



P.O.B. ORIGINAL PARCEL 32

S 1050 E  
WEST LINE OF THE SE 1/4 OF SEC. 20-15-2  
UNSUBDIVIDED

N00°44'20"W  
351.32'  
NO. FORMER RIGHT OF WAY DEDICATION PROVIDED  
A PART OF THE R.O.W. LIES WITHIN THE PARCELS

**PARCEL RE-ZONED  
FROM AG TO I-2**

**ORIGINAL  
PARCEL 32**

**REMAINDER OF PARCEL 32 IN ZONE AG  
AFTER PARTIAL REZONING FROM AG TO I-2**

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE MEASURED BEARINGS.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83) SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.

**LEGEND:**

- PARCEL BOUNDARY
- - - LOT/PARCEL LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINES
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- REBAR FOUND
- IRON PIPE FOUND
- PK NAIL FOUND
- MAG NAIL FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ⊕ SPIKE FOUND
- ⊕ CHISELED CROSS FOUND
- ⊕ STONE FOUND
- ⊕ MONUMENT FOUND
- ⊕ R/W MONUMENT FOUND
- ⊕ BRASS PLUG FOUND

025-120521-400031  
PACE PROPERTIES HOLDING LLC (PARCEL PER INSTR. NO. 201628478)

025-120521-400028  
PACE PROPERTY HOLDING LLC (PARCEL 1 PER INSTR. NO. 202037016)

025-120521-400022  
PACE PROPERTY HOLDING LLC (PARCEL 4 PER INSTR. NO. 202037016)

012-420521-400020  
PACE PROPERTY HOLDINGS LLC  
(PARCEL PER INSTR. NO. 201917384)

012-420521-400016  
PACE PROPERTY HOLDINGS LLC (PARCEL PER INSTR. NO. 201917365)

**LEGAL DESCRIPTION:**

**ORIGINAL PARCEL 32 (AS-SURVEYED)**  
 PARCEL 1 CONVEYED TO PACE PROPERTY HOLDING, LLC PER THE SPECIAL WARRANTY DEED RECORDED DECEMBER 4, 2020 AS INSTRUMENT NUMBER 202037016, BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER;  
 THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE 1771.13 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 PER INSTRUMENT NUMBER 202037016, ALSO BEING THE NORTHWEST CORNER OF A 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181;  
 THENCE ALONG THE NORTH LINE OF SAID PARCEL, PER INSTRUMENT NUMBER 202037016, ALSO BEING THE NORTH LINE OF SAID 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181, THE FOLLOWING SEVEN (7) COURSES:  
 1) NORTH 89 DEGREES 30 MINUTES 36 SECONDS EAST, A DISTANCE OF 234.38 FEET;  
 2) SOUTH 33 DEGREES 44 MINUTES 23 SECONDS EAST, A DISTANCE OF 19.05 FEET;  
 3) SOUTH 05 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 204.11 FEET;  
 4) SOUTH 83 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 153.12 FEET;  
 5) SOUTH 80 DEGREES 30 MINUTES 32 SECONDS EAST, A DISTANCE OF 406.20 FEET;  
 6) NORTH 87 DEGREES 36 MINUTES 24 SECONDS EAST, A DISTANCE OF 513.40 FEET;  
 7) SOUTH 67 DEGREES 43 MINUTES 36 SECONDS EAST, A DISTANCE OF 40.58 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, ALSO BEING THE NORTHEAST CORNER OF SAID 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181, BEING A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER;  
 THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 380.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, ALSO BEING THE NORTHEAST CORNER OF PARCEL 4 PER INSTRUMENT NUMBER 202037016;  
 THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 PER INSTRUMENT NUMBER 202037016, ALSO BEING THE NORTH AND WEST LINES OF SAID PARCEL 4 PER INSTRUMENT NUMBER 202037016, THE FOLLOWING TWO (2) COURSES:  
 1) SOUTH 89 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 374.87 FEET;  
 2) SOUTH 00 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 41.79 FEET TO THE NORTHEAST CORNER OF THE PARCEL PER INSTRUMENT NUMBER 201917365;  
 THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 1 PER INSTRUMENT NUMBER 202037016, ALSO BEING THE NORTH LINE OF SAID PARCEL PER INSTRUMENT NUMBER 201917365, THE FOLLOWING FOUR (4) COURSES:  
 1) NORTH 89 DEGREES 35 MINUTES 34 SECONDS WEST, A DISTANCE OF 266.71 FEET;  
 2) NORTH 79 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 205.90 FEET;  
 3) NORTH 00 DEGREES 43 MINUTES 19 SECONDS WEST, A DISTANCE OF 374.87 FEET;  
 4) SOUTH 80 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 317.08 FEET TO A POINT ON THE WEST LINE OF AFORESAID SOUTHEAST QUARTER;  
 THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE 351.32 FEET TO THE POINT OF BEGINNING, CONTAINING 552,037 SQUARE FEET OR 12.673 ACRES, MORE OR LESS.  
 THE BASIS OF BEARINGS REFERENCED HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83).

