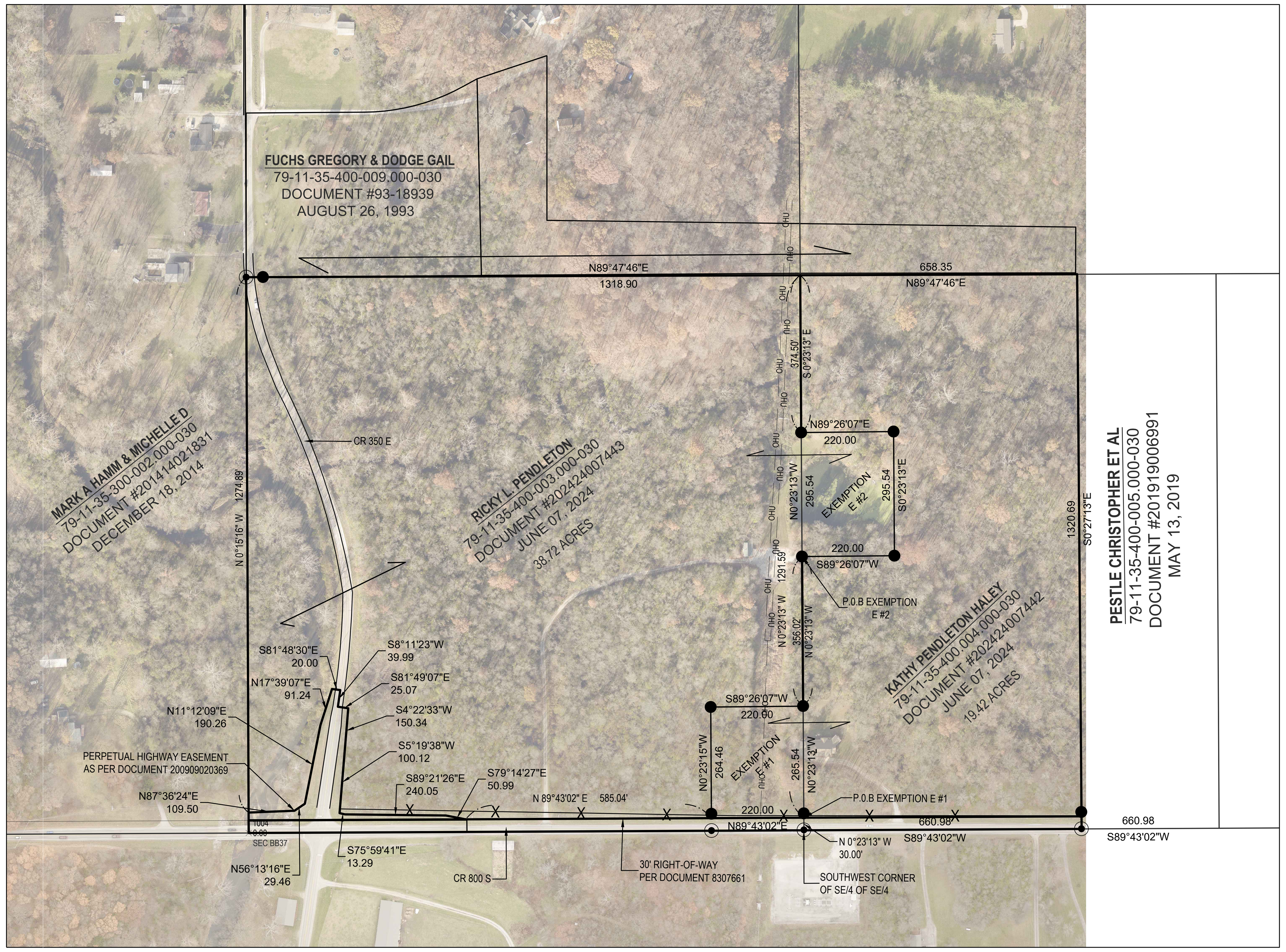

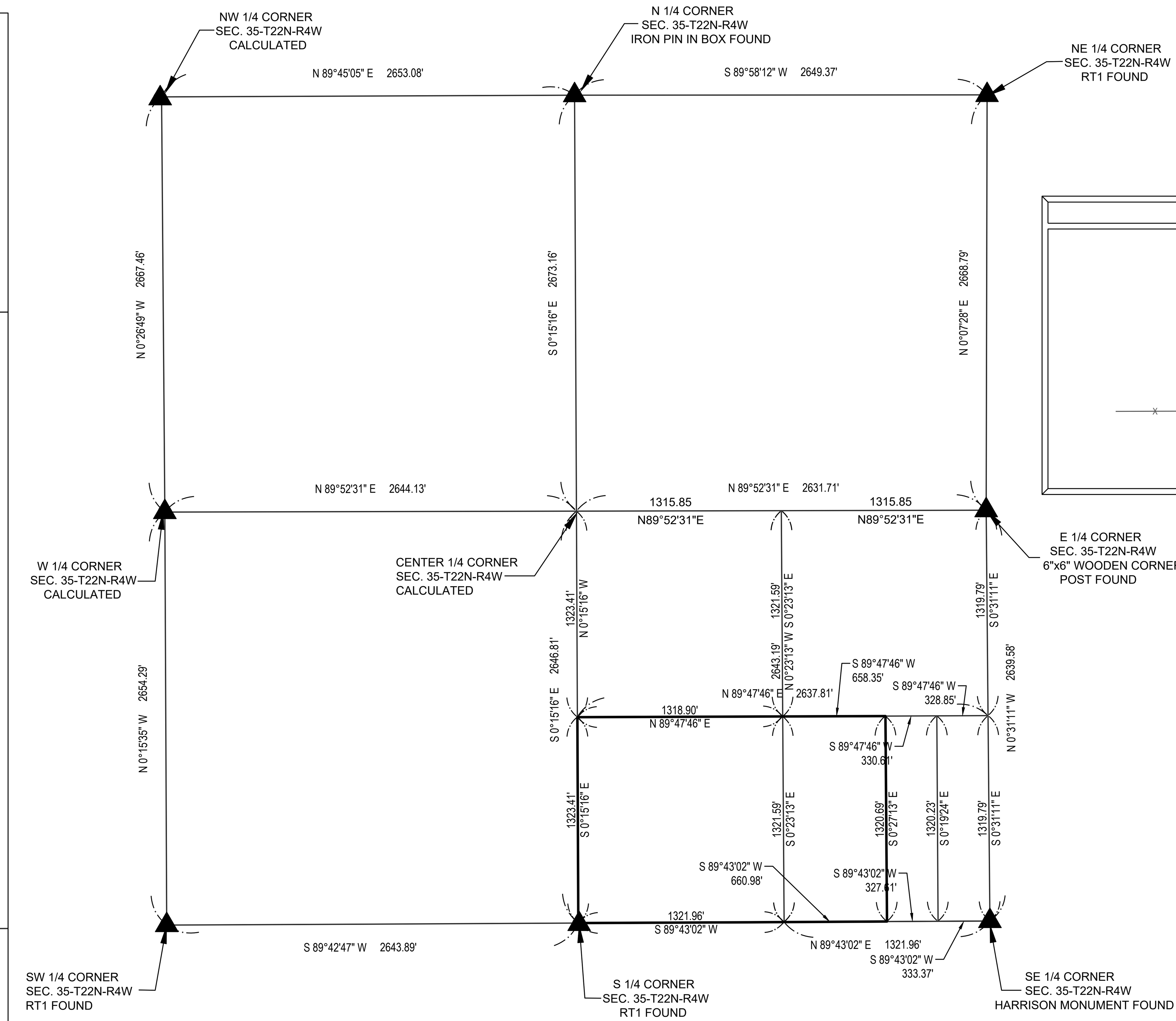

SECTION DETAIL:
1"=600'

SCALE : 1" = 200'

LEGEND

- ● = 3/4" REBAR WITH PUNCHEDALUMINUM CAP STAMPED "VESTER & ASSOC., INC. LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED
- ◉ = 2" MAG NAIL WITH 1-1/2" DIAMETER STAINLESS STEEL WASHER STAMPED "VESTER & ASSOC LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED
- ▲ = SECTION CORNER MONUMENTATION (ASNOTED)
- —x—x— = EXISTING FENCE LINE
- ○ = 1/2 IRON PIPE FOUND
- P.O.B = POINT OF BEGINNING

LEGAL DESCRIPTION (Per Document #202424007443)

The Southwest Quarter of the Southeast Quarter of Section 35, Township22 North, Range 4 West. Located in Wea Township, Tippecanoe County, Indiana.

