

DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS

APPLICATION FOR APPEAL

Jurisdiction: (Check One)

☐ Delaware County

☒ City of Muncie

Submitted: August 27, 2025

Case No.: BZA 37-25

(1) Applicant: Jerald L. Morgan

Address: P.O Box 187 Parker City, IN 47368 Phone: _____

(2) Applicant's Status: (Check the appropriate response)

☐ (a) The applicant's name is on the deed to the property.

☐ (b) The applicant is the contract owner of the property.

☒ (c) Other: Power of Attorney

(3) If Item (2)(c) is checked, please complete the following:

Owner of the property involved: Jerald L. Morgan, Kathryn Guthrie, Denise Dockery, and Lori Crabtree

Owner's address: _____

(4) Record of Ownership:

Deed Book No.: See attached

Page: _____

Purchase Date: _____

Legal Description: (From the Deed or Abstract)

See Attached

(5) Common Address of the Property Involved: (Give full street address. If no address, give geographic location such as s. side of CR 400S, 500' west of SR 3).

South Side of McGalliard Rd.
Across from Bellaire Ave.

4.

Deed Record 1977 page 5418 date 10/14/1977

Deed Record 1984 page 4083 date 11/20/1984

Instrument# 2007R04657 date 1/31/2007

Instrument# 2007R09480 date 4/5/2007

Instrument# 2018R11733 date 9/13/2018

Instrument# 2022R02170 date 2/9/2022

Instrument# 2022R11347 date 7/27/2022

(6) Type of Appeal: (Check the appropriate response)

☐ (a) Request for an Appeal from the Decision of the Administrative Zoning Officer according to Article XXXII, Section 5-B-1. (Attach a copy of said decision/ruling).

☐ (b) Request for a Special Use according to Article XXXII, Section 5-B-2.

☒ (c) Request for a Variance according to Article XXXII, Section 5-B-3.

(7) State explanation of requested Appeal: (State what you want to do and cite the Article and Section of the Ordinance which applies and/or creates the need for this Appeal.)

Request for a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXX, Section 6. F, to allow the removal of 70 mature trees without replacement at a 2:1 ratio for a new business development, in a business zone.

(8) State reasons supporting the Appeal: (If filing for a variance, refer to the attached sheet entitled "Hardship Variance" for explanation/guidance.)

We are requesting a variance from Article 30 Section 7 to not meet the requirement for replacement trees. This parcel is heavily wooded and it is not feasible to for us to accomplish the 2 to 1 ratio with 70 trees being removed.

(9) Present Zoning of the property: (Give exact classification)

BV- Variety Business

(10) Present use of the property:

Woods and Wetlands

(11) Describe the proposed use of the property:

Gas Station and self storage units

(12) Is the property:

☒ Owner Occupied

☐ Renter Occupied

☐ Other: _____

- (13) Has the Applicant provided stamped, addressed envelopes to send notices of this Appeal to all property owners within 300 feet? yes

Has the Applicant discussed this Appeal with these owners personally? Yes

If answer is "YES", give their attitudes toward the proposal.

Owners were favorable.

- (14) Are there any restrictions, laws, covenants, governing the property which would prohibit its use for the purpose specified in this application? If answer is "YES", attach a copy.

No

- (15) Has work for which this application is being filed already started? If answer is "YES", give details.

No

- (16) Has there been any previous appeal filed in connection with this property? If answer is "YES", give the date and the decision of the appeal.

No

- (17) If the Appeal is granted, when will work commence?

Immediately

When will it be completed?

2 years

- (18) If the Appeal is granted, who will operate and/or use the proposed improvement for which this application has been filed?

Owner

AFFIDAVIT

(I or We) Jerald L Morgan

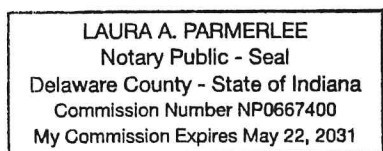
TYPE NAME(S) OF SIGNATORIES

being duly sworn depose and say that (I or We) (am or are) the (owner[s]) (contract owner[s]) of property involved in this application and that the foregoing signatures, statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of (my or our) knowledge and belief.

SIGNATURES:

Jerald L. Morgan

Subscribed and sworn to before me this 27th day of Aug, 20 25.



Laura A. Parmerlee
Notary Public

5/22/2031

Commission Expires

Resident of Delaware County

State of Indiana

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was filed with the office of the Delaware-Muncie Metropolitan Board of Zoning Appeals in accordance with all the formal requirements and procedures.

If properly advertised by the applicant, the application will be heard in public

hearing on the 25 day of September, 20 25.

Signed:

[Signature]

Date:

9-8-25

Log In: r1public

eAssessor eAuditor eTreasurer eOffice

Quick Search

BM

11-02-100-005.000-003 2024 MORGAN JERALD L & KATHRYN GUTHRIE — AS OF 7/27/22 2000 BLK E MCGALLIARD RD RE

Parcel Search

-Parcel Info

--Owners

--Sales

--Deductions

--Tax Display

--Error Correction

--Judgment Info

--Property Listing

--Surplus

--AV Change

Owner Information

Name 1: MORGAN JERALD L & KATHRYN GUTHRIE

Name 2: & LORI CRABTREE & DENISE DOCKERY

Name 3: & JERALD L MORGAN & JERALD L MORGAN

Name 4:

Address 1: PO BOX 187

Address 2:

City: Parker City

State:

Zip: 47368

Phone:

Account No: 205497

Email:

Notes:

Gvmt Emp:

Gvmt Agency:

Agency Note:

Gvmt Agency2:

Agency Note2:

Audit

Created By:

Created On: 7/27/2022 3:51:29 PM

Modified By:

Modified On:

File Number: 20241408

POWER OF ATTORNEY

I, Lori Crabtree do hereby constitute and appoint Jerald L. Morgan as my true and lawful Attorney-in-Fact with general authority to act on my behalf with respect to the following matters:

1. Real property transactions (I.C. 30-5-5-2)
2. Banking transactions (I.C. 30-5-5-5)

as they relate to the following described property in Delaware County, Indiana:

SEE EXHIBIT "A" ATTACHED HERETO

I hereby reserve the right of revocation; however, this Power of Attorney shall continue in full force and effect until I have executed and recorded in the Delaware County Recorder's Office a written revocation hereof.

I relieve all persons dealing with my said Attorney-in-Fact from determining the proper application of any money or other property received by my said Attorney-in-Fact on my behalf. I hereby ratify and confirm all that my said Attorney-in-Fact shall do by virtue hereof. Further, I agree to indemnify and hold harmless any person who, in good faith, acts under this Power of Attorney or transacts business with my Attorney-in-Fact in reliance upon this Power of Attorney, without actual knowledge of its revocation.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

IN WITNESS WHEREOF, I have signed this instrument this 26 day of August, 2025.

Lori Crabtree
Lori Crabtree

State of Indiana, Delaware County, SS:

Before me the undersigned, a Notary Public in and for said County and State, this 26 day of August, 2025 came Lori Crabtree, and acknowledged the execution of the foregoing instrument.

Crystal Walls
Notary Public

My Commission Expires: 08/03/2031
County of Residence: Delaware

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. James W. Trulock, Attorney-at-Law

This instrument prepared by James W. Trulock, Attorney-at-Law



Crystal Walls, Notary Public
Delaware County, State of Indiana
Commission No: NP0750612
My Commission Expires 08/03/2031

File Number: 20241408

POWER OF ATTORNEY

I, Denise Dockery do hereby constitute and appoint Jerald L. Morgan as my true and lawful Attorney-in-Fact with general authority to act on my behalf with respect to the following matters:

1. Real property transactions (I.C. 30-5-5-2)
2. Banking transactions (I.C. 30-5-5-5)

as they relate to the following described property in Delaware County, Indiana:

SEE EXHIBIT "A" ATTACHED HERETO

I hereby reserve the right of revocation; however, this Power of Attorney shall continue in full force and effect until I have executed and recorded in the Delaware County Recorder's Office a written revocation hereof.

I relieve all persons dealing with my said Attorney-in-Fact from determining the proper application of any money or other property received by my said Attorney-in-Fact on my behalf. I hereby ratify and confirm all that my said Attorney-in-Fact shall do by virtue hereof. Further, I agree to indemnify and hold harmless any person who, in good faith, acts under this Power of Attorney or transacts business with my Attorney-in-Fact in reliance upon this Power of Attorney, without actual knowledge of its revocation.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

IN WITNESS WHEREOF, I have signed this instrument this 24 day of August, 2025.

Denise Dockery
Denise Dockery

State of Indiana, Allen County, SS:

Before me the undersigned, a Notary Public in and for said County and State, this 24th day of August, 2025 came Denise Dockery, and acknowledged the execution of the foregoing instrument.

Kathleen A. Fahlsing
Notary Public

My Commission Expires: 12/12/2027
County of Residence: Allen

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. James W. Trulock, Attorney-at-Law

This instrument prepared by James W. Trulock, Attorney-at-Law

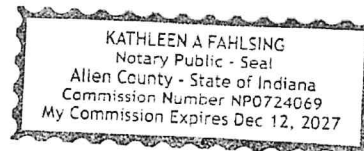


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana, described as follows: Commencing at the Northwest corner of the fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East; thence North 89 degrees 28 minutes 50 seconds East 1597.04 feet (assumed bearing) along the North line of said Quarter Section; thence South 00 degrees 07 minutes 30 seconds East 60.00 feet parallel with the West line of said Quarter Section to the point of beginning; thence North 89 degrees 28 minutes 50 seconds East 1040.39 feet to a 5/8 inch rebar on the East line of said Quarter Section; thence South 00 degrees 31 minutes 56 seconds East 763.70 feet along said East line to a 5/8 inch rebar; thence North 89 degrees 42 minutes 30 seconds East 1045.80 feet; thence North 00 degrees 07 minutes 30 seconds West 759.65 feet to the point of beginning, containing 18.24 acres, more or less.

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana, described as follows: Commencing at the Northwest corner of the fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East; thence North 89 degrees 28 minutes 50 seconds East 1597.04 feet (assumed bearing) along the North line of said Quarter Section; thence South 00 degrees 07 minutes 30 seconds East 60.00 feet parallel with the West line of said Quarter Section to the point of beginning; thence North 89 degrees 28 minutes 50 seconds East 1040.39 feet to a 5/8 inch rebar on the East line of said Quarter Section; thence South 00 degrees 31 minutes 56 seconds East 763.70 feet along said East line to a 5/8 inch rebar; thence North 89 degrees 42 minutes 30 seconds East 1045.80 feet; thence North 00 degrees 07 minutes 30 seconds West 759.65 feet to the point of beginning, containing 18.24 acres, more or less.

File Number: 20241408

POWER OF ATTORNEY

I, Kathryn Guthrie do hereby constitute and appoint Jerald L. Morgan as my true and lawful Attorney-in-Fact with general authority to act on my behalf with respect to the following matters:

1. Real property transactions (I.C. 30-5-5-2)
2. Banking transactions (I.C. 30-5-5-5)

as they relate to the following described property in Delaware County, Indiana:

SEE EXHIBIT "A" ATTACHED HERETO

I hereby reserve the right of revocation; however, this Power of Attorney shall continue in full force and effect until I have executed and recorded in the Delaware County Recorder's Office a written revocation hereof.

I relieve all persons dealing with my said Attorney-in-Fact from determining the proper application of any money or other property received by my said Attorney-in-Fact on my behalf. I hereby ratify and confirm all that my said Attorney-in-Fact shall do by virtue hereof. Further, I agree to indemnify and hold harmless any person who, in good faith, acts under this Power of Attorney or transacts business with my Attorney-in-Fact in reliance upon this Power of Attorney, without actual knowledge of its revocation.

This Power of Attorney shall not be affected by my subsequent disability or incompetence.

IN WITNESS WHEREOF, I have signed this instrument this 27 day of Aug., 2025.

Kathryn L. Guthrie
Kathryn Guthrie

State of FLORIDA, COLLIER County, SS:

Before me the undersigned, a Notary Public in and for said County and State, this 27 day of AUGUST, 2025 came Kathryn Guthrie, and acknowledged the execution of the foregoing instrument.

