

ORDINANCE NO. 2026-02

BEING AN ORDINANCE TO AMEND
THE DELAWARE COUNTY COMPREHENSIVE ZONING ORDINANCE

WHEREAS, the State enabling act for planning and zoning empowers the Board of County Commissioners of Delaware County, Indiana to adopt a Comprehensive Zoning Ordinance and also provides for amendments to the said Ordinance as the need arises; and

WHEREAS, the Board of County Commissioners of Delaware County, Indiana has given reasonable regard to the Comprehensive Plan; current conditions and the character of current structures and uses in each district; the most desirable use for which land in each is adapted; the conservation of property values throughout the jurisdiction; and responsible growth and development.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DELAWARE COUNTY, INDIANA, as follows:

Section 1. That the Delaware County Comprehensive Zoning Ordinance, heretofore adopted by the Board of County Commissioners of Delaware County, Indiana on the 11th day of December, 1973, be amended, changed and supplemented so as to include in the F Farming Zone the following described real estate located in Delaware County Indiana, to wit:

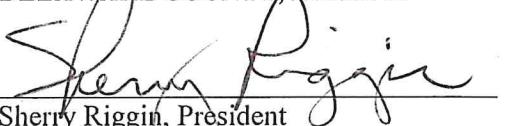
12049 S. CR 349 E., 11721 S. CR. 396 E., Delaware County, and adjacent parcels

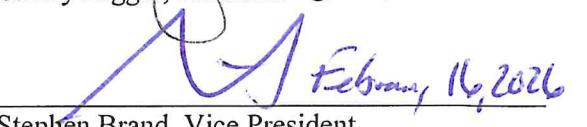
Section 2. That no structures shall be placed on said lot or parcel of land except in compliance with the Delaware County Comprehensive Zoning Ordinance of Delaware County, Indiana.

Section 3. That this Ordinance shall be in full force and effect from and after its passage by the Board of County Commissioners of Delaware County, Indiana.

Section 4. That this Ordinance is adopted/vetoed this 16th day of February, 2026.

BOARD OF COUNTY COMMISSIONERS
DELAWARE COUNTY, INDIANA


Sherry Riggan, President


Stephen Brand, Vice President


Shannon Henry, Member

ATTEST:


Edward E. Carroll Jr., Auditor

REPORT TO THE BOARD OF COUNTY COMMISSIONERS
OF DELAWARE COUNTY

February 6th, 2026

To the Honorable:

Board of County Commissioners of Delaware County, Indiana

Dear Board Members:

The Delaware-Muncie Metropolitan Plan Commission hereby submits to you the following report on the application of: **Hunter Family Irrevocable Grantor Trust & Honey Rock Farms**, such applicant petitioning the Commission to rezone the real estate as described in the application, generally located at: **12049 S. CR 349 E., and 11721 S. CR 396 E., Perry Township, Delaware County**, from split zoned classification: **R-3 Residence Zone and F Farming Zone** to zone classification: **F Farming Zone**.

WHEREAS, the Commission has given reasonable regard to the Comprehensive Plan, current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction and responsible growth and development; and

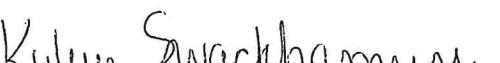
NOW, THEREFORE, the Delaware-Muncie Metropolitan Plan Commission hereby FAVORABLY RECOMMENDS (8-0) the application for rezoning.

DELAWARE-MUNCIE METROPOLITAN
PLAN COMMISSION

BY:



Chris Smith, President


Kylene Swackhamer

Kylene Swackhamer, Secretary

Delaware-Muncie Metropolitan

Plan Commission

February 2026

Excerpt

MPC 01-26Z Hunter Family Irrevocable Grantor Trust & Honey Rock Farms LLC

Description & Location: 12049 S CR 349 E, and 11721 S CR 396 E, both in Muncie IN, & adjacent parcels all listed below.

Parcels: 16-19-251-001-000, 16-19-276-001-000, 16-19-280-005-000, & 16-19-277-008-000

