

Parcel A
For: Randy Ballinger and Sara Ballinger
294.12 Acres

The following land description was prepared as part of an Original Survey by Haldon L. Ashton, LS 80040149, of Ashton Land Surveyors, Inc., per Job Number 2024818, certified January 7, 2025, being a part of the Southwest Quarter and a part of the Southeast Quarter of Section 29, Township 24 North, Range 9 East, in Monroe Township, Grant County, Indiana, and being more particularly described as follows:

Beginning at a nail on the West line of the Southwest Quarter of Section 29, Township 24 North, Range 9 East, said nail being North 01 degree 13 minutes 11 seconds West 1590.22 feet (assumed bearing) from a mag nail marking the Southwest corner of said Southwest Quarter; thence North 01 degree 13 minutes 11 seconds West 1053.62 feet to a spike marking the Northwest corner of said Southwest Quarter; thence South 88 degrees 54 minutes 19 seconds East 2628.95 feet to an 8-inch wood post; thence North 89 degrees 40 minutes 49 seconds East 2643.37 feet to a 5/8-inch rebar marking the Northeast corner of the Southeast Quarter of said Section 29; thence South 00 degrees 20 minutes 28 seconds East 2649.69 feet to a mag nail marking the Southeast corner of said Southeast Quarter; thence North 89 degrees 33 minutes 50 seconds West 1976.05 feet along the South line of said Southeast Quarter to a nail that is 622.40 feet East of a mag spike marking the Southwest corner of said Southeast Quarter; thence North 10 degrees 43 minutes 18 seconds East 543.20 feet to a 5/8-inch rebar at the corner of a tract of ground described by MC 9400 page 2508, Records of Grant County, Indiana; thence North 87 degrees 06 minutes 36 seconds West 256.20 feet to a spike at the corner of said tract; thence South 86 degrees 20 minutes 53 seconds West 480.81 feet to a point 1 foot East of an I-beam post being on the East line of the Southwest Quarter of said Section 29; thence South 01 degree 19 minutes 49 seconds East 511.44 feet to a mag nail marking the Southeast corner of said Southwest Quarter; thence North 89 degrees 31 minutes 09 seconds West 2193.01 feet to a spike, said spike being 440.00 feet East of the mag nail at the Southwest corner of said Southwest Quarter; thence North 01 degree 13 minutes 11 seconds West 990.00 feet parallel with the West line of said Southwest Quarter to an 6-inch wood post; thence North 89 degrees 31 minutes 09 seconds West 55.20 feet to a 5/8-inch rebar; thence North 09 degrees 30 minutes 00 seconds West 609.18 feet to a 5/8-inch rebar; thence North 89 degrees 31 minutes 09 seconds West 297.03 feet to the point of beginning, containing 294.12 acres, more or less, and subject to the right-of-way for County Road 400 South across the Southerly side, to the right-of-way for County Road 700 East, to the drainage easement for Walnut Creek, to the drainage easement for a tributary to Walnut Creek, and to all easements of record.

Parcel B
For: Randy Ballinger
4.70 Acres

The following land description was prepared as part of an Original Survey by Haldon L. Ashton, LS 80040149, of Ashton Land Surveyors, Inc., per Job Number 2024818, certified January 7, 2025, being a part of the Southwest Quarter of Section 29, Township 24 North, Range 9 East, in Monroe Township, Grant County, Indiana, and being more particularly described as follows:

Beginning at a nail on the West line of the Southwest Quarter of Section 29, Township 24 North, Range 9 East, said nail being North 01 degree 13 minutes 11 seconds West 990.00 feet (assumed bearing) from a mag nail marking the Southwest corner of said Southwest Quarter; thence North 01 degree 13 minutes 11 seconds West 600.22 feet to a nail; thence South 89 degrees 31 minutes 09 seconds East 297.03 feet to a 5/8-inch rebar; thence South 09 degrees 30 minutes 00 seconds East 609.18 feet to a 5/8-inch rebar; thence North 89 degrees 31 minutes 09 seconds West 384.80 feet to the point of beginning, containing 4.70 acres, more or less, and subject to the right-of-way for County Road 700 East across the Westerly side and to all easements of record.

I hereby certify that to the best of my information, knowledge and belief the within plat represent a survey, executed according to survey requirements in 865 IAC 1-12-7 made under my supervision and completed on January 7, 2025.

