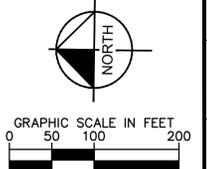


PRIMARY PLAT METRO AIR EAST

Indiana Utilities Protection Service



LEGAL DESCRIPTION

REFER TO SHEET 2 OF 2

PROPOSED LEGEND

- U.E. UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- Y.S.L. YARD SETBACK LINE
- PROPERTY BOUNDARY
- PROPOSED EASEMENT

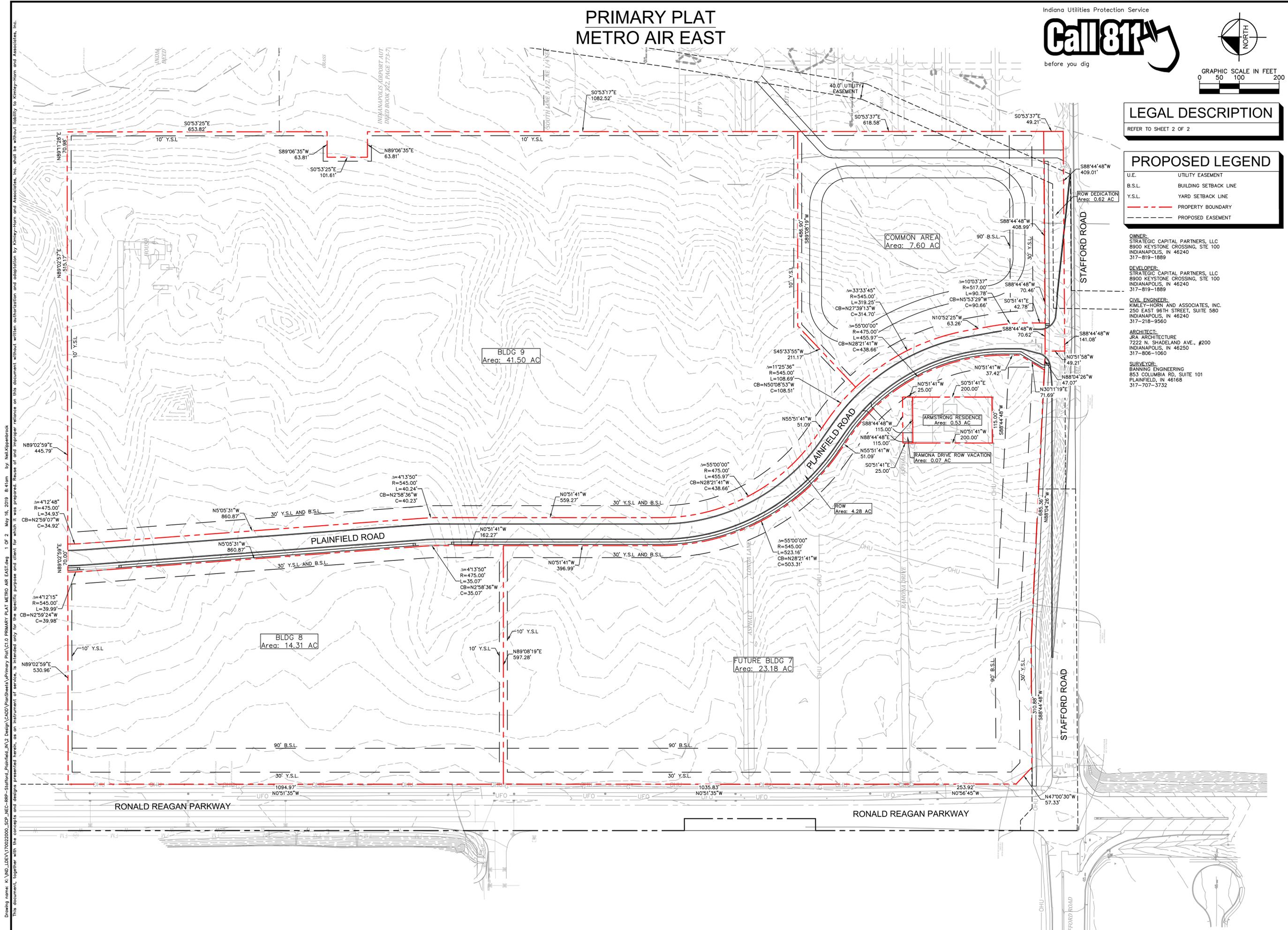
OWNER:
STRATEGIC CAPITAL PARTNERS, LLC
8800 KEYSTONE CROSSING, STE 100
INDIANAPOLIS, IN 46240
317-819-1889

