

OWNER LOT 4A:

## CORE ACQUISITIONS, LLC

200 SOUTH WACKER DRIVE, SUITE 1325  
CHICAGO, ILLINOIS 60606  
CONTACT ADAM FIRSEL: (312) 881-6491

DEVELOPER:

## WODA COOPER DEVELOPMENT, INC.

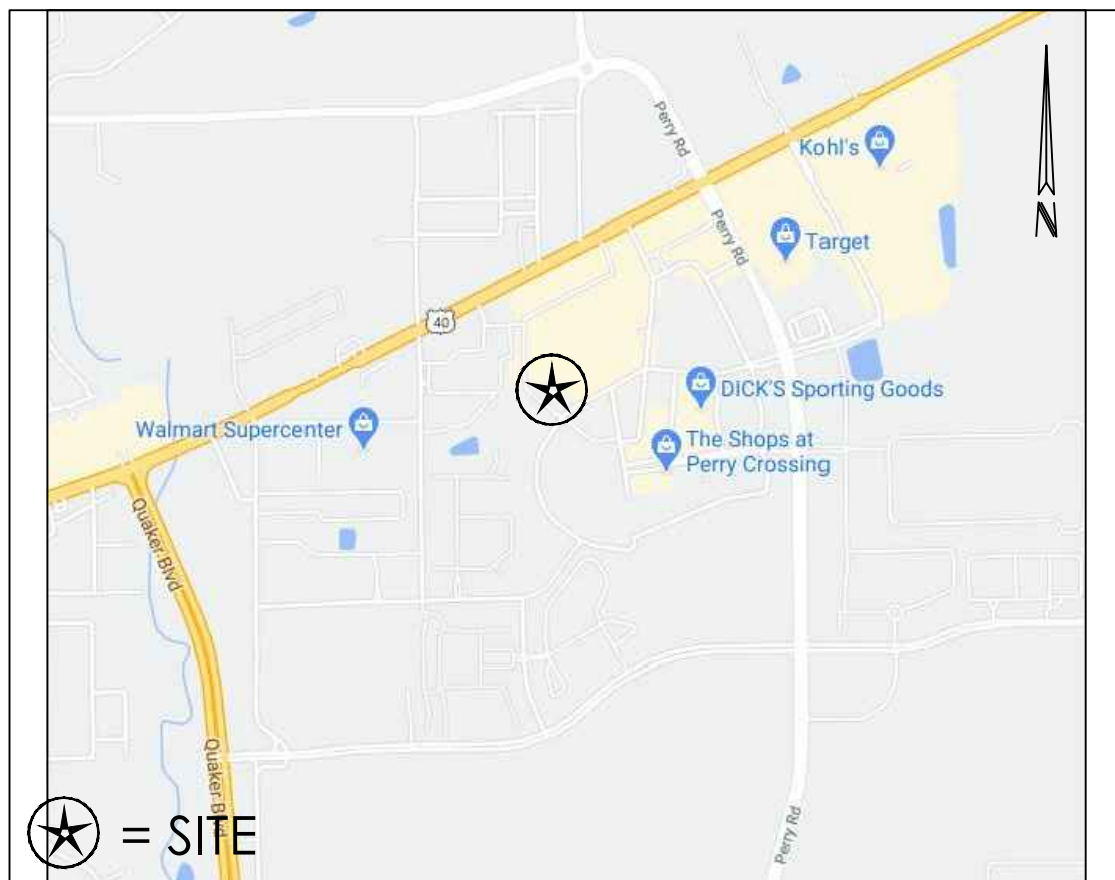
6285 N. COLLEGE AVENUE  
SUITE A, INDIANAPOLIS, IN 46220  
CORPORATE: (614) 396-3200

ENGINEER:

