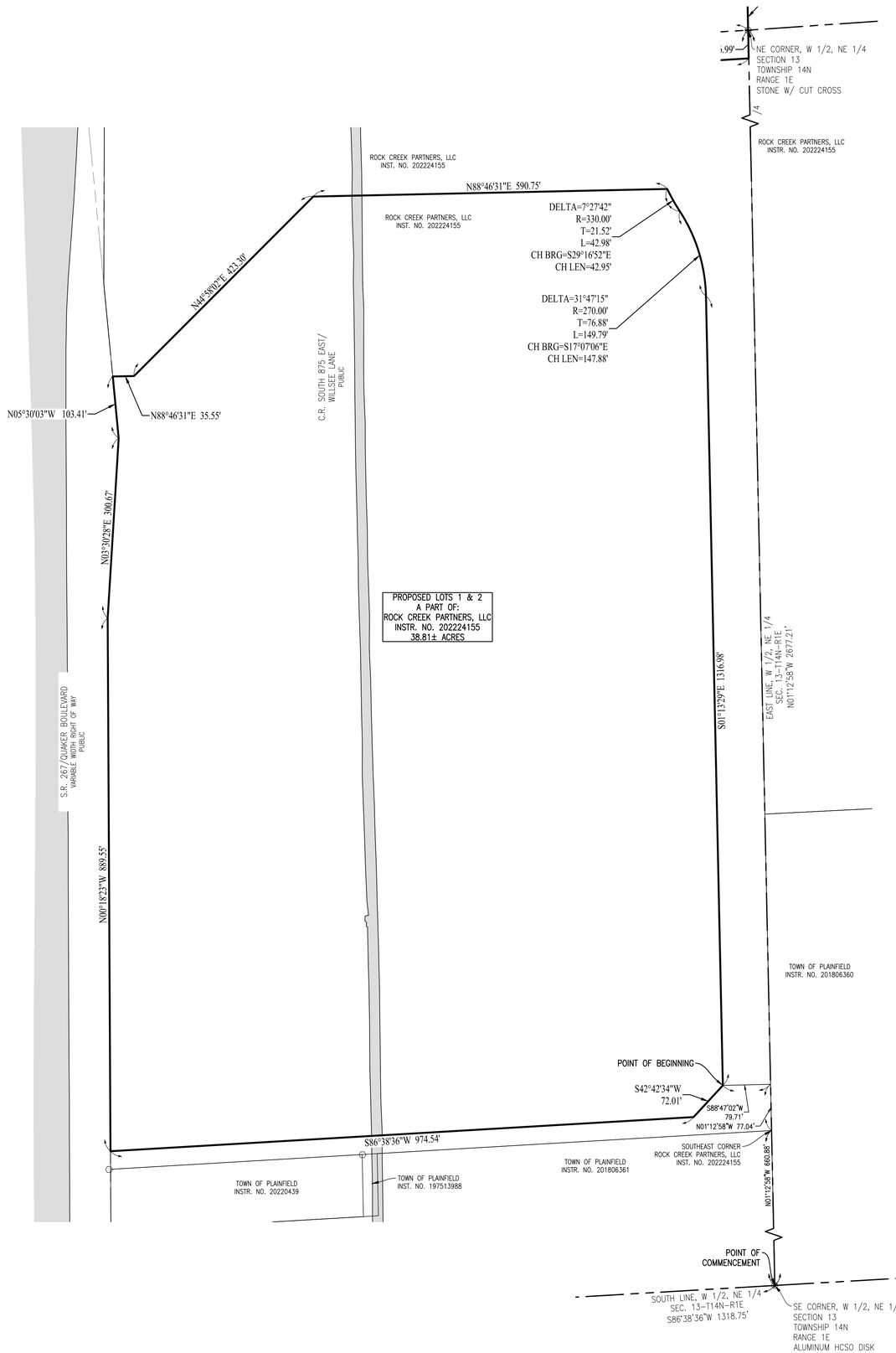
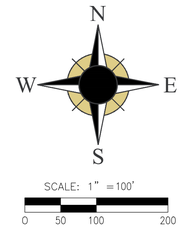




