

COUNTY OF WELLS, INDIANA

ORDINANCE NO. 2025- 13

AN ORDINANCE VACATING A PORTION OF A PLATTED PUBLIC WAY
IN THE TOWN OF LANCASTER, NOW KNOWN AS MURRAY,
WELLS COUNTY, INDIANA

WHEREAS, Brian Fennig & Michelle Fennig (jointly the "Petitioner") has filed a Petition to Vacate a Portion of a Public Way (hereinafter the "Petition") to vacate a portion of a platted public way as more particularly set forth in the Petition pursuant to Indiana Code 36-7-3-12, by delivery to the Wells County Attorney and Auditor of Wells County on or about October 7, 2025; and

WHEREAS, the Board of Commissioners of the County of Wells (hereinafter "Board"), in its legislative role, determined to hear this matter at a public hearing on November 3, 2025 pursuant to Ind. Code 36-7-3-12(c) (hereinafter the "Hearing"); and

WHEREAS, the Board, via the Wells County Auditor, have given the public notice and opportunity to be heard at the Hearing concerning the Petition as per legal notice appearing in the Bluffton News-Banner and Ossian Journal on October 16, 2025, which was delivered to the statutory recipients by certified mail on October 11, 2025 and October 13, 2025; and

WHEREAS, the Board did not receive any remonstrance or objection permitted under Ind. Code 36-7-3-13 prior to the public hearing; and

WHEREAS, the Board, has at the Hearing considered the Petition and the comments in relation thereto by all interested parties, including members of the community, and has determined that it is appropriate to grant the Petitioners' request; and

WHEREAS, it appears that all other requirements of Indiana law, both common law and statute (Ind. Code § 36-7-3-13(a)(1)-(4)), have been met in that the vacation will not:

FILED

NOV 04 2025

Lisa McCormick
WELLS COUNTY AUDITOR

- a. hinder the growth or orderly development of a unit or neighborhood in which it is located or to which it is contiguous;
- b. make access to lands by means of public way difficult or inconvenient;
- c. hinder the public's access to a church, school, or other public building or place; and
- d. hinder the use of a public way by a neighborhood in which it is located or to which it is contiguous.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS
OF THE COUNTY OF WELLS, INDIANA, THAT:**

Section 1. The following described portion of a platted public way in the Town of Lancaster, now known as Murray, Wells County, Indiana, (hereinafter "the Street") be vacated, to-wit:

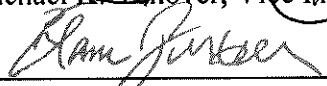
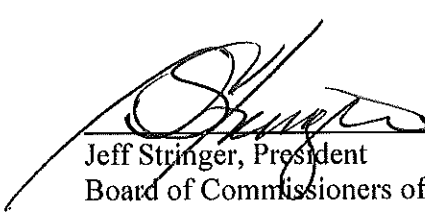
See Exhibit A for Legal Description
See Exhibit B for Survey Depiction

Section 2. This vacation of the Street does not deprive any public utility, if any, that is occupying and using all or part of the Street for the location and operation of its facilities, from the use of all or any part of the Street.

Section 3. The Petitioners shall reimburse the County for all costs incurred in providing the statutorily required notice of the Hearing to the Auditor.

Section 4. This Ordinance shall be in full force and effect upon passage by the Board of Commissioner of the County of Wells, subject to the rights of any aggrieved person to appeal the Ordinance pursuant to Ind. Code 36-7-3-12(f).

Passed by the Board of Commissioners of the County of Wells County, Indiana, this 3rd
day of November 2025, by the following vote:

	AYE	NAY	ABSENT
 Jeff Stringer, President	☒	☐	☐
 Michael K. Vanover, Vice President	☒	☐	☐
 Blake Gerber, Member	☒	☐	☐
 Jeff Stringer, President Board of Commissioners of the County of Wells			

Attest:


Lisa McCormick, Auditor of Wells County

This instrument prepared by the Wells County Attorney, Theodore T. Storer, Attorney No. 17576-02, Attorney at Law, 110 West Berry St. Ste. 1100, Fort Wayne, IN 46802. *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. /s/ Theodore T. Storer*

EXHIBIT A (legal description)

