.

Parcel 57 EL – Exception R/W (ENTRY)

Verbatim Instrument Number 2006R10596

Beginning at a point in the center line of State Road No. 32 (Muncie and Yorktown Pike) Nine hundred forty-four and nine tenths (944.9) feet West of the East line of said Southeast Quarter

Parcel 57 EL – Exception R/W

North: 13693.6028' East: 14341.6075'

Course: N89° 36' 11"W Length: 140.00'

North: 13694.5727' East: 14201.6109'

Course: N0° 07' 28"W Length: 60.02'

North: 13754.5925' East: 14201.4805'

Course: S89° 36' 11"E Length: 140.00'

North: 13753.6226' East: 14341.4771'

Course: S0° 07' 28"E Length: 60.02'

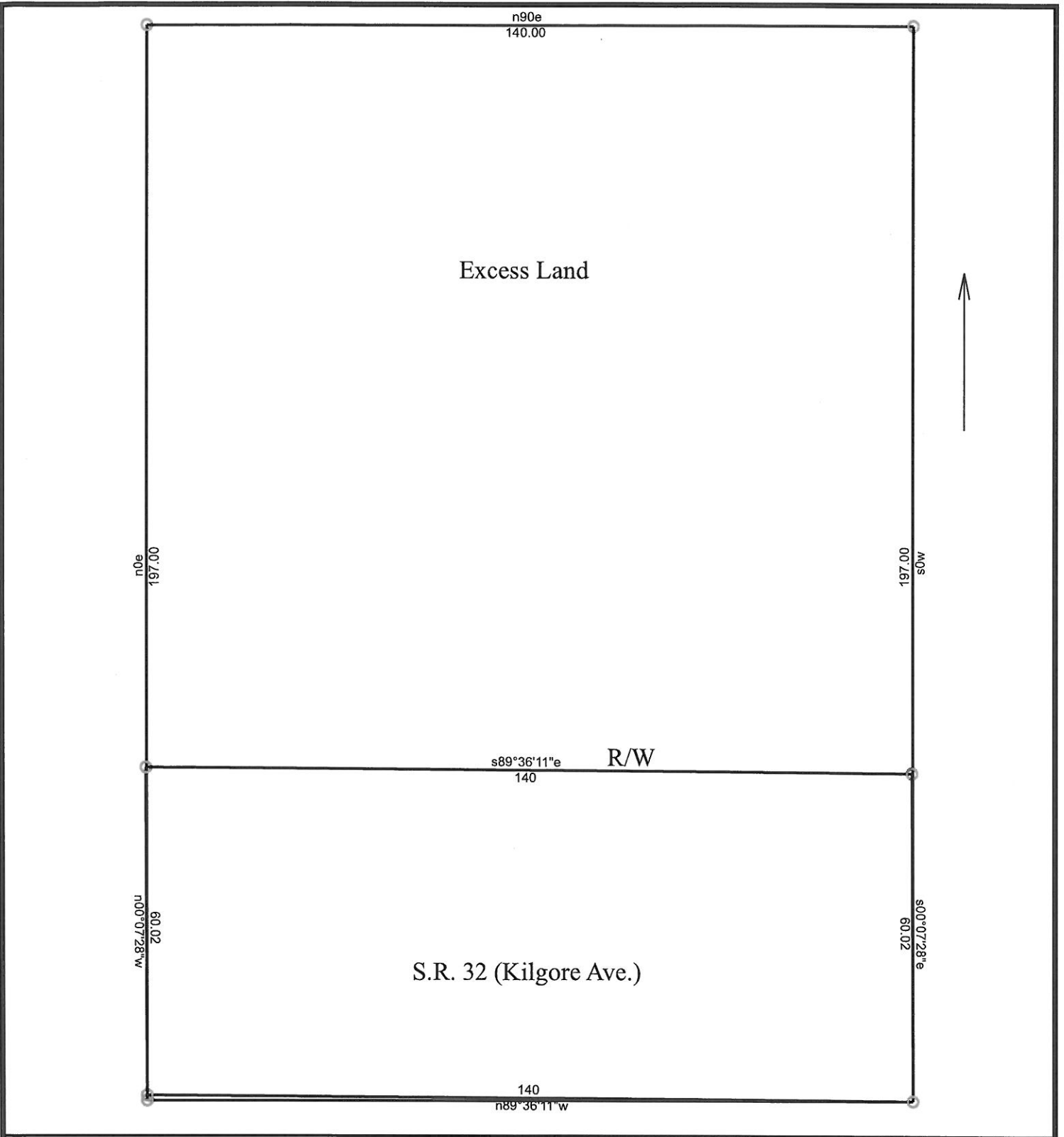
North: 13693.6028' East: 14341.6075'

Perimeter: 400.04' Area: 0.193 acres

Error Closure: 0.0000 Course: N0° 00' 00"E

Error North: 0.00000 East: 0.00000

Precision 1: 400040000.00



Code 4334 - Parcel 57 EL - Des 9700310	6/4/2020
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Scale: 1 inch= 24 feet	File: 003.18H0082.Parcel 57.Code 4334.Closure.ndp
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Tract 1: 0.6331 Acres (27580 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=674 ft.	
Tract 2: 0.1929 Acres (8402 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=400 ft.	
01 s90w 140.00	09 s00.0728e 60.02
02 n0e 197.00	
03 n90e 140.00	
04 s0w 197.00	
05 @1	
06 n89.3611w 140	
07 n00.0728w 60.02	
08 s89.3611e 140	

Parcel Documentation

Project:	STP-M710(003)	Road:	State Road 32 (Kilgore Ave.)
Des:	9700310	County:	Delaware
Code:	4334	Date:	June 15, 2020
Parcel:	57 Excess Land		

Location Control Route Survey Plat

The Location Control Route Survey Plat for this project is recorded as Instrument No. 2002-03122 in the Office of the Recorder of Delaware County, Indiana. The section corners and alignment points applicable to this parcel will be shown on the R/W Parcel Plat.

Property Lines

The tract was acquired as a total take in Instrument Number 2006R10596 in the Office of the Recorder of Delaware County as Parcel 57, INDOT Project Number STP- M710(003), DES No. 9700310, L.A. Code 4334. Adjoining deeds within the area were compared to the existing topography and found monumentation in order to establish the grantor's boundary lines.

Alignments

Line "G" was reestablished using the coordinates, stations and offsets provided in the above listed Location Control Route Survey Plat. Line "PR-G" was reestablished using the geometry provided in the Right-of-Way Plans for the above-mentioned project.

Existing Right-of Way

The right-of-way was established using Exhibit "B" of Instrument Number 2006R10596 and the Right-of-Way Plans for the above-mentioned project. The northings, eastings, stations and offsets shown on said exhibit were held in reestablishing the boundary along State Road 32.

By: *Richard P. McPhail*
Richard P. McPhail, PS
Hanson Professional Services Inc.