My Commission Expires: 08/22/26
County of Residence: USA

[Signature]
Notary Public

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. James W. Trulock, Attorney-at-Law

This instrument prepared by James W. Trulock, Attorney-at-Law



EXHIBIT "A"
LEGAL DESCRIPTION

A part of the fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana, described as follows: Commencing at the Northwest corner of the fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East; thence North 89 degrees 28 minutes 50 seconds East 1597.04 feet (assumed bearing) along the North line of said Quarter Section; thence South 00 degrees 07 minutes 30 seconds East 60.00 feet parallel with the West line of said Quarter Section to the point of beginning; thence North 89 degrees 28 minutes 50 seconds East 1040.39 feet to a 5/8 inch rebar on the East line of said Quarter Section; thence South 00 degrees 31 minutes 56 seconds East 763.70 feet along said East line to a 5/8 inch rebar; thence North 89 degrees 42 minutes 30 seconds East 1045.80 feet; thence North 00 degrees 07 minutes 30 seconds West 759.65 feet to the point of beginning, containing 18.24 acres, more or less.

Note: Use of this form constitutes practice of law and is limited to practicing lawyers.

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Don E. Marsh and C. Alan Marsh

of Delaware County, in the State of Indiana, ("Grantor")

AND WARRANT to Lewis G. Morgan, Jerald L. Morgan and Kenneth Eaton

of Delaware County, in the State of Indiana, for the sum of One and no/100 Dollars (\$ 1.00) and other

valuable consideration, the receipt of which is hereby acknowledged, the following described real

estate in Delaware County, in the State of Indiana: A part of the fractional Northwest quarter of Section Two (2), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to-wit:- Beginning at a point Six hundred sixty-one and sixty-three hundredths (661.63) feet East and Sixty (60.0) feet South of the Northwest corner of said fractional Northwest quarter and running thence South parallel with the West line of said fractional Northwest quarter Four hundred sixty-five and forty-three hundredths (465.43) feet; thence deflecting to the Left Ninety degrees ten minutes (90°10') and running East parallel with the South line of said fractional Northwest quarter Eight hundred twenty-five (825.0) feet; thence deflecting to the right Ninety degrees ten minutes (90°10') and running South Ten hundred fifty-six (1056.0) feet to the South line of said fractional Northwest quarter; thence East on said South line Eleven hundred fifty-six and fifty-eight hundredths (1156.58) feet to the Southeast corner of said fractional Northwest quarter; thence North on the East line of said fractional Northwest quarter Fifteen hundred twenty-nine and sixty-two hundredths (1529.62) feet to a point Sixty (60.0) feet South of the Northeast corner of said fractional Northwest quarter; thence West parallel and Sixty (60.0) feet South of the North line of said fractional Northwest quarter Nineteen hundred seventy-seven and seventy-five hundredths (1977.75) feet to the point of beginning, containing 49.330 acres, more or less.

A strip of land Thirty (30.0) feet of equal width off of the entire most Westerly side of the above described tract is hereby reserved for public highway purposes. *pb*

The grantees herein assume and agree to pay the 1977 taxes, due and payable in May 1977 and thereafter.

Subject to all easements and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 7th day of

October, 19 77

Signature Don E. Marsh (SEAL)

Printed Don E. Marsh

Signature C. Alan Marsh (SEAL)

Printed C. Alan Marsh

STATE OF INDIANA

COUNTY OF DELAWARE

SS: Jerry L. Thornburg
Notary Public

Before me, a Notary Public in and for said County and State, personally appeared

Don E. Marsh and C. Alan Marsh

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 7th day of October, 19 77

My commission expires

June 28, 1981

Signature Edith L. Zink

Printed Edith L. Zink, Notary Public

This instrument was prepared by Kenneth P. Schuck, attorney at law.

Return to: 2806 E. McMillan Rd. Lewis G. Morgan

Only entered for taxation Oct 14, 1977
JERRY L. THORNBURG, Auditor, Filed for Record
Oct 14, 1977 at 10:30 year 1977
Pages 54 Fee \$ 2.50 paid.

Don E. Marsh RDC

Send tax statements to:

1-4
IN TITLE
4P

Duly Entered for Taxation
Transfer Fees \$ 5.00

SEP 13 2018

Stan G. Cinguff
Delaware County Auditor

2018R11733
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
09/13/2018 02:32 PM
REC FEE 25.00
PAGES: 4

PERSONAL REPRESENTATIVE'S DEED

JERALD L. MORGAN, as personal representative of the estate of **LEWIS G. MORGAN**, deceased, which estate is under unsupervised administration with the Circuit Court of Delaware County, Indiana, under Cause Number 18DO1-0704-EU-076, and by virtue of the powers give to personal representatives under Indiana law, for one dollars (\$1.00) and other good and sufficient consideration, conveys and quitclaims an undivided one-third (1/3) interest to **KATH^{II}RYN GUTHRIE, JUDITH HOYT, DENISE DOCKERY and JERALD L. MORGAN** as tenants in common, the following described real estate in Delaware County, State of Indiana, to-wit:

See the attached Exhibit "A".

18-11-02-100-005.000.003

Subject to easements, restrictive agreements and rights of way of record.
Subject to any state of facts an accurate survey would reveal.

Grantor represents and warrants that this transfer, and the real estate which is the subject thereof, is not subject to the requirements of the Indiana Responsible Property Transfer Law, I.C. 13-7-22.5.

Grantor herein further certifies that all Federal Estate Taxes due and Indiana Inheritance Taxes have been paid.

IN WITNESS WHEREOF, the said **JERALD L. MORGAN**, as personal representative of the estate of **LEWIS G. MORGAN**, has hereunto set his hand and seal this 17 day of November, 2008.



EXHIBIT "A"

A part of the fractional Northwest quarter of Section Two (2), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to-wit:- Beginning at a point Six hundred sixty-one and sixty-three hundredths (661.63) feet East and Sixty (60.0) feet South of the Northwest corner of said fractional Northwest quarter and running thence South parallel with the West line of said fractional Northwest quarter Four hundred sixty-five and forty-three hundredths (465.43) feet; thence deflecting to the Left Ninety degrees ten minutes (90°10') and running East parallel with the South line of said fractional Northwest quarter Eight hundred twenty-five (825.0) feet; thence deflecting to the right Ninety degrees ten minutes (90°10') and running South Ten hundred fifty-six (1056.0) feet to the South line of said fractional Northwest quarter; thence East on said South line Eleven hundred fifty-six and fifty-eight hundredths (1156.58) feet to the Southeast corner of said fractional Northwest quarter; thence North on the East line of said fractional Northwest quarter Fifteen hundred twenty-nine and sixty-two hundredths (1529.62) feet to a point Sixty (60.0) feet South of the Northeast corner of said fractional Northwest quarter; thence West parallel and Sixty (60.0) feet South of the North line of said fractional Northwest quarter Nineteen hundred seventy-seven and seventy-five hundredths (1977.75) feet to the point of beginning, containing 49.330 acres more or less.

A strip of land Thirty (30.0) feet of equal width off of the entire most Westerly side of the above described tract is hereby reserved for public highway purposes.

Except for the following:

A part of the fractional Northwest Quarter of Section 2 Township 20 North Range 10 East, more particularly described as follows, to-wit:

Beginning at a point six hundred sixty one and sixty three hundredths (661.63) feet East and sixty (60.0) feet South of the Northwest

Corner of the said Fractional Northwest Quarter and thence South parallel with the West line of the said Fractional Northwest Quarter four hundred sixty five and forty three hundredths (465.43) feet; thence East deflecting to the left 90°-10'-00" and running East parallel with the South line of the said Fractional Northwest Quarter nine hundred thirty five and forty one hundredths (935.41) feet; thence North with a deflection angle to the left 89°-50'-00" four hundred sixty five and forty three hundredths (465.43) feet to a point sixty (60.0) feet South of the North line of the said Fractional Northwest Quarter; thence West parallel with the North line of the said Fractional Northwest Quarter nine hundred thirty five and forty one hundredths (935.41) feet to the point of beginning. Estimated to contain 10.000 acres, more or less. Subject to a strip of land thirty (30.0) feet of equal width off of the entire West side of the above described tract is hereby reserved for public highway purposes.

And also excepting:

A part of the Fractional Northwest quarter of Section Two (2), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to-wit:- Beginning at a point which point is established as follows. Beginning at the Northwest corner of said Fractional Northwest quarter and running thence East on the North line thereof Six hundred sixty-one and sixty-three hundredths (661.63') feet; thence deflecting to the Right Ninety degrees Twenty-five minutes (90°25') and running South Five hundred twenty-five and forty-three hundredths (525.43') feet; thence deflecting to the Left Ninety degrees ten minutes (90°10') and running East parallel with the South line of said Fractional Northwest quarter Eight hundred twenty-five (825.0') feet to the point of beginning of the Tract hereafter described; thence running East on the last above described line One hundred ten and forty-one hundredths (110.41') feet; thence deflecting to the Right Ninety degrees ten minutes (90°10') and running South Two hundred ninety (290.0') feet; thence deflecting to the Right Eighty-nine degrees fifty minutes (89°50') and running West parallel with the South line of said Fractional Northwest quarter One hundred ten and forty-one hundredths (110.41') feet; thence deflecting to the Right Ninety degrees ten minutes (90°10') and running North Two hundred ninety (290.0') feet to the point of beginning, containing 0.735 acres more or less.

Bales &
Alexander

2P

2022R02170
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
02/09/2022 01:45 PM
REC FEE 25.00
PAGES: 2
RECORDED AS PRESENTED

Mail Tax Statements To Grantee At: 2391 North 900 West, Parker City, IN 47368

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE WITNESSETH, that Lori Crabtree is the personal representative of the estate of Judith Hoyt, deceased. This estate is pending as Cause Number 68C01-2106-EU-000076 in Randolph County, Indiana. This personal representative, by virtue of the power given a personal representative under Indiana Law, HEREBY DISTRIBUTES to Lori Crabtree a 1/12 interest in the following real estate in Delaware County, Indiana:

A part of the fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana described as follows:
Commencing at the Northwest corner of the fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East; thence North 89 degrees 28 minutes 50 seconds East 1597.04 feet (assumed bearing) along the North line of said quarter section; thence South 00 degrees 07 minutes 30 seconds East 60.00 feet parallel with the West line of said quarter section to the point of beginning; thence North 89 degrees 28 minutes 50 seconds East 1040.39 feet to a 5/8 inch rebar on the East line of said quarter section; thence South 00 degrees 31 minutes 56 seconds East 763.70 feet along said East line to a 5/8 inch rebar; thence North 89 degrees 42 minutes 30 seconds East 1045.80 feet; thence North 00 degrees 07 minutes 30 seconds West 759.65 feet to the point of beginning, containing 18.24 acres, more or less.
Parcel Number: 18-11-02-100-005.000-003.

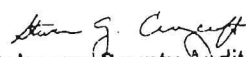
IN WITNESS WHEREOF, the undersigned personal representative has executed this Personal Representative's Deed this 1st day of February 2022.



(Lori Crabtree) Personal Representative of
The Estate of Judith Hoyt

Duly Entered for Taxation
Transfer Fees \$ 10.00

FEB 09 2022


Delaware County Auditor



09163

DEED 1984 4083

PERSONAL REPRESENTATIVE'S DEED

Zola Eaton, as personal representative of the estate of Kenneth Eaton, deceased, an unsupervised estate in the Superior Court of Henry County, Cause Number S81-P76, by virtue of power and authority granted under the Indiana Code, hereby distributes and conveys an undivided one-ninth (1/9) interest to each of the following persons

Susan Eaton Hopper of St. Paul, Minnesota

Steven R. Eaton of New Castle, Indiana

Zola Eaton of New Castle, Indiana

in the following described real estate located in Delaware County, Indiana:

A part of the fractional Northwest quarter of Section Two (2), Township Twenty (20) north, Range Ten (10) East, more particularly described as follows, to-wit: Beginning at a point Six hundred sixty-one and sixty-three hundredths (661.63) feet East and Sixty (60.0) feet South of the Northwest corner of said fractional Northwest quarter and running thence South parallel with the West line of said fractional Northwest quarter Four hundred sixty-five and forty-three hundredths (465.43) feet; thence deflecting to the Left Ninety degrees ten minutes (90° 10') and running East parallel with the South line of said fractional Northwest quarter Eight hundred twenty-five (825.0) feet; thence deflecting to the right Ninety degrees ten minutes (90° 10') and running South Ten hundred fifty-six (1056.00) feet to the South line of said fractional Northwest quarter; thence East on said South line Eleven hundred fifty-six and fifty-eight hundredths (1156.58) feet to the Southeast corner of said fractional Northwest quarter; thence North on the East line of said fractional Northwest quarter Fifteen hundred twenty-nine and sixty-two hundredths (1529.62) feet to a point Sixty (60.0) feet South of the Northeast corner of said fractional Northwest quarter; thence West parallel and Sixty (60.0) feet South of the North line of said fractional Northwest quarter Nineteen hundred seventy-seven and seventy-five hundredths (1977.75) feet to the point of beginning, containing 49.330 acres, more or less.

