

Riverfront District Yorktown, IN

A part of the Northeast Quarter and Southeast Quarter of Section 21, also a part of the Northwest Quarter of Section 22 both in Township 20 North, Range 9 East in Yorktown, Delaware County, Indiana, described as follows:

Commencing at a $\frac{3}{8}$ inch rebar marking the Southeast corner of the Northwest Quarter of Section 21, Township 20 North, Range 9 East; thence South 89 degrees 40 minutes 48 seconds West 656.01 feet (assumed bearing) along the South line of said Quarter section; thence North 01 degrees 16 minutes 16 seconds East 615.50 feet to the point of beginning being the same point of beginning as a tract of ground described by Instrument #2008R09769; thence North 01 degrees 16 minutes 16 seconds East 660.65 feet along the West line of said tract and the West line extended to the center of White River; thence along White River and Buck Creek the following 12 courses: (1) South 73 degrees 02 minutes 19 seconds East 288.54 feet, (2) South 48 degrees 32 minutes 12 seconds East 233.29 feet, (3) South 69 degrees 16 minutes 20 seconds East 60.62 feet, (4) North 79 degrees 48 minutes 57 seconds East 102.38 feet, (5) North 56 degrees 21 minutes 30 seconds East 89.99 feet, (6) North 62 degrees 41 minutes 52 seconds East 114.39 feet, (7) North 81 degrees 57 minutes 03 seconds East 413.44 feet, (8) North 69 degrees 22 minutes 55 seconds East 110.06 feet, (9) North 51 degrees 46 minutes 55 seconds East 213.33 feet, (10) North 47 degrees 19 minutes 44 seconds East 240.47 feet, (11) North 72 degrees 41 minutes 02 seconds East 446.88 feet, (12) North 75 degrees 06 minutes 07 seconds East 44.22 feet to the corner of a tract of ground described by Instrument #2012R16169 Records of Delaware County, Indiana; thence North 49 degrees 53 minutes 02 seconds East 327.58 feet to the North corner of said tract being on a curve, said curve being South 72 degrees 04 minutes 14 seconds West 520.78 feet from the radius point of said curve; thence Southeasterly 480.21 feet along the curved Southwesterly right-of-way line of Tiger Drive to a point that is South 19 degrees 14 minutes 19 seconds West 520.78 feet from said radius point; thence South 70 degrees 37 minutes 01 seconds East 63.88 feet along the Southerly line of Tiger Drive; thence South 59 degrees 22 minutes 01 seconds East 51.10 feet along said Southerly line; thence South 71 degrees 16 minutes 21 seconds East 44.32 feet along said drive; thence South 56 degrees 26 minutes 24 seconds East 164.16 feet to the North corner of a tract of ground described by Instrument #2017R06424; thence North 62 degrees 43 minutes 04 seconds East 148.42 feet along the Northerly line of said tract also being the Southerly line of Adeline Street; thence North 89 degrees 28 minutes 52 seconds East 20.14 feet to the corner of said tract; thence South 00 degrees 19 minutes 00 seconds East 77.99 feet to the corner of said tract being on a curve and being North 17 degrees 17 minutes 12 seconds West 1383.94 feet from the radius point of said curve; thence Westerly 139.70 feet along said curve to a point that is North 23 degrees 04 minutes 17 seconds West 1383.94 feet from said radius point; thence South 89 degrees 29 minutes 37 seconds West 72.07 feet to a point on the center of Buck Creek; thence South 59 degrees 46 minutes 20 seconds East 20.14 feet along Buck Creek to the corner of a tract of ground described by Deed Record 1995, page 1857, Records of Delaware County, Indiana; thence South 25 degrees 56 minutes 33 seconds West 188.13 feet along said tract of ground; thence South 57 degrees 32 minutes 33 seconds West 66.00 feet along said tract of ground to the corner of a tract of ground described by Deed Record 2002, page 976; thence South 69 degrees 40 minutes 03 seconds West 91.00 feet to the corner of said tract being on the East line of Elm Street as shown by the Original Plat of Yorktown as shown by the Records of Delaware County, Indiana; thence South 20 degrees 06 minutes 14 seconds East 167.75 feet along the East line of Elm Street; thence South 69 degrees 53 minutes 46 seconds West 2032.00 feet along the centerline of High Street as shown by said Original Plat; thence North 20 degrees 08 minutes 36 seconds West 51.91 feet along the West line of the Original Plat being along West Street; thence South 70 degrees 30 minutes 44 seconds West 217.84 feet along the Northerly line of a tract of ground described by Instrument #2014R13305 and Instrument #2005R12964 Records of Delaware County, Indiana, to a point on the East line of the Northwest Quarter of Section 21, Township 20 North, Range 9 East being North 00 degrees 04 minutes 11 seconds West 69.65 feet from a $\frac{3}{8}$ inch rebar marking the Southeast corner of said Quarter section; thence North 00 degrees 04 minutes 11 seconds West 12.45 feet; thence South 55 degrees 29 minutes 15 seconds West 277.02 feet to the Southwest corner of a tract of ground described by Instrument #2019R16646 Records of Delaware County, Indiana; thence North 21 degrees 14 minutes 21 seconds West 208.70 feet to the corner of said tract; thence South 56 degrees 44 minutes 53 seconds West 24.29 feet along the Southerly line of State Highway #32; thence North 32 degrees 45 minutes 44 seconds West 348.09 feet along the Westerly line of a tract of ground described by Deed Record 1976 page 1793 Records of Delaware County, Indiana to the corner of said tract; thence North 57 degrees 14 minutes 16 seconds East 6.00 feet to the corner of a tract of ground described by Instrument #2008R09769 Records of Delaware County, Indiana; thence North 32 degrees 45 minutes 44 seconds West 248.98 feet to the point of beginning, containing 66.96 acres, more or less.

Dated: 12/23/2020

PRO FORMA SURVEY

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report


Registered Land Surveyor LS80040149
Haldon L. Ashton



- The within tract does lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel #18035C0236D of the Flood Insurance Rate Maps for Delaware County, Indiana (Maps Dated: 07/04/2011). The minimum flood risk was verified by the INDNR Flood Plain Information Portal—dated: 12/23/2020.
- Ownership shown herein is per County Records or as indicated in title work provided by others.

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

Revisions	
Date: Reason:	
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Drawn: SMK Date: 12/28/20 Job: 2020848	<div>Yorktown Municipal Riverfront District Delaware County Indiana</div> <div>SECTION CORNER COORDINATES ARE BASED ON INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN DATUM OF 1983, CORRS 96 EPOCH 2002.000)</div> <div>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).</div>



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