PRIMARY PLAT
TERMINUS AT HOBBS STATION

NORTH

GRAPHIC SCALE IN FEET
0 75' 150' 300'

PLAT INFORMATION

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

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: ±38.89 ACRES
NUMBER OF PROPOSED LOTS: 1
NUMBER OF PROPOSED BLOCKS: 0
NUMBER OF COMMON AREAS: 0

PROPOSED LEGEND

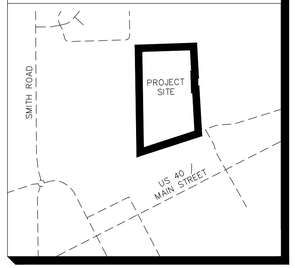
D.&U.E.	DRAINAGE & UTILITY EASEMENT
V.W.	VARIABLE WIDTH
B.S.L.	BUILDING SETBACK LINE
— — —	POND
— · —	PROPERTY BOUNDARY
- - -	PROPOSED EASEMENT
▬▬	PROPOSED STORM SEWER
——▶——	PROPOSED SANITARY SEWER
——W——	PROPOSED WATER MAIN

LEGAL DESCRIPTION

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 that 38.894 acre tract of land shown on the plat of survey of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 on September 3, 2021 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a boulder 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 973.05 feet; thence South 02 degrees 59 minutes 53 seconds East 499.46 feet; thence South 87 degrees 31 minutes 16 seconds West 13.65 feet; thence South 01 degrees 58 minutes 32 seconds East 260.91 feet; thence North 88 degrees 38 minutes 57 seconds East 18.43 feet; thence South 03 degrees 19 minutes 38 seconds East 779.38 feet to the former north right-of-way line of the Pennsylvania Railroad Company; thence South 72 degrees 00 minutes 00 seconds West along said former north right-of-way line 1,081.76 feet to the east line of the land of Adesa Indianapolis, Inc. as described in Instrument Number 200619846 in the Office of the Recorder of Hendricks County, Indiana; thence North 00 degrees 53 minutes 52 seconds West along said east line 1,839.51 feet to the POINT OF BEGINNING, containing 38.894 acres, more or less.

VICINITY MAP



NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NPK
DRAWN BY: RB
CHECKED BY: BAS

BRYAN ALLEN SHEWARD
REGISTERED
No. PE11400276
STATE OF INDIANA
PROFESSIONAL ENGINEER

PRIMARY PLAT

TERMINUS AT HOBBS STATION
PLAINFIELD, IN 46168

ORIGINAL ISSUE: 11/19/21
KHA PROJECT NO. 170292000
SHEET NUMBER
1 of 2

Drawing name: K:\IND_LDEV\170292000_NCD_Hobbs-Station-MC-Pr-Mixed\te_Plainfield_IN\2 Design\CAD\PlanSheets\Primary Plat\170292000_PrimaryPlat_Terminus-At-Hobbs-Station.dwg 1 Nov 19, 2021 5:04am by bryan.sheward
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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TERMINUS AT HOBBS STATION

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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: 38.89 ACRES
NUMBER OF PROPOSED LOTS: 1 LOT AND 1 RIGHT OF WAY
NUMBER OF PROPOSED BLOCKS: 0
LENGTH OF NEW PUBLIC STREET(S):

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
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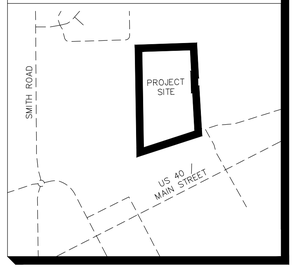

