

EXHIBIT "A"

LAND DESCRIPTION

The 16.50-foot-wide east/west platted alley ("Alley") located between West Osage Street and Pennsy Trail (formerly Rail Road Street) platted in Block No. 6 of Pierson's Addition to the City of Greenfield, Indiana ("Pierson's Plat"), recorded in Plat Book A, Page 8 in said Recorder's Office, more particularly described as follows:

BEGINNING at the northwestern corner of Lot 12 of said Pierson's Plat, being the intersection of the eastern right-of-way line of South Pennsylvania Street and the southern right-of-way line of said Alley; thence North 03 degrees 28 minutes 44 seconds West (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 16.50 feet along said eastern right-of-way line to the southwestern corner of Lot 2 of said Pierson's Plat and the northern right-of-way line of said Alley; thence North 86 degrees 26 minutes 37 seconds East 266.72 feet along said northern right-of-way line coincident with the southern lines of Lots 2, 3, and 4, of said Pierson's Plat to the southeastern corner of said Lot 4 and the western right-of-way line of the second 16.50-foot-wide north/south platted alley located easterly of South Pennsylvania Street and westerly of South State Street; thence South 03 degrees 19 minutes 12 seconds East 16.50 feet along said western right-of-way line to the northeastern corner of Lot 9 of said Pierson's Plat and the southern right-of-way line of said Alley; thence South 86 degrees 26 minutes 37 seconds West 266.68 feet along said southern right-of-way line coincident with the northern lines of Lots 9, 10, and 12 to the POINT OF BEGINNING, containing 4,400.6 square feet (0.101 acres), more or less.



Josee L. Mosson-Baum

This description was prepared for Kimley-Horn and Associates, Inc. by Josee L. Mosson-Baum, State of Indiana, Professional Surveyor No. 22400012 on the 9th day of June, 2025.



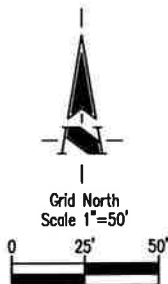
SCHNEIDER GEOMATICS
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidergeomatics.com

ALLEY VACATION

DATE: 06-09-2025	PROJECT NO.: 2520318
DRAWN BY: JLMB	CHECKED BY: DRM
DRAWING FILES: T:\25K\2520318\CAD\2520318_LDM&E	

Sheet 1 of 2

**PENNSY TRAIL
(FORMERLY RAIL ROAD STREET)
70' Public Right-of-Way**



Jersey L. Henson-Baum

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report



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ALLEY VACATION

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DRAWING FILES: T:\25K\2520318\CAD\2520318_ID&E	

Sheet 1 of 2

EXHIBIT "C"

LAND DESCRIPTION

The 16.50-foot-wide north/south platted alley ("Alley") located between South Pennsylvania Street and a 16.50-foot-wide north/south platted alley in Block No. 6 of Pierson's Addition to the City of Greenfield, Indiana ("Pierson's Plat"), recorded in Plat Book A, Page 8 in said Recorder's Office, more particularly described as follows:

Commencing at the northwestern corner of Lot 12 of said Pierson's Plat, being the intersection of the eastern right-of-way line of South Pennsylvania Street and the southern right-of-way line of a 16.50-foot-wide east/west platted alley of said Pierson's Plat; thence North 86 degrees 26 minutes 37 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 125.09 feet (7 rods, 9 feet, 6 inches -plat) along said southern right-of-way line to the western right-of-way line of said Alley and the northeastern corner of said Lot 12 and the POINT OF BEGINNING of this description; thence continue North 86 degrees 26 minutes 37 seconds East 16.50 feet along said southern right-of-way line to the eastern right-of-way line of said Alley and the northwestern corner of Lot 10 of said Pierson's Plat; thence South 03 degrees 23 minutes 58 seconds East 131.78 feet (8 rods -plat) along said eastern right-of-way line coincident with the western line of said Lot 10 to the southwestern corner thereof on the northern right-of-way line of West Osage Street; thence South 86 degrees 32 minutes 23 seconds West 16.50 feet along said northern right-of-way line to the western right-of-way line of said Alley and the southeastern corner of Lot 11 of said Pierson's Plat; thence North 03 degrees 23 minutes 58 seconds West 131.75 feet along said western right-of-way line coincident with the eastern lines of Lots 11 and 12 of said Pierson's Plat to the POINT OF BEGINNING containing 2,174.1 square feet (0.050 acres), more or less.



Josee L. Mosson-Baum

This description was prepared for Kimley-Horn and Associates, Inc. by Josee L. Mosson-Baum, State of Indiana, Professional Surveyor No. 22400012 on the 9th day of June, 2025.