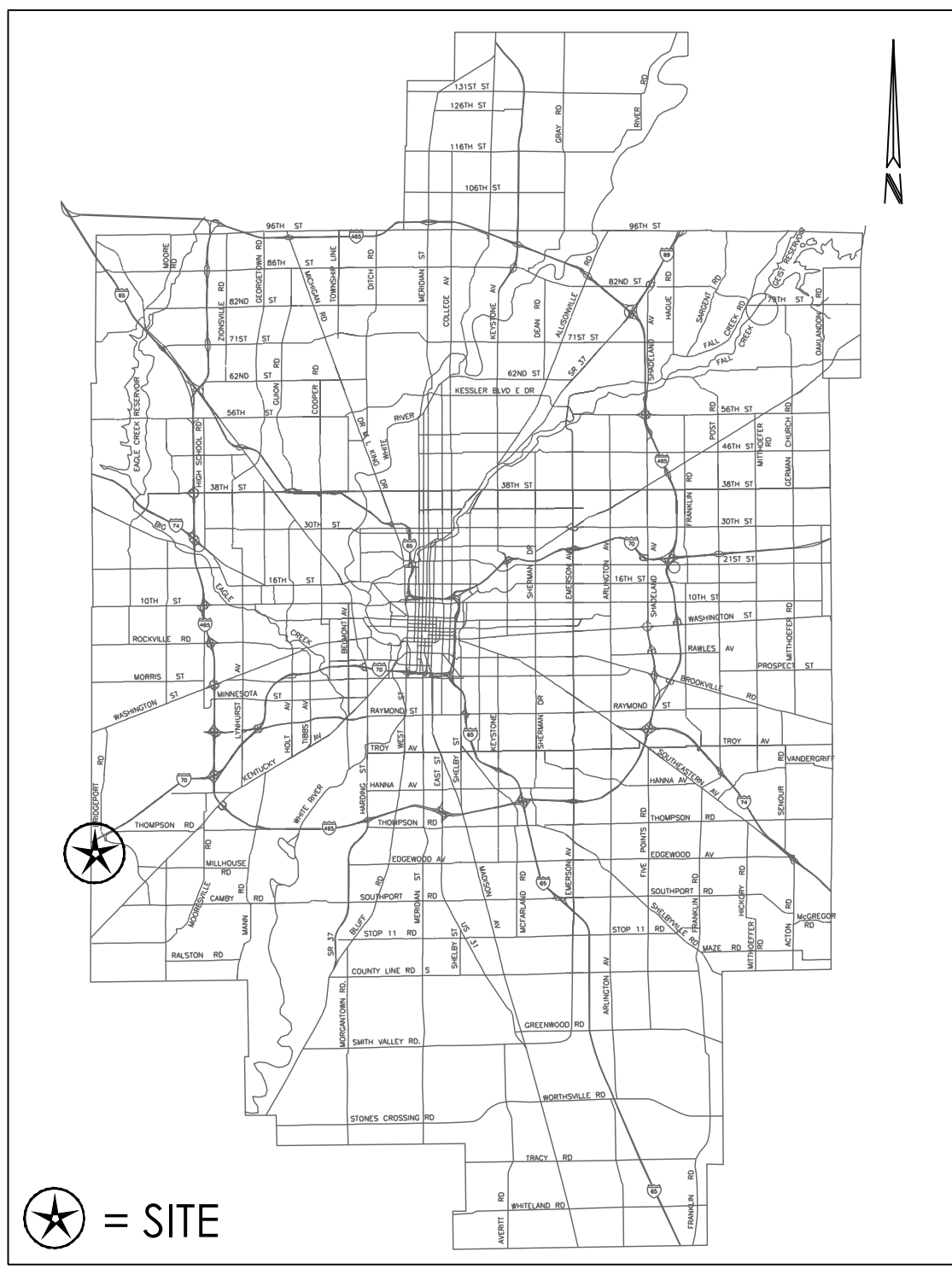


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3939 PRIORITY WAY SOUTH DRIVE, SUITE 200  