Tract 1 - 0.24 Acres (Wabash Street):

Part of the Southwest Quarter of Section 17, Township 27 North, Range 12 East of the Second Principal Meridian, Lancaster Township in Wells County, Indiana, also being part of the Plat of New Lancaster, now Murray, as recorded in Plat Book 2, Page 11 in the Office of the Recorder of Wells County, Indiana, and being based on an original survey by Corey A. McKinney, Indiana Professional Surveyor Number 22100029 of McKinney Land Surveying, Survey No. 4046, dated August 20, 2025, and being more particularly described as follows:

BEGINNING at a 5/8" bar with a "MCKINNEY LS22100029" identification cap marking the Northeast corner of Lot 31 in the Plat of New Lancaster (now Murray); thence South 88 degrees 34 minutes 09 seconds West (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 160.00 feet along the North line of said Lot 31 also being the South right-of-way line of Wabash Street to a 1" pipe at the Northwest corner of said Lot 31; thence North 01 degrees 08 minutes 06 seconds West, a distance of 66.00 feet to a 5/8" bar with a "MCKINNEY LS22100029" identification cap on the North right-of-way line of Wabash Street; thence North 88 degrees 34 minutes 09 seconds East, a distance of 160.00 feet along said North right-of-way line to a 5/8" rebar with a "HOEHN 87-0002" identification cap on the West right-of-way line of Main Street; thence South 01 degrees 08 minutes 06 seconds East, a distance of 66.00 feet along said West right-of-way line to the Point of Beginning. Containing 0.24 acres, more or less. Subject an existing storm line, and subject to easements of record.

Tract 2 - 0.28 Acres (Water Street):

Part of the Southwest Quarter of Section 17, Township 27 North, Range 12 East of the Second Principal Meridian, Lancaster Township in Wells County, Indiana, also being part of the Plat of New Lancaster, now Murray, as recorded in Plat Book 2, Page 11 in the Office of the Recorder of Wells County, Indiana, and being based on an original survey by Corey A. McKinney, Indiana Professional Surveyor Number 22100029 of McKinney Land Surveying, Survey No. 4046, dated August 20, 2025, and being more particularly described as follows:

Commencing at a 5/8" bar with a "MCKINNEY LS22100029" identification cap marking the Northeast corner of Lot 31 in the Plat of New Lancaster (now Murray); thence South 01 degrees 08

minutes 06 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 61.42 feet along the East line of said Lot 31 also being the West right-of-way line of Main Street to the Southeast corner of said Lot 31, said point being the POINT OF BEGINNING of the herein described tract; thence continuing South 01 degrees 08 minutes 06 seconds East, a distance of 70.58 feet along the West right-of-way line of Main Street to a 5/8" bar with a "MCKINNEY LS22100029" identification cap on the Southerly right-of-way line of Water Street; thence North 70 degrees 23 minutes 25 seconds West, a distance of 196.09 feet along said Southerly right-of-way line to a 5/8" bar with a "MCKINNEY LS22100029" identification cap; thence North 19 degrees 36 minutes 35 seconds East, a distance of 66.00 feet to a 5/8" bar with a "MCKINNEY LS22100029" identification cap at the Northwest corner of said Lot 31; thence South 70 degrees 23 minutes 25 seconds East, a distance of 171.09 feet along the Southwesterly line of said Lot 31 also being the Northerly right-of-way line of Water Street to the Point of Beginning. Containing 0.28 acres, more or less. Subject to easements of record.

Tract 3 - 0.20 Acres (Main Street):

Part of the Southwest Quarter of Section 17, Township 27 North, Range 12 East of the Second Principal Meridian, Lancaster Township in Wells County, Indiana, also being part of the Plat of New Lancaster, now Murray, as recorded in Plat Book 2, Page 11 in the Office of the Recorder of Wells County, Indiana, and being based on an original survey by Corey A. McKinney, Indiana Professional Surveyor Number 22100029 of McKinney Land Surveying, Survey No. 4046, dated August 20, 2025, and being more particularly described as follows:

BEGINNING at a 5/8" bar with a "MCKINNEY LS22100029" identification cap marking the Northeast corner of Lot 31 in the Plat of New Lancaster (now Murray); thence North 88 degrees 34 minutes 09 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 66.00 feet along the South right-of-way line of Wabash Street to the East right-of-way line of Main Street; thence South 01 degrees 08 minutes 06 seconds East, a distance of 132.00 feet along said East right-of-way line to a 5/8" bar with a "MCKINNEY LS22100029" identification cap at the Southwest corner of Lot 30 in the Plat of New Lancaster (now Murray); thence South 88 degrees 34 minutes 09 seconds West, a distance of 66.00 feet along the South line of the Plat of New Lancaster (now Murray) to a 5/8" bar with a "MCKINNEY LS22100029" identification cap on the West right-of-way line of Main Street; thence North 01 degrees 08 minutes 06 seconds West, a distance of 132.00 feet along said West right-of-way line to the Point of Beginning. Containing 0.20 acres,

more or less. Subject to easements of record.

Tract 4 - 0.02 Acres (Alley No. 8):

Part of the Southwest Quarter of Section 17, Township 27 North, Range 12 East of the Second Principal Meridian, Lancaster Township in Wells County, Indiana, also being part of the Plat of South Addition to New Lancaster, now Murray, as recorded in Plat Book 2, Page 2 in the Office of the Recorder of Wells County, Indiana, and being based on an original survey by Corey A. McKinney, Indiana Professional Surveyor Number 22100029 of McKinney Land Surveying, Survey No. 4046, dated August 20, 2025, and being more particularly described as follows:

Commencing at a 5/8" bar with a "MCKINNEY LS22100029" identification cap marking the Northeast corner of Lot 31 in the Plat of New Lancaster (now Murray); thence North 88 degrees 34 minutes 09 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 66.00 feet along the South right-of-way line of Wabash Street to the East right-of-way line of Main Street; thence South 01 degrees 08 minutes 06 seconds East, a distance of 132.00 feet along said East right-of-way line to a 5/8" bar with a "MCKINNEY LS22100029" identification cap at the Southwest corner of Lot 30 in the Plat of New Lancaster (now Murray), also being on the North right-of-way line of Alley Number 8 on the Plat of South Addition to New Lancaster (now Murray), said point being the POINT OF BEGINNING of the herein described tract; thence North 88 degrees 34 minutes 09 seconds East, a distance of 63.00 feet (Deed) along the South line of said Lot 30 also being along the North right-of-way line of said Alley Number 8 to the East line of an existing tract described in Deed Record 145, Page 900 in the Office of said Recorder; thence South 01 degrees 08 minutes 06 seconds East, a distance of 16.50 feet to a 5/8" bar with a "MCKINNEY LS22100029" identification cap on the South right-of-way line of said Alley Number 8; thence South 88 degrees 34 minutes 09 seconds West, a distance of 63.00 feet along said South right-of-way line to a 5/8" bar with a "MCKINNEY LS22100029" identification cap at the Northwest corner of Lot 66 in the Plat of South Addition to New Lancaster (now Murray); thence North 01 degrees 08 minutes 06 seconds West, a distance of 16.50 feet along to the Point of Beginning. Containing 0.02 acres, more or less. Subject to easements of record.

New Original Legal Descriptions

See Page 2.

Surveyor's Report

See Page 2.

