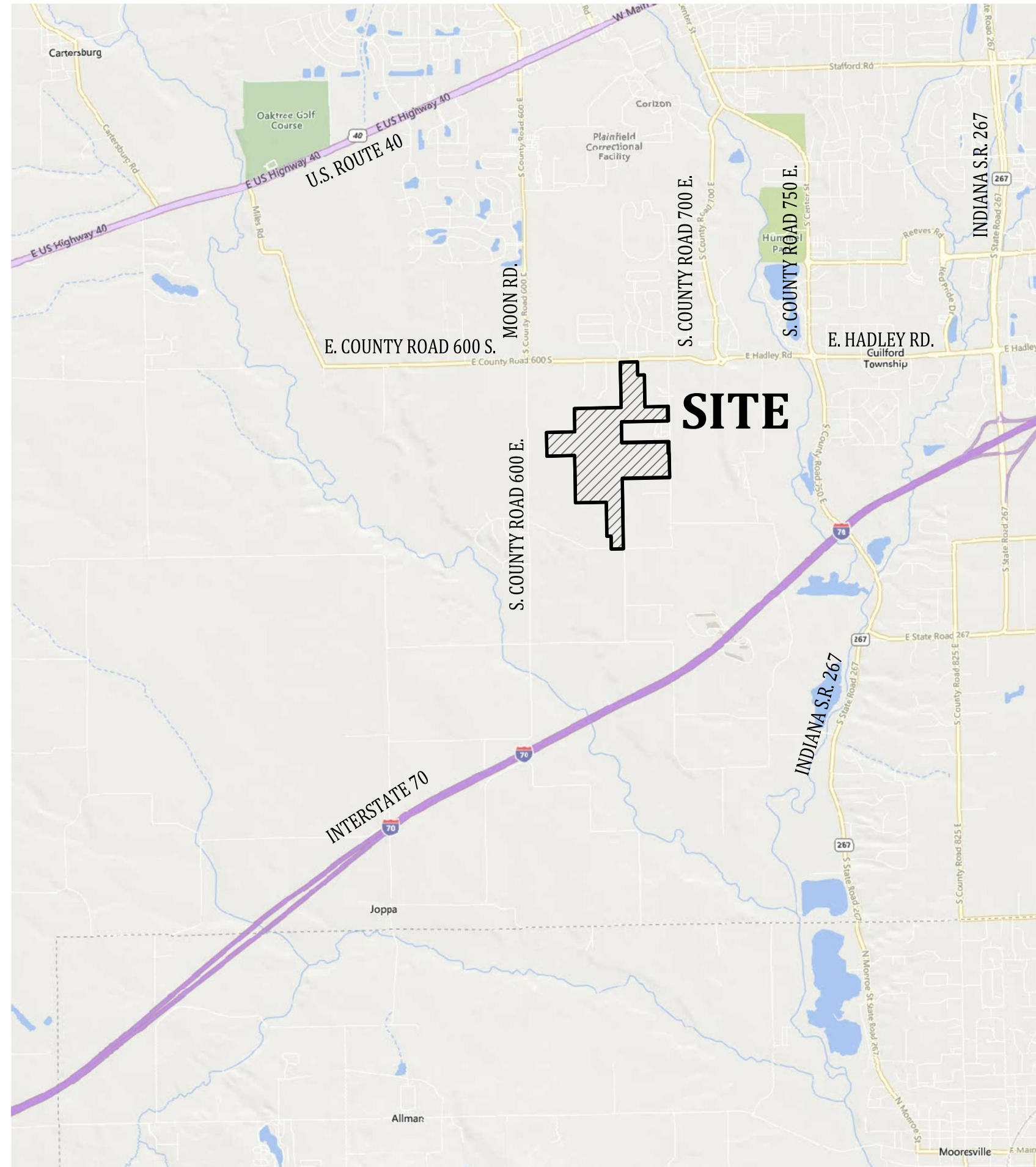


TRESCOTT

SECTION 10, TOWNSHIP 14N, RANGE 1E
GUILFORD TOWNSHIP, HENDRICKS COUNTY, PLAINFIELD, IN
ZONED R3 AND R4

PLANS PREPARED FOR:
DREES HOMES
ATTN.: LEE PHILLIPS
LAND ACQUISITION MANGER
900 E. 96TH STREET, SUITE 100
INDIANAPOLIS, IN 46240
PH.: 317-295-7157
EMAIL: LPHILLIPS@DREESHOMES.COM