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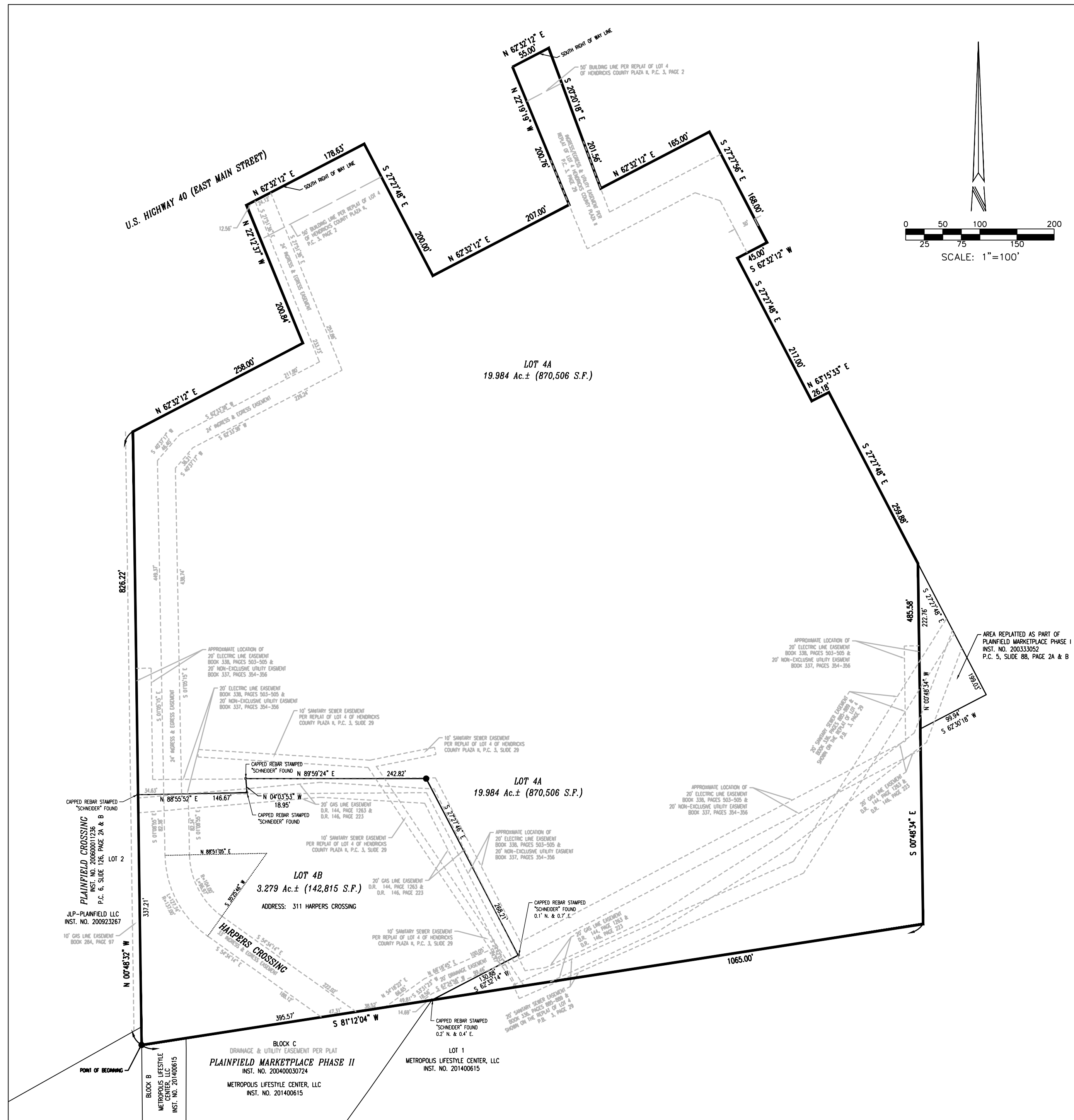
LOCATION MAP:



