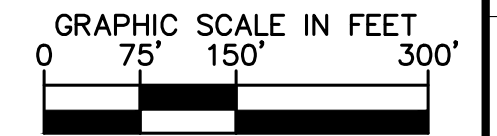
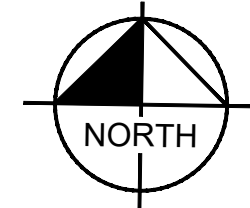


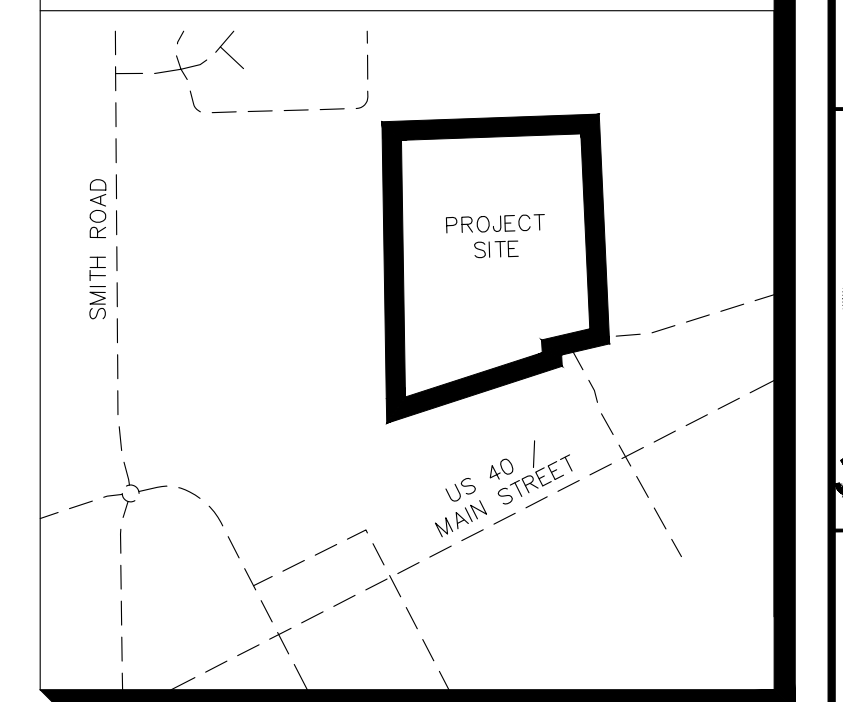
# PRIMARY PLAT TERMINUS AT HOBBS STATION



## PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
V.W.	VARIABLE WIDTH
B.S.L.	BUILDING SETBACK LINE
---	POND
---	PROPERTY BOUNDARY
---	PROPOSED EASEMENT
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER MAIN

## VICINITY MAP



## PLAT INFORMATION

**OWNER:**  
HOBBS STATION INDUSTRIAL QOZB LLC  
C/O FORMATION PROPERTIES  
801 N 1000 E  
ZIONSVILLE, IN 46077  
317-250-0892

**ADESA INDIANAPOLIS, INC.**  
C/O TAX DEPARTMENT, STE 500  
13085 HAMILTON CROSSING BLVD  
CARMEL, IN 46032

**DEVELOPER:**  
HOBBS STATION INDUSTRIAL QOZB LLC  
C/O FORMATION PROPERTIES  
801 N 1000 E  
ZIONSVILLE, IN 46077  
317-250-0892

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 580  
INDIANAPOLIS, IN 46240  
317-218-9560