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ALLEY VACATION

DATE: 06-09-2025	PROJECT NO.: 2520318
DRAWN BY: JLMB	CHECKED BY: DRM
DRAWING FILES: T:\25K\2520318\CAD\2520318_ID&E	
Sheet 1 of 2	

**PENNSY TRAIL
(FORMERLY RAIL ROAD STREET)
70' Public Right-of-Way**



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ALLEY VACATION



Jersey L. Hesson-Baum

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DATE: 06-09-2025	PROJECT NO.: 2520318
DRAWN BY: JLMB	CHECKED BY: DRM
DRAWING FILES: T:\25K\2520318\CAD\2520318_ID&E	
Sheet 1 of 2	

EXHIBIT "E"

LAND DESCRIPTION

A part of the 16.00-foot-wide east/west platted alley ("Alley") located between West South Street and Pennsy Trail (formerly Rail Road Street), the northern 8 feet of the alley were platted per Wingfield's Reserve of Original Plat of the Town, now City of Greenfield, Indiana ("Wingfield's Plat"), recorded in Plat Book 1, Page 1 in the Office of the Recorder of Hancock County, Indiana, and the southern 8 feet of the alley were platted per Pierson's Addition to the City of Greenfield, Indiana, recorded in Plat Book A, Page 8 in said Recorder's Office, more particularly described as follows:

BEGINNING at the southwestern corner of Lot 107 of said Wingfield's Plat, being the intersection of the eastern right-of-way line of South Pennsylvania Street and a northern right-of-way line of said Alley; thence North 86 degrees 26 minutes 38 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 39.03 feet along the southern line of said Lot 107 coincident with the northern right-of-way line of said Alley; thence South 03 degrees 23 minutes 56 seconds East 16.00 feet to the southern line of said Alley coincident with the northern line of a tract of land granted as Tract II to 121 S Penn, LLC ("Tract II") (recorded as Instrument Number 202404109 in said Recorder's Office); thence South 86 degrees 26 minutes 38 seconds West 39.01 feet along said coincident line to the northwestern corner of said Tract II, being the intersection of the eastern right-of-way line of South Pennsylvania Street and a southern right-of-way line of said Alley; thence North 03 degrees 28 minutes 44 seconds West 16.00 feet to the POINT OF BEGINNING, containing 624.3 square feet (0.014 acres), more or less.



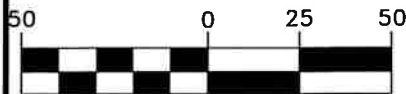
Josee L. Mosson-Baum

This description was prepared for Kimley-Horn and Associates, Inc. by Josee L. Mosson-Baum, State of Indiana, Professional Surveyor No. 22400012 on the 15th day of April, 2025.