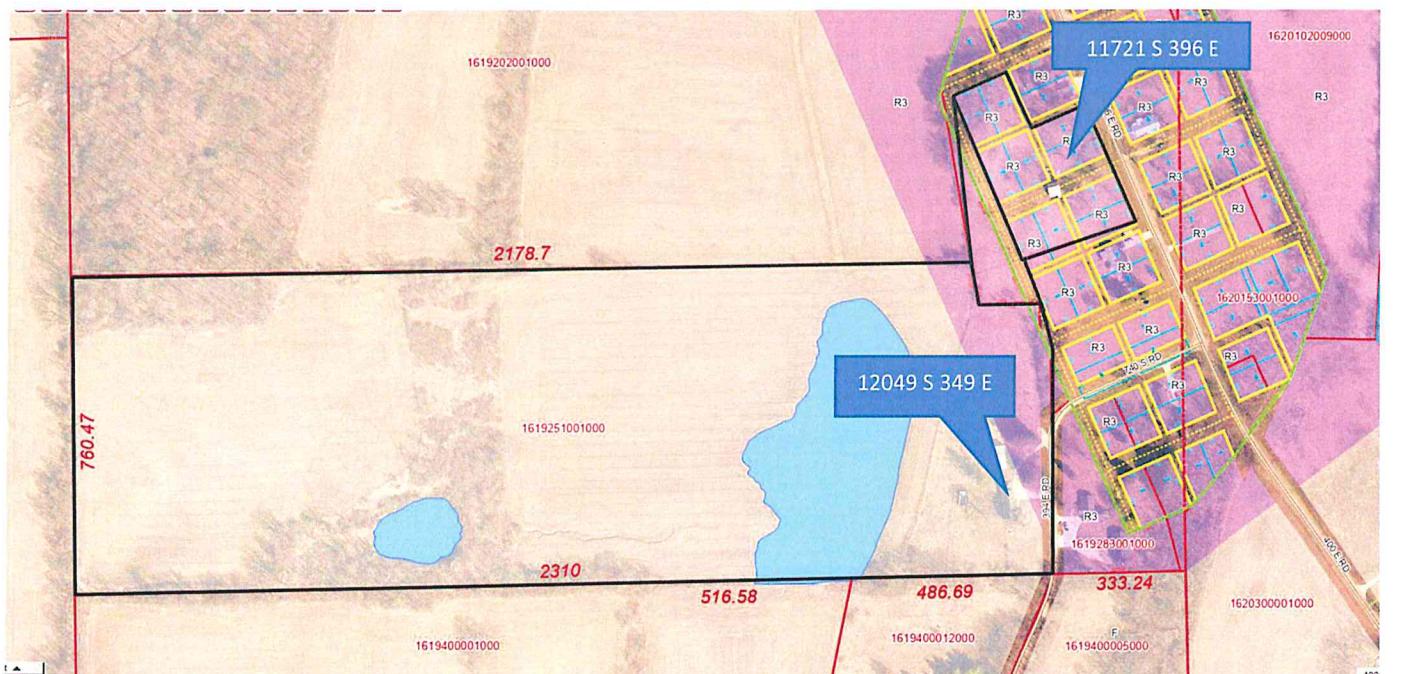
Streets: Both S CR 396 E and S CR 349 E are classified as a Local Roads with a 50 ft ROW according to the Official Thoroughfare Plan Map.

Land Use: These parcels are being used both residentially and as farm land.

Zoning: The larger parcel on S CR 349 E is split zoned R-3 Residence Zone and F Farming Zone. The parcels on S CR 396 E are zoned R-3 Residence Zone. The surrounding areas are also R-3 Residence Zones and F Farming Zones.

Request: The request is for a change of zoning from the R-3 Residence Zone to the F Farming Zone for the parcels on S CR 396 E, and from the split zoning of R-3 Residence Zone and F Farming Zone to the F Farming Zone for the parcel on S CR 349 E.

Additional Information: This rezoning will correct the split zoning of the larger parcel on S CR 349 E, and create more accurate zoning for the other properties, as they are used as part of the adjoining farm land as well.



DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
PROPOSED ZONING CHANGE APPLICATION

Jurisdiction: (Check One)

Submitted: 1-7-2026

Delaware County

Case No.: MPC 01-26Z

City of Muncie

(1) Applicant: Hunter Family Irrevocable Grantor Trust & Honey Rock Farms LLC
Address: 6915 E CR 550 S, Muncie, IN 47302 Phone: 228-2235

(2) Record of Applicant's Ownership:

A. By Deed:
Deed Book No. & Page No.: See attached
Date of Deed: _____

B. By Recorded Contract:
Misc. Book No. & Page No.: _____
Date of Contract: _____

C. By Unrecorded Contract:
Date of Contract: _____
Name of Contract Seller: _____
Book No. & Page No. Of Deed in Seller's Name: _____

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).
See attached

(4) Common Address of Property Involved:
12049 S CR 349 E & 11721 S CR 396 E, Muncie, IN

(5) Proposed zoning change: (Give exact zone classification.)
From the R-3 Residence Zone
To the F-Farming Zone Zone

(6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)

See attached

(7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.

The owners will develop the property for the use specified in item 6.

(8) State how the proposed change will not adversely affect the surrounding area.

The change will not adversely affect the surrounding area because this will correct the split zoning and the area to be vacated is already being used for a use permitted under the F-Farming Zone.

(9) Will certain variances be requested if the proposed zoning change is granted?

(If yes, list the variances)

No

(10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? Yes

Has the applicant discussed this rezoning with those owners personally? No
(If answer is yes, give their attitudes toward the rezoning.)

(11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?

(If answer is yes, attach copy of it and/or explain.)

No

6. The purpose of the change is to correct the split zoning of parcel 1619251001000. The use of the lots, streets, and alleys that are in the process of being vacated fits under the permitted uses of the F-Farming Zone, but not the current zoning of R3- Residence Zone.

AFFIDAVIT

Jerry Scott Hunter

(I or We) Hunter Family Irrevocable Grantor Trust- Lois Ann Edwards being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(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/our knowledge and belief.

SIGNATURES: Jerry Scott Hunter

Subscribed and sworn to before me this 7th day of January, 2026



Notary Public



Vickie Dujmovich, Notary Public
Delaware County, State of Indiana
Commission No: NP0695540
My Commission Expires 01/18/2033

01-18-2033

My 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 submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 5th day of February, 2026.