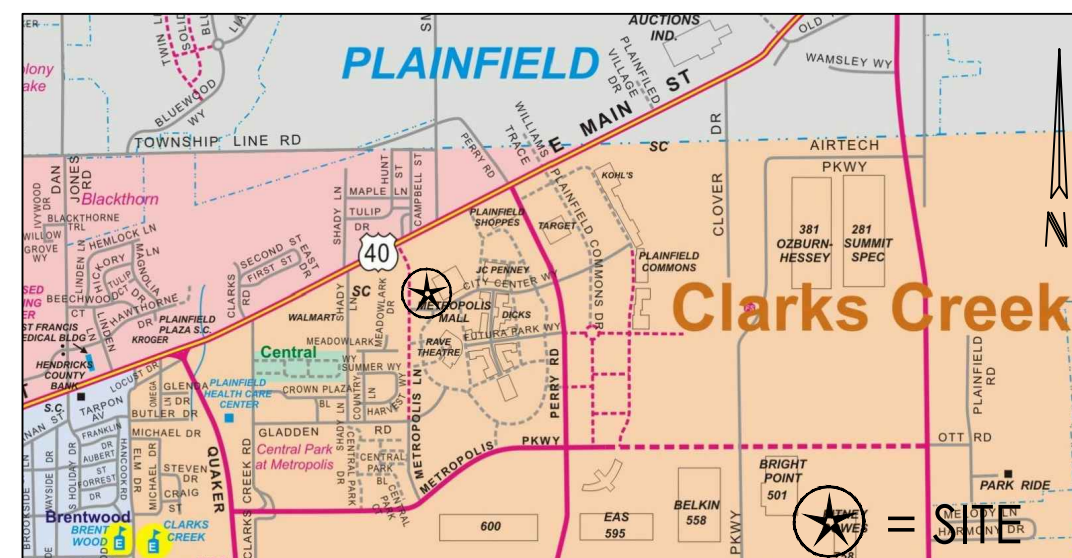
VICINITY MAP:



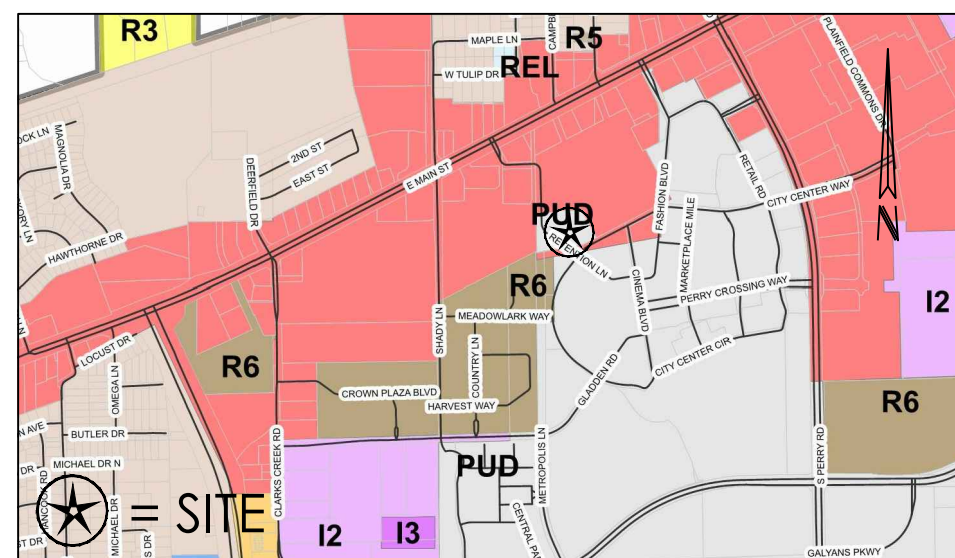
# PRIMARY PLAT FOR LOT 4 OF HENDRICKS COUNTY PLAZA II



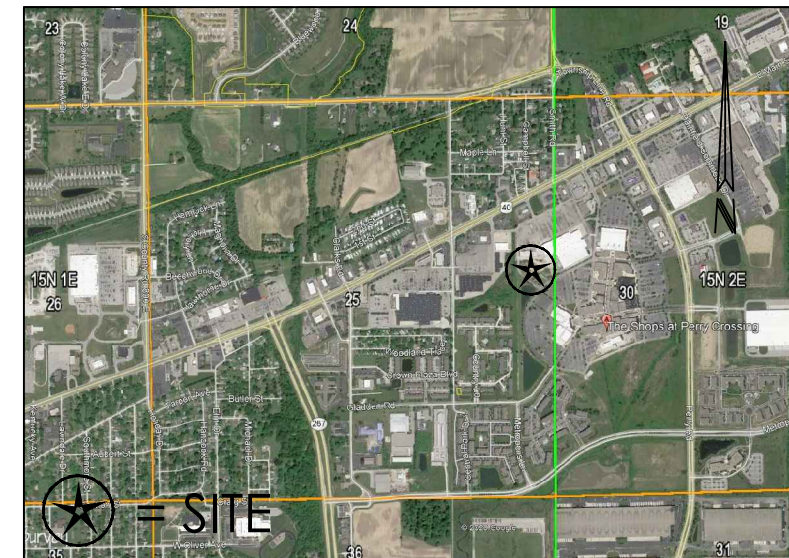
SCHOOL DISTRICT MAP:



ZONING MAP:



SECTION MAP:



OWNER LOT 4B:

## HARPER'S CROSSING

311 HARPER'S CROSSING  
PLAINFIELD, INDIANA 46168  
CONTACT ANNE LITTLE: (614) 396-0027

SHEET INDEX:

| SHEET | DESCRIPTION             |
|-------|-------------------------|
| C001  | COVER SHEET             |
| C201  | SITE PLAN WITH AERIAL   |
| C202  | SITE PLAN               |
| C700  | PROPOSED WATERSHED PLAN |

LEGAL DESCRIPTION:

We, Harper's Crossing Limited Partnership and Core Metropolis Land, LLC do hereby certify that we are the Owners of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to the deeds recorded as Instrument No. 202031504 and Instrument No. 201521502 in the Recorder's Office of Hendricks County, Indiana, more particularly described as follows:

A part of Lot 4 of the Replat of Lot 4 of Hendricks County Plaza, II, as per plat thereof recorded in Plat Cabinet 3, Slide 29, pages 1 & 2, in the Office of the Recorder of Hendricks County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest corner of said Replat of Lot 4; thence North 00 degrees 48 minutes 32 seconds West (grid bearing based upon Indiana State Plane Coordinate System - West Zone, NAD83) along the west line of said Replat 826.22 feet (the following fourteen courses are along the northern and eastern boundary of said Replat); (1) thence North 62 degrees 32 minutes 12 seconds East 258.00 feet; (2) thence North 22 degrees 12 minutes 37 seconds West 200.84 feet to the south right of way line of U.S. Highway 40; (3) thence North 62 degrees 32 minutes 12 seconds East along said south right of way line 178.63 feet; (4) thence South 27 degrees 27 minutes 48 seconds East 200.00 feet; (5) thence North 62 degrees 32 minutes 12 seconds East 207.00 feet; (6) thence North 22 degrees 19 minutes 19 seconds West 200.76 feet to the south right of way line of said U.S. Highway 40; (7) thence North 62 degrees 32 minutes 12 seconds East along said south right of way line 55.00 feet; (8) thence South 20 degrees 20 minutes 18 seconds East 201.56 feet; (9) thence North 62 degrees 32 minutes 12 seconds East 165.00 feet; (10) thence South 27 degrees 27 minutes 56 seconds East 168.00 feet; (11) thence South 62 degrees 32 minutes 12 seconds West 45.00 feet; (12) thence South 27 degree 27 minutes 48 seconds East 217.00 feet; (13) thence North 63 degrees 15 minutes 33 seconds East 26.18 feet; (14) thence South 27 degrees 27 minutes 48 seconds East 259.88 feet to the western boundary of Plainfield Marketplace Phase I, recorded as Instrument No. 200333052 in said Recorder's Office; thence South 00 degrees 48 minutes 34 seconds East along said western boundary and the eastern boundary of said Replat 485.58 feet to the southeast corner of said Replat; thence South 81 degrees 12 minutes 04 seconds West along the south line of said Replat 1065.00 feet to the POINT OF BEGINNING, containing 23.263 acres, more or less.

BENCHMARKS:

REFERENCE BENCHMARK: INDIANAPOLIS AIRPORT AUTHORITY (IAA) MONUMENT #33LK1 DISK IN CONCRETE LOCATED APPROXIMATELY 2850 FEET EAST OF THE INTERSECTION OF BRIDGEPORT ROAD AND STAFFORD ROAD.