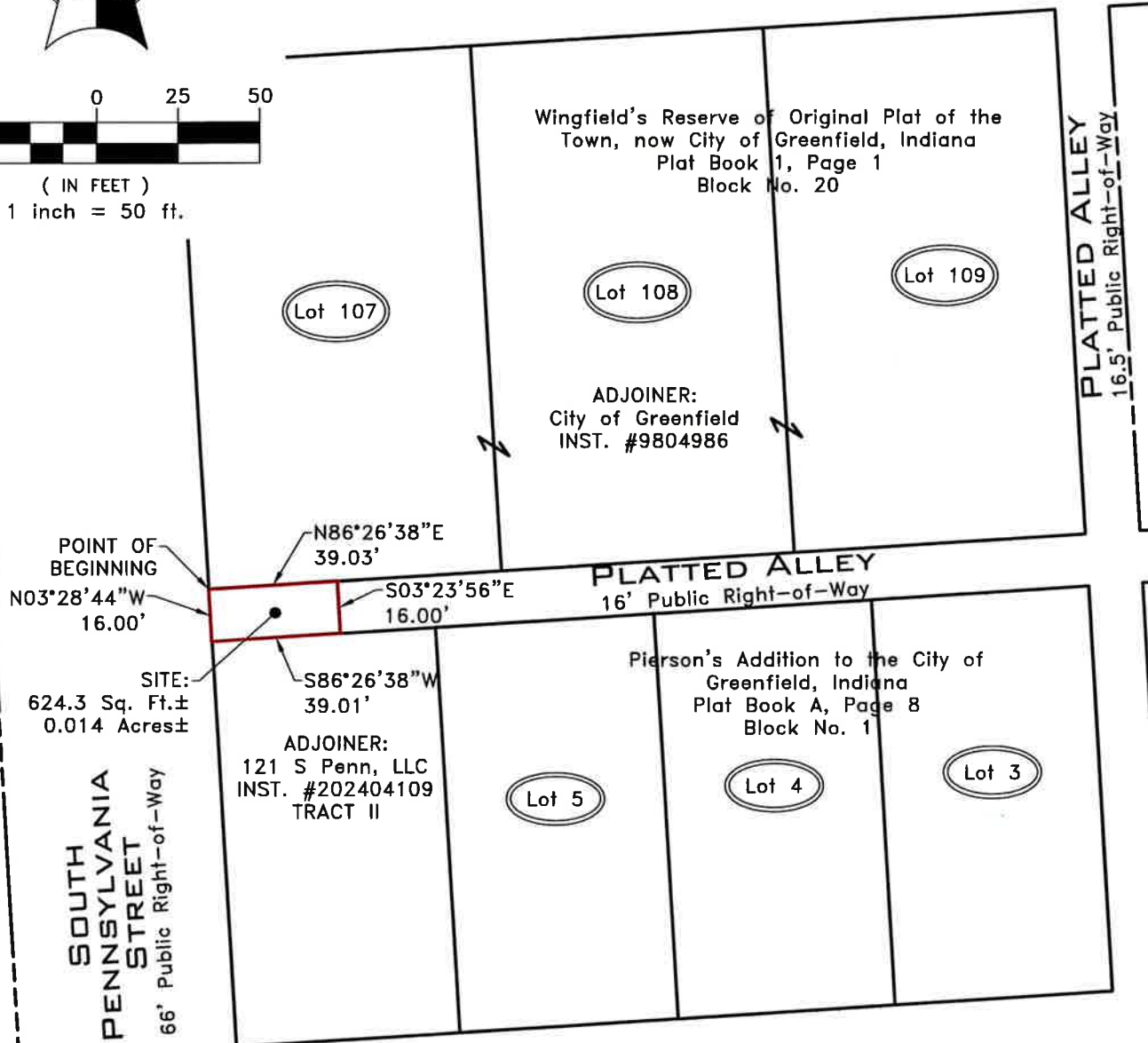
PREPARED FOR: KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300 INDIANAPOLIS, INDIANA 46240		
PREPARED BY: CENTRAL STATES CONSULTING, LLC P.O. BOX 4 13 WEST PEARL STREET NORTH SALEM, INDIANA 46165 PHONE: 317-858-8662 FAX: 317-342-2857		
 CENTRAL STATES CONSULTING, LLC SURVEYING & LAND PLANNING	EXHIBIT "A" 121 SOUTH PENNSYLVANIA STREET GREENFIELD, INDIANA 46140	
	DATE: 04-15-2025	PROJECT NUMBER 24-095
	DWN. BY: JLMB	
	CHKD. BY: DRM	
SCALE: 1" = 50'	SHEET 1 OF 2	

EXHIBIT "F"

WEST SOUTH STREET
66' Public Right-of-Way



(IN FEET)
1 inch = 50 ft.



Josee L. Mosson-Baum

PENNSY TRAIL
(FORMERLY RAIL ROAD STREET)
70' Public Right-of-Way

Note: This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

PREPARED FOR:	
KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300 INDIANAPOLIS, INDIANA 46240	
PREPARED BY:	
JOSEE L. MOSSON-BAUM CENTRAL STATES CONSULTING, LLC P.O. BOX 4 13 WEST PEARL STREET NORTH SALEM, INDIANA 46165 PHONE: 317-858-8662 FAX: 317-342-2857	



EXHIBIT "B"	
121 SOUTH PENNSYLVANIA STREET GREENFIELD, INDIANA 46140	
DATE: 04-15-2025	PROJECT NUMBER: 24-095
DWN. BY: JLMB	
CHKD. BY: DRM	
SCALE: 1" = 50'	SHEET 2 OF 2

EXHIBIT "G"

LAND DESCRIPTION

A part of the 16.00-foot-wide east/west platted alley ("Alley") located between West South Street and Pennsy Trail (formerly Rail Road Street), the northern 8.00 feet of the alley were platted per Wingfield's Reserve of Original Plat of the Town, now City of Greenfield, Indiana ("Wingfield's Plat"), recorded in Plat Book 1, Page 1 in the Office of the Recorder of Hancock County, Indiana, and the southern 8.00 feet of the alley were platted per Pierson's Addition to the City of Greenfield, Indiana ("Pierson's Plat"), recorded in Plat Book A, Page 8 in said Recorder's Office, more particularly described as follows:

Commencing at the southwestern corner of Lot 107 of said Wingfield's Plat, being the intersection of the eastern right-of-way line of South Pennsylvania Street and a northern right-of-way line of said Alley; thence North 86 degrees 26 minutes 38 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 39.03 feet along the southern line of said Lot 107 coincident with the northern right-of-way line of said Alley to the POINT OF BEGINNING of this description; thence continue North 86 degrees 26 minutes 38 seconds East 228.61 feet along the southern lines of Lots 107, 108, and 109 of said Wingfield's Plat, all coincident with the northern right-of-way line of said Alley to the southeastern corner of said Lot 109, being the intersection of said northern right-of-way line and the western right-of-way line of a 16.50-foot-wide north/south platted alley located between South Pennsylvania Street and South State Street; thence South 03 degrees 19 minutes 12 seconds East 16.00 feet to the northeastern corner of Lot 3 of said Pierson's Plat, being the intersection of said western right-of-way line and the southern right-of-way line of said Alley; thence South 86 degrees 26 minutes 38 seconds West 228.59 feet along the northern lines of Lots 3, 4, and 5 of said Pierson's Plat and a portion of the northern line of a tract of land granted as Tract II to 121 S Penn, LLC ("Tract II") (recorded as Instrument Number 202404109 in said Recorder's Office), all coincident with the southern right-of-way line of said Alley to a point lying North 86 degrees 26 minutes 38 seconds East 39.01 feet from the northwestern corner of said Tract II and the eastern right-of-way line of South Pennsylvania Street; thence North 03 degrees 23 minutes 56 seconds West 16.00 feet to the POINT OF BEGINNING, containing 3,657.6 square feet (0.084 acres), more or less.



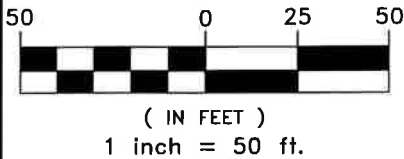
Josee L. Mosson-Baum

This description was prepared for Kimley-Horn and Associates, Inc. by Josee L. Mosson-Baum, State of Indiana, Professional Surveyor No. 22400012 on the 15th day of April, 2025.

PREPARED FOR: KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300 INDIANAPOLIS, INDIANA 46240		
PREPARED BY: JOSEE L. MOSSON-BAUM CENTRAL STATES CONSULTING, LLC P.O. BOX 4 13 WEST PEARL STREET NORTH SALEM, INDIANA 46165 PHONE: 317-858-8662 FAX: 317-342-2857		
 CENTRAL STATES CSC CONSULTING, LLC SURVEYING & LAND PLANNING	EXHIBIT "A" 121 SOUTH PENNSYLVANIA STREET GREENFIELD, INDIANA 46140	
	DATE: 04-15-2025	PROJECT NUMBER
	DWN. BY: JLMB	24-095
	CHKD. BY: DRM	
SCALE: 1" = 50'	SHEET 1 OF 2	

EXHIBIT "H"

WEST SOUTH STREET
66' Public Right-of-Way



SOUTH STREET
66' Public Right-of-Way

POINT OF COMMENCEMENT

N86°26'38"E 39.03'
N03°23'56"W 16.00'

POINT OF BEGINNING

N86°26'38"E 39.01'

3,657.6 Sq. Ft. ±
0.084 Acres ±

ADJOINER:
121 S Penn, LLC
INST. #202404109
TRACT II

Wingfield's Reserve of Original Plat of the
Town, now City of Greenfield, Indiana
Plat Book 1, Page 1
Block No. 20

ADJOINER:
City of Greenfield
INST. #9804986

N86°26'38"E 228.61'

PLATTED ALLEY
16' Public Right-of-Way

S86°26'38"W 228.59'

Pierson's Addition to the City of
Greenfield, Indiana
Plat Book A, Page 8
Block No. 1

ADJOINER:
121 S Penn, LLC
INST. #202404109
TRACT I

PLATTED ALLEY
16.5' Public Right-of-Way

S03°19'12"E 16.00'



Josee L. Mosson-Baum

Note: This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

PREPARED FOR:

KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, INDIANA 46240

PREPARED BY:

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NORTH SALEM, INDIANA 46165
PHONE: 317-858-8662 FAX: 317-342-2857



EXHIBIT
"B"

121 SOUTH PENNSYLVANIA STREET
GREENFIELD, INDIANA 46140

DATE: 04-15-2025
DWN BY: JLMB
CHKD BY: DRM
SCALE: 1" = 50'

PROJECT NUMBER
24-095
SHEET 2 OF 2

EXHIBIT "I"



SCALE 1"=50'

LEGAL DESCRIPTION #3
MULTIFAMILY BUILDING ON PARCEL
#30-11-05-102-053.000-009
AREA: ±0.1449 ACRES

LEGAL DESCRIPTION #1
MULTIFAMILY BUILDING ON
CURRENT ALLEY
AREA: ±0.0143 ACRES

LEGAL DESCRIPTION #4
PARKING GARAGE ON PARCEL
#30-11-05-103-008.000-009
AREA: ±0.0764 ACRES

LEGAL DESCRIPTION #2
PARKING GARAGE ON CURRENT ALLEY
AREA: ±0.0840 ACRES

EXISTING PLATTED MILL
STREET ALLEY
AREA: ±0.1010 ACRES

EXISTING PLATTED ALLEY
AREA: ±0.0499 ACRES