Signed Denell Murrell

Date 01/21/24

AFFIDAVIT

Jerry Scott Hunter

(I or We) Hunter Family Irrevocable Grantor Trust- Lois Ann Edwards being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(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/our knowledge and belief.

SIGNATURES: Lois Ann Edwards

Subscribed and sworn to before me this 16th day of January, 2021



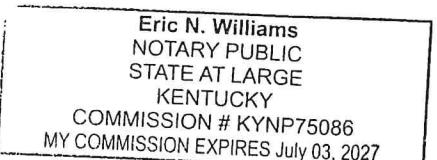
Notary Public

July 3, 2027

My Commission Expires

Resident of Daviess County

State of Kentucky



DO NOT WRITE IN THIS SPACE

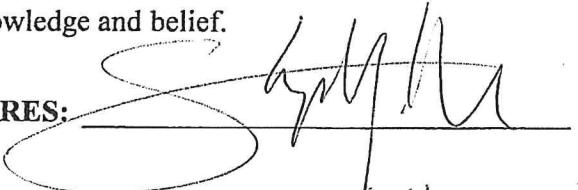
The foregoing application has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 5th day of February, 2020.

Signed Devonli Muncie

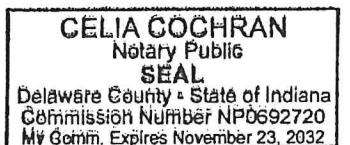
Date 01/21/20

AFFIDAVIT

(I or We) Honey Rock Farms LLC- Stephen Hunter being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(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/our knowledge and belief.

SIGNATURES: 

Subscribed and sworn to before me this 16th day of January, 20 26



Celia Cochran

Notary Public

11-23-2032

My 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 submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 5th day of February, 20 20.

Signed Deville Muncie

Date 01/21/26

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
12/29/2025 11:49 AM

Business Details

Business Name: **HONEY ROCK FARMS LLC** Business ID: **2013031800155**
Entity Type: **Domestic Limited Liability Company** Business Status: **Active**
Creation Date: **03/18/2013** Inactive Date:
Principal Office Address: **11721 S County Road 396 E, Muncie, IN, 47302, USA** Expiration Date: **Perpetual**
Jurisdiction of Formation: **Indiana** Business Entity Report Due Date: **03/31/2027**
Years Due:

Governing Person Information

Title	Name	Address
Manager	Stephen Jeffery Hunter	6915 E County Road 550 S, Muncie, IN, 47302, USA
Member	Cynthia Johnston Hunter	6915 E County Road 550 S, Muncie, IN, 47302, USA

Registered Agent Information

Type: **Individual**
Name: **STEPHEN JEFFERY HUNTER**
Address: **6915 E County Road 550 S, Muncie, IN, 47302, USA**

DULY ENTERED FOR TAXATION
TRANSFER FEES \$ 10.00
Sep 07 2022 - ER
Steve J. Clegg NC/ND
DELAWARE COUNTY AUDITOR

2022R13874
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
09/07/2022 09:43 AM
REC FEE 25.00
PAGES: 3
RECORDED AS PRESENTED

QUITCLAIM DEED

THIS INDENTURE WITNESSETH:

That Edward R Hunter, adult over eighteen years of age, County of Delaware, in the State of Indiana, does QUITCLAIM to Jerry Scott Hunter and Lois Ann Edwards as co-Trustees of the Hunter Family Irrevocable Grantor Trust, U/D/T Dated 09/6/2022, of Henry County, in the State of Indiana, for no valuable consideration, reserving a one percent (1%) life estate to himself, the following described Real Estate in Delaware County in the State of Indiana, to-wit:

See Exhibit "A"

Commonly known as: 12049 S 394 E., Muncie IN 47302
Parcel # 18-16-19-251-001.000-020

Be it known that Edward R. Hunter and Edward R. Hunter, Sr. are one in the same person.

IN WITNESS WHEREOF, The said Grantor above named has hereunto set hand and seal, this
6 day of September, 2022

Edward R Hunter
Edward R Hunter

STATE OF INDIANA, COUNTY OF Madison, SS:

Before me, the undersigned Notary Public, in and for said County and State, this 6 day of September, 2022, personally appeared the within named Edward R Hunter, adult over eighteen years of age, Grantor in the above conveyance, and acknowledged the execution of the same to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My commission expires:
3/15/2029

Kimberly A. Smith
Kimberly A. Smith, Notary Public
A resident of Madison County, IN

Prepared by:

John W. Longnaker III, Attorney at Law #17431-48, 940 Meridian Street
Office: (765) 643-9787, Fax: (765) 643-4370

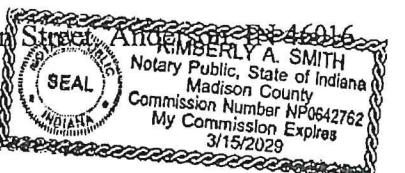


Exhibit "A"

A part of the Northeast Quarter of Section Nineteen (19), Township Nineteen (19) North, Range Eleven (11) East, more particularly described as follows, to-wit: Beginning at the Southwest corner of said Northeast Quarter; thence running East along the South line of said quarter One hundred forty (140) rods; thence running North parallel with the East line of said quarter Forty (40) rods; thence running West parallel with the South line of said quarter Eight (8) rods; thence running North Eleven and one-half (11-1/2) degrees West One hundred two and fifty-three hundredths (102.53) feet; thence running West parallel with the South line of said quarter Twenty-one hundred fifty-seven and fifty-six hundredths (2157.56) feet more or less to the West line of said quarter; thence running South Seven hundred sixty and forty-seven hundredths (760.47) feet more or less, to the place of beginning.

