

EXHIBIT "A"
LEGAL DESCRIPTION

Being a part of the Northeast Quarter of Section #3, Township 3 South, Range 4 East, Jackson Township, Harrison County, Indiana and being a 7.182 acre +/- tract of ground shown on the plat of an Original survey by William P. McCarty (LS #20000231), project #20-148 (dated August 3, 2020), (No revisions at this time), (basis of bearings is Indiana State Plane Coordinate System, East Zone NAD 1983), all reference monuments and courses herein are as shown on said plat of survey, and more particularly described as follow:

Commencing at the Southeast Corner of the Northeast Quarter of Section #3, said point being marked by a 3/4" pipe found; thence with the East line of section #3, N 00 deg 03' 25" E, 206.14 feet to a 1/4" rebar found and the True Point of Beginning; thence leaving the East line of the section, N 89 deg 12' 39" W, 1,520.15 feet to a 5/8" rebar set; thence N 00 deg 18' 32" E, 206.11 feet to a 5/8" rebar set; thence S 89 deg 11' 51" E, 1,518.44 feet to a pinch pipe found, S 00 deg 10' 05" E, 205.78 feet to the True Point of Beginning. Containing 7.182 acres, more or less, subject to all legal rights-of-way, and any easements of record.

Also containing a 60 foot ingress/egress and utility easement being more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter of Section #3, said point being marked by a 3/4" pipe found; thence with the East line of section #3, N 00 deg 03' 25" E, 206.14 feet to a 1/4" rebar found; thence N 00 deg 10' 05" W, 132.17 feet to the True Point of Beginning; thence continuing N 00 deg 10' 05" W, 73.61 feet; thence leaving the East line of the section, S 54 deg 45' 48" E, 166.31 feet to the centerline of Crandall Lanesville Road; thence with the above mentioned centerline of the road, S 19 deg 54' 23" W, 62.21 feet; thence leaving the centerline of the road, N 54 deg 45' 48" W, 140.11 feet to the True Point of Beginning.