DEVELOPER:
STRATEGIC CAPITAL PARTNERS, LLC
8800 KEYSTONE CROSSING, STE 100
INDIANAPOLIS, IN 46240
317-819-1889

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

ARCHITECT:
JRA ARCHITECTURE
7222 N. SHADELAND AVE., #200
INDIANAPOLIS, IN 46250
317-806-1060

SURVEYOR:
BANNING ENGINEERING
853 COLUMBIA RD, SUITE 101
PLAINFIELD, IN 46168
317-707-3732



Drawing name: K:\IND_LBE\170022000_SCP_NEC-RRP-Stafford_Plotted_INV2 Design\CADD\PlanSheets\Primary Plat\METRO AIR EAST.dwg 1 of 2 May 16, 2019 8:41am by: halippenrock
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SCALE:	AS NOTED	DESIGNED BY: NPK	DRAWN BY: NPK	CHECKED BY: BAS	DATE	BY
		Kimley-Horn		© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580 INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM		REVISIONS
		strategic capital partners		OVERALL PRIMARY PLAT		DATE
		PRIMARY PLAT METRO AIR EAST		ORIGINAL ISSUE: 04/25/2019		DATE
		SHEET NUMBER		KHA PROJECT NO. 170022000		DATE
		1 of 2		SHEET NUMBER		DATE

Drawing name: K:\IND_LIVE\170022000_SDP_REC-RRP-Stafford_PlanSheets\Primary Plat\01 PRIMARY PLAT METRO AIR EAST.dwg 2 of 2 May 15, 2019 8:20am by: Neil Kippernick
This document, together with the concepts and designs presented herein, are an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION

Indianapolis Airport Authority as to Parcel 1
Gary Foster and Nellie Foster as to Parcel 2
Donald Matthews as to Parcel 3 and Parcel 4

PARCEL 1.