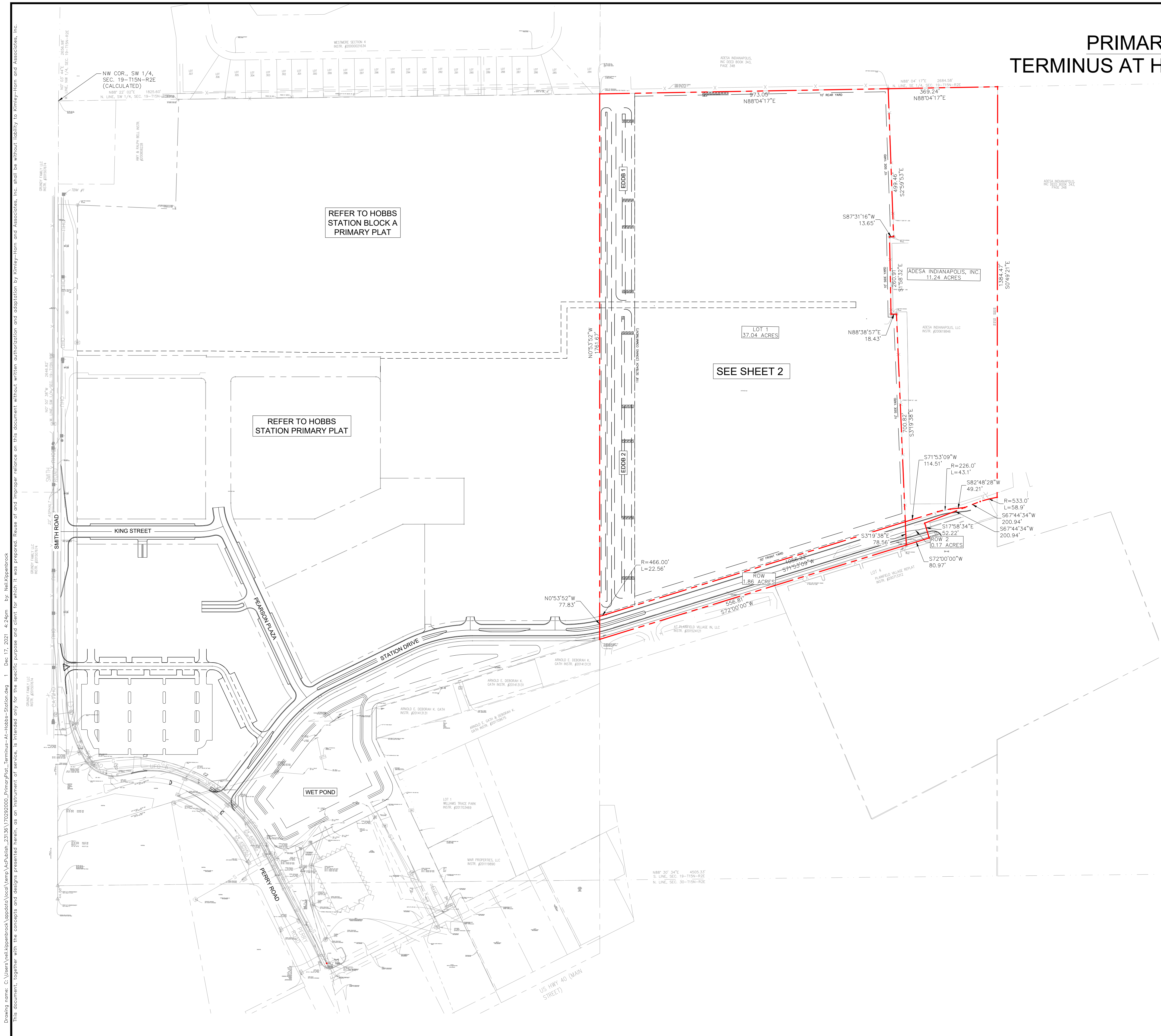
**OVERALL SITE AREA:** ±50.22 ACRES  
**NUMBER OF PROPOSED LOTS:** 2  
**NUMBER OF PROPOSED BLOCKS:** 0  
**NUMBER OF COMMON AREAS:** 0