LEGAL DESCRIPTION (Per Document #202424007442)

The West half of the Southeast Quarter of the Southeast Quarter of Section 35, Township[22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana.

ALSO: A part of the West Half of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 35:
Beginning at the Southwest corner thereof and running thence East twelve (12) feet; thence North parallel with the west line thereof forty-one (41) rods; thence West twelve (12) feet to the west line of said tract; thence south with said west line to the place of beginning, being a strip of land twelve (12) feet wide, East and West, and forty-one (41) rods long, North and South

LEGAL DESCRIPTION (Exemption E #1)

A part of Ricky L Pendleton property as described in Document Number 202424007443 and recorded in the Office of the Recorder of Tippecanoe County on June 7, 2024 and being a part of the Southwest Quarter of the Southeast Quarter of Section 35, Township22 North, Range 4 West. Located in Wea Township, Tippecanoe County, Indiana, more particularly described as follows, to-wit:

Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 4 West being marked by a Vester & Associates, Inc Magnail; thence North 00°23'13' West along the West line of said Quarter/Quarter section a distance of 30.00 feet to the point of beginning of the herein described tract; thence continuing North 00°23'13" West along said East line a distance of 265.54 feet a Vester & Associates, Inc Capped Rebar Set; thence South 89°26'07" West a distance of 220.00 feet a Vester & Associates, Inc Capped Rebar Set; thence South 00°23'15" East a distance of 264.46; thence North 89°43'02" East a distance of 220.00 feet to point of beginning, containing 1.34 acres, more or less.

This transfer COMBINES 1.34 acres from a part of the property recorded in Deed Record 202424007443 on June 07, 2024 in the Office of the Recorder of Tippecanoe County, Indiana, Tippecanoe County Auditor's Key Number 79-11-35-400-003.000-030 WITH a 20 acre tract as recorded in Deed Record 202424007442 on June 07, 2024 in the Office of the Recorder of Tippecanoe County, Indiana, Tippecanoe County Auditor's Key Number 79-11-35-400.004.000-030.

This transfer is between adjoining lots in accordance with the Unified Subdivision Ordinance of Tippecanoe County, Section 2 Definitions, definition of "SUBDIVISION", paragraph E., and does not create any additional principal use building sites.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD

LEGAL DESCRIPTION (Exemption E #2)

A part of Kathy Pendleton Haley property as described in Document Number 202424007442 and recorded in the Office of the Recorder of Tippecanoe County on June 7, 2024 and being a part of the Southeast Quarter of the Southeast Quarter of Section 35, Township22 North, Range 4 West. Located in Wea Township, Tippecanoe County, Indiana, more particularly described as follows, to-wit:

Commencing at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 4 West being marked by a Vester & Associates, Inc Magnail thence North 00°23'13' West along the West line of said Quarter/Quarter section a distance of 651.56 feet to the point of beginning of the herein described tract marked by a Vester & Associates, Inc Capped Rebar Set; thence continuing along said west line, North 00°23'13" West a distance of 295.54 feet marked by Vester & Associates, Inc Capped Rebar set; thence North 89°26'07" East a distance of 222.00 feet to a Vester & Associates, Inc Capped Rebar Set; thence South 00°23'13" East a distance of 295.54 feet marked by a Vester & Associates, Inc Capped Rebar Set; thence South 89°26'07" West a distance of 222.00 feet to the point of beginning, containing 1.49 acres , more or less

This transfer COMBINES 1.49 acres from a part of the property recorded in Deed Record 202424007442 on June 07, 2024 in the Office of the Recorder of Tippecanoe County, Indiana, Tippecanoe County Auditor's Key Number 79-11-35-400-004.000-030 WITH a 40 acre tract as recorded in Deed Record 202424007443 on June 07, 2024 in the Office of the Recorder of Tippecanoe County, Indiana, Tippecanoe County Auditor's Key Number 79-11-35-400-003.000-030.