A strip of land Thirty (30.0) feet of equal width off of the entire most Westerly side of the above described tract is hereby reserved for public highway purposes.

Subject to all easements and restrictions of record.

Duly Entered For Taxation

NOV 20 1984

THIS DAY OF 19

Jack Donati, Auditor

Duly entered for taxation 11/20/84
Jack Donati, Auditor, Filed for Record
11/20/84 at 1:30pm
Record 1984 Page 4083 Fees 6.17 Paid
Dona J. Ashley R.D.C.

DEED 1984 4084

This deed is made as a distribution from the estate of Kenneth Eaton, deceased, to the grantees named above who are the intestate heirs of said Kenneth Eaton.

IN WITNESS WHEREOF, Zola Eaton, as personal representative of the estate of Kenneth Eaton, has hereunto set her hand and seal this 27th day of September, 1984.

Zola Eaton
Zola Eaton, Personal Representative
of the Estate of Kenneth Eaton

STATE OF INDIANA)
)SS:
COUNTY OF HENRY)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared ZOLA EATON, as personal representative of the estate of Kenneth Eaton, and acknowledged the execution of said deed to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL this 27th day of September, 1984.

Gladys M. Lee
Notary Public Gladys M. Lee

My Commission Expires:

5-17-86

County of Residence:

Henry



This instrument prepared by J. Randall Aikman, Attorney-At-Law.

Duly Entered For Taxation

NOV 20 1984

THIS DAY OF 19
Jack Donahoe
DELAWARE COUNTY RECORDER 1984 DE LAWARE COUNTY INDIANA

Parcel No 11-02-100-005-000-003.
Hayes Copenhafer Under
P

2007R04657
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
01/31/2007 11:12:30AM
REC FEE: 20.00
PAGES: 3

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Susan Eaton Hopper, Successor Trustee of the Zola L. Eaton Revocable Trust Dated January 14, 1999, and any amendments thereto or restatements thereof.

of HENNEPIN County, in the State of Minnesota, CONVEYS AND WARRANTS it's one-ninth (1/9) interest to

Susan Hopper and Steve Eaton, as tenants in common

of Henry County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Delaware County, in State of Indiana, to-wit:

A part of the fractional Northwest quarter of Section Two (2), Township Twenty (20) north, Range Ten (10) East, more particularly described as follows, to-wit: Beginning at a point Six hundred sixty-one and sixty-three hundredths (661.63) feet East and Sixty (60.0) feet South of the Northwest corner of said fractional Northwest quarter and running thence South parallel with the West line of said fractional Northwest quarter Four hundred sixty-five and forty-three hundredths (465.43) feet; thence deflecting to the Left Ninety degrees ten minutes (90° 10') and running East parallel with the South line of said fractional Northwest quarter Eight hundred twenty-five (825.0) feet; thence deflecting to the right Ninety degrees ten minutes (90° 10') and running South Ten hundred fifty-six (1056.00) feet to the South line of said fractional Northwest quarter; thence East on said South line Eleven hundred fifty-six and fifty-eighth (1156.58) feet to the Southeast corner of said fractional Northwest quarter; thence North on the East line of said fractional Northwest quarter Fifteen hundred twenty-nine and sixty-two hundredths (1529.62) feet to a point sixty (60.0) feet South of the Northeast corner of said fractional Northwest quarter; thence West parallel and Sixty (60.0) feet South of the North line of said fractional Northwest quarter Nineteen hundred seventy-seven and seventy-five hundredths (1977.75) feet to the point of beginning, containing 49.330 acres, more or less.

A strip of land Thirty (30.0) feet of equal width off of the entire most Westerly side of the above described tract is hereby reserved for public highway purposes.

EXCEPT:

A part of the Fractional Northwest quarter of Section Two (2), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to-wit: Beginning at a point which point is established as follows. Beginning at the Northwest corner of said Fractional Northwest quarter and running thence East on the North line thereof Six hundred sixty-one and sixty-three hundredths (661.63') feet; thence deflecting to the Right Ninety degrees Twenty-five minutes (90°25') and running South Five hundred twenty-five and forty-three hundredths (525.43') feet; thence deflecting to the Left Ninety degrees ten

Duly Entered for Taxation
Transfer Fees \$ 5.00 *sf*

JAN 30 2007

Judy Rust
DELAWARE CO. AUDITOR

DELAWARE COUNTY RECORDER

2007R04657

1 of 3

minutes (90°10') and running East parallel with the South line of said Fractional Northwest quarter Eight hundred twenty-five (825.0') feet to the point of beginning of the Tract hereafter described; thence running East on the last above described line One hundred ten and forty-one hundredths (110.41') feet; thence deflecting to the Right Ninety degrees ten minutes (90°10') and running South Two hundred ninety (290.0') feet; thence deflecting to the Right Eighty-nine degrees fifty minutes (89°50') and running West parallel with the South line of said Fractional Northwest quarter One hundred ten and forty-one hundredths (110.41') feet; thence deflecting to the Right Ninety degrees ten minutes (90°10') and running north Two hundred ninety (290.0') feet to the point of beginning, containing 0.735 acres, more or less.

ALSO EXCEPT:

A part of the fractional Northwest Quarter of Section 2 Township 20 north Range 10 East, more particularly described as follows, to-wit.

Beginning at a point six hundred sixty one and sixty three hundredths (661.63) feet East and sixty (60.0) feet South of the Northwest Corner of the said Fractional Northwest Quarter and thence South parallel with the West line of the said Fractional Northwest Quarter four hundred sixty five and forty three hundredths (465.43) feet; thence East deflecting to the left 90°-10'-00" and running East parallel with the South line of the said Fractional Northwest Quarter nine hundred thirty five and forty one hundredths (935.41) feet; thence North with a deflection angle to the left 89°-50'-00" four hundred sixty five and forty three hundredths (435.43) feet to a point sixty (60.0) feet South of the North line of the said Fractional Northwest Quarter; thence ~~West parallel with the North line~~ of the said Fractional Northwest Quarter nine hundred thirty five and forty one hundredths (935.41) feet to the point of beginning. Estimated to contain 10.000 acres, more or less. Subject to a strip of land thirty (30.0) feet of equal width off of the entire West side of the above described tract is hereby reserved for public highway purposes.

Containing in all after said exceptions 38.595 acres, more or less.

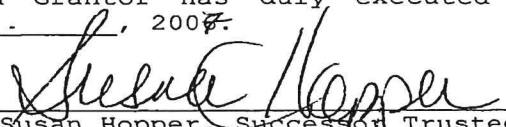
Parcel No. 11-02-100-005-000

Subject, however, to all legal highways, rights-of-way, easements and restrictions of record.

Send tax statements to:

Lewis Morgan
8550 S. Co. Rd. 700 E.
Selma, IN 47383

IN WITNESS WHEREOF, the said Grantor has duly executed this instrument this 02 day of Jan, 2007.


Susan Hopper, Successor Trustee of
the Zola L. Eaton Revocable Trust

Hayes Copenhaver
Duly Entered for Taxation
38 Transfer Fees \$ 5.00 gb

APR 05 2007

Julie Rust
DELAWARE CO. AUDITOR


* 2 0 0 7 R 0 9 4 8 0 *
2007R09480
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
04/05/2007 03:46:21PM
REC FEE: 20.00
PAGES: 3

WARRANTY DEED

THIS INDENTURE WITNESSETH, that

Steve Eaton

of Henry County, in the State of Indiana, CONVEYS AND WARRANTS his one-sixth (1/6) interest to

Susan Hopper

of Hennepin County, in the State of Minnesota, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Delaware County, in State of Indiana, to-wit:

A part of the fractional Northwest quarter of Section Two (2), Township Twenty (20) north, Range Ten (10) East, more particularly described as follows, to-wit: Beginning at a point Six hundred sixty-one and sixty-three hundredths (661.63) feet East and Sixty (60.0) feet South of the Northwest corner of said fractional Northwest quarter and running thence South parallel with the West line of said fractional Northwest quarter Four hundred sixty-five and forty-three hundredths (465.43) feet; thence deflecting to the Left Ninety degrees ten minutes (90° 10') and running East parallel with the South line of said fractional Northwest quarter Eight hundred twenty-five (825.0) feet; thence deflecting to the right Ninety degrees ten minutes (90° 10') and running South Ten hundred fifty-six (1056.00) feet to the South line of said fractional Northwest quarter; thence East on said South line Eleven hundred fifty-six and fifty-eighth (1156.58) feet to the Southeast corner of said fractional Northwest quarter; thence North on the East line of said fractional Northwest quarter Fifteen hundred twenty-nine and sixty-two hundredths (1529.62) feet to a point sixty (60.0) feet South of the Northeast corner of said fractional Northwest quarter; thence West parallel and Sixty (60.0) feet South of the North line of said fractional Northwest quarter Nineteen hundred seventy-seven and seventy-five hundredths (1977.75) feet to the point of beginning, containing 49.330 acres, more or less.

A strip of land Thirty (30.0) feet of equal width off of the entire most Westerly side of the above described tract is hereby reserved for public highway purposes.

EXCEPT:

A part of the Fractional Northwest quarter of Section Two (2), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to-wit: Beginning at a point which point is established as follows. Beginning at the Northwest corner of said Fractional Northwest quarter and running thence East on the North line thereof Six hundred sixty-one and sixty-three hundredths (661.63') feet; thence deflecting to the Right Ninety degrees Twenty-five minutes (90°25') and running South Five hundred twenty-five and forty-three hundredths (525.43') feet; thence deflecting to the Left Ninety degrees ten minutes (90°10') and running East parallel with the South line of said Fractional Northwest quarter Eight hundred twenty-five

Phillip Stephanson

Duly Entered for Taxation
Transfer Fees \$ 1000

5p
JUL 27 2022

ERP

Steve G. Coughlin
Delaware County Auditor

2022R11347

MELANIE MARSHALL
DELAWARE COUNTY RECORDER

RECORDED ON
07/27/2022 03:08 PM
REC FEE 25.00

PAGES: 5
RECORDED AS PRESENTED

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA

In re:

Susan E. Hopper,

Debtor.

BKY 16-41596
Chapter 7

CONVEYANCE OF REAL PROPERTY
OF THE ESTATE

For Valuable Consideration, Nauni Manty, Grantor, Trustee and as the representative of the bankruptcy estate of Susan E. Hopper, which case is now pending, hereby conveys to Jerald L. Morgan, as Grantee, the bankruptcy estate's interest in real property located in Delaware County, Indiana, legally described as follows:

SEE ATTACHED EXHIBIT A

Parcel No.: A part of 18-11-02-100-005.000-003

Common Address: 2000 Block E. McGalliard Road, Muncie, IN 47303

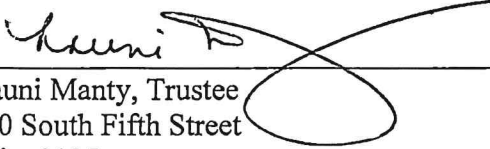

Nauni Manty, Trustee
150 South Fifth Street
Suite 3125
Minneapolis, MN 55402



EXHIBIT "A"

A part of the fractional Northwest quarter of Section Two (2), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to-wit: Beginning at a point six hundred sixty-one and sixty-three hundredths (661.63) feet East and Sixty (60.0) feet South of the Northwest corner of said fractional Northwest quarter and running thence South parallel with the West line of said fractional Northwest quarter Four hundred sixty-five and forty-three hundredths (465.43) feet; thence deflecting to the Left Ninety degrees ten minutes (90°10') and running East parallel with the South line of said fractional Northwest quarter Eight hundred twenty-five (825.0) feet; thence deflecting to the right Ninety degrees ten minutes (90°10') and running South Ten hundred fifty-six (1056.0) feet to the South line of said fractional Northwest quarter; thence East on said South line Eleven hundred fifty-six and fifty-eight hundredths (1156.58) feet to the Southeast corner of said fractional Northwest quarter; thence North on the East line of said fractional Northwest quarter Fifteen hundred twenty-nine and sixty-two hundredths (1529.62) feet to a point Sixty (60.0) feet South of the Northeast corner of said fractional Northwest quarter; thence West parallel and Sixty (60.0) feet South of the North line of said fractional Northwest quarter Nineteen hundred seventy-seven and seventy-five hundredths (1977.75) feet to the point of beginning, containing 49.330 acres more or less.