VICINITY MAP
NO SCALE

OPERATING AUTHORITIES

GAS Vectren Gas 1995 E. Main Street Danville, IN, 46122 317-718-3617	CABLE TELEVISION Brighthouse Networks 3030 Roosevelt Ave. Indianapolis IN, 46218 317-718-2627	WATER Plainfield DPW 986 S. Center Street Plainfield, IN, 46168 317-839-3490
ELECTRIC Hendricks Power Cooperative 86 North CR 500 East PO Box 39 Danville, IN 46123 317-745-5473	STORM Town of Plainfield 206 W. Main St. Plainfield, IN, 46168 317-839-2561	TELEPHONE AT&T 240 North Meridian Street Indianapolis, IN, 46204 317-722-2299
SANITARY Plainfield DPW 986 S. Center St. Plainfield, IN, 46168 317-839-3490	FIRE DEPARTMENT Plainfield Fire Department 4010 Clarks Creek Rd. Plainfield, IN, 46168 317-839-6939	SCHOOL DISTRICT Plainfield Community School Corp. 985 S. Longfellow Ln. Plainfield, IN, 46168 317-839-2578
TRANSMISSION LINES (Lines along Hadley Road) Duke Energy 5905 East Main Street P.O. Box 29 Danville, IN 46122 317-745-4461	TRANSMISSION LINES (Big Towers / Lines) Indianapolis Power & Light 1230 West Morris Street Indianapolis, IN 46221 317-261-8222	

LAND OWNERS:

DAMON N. JONES REVOCABLE
TRUST DATED JUNE 19, 2019
5720 MONGAN LANE
PLAINFIELD, IN 46168
PARCEL # 32-15-10-200-026.000-011

REDBIRD GROUP LLC
6644 S. CR. 675 E.
PLAINFIELD, IN 46168
PH. #: 317-491-4155
EMAIL: JHALL67913@AOL.COM
PARCEL #: 32-15-10-200-010.000-011
PARCEL #: 32-15-10-100-004.000-011
PARCEL #: 32-15-10-100-007.000-011
PARCEL #: 32-15-10-300-002.000-011
PARCEL #: 32-15-10-300-017.000-011

LAND OWNERS:

JOHN A. HALL & CHASTIDY A. HALL
6600 S. CR. 675 E.
PLAINFIELD, IN 46168
PH. #: 317-491-4155
EMAIL: JHALL67913@AOL.COM
PARCEL #: 32-15-10-400-007.000-011
PARCEL #: 32-15-10-300-015.000-011

JOHN W. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
& MARLENE L. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
ATTN: REBECCA A. MARKLAND (CO-TRUSTEE)
605 ELM DRIVE
PLAINFIELD, IN 46168
PH. #: 317-946-1908
EMAIL: BMARKLAN@IU.EDU
PARCEL #: 32-15-10-200-014.000-011
PARCEL #: 32-15-10-200-015.000-011
PARCEL #: 32-15-10-400-001.000-011

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C110-C118	EXISTING TOPOGRAPHY
C210-C218	PRIMARY PLAT
C310-C318	UTILITY, SIDEWALK & SIGNAGE PLAN
C400	DETAIL, SOIL & FIRM MAP