Dennis, Wenger & Abrell

4P STATE OF INDIANA)
) SS:
 DELAWARE COUNTY)
 HONEY ROCK FARMS, LLC, Plaintiff,
 CAUSE NO. 18CO1-1602-PL-19

vs

GEORGE W. COFFIN or his heirs and assigns,
 MICHELE GLAZE, BOBBIE L. GALBRAITH,
 MILDRED E. GALBRAITH,

AND THE UNKNOWN HUSBAND, WIFE,
 WIDOW, WIDOWER, CHILD, CHILDREN,
 DESCENDANTS, HEIRS, SURVIVING SPOUSES,
 CREDITORS AND ADMINISTRATORS OF THE
 ESTATE; DEVISEES, LEGATEES, TRUSTEES,
 EXECUTORS OF THE LAST WILL AND
 TESTAMENTS; SUCCESSORS IN INTEREST
 AND ASSIGNS, RESPECTFULLY, OF EACH
 OF THE FOREGOING PERSONS, ALL OF
 WHOM ARE UNKNOWN TO THE PLAINTIFF;

ALL PERSONS AND CORPORATIONS WHO
 ASSERT OR MIGHT ASSERT ANY TITLE,
 CLAIM OR INTEREST IN OR LIEN UPON THE
 REAL ESTATE AND INTEREST THEREIN
 DESCRIBED IN THE COMPLAINT IN THIS
 ACTION BY, IN THEIR OWN RIGHT OR UNDER
 OR THROUGH ANY OF THE DEFENDANTS IN
 THIS ACTION NAMED, DESCRIBED OR
 DESIGNATED IN THIS COMPLAINT AND
 ABOVE NAMED; ALL OF WHOM ARE UNKNOWN
 TO THE PLAINTIFF.

Defendants.

2017R04317
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
04/07/2017 2:09 PM
REC FEE: 22.00
PAGES: 4

Duly Entered for Taxation
Transfer Fees \$ 5.00

APR 07 2017

Steve G. Clegg
Delaware County Auditor

DECREE QUIETING TITLE

Come now the Plaintiff in the above entitled cause by counsel, and now submits to the Court and having filed his Complaint to Quiet Title together with the proof of publication thereof and the Clerk's return of service by publication.

And the Court having seen and examined said notice, proof of publication and Clerk's return on service of publication, now finds that notice has been duly given of the pendency of this action as provided by law, by the publication thereof once each week for three (3) consecutive weeks in a newspaper of general circulation printed and published in the County, the last of said publications being thirty (30) days prior to this date *1/10/17*; residence of said Defendants and each of them is unknown to the Plaintiff and upon diligent



search cannot be ascertained. The Court now finds that proper notice by publication has been given to all of said Defendants.

Come now the Plaintiff and files herein the Clerk's proof of mailing of notice by registered mail to those Defendants whose addresses are unknown together with the proof of delivery showing said certified mail has in fact been delivered to the Defendants.

By reason of the publication as herein above described, and the service by certified mail, the Court now finds that proper service has been made upon each and all of the following Defendants, to-wit:

GEORGE W. COFFIN or his heirs and assigns, MICHELE GLAZE, BOBBIE L. GALBRAITH, MILDRED E. GALBRAITH,

AND THE UNKNOWN HUSBAND, WIFE, WIDOW, WIDOWER, CHILD, CHILDREN, DESCENDANTS, HEIRS, SURVIVING SPOUSES, CREDITORS AND ADMINISTRATORS OF THE ESTATE; DEVISEES, LEGATEES, TRUSTEES, EXECUTORS OF THE LAST WILL AND TESTAMENTS; SUCCESSORS IN INTEREST AND ASSIGNS, RESPECTFULLY, OF EACH OF THE FOREGOING PERSONS, ALL OF WHOM ARE UNKNOWN TO THE PLAINTIFFS;

ALL OF THE WOMEN ONCE KNOWN BY ANY OF THE NAMES AND DESIGNATIONS ABOVE STATED WHOSE NAMES MAY HAVE BEEN CHANGED AND WHO ARE NOW KNOWN BY OTHER NAMES; THE NAMES OF ALL WHOM ARE UNKNOWN TO THE PLAINTIFF, AS THE SPOUSES OF EACH OF THE PERSONS NAMED ABOVE, OR DESCRIBED AND DESIGNATED AS DEFENDANTS IN THIS ACTION WHO ARE MARRIED; THE NAMES OF ALL OF WHOM ARE UNKNOWN TO PLAINTIFF; DEFENDANTS.

Now, upon motion of the Plaintiff, each and all of the Defendants in this cause are three (3) times audibly called in open Court but come not and herein wholly make default.