A strip of land Thirty (30.0) feet of equal width off of the entire most Westerly side of the above described tract is hereby reserved for public highway purposes.

Except for the following:

A part of the fractional Northwest Quarter of Section 2 Township 20 North Range 10 East, more particularly described as follows, to-wit:

Beginning at a point six hundred sixty one and sixty three hundredths (661.63) feet East and sixty (60.0) feet South of the Northwest

1b

Corner of the said Fractional Northwest Quarter and thence South parallel with the West line of the said Fractional Northwest Quarter four hundred sixty five and forty three hundredths (465.43) feet; thence East deflecting to the left $90^{\circ}-10'-00''$ and running East parallel with the South line of the said Fractional Northwest Quarter nine hundred thirty five and forty one hundredths (935.41) feet; thence North with a deflection angle to the left $89^{\circ}-50'-00''$ four hundred sixty five and forty three hundredths (465.43) feet to a point sixty (60.0) feet South of the North line of the said Fractional Northwest Quarter; thence West parallel with the North line of the said Fractional Northwest Quarter nine hundred thirty five and forty one hundredths (935.41) feet to the point of beginning. Estimated to contain 10.000 acres, more or less. Subject to a strip of land thirty (30.0) feet of equal width off of the entire West side of the above described tract is hereby reserved for public highway purposes.

And also excepting:

A part of the Fractional Northwest quarter of Section Two (2), Township Twenty (20) North, Range Ten (10) East, more particularly described as follows, to-wit:- Beginning at a point which point is established as follows. Beginning at the Northwest corner of said Fractional Northwest quarter and running thence East on the North line thereof Six hundred sixty-one and sixty-three hundredths (661.63') feet; thence deflecting to the Right Ninety degrees Twenty-five minutes ($90^{\circ}25'$) and running South Five hundred twenty-five and forty-three hundredths (525.43') feet; thence deflecting to the Left Ninety degrees ten minutes ($90^{\circ}10'$) and running East parallel with the South line of said Fractional Northwest quarter Eight hundred twenty-five (825.0') feet to the point of beginning of the Tract hereafter described; thence running East on the last above described line One hundred ten and forty-one hundredths (110.41') feet; thence deflecting to the Right Ninety degrees ten minutes ($90^{\circ}10'$) and running South Two hundred ninety (290.0') feet; thence deflecting to the Right Eighty-nine degrees fifty minutes ($89^{\circ}50'$) and running West parallel with the South line of said Fractional Northwest quarter One hundred ten and forty-one hundredths (110.41') feet; thence deflecting to the Right Ninety degrees ten minutes ($90^{\circ}10'$) and running North Two hundred ninety (290.0') feet to the point of beginning, containing 0.735 acres more or less.

1c

And also excepting:

A part of the Fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East in the City of Muncie, Delaware County, Indiana, described as follows: Commencing at the Northwest corner of the Fractional Northwest Quarter of Section 2, Township 20 North, Range 10 East; thence North 89 degrees 28 minutes 50 seconds East 1597.04 feet (assumed bearing) along the North line of said Quarter Section; thence South 00 degrees 07 minutes 30 seconds East 819.65 feet parallel with the West line of said Quarter Section to the point of beginning; thence North 89 degrees 42 minutes 30 seconds East 1045.80 feet to a 5/8 inch rebar on the East line of said Quarter Section; thence South 00 degrees 31 minutes 56 seconds East 766.17 feet to a 5/8 inch rebar marking the Southeast corner of said Quarter Section; thence South 89 degrees 42 minutes 30 seconds West 1161.65 feet along the South line of said Quarter Section to a 1/4 inch pin in concrete, being 1486.63 feet East of the Southwest corner of said Quarter Section; thence North 00 degrees 07 minutes 30 seconds West 766.00 feet to a 5/8 inch rebar; thence North 89 degrees 42 minutes 30 seconds East 110.41 feet to the point of beginning, containing 20.38 acres, more or less.



325 W. Washington St.
Muncie, IN 47305
Ph: 765-292-5504
Fax: 765-292-5504
E: info@ashtonland.com
www.ashtonland.com

Original Topography Survey for HARPREET Singh
2200 Block of East McCallister Road
Muncie, IN

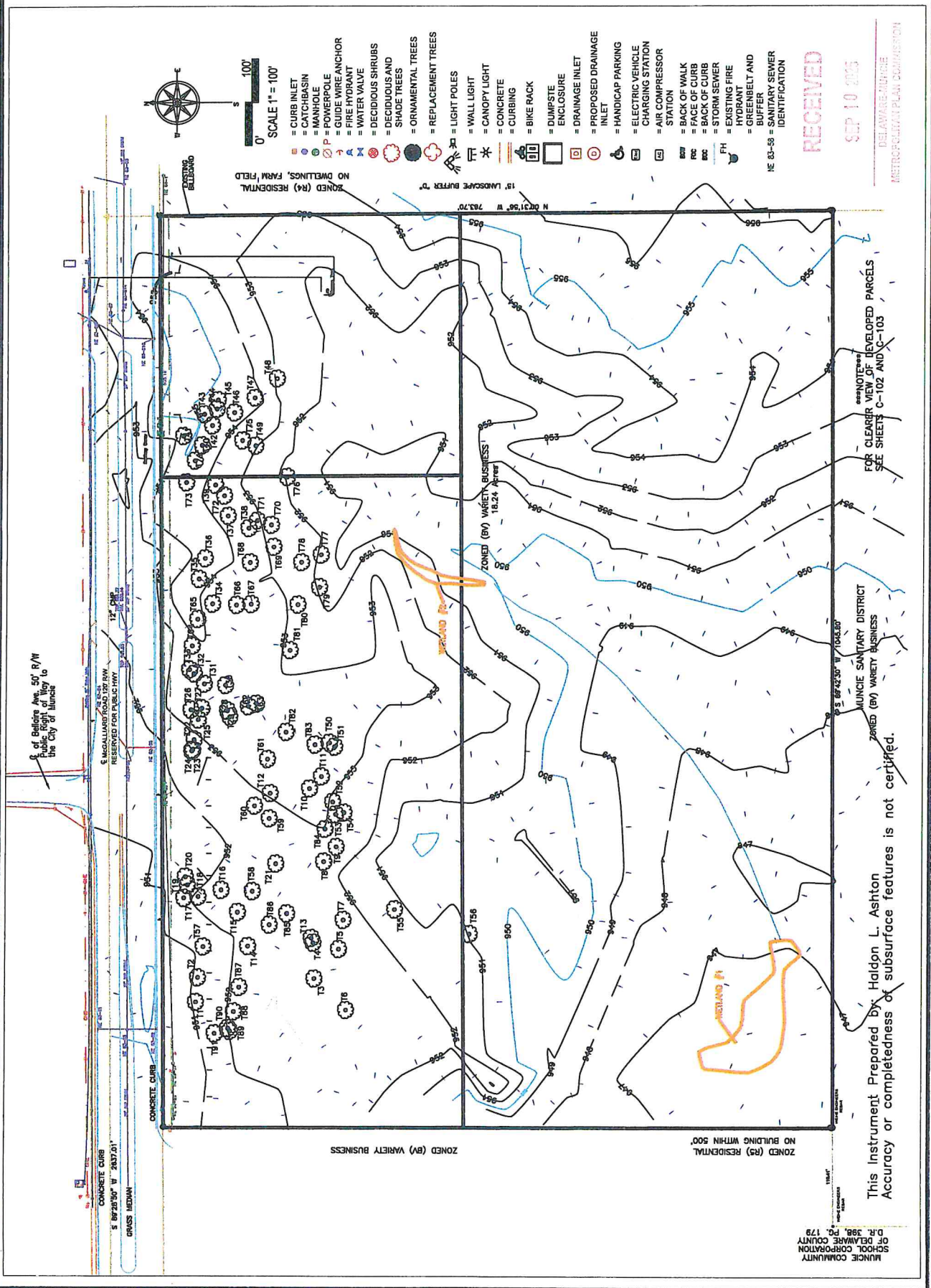
I affirm, under the penalties
of perjury, that the
information furnished herein
is true and correct to the
best of my knowledge and
belief, and that I am not
aware of any facts which
would make the foregoing
statements false or
misleading.

BZA 37-25

Revisions
No. 1 9-10-23
Revised: PLAN COMMISSION
Revised: PLAN

Drawn: JMB
Date: 9/10/2023
Client: HARPREET Singh
Project: BZA 37-25
Field Date:

CONCEPTUAL ONLY, NOT INTENDED FOR CONSTRUCTION



MUNCIE COMMUNITY
SCHOOL CORPORATION
OF DEANER COUNTY
D.R. 398, PG. 173

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

ZONED (R5) RESIDENTIAL
NO BUILDING WITHIN 500'

ZONED (BV) VARIETY BUSINESS

ZONED (BV) VARIETY BUSINESS
15.24 Acres

ZONED (R4) RESIDENTIAL
NO DWELLINGS, FARM FIELD

15' LANDSCAPE BUFFER

RECEIVED
SEP 10 2023
DEPARTMENT OF
METROPOLITAN PLANNING COMMISSION

BZA 37-25



Conceptual Site Plan for HARPRET Singh
2200 Block of East McCallard Road
Muncie, IN

I affirm, under the penalties
for perjury, that I have
prepared this plan and
reflect each Social Security
number in this document,
unless required by law.
Nelson L. Jettison

Revisions
No. 1 9-20-25
Reason: PLANT COMMISSION
REVIEW
Drawn: LJR
Date: 9/19/2025
Client: HARPRET Singh
Field Book: ELECTRONIC
Field Date:

Sheet C-101

CONCEPTUAL ONLY, NOT INTENDED FOR CONSTRUCTION

RECEIVED

SEP 10 2025

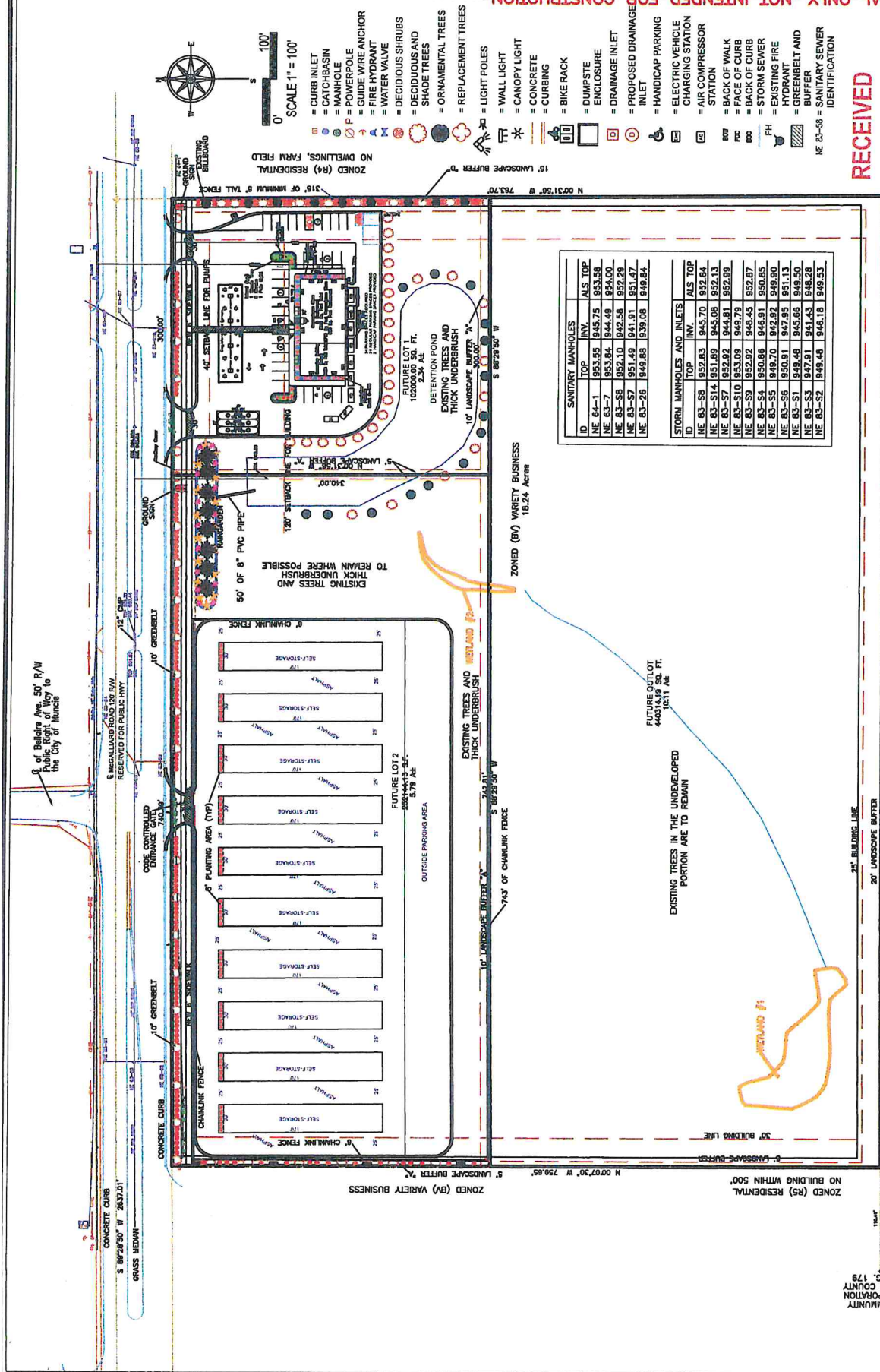
DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION

FOR CLEARER VIEW OF DEVELOPED PARCELS
SEE SHEETS C-102 AND C-103

MUNCIE SANITARY DISTRICT
ZONED (BV) VARIETY BUSINESS

MUNCIE COMMUNITY
SCHOOL CORPORATION
OF DELAWARE COUNTY
D.R. 398, PG. 178

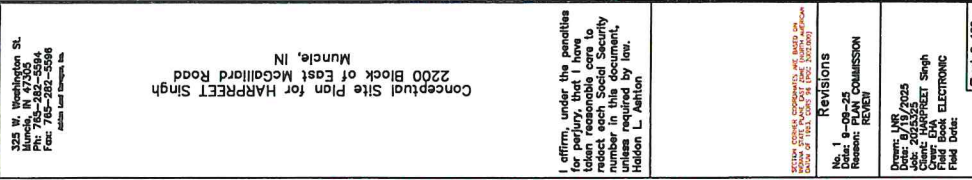
B2A 37-25



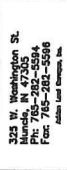
SANITARY MANHOLES		
ID	TOP	ALS TOP
NE 64-1	953.55	945.75
NE 63-7	953.84	944.48
NE 63-8	952.10	942.58
NE 63-7	951.49	941.91
NE 63-26	949.88	939.08

STORM MANHOLES AND INLETS		
ID	TOP	ALS TOP
NE 63-58	952.83	945.70
NE 63-514	951.80	945.08
NE 63-57	952.92	944.91
NE 63-510	953.08	949.70
NE 63-59	952.92	948.45
NE 63-54	950.66	946.91
NE 63-55	948.70	942.92
NE 63-56	950.91	947.85
NE 63-51	948.48	945.66
NE 63-53	947.91	941.43
NE 63-52	948.48	946.18

CONCEPTUAL ONLY, NOT INTENDED FOR CONSTRUCTION



BZA 37-25



I affirm, under the penalties for perjury, that I have taken reasonable care to protect each Social Security number in this document, unless required by law.

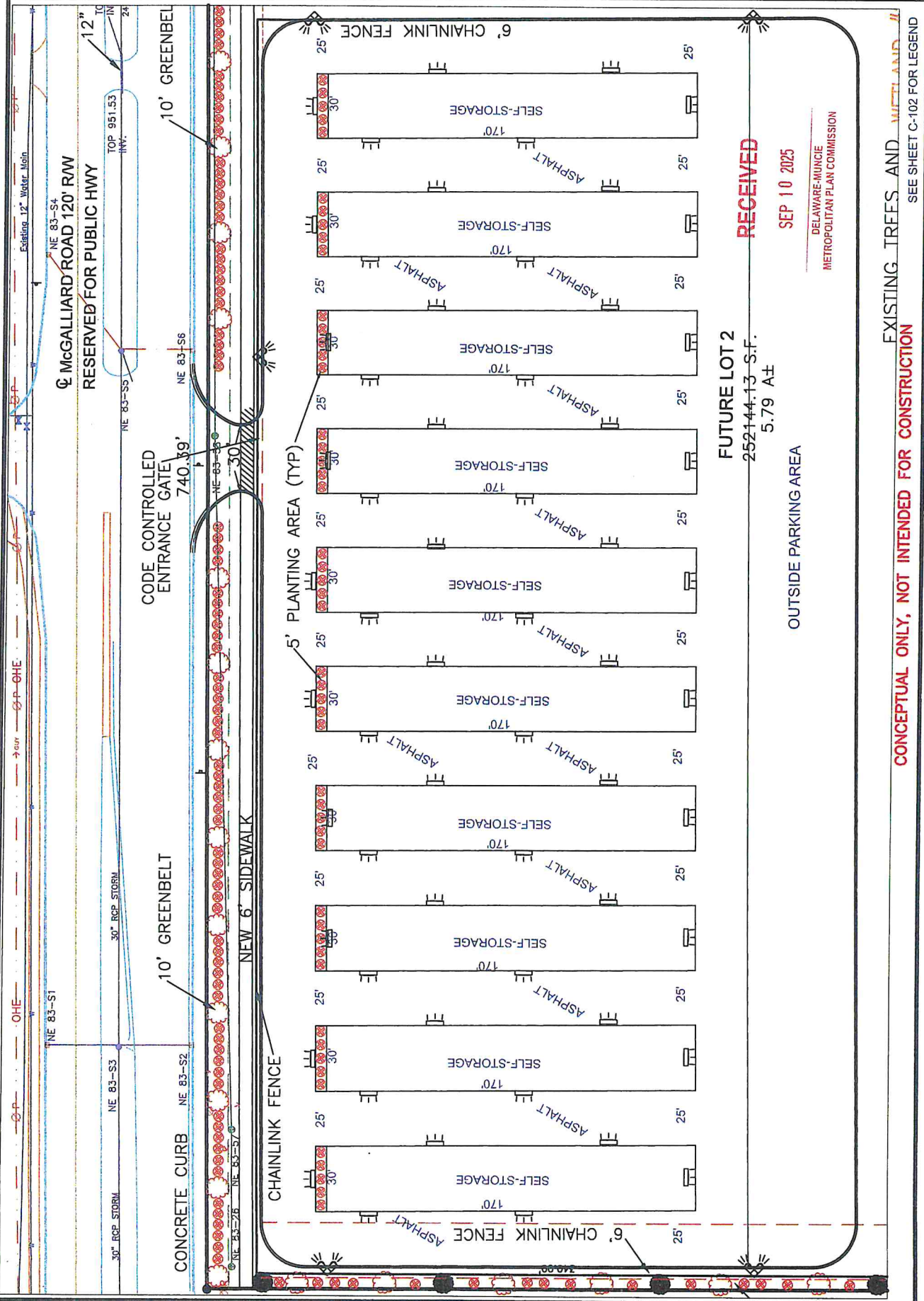
SECTION CORNER COORDINATES ARE BASED ON INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN DATUM OF 1983). COR. 98 (POC 2002.000)

Revisions

No. 1	
Date: 9-09-25	
Reason: PLAN COMMISSION REVIEW	

Drawn: LNR
 Dates: 8/19/2025
 Job: 2025325
 Client: HARPREET Singh
 Crsr: EHA
 Field Book ELECTRONIC
 Field Dates:

Sheet C-103

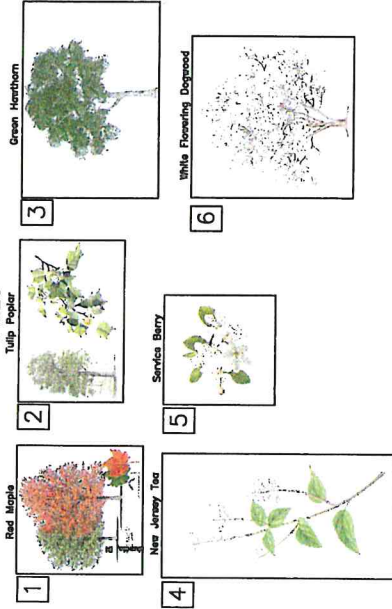


CONCEPTUAL ONLY, NOT INTENDED FOR CONSTRUCTION

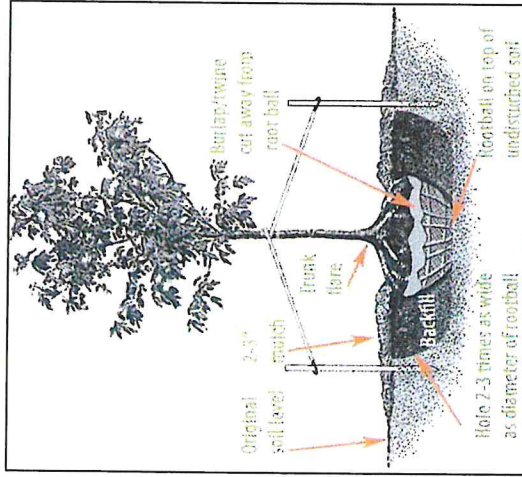
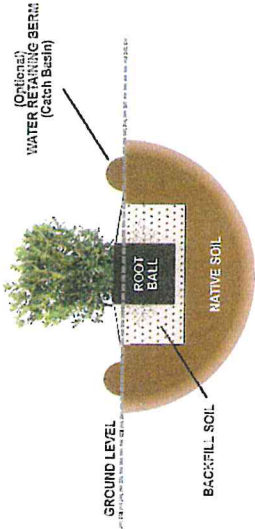
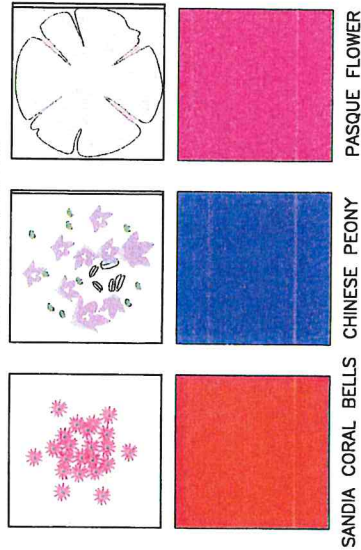
B2A 37-25

62A 37.25

TREES



FOUNDATION PLANTS



RECEIVED

SEP 10 2025

DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION



325 W. Washington St.
Muncie, IN 47305
Ph: 765-292-5594
Fax: 765-292-5595
www.ashtonland.com

Conceptual Site Plan for HARPRET Singh
2200 Block of East McCallister Road

I affirm, under the penalties
of perjury, that I have
examined the plans and
specifications and that I
am a duly licensed
Professional Engineer
in the State of Indiana.
Hudson L. Jettison

CONCEPTUAL ONLY, NOT INTENDED FOR CONSTRUCTION

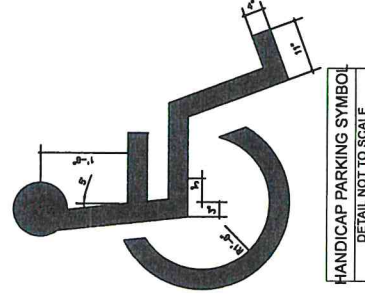
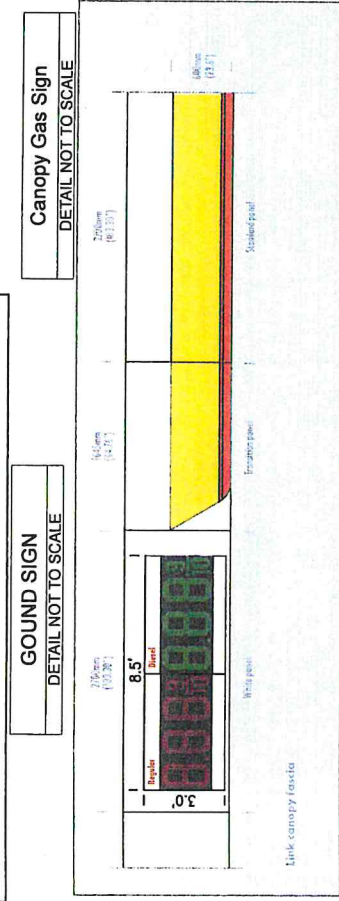
Revisions

No. 1 8-09-25
Date: 8-09-25
By: PLAN COMMISSION
Review

Date: 8/19/2025
Drawn: JNR
Checked: JNR
Client: HARPRET Singh
Project: 2200 Block East McCallister Road
Field Date:

Sheet C-108

B2A 37-25

DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION

Sheet C-107

62A 37-25

EXISTING

ID	SIZE	NAME
*11	24"	
*12	20"	
*13	18"	
*14	20"	
*15	24"	
*16	26"	
*17	20"	
*18	26"	
*19	20"	
*20	20"	
*21	20"	
*22	30"	
*23	26"	
*24	26"	
*25	26"	
*26	26"	
*27	26"	
*28	26"	
*29	26"	
*30	30"	
*31	16"	
*32	16"	
*33	18"	
*34	18"	
*35	18"	
*36	16"	
*37	20"	
*38	28"	
*39	22"	
*40	16"	
*41	35"	
*42	22"	
*43	24"	
*44	13"	
*45	28"	
*46	28"	
*47	18"	
*48	18"	
*49	16"	
*50	18"	
*51	30"	
*52	26"	
*53	16"	
*54	16"	
*55	16"	
*56	16"	
*57	16"	
*58	16"	
*59	20"	
*60	30"	
*61	13"	

Trees located were marked with ribbon by Jud Scott Consulting Arborists. There was no label or name identifying each tree. The numbers on our list do not correlate with the numbers on

These are trees within the area of development that will need to be removed. Each healthy tree not on the invasive tree list will need to be replaced somewhere on the site with 2 trees.