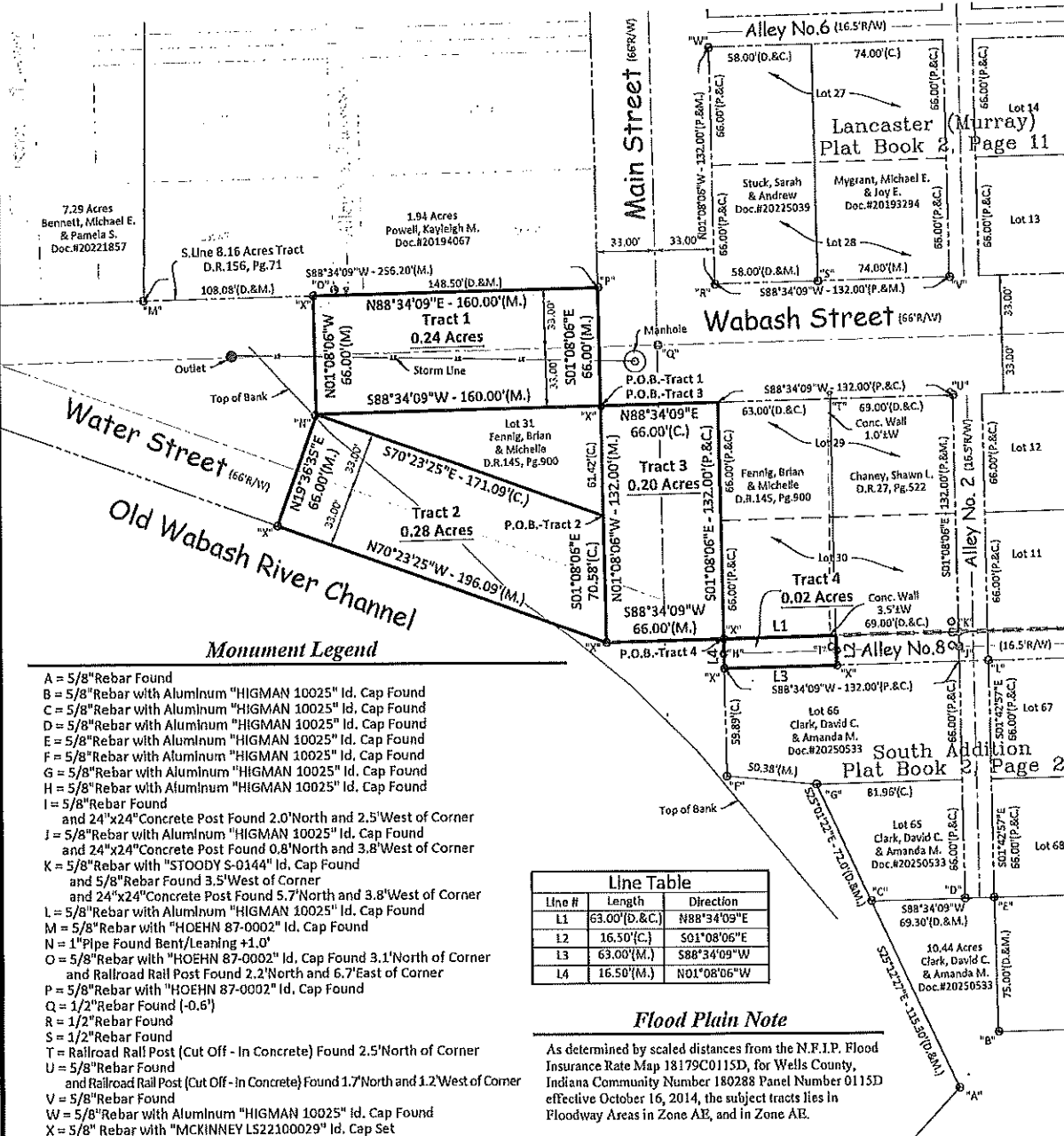
ORIGINAL SURVEY

EXHIBIT

B

North

Scale 1" = 60 ft
Bearing Basis: Indiana East SPC, 1983



Monument Legend

- A = 5/8" Rebar Found
B = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
C = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
D = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
E = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
F = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
G = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
H = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
I = 5/8" Rebar Found
and 24"x24" Concrete Post Found 2.0' North and 2.5' West of Corner
J = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
and 24"x24" Concrete Post Found 0.8' North and 3.8' West of Corner
K = 5/8" Rebar with "STOODY S-0144" Id. Cap Found
and 5/8" Rebar Found 3.5' West of Corner
and 24"x24" Concrete Post Found 5.7' North and 3.8' West of Corner
L = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
M = 5/8" Rebar with "HOEHN 87-0002" Id. Cap Found
N = 1" Pipe Found Bent/Leaning +1.0'
O = 5/8" Rebar with "HOEHN 87-0002" Id. Cap Found 3.1' North of Corner
and Railroad Rail Post Found 2.2' North and 6.7' East of Corner
P = 5/8" Rebar with "HOEHN 87-0002" Id. Cap Found
Q = 1/2" Rebar Found (-0.6')
R = 1/2" Rebar Found
S = 1/2" Rebar Found
T = Railroad Rail Post (Cut Off - In Concrete) Found 2.5' North of Corner
U = 5/8" Rebar Found
and Railroad Rail Post (Cut Off - In Concrete) Found 1.7' North and 1.2' West of Corner
V = 5/8" Rebar Found
W = 5/8" Rebar with Aluminum "HIGMAN 10025" Id. Cap Found
X = 5/8" Rebar with "MCKINNEY LS22100029" Id. Cap Set