This transfer is between adjoining lots in accordance with the Unified Subdivision Ordinance of Tippecanoe County, Section 2 Definitions, definition of "SUBDIVISION", paragraph E., and does not create any additional principal use building sites.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD

SURVEYOR'S REPORT

The record descriptions used in this survey were provided by research at the office of the Tippecanoe County Auditor and Recorder. The purpose of this survey is to retrace the boundary of the Ricky L. Pendleton property as described in Document No. 202424007443 and also the property of Kathy Pendleton Haley as described in the Document No. 202424007442 The subject property lies in Wea Township, Tippecanoe County, Indiana. Survey data shown hereon is based on Tippecanoe County Section Corner Perpetuation Program (the south line of said quarter section being South 89°43'02" West). Bearing and distance relationships to found monumentation on the adjoining properties is shown on the attached plat for the purpose of establishing a history of monumentation; however, this plat does not represent a survey of said adjoining properties.
There may be differences with deed dimensions when compared with measured dimensions along the boundary lines shown hereon. In cases where the magnitude of these differences is less than the Relative Positional Accuracy stated in the following report and less than the uncertainty identified for the reference monumentation discussed in the following report, the differences may be considered insignificant and are shown only for the purposes of mathematical closure and are therefore not discussed below. When such differences are greater than said uncertainties or are the result of title discrepancies, they are generally discussed in more detail below as may be necessary for clarity of the lines established or reestablished this survey.
Unless otherwise noted on the attached plat or in the following report, there is no evidence of occupation along the boundary lines of the subject tract. When fences or other lines of occupation are shown on the plat, they have been located only at the ends or specific locations noted; therefore, for the purposes of this survey, such lines are assumed to run straight between said locations, but in actuality may slightly vary from such straight line.

SURVEY DATA UTILIZED FROM THE FOLLOWING SOURCES:

Copies of the surveys, plats, and information referenced either below or on the attached plat, were obtained from files and information at the following offices:

Tippecanoe County Highway Department: County Road Right-of-way plans, as applicable

Tippecanoe County Surveyor's Office: Section Corner Perpetuation Project Dossiers, Surveyor's Record Books A-F, Section Corner Perpetuation Research Files, County Section Corner Ties (prior to 1991), 1939, 1957, 1963 and other available aerial photos (as necessary), State Road Right-of-way plans, as applicable, Railroad Right-of-way and Track maps, as applicable, Drainage and Highway Map (showing legal open ditches and legal tile ditches)

Tippecanoe County Auditor's Office: Survey, parcelization, and subdivision plat files

Tippecanoe County Recorder's Office: Recorded surveys, parcelizations, and subdivision plats

Tippecanoe County Area Plan Commission: aerial photos (as necessary)

Tippecanoe County Management Information Technology Services: digital aerial photographs (as necessary)

Vester and Associates, Inc.: Surveys, parcelizations, and subdivision plats on file.

Copies of other private surveys were obtained if they were referred to on other surveys obtained from the above offices or were known to exist and could be located for copying purposes.

In accordance with the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code, the following observations and opinions are submitted with reference to the uncertainties in the locations of the lines and corners established on this survey as a result of:

1) Variance caused by the availability and condition of record monuments;

Section Corner monuments were found as per the Dossiers from the County Surveyor's Office and used to place the aliquot parts of the section, The uncertainty estimated for this resolution is 0.3'±.

2) The existing deeds and plats of record;

The adjoining deeds call for aliquot parts of the respective quarter sections. The county highway has a 30' right-of-way as per Document Number 8307661. The county highway also has a Perpetual Highway Easement as per Document Number 200909020369

3) The occupation or possession lines (fences, etc.) as related to the surveyed lines;

Visible evidence of occupation or possession lines were found as depicted on the attached plat and create the uncertainties (equivalent to the dimensions shown on the face of this survey) as noted.

