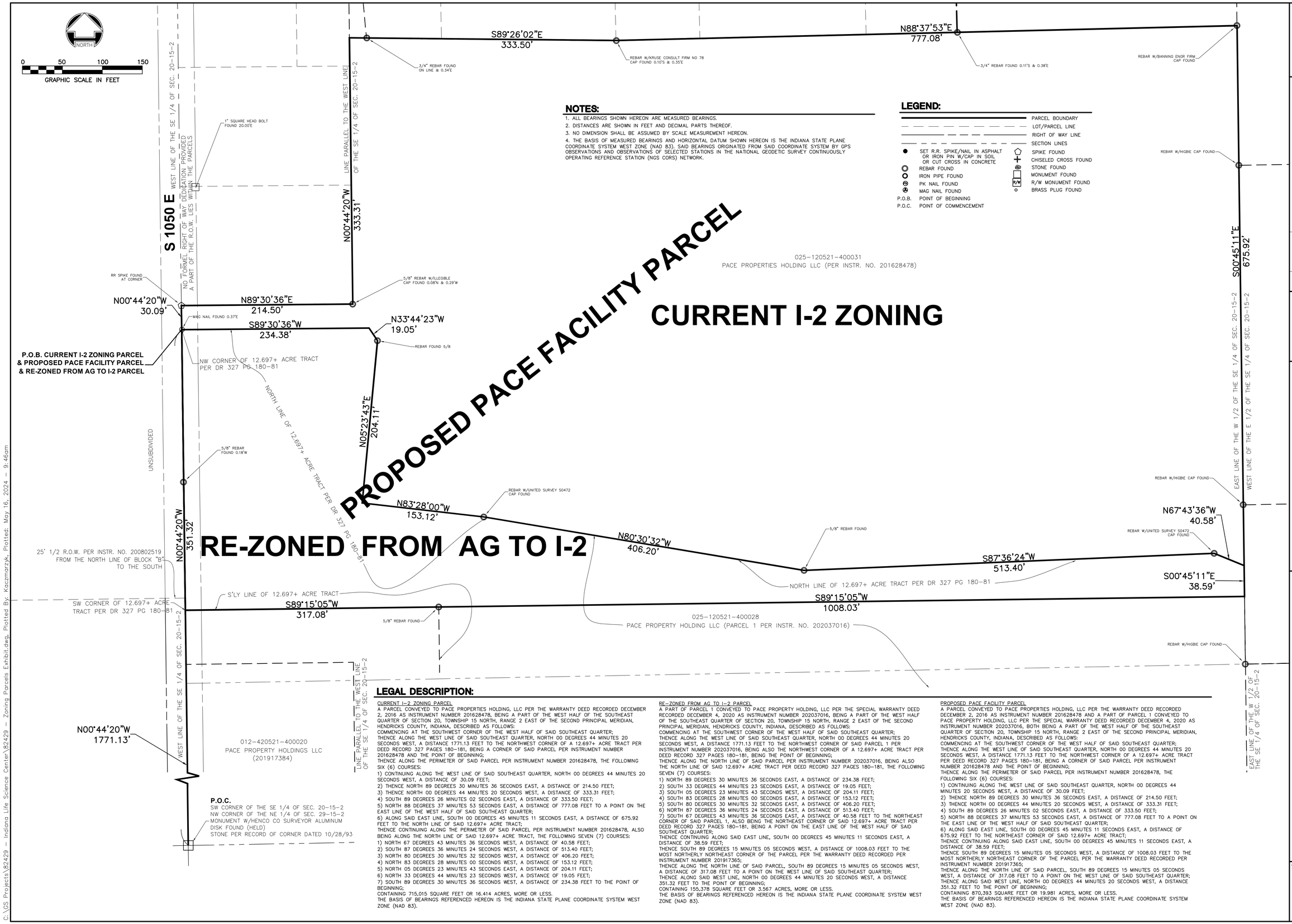

CURRENT I-2 ZONING

PROPOSED PACE FACILITY PARCEL

RE-ZONED 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

LEGAL DESCRIPTION:

CURRENT I-2 ZONING PARCEL

A PARCEL CONVEYED TO PACE PROPERTIES HOLDING, LLC PER THE WARRANTY DEED RECORDED DECEMBER 2, 2016 AS INSTRUMENT NUMBER 201628478, 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 A 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181, BEING A CORNER OF SAID PARCEL PER INSTRUMENT NUMBER 201628478 AND THE POINT OF BEGINNING;
THENCE ALONG THE PERIMETER OF SAID PARCEL PER INSTRUMENT NUMBER 201628478, THE FOLLOWING SIX (6) COURSES:
1) CONTINUING ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 30.09 FEET;
2) THENCE NORTH 89 DEGREES 30 MINUTES 36 SECONDS EAST, A DISTANCE OF 214.50 FEET;
3) THENCE NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 333.31 FEET;
4) SOUTH 89 DEGREES 26 MINUTES 02 SECONDS EAST, A DISTANCE OF 333.50 FEET;
5) NORTH 88 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 777.08 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER;
6) ALONG SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 675.92 FEET TO THE NORTH LINE OF SAID 12.697+ ACRE TRACT;
THENCE CONTINUING ALONG THE PERIMETER OF SAID PARCEL PER INSTRUMENT NUMBER 201628478, ALSO BEING ALONG THE NORTH LINE OF SAID 12.697+ ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:
1) NORTH 67 DEGREES 43 MINUTES 36 SECONDS WEST, A DISTANCE OF 40.58 FEET;
2) SOUTH 87 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 513.40 FEET;
3) NORTH 80 DEGREES 30 MINUTES 32 SECONDS WEST, A DISTANCE OF 406.20 FEET;
4) NORTH 83 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 153.12 FEET;
5) NORTH 05 DEGREES 23 MINUTES 43 SECONDS EAST, A DISTANCE OF 204.11 FEET;
6) NORTH 33 DEGREES 44 MINUTES 23 SECONDS WEST, A DISTANCE OF 19.05 FEET;
7) SOUTH 89 DEGREES 30 MINUTES 36 SECONDS WEST, A DISTANCE OF 234.38 FEET TO THE POINT OF BEGINNING;
CONTAINING 715,015 SQUARE FEET OR 16.414 ACRES, MORE OR LESS.
THE BASIS OF BEARINGS REFERENCED HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83).

RE-ZONED FROM AG TO I-2 PARCEL

A PARCEL 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 A 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181, BEING THE POINT OF BEGINNING;
THENCE ALONG THE NORTH LINE OF SAID PARCEL PER INSTRUMENT NUMBER 202037016, BEING ALSO 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 CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 38.59 FEET;
THENCE SOUTH 89 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 1008.03 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF THE PARCEL PER THE WARRANTY DEED RECORDED PER INSTRUMENT NUMBER 201917365;
THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 317.08 FEET TO A POINT ON THE WEST LINE OF SAID 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 155,378 SQUARE FEET OR 3.567 ACRES, MORE OR LESS.
THE BASIS OF BEARINGS REFERENCED HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83).

PROPOSED PACE FACILITY PARCEL

A PARCEL CONVEYED TO PACE PROPERTIES HOLDING, LLC PER THE WARRANTY DEED RECORDED DECEMBER 2, 2016 AS INSTRUMENT NUMBER 201628478 AND A PART OF PARCEL 1 CONVEYED TO PACE PROPERTY HOLDING, LLC PER THE SPECIAL WARRANTY DEED RECORDED DECEMBER 4, 2020 AS INSTRUMENT NUMBER 202037016, BOTH 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 A 12.697+ ACRE TRACT PER DEED RECORD 327 PAGES 180-181, BEING A CORNER OF SAID PARCEL PER INSTRUMENT NUMBER 201628478 AND THE POINT OF BEGINNING;
THENCE ALONG THE PERIMETER OF SAID PARCEL PER INSTRUMENT NUMBER 201628478, THE FOLLOWING SIX (6) COURSES:
1) CONTINUING ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 30.09 FEET;
2) THENCE NORTH 89 DEGREES 30 MINUTES 36 SECONDS EAST, A DISTANCE OF 214.50 FEET;
3) THENCE NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 333.31 FEET;
4) SOUTH 89 DEGREES 26 MINUTES 02 SECONDS EAST, A DISTANCE OF 333.50 FEET;
5) NORTH 88 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 777.08 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER;
6) ALONG SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 675.92 FEET TO THE NORTHEAST CORNER OF SAID 12.697+ ACRE TRACT;
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 11 SECONDS EAST, A DISTANCE OF 38.59 FEET;
THENCE SOUTH 89 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 1008.03 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF THE PARCEL PER THE WARRANTY DEED RECORDED PER INSTRUMENT NUMBER 201917365;
THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 89 DEGREES 15 MINUTES 05 SECONDS WEST, A DISTANCE OF 317.08 FEET TO A POINT ON THE WEST LINE OF SAID 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 870,393 SQUARE FEET OR 19.981 ACRES, MORE OR LESS.
THE BASIS OF BEARINGS REFERENCED HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83).

DON'T DIG BLIND
1-800-382-5544
CALL TOLL FREE

NO.	DATE	REVISION

PROJECT NO.: 82429
DATE 05/16/24
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

WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE

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.
1 of 1

C:\GS Projects\82429 - Indiana Life Science Center\82429 - Zoning Parcels Exhibit.dwg, Plotted By: Kaczmarzyk, Plotted: May 16, 2024 - 9:46am