Lots Numbered 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, and 21 through 33 of Hill Top Addition, as per plat thereof, recorded in Plat Book 4, pages 134 through 135 in the Office of the Recorder of Hendricks County, Indiana, Lots Numbered 1 through 8 and part of Lots 9 and 12 of Applecreek, as per plat thereof, recorded in Plat Book 8, page 85 in said Recorder's Office, Lots Numbered 1, 2, 8, 9, 10, 11, and 12 and part of Lots Numbered 3 through 7 of Peaceful Acres, as per plat thereof, recorded in Plat Book 6, pages 111 through 112 in said Recorder's Office, and part of the Northeast Quarter of Section 32, Township 15 North, Range 2 East in Hendricks County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast Quarter of said Section 32; thence North 00 degrees 51 minutes 41 seconds West (all bearings are based on the Indiana State Plane Coordinate system, West Zone (NAD83)) along the West line of said Northeast Quarter 660.00 feet to the Westerly extension of the south boundary of said Applecreek; thence North 88 degrees 44 minutes 48 seconds East along said Westerly extension and parallel with the South line of said Northeast Quarter 30.00 feet to the southwest corner of said Applecreek; thence North 00 degrees 51 minutes 41 seconds West along the west boundary of said Applecreek and parallel with the West line of said Northeast Quarter 330.00 feet to the northwest corner thereof; thence South 89 degrees 44 minutes 48 seconds West along the Westerly extension of the north boundary of said Applecreek and parallel with the South line of said Northeast Quarter 30.00 feet to the West line of said Northeast Quarter; thence North 00 degrees 51 minutes 41 seconds West along said West line 1550.17 feet to a point that is 132.00 feet South of the Northwest corner of said Northeast Quarter; thence North 89 degrees 02 minutes 59 seconds East parallel with the North line of said Northeast Quarter 1163.00 feet to the Northeast corner of land described in Deed Book 342, pages 168 through 169, recorded in said Recorder's Office and a 5/8 inch diameter rebar with a yellow plastic cap stamped 'Cripe Firm No. 0055' (hereinafter referred to as 'a rebar'); thence South 00 degrees 51 minutes 41 seconds East along the east line thereof and parallel with the West line of said Northeast Quarter 134.00 feet to the center line of a 30 foot right of way as described in Miscellaneous Record 35, pages 507 through 508, recorded in said Recorder's Office and a mag nail with washer stamped 'Cripe Firm No. 0055' (hereinafter referred to as 'a mag nail'); thence North 89 degrees 02 minutes 59 seconds East along said center line and parallel with the North line of said Northeast Quarter 248.10 feet to the northeast corner of land described in Deed Book 337, pages 705, recorded in said Recorder's Office and a 'mag nail'; thence South 00 degrees 51 minutes 41 seconds East along the east line of said described land and parallel with the West line of said Northeast Quarter 134.00 feet to the north line of land described as Tract III in Instrument No. 200000012704, recorded in said Recorder's Office and 'a rebar'; thence North 89 degrees 02 minutes 59 seconds East along said north line and parallel with the North line of said Northeast Quarter 64.00 feet to the southwest corner of land described in Deed Book 340, page 84 and 'a rebar' (the following three courses are along the west and north boundary of said described land); (1) thence North 00 degrees 51 minutes 41 seconds West parallel with the West line of said Northeast Quarter 134.00 feet to 'a mag nail'; (2) thence North 89 degrees 02 minutes 59 seconds East parallel with the North line of said Northeast Quarter 53.96 feet to a tangent curve to the right having a radius of 25.00 feet; the radius point of which bears South 00 degrees 57 minutes 01 seconds East and 'a mag nail'; (3) thence Southerly along said curve 39.31 feet to a point which bears North 89 degrees 08 minutes 19 seconds East from said radius point and 'a mag nail'; thence South 00 degrees 51 minutes 41 seconds East along the east boundary of said described land and the east boundary of land described as Tract III in said Instrument No. 200000012704 and the parallel with the West line of said Northeast Quarter 218.00 feet to tangent curve to the right having a radius of 25.00 feet, the radius point of which bears South 89 degrees 08 minutes 19 seconds West and 'a rebar'; thence Southwesterly along said curve and said east boundary 31.96 feet a point which bears South 17 degrees 37 minutes 10 seconds East from said radius point, the northeast corner of Tract II of land described in said Instrument No. 200000012704 and 'a rebar'; thence South 17 degrees 53 minutes 01 seconds East along the east line of said Tract II a distance of 139.03 feet to the South line of the North Half of the North Half of said Northeast Quarter and 'a rebar'; thence North 88 degrees 58 minutes 26 seconds East along said South line 102.41 feet to the west boundary of land described in Deed Book 238, page 164, recorded in said Recorder's Office and 'a rebar'; thence North 00 degrees 59 minutes 47 seconds West along said west boundary 533.82 feet to 'a rebar'; thence North 89 degrees 11 minutes 28 seconds East 70.98 feet to 'a rebar'; thence South 00 degrees 53 minutes 25 seconds East 653.82 feet to 'a rebar'; thence South 89 degrees 06 minutes 35 seconds West 63.81 feet to 'a rebar'; thence South 00 degrees 53 minutes 25 seconds East 101.61 feet to 'a rebar'; thence North 89 degrees 06 minutes 35 seconds East 63.81 feet to 'a rebar'; thence South 00 degrees 53 minutes 25 seconds East 1750.31 feet to the north right of way of Stafford Road and 'a rebar'; thence South 88 degrees 44 minutes 48 seconds West along the north right of way of Stafford Road and parallel with the South line of said Northeast Quarter 895.12 feet to the east line of land described in Deed Book 306, page 513, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 41 seconds East along said east line and parallel with the East line of said Northeast Quarter 25.00 feet to the South line of said Northeast Quarter; thence South 88 degrees 44 minutes 48 seconds West along said South line 855.30 feet to the POINT OF BEGINNING, containing 97.507 acres, more or less.

