

## EXHIBIT "A"

Sheet 1 of 1

**Project: 0710215**

**Code: 5302**

**Parcel: 343 EL**

**Parcel ID: N/A**

Part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:


Beginning at the intersection of the South line of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East, and the centerline of U.S. Highway #31, which is 572.17 feet South 89 degrees 21 minutes 04 seconds West (assumed bearing) from the Southeast corner of said Quarter Quarter; thence South 89 degrees 21 minutes 04 seconds West on and along said South line 372.13 feet; thence North 00 degrees 05 minutes 34 seconds West parallel with the West line of the Southeast Quarter of said Southeast Quarter 350.01 feet; thence North 89 degrees 21 minutes 04 seconds East parallel with the South line of the Southeast Quarter of said Southeast Quarter 293.05 feet to the Northeast line of the Real Estate described in Deed Record 265, page 355 in the Office of the Recorder of Hamilton County, Indiana; thence South 50 degrees 34 minutes 02 seconds East (this and the next two (2) courses are on the perimeter said Real Estate) 50.89 feet; thence South 62 degrees 32 minutes 51 seconds East 164.73 feet to the centerline of U.S. Highway #31, said point being on a nontangent curve to the right, the radius point of which bears 67 degrees 35 minutes 37 seconds West 5729.58 feet from said point; thence Southwesterly on and along said centerline and curve 263.11 feet to the place of beginning, containing 3.303 acres, more or less. The foregoing portion of this description is quoted from Instrument 2016056140.

Together with an easement for access 30 feet in width, described in Deed Record 265, page 355-357 and in Deed Record 262, pages 653-654.

EXCEPTING therefrom the following described real estate: A part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 19 North, Range 3 East, and being that part of the grantor's land lying with the existing right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the southeast corner of said section, designated as point "2077" on the Location Control Route Survey Plat recorded in Instrument 2009053314 in the Office of the Recorder of said county; thence South 89 degrees 19 minutes 41 seconds West 572.99 feet (572.17 feet by Instrument 2016056140) along the south line of said section to the center line of U.S.R. 31, designated as Line "NN" on said Location Control Route Survey Plat, and the point of beginning of this description, which point of beginning is the southeast corner of the grantor's land: thence continuing South 89 degrees 19 minutes 41 seconds West 156.04 feet along the south line of the grantor's land to the northwestern boundary of U.S.R. 31; thence North 29 degrees 35 minutes 08 seconds East 13.49 feet along the boundary of said U.S.R. 31 to point "34303" designated on said Parcel Plat; thence North 21 degrees 57 minutes 16 seconds East 326.09 feet along said boundary to the northeastern line of the grantor's land; thence South 62 degrees 17 minutes 30 seconds East 152.28 feet along said northeastern line to the said center line of U.S.R. 31; thence along said center line Southwesterly 264.34 feet (263.11 feet by Instrument 2016056140) along a curve to the right and having a radius of 5,729.58 feet and subtended by a long chord having a bearing of South 23 degrees 57 minutes 50 seconds West and a length of 264.32 feet to the point of beginning and containing 1.020 acres, more or less. Also excepting that portion of the 30-foot access easement described in said Deed Record 265, page 355-357 and in said Deed Record 262, pages 653-654 lying within the above-described 1.020-acre tract of land. Containing 2.283 acres, more or less, after said exception.



This description was prepared for the  
Indiana Department of Transportation  
on the 7<sup>th</sup> day of February, 2025.

  
Kelly D. Marley  
Indiana Registered Land Surveyor  
License Number LS20400016



## RIGHT-OF-WAY PARCEL PLAT

Prepared for the Indiana Department of Transportation  
by USI Consultants, Inc. (Job #2021-9001-29)

Parcel Coordinate Chart (feet)

Point	Line	Station	Offset	Northing	Easting
500	PR-NN	788+34.85	0.01' Lt.	64285.9044	49914.1992
502	PR-NN	816+18.54	0.01' Rt.	66944.6998	50632.3491
33600	PR-NN	780+05.63	119.00 Lt.	63623.8051	49400.9809
33601	PR-NN	780+05.63	104.00 Lt.	63616.3927	49414.0214
34303	PR-NN	791+49.59	110.75 Lt.	64612.9590	49962.5662
34304	PR-NN	791+57.63	95.24' Lt.	64613.1610	49979.9656
34509	PR-NN	797+00.00	125.00' Lt.	65112.4828	50163.9262
34510	PR-NN	797+00.00	110.00' Lt.	65107.2047	50177.9669

## Curve Data

P.I. = 802+57.19 "PR-NN"

Delta = 28° 59' 56" Lt.

R = 5500.00'

T = 1422.34'

L = 2783.70'

Chad Hittle Dr.

