

Klondike Crossing- Legal description

Part of the East Half of Section 19 and the Southwest Quarter of Section 20, Township 15 North, Range 2 East, Washington Township, Hendricks County, Indiana, being more particularly described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of Section 20, Township 15 North, Range 2 East, thence along the north line of said Southwest Quarter North 89 degrees 09 minutes 48 seconds East 1134.38 feet; thence South 01 degrees 53 minutes 30 seconds East 412.72 feet to a point on the north right-of-way line of US 40 (the following eight (8) courses being along said north right-of-way line); (1) thence South 57 degrees 15 minutes 56 seconds West 173.70 feet; (2) thence South 41 degrees 47 minutes 11 seconds West 470.50 feet; (3) thence South 22 degrees 37 minutes 28 seconds West 137.10 feet; (4) thence South 38 degrees 20 minutes 58 seconds West 392.79 feet; (5) thence South 48 degrees 17 minutes 39 seconds West 195.41 feet; (6) thence South 54 degrees 57 minutes 41 seconds West 97.82 feet; (7) thence South 57 degrees 27 minutes 08 seconds West 97.82 feet; (8) thence South 59 degrees 40 minutes 01 seconds West 76.15 feet; thence North 00 degrees 23 minutes 31 seconds West 388.81 feet; thence South 72 degrees 01 minutes 26 seconds West 1404.24 feet; thence North 00 degrees 48 minutes 17 seconds West 104.66 feet; thence South 71 degrees 57 minutes 43 seconds West 239.19 feet; thence North 17 degrees 58 minutes 39 seconds West 48.17 feet; thence North 67 degrees 44 minutes 29 seconds East 144.98 feet; thence South 82 degrees 48 minutes 23 seconds West 49.21 feet; thence with a curve turning to the left with an arc length of 43.08 feet, with a radius of 226.00 feet, with a chord bearing of South 77 degrees 20 minutes 43 seconds West, with a chord length of 43.01 feet; thence South 71 degrees 53 minutes 04 seconds West 104.47 feet; thence North 03 degrees 12 minutes 52 seconds West 701.83 feet; thence South 88 degrees 45 minutes 43 seconds West 18.43 feet; thence North 01 degrees 51 minutes 46 seconds West 260.91 feet; thence North 89 degrees 38 minutes 02 seconds East 13.65 feet; thence North 02 degrees 53 minutes 07 seconds West 502.65 feet to the South line of the Northeast Quarter of Section 19, Township 15 North, Range 2 East; thence along said Quarter Section line South 88 degrees 17 minutes 31 seconds West 975.32 feet to the Southwest Corner of said Quarter Section; thence along the West line of said Quarter Section North 00 degrees 35 minutes 27 seconds West 1331.24 feet; thence North 88 degrees 14 minutes 58 seconds East 2670.85 feet to the East line of said Quarter Section; thence along said Quarter Section line South 00 degrees 44 minutes 38 seconds East 1333.15 feet to the Point of Beginning; containing an area of 161.175 acres, more or less.

LESS AND EXCEPT the real estate dedicated to the Town of Plainfield for right-of-way, recorded in the Office of the Recorder of Hendricks County, Indiana as Instrument Number 201904465, being more particularly described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of Section 20, Township 15 North, Range 2 East, thence along the north line of said Southwest Quarter North 89 degrees 09 minutes 48 seconds East 190.35 feet; thence with a curve turning to the right with an arc length of 96.36 feet, with a radius of 224.00 feet, with a chord bearing of South 40 degrees 52 minutes 36 seconds West, with a chord length of 95.62 feet; thence South 53 degrees 12 minutes 00 seconds West 56.65 feet; thence South 10 degrees 35 minutes 28 seconds East 26.07 feet; thence South 44 degrees 49 minutes 01 seconds East 55.37 feet; thence South 48 degrees 10 minutes 22 seconds

East 183.55 feet; thence with a curve turning to the right with an arc length of 96.80 feet, with a radius of 1037.00 feet, with a chord bearing of South 45 degrees 29 minutes 55 seconds East, with a chord length of 96.76 feet; thence South 42 degrees 49 minutes 29 seconds East 283.37 feet; thence South 45 degrees 41 minutes 13 seconds East 240.30 feet; thence South 42 degrees 49 minutes 29 seconds East 55.22 feet; thence South 43 degrees 09 minutes 44 seconds West 78.22 feet; thence South 16 degrees 17 minutes 37 seconds West 25.60 feet; thence North 42 degrees 49 minutes 29 seconds West 73.84 feet; thence North 35 degrees 58 minutes 55 seconds West 50.36 feet; thence North 42 degrees 49 minutes 29 seconds West 143.99 feet; thence South 50 degrees 38 minutes 54 seconds West 42.20 feet; thence South 44 degrees 14 minutes 04 seconds West 142.00 feet; thence South 58 degrees 00 minutes 58 seconds West 54.57 feet; thence South 44 degrees 14 minutes 04 seconds West 434.44 feet; thence South 00 degrees 44 minutes 57 seconds East 39.15 feet; thence South 72 degrees 01 minutes 37 seconds West 1404.48 feet; thence North 00 degrees 48 minutes 06 seconds West 104.66 feet; thence South 71 degrees 57 minutes 43 seconds West 239.19 feet; thence North 17 degrees 58 minutes 39 seconds West 48.17 feet; thence North 67 degrees 44 minutes 29 seconds East 200.94 feet; thence with a curve turning to the right with an arc length of 142.13 feet, with a radius of 533.00 feet, with a chord bearing of North 79 degrees 39 minutes 42 seconds East, with a chord length of 141.71 feet; thence North 87 degrees 18 minutes 00 seconds East 154.74 feet; thence with a curve turning to the left with an arc length of 124.62 feet, with a radius of 467.00 feet, with a chord bearing of North 79 degrees 39 minutes 20 seconds East, with a chord length of 124.25 feet; thence North 72 degrees 00 minutes 39 seconds East 989.64 feet; thence North 44 degrees 24 minutes 06 seconds East 680.25 feet; thence North 04 degrees 15 minutes 46 seconds West 20.10 feet; thence North 42 degrees 49 minutes 29 seconds West 243.37 feet; thence with a curve turning to the left with an arc length of 91.19 feet, with a radius of 977.00 feet, with a chord bearing of North 45 degrees 29 minutes 55 seconds West, with a chord length of 91.16 feet; thence North 48 degrees 10 minutes 22 seconds West 183.55 feet; thence with a curve turning to the right with an arc length of 441.21 feet, with a radius of 533.00 feet, with a chord bearing of North 24 degrees 27 minutes 29 seconds West, with a chord length of 428.72 feet; thence North 00 degrees 44 minutes 37 seconds West 496.21 feet; thence with a curve turning to the right with an arc length of 178.55 feet, with a radius of 1023.00 feet, with a chord bearing of North 04 degrees 15 minutes 23 seconds East, with a chord length of 178.32 feet; thence North 09 degrees 15 minutes 22 seconds East 205.10 feet; thence with a curve turning to the left with an arc length of 170.52 feet, with a radius of 977.00 feet, with a chord bearing of North 04 degrees 15 minutes 22 seconds East, with a chord length of 170.30 feet; thence North 00 degrees 44 minutes 38 seconds West 139.16 feet; thence North 88 degrees 06 minutes 00 seconds East 23.00 feet; thence South 00 degrees 44 minutes 38 seconds East 1363.47 feet to the Point of Beginning, containing an area of 8.405 acres, more or less.
The net area being a total of 152.77 acres, more or less.