**REMAINDER OF PARCEL 32 IN ZONE AG (AS-SURVEYED)**  
 A PART OF PARCEL 1 CONVEYED TO PACE PROPERTY HOLDING, LLC PER THE SPECIAL WARRANTY DEED RECORDED DECEMBER 4, 2020 AS INSTRUMENT NUMBER 202037016, BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER;  
 THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE 1771.13 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1 PER INSTRUMENT NUMBER 202037016, ALSO BEING THE NORTHWEST CORNER OF A 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181;  
 THENCE ALONG THE NORTH LINE OF SAID PARCEL PER INSTRUMENT NUMBER 202037016, ALSO BEING THE NORTH LINE OF SAID 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181, THE FOLLOWING SEVEN (7) COURSES:  
 1) NORTH 89 DEGREES 30 MINUTES 36 SECONDS EAST, A DISTANCE OF 234.38 FEET;  
 2) SOUTH 33 DEGREES 44 MINUTES 23 SECONDS EAST, A DISTANCE OF 19.05 FEET;  
 3) SOUTH 05 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 204.11 FEET;  
 4) SOUTH 83 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 153.12 FEET;  
 5) SOUTH 80 DEGREES 30 MINUTES 32 SECONDS EAST, A DISTANCE OF 406.20 FEET;  
 6) NORTH 87 DEGREES 36 MINUTES 24 SECONDS EAST, A DISTANCE OF 513.40 FEET;  
 7) SOUTH 67 DEGREES 43 MINUTES 36 SECONDS EAST, A DISTANCE OF 40.58 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, ALSO BEING THE NORTHEAST CORNER OF SAID 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181, BEING A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER;  
 THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 38.59 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 380.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1, ALSO BEING THE NORTHEAST CORNER OF PARCEL 4 PER INSTRUMENT NUMBER 202037016;  
 THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 PER INSTRUMENT NUMBER 202037016, ALSO BEING THE NORTH AND WEST LINES OF SAID PARCEL 4 PER INSTRUMENT NUMBER 202037016, THE FOLLOWING TWO (2) COURSES:  
 1) SOUTH 89 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 374.87 FEET;  
 2) SOUTH 00 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 41.79 FEET TO THE NORTHEAST CORNER OF PARCEL PER INSTRUMENT NUMBER 201917365;  
 THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 1 PER INSTRUMENT NUMBER 202037016, ALSO BEING THE NORTH LINE OF SAID PARCEL PER INSTRUMENT NUMBER 201917365, THE FOLLOWING THREE (3) COURSES:  
 1) NORTH 89 DEGREES 35 MINUTES 34 SECONDS WEST, A DISTANCE OF 266.71 FEET;  
 2) NORTH 79 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 205.90 FEET;  
 3) NORTH 00 DEGREES 43 MINUTES 19 SECONDS WEST, A DISTANCE OF 374.87 FEET TO A POINT BEING SOUTH 89 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 1008.03 FEET FROM THE POINT OF BEGINNING;  
 THENCE NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 1008.03 FEET TO THE POINT OF BEGINNING, CONTAINING 396,660 SQUARE FEET OR 9.106 ACRES, MORE OR LESS.  
 THE BASIS OF BEARINGS REFERENCED HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83).

**P.O.C.**  
 SW CORNER OF THE SE 1/4 OF SEC. 20-15-2  
 NW CORNER OF THE NE 1/4 OF SEC. 29-15-2  
 MONUMENT W/HENCO CO SURVEYOR ALUMINUM DISK FOUND (HELD)  
 STONE PER RECORD OF CORNER DATED 10/28/93



REVISION	DATE	NO.

PROJECT NO.: 82429

DATE: 08/19/24

SCALE AS SHOWN

DES. SRK

DR. PTK

CKD. WLD

WOOLPERT, INC.  
 333 North Alabama Street  
 Suite 200  
 Indianapolis, IN 46204  
 317.299.7500  
 FAX: 317.291.5805



**INDIANA LIFE SCIENCE CENTER, PLAINFIELD, IN  
 A PART OF THE WEST 1/2 OF THE SOUTHEAST QUARTER OF  
 SECTION 20, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE 2ND  
 PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA**

**PARCELS EXHIBIT**

SHEET NO.