



LACY FARMS Parcel A

Prepared by Steven W. Reeves, PLS
Indiana Land Surveyor 20400005
July 27, 2020

LAND DESCRIPTION (PARCEL A)

A part of the West Half of Section 7 and the Northwest Quarter and East Half of Section 18, both in Township 16 North, Range 2 East of the Second Principal Meridian, in Hendricks County, Indiana, being that 219.86 acre tract of land shown as Parcel "B" on the plat of a boundary retracement survey of said tract certified by Gary R. Kent, Professional Surveyor #LS80040389, on January 14, 2014 as The Schneider Corporation's project number 6667.004 and recorded as Instrument No. 201916505 in the Office of the Recorder of said County (all references to monuments and courses herein are as shown on said plat of survey), being more particularly described as follows;

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 7; thence North 01 degree 33 minutes 01 second West (basis of bearing – Indiana State Plane Coordinate System – West Zone) along the West line of said Quarter a distance of 141.80 feet to the south right-of-way line of Interstate Highway 74 as established by Right-of-Way Plans for INDOT Project No. I-74-2(5)64 Code 0238 dated 1958 and revised 1971, the following twenty-one (21) courses being along the southerly lines thereof and the westerly lines of Parcel 1C as described in a Warranty Deed to the State of Indiana for Project IM-074-2(100) Code 4975 as Instrument No. 200700024799 and Parcel 1A as described in a Warranty Deed to the State of Indiana for Project IM-074-2(100) Code 4975 as Instrument No. 200700024798 and the westerly lines of Parcel 1 as described in a Warranty Deed to the State of Indiana for Project IM-074-2(100) Code 4975 as Instrument No. 200700024797); (1) thence South 58 degrees 07 minutes 41 seconds East 299.07 feet; (2) thence South 46 degrees 34 minutes 53 seconds East 80.27 feet; (3) thence South 57 degrees 59 minutes 04 seconds East 215.77 feet to a non-tangent curve to the right having a radius of 9,499.30 feet, the radius point of which bears South 31 degrees 53 minutes 54 seconds West; (4) thence southeasterly along said curve an arc distance of 379.76 feet to a point which bears North 34 degrees 11 minutes 20 seconds East from said radius point; (5) thence South 52 degrees 41 minutes 44 seconds East 367.96 feet to a non-tangent curve to the right having a radius of 930.00 feet, the radius of which bears South 34 degrees 11 minutes 20 seconds West; (6) thence southeasterly along said curve an arc distance of 680.12 feet to a point which bears North 76 degrees 05 minutes 24 seconds East from said radius point; (7) thence South 08 degrees 16 minutes 03 seconds East 203.42 feet to a non-tangent curve to the left having a radius of 690.00 feet, the radius point of which bears North 76 degrees 05 minutes 24 seconds East; (8) thence southeasterly along said curve an arc distance of 698.48 feet to a point that bears South 18 degrees 05 minutes 24 seconds West from said radius point; (9) thence South 71 degrees 54 minutes 36 seconds East 49.89 feet; (10) thence South 12 degrees 39 minutes 18 seconds East 383.44 feet to the East line of the Southwest Quarter of said Section, being also the westerly right-of-way line of Ronald Reagan Parkway; (11) thence South 01 degree 39 minutes 43 seconds East along said East line 332.38 feet to the northwest corner of the Northeast Quarter of said Section 18; (12) thence North 88 degrees 03 minutes 12 seconds East along the North line of said Quarter 51.29 feet to a non-tangent curve to the left having a radius of 1600.00 feet, the radius point of which bears North 84 degrees 47 minutes 20 seconds East; (13) thence southeasterly along said curve an arc distance of 885.18 feet to a point which bears South 53 degrees 05 minutes 25 seconds West from said radius point; (14) thence South 36 degrees 54 minutes 36 seconds East 244.28 feet; (15) thence South 34 degrees 02 minutes 51 seconds East 400.50 feet; (16) thence South 36 degrees 54 minutes 36 seconds East 500.00 feet to the northwesterly right-of-way line of the Connector Road; (17) thence South 49 degrees 11 minutes 59 seconds West 153.31 feet to a non-tangent curve to the left having a radius of 790.00 feet, the radius of which bears South 36 degrees 54 minutes 35 seconds East; (18) thence southwesterly along said curve an arc distance of 447.93 feet to a point which bears North 69 degrees 23 minutes 46 seconds West from said radius point; (19) thence South 20 degrees 36 minutes 13 seconds West 510.34 feet to the northerly right-of-way line of U.S. Highway 136; (20) thence North 77 degrees 59 minutes 30 seconds West 133.82 feet; (21) thence North 80 degrees 08 minutes 31 seconds West 101.78 feet, the following three (3) courses being along the northerly lines of said U.S. Highway 136; (1) thence North 69 degrees 24 minutes 57 seconds West 567.86 feet to a non-tangent curve to the left having a radius of 6,406.20 feet, the radius of which bears North 20 degrees 35 minutes 03 seconds West; (2) thence northwesterly along said curve an arc distance of 1,645.46 feet to a point which bears North 05 degrees 52 minutes 03 seconds West from said radius point; (3) thence North 84 degrees 07 minutes 57 seconds West 110.33 feet to the West line of the Northwest Quarter of said Section 18; thence North 01 degree 12 minutes 55 seconds West along said West line a distance of 1,932.33 feet to the southeast corner of the Southeast Quarter of Section 12, Township 16 North Range 2 East; thence North 01 degree 33 minutes 55 seconds West along the West line of said Section 18 a distance of 39.61 feet to the southwest corner of the Southwest Quarter of said Section 7; thence North 01 degree 33 minutes 55 seconds West along the West line of said Southwest Quarter a distance of 2,622.54 to the northeast corner of the Southeast Quarter of said Section 12; thence North 01 degree 33 minutes 01 second West along the West line of said Southwest Quarter a distance of 22.36 feet to the Point of Beginning.

Containing 219.86 acres, more or less.

Job No. 12381
Date: 7/27/2020 CM

Sheet 2 of 2

LACY FARMS Parcel A

Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
www.schneidergeomatics.com