## LEGAL DESCRIPTION

**LAND DESCRIPTION**  
50.216 ACRES +/-

PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 19, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, BEING A PART OF THE LAND OF ADESA INDIANAPOLIS, LLC AS SHOWN ON THE PLAT OF AN ALTA/NSPS LAND TITLE SURVEY OF SAID LAND CERTIFIED BY JONATHAN D. POLSON, P.S. #S21500011 AS BANNING ENGINEERING'S PROJECT NUMBER 20311 AND RECORDED AS INSTRUMENT NUMBER 202131197 IN THE OFFICE OF THE RECORDER OF SAID COUNTY (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY) DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE WITH CUT "X" MARKING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 04 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE THEREOF 1,342.29 FEET TO THE NORTHWEST CORNER OF THE LAND OF ADESA INDIANAPOLIS, INC. AS DESCRIBED IN DEED RECORD 343, PAGE 348 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY; THENCE SOUTH 00 DEGREES 49 MINUTES 21 SECONDS EAST ALONG THE WEST LINE THEREOF 1,384.47 FEET TO THE NORTH LINE OF THE LAND OF THE TOWN OF PLAINFIELD AS DESCRIBED IN INSTRUMENT NUMBER 201904465 IN SAID RECORDER'S OFFICE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET AND A CENTRAL ANGLE OF 06 DEGREES 19 MINUTES 47 SECONDS, THE RADIUS POINT OF WHICH BEARS SOUTH 11 DEGREES 38 MINUTES 47 SECONDS EAST (THE FOLLOWING TWO (2) CALLS ARE ALONG SAID NORTH LINE); 1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 58.88 FEET TO A POINT WHICH BEARS NORTH 17 DEGREES 58 MINUTES 35 SECONDS WEST FROM SAID RADIUS POINT; 2) THENCE SOUTH 67 DEGREES 44 MINUTES 34 SECONDS WEST 200.94 FEET; THENCE SOUTH 72 DEGREES 00 MINUTES 00 SECONDS WEST 67.32 FEET TO THE EAST LINE OF THE LAND OF HOBBS STATION INDUSTRIAL QOZB, LLC AS DESCRIBED IN INSTRUMENT NUMBER 202131756 IN SAID RECORDER'S OFFICE (THE FOLLOWING TWO (2) CALLS ARE ALONG THE EAST AND SOUTH LINES THEREOF); 1) THENCE SOUTH 03 DEGREES 19 MINUTES 38 SECONDS EAST 53.98 FEET; 2) THENCE SOUTH 72 DEGREES 00 MINUTES 00 SECONDS WEST 1,081.76 FEET TO THE SOUTHEAST CORNER OF THE LAND OF HOBBS STATION MULTIFAMILY QOZB, LLC AS DESCRIBED IN INSTRUMENT NUMBER 202131600 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 53 MINUTES 52 SECONDS WEST ALONG THE EAST LINE THEREOF 1,839.51 FEET TO THE POINT OF BEGINNING, CONTAINING 50.216 ACRES, MORE OR LESS.