The Plaintiff having previously filed the Affidavit of Non-Military Status showing that the Plaintiff have no knowledge as to whether or not any of said Defendants are in the armed forces of the United States or any of its allies.

This cause is now submitted to the Court for trial and judgment and decree without the intervention of a jury and the Court having heard the evidence and being sufficiently advised in the premises now finds as follows:

1. That this Court has jurisdiction of the real estate as described in the complaint herein and has jurisdiction over each and all of the Defendants to said complaint with respect to said real estate.

2. That none of the individual Defendants named in this action are in the military service. That it cannot be determined whether or not the individual Defendants whose names are unknown are in the military service. The such unknown Defendants have no material interest in the real estate sought to be

affected by this action, and it is not necessary in order to protect the rights of such Defendants for the Court to impose any conditions upon the entry of a judgment herein.

3. That the Plaintiff has named as Defendants all persons and corporations disclosed by the public records of Delaware County, Indiana, by, under or through which any claim, right or interest in said land might possibly be asserted. That said Plaintiff has been unable, upon diligent search, to learn whether or not the persons so named are living or dead, or as to their legal residence, or whether or not they are married or single, or the names or whereabouts of the husbands, wives, widows or widowers of such persons so named as Defendants, if in fact there are such husbands, wives, widows or widowers, except where it is otherwise shown in Plaintiff's complaint or the names or whereabouts of such persons, heirs or devisees if they are dead.

4. That each and all of the allegations of Plaintiff's complaint are true and Plaintiff is entitled to the relief therein prayed for.

5. That at the commencement of this action the Plaintiff was, and is now the owner in fee simple and in possession of all of the real estate in said complaint described and as herein above described, and that said Plaintiff has full and complete rights, title and interest in and to said described real estate as against each and all of the persons and corporations named and designated as Defendants in said complaint and all persons claiming by and through them and as against the world. That any claims of said Defendants and all persons claiming by, through or under them, in and to said real estate are wholly adverse to the ownership to the Plaintiff herein and are unfounded and without right and a cloud upon Plaintiff's title to said real estate.

6. That the Plaintiff is entitled to have this Court quiet Plaintiff's title to said described real estate and forever set Plaintiff's title at rest against the Defendants and each of them, and all persons claiming by, through and under them, and against the whole world and to have this Court perpetually enjoin and restrain each and all of the Defendants and persons claiming by, through or under them, and the whole world, from claiming or asserting any title in and to the real estate described in the complaint which is adverse to or which conflicts in any way with the Plaintiff's title and possession of said real estate.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court:

1. That the Plaintiff, Honey Rock Farms, LLC, is the owner in fee simple of the following described real estate located in Delaware County, State of Indiana, to-wit:

A part of the Northeast Quarter of Section 19, Township 19 North, Range 11 East in Perry Township, Delaware County, Indiana, described as follows:

60

Commencing at a 5/8 inch rebar marking the point of intersection of the center of West Street and the center of an alley near the Southwest corner of Lot 7 Block 7 in the Town of Mt. Pleasant as shown in Deed Record 2 page 356, Records of Delaware County, Indiana; thence North 23 degrees 45 minutes 19 seconds West 35.87 feet (assumed bearing) along the center of West Street (unimproved) to a 5/8 inch rebar at the point of beginning; thence South 71 degrees 28 minutes 03 seconds West 110.65 feet to a wood post being the North line of a tract of ground described by instrument 2012R02704, Records of Delaware County, Indiana; thence North 13 degrees 34 minutes 29 seconds West 35.94 feet to a post; thence North 09 degrees 39 minutes 45 seconds West 426.45 feet along the East line of a tract of ground described by Deed Record 1975 page 1075-6, Records of Delaware County, Indiana to a 5/8 inch rebar at the point of intersection of the centerline of West Street and the centerline of Second Street in the Town of Mt. Pleasant; thence South 23 degrees 45 minutes 19 seconds East 459.06 feet to the point of beginning, containing 0.58 of an acre, more or less.

The within tract does not lie within that Special Flood Hazard Zone AE as said tract plots by scale on Community Panel #18035C0360 D of the Flood Insurance Rate Maps for Delaware County, Indiana (Maps Dated: 7/4/11).

Also known as: 11831 South County Road 396 East, Muncie, Indiana 47302

Parcel No. 18-16-19-276-001.000-020 / ~~18-16-19-280-007.000-020~~

2. That the claims of each and all persons and corporations named and designated as Defendants herein and all persons claiming by, through and under them in and to said described real estate or any part thereof are without right unfounded and a cloud upon Plaintiff's title to said real estate.

3. That the Plaintiff's title to said real estate as set out above be, and the same is hereby quieted forever and set at rest as against all Defendants herein and all persons claiming by, through or under them or each of them and as against the whole world. That the Defendants and each of them are hereby restrained and enjoined from asserting any claim, right, title or interest in and to said real estate.

4. That the Plaintiff pay the cost of this action.

Dated this 8th day of June, 2016.

Marianne Vorhees

Honorable Marianne L. Vorhees
Judge, Delaware Circuit Court No.1

OFFICIAL CERTIFIED COPY
TRUE & COMPLETE
DATE 09/06/17
D.B. 1 PAGE
CLERK OR DEPUTY
MICHAELA KING
CLERK OF DELAWARE CO.