Line Table

Line #	Length	Direction
L1	63.00'(D.&C.)	N88°34'09"E
L2	16.50'(C.)	S01°08'06"E
L3	63.00'(M.)	S88°34'09"W
L4	16.50'(M.)	N01°08'06"W

Flood Plain Note

As determined by scaled distances from the N.F.I.P. Flood Insurance Rate Map 18179C0115D, for Wells County, Indiana Community Number 180288 Panel Number 0115D effective October 16, 2014, the subject tracts lies in Floodway Areas in Zone AE, and in Zone AE.

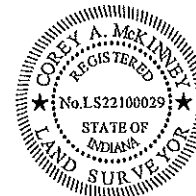
Legend

POB - Point of Beginning
M - Measured
C - Calculated
D - Deed
P - Plat
R - Recorded

Project # 4046 County: Wells Township: Lancaster
Sect./Twp./Rng.: Sect. 17, T27N, R12E Sub: Lancaster (Murray)
For: Fennig Drawn by: CAM Field Crew: JMH/CAM
Fieldwork Completed: May 16, 2025
IN WITNESS WHEREOF, I hereunto place my hand and seal
this 20th day of August, 2025.
Revised:
(CAD File Name: 4046.dwg)

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the Survey requirements of 865 IAC 1-12-1 thru 30.

Corey A. McKinney, P.S. No. LS22100029





CERTIFICATE OF SURVEY
IAC Title 865 Boundary Survey
5233 East 900 South, Keystone, IN 46759
Phone: (765) 499-0601
mckinneylandsurveying@gmail.com
www.mckinneylandsurveying.com

ORIGINAL SURVEY

New Original Legal Descriptions

Tract 1 - 0.24 Acres

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Tract 3 - 0.20 Acres

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Tract 4 - 0.02 Acres

Part of the Southwest Quarter of Section 17, Township 27 North, Range 12 East of the Second Principal Meridian, Lancaster Township in Wells County, Indiana, also being part of the Plat of South Addition to New Lancaster, now Murray, as recorded in Plat Book 2, Page 2 in the Office of the Recorder of Wells County, Indiana, and being based on an original survey by Corey A. McKinney, Indiana Professional Surveyor Number 22100029 of McKinney Land Surveying, Survey No. 4046, dated August 20, 2025, and being more particularly described as follows:

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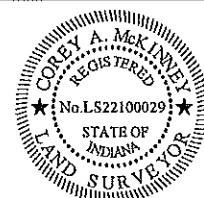
Legend

POB - Point of Beginning
M - Measured
C - Calculated
D - Deed
P - Plat
R - Recorded

Project # 4046 County: Wells Township: Lancaster
Sect./Twp./Rng.: Sect.17,T27N,R12E Sub: Lancaster (Murray)
For: Fenning Drawn by: CAM Field Crew: JMH/CAM
Fieldwork Completed: May 16, 2025
IN WITNESS WHEREOF, I hereunto place my hand and seal
this 20th day of August, 2025.
Revised:
(CAD File Name:4046.dwg)

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the Survey requirements of 865 IAC 1-12-1 thru 30.

Corey A. McKinney, P.S. No. LS22100029





Surveyor's Report

PURPOSE OF SURVEY:

The purpose of this survey was to create an original 0.24 acre tract from a portion of Wabash Street in the Plat of New Lancaster (now Murray), to create an original 0.28 acre tract from a portion of Water Street in the Plat of New Lancaster (now Murray), to create an original 0.20 acre tract from a portion of Main Street in the Plat of New Lancaster (now Murray), and to create an original 0.02 acre tract from a portion of Alley Number 8 in the Plat of South Addition to New Lancaster (now Murray). The Plat of New Lancaster (now Murray) being recorded in Plat Book 2, Page 11 in the Office of the Recorder of Wells County, Indiana, and the Plat of South Addition to New Lancaster (now Murray) being recorded in Plat Book 2, Page 2 in the Office of said Recorder.