ELEV. = 760.50 (NAVD 88)

T.B.M.: A MAG NAIL SET IN THE TOP OF THE NORTH SIDE OF A LIGHT POLE BASE LOCATED SOUTH OF THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY.

ELEV. = 773.20 (NAVD 88)

AGENCY & UTILITY INFO:

| AGENCY/UTILITY                          | PHONE NUMBER |
|-----------------------------------------|--------------|
| PLAINFIELD DEVELOPMENT SERVICES         | 317-754-5396 |
| PLAINFIELD PUBLIC WORKS / WATER & SEWER | 317-839-3490 |
| PLAINFIELD FIRE DEPARTMENT              | 317-839-6939 |
| PLAINFIELD TRANSPORTATION ENGINEER      | 317-754-5388 |
| DUKE ENERGY                             | 317-745-1006 |
| AT&T                                    | 317-772-2299 |
| PLAINFIELD COMMUNITY SCHOOL CORPORATION | 317-839-2578 |

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIBE TEAM:

|                        |                    |              |
|------------------------|--------------------|--------------|
| PROJECT MANAGER        | JOHN ZANT          | 317-706-6302 |
| PROJECT ENGINEER       | ALEX STEPHENS, PE  | 317-706-6379 |
| CIVIL DESIGN ASSOCIATE | ELAINE IVY, PE     | 317-706-6308 |
| QUALITY ASSURANCE      | JENNIFER LASCH, PE | 317-706-6346 |

Revision  
Date  
Description  
Mark

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Primary Plat of Lot 4 Hendricks County Plaza II  
Core Acquisitions, LLC  
311 HARPER'S CROSSING  
PLAINFIELD, INDIANA 46168

Professional Engineer  
JOHN C. ZANT  
REGISTERED  
STATE OF INDIANA  
PE 19900434  
12-28-2020

Indiana 811

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Checked By:  
JZ

Quality Assurance:  
JL

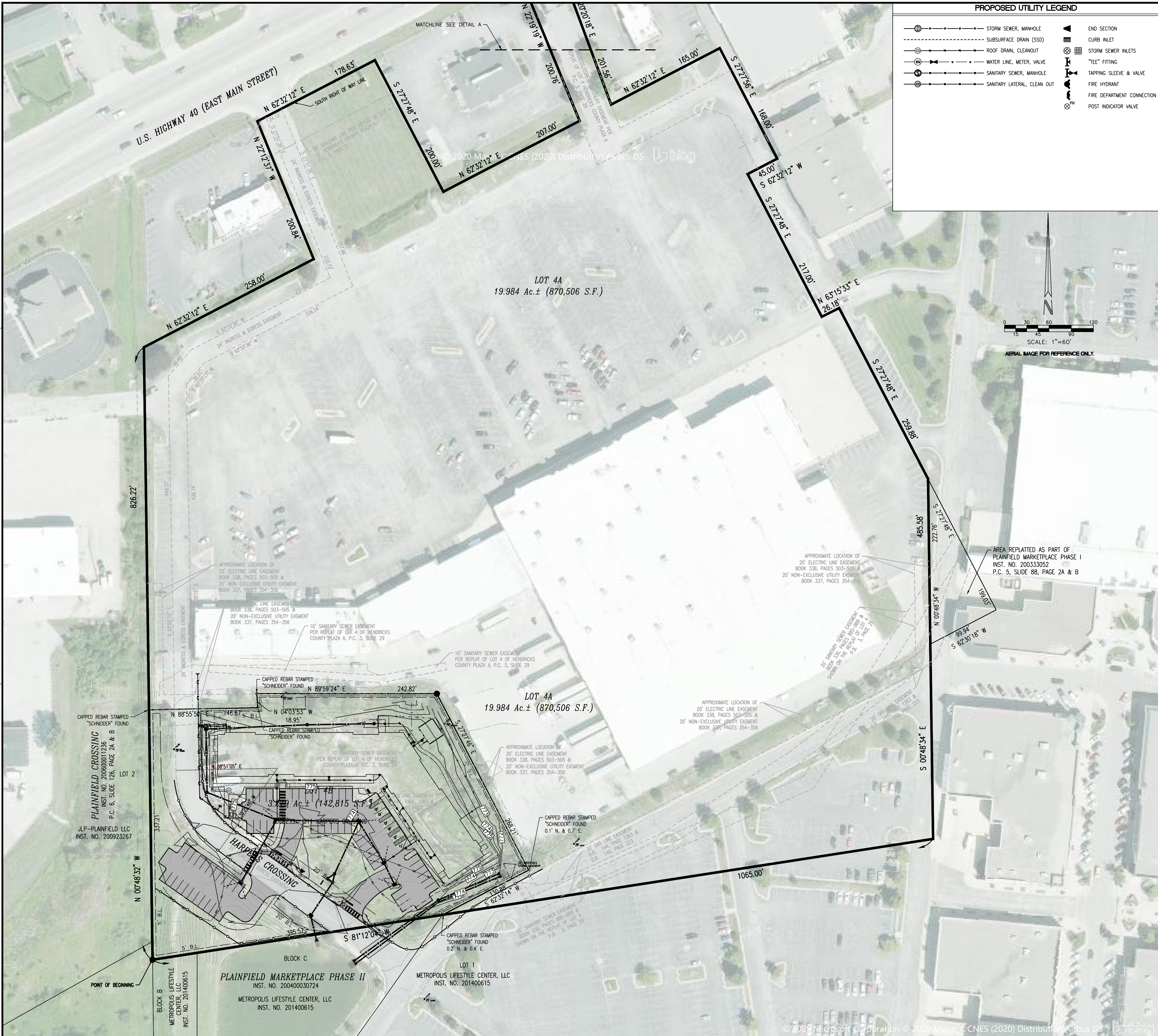
Scale: 1" = XX'