There are 70 trees to be removed by the current development. This man 140 mitigation trees.

Of the 95 trees on the Jud Scott list 7 are on the Invasive Tree list from the Invasive Plant Atlas under the tree category.

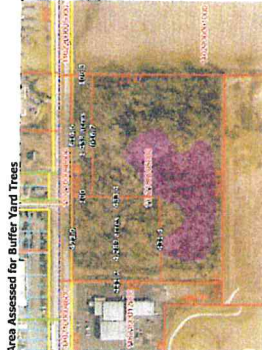
* Trees to be removed based on new improvement areas only. The trees will require 2 for each non-invasive tree in good condition. Trees marked with ribbon were located, no tree names indicated on site. Tree numbers on chart to the left and Jud Scott charts on Sheet C-111 are not related.



October 4th, 2024
Harpreet Singh
2001 W McGalliard Rd.
Muncie IN 47304

Re: Tree Inventory for The Gas Station Project on E McGalliard.

Methodology for Buffer Yard Tree Study:
Two of the lots on the property were inventoried for trees larger than 12" in diameter. Invasive trees were excluded, as well as trees in poor or dead condition. The inventoried trees were tagged with blue ribbon and given a number that correlates to the Inventory Spreadsheet. The trees inventoried were the square 4,289 sq ft as well as the long skinny rectangular 1,458 sq ft lot.



Area Assessed for Buffer Yard Trees

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and that I have not been influenced by anyone in the preparation of this assessment was conducted to provide information as to the species, size and general condition of the trees.

This study should not be seen as a hazard tree assessment. Further analysis is available should this information be desired. In the future, a full tree review be performed if any of these trees are to be retained in the future development.

Thank you for the opportunity to provide you with this assessment. Please contact me with any questions about this report.



Sincerely,
Jud Scott Consulting Arborists, L.L.C.
Registered Consulting Arborist #392
American Society of Consulting Arborists

Erk
Erk Simmes
Registered Consulting Arborist #684
American Society of Consulting Arborists
USCZ RCA #684
Registered Consulting Arborist

CONCEPTUAL ONLY, NOT INTENDED FOR CONSTRUCTION

RECEIVED

SEP 10 2025

DELAWARE-WUNCIE
METROPOLITAN PLAN COMMISSION



325 W. Washington St.
Muncie, IN 47305
Phone: 765-282-5098
Fax: 765-282-5098
Ashton Land Surveyors, Inc.

Conceptual Site Plan for HARPREET Singh
2200 Block of East McGalliard Road
Muncie, IN
I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, and request my fee.

Revisions
No. 1 9-09-25 COMMISSION
Date: 9-09-25
Revised: 9-09-25
Client: HARPREET Singh
Job: 20250325
Drawn: JNS
Checked: JNS
Field Book: ELECTRONIC
Field Date:

Sheet C-110

B2A 37-25



Jud Scott
CONSULTING ARBORISTS

4721 E. 14th St., Council Bluffs, IA 51503
P: 319.336.7333
j.scott@judscottarborists.com

Re: Harpreet Singh - McCallard Gas Station Tree Inventory

#	Species	Scientific Name	Size	Condition	Observation
1	Cherry Black	<i>Prunus serotina</i>	15	Fair	Square lot
2	Cherry Black	<i>Prunus serotina</i>	14	Fair	Square lot
3	Beech American	<i>Fagus grandifolia</i>	28	Good	Square lot
4	Redbud	<i>Catalpa bignonioides</i>	23	Good	Square lot
5	Cherry Black	<i>Prunus serotina</i>	14	Fair	Square lot
6	Beech American	<i>Fagus grandifolia</i>	37	Fair	Square lot
7	Maple Sugar	<i>Acer saccharum</i>	19	Fair	Square lot
8	Maple Sugar	<i>Acer saccharum</i>	13	Good	Square lot
9	Cottonwood, Eastern	<i>Populus deltoides</i>	12	Good	Square lot
10	Maple Sugar	<i>Acer saccharum</i>	16	Fair	Square lot
11	Maple Sugar	<i>Acer saccharum</i>	13	Fair	Square lot
12	Cottonwood, Eastern	<i>Populus deltoides</i>	15	Fair	Square lot
13	Cottonwood, Eastern	<i>Populus deltoides</i>	13	Fair	Square lot
14	Maple Sugar	<i>Acer saccharum</i>	12	Fair	Square lot
15	Maple Sugar	<i>Acer saccharum</i>	12	Fair	Square lot
16	Maple Sugar	<i>Acer saccharum</i>	12.5	Fair	Square lot
17	Maple Sugar	<i>Acer saccharum</i>	12	Good	Square lot
18	Maple Sugar	<i>Acer saccharum</i>	16	Fair	Square lot
19	Elm, American	<i>Ulmus americana</i>	24	Fair	Square lot
20	Elm, American	<i>Ulmus americana</i>	13	Fair	Square lot

21	Maple Sugar	<i>Acer saccharum</i>	17	Good	Square lot
22	Elm, American	<i>Ulmus americana</i>	14	Fair	Square lot
23	Hickory, Bitternut	<i>Carya cordiformis</i>	19	Good	Square lot
24	Hickory, Bitternut	<i>Carya cordiformis</i>	13	Good	Square lot
25	Hickory, Bitternut	<i>Carya cordiformis</i>	17	Good	Square lot
26	Maple Sugar	<i>Acer saccharum</i>	12.5	Fair	Square lot
27	Elm, Red	<i>Ulmus rubrum</i>	16	Fair	Square lot
28	Hickory, Eastern	<i>Celtis occidentalis</i>	14	Fair	Square lot
29	Hickory, Eastern	<i>Celtis occidentalis</i>	13	Good	Square lot
30	Hickory, Shagbark	<i>Carya ovata</i>	16	Good	Square lot
31	Cherry Black	<i>Prunus serotina</i>	15	Fair	Square lot
32	Elm, American	<i>Ulmus americana</i>	14	Fair	Square lot
33	Hickory, Eastern	<i>Celtis occidentalis</i>	24	Fair	Square lot
34	Hickory, Eastern	<i>Celtis occidentalis</i>	23	Fair	Square lot
35	Hickory, Eastern	<i>Celtis occidentalis</i>	16	Fair	Square lot
36	Cherry Black	<i>Prunus serotina</i>	12.5	Fair	Square lot
37	Maple Sugar	<i>Acer saccharum</i>	15	Fair	Square lot
38	Maple Sugar	<i>Acer saccharum</i>	15	Fair	Square lot
39	Maple Sugar	<i>Acer saccharum</i>	12.5	Fair	Square lot
40	Cherry Black	<i>Prunus serotina</i>	14	Fair	Square lot
41	Hickory, Eastern	<i>Celtis occidentalis</i>	14	Fair	Square lot
42	Elm, Red	<i>Ulmus rubrum</i>	13	Fair	Square lot
43	Willow, Black	<i>Salix nigra</i>	18	Fair	Square lot
44	Cherry Black	<i>Prunus serotina</i>	13	Fair	Square lot
45	Cherry Black	<i>Prunus serotina</i>	15	Fair	Square lot
46	Beech American	<i>Fagus grandifolia</i>	25	Fair	Square lot
47	Maple Sugar	<i>Acer saccharum</i>	13	Fair	Square lot
48	Maple Sugar	<i>Acer saccharum</i>	41	Fair	Square lot
49	Hickory, Bitternut	<i>Carya cordiformis</i>	13	Fair	Square lot
50	Hickory, Bitternut	<i>Carya cordiformis</i>	13	Fair	Square lot

51	Hickory, Bitternut	<i>Carya cordiformis</i>	14	Good	Square lot
52	Aspen, quaking	<i>Populus tremuloides</i>	14	Fair	Square lot
53	Elm, American	<i>Ulmus americana</i>	15	Good	Square lot
54	Hickory, Bitternut	<i>Carya cordiformis</i>	19	Good	Square lot
55	Elm, American	<i>Ulmus americana</i>	17	Fair	Square lot
56	Elm, American	<i>Ulmus americana</i>	13	Fair	Square lot
57	Oak, Red	<i>Quercus rubra</i>	27	Good	Square lot
58	Cherry Black	<i>Prunus serotina</i>	18	Fair	Square lot
59	Oak, Red	<i>Quercus rubra</i>	17	Fair	Square lot
60	Hickory, Bitternut	<i>Carya cordiformis</i>	27	Good	Square lot
61	Hickory, Bitternut	<i>Carya cordiformis</i>	21	Good	Long Rectangle Lot
62	Hickory, Bitternut	<i>Carya cordiformis</i>	13	Fair	Long Rectangle Lot
63	Sassafras	<i>Sassafras albidum</i>	12.5	Fair	Long Rectangle Lot
64	Maple Sugar	<i>Acer saccharum</i>	13	Fair	Long Rectangle Lot
65	Hickory, Bitternut	<i>Carya cordiformis</i>	15	Fair	Long Rectangle Lot
66	Hickory, Bitternut	<i>Carya cordiformis</i>	13	Fair	Long Rectangle Lot
67	Hickory, Bitternut	<i>Carya cordiformis</i>	15	Good	Long Rectangle Lot
68	Hickory, Bitternut	<i>Carya cordiformis</i>	14	Fair	Long Rectangle Lot
69	Hickory, Bitternut	<i>Carya cordiformis</i>	15	Good	Long Rectangle Lot
70	Willow, Black	<i>Salix nigra</i>	13	Good	Long Rectangle Lot
71	Maple Sugar	<i>Acer saccharum</i>	13	Fair	Long Rectangle Lot
72	Maple Sugar	<i>Acer saccharum</i>	15	Fair	Long Rectangle Lot
73	Maple Sugar	<i>Acer saccharum</i>	23	Fair	Long Rectangle Lot
74	Cherry Black	<i>Prunus serotina</i>	13	Fair	Long Rectangle Lot
75	Hickory, Bitternut	<i>Carya cordiformis</i>	14	Good	Long Rectangle Lot
76	Hickory, Bitternut	<i>Carya cordiformis</i>	14	Good	Long Rectangle Lot
77	Maple Sugar	<i>Acer saccharum</i>	14	Good	Long Rectangle Lot
78	Hickory, Bitternut	<i>Carya cordiformis</i>	15	Good	Long Rectangle Lot
79	Hickory, Bitternut	<i>Carya cordiformis</i>	17	Good	Long Rectangle Lot
80	Cherry Black	<i>Prunus serotina</i>	19	Fair	Long Rectangle Lot

81	Hickory, Bitternut	<i>Carya cordiformis</i>	14	Good	Long Rectangle Lot
82	Cottonwood, Eastern	<i>Populus deltoides</i>	16	Good	Long Rectangle Lot
83	Maple Sugar	<i>Acer saccharum</i>	15	Fair	Long Rectangle Lot
84	Maple Sugar	<i>Acer saccharum</i>	12.5	Fair	Long Rectangle Lot
85	Oak, White	<i>Quercus alba</i>	33	Good	Long Rectangle Lot
86	Oak, Red	<i>Quercus rubra</i>	16	Good	Long Rectangle Lot
87	Oak, Red	<i>Quercus rubra</i>	15	Good	Long Rectangle Lot
88	Oak, Red	<i>Quercus rubra</i>	19	Good	Long Rectangle Lot
89	Hickory, Shagbark	<i>Carya ovata</i>	21	Good	Long Rectangle Lot
90	Oak, White	<i>Quercus alba</i>	12.5	Fair	Long Rectangle Lot
91	Hickory, Shagbark	<i>Carya ovata</i>	18	Fair	Long Rectangle Lot
92	Hickory, Shagbark	<i>Carya ovata</i>	16	Good	Long Rectangle Lot
93	Hickory, Shagbark	<i>Carya ovata</i>	25	Good	Long Rectangle Lot
94	Hickory, Bitternut	<i>Carya cordiformis</i>	31	Fair	Long Rectangle Lot
95	Hickory, Bitternut	<i>Carya cordiformis</i>	13	Good	Long Rectangle Lot

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METROPOLITAN PLAN COMMISSION

Conceptual Site Plan for HARPREET SINGH
2200 Block of East McCallard Road
Muncie, IN

I affirm, under the penalties for perjury, that I have taken reasonable care to inspect each Social Security number required by the ordinance, and that the information is true and correct.