Haldon L. Ashton
Registered Land Surveyor LS80040149
Haldon L. Ashton

Surveyor's Note

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for an Urban (more or less 0.07 feet) Survey.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12-7 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the location of the lines and corners established by 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

There is a nail marking the Southwest corner of the Southwest Quarter of Section 29.
There is a spike marking the Northwest corner of the Southwest Quarter.
There is an 8-inch wood post marking the Northwest corner of the Southeast Quarter of Section 29.
There is a 5/8-inch rebar with a Miller cap marking the Northeast corner of the Southeast Quarter.
There is a mag nail marking the Southeast corner of the Southeast Quarter.
There is a mag nail marking the Southwest corner of the Southeast Quarter.
The nail found at the corner 990 feet North of the Southwest corner of the Southwest Quarter is 4 feet South and 6.6 feet East of the corner.
The spike 440 feet East of the Southwest corner of the Southwest Quarter is held in position.
The post 990 feet North of the spike is a monument in the exception description.
The I-beam that is 511.44 feet North and 480.41 feet East of the Southwest corner of the Southeast Quarter is held in position.
There could be two (2) feet of uncertainty associated with reference monuments.

Occupation

There is a right-of-way for County Road 700 East across the Westerly side.
There is a right-of-way for County Road 400 South across the Southerly side of Parcel A.
There is a drainage easement for Walnut Creek at the North side of the tract of Parcel A.
There is a tributary drain across the Southeast Quarter to Walnut Creek of Parcel A.

Record Descriptions

There are no apparent uncertainties associated with Record Descriptions.
The bearings shown on this drawing are based on the State Plane Coordinate System, instead of assumed datum.

2. Flood Zone:

- The within tract does partially lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel #18053C0260E of the Flood Insurance Rate Maps for Grant County, Indiana (Maps Dated: 12/9/2014).
- The minimum flood risk was verified by the INDNR Flood Plain Information Portal-dated: 1/7/2025.
- Ownership shown hereon is per County Records or as indicated in title work provided by others.
- 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 therein.

This Instrument Prepared by: Haldon L. Ashton
Accuracy or completedness of subsurface features is not certified.

	CORNER MONUMENT	CONDITION	DEPTH
(A)	MAG NAIL	GOOD	-1"
(B)	SPIKE	GOOD	-4"
(C)	8" WOOD POST	GOOD	N/A
(D)	5/8" MILLER	GOOD	+2"
(E)	MAG NAIL	GOOD	-0.5"
(F)	MAG NAIL	GOOD	-0.5"

	MONUMENT TYPE	CONDITION	DISTANCE	DEPTH
①	SPIKE	GOOD	HELD	-3"
②	6" WOOD POST	GOOD	22.29' N	N/A
③	MAG NAIL	GOOD	4.00' S, 6.66' E	-1"
④	6" WOOD POST	GOOD	1.42' S, 26.00' E	N/A
⑤	6" WOOD POST	GOOD	ON CORNER	N/A
⑥	AI POST	CUT OFF	1.57' S	N/A
⑦	14x14 CONC POST	GOOD	20.41' N, 1.65' E	N/A
⑧	I-BEAM POST	GOOD	ON CORNER	N/A
⑨	I-BEAM POST	GOOD	1.00' E	N/A
⑩	5/8" REBAR	GOOD	0.57' E	+6"
⑪	AI POST	GOOD	18.42' N	N/A
⑫	AI POST	GOOD	25.75' E	N/A
⑬	5/8" HLA	NEW	SET	AT GRADE
⑭	5/8" HLA	NEW	SET	AT GRADE
⑮	5/8" HLA	NEW	SET	AT GRADE
⑯	MAG NAIL	NEW	SET	AT GRADE
⑰	MAG NAIL	NEW	SET	AT GRADE
⑱	5/8" HLA	NEW	SET	AT GRADE
⑲	5/8" HLA	NEW	SET	AT GRADE
⑳	5/8" HLA	NEW	SET	AT GRADE
㉑	5/8" HLA	NEW	SET	AT GRADE
㉒	MAG NAIL	NEW	SET	AT GRADE
㉓	5/8" HLA	NEW	SET	AT GRADE
㉔	5/8" HLA	NEW	SET	AT GRADE

	DEED LEGEND	
D1	MICHAEL L. STURGEON CONSTANCE J. STURGEON INSTR. 2022-009958	
D2	PAUL R. RICHARDS INSTR. 2017-005817	
D3	WENDY L. ROSS DR. 87 PG. 414	
D4	QUINN A. BALLINGER ERICKA BALLINGER INSTR. 2024-006566	
D5	WENDY L. ROSS MC. 9400 PG. 2508	

	BEARING	DISTANCE
L1	S 68°37'20" W	202.48'
L2	S 68°38'39" W	90.33'
L3	S 89°52'06" E	164.97'
L4	N 01°13'11" W	131.16'
L5	S 89°31'09" E	265.00'
L6	N 04°48'40" E	210.40'
L7	S 72°55'21" E	96.00'
L8	S 06°39'30" W	59.00'
L9	N 83°31'33" W	232.75'



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Ashton Land Surveyor, Inc.

BOUNDARY AND DIVISION
7453 E CR. 400 S
MARION, IN

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: CLG
Date: 01/20/25
Job: 2024818
Client: Sara Ballinger
Owner: Randy Ballinger
Crew: JTM
Electronic Field Book
Field Date: 01/17/25