Sheet  
C001

Date  
12-28-2020

Project Number  
20005-20100

C:\2020\200005\20100\Cad\Engr\CDs\201\_Site Plan.dwg, December 24, 2020 1:10 PM, ELAINE VY. © Paul L. Cripe, Inc.



| PROPOSED UTILITY LEGEND |                             |
|-------------------------|-----------------------------|
|                         | STORM SEWER, MANHOLE        |
|                         | SUBSURFACE DRAIN (SSD)      |
|                         | ROOF DRAIN, CLEANOUT        |
|                         | WATER LINE, METER, VALVE    |
|                         | SANITARY SEWER, MANHOLE     |
|                         | SANITARY LATERAL, CLEAN OUT |
|                         | END SECTION                 |
|                         | CURB INLET                  |
|                         | STORM SEWER INLETS          |
|                         | "TEE" FITTING               |
|                         | TAPPING SLEEVE & VALVE      |
|                         | FIRE HYDRANT                |
|                         | FIRE DEPARTMENT CONNECTION  |
|                         | POST INDICATOR VALVE        |

| SITE PLAN LEGEND                                                                                                                                                                                                                                                                                                      |                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
|                                                                                                                                                                                                                                                                                                                       | EXISTING LOT 4 PROPERTY LINE    |
|                                                                                                                                                                                                                                                                                                                       | EASEMENT LINE                   |
|                                                                                                                                                                                                                                                                                                                       | OTHER LOT OR PROPERTY LINE      |
|                                                                                                                                                                                                                                                                                                                       | B.L. - BUILDING SETBACK LINE    |
|                                                                                                                                                                                                                                                                                                                       | MATCHLINE                       |
|                                                                                                                                                                                                                                                                                                                       | SILT FENCE BARRIER INSTALLATION |
|                                                                                                                                                                                                                                                                                                                       | PROPOSED BUILDING LIMITS        |
| SITE GENERAL NOTES                                                                                                                                                                                                                                                                                                    |                                 |
| 1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. |                                 |
| 2. LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE NOT PRESENT AND SHOWN FOR REFERENCE ONLY. DEVELOPER/BUILDER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION.                         |                                 |
| SITE GENERAL NOTES                                                                                                                                                                                                                                                                                                    |                                 |

Now therefore know all persons by these presence that we do hereby lay off, plot and subdivide said Real Estate in accordance with the within Plat. This Subdivision shall be known as the SECOND REPLAT OF LOT 4 OF HENDRICKS COUNTY PLAZA II, an addition to the Town of Plainfield, Hendricks County, Indiana.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways, interior access drives and utilities) shall be erected or maintained.