REFER TO HOBBS STATION BLOCK A PRIMARY PLAT

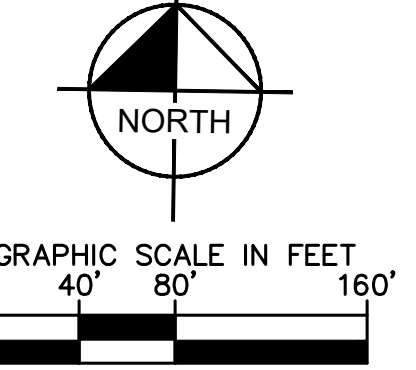
REFER TO HOBBS STATION PRIMARY PLAT

SEE SHEET 2

Drawing name: C:\Users\jess@kimley-horn.com\Documents\2021\17022920200\_PrimaryPlat\_TerminusAtHobbsStation.dwg 1 Dec 17, 2021 4:24pm by: NeelKishan  
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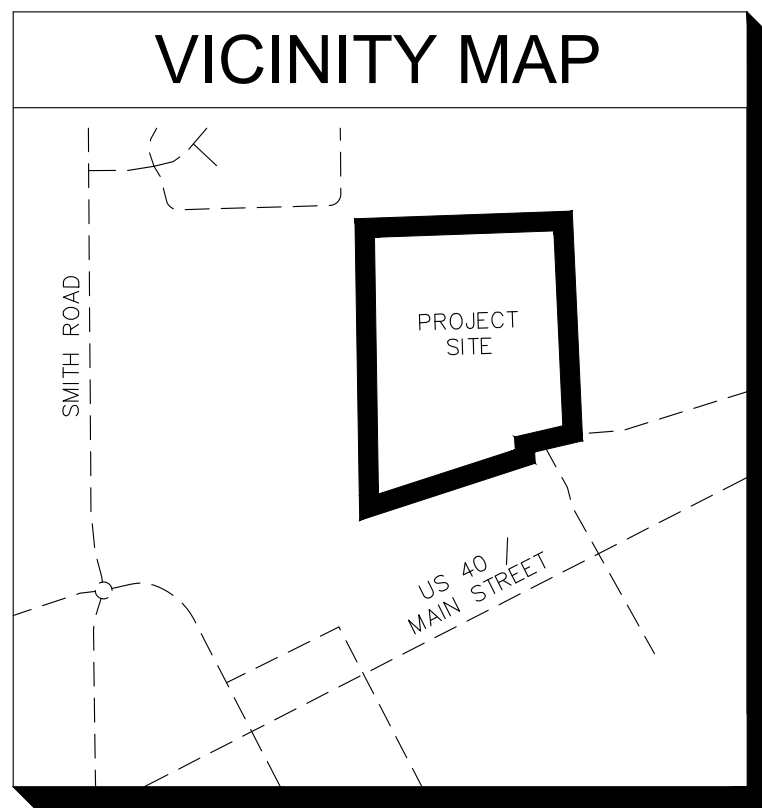
PLAINFIELD TAC COMMENTS	12/17/21	BAS
AS NOTED		
DESIGNED BY: NFK		
DRAWN BY: RB		
CHECKED BY: BAS		
<b>PRIMARY PLAT</b>		
<b>TERMINUS AT HOBBS STATION</b>		
PLAINFIELD, IN 46168		
ORIGINAL ISSUE:	11/19/21	
KHA PROJECT NO.	170292000	
SHEET NUMBER	1 of 2	

# PRIMARY PLAT TERMINUS AT HOBBS STATION



### PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
V.W.	VARIABLE WIDTH
B.S.L.	BUILDING SETBACK LINE
---	POND
---	PROPERTY BOUNDARY
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### PLAT INFORMATION

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C/O FORMATION PROPERTIES  
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ZIONSVILLE, IN 46077  
317-250-0892

