MLS

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Line Table

Line #	Length	Direction
L1	147.00'M.	S00°47'29"E
L2	200.60'M.	N00°47'29"W
L3	389.60'C.	S87°22'31"W
L4	180.00' D.&C.	S00°47'29"E
L5	45.00' D.&C.	N87°22'31"E
L6	84.00'M.	S00°47'29"E
L7	64.60'C.	S87°22'31"W
L8	45.00' D.&C.	S87°22'31"W
L9	117.85' D.&M.	S00°24'58"E
L10	137.51'M.	S00°24'58"E
L11	388.13'M.	N00°47'29"W
L12	257.00'M.	S87°22'31"W

Scale 1" = 200 ft
Bearing Basis: Indiana East, SPC 1983

Flood Plain Certification

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Adams County, Indiana, Community No.180424, Panel No.0100E, dated September 29, 2010.

Monument Legend

A = 5/8"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Found 20.00'W. of Actual (Flush)
B = 5/8"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Found 20.00'E. of Actual (Flush)
C = 5/8"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Found (Flush)
D = DuraNail w/"Miller Surveying Firm #0095" id. Cap Found (Flush)
E = 3/4"Steel Rebar Found Bent 0.20'N. & 19.96'W. of Actual (Flush/Per Reference Survey)
F = 3/4"Steel Rebar Found 0.24'S. & 0.17'E. of Actual (Flush/Per Reference Survey)
G = 3/4"Steel Rebar Found Bent 0.36'S. & 0.36'W. of Actual (Flush/Per Reference Survey)
H = 3/4"Steel Rebar Found 20.04'W. of Actual (-0.2'/Per Reference Survey)
I = 3/4"Steel Rebar Found (+0.3'/Per Reference Survey)
J = 3/4"Steel Rebar Found 0.56'N. & 0.23'E. of Actual (+0.4'/No History)
K = 5/8"Steel Rebar Found 0.10'S. & 0.12'E. of Actual (-0.1'/Per Deed)
L = 3/4"Steel Rebar Found 0.42'S. & 0.24'E. of Actual (+0.4'/Per Deed)
M = 12"Concrete Post Found
N = 5/8"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Found 20.00'W. of Actual (Flush) and 12"Concrete Post Found 22.0'W. & 0.5'S. of Actual (+3.5')
O = 3/4"Steel Rebar Found 0.15'N. & 20.11'W. of Actual (Flush/Per Reference Survey)
P = 5/8"Steel Rebar w/"WEW" id. Cap Found (Flush)
Q = 5/8"Steel Rebar Found Bent 0.11'W. of Actual (Flush/Per Deed)
R = 5/8"Steel Rebar Found 0.76'E. of Actual (Flush/Per Deed)
S = 5/8"Steel Rebar Found In Tree Roots 0.33'S. & 0.71'W. of Actual (+0.1'/Per Deed)
T = 1"Pipe Found 0.14'S. & 0.22'E. of Actual (-0.1'/No History)
U = 1"Pipe Found 24.91'W. of Actual (Flush/Per Reference Survey)
V = 5/8"Steel Rebar Found (Flush/Per Reference Survey)
W = 3/4"Steel Rebar Found 0.33'S. & 0.15'W. of Actual (-0.1'/Per Reference Survey)
X = 3/4"Steel Rebar w/"Owen" id. Cap Found 0.26'N. & 0.14'W. of Actual (Flush)
Y = 5/8"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Found 20.00'E. of Actual (Flush) and 5/8"Steel Rebar w/"Owen" id. Cap Found 0.27'N. & 19.23'E. of Actual Found (Flush)
Z = 5/8"x24"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set (Flush)
AA = 5/8"x24"Steel Rebar w/"Miller Land Surveying Firm #0095" id. Cap Set 20.00'W. of Actual (Flush)
AB = DuraNail w/"Miller Surveying Firm #0095" id. Cap Set (Flush)

Building Detail

Scale: 1"=100'



Ownership Labels

1. 1.16 Acres
Kristine Blume Income-Only Irrevocable Trust
Doc.#2024003183

2. 0.93 Acres
Blume, William P. & Nichole L.
Doc.#2018004826

3. 0.19 Acres
Blume, William P. & Nichole L.
Doc.#2019003438

Ownership Note

Kristine Blume Income-Only Irrevocable Trust
& The Michael L. Blume Testamentary Trust
& The Samantha K. Blume Testamentary Trust
& Cripe, Sherri L.
& Nauyakaus, Teresa L.
& Blume, Sandra A.
& Walther, Nicole R.
& Oritz, Dianne K.

Found in the Following Documents
Doc.#2007005020
Doc.#2009003690
Doc.#2019002983
Doc.#2022004803
Doc.#2024003254
Doc.#2025001073

Reference Surveys

Miller Land Surveying, Inc.
Survey No. 09011009
Date: January 27, 2009

Miller Land Surveying, Inc.
Survey No. 08120999
Date: December 23, 2008

Miller Land Surveying, Inc.
Survey No. 08120999.25
Date: August 8, 2025

Legend

POB - Point of Beginning
M. - Measured
P. - Plat
C. - Calculated
D. - Deed
- Right of Way (R/W)
- Building Setback Line
- Center Line

Drawn By: JJB	Field Crew: JJK	Fieldwork Completed: October 16, 2026	REVISIONS:
Date: October 16, 2026		Drawing Name: 08120999.auction.dwg	
Survey Number: 08120999.auction		For: Blume, Cripe, Nauyakaus, Walther, Ortiz	
Approved By: BRM			

Corporate Office
221 Tower Drive
Monroe, IN 46772
(260) 692-6166

MLS MILLER LAND SURVEYING
Precision and Professionalism is where we draw the line.
Brett R. Miller, PS No.LS20300059 Robert J. Marucci, PS No.LS20400028 Benjamin P. Johnson, PS No.LS22500003

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
(260) 489-8571

Auction Sketch

141.598 Acres Total - Blume, Cripe, Nauyakaus, Walther, & Ortiz
Nort County Road 600 West, Decatur, IN, 46733
Preble Twp., Sect.33&34,T28N,R13E, Adams Co., IN