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the below theory of location was based upon the following opinions and observations a result of uncertainties in lines and corners because of the following:

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:

Monuments that were recovered and/or set are shown on the survey drawing and listed on the survey on the monument legend.

BASIS OF BEARING:

The basis of bearing for this survey is a geodetic grid bearing based on the Indiana East State Plane Coordinate System of 1983.

DISCREPANCIES IN MEASUREMENTS:

Monuments were found within the Relative Positional Accuracy for the use of the property. Monument's locations that were not shown in relation to the theoretical corner. Measured and calculated distances are shown in relation to each line.

OCCUPATION OR POSSESSION LINES

There was no uncertainty created by visible occupation lines (fences, hedge rows, etc.) that was evident at the time of the survey.

CLARITY OR AMBIGUITY OF DESCRIPTIONS

There were no ambiguities found within the legal descriptions used for the survey.

Documents used include:

- 1) Deed Record 145, Page 900
- 2) Document Number 20190467
- 3) Document Number 20221857
- 4) Document Number 20225039
- 5) Document Number 20191294
- 6) Deed Record 27, Page 522
- 7) Document Number 20250333
- 8) Plat of New Lancaster (now Murray) - Plat Book 2, Page 11
- 9) Plat of South Addition to New Lancaster (now Murray) - Plat Book 2, Page 2.
- 10) Stoddy Associates Survey Number 7335 dated August 27, 1992

RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS

Based on the use of the property (commercial property, industrial property, condominiums, townhouses, apartments, multifamily developments-- single family residential subdivision lots--real estate lying in rural areas) the acceptable relative positional accuracy is rural survey 0.26 feet (79 millimeters) plus 200 ppm.

THEORY OF LOCATION:

The boundaries of Tract 1 were established by the following:

- The North line was established in accordance with the North right-of-way line of Wabash Street, which was defined by the recovery of found monuments identified as "M," "P," "R," "S," and "V" on the survey drawing.
- The South line was established by the recovery of found monuments "N" and "U," which define the South right-of-way line of Wabash Street. This line is also parallel with the aforementioned North right-of-way line at a plat distance of 66 feet to the South.
- The East line was established in accordance with the West right-of-way line of Main Street. This line was defined by the recovery of found monument "P" and is also parallel to the East right-of-way line of Main Street at a plat distance of 66 feet to the West. The East right-of-way line of Main Street was defined by found monuments "W," "R," "H," and "F."
- The West line was established on this survey to meet the owner's specifications.

The boundaries of Tract 2 were established by the following:

- The East line was established in accordance with the West right-of-way line of Main Street. This line was defined by the recovery of found monument "P" and is also parallel to the East right-of-way line of Main Street at a plat distance of 66 feet to the West. The East right-of-way line of Main Street was defined by found monuments "W," "R," "H," and "F."
- The Northernly line was established by the Northernly right-of-way line of Water Street, which also serves as the Southwesterly line of Lot 31.
- The South line was established by the South right-of-way line of Water Street. The Water Street right-of-way was defined by the recovery of found monument "N" at the Northwesterly corner of Lot 31, and by the intersection of the West line of Main Street and the South line of the Plat of New Lancaster (now Murray) at its Southeastly corner.
- The West line was established on this survey to meet the owner's specifications.

The boundaries of Tract 3 were established by the following:

- The North line was established in accordance with the South right-of-way line of Wabash Street, which was defined by the recovery of found monuments "N" and "U." This line is also parallel with the North right-of-way line of Wabash Street at a plat distance of 66 feet to the South. The North right-of-way line was defined by found monuments "M," "P," "R," "S," and "V."
- The East line was established by the recovery of found monuments "W," "R," "H," and "F" which define the East right-of-way line of Main Street.
- The West line was established in accordance with the West right-of-way line of Main Street, which was defined by the recovery of found monument "P." This line is also parallel with the East right-of-way line of Main Street at a plat distance of 66 feet to the West.
- The South line was established by the recovery of found monument "K," which defines the South line of the Plat of New Lancaster (now Murray). This line is also parallel with the South right-of-way line of Wabash Street at a plat distance of 132 feet to the South.