**ADESA INDIANAPOLIS, INC.**  
C/O TAX DEPARTMENT, STE 500  
13385 HAMILTON CROSSING BLVD  
CARMEL, IN 46032

**DEVELOPER:**  
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801 N 1000 E  
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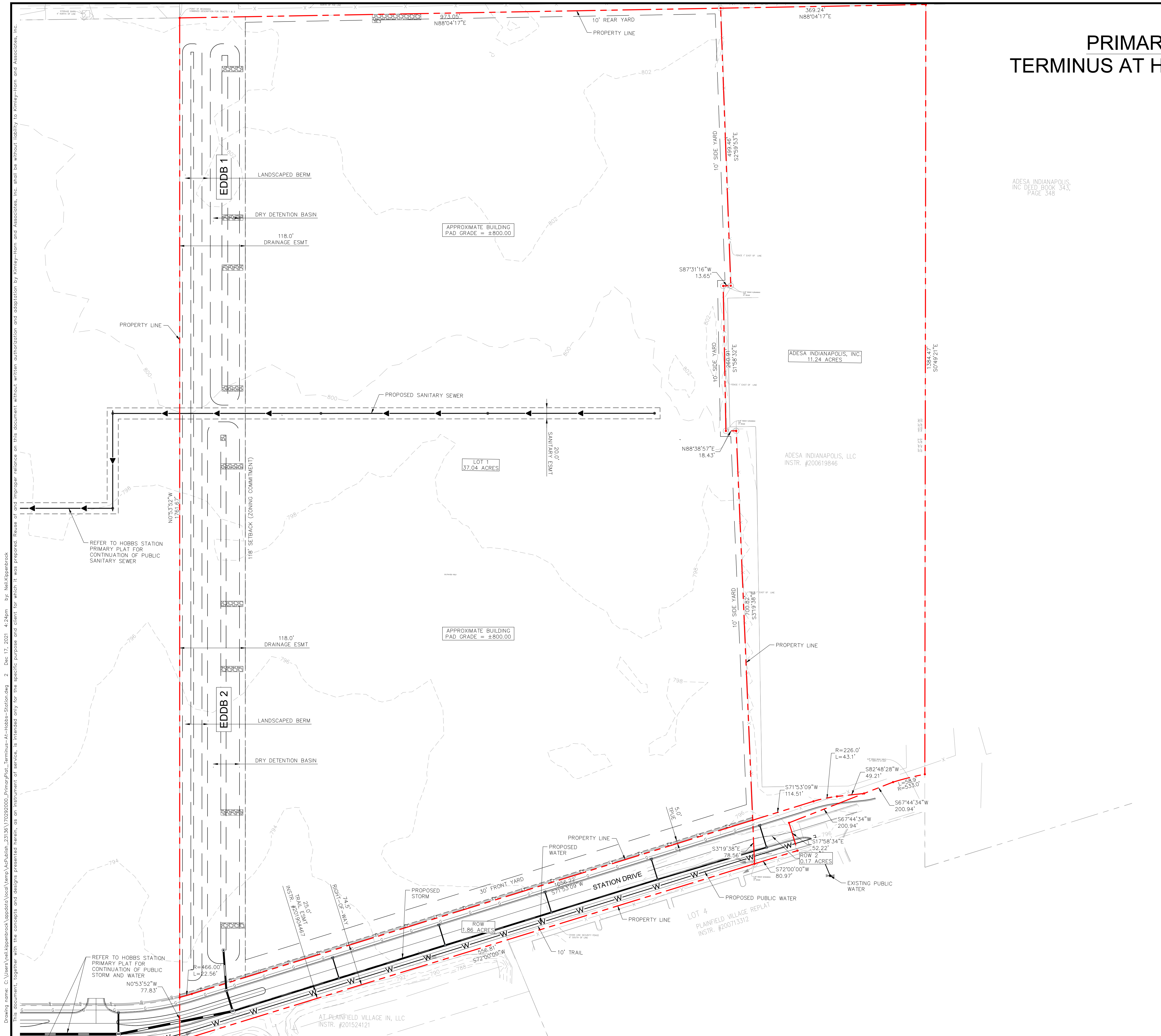
**OVERALL SITE AREA:** ±50.22 ACRES  
**NUMBER OF PROPOSED LOTS:** 2  
**NUMBER OF PROPOSED BLOCKS:** 0  
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### LEGAL DESCRIPTION

LAND DESCRIPTION  
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PLAINFIELD TAC COMMENTS	12/17/21	DATE	BY
AS NOTED			
DESIGNED BY: NPK			
DRAWN BY: RB			
CHECKED BY: BAS			
<b>PRIMARY PLAT</b>			
<b>TERMINUS AT HOBBS STATION</b>			
PLAINFIELD, IN 46168			
ORIGINAL ISSUE: 11/19/21			
KHA PROJECT NO. 170292000			
SHEET NUMBER 2 of 2			