

LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 1, Township 12 North, Range 7 West of the Second Principal Meridian, Posey Township, Clay County, Indiana, more particularly described as follows:

Commencing at a brass pin in a steel box in the intersection of Posey Street and State Road 59 (Forest Avenue) at station 1531+00.19 Line "A" as depicted on Indiana Department of Highways Right-of Way plans ("Highway Plans") for State Highway F-Project No. 057-2(6) R/W (dated February 2, 1988) and located on June 27, 2005 by Congdon Engineering Associates, Inc.; thence south 00 degrees 51 minutes 47 seconds west (Basis of bearings assuming the East Line of said Northeast Quarter as South 00 degrees 40 minutes 50 seconds West) 277.52 feet (277.50 feet per a 54.87 acre tract of land granted to Sammy Joe Emmert et al. ("Deed") recorded as Deed Book 222, page 64-65 in the Office of the Recorder of Clay County, Indiana) to the northeast corner of the Southeast Quarter of said Northeast Quarter; thence south 00 degrees 40 minutes 50 seconds west 400.00 feet along the East line of said Southeast Quarter, Quarter to the easterly projection of the southern line of a tract of land granted to Village Apartments, LLC (recorded as Deed Book 210, page 449 in said Recorder's Office); thence north 88 degrees 58 minutes 42 seconds west 43.67 feet (43.46 feet - Deed) along said easterly projection to the northeastern corner of a 1.34 acre tract of land granted to American Legion Clay County Post No 2 ("Legion tract") (recorded as Instrument Number 20000000368 in said Recorder's Office), said corner being on the western right-of-way line of State Road 59 as granted to the State of Indiana ("State tract") (recorded as Deed Book 205, page 945 in said Recorder's Office); thence south 00 degrees 38 minutes 21 seconds west 150.00 feet along the western line of said State tract and the eastern line of said Legion tract to the southeastern corner thereof, being the POINT OF BEGINNING of this description; thence north 88 degrees 58 minutes 49 seconds west 570.36 feet along the southern line of said Legion tract and the southern line of the 0.52 acre and 4.48 acre tracts of land granted to Sammy Joe Emmert et al. ("Emmert tracts") (recorded as Instrument Numbers 200500004061 and 9900002166 respectively, in said Recorder's Office); thence north 88 degrees 37 minutes 55 seconds west 167.60 feet to the point of curvature of a curve concave to the north, said point lying south 01 degrees 22 minutes 05 seconds west 90 feet from the radius point thereof; thence westerly 27.71 feet along said curve to a point lying south 19 degrees 00 minutes 43 seconds west 90 feet from said radius point; thence north 70 degrees 59 minutes 17 seconds west 233.14 feet to the point of curvature of a curve concave to the south, said point lying north 19 degrees 00 minutes 43 seconds east 175 feet from the radius point thereof; thence westerly 50.79 feet along said curve to a point lying north 02 degrees 22 minutes 54 seconds east 175 feet from said radius point; thence north 87 degrees 37 minutes 06 seconds west 335.90 feet to the point of curvature of a curve concave to the south said point lying north 02 degrees 22 minutes 55 seconds east 175 feet from the radius point thereof; thence westerly 77.87 feet along said curve to a point lying north 23 degrees 06 minutes 44 seconds west 175 feet from said radius point; thence north 84 degrees 09 minutes 39 seconds west 483.14 feet to the eastern right of way line of the South Branch Railroad (Pennsylvania Railroad); thence south 13 degrees 17 minutes 10 seconds west 866.21 feet along said eastern right of way line to the south line of said Northeast Quarter; thence south 87 degrees 38 minutes 31 seconds east 377.58 feet along said south line to a point lying north 87 degrees 38 minutes 31 seconds west 100 feet from the southwestern corner of a 0.34 acre tract of land granted to William J. and Susan F. Freeman ("Freeman tract") (recorded as Instrument Number 200400001311 in said Recorder's Office); thence north 02 degrees 21 minutes 49 seconds east 150.00 feet parallel with the western line of said Freeman tract to the westerly extension of the northern line of said Freeman tract; thence south 87 degrees 38 minutes 31 seconds east 200.00 feet along said westerly extension and said northern line to the northeastern corner thereof; thence south 02 degrees 21 minutes 49 seconds west 150.00 feet along the eastern line of said Freeman tract to the southeastern corner thereof and said south line; thence south 87 degrees 38 minutes 31 seconds east 50.00 feet along said south line to the southwestern corner of a 0.34 acre tract of land granted to William Steven and Sherry L. Kidwell ("Kidwell tract") (recorded as Instrument Number 200200006923 in said Recorder's Office); thence north 02 degrees 21 minutes 49 seconds east 150.00 feet along the western line of said Kidwell tract to the northwestern corner thereof; thence south 87 degrees 38 minutes 31 seconds east 500 feet along the northern line of said Kidwell tract and the northern lines of the 0.34 acre tracts of land granted to Brian N. and Jana L. Johnson, Thomas A. and Diane J. Worrell, Dee A. Wadell and Leatha Brown ("Brown tract") (recorded as Instrument Numbers 200100002882, 9900001767, 9900002136 and 200000004227, respectively, in said Recorder's Office) to the northeastern corner of said Brown tract; thence south 02 degrees 21 minutes 49 seconds west 150 feet along the eastern line of said Brown tract to the southeastern corner thereof and said south line; thence south 87 degrees 38 minutes 31 seconds east 50 feet along said south line to the southwestern corner of a 0.34 acre tract of land granted to Jana M. Wilkes, et al ("Wilkes tract") (recorded as Instrument Number 200200004621 in said Recorder's Office); thence north 02 degrees 21 minutes 49 seconds east 150 feet along the western line of said Wilkes tract to the northwestern corner thereof; thence south 87 degrees 38 minutes 31 seconds east 200 feet along the northern line of said Wilkes tract and the eastern extension thereof; thence north 02 degrees 21 minutes 49 seconds east 560.44 feet parallel with the western line of said Wilkes tract to a point lying 50 feet (measured southerly in a perpendicular direction) from the aforementioned 167.60 foot long course; thence south 88 degrees 37 minutes 55 seconds east 149.44 feet to a point lying 50 feet (measured southerly in a perpendicular direction) from the southern lines of said Emmert and Legion tracts; thence south 88 degrees 58 minutes 49 seconds east 552.54 feet parallel with said southern lines; thence south 58 degrees 59 minutes 05 seconds east 20 feet to a point on the western line of said State tract at station 1522+12.98 feet left (1522+14.7, 45.46 feet left per Instrument Number 199900004368 recorded in Recorder's Office); thence north 00 degrees 38 minutes 21 seconds east 60 feet along said western line to the point of beginning, containing 22.349 acres, more or less.