

Legal Description

Parcel ID Nos.: 08-06-30-046-014.000-007; 08-06-30-046-019.000-007

A part of Section 30, Township 25 North, Range 2 West, Carroll County, Indiana, being a portion of the land described in the Instrument Number 200200005276 (all referenced documents are recorded in the Office of the Recorder of Carroll County, Indiana) and being that part of the grantors' land more particularly described as follows: Commencing at a plastic capped rebar stamped "BF&S FIRM #0056" (hereinafter referred to as a BF&S capped rebar) at the southeast corner of Lot 12 of Block 42 of Grimes First Addition to the Town (now the City) of Delphi, recorded in Plat Cabinet A, Slide 2; thence North 26 degrees 34 minutes 26 seconds West 132.33 feet along an extension of the east line of said Lot 12 to a BF&S capped rebar on the north line of the 12 foot alley platted on the north side of said Block 42 and the point of beginning of this description; thence South 63 degrees 25 minutes 34 seconds West 104.41 feet along said north line to a BF&S capped rebar; thence North 47 degrees 51 minutes 32 seconds West 80.81 feet; thence South 42 degrees 08 minutes 28 seconds West 25.00 feet to a BF&S capped rebar; thence North 47 degrees 51 minutes 32 seconds West 100.00 feet to a BF&S capped rebar; thence South 42 degrees 08 minutes 28 seconds West 45.00 feet to a BF&S capped rebar; thence North 84 degrees 06 minutes 45 seconds West 93.01 feet to a BF&S capped rebar; thence South 42 degrees 08 minutes 28 seconds West 30.00 feet to a BF&S capped rebar on the northeast Right-of-Way of US Highway 421; thence North 47 degrees 51 minutes 32 seconds West 251.26 feet along said northwest Right-of-Way to a Mag Spike at the southeast corner of the City of Delphi property as described in Deed Record 164, Pages 1158-1162; thence along the east line of said City of Delphi property the following four calls: (1) North 06 degrees 46 minutes 17 seconds East 259.79 feet to a BF&S capped rebar; (2) thence North 46 degrees 16 minutes 31 seconds East 173.90 feet to a BF&S capped rebar; (3) thence North 66 degrees 46 minutes 57 seconds East 323.65 feet to a BF&S capped rebar; (4) thence North 23 degrees 54 minutes 39 seconds East 285.55 feet to a BF&S capped rebar on the south line of the U.S. Aggregates, Inc. property as described in Deed Record 165, Pages 309-311; thence along said southern line the following three calls: (1) South 65 degrees 01 minutes 15 seconds East 271.24 feet to a BF&S capped rebar; (2) thence easterly, along a spiral curve concave to the north with a radius of 1462.165 feet, a delta angle of 53 degrees 37 minutes 00 seconds and a spiral length 150.00 feet (centerline) and a chord bearing South 66 degrees 00 minutes 39 seconds East 151.55 feet; (3) thence easterly 72.65 feet along an arc to the left having a radius of 1462.17 feet and subtended by a long chord having a bearing of South 69 degrees 24 minutes 50 seconds East and a length of 72.64 feet to a BF&S capped rebar at the northwest corner of the Gary L. & Faye Underhill property as described in Deed Record 156, Pages 1827-1829; thence South 02 degrees 48 minutes 33 seconds East 243.50 feet along the western line of said property to a BF&S capped rebar on the north line of Hamstra Builders, Inc. property as described in Instrument Number 200200006028; thence South 63 degrees 25 minutes 34 seconds West 227.664 feet along said north line to a BF&S capped rebar at the northwest corner of said Hamstra; thence continuing South 63 degrees 25 minutes 34 seconds West 408.00 feet to a BF&S capped rebar; thence South 26 degrees 34 minutes 26 seconds East 241.67 feet to the point of beginning, containing 12.089 acres, more or less. As described on the Plat of Survey recorded as Instrument Number 2015000654.