Holden L. Nelson

Survey: CONCEPTUAL SITE PLAN, 2200 BLOCK OF EAST MCCALLARD ROAD, MUNCIE, IN 47305

Revisions
No. 1 9-09-25
Date: PLAN COMMISSION REVIEW

Drawn: LNR
Date: 9/19/2025
Checked: HARPREET SINGH
Field Date: ELECTRONIC
Field Date:

Sheet C-111

CONCEPTUAL ONLY, NOT INTENDED FOR CONSTRUCTION

B2A 37-25



325 W. Washington St.
Muncie, IN 47304
Ph: 765-282-5594
Fax: 765-282-5596
ashtonland.com

Conceptual Site Plan for HARPREET Singh
2200 Block of East McCallard Road
Muncie, IN

I affirm, under the
penalties for perjury, that I
have taken reasonable care
to ensure the accuracy of the
Security number in this
document, unless required
by law. Haddon L. Ashton

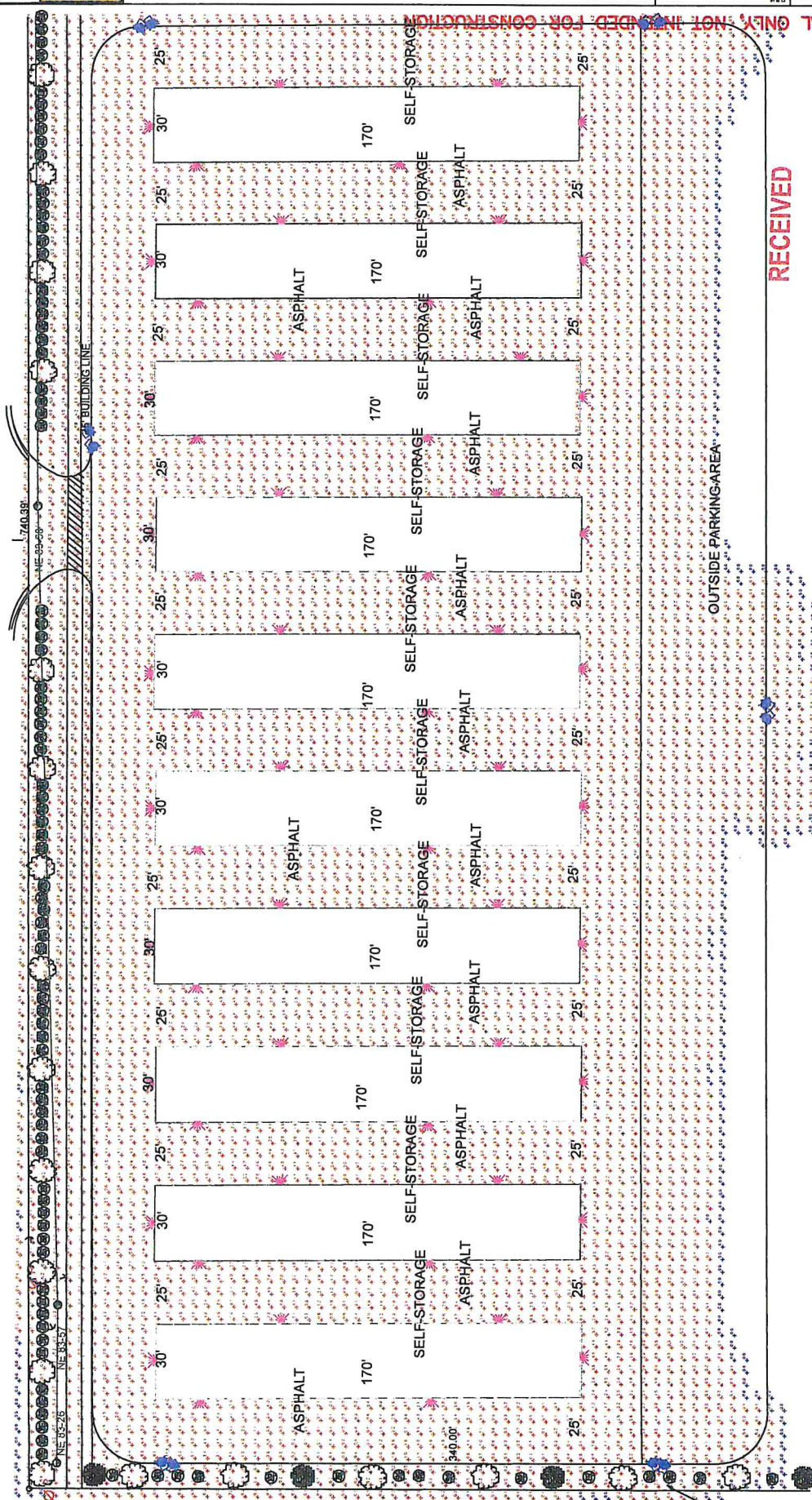
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DELWARE-MUNCIE
METROPOLITAN PLAN COMMISSION

Revisions
No. 1
Date: 9-25-25
Reason: PLAN COMMISSION REVIEW

Sheet C-114

LIGHT TYPE		AMOUNT
TWIN 80 HEADS	0	
SINGLE HEAD	0	
WALL PACK LIGHTS	80	
CANOPY LIGHT	0	



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333 W. Washington St.
Muncie, IN 47304
Ph: 765-282-5594
Fax: 765-282-5598
ashtonland.com

Conceptual Site Plan for HARPREET Singh
2200 Block of East McCallard Road
Muncie, IN

I affirm, under the penalties for perjury, that I have examined the above described project and the information provided to me by the applicant and I am satisfied that the information is true and correct and that the project complies with the applicable laws, codes, and ordinances of the City of Muncie, Indiana. I am not providing this statement unless required by law. Haddon L. Ashton

NOTES: OWNER'S RESPONSIBILITY FOR THE PROJECT IS NOT TRANSFERRED TO THE ENGINEER BY THIS STATEMENT.

Revisions
No. 1
Date: 9-09-25
Reason: PLAN COMMISSION REVIEW

Drawn: JMS
Date: 8/10/2025
Job: 20253353
Owner: HARPREET Singh
City: Muncie, IN
Project: 2200 Block of East McCallard Road
File: 2200 Block of East McCallard Road
Field Data

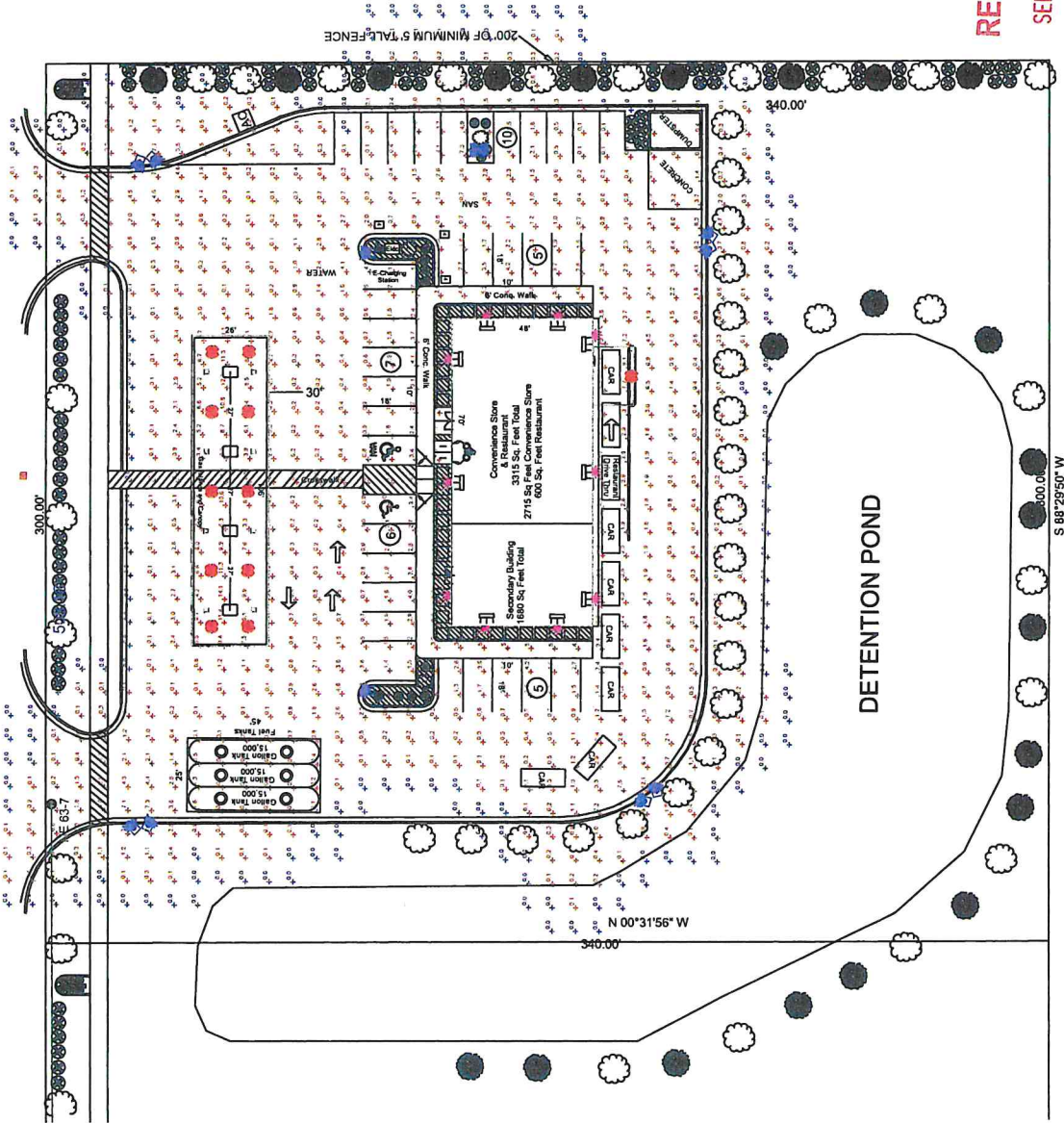
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LIGHT TYPE	AMOUNT
TWIN 90 HEADS	5
SINGLE HEAD	2
WALL PACK LIGHTS	10
CANOPY LIGHT	11



