

CURVE DATA

RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
7062.03'	40.00'	20.00'	40.00'	S 49°21'09" W

WY. 24 (200' R/W)

R/W

WAYNE GRIGSBY
D.R. 265, PAGE 395

0.21± ACRES
(SIGN ACCESS EASEMENT #3)
WAYNE GRIGSBY
D.R. 265, PAGE 395

0.04± ACRES
(SIGN EASEMENT #3)
WAYNE GRIGSBY
D.R. 265, PAGE 395

OHMITE MANUFACTURING CO. INC.
D.R. 259, PAGE 643

SIGN EASEMENT #3

P.O.B. (SIGN EASEMENT #3)

S 00°38'24" W - 457.65' (SIGN ACCESS EASEMENT #3)

N 00°38'24" E - 475.23' (SIGN ACCESS EASEMENT #3)

N 00°38'24" E - 515.23' (SIGN EASEMENT #3)

P.O.B. (SIGN ACCESS EASEMENT #3)

S 89°27'09" E - 20.00'
(SIGN ACCESS EASEMENT #3)

N 00°38'24" E
40.00'
(SIGN ACCESS EASEMENT #3)

S 89°27'09" E - 3746.73'

FLAXMILL ROAD

NOTES:

EXHIBIT A

LEGAL DESCRIPTION

SIGN EASEMENT #3

A TRACT OF LAND LOCATED IN TRACT 6 OF THE RESERVE OF TEN SECTIONS, TOWNSHIP 28 NORTH, RANGE 9 EAST, IN HUNTINGTON COUNTY, THE STATE OF INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LOCATION OF STONE #13 AS SHOWN IN SURVEY "H", PAGE 272, MARKED BY A PK NAIL FOUND THIS SURVEY; THENCE S 89°27'09"E (*), ALONG THE CENTER LINE OF FLAXMILL ROAD, FOR 3746.73 FEET; THENCE N 00°38'24"E, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO WAYNE GRIGSBY PER HUNTINGTON COUNTY DEED RECORD BOOK 265, PAGE 395 AND THE SOUTHERLY PROLONGATION OF SAID LINE, FOR 515.23 FEET TO THE POINT OF BEGINNING MARKED BY A REBAR SET THIS SURVEY; THENCE N 40°43'31"W FOR 40.00 FEET TO A REBAR SET THIS SURVEY AT THE BEGINNING OF A NON-TANGENT CURVE THAT IS CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 7062.03 FEET AND TO WHICH A RADIAL LINE BEARS N 40°29'07"W; THENCE SOUTHWESTERLY 40.00 FEET ALONG SAID CURVE AND ALSO BEING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF US #24 THROUGH A CENTRAL ANGLE OF 00°19'28" TO A REBAR SET THIS SURVEY; THENCE S 40°43'31"E FOR 40.00 FEET TO A REBAR SET THIS SURVEY; THENCE N 49°16'29"E FOR 40.00 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 0.04 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROAD RIGHT-OF-WAYS AND ALL OTHER EASEMENTS OF RECORD. THE ABOVE DESCRIBED TRACT OF LAND IS TO BE BENEFITTED BY THE FOLLOWING ACCESS EASEMENT A TRACT OF LAND LOCATED IN TRACT #6 OF THE RESERVE OF TEN SECTIONS, TOWNSHIP 29 NORTH, RANGE 9 EAST, IN HUNTINGTON COUNTY, THE STATE OF INDIANA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE LOCATION OF STONE #13 AS SHOWN ON SURVEY "H", PAGE 272, MARKED BY A PK NAIL FOUND THIS SURVEY; THENCE S 89°27'09"E (*), ALONG THE CENTER LINE OF FLAXMILL ROAD, FOR 3746.73 FEET; THENCE N 00°38'24"E FOR 40.00 FEET TO THE POINT OF BEGINNING MARKED BY A REBAR SET THIS SURVEY; THENCE CONTINUING N 00°38'24"E, ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO WAYNE GRIGSBY PER HUNTINGTON COUNTY DEED RECORD BOOK 265, PAGE 395, FOR 475.23 FEET TO A REBAR SET THIS SURVEY; THENCE S 49°16'29"W, ALONG A PORTION OF THE SOUTH LINE OF THE ABOVE DESCRIBED SIGN EASEMENT #3, FOR 26.65 FEET TO A REBAR SET THIS SURVEY; THENCE S 00°38'24"W, PARALLEL TO THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO GRIGSBY, FOR 457.65 FEET TO A REBAR SET THIS SURVEY; THENCE S 89°27'09"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF FLAXMILL ROAD, FOR 20.00 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 0.21 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROAD RIGHT-OF-WAYS AND ALL OTHER EASEMENTS OF RECORD.

