Description of Excess Land Code: 3645 Parcel: 15 Excess Land

A part of the Southeast quarter of Section 15, Township 8 North, Range 2 West, described as follows: Beginning at a point in the center line of Indiana State Highway 45, which point stands 1177 feet North of the Southeast corner of said Section, thence running South 43 degrees West for a distance of 1587 feet over and along the center of said Highway 45 to the real point of beginning: thence continuing South 43 degrees West over and along the center line of said Highway 45 for a distance of 53 feet, more or less, to the point of intersection of the center line of said Highway 45 and the Leonard Springs gravel road; thence due West for a distance of 165 feet, more or less, to the point of intersection of the said Leonard Springs gravel road and the East line of the land formerly owned by Ralph O. Deckard and Alma E. Deckard, said East line being the East line of the West half of said Southeast quarter; thence North over and along said dividing line for a distance of 230 feet; thence North 42 degrees East for a distance of 18 feet; thence South 47 degrees East for a distance of 294 feet, more or less, to the point of beginning , and containing seven-tenths (.7) acre, more or less.

ALSO, a part of the Southeast quarter of Section fifteen (15), Township eight (8) North, Range two (2) West, described as follows, to wit: Beginning at a point in the center line of Indiana State Highway forty-five (45), which point stands eleven hundred seventy-seven (1177) feet North of the Southeast corner of said Section fifteen (15), thence running South forth-three (43) degrees West over and along the center of said Highway forty-five (45) for a distance of sixteen hundred forty (1640) feet, more or less to the center line of the Leonard Springs gravel road; thence running due West for a distance of one hundred sixty-five (165) feet, more or less to the intersection of the center line of said Leonard Springs gravel road, and the line dividing the land formerly owned by Grantors herein and that formerly owned by Ralph O. Deckard and Alma E. Deckard, said dividing line being the East line of the West half of said Southeast Quarter; thence running North along said dividing line for a distance of two hundred thirty (230) feet and to the real point of beginning: thence running North 42 degrees East eighteen (18) feet, thence running North forty-three (43) degrees East one hundred sixty-five (165) feet, more or less, along the Western line of tract heretofore conveyed by Grantors herein to Everett J. Sexton, and Lucille H. Sexton, and to the Northernmost Corner of said tract, thence running North forty-seven (47) degrees West one hundred forty-eight and seven-tenths (148.7) feet, more or less, along the South line of a tract heretofore conveyed by Hiner J. Thompson and Edith Thompson, husband and wife, to Leonard H. Tavern and Marjorie Tavern, to the fence line marking the line dividing the land owned by Hiner J. Thompson and Edith Thompson, husband and wife and that formerly owned by Ralph O. Deckard and Alma E. Deckard, thence South along said dividing line two hundred fifty-six and five-tenths (256.5) feet, more or less, to the real point of beginning, containing three-tenths (.3) acres, more or less.

EXCEPT THE FOLLOWING: Being a tract of land situated in the Southeast Quarter of Section 15, Township 8 North, Range 2 West, Monroe County, Indiana, and being a portion of the land conveyed to the State of Indiana as evidenced by the instrument recorded under Instrument Number 2330015247 in the Office of the Recorder of said county and be described as follows: Commencing at a point in the centerline of Sate Road 45, said point being 1177 feet north of the of the southeast corner of said quarter section; Thence, along the centerline of said state road South 44 degrees 09 minutes 42 seconds West (Assumed Bearing), a distance of 1,587.00 feet to a mag-nail set for the southwesterly corner of a tract of land conveyed to Lucille H. Sexton as evidenced by the instrument recorded under Instrument Number 2004003639 in the Office of the Recorder of said county and the Point of Beginning of this description;

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Thence, along the centerline of said state road southwesterly 39.40 feet along an arc to the right having a radius of 12,483.30 feet and being subtended by a long chord having a bearing of South 45 degrees 41 minutes 11 seconds West and a length of 39.40 feet to a mag-nail set for the centerline of a county road (Eller Road) as established from existing lot corner monument found in Lonbar Estates as evidenced by the plat thereof, recorded in Plat Book 5, Page 98 in the Office of the Recorder of said county; Thence, along the centerline of said county road as established South 89 degrees 24 minutes 40 seconds West, a distance of 178.01 feet to a 5/8 inch rebar with yellow cap set stamped "D.A. Smith S0216" for the east line of said Lonbar Estates; Thence, with the east line of said Lonbar Estates North 0 degrees 13 minutes 22 seconds West, a distance of 130.45 feet to a 5/8 inch rebar with said yellow cap set: Thence South 87 degrees 32 minutes 15 seconds East, a distance of 107.45 feet to a 5/8 inch rebar with said yellow cap set for the southwesterly line of said Sexton tract; Thence, with the southwesterly line of said Sexton tract South 45 degrees 50 minutes 18 seconds East, a distance of 138.48 feet to the Point of beginning and containing 0.478 of an acre more or less. Containing after said exception 0.522 acres more or less.

This description was prepared for the Indiana Department of Transportation by Ronald L. Raney a Registered Land Surveyor in the State of Indiana, License Number LS870012 on the 10th day of February, 2005, from a survey by Dale A. Smith, LS80040216.

Ronald L. Raney, LS870012

RONALD L. RANEY
REGISTERED
LS80870012
STATE OF
INDIANA
LAND SURVEYOR