DISTRIBUTION:

David J. Karnes, Attorney for Plaintiff
Delaware County Auditor

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. David J. Karnes

2017R15688
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
11/29/2017 12:07 PM
REC FEE: 25.00
PAGES: 2

Stephen Hunter

ZP

File No.: 20161022
Parcel Number: 18-16-19-276-001.000-020

WARRANTY DEED

This Indenture Witnesseth, That Michele Glaze (Grantor) **Conveys and Warrants** to Honey Rock Farms LLC (Grantee) for no consideration, the following described real estate in Delaware County, in the State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO

The parties hereto acknowledge that the preparer has not conducted a title search in connection with this transaction and makes no guarantee as to the status or condition of the real estate title.

Subject To any and all easements, assessments, agreements, and restrictions of record.

In Witness Whereof, Grantor has executed this deed this 2 day of March, 2017.

Michele Glaze
Michele Glaze

State of Indiana, County of Delaware SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared Michele Glaze 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 2nd day of March, 2017.

My Commission Expires: 06/07/2023



MAKAYLA REIBER
Resident of Delaware County
My Commission Expires: 06/07/2023

Send tax bills to and Grantee's street or rural route address is: 6915 E County Road 550 S, Muncie, IN 47302

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. Smith, Attorney-at-Law

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

Duly Entered for Taxation
Transfer Fees \$ 500 ERP
NOV 29 2017

Steve J. Clegg
Delaware County Auditor



EXHIBIT "A"
LEGAL DESCRIPTION

A part of the East Half of the Northeast Quarter of Section 19, Township 19 North, Range 11 East, more particularly described as follows, to-wit:

Beginning at a point, which point is established as follows: beginning at the Northwesterly corner of Lot Number 8 in Block 7 in the Town of Mount Pleasant, said point being in the Easterly right of way line of West Street and running thence North 27 degrees 00 minutes West on the Westerly line of said Lot Number 8 produced Northwesterly 8.25 feet to a point in the centerline of a 16.5 foot alley, thence running South 63 degrees 00 minutes West on said centerline 33.00 feet to an iron pin set in the Westerly right-of-way of said West Street, which point is the point of beginning of the tract hereafter described; thence running North 27 degrees 00 minutes West on said Westerly line 40 feet to an iron pin set in the established fence line; thence running South 70 degrees 00 minutes West, more or less, on said thence line 89.0 feet to a fence post; thence running South 13 degrees 30 minutes East, more or less, on said fence line 70.53 feet to a fence post; thence running North 87 degrees 00 minutes East, more or less, on said fence line 115.00 feet to an iron pin in the Easterly right-of-way line of said West Street; thence running North 27 degrees 00 minutes West, more or less on said Westerly line 66.25 feet to the point of beginning, containing 0.20 acres, more or less.

10/3
Primetrust
2p

2015R08926
MELANIE MARSHALL
DELAWARE COUNTY RECORDER
RECORDED ON
08/04/2015 11:20 AM
REC FEE: 18.00
PAGES: 2

28

Mail Tax Bills To/Grantee at:
420 N Alden Rd
Muncie IN 47304

State ID Numbers: 18-16-19-277-008.000-020
18-16-19-280-005.000-020

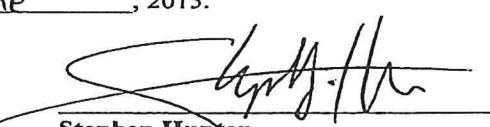
QUIT CLAIM DEED

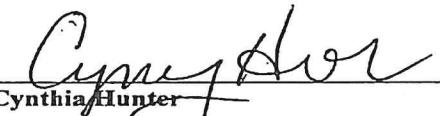
THIS INDENTURE WITNESSETH that Stephen Hunter and Cynthia Hunter, husband and wife (Grantee), of Delaware County in the State of Indiana, RELEASE and QUIT CLAIM to Honey Rock Farms LLC (Grantee), a limited liability company organized and existing under the laws of the State of Indiana, for and in consideration of Zero Dollars (\$0.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Delaware County in the State of Indiana, to-wit:

Lots Number Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8) in Block Six (6).
Also, Lots Number One (1), Two (2), Six (6) and Seven (7) in Block Seven (7). All in the Town of Mount Pleasant, Delaware County, Indiana.

Commonly known as: 11721 South County Road 396 East, Muncie, Indiana 47302

DATED this 4 day of June, 2015.