4) The Relative Positional Accuracy of measurements;
The Relative Positional Accuracy of the lines and corners of this survey due to measurements is within the specifications for an Rural Survey (0.26 feet (79 millimeters) plus 200 parts per million)

NOTES

1) Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of overhead or underground containers or facilities that may affect the use or development of this tract.

2) No attempt was made as part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility, public service facility, or utility service lines to the property.

3) This survey does not represent a title search by Surveyor and was prepared without the benefit of a title commitment, abstract of title, or a title search prepared by a title company. There may be easements, restrictions and rights-of-way of record on this property that are not shown on the subject survey; therefore, this survey and any attached legal descriptions are subject to all easements, restrictions, and rights-of-way of record.

4) Every document of record reviewed and considered as a part of this survey is noted hereon. The plat and survey were prepared based upon research of the public records to determine the last deed of record for source of title for the subject and adjoining properties and is therefore subject to any statements of facts revealed by examination of prior deeds or other documents that may exist that would affect this parcel.

5) Since the date of this survey conditions may have occurred that are beyond the knowledge or control of the undersigned surveyor and may have altered the validity and circumstances shown or noted hereon.

LAND SURVEYOR'S CERTIFICATE

The undersigned, a Registered Land Surveyor of the State of Indiana does hereby certify that the attached plat and above legal description were prepared under his direct supervision, and to the best of his knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

CERTIFIED BY: ______________________ DATE: 11/12/2025
Patrick N Cunningham, PS #S0332

THIS PLAN IS VOID UNLESS SIGNED AND DATED

PATRICK N. CUNNINGHAM • REGISTERED NO. S0332 STATE OF INDIANA • LAND SURVEYOR •

FIELD WORK COMPLETION DATE: 09/02/2025

PREPARED FOR: Ricky L. Pendleton

TITLE HOLDER:	Ricky L. Pendleton	Kathy Pendleton Haley
	6215 South 300 East	3626 E 800 S
	Lafayette, Indiana 47909	Lafayette, Indiana 47909

AUDITOR'S KEY NUMBER: 79-11-35-400-003.000-030 and 79-11-35-400.004.000-030

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. Patrick N Cunningham

PREPARED BY: Patrick N Cunningham

NO.	REVISION:	DATE:
1		
2		
3		
4		
5		
6		
7		

A PART OF SOUTHEAST QUARTER OF THE SECTION 35, LOCATED IN WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

RICKY L. PENDLETON
6215 SOUTH 300 EAST
LAFAYETTE, IN 47909

BOUNDARY SURVEY

OFFICE LOCATION:
309 COLUMBIA STREET, SUITE 101
LAFAYETTE, INDIANA 47901
PHONE: (765) 742-6479
FAX: (765) 742-5271
http://www.vester.com

Vester and Associates Inc.
LAND SURVEYING AND ENGINEERING

OFFICE INFORMATION:
F:\PROJECTS\25XXX\25126\25126.dwg
DRAWING DATE: Nov. 12, 2025
DESIGN BY: JJW
DRAWN BY: AB
CHECKED BY: PNC
FIELD BOOK# SB 673

SHEET: **BNDY**

JOB NO: **25126**

SOFTWARE = 25.0s (LMS Tech), VERSION = V.162.0.0 (UNICODE), USER = jim, SYSTEM = Microsoft Windows NT Version 10.0 (x64), LOCATION = F:\PROJECTS\25XXX\25126\, FILENAME = 25126.dwg, PLOTTED = Wednesday, November 12, 2025 - 02:59:50.000 pm, LAYER = VP, COLOR = BYLAYER, LINETYPE = BYLAYER, WEIGHT = -1, TAB = BNDY, SCALE = 0, PS SCALE = 0, DIMSTYLE = 0_STD, ELEVATION = 0, INSERT BASE = 0,0,0, LINETYPE SCALE = 1, STYLE = ARIAL_090 @ 0.09, UCS ORIGIN = 0,0,0, UCS AXIS = 1.5707963, UCS X ROTATION = 1,0,0, UCS Y ROTATION = 0,1,0