REVISIONS

NUMBER	DESCRIPTION	DATE

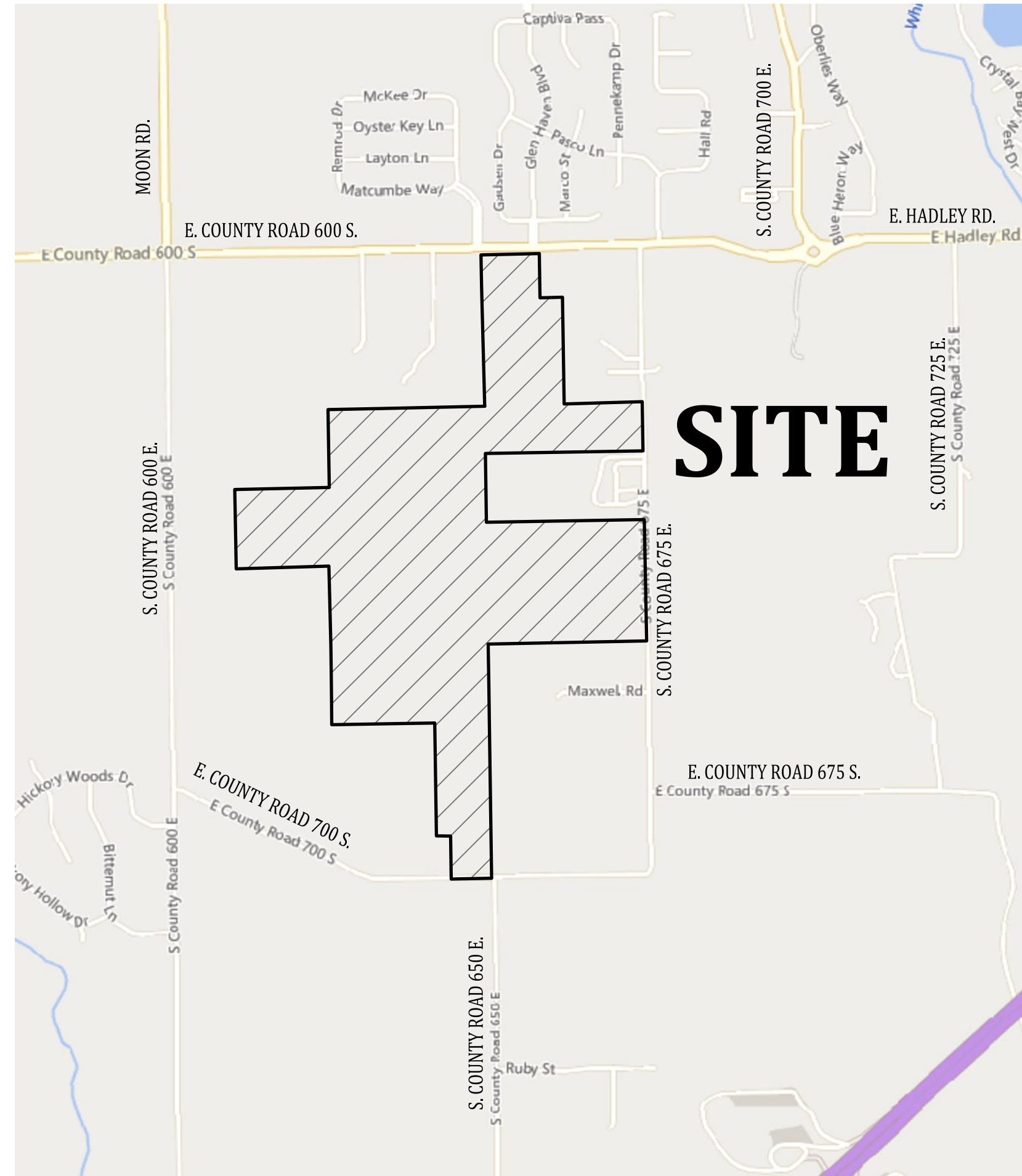