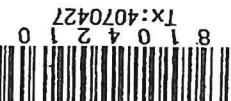

Stephen Hunter

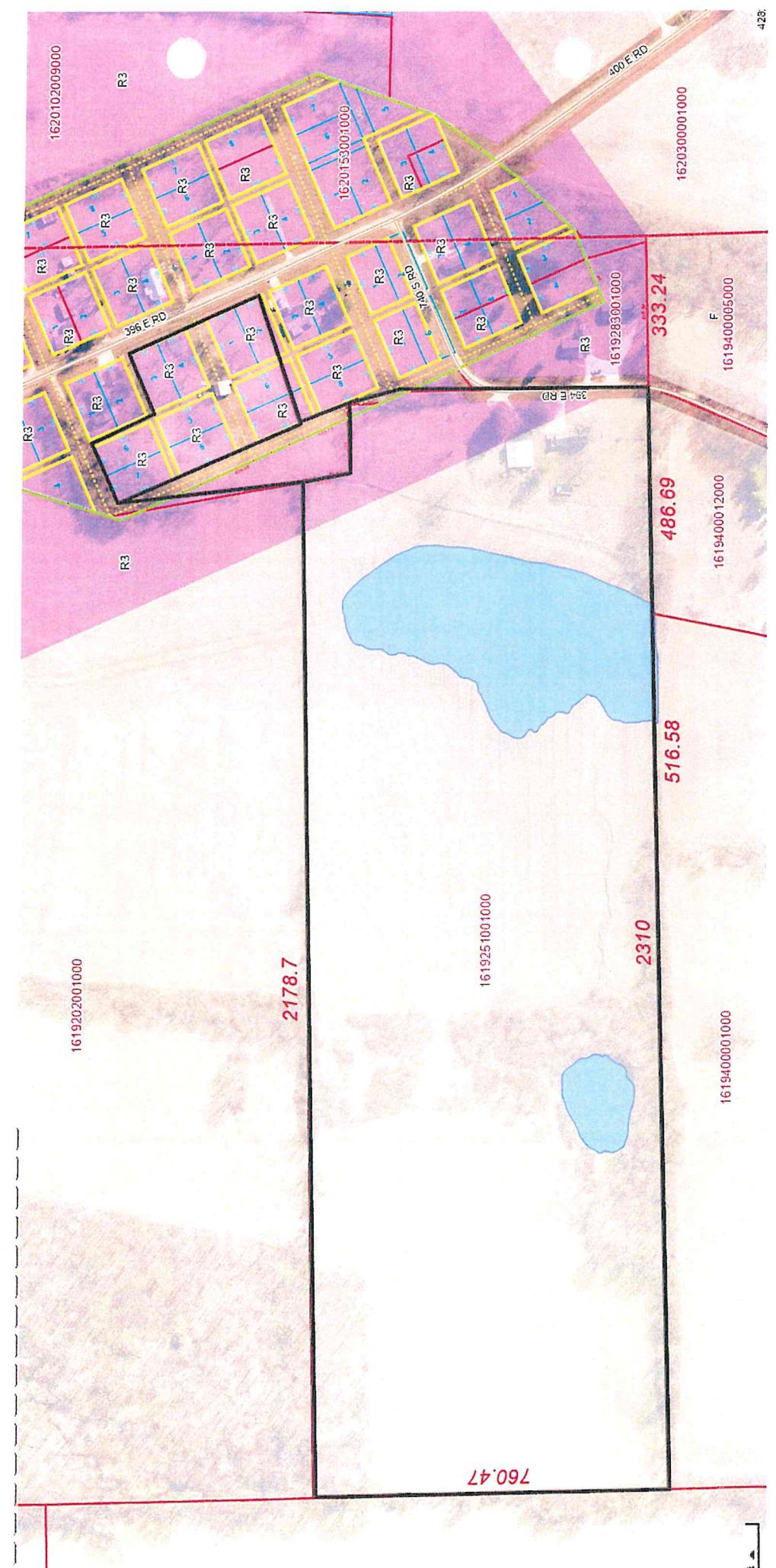

Cynthia Hunter

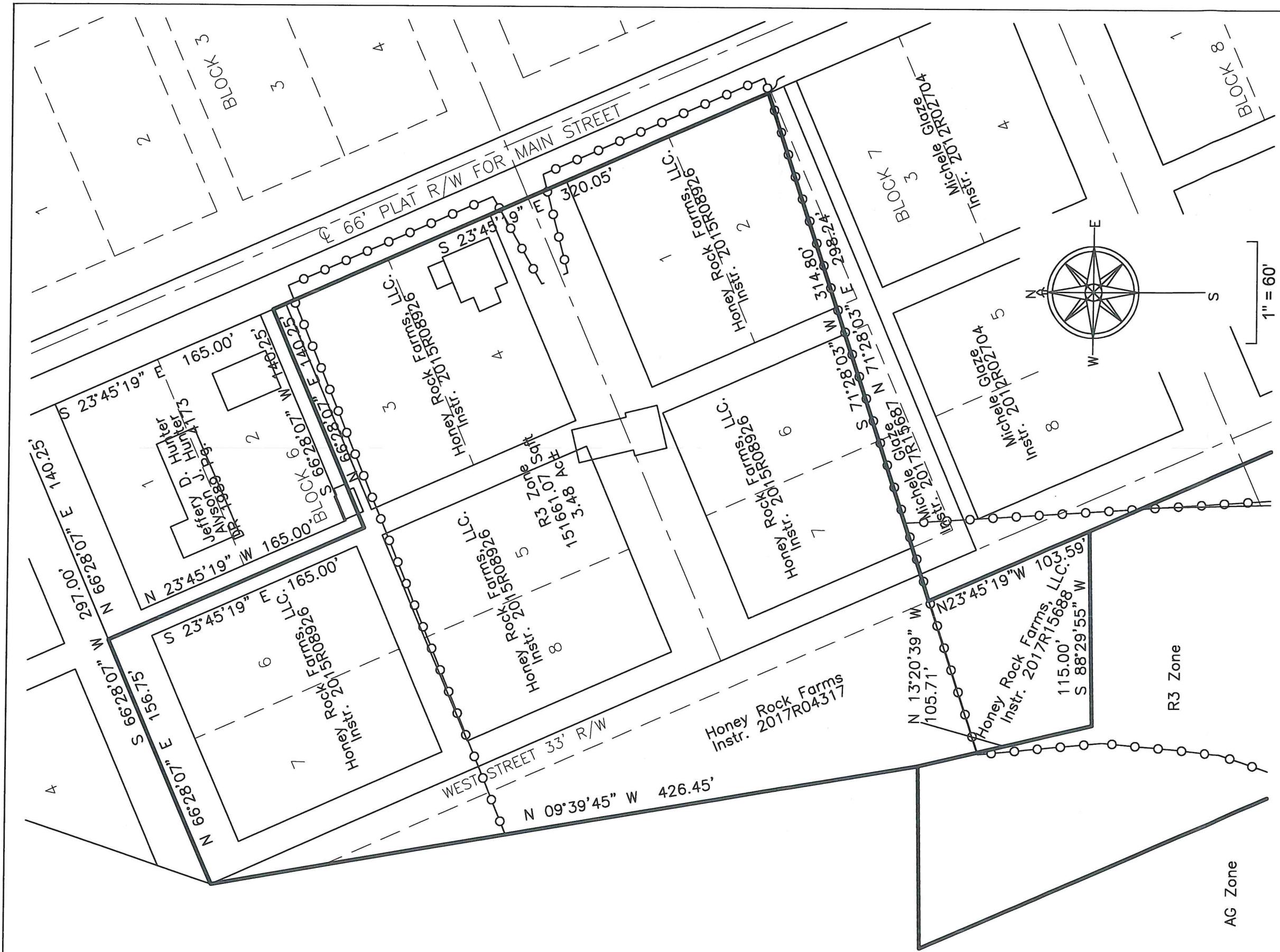
1

Duly Entered for Taxation
Transfer Fees \$10.00
AUG 03 2015


Steve G. Clegg
Delaware County Auditor







325 West Washington Street Muncie, IN 47303
Ph: (765)282-5594 Fax: (765)282-5594
Email: ashleyanddawn@verizon.com

Sheet 1 OF 2

INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN
DATUM OF 1983, CORS 96 PERIOD 2002,000)

UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN
CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN
REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS
DOCUMENT, UNLESS REQUIRED BY LAW (HALDON L. ASHTON).

RECEIVED	
JAN 07 2025	
DELAWARE-MUNCIE ROPOLITAN PLAN COMMISSION	
Date: Reason:	Drawn: SMK Date: 1/6/26 Job: 2025423

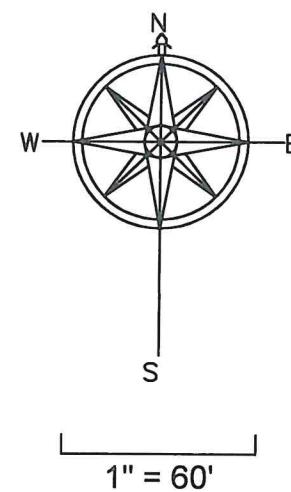
This Instrument Prepared by: Haldon L. Ashton
Accuracy or completeness of subsurface features is not certified.

Rezone Plan Mt. Pleasant Delaware County Indiana

AWARE-MUNCIE
TAN PLAN COMMISSION

RECEIVED			
Revisions	Date:	Reason:	Drawn: SMK Date: 1/6/26 Job: 2025423
DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION			

MPC 0-262



N 88°44'25" E 2048.23'

N 01°06'37" W 760.34'

SW. COR. NE. QTR.
SEC. 19-19-11
15" CONC. POST

S 88°44'25" W 2310.00'

N 88°44'25" E 2677.99'

Hunter Family Irrevocable Grantor Trust
Instr. 2022R13874

AG Zone
1673839.422 Sqft
38.43 Ac±

S 01°25'56" E
131.92'

SE. COR. NE. QTR.
SEC. 19-19-11
EX. 5/8" REBAR

RECEIVED
JAN 07 2025

DELAWARE-MUNCIE
METROPOLITAN PLAN COMMISSION



Ashton
Land Surveyors

Revisions	
Date:	
Reason:	
Date:	
Reason:	
Drawn: SMK Date: 1/6/26 Job: 2025423	

Rezone Plan
Mt. Pleasant
Delaware County
Indiana

SECTION CORNER COORDINATES ARE BASED ON
INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN
DATUM OF 1983, CORS 96 EPOCH 2002.000)

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

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN
REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS
DOCUMENT, UNLESS REQUIRED BY LAW (HALDON L. ASHTON).

225 West Washington Street Muncie, In 47305
Ph: (765)282-5594 Fax: (765)282-5594
Email: ashtonlandsurveyors.com

Sheet 2 OF 2

MPC 01-26-27