

Land Description

Avon Logistics Center, Section 1

Part of the east half of the southeast quarter of Section 12, Township 15 North, Range 1 East of the Second Principal Meridian in the Town of Avon, Hendricks County, Indiana, being a part of that 266.205 acre tract of land shown on the ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson as Banning Engineering's project number 19165, described as follows:

Commencing at the southwest corner of said east half; thence North 01 degree 09 minutes 18 seconds West along the west line thereof 120.00 feet to the north line of the land of the Town of Avon as described in Instrument Number 202031312 in the Office of the Recorder of Hendricks County, Indiana (the following two (2) calls are along the northerly lines thereof); 1) thence North 88 degrees 47 minutes 44 seconds East 47.38 feet; 2) thence South 62 degrees 35 minutes 38 seconds East 29.54 feet to the POINT OF BEGINNING; thence North 23 degrees 06 minutes 24 seconds West 87.72 feet; thence North 02 degrees 00 minutes 59 seconds West 368.36 feet; thence North 01 degree 09 minutes 18 seconds West 1,432.17 feet; thence North 88 degrees 02 minutes 02 seconds East 1,059.05 feet to the beginning of a tangent curve to the right having a radius of 235.00 feet and a central angle of 90 degrees 39 minutes 09 seconds; thence east, southeast and south along the arc of said curve 371.81 feet; thence South 01 degree 18 minutes 49 seconds East 1,224.43 feet; thence South 05 degrees 52 minutes 06 seconds West 135.34 feet; thence South 01 degree 18 minutes 49 seconds East 217.27 feet; thence South 16 degrees 41 minutes 16 seconds West 49.76 feet to the northerly line of said land of the Town of Avon (the remaining calls are along said northerly line); thence South 64 degrees 58 minutes 55 seconds West 122.53 feet; thence South 82 degrees 55 minutes 04 seconds West 137.87 feet; thence South 50 degrees 05 minutes 57 seconds West 32.51 feet; thence South 88 degrees 47 minutes 44 seconds West 807.49 feet; thence North 01 degree 12 minutes 16 seconds West 10.00 feet; thence South 88 degrees 47 minutes 44 seconds West 30.00 feet; thence South 01 degree 12 minutes 16 seconds East 10.00 feet; thence South 88 degrees 47 minutes 44 seconds West 35.00 feet; thence North 62 degrees 35 minutes 38 seconds West 95.76 feet to the POINT OF BEGINNING, containing 56.878 acres, more or less.