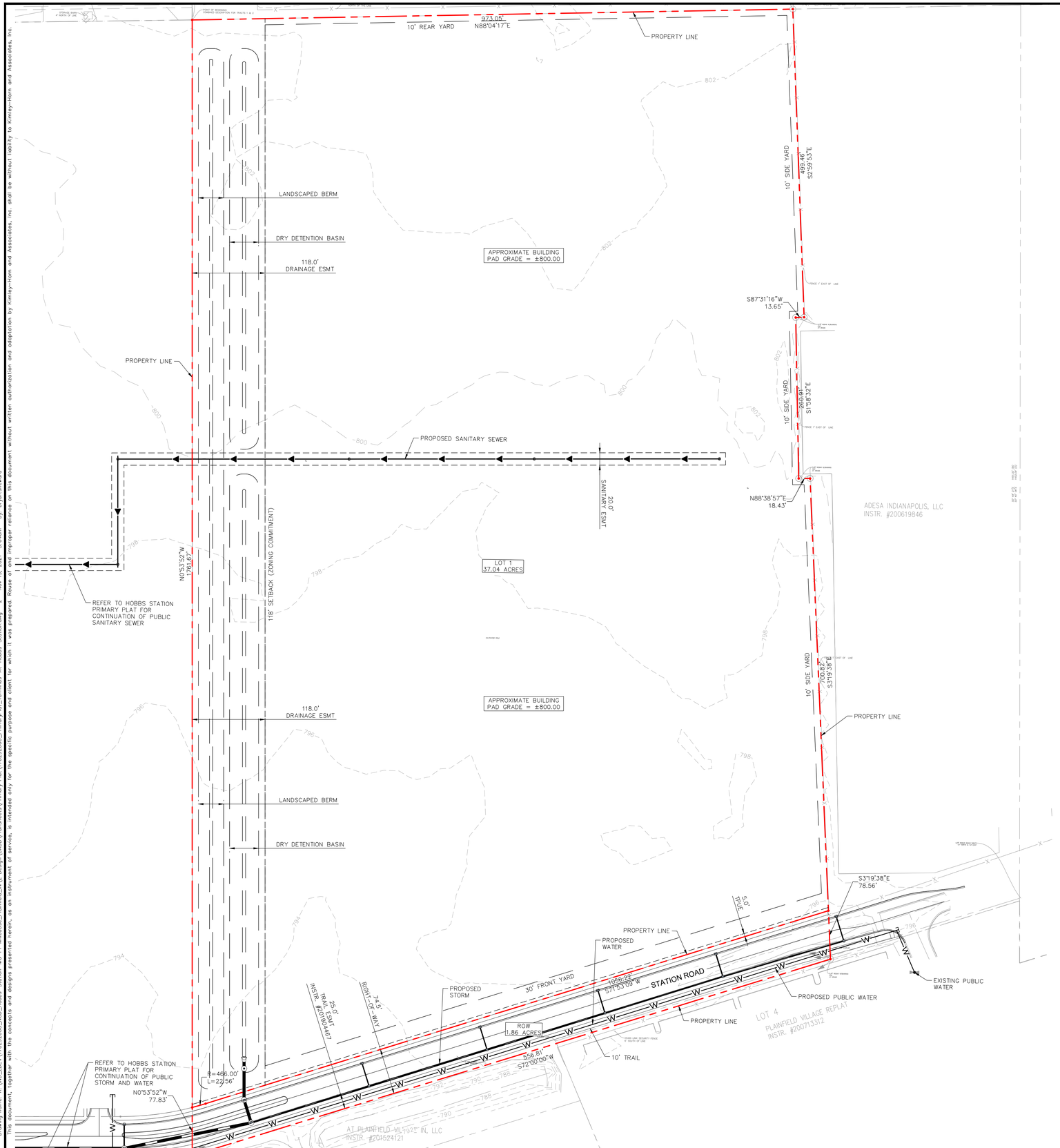

Drawing name: K:\IND_LDEV\170292000_IND_Hobbs-Station-MC-Pl-Wkedtse_Plainfield_IN\2 Design\CAD\PlanSheets\Primary Plat\170292000_PrimaryPlat_Terminus-At-Hobbs-Station.dwg 2 Nov 19, 2021 5:04pm by bryan.sheward
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NO.	REVISIONS	DATE	BY

Kimley»Horn

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