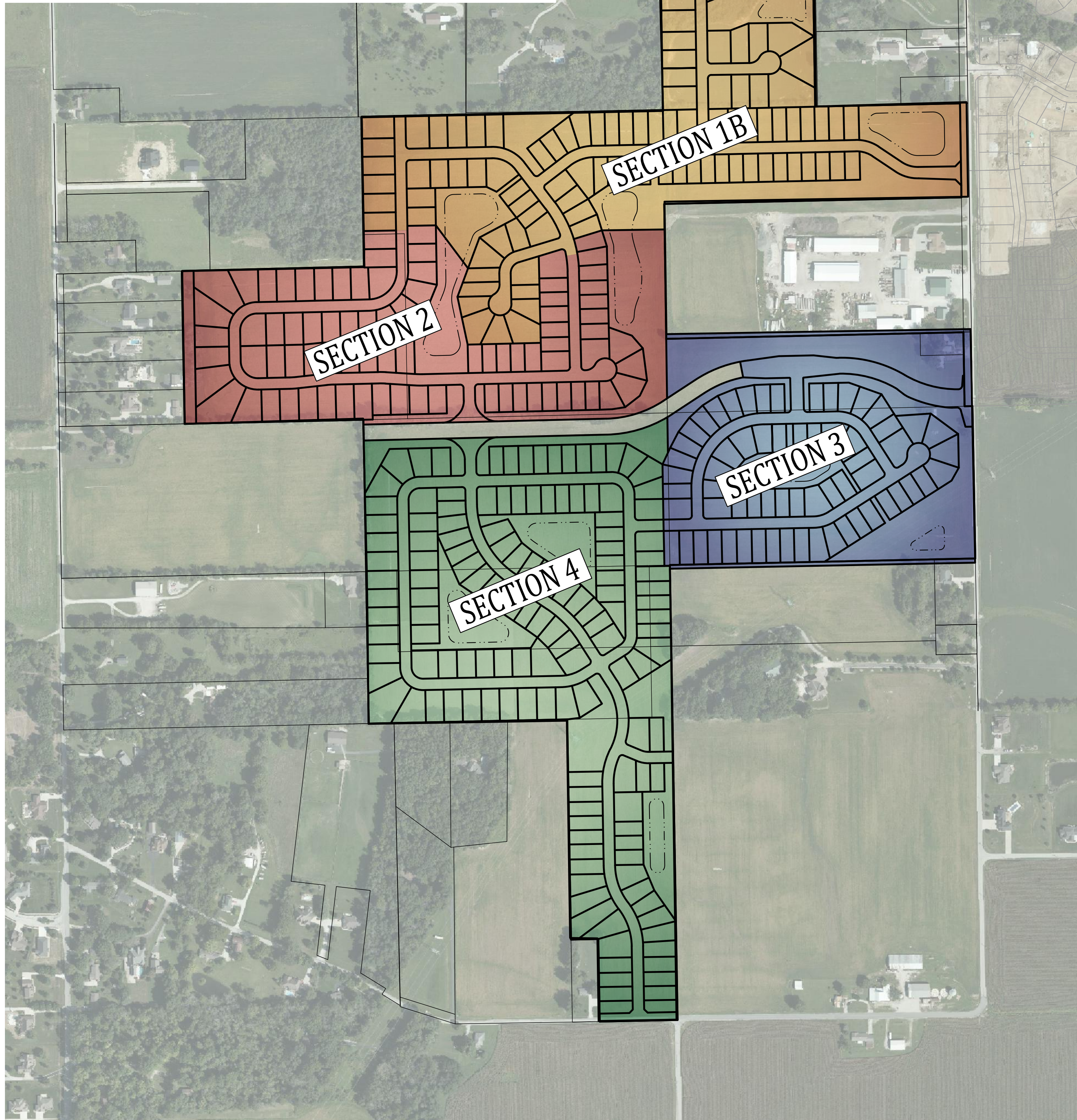
SITE MAP
SCALE: 1" = 300'



THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT
OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR
LOCATION REPORT.

Date: 12-20-2021
Project No: 19274
Sheet No:

C100

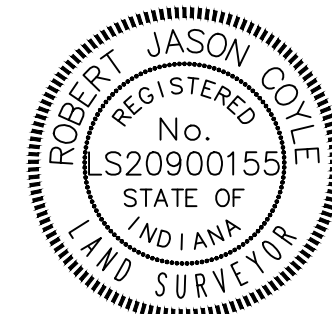


LOCATION MAP
NO SCALE

PLANS PREPARED BY:

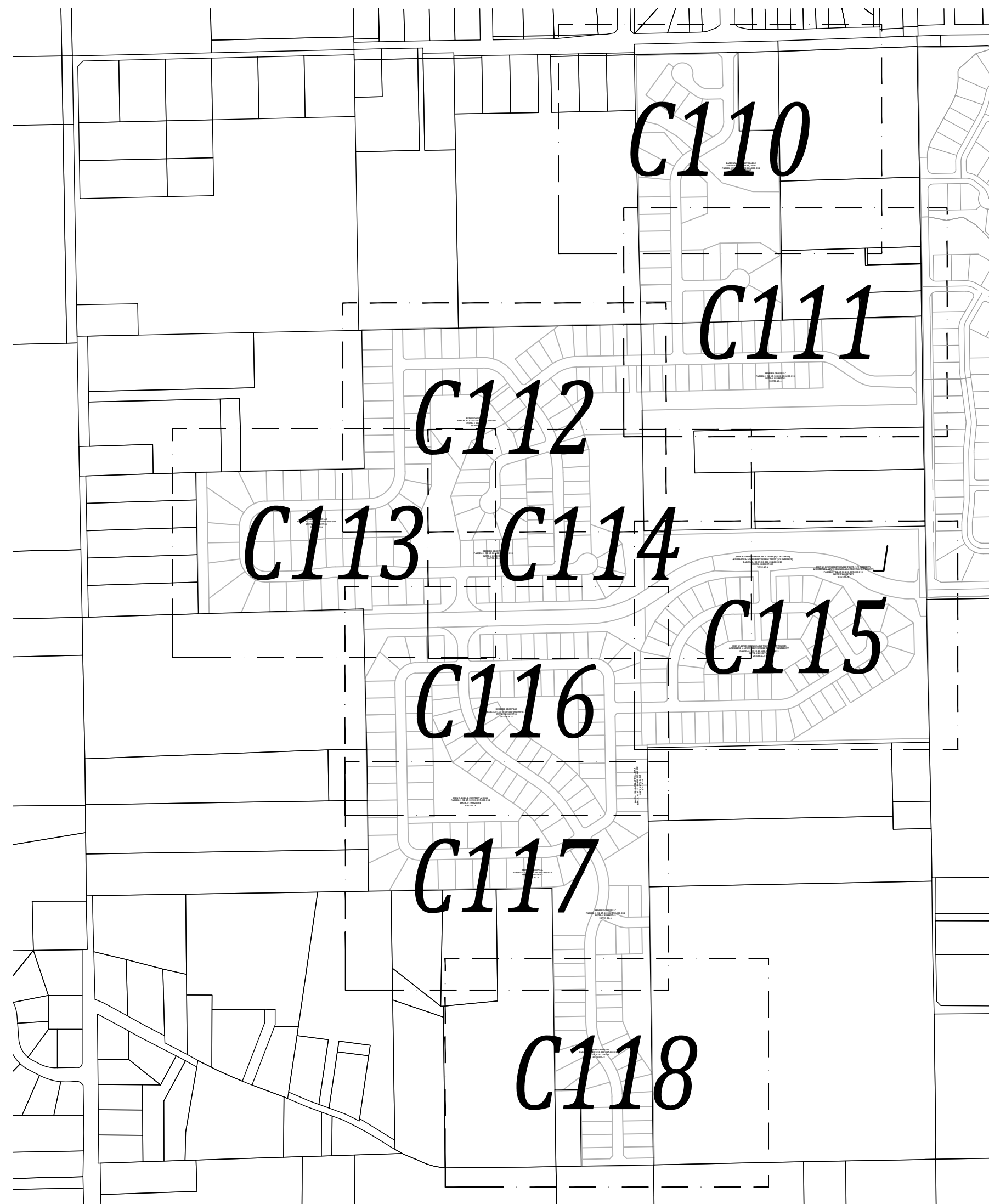