The boundaries of Tract 4 were established by the following:

- The West line was established by the Northernly extension of the West line of Lot 66 in the Plat of South Addition to New Lancaster (now Murray). This line was defined by the recovery of found monuments "W," "R," "H," and "F."
- The North line was established by the North line of Alley Number 8 in the Plat of South Addition to New Lancaster (now Murray), which also serves as the South line of the Plat of New Lancaster (now Murray). This line was defined by the recovery of found monument "K" and is also parallel with the South right-of-way line of Wabash Street at a plat distance of 132 feet to the South.
- The East line was established by the Southernly extension of the East line of an existing tract described in Deed Record 145, Page 900. This line is parallel with the East right-of-way line of Main Street at a deed distance of 63.00 feet to the East.
- The South line was established by the South right-of-way line of Alley Number 8, which also serves as the North line of Lot 66 in the Plat of South Addition to New Lancaster (now Murray). This line was defined by the recovery of found monument "L" and is also parallel with the North right-of-way line of Alley Number 8 at a plat distance of 16.5 feet to the South.

NOTES:

- Survey monuments set this survey are 5/8" steel rebar stakes with a "McKinney LS22100029" identification caps in unpaved areas and Mag Nails with "McKinney LS22100029" identification rings in paved areas. All survey monuments are within 0.3% of the ground surface, unless otherwise noted.
- The significant digits shown on this survey is used only to minimize ambiguities and errors based on rounding. No dimension shown on the survey should be interpreted to be of greater accuracy than either the Relative Positional Accuracy as stated within this report or uncertainties/ambiguities from the original survey of the subject parcel.
- The commitment for title insurance or a title search was not provided or completed at the time of this report, nor did the surveyor perform a title search. An abstract or title search may reveal additional information affecting the Certificate of Survey and this report. McKinney Land Surveying has made no independent search of facts that an accurate and current title search may disclose.
- Since the last date of field work of this survey, conditions beyond the knowledge or control of McKinney Land Surveying may have altered the validity and circumstances shown or noted hereon.
- This survey is the opinion of a licensed land surveyor in the State of Indiana as to the true location of the boundary lines of the subject tract. This opinion is based on a careful evaluation of the subject tract's and surrounding tract's legal descriptions, deeds, physical evidence recovered during the survey field work, prior recorded and recovered surveys, land surveying principals, logic, experience, and other information available from public records. Because of all this, it is possible another surveyor may arrive at a differing conclusion, resulting in them having a different opinion of the location of the boundary lines.
- A survey cannot resolve uncertainties in the position of the original boundary lines, but simply show where the location of said boundary lines are located based upon the land surveyor's opinion. Only courts of law may establish property lines.
- Unwritten rights affecting the subject parcel may be present, including unwritten rights associated with uncertainties in occupation or possession. This survey and report does not investigate the possibility of unwritten rights.
- No statement made by any employee or agent of McKinney Land Surveying is valid unless written herein.
- This survey is valid only with original signature and seal, full payment of invoice, and complete with all pages of survey. The information shown on the survey documents is intended for this transaction only as dated on said survey documents.
- Certification is made to the original purchaser of the survey and is not transferable to additional parties or subsequent owners.
- Any reuse without written verification and adaptation by the land surveyor for the specific purpose intended will be at the users' sole risk and without liability or legal exposure to the land surveyor.
- I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law, Corey A. McKinney.

Legend

POB - Point of Beginning
M - Measured
C - Calculated
D - Deed
P - Plat
R - Recorded

Project # 4046 County: Wells Township: Lancaster
Sect./Twp./Rng.: Sect. 17, T27N, R12E Sub: Lancaster (Murray)
For: Pennig Drawn by: CAM Field Crew: JMH/CAM
Fieldwork Completed: May 16, 2025
IN WITNESS WHEREOF, I hereunto place my hand and seal
this 20th day of August, 2025.

Revised:

(CAD File Name: 4046.dwg)

I hereby certify that to the best of my knowledge and belief this plat and description accurately represents a survey conducted under my direct supervision and executed according to the Survey requirements of 865 IAC 1-12-1 thru 30.

Corey A. McKinney, P.S. No. LS22100029