Except:
The 50-foot right of way for Ramona Drive (formerly known as Sunset Drive) as platted in Hill Top Addition, recorded in Plat Book 4, pages 134 through 135, in said Recorder's Office, containing 1.851 acres, more or less.

Also Except:
A portion of the 50-foot right of way for Londa Lane as platted in Applecreek, recorded in Plat Book 8, page 85, in said Recorder's Office, containing 2.137 acres, more or less.

Also Except:
The 50-foot right of way for Hallmark Drive (formerly known as Pleasant Lane) as platted in Peaceful Acres, recorded in Plat Book 6, pages 111 through 112, in said Recorder's Office, containing 0.910 acres, more or less.

Also Except:
The 50-foot right of way for the Hallmark Drive (formerly known as Pleasant Lane) extension as described in Deed Book 315, pages 723, recorded in said Recorder's Office, containing 0.149 acres, more or less.

Containing after said exceptions 92.460 acres, more or less.

PARCEL 2

TRACT #79, PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH RANGE 2 EAST IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN SAID HALF QUARTER SECTION DISTANT SOUTH 266 FEET OF THE NORTH LINE THEREOF; AND DISTANT EAST 1411.10 FEET OF THE WEST LINE THEREOF; THENCE EAST PARALLEL TO SAID NORTH LINE 64 FEET; THENCE SOUTH, PARALLEL TO SAID WEST LINE 134 FEET; THENCE WEST, PARALLEL TO SAID NORTH LINE 64 FEET; THENCE NORTH, PARALLEL TO SAID WEST LINE 134 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL 0.197 ACRE, MORE OR LESS.

PARCEL 3

A PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 1679.0 FEET OF THE WEST LINE AND 132.0 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION; THENCE SOUTH 268.0 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE SOUTH 268.23 FEET; THENCE WEST 103.2 FEET; THENCE NORTHWESTERLY TO A POINT ON A CURVE OF A THIRTY (30) FOOT ROADWAY HAVING A RADIUS OF 25.0 FEET AND AN ANGLE OF 89 DEGREES 42 MINUTES, SAID POINT BEING THE CENTER LINE OF SAID ROADWAY; THENCE TO THE RIGHT ALONG SAID ROADWAY A DISTANCE OF 31.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; SAID POINT BEING 599.0 FEET SOUTH OF SAID NORTH LINE AND 1554.10 FEET EAST OF SAID WEST LINE; THENCE NORTH, ALONG SAID CENTER LINE AND PARALLEL TO SAID WEST LINE 109.0 FEET; THENCE EAST, PARALLEL TO SAID NORTH LINE 125.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.77 ACRE, MORE OR LESS.

PARCEL 4

A PART OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING 132.0 FEET SOUTH OF THE NORTH LINE AND 1163.0 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER SECTION; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER SECTION A DISTANCE OF 516.0 FEET; THENCE SOUTH 268.0 FEET; THENCE WEST, PARALLEL TO SAID NORTH LINE 125.50 FEET TO A POINT IN THE CENTER LINE OF A THIRTY (30) FOOT ROADWAY; THENCE NORTH ALONG SAID CENTER LINE OF ROADWAY A DISTANCE OF 109.0 FEET TO THE POINT OF A CURVATURE OF A CURVE HAVING A RADIUS OF 25.0 FEET AND AN ANGLE OF 80 DEGREES 24 MINUTES; THENCE TO THE LEFT ALONG SAID CURVE AND ROADWAY CENTER LINE A DISTANCE OF 39.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE WEST, ALONG SAID CENTER LINE OF ROADWAY A DISTANCE OF 365.60 FEET; THENCE NORTH 134.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.972 ACRES, MORE OR LESS.

05/17/19	NPK
RESUBMITTAL	
SCALE: AS NOTED	
DESIGNED BY: NPK	
DRAWN BY: NPK	
CHECKED BY: BAS	
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REVISIONS	
No.	DATE
	BY
ORIGINAL ISSUE: 04/25/2019	
KHA PROJECT NO. 170022000	
SHEET NUMBER	
2 of 2	