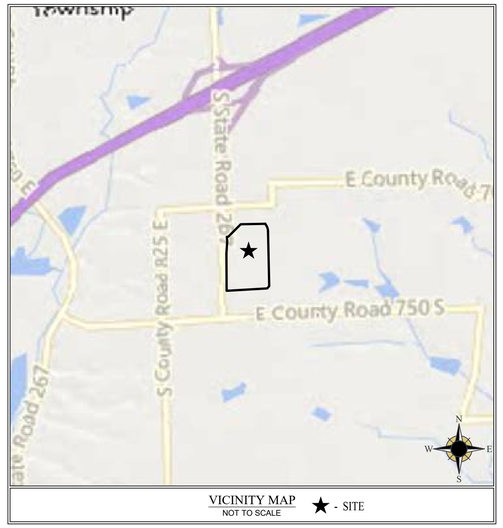
CURRENT OWNER OF RECORD: ROCK CREEK PARTNERS, LLC
SPECIAL WARRANTY DEED.
INSTRUMENT NUMBER 202224155

DESCRIPTION

THE FOLLOWING DESCRIPTION WAS PREPARED BY SHAWN DONALDSON, P.S. - INDIANA #LS22300028 OF JQOL AS PART OF A SURVEY PERFORMED UNDER JOB NO. 2022.084, DATED 06/06/2024.

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, BEING A PART OF THE LANDS CONVEYED TO ROCK CREEK PARTNERS, LLC IN INSTRUMENT NUMBER 202224155, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER, AS MARKED BY A HENDRICKS COUNTY SURVEYORS OFFICE DISK (HCSO DISK); THENCE ALONG THE EAST LINE OF SAID WEST HALF NORTH 01 DEGREE 12 MINUTES 58 SECONDS WEST, 660.88 FEET TO THE SOUTHEAST CORNER OF THE GRANTOR'S LAND; THENCE CONTINUING ALONG THE EAST LINE OF THE GRANTOR'S LAND NORTH 01 DEGREE 12 MINUTES 58 SECONDS WEST, 77.04 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 02 SECONDS WEST, 79.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 42 MINUTES 34 SECONDS WEST, 72.01 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER SOUTH 86 DEGREES 38 MINUTES 36 SECONDS WEST, 974.54 FEET TO THE EAST LINE OF THE LIMITED ACCESS RIGHT OF WAY OF STATE ROAD 267 PER INDIANA DEPARTMENT OF TRANSPORTATION PROJECT S-551(8), 1965, THE FOLLOWING THREE (3) COURSES ARE ALONG SAID LIMITED ACCESS RIGHT OF WAY; 1) THENCE NORTH 00 DEGREES 18 MINUTES 23 SECONDS WEST 889.55 FEET; 2) THENCE NORTH 03 DEGREES 30 MINUTES 28 SECONDS EAST 300.67 FEET; 3) THENCE NORTH 05 DEGREES 30 MINUTES 03 SECONDS WEST, 103.41 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 31 SECONDS EAST, 35.55 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 02 SECONDS EAST, 423.30 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 31 SECONDS EAST, 590.75 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEAST WITH A RADIUS OF 330.00 FEET AND CHORD BEARING SOUTH 29 DEGREES 16 MINUTES 52 SECONDS EAST, 42.95 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 42.98 FEET TO A REVERSE CURVE CONCAVE SOUTHWEST WITH A RADIUS OF 270.00 FEET AND CHORD BEARING SOUTH 17 DEGREES 07 MINUTES 06 SECONDS EAST, 147.88 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 149.79 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 13 MINUTES 29 SECONDS EAST, 1316.98 FEET TO THE POINT OF BEGINNING, CONTAINING 38.81 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE ★ - SITE

JQOL
QUALITY OF LIFE
8440 ALLISON POINTE BLVD.
INDIANAPOLIS, IN 46250
WWW.JQOLUSA.COM
317.661.1964

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

THESE DRAWINGS AND SPECIFICATIONS, AND ALL COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY AND COPYRIGHT OF JQOL. THEY SHALL BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR WORK WITHOUT PRIOR WRITTEN PERMISSION FROM JQOL.

PROPOSED LOT 1 & 2 EXHIBIT
PLAINFIELD LOGISTICS PARK EAST PHASE 1
PLAINFIELD, INDIANA

REVISIONS:

DRAWING:

REVIEWED:	DATE:	SHEET:
JT	06/12/2024	1 OF 1
DRAWN:	DATE:	
SD	06/12/2024	
SCALE:	PROJECT:	
1" = 100'	2024.084	

© 2023 JQOL
Q:\PROJECTS\2022\2022.084 KIMLEY HORN - PLAINFIELD IN DEVELOPMENT (AMBROSE PG)\08 - SURVEYING\BUILDING SITE A-B ALTA-TOPO\2022.084 BUILDING SITE A & B EXHIBITS.DWG