All storm water, drainage, water, sanitary sewer and utility easements created by this plat are hereby dedicated to the Town of Plainfield and all other public utility companies, except for those access and drainage easements specifically identified as private or temporary on the plat and approved by the Plan Commission to be privately owned, operated and maintained as evidenced by it's execution hereof. Within utility easements created by this plat, no structure, planting or other material (except for driveways and utilities) shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for driveways, utilities and those improvements which are the responsibility of a public authority or utility company to maintain. All drainage and utility easements shown on this Plat and hereby dedicated to the Town of Plainfield are non-exclusive easements and shall be subject to the additional terms and conditions set forth in the Declaration of Covenants, Conditions and Restrictions of Harpers Crossing recorded as secondary plat in the Office of the Recorder of Hendricks County, Indiana.

Within drainage easements created by this plat, no structure, planting or other material except for driveways and utilities shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for driveways and those improvements which are the responsibility of a public authority or utility to maintain.

The first five (5) feet of any utility easement which is located along a public street right-of-way shall be reserved for use as a Town of Plainfield utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.



|          |          |            |                   |                |              |
|----------|----------|------------|-------------------|----------------|--------------|
| Revision | Drawn By | Checked By | Quality Assurance | Scale          | 1" = XX'     |
|          | AS / B   | JZ         | JL                |                |              |
| Sheet    | C201     | Date       | 12-28-2020        | Project Number | 200005-20100 |

**Site Plan with Aerial**

Primary Plat of Lot 4 Hendricks County Plaza II

**Core Acquisitions, LLC**

311 HARPERS CROSSING

PLAINFIELD, INDIANA 46168

**John C. Cripe, P.E.**

REGISTERED PROFESSIONAL ENGINEER

STATE OF INDIANA

PE 19900434

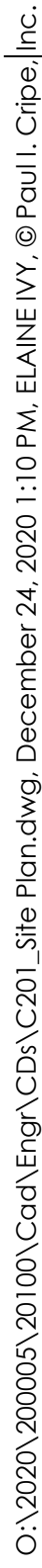
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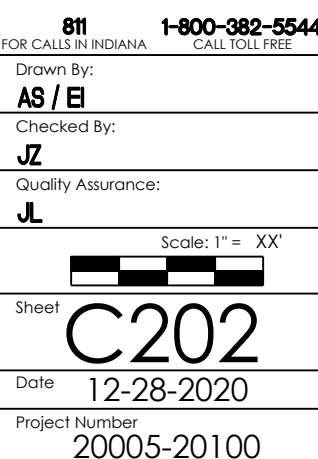
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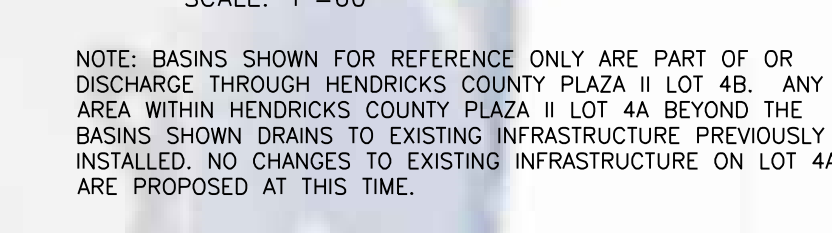


CERTIFIED BY *John C. Zant*

**JOHN C. ZANT**  
REGISTERED  
PE 19900434  
STATE OF  
INDIANA  
PROFESSIONAL ENGINEER

Date *12-28-2020*



[illegible]

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REGISTERED BY: *John C. Zant*

**JOHN C. ZANT**  
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STATE OF  
INDIANA  
PROFESSIONAL ENGINEER

12-28-2020  
COVERING  
STORMWATER POLLUTION  
PREVENTION PLAN  
DESIGN



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Drawn By:  
**AS / EI**

Checked By: JL

Quality Assurance:

Scale: 1" = 1'

Sheet **C700**

C700  
Date 12-28-2020

Project Number  
20005-20100