Easement for ingress &amp; egress

Stations & offsets control over both north & east coordinates and bearings & distances

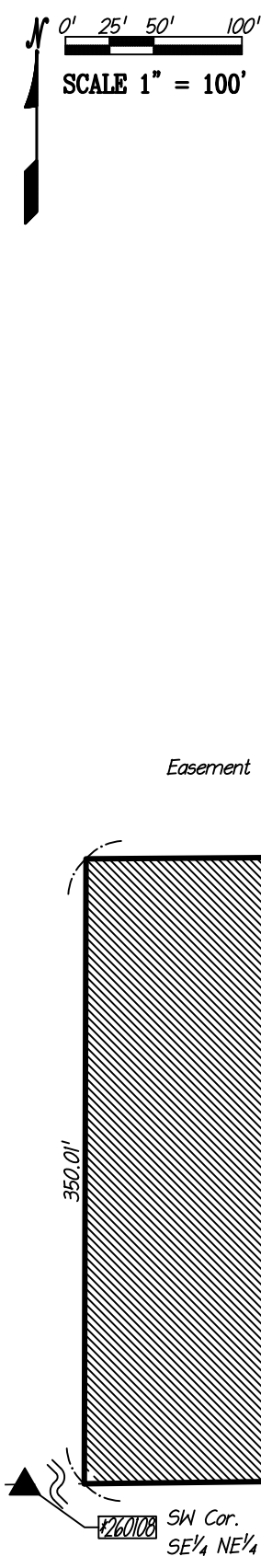
For alignments and points designated "\*" see the Location Control Route Survey recorded in Instrument 2009053314



Kelly D. Marley Dated 2-7-2025  
Reg. Land Surveyor No. LS20400016  
State of Indiana

## SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument 2009053314 in the Office of the Recorder of Hamilton 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").



PARCEL: 343 EL  
CODE: 5302  
PROJECT: 0710215  
ROAD: U.S.R. 31  
COUNTY: HAMILTON  
SECTION: 25  
TOWNSHIP: 19 N.  
RANGE: 3 E.

OWNER: STATE OF INDIANA



HATCHED AREA IS THE  
APPROXIMATE EXCESS LAND

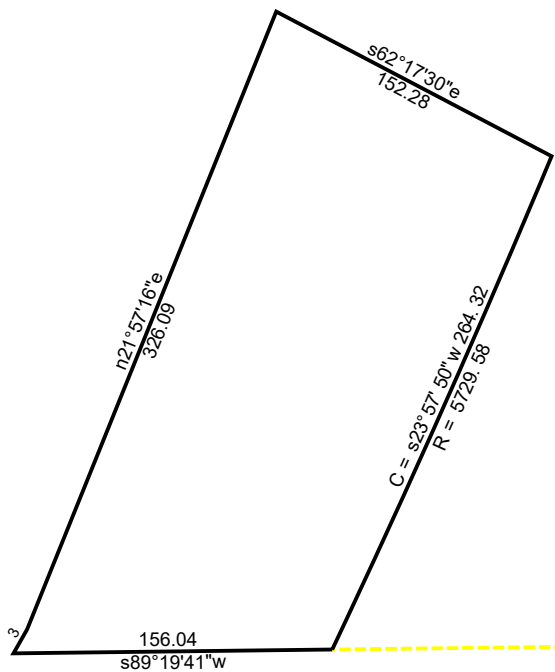


DRAWN BY: K. NUNEMAKER 9-25-2024  
CHECKED BY: K.D. MARLEY 2-7-2025  
DES. NO.: 0600431

INSTR. 2016056140

, DATED 10-25-2016

DIMENSIONS SHOWN ARE FROM THE ABOVE LISTED RECORD DOCUMENTS.



343 EL EXCEPTION

CODE 5302

Scale: 1 inch= 94 feet

File:

Tract 1: 1.0205 Acres (44452 Sq. Feet), Closure: s75.2950w 0.01 ft. (1/124286), Perimeter=912 ft.

01 /s89.1941w 572.99

02 s89.1941w 156.04

03 n29.3508e 13.49

04 n21.5716e 326.09

05 s62.1730e 152.28

06 Rt, r=5729.58, chord=s23.5750w 264.32

# USI Consultants, Inc.

## Parcel Inverse Report

**Project Name:** S:\2021Proj\2021-9001 ROW Excess and ENV assignments\Assignment 29 (Code 5302  
USR 31 Hamilton Co. P 343)\DWG\2021-9001 Assingment 29 - RW BASE.dwg

Parcel 343 ENTRY		
Point whose Northing is 64609.7830 and whose Easting is 50684.8940		
	Bearing: S 89-19-41 W	Length: 572.99
Point whose Northing is 64603.0622 and whose Easting is 50111.9424		

Parcel 343 EXCEPTION FOR RW		
Point whose Northing is 64603.0622 and whose Easting is 50111.9424		
	Bearing: S 89-19-41 W	Length: 156.04
Point whose Northing is 64601.2319 and whose Easting is 49955.9082		
	Bearing: N 29-35-8 E	Length: 13.49
Point whose Northing is 64612.9590 and whose Easting is 49962.5662		
	Bearing: N 21-57-16 E	Length: 326.09
Point whose Northing is 64915.4023 and whose Easting is 50084.4823		
	Bearing: S 62-17-30 E	Length: 152.28
Point whose Northing is 64844.5970 and whose Easting is 50219.2982		
	Curve	
	Direction P.C. to Radius:	N 67-21-28 W
	Radius Length:	5729.58
	Delta:	02° 38' 36"
	Curve Length:	264.34
	Chord Length:	264.32
	Chord Direction:	S 23-57-50 W
	Direction Radius to P.T.:	S 64-42-52 E
Area		
	Square feet	44451.693
	Acres	1.020