B2A 37-25



333 W. Washington St.
Bloomington, IN 47305
Phone: 765-252-5544
Fax: 765-252-5546
Mobile: 765-252-5546

Conceptual Site Plan for HARPRET Singh
2200 Block of East McCall Road
Muncie, IN

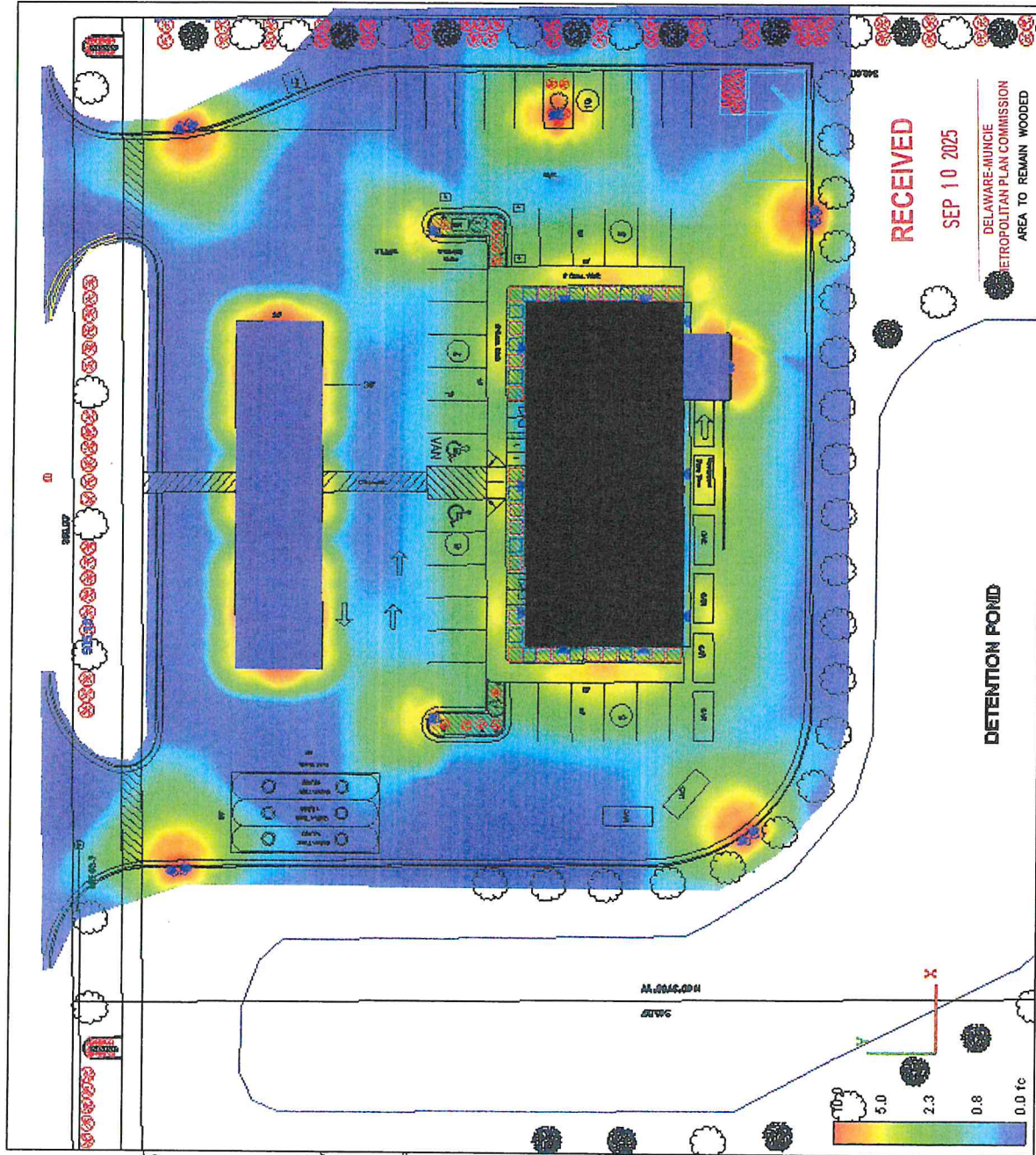
I affirm, under the penalties
for perjury, that I have
taken reasonable care to
prepare this Conceptual Site
Plan for the purpose of
obtaining a building permit,
unless required by law,
Hollis L. Ashton

REVISIONS
No. 1
Date: 8-08-25
Reason: COMMISSION
REVIEW

Drawn: LMS
Date: 8/10/25
Job: 20230325
Client: HARPRET Singh
Project: 2200 Block of East
McCall Road
Print Date: 8/10/25

Sheet C-118

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Urban A—Urban land-blount-pawamoo complex, 0
slopes

Map Unit Setting
National map unit symbol: Sp1
Elevation: 600 to 1,250 feet
Mean annual precipitation: 36 to 43 inches
Mean annual snowfall: 15 to 24 inches
Frost-free period: 150 to 180 days
Firmness classification: Not prime farmland

Map Unit Composition
Urban land: 45 percent
Blount and similar soils: 20 percent
Pawamoo and similar soils: 15 percent
Major components: 20 percent
Estimates are based on observations, descriptions, and
the mapunit.

Description of Urban Land

Setting
Landform: Tilt plains
Interpretive groups
Land capability classification (regulated): None toxic
Land capability classification (nonregulated): 5
Hydrology and rating: Urbanized

Description of Blount

Setting
Landform: Tilt plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluvial
Down-slope shape: Linear
Parent material: Loess over clayey till

Typical profile
Ap - 0 to 7 inches: silt loam
B1 - 7 to 23 inches: silty clay
B2 - 23 to 42 inches: silty clay loam
C1 - 42 to 60 inches: clay loam
C2 - 60 to 80 inches: clay loam

Properties and qualities
Slope: 0 to 2 percent
Drainage class: Somewhat poorly drained
Runoff class: Medium

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325 N. Washington St.
Muncie, IN 47305
Tel: 765-282-5544
Fax: 765-282-5568
www.ashtonland.com

Conceptual Site Plan for HARPREET Singh
2200 Block of East McGalliard Road
Muncie, IN

I affirm, under the penalties
for perjury, that I have
taken reasonable care to
prepare this document and
that the information is true
and correct to the best of
my knowledge and belief.
Hadden L. Ashton

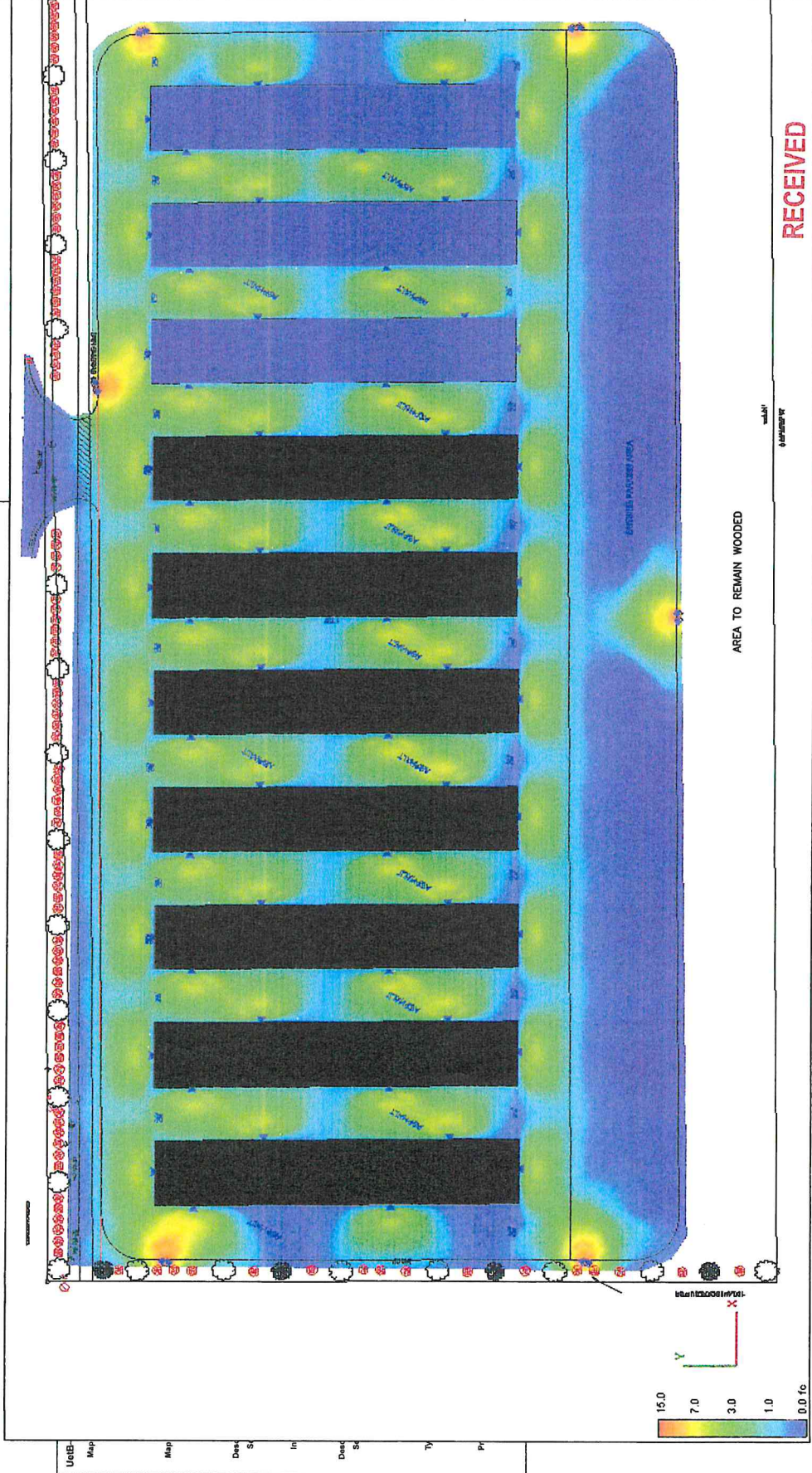
STATE OF INDIANA
COUNTY OF MADISON
JUL 10 2025

Revisions
No. 1
Date: 8-09-25
Commission
Revised: REVIEW

Drawn: JLR
Date: 8/13/2025
Client: HARPREET Singh
Project: 2200 Block
Field Book: ELECTRONIC
Field Date:

Sheet C-117

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D-Series Size 2 LED Wall Luminaire

Specifications

Back Box (BBW)
Width: 10" Height: 7.5" Weight: 21 lbs
Depth: 10" Weight: 1.1/2" Height: 4"



Capable Luminaires

- All configurations of the luminaire meet the Acuity appearance and system level interoperability.
- Broad: specification for luminaire consistency
- Consistent: specification for luminaire consistency
- Consistent: specification for luminaire consistency
- Consistent: specification for luminaire consistency

Ordering Information

Part Number	Part Description	Part Description	Part Description
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000

Part Number	Part Description	Part Description	Part Description
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000

Part Number	Part Description	Part Description	Part Description
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000

Ordering Information

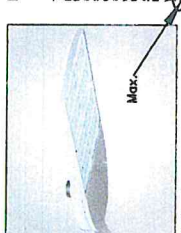
Part Number	Part Description	Part Description	Part Description
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10000	10000	10000	10000
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10000	10000	10000	10000

Performance

Part Number	Part Description	Part Description	Part Description
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000

Part Number	Part Description	Part Description	Part Description
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000

Product Overview



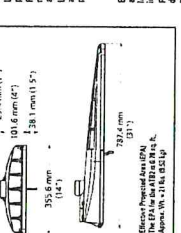
Features:

The Autobahn Series ATB2 Roadway Lighting fixture is designed for high performance, energy efficiency, and long life. It features a die-cast aluminum housing, a high-efficiency LED light source, and a high-quality lens. The fixture is available in multiple configurations to meet your specific needs.

Applications:

The Autobahn Series ATB2 Roadway Lighting fixture is suitable for a wide range of applications, including street lighting, parking lot lighting, and industrial lighting. Its high performance and long life make it an ideal choice for any lighting project.

Dimensions:



Standards:

The Autobahn Series ATB2 Roadway Lighting fixture meets or exceeds all applicable standards, including ANSI, IESNA, and UL. It is designed to provide reliable performance and long life for many years.

Controls:

The Autobahn Series ATB2 Roadway Lighting fixture is compatible with a variety of control systems, including photocells, timers, and motion sensors. This allows you to tailor the lighting to your specific needs and budget.

Warranty:

The Autobahn Series ATB2 Roadway Lighting fixture is backed by a 5-year warranty, demonstrating our confidence in its quality and performance. This warranty covers all parts and labor, ensuring you get the most out of your investment.

Conceptual Site Plan for McMillan Road
Muncie, IN
2200 Block of East for McMillan Road
McMillan Road
Muncie, IN 47305
Phone: 765-282-5594
Fax: 765-282-5596
www.aashon.com

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Revisions
No. 1
Date: 8-29-25
By: [Signature]
Reviewed: [Signature]

Drawn: [Signature]
Checked: [Signature]
Reviewed: [Signature]
Field: [Signature]

Sheet C-118

NOTEPOLE LIGHTS ARE TO REMAIN AT 30K PERMANENTLY WITH NO DIMMER SWITCH.

NOTE: ALL LIGHTS ARE REQUIRED TO BE SELECTED AT 30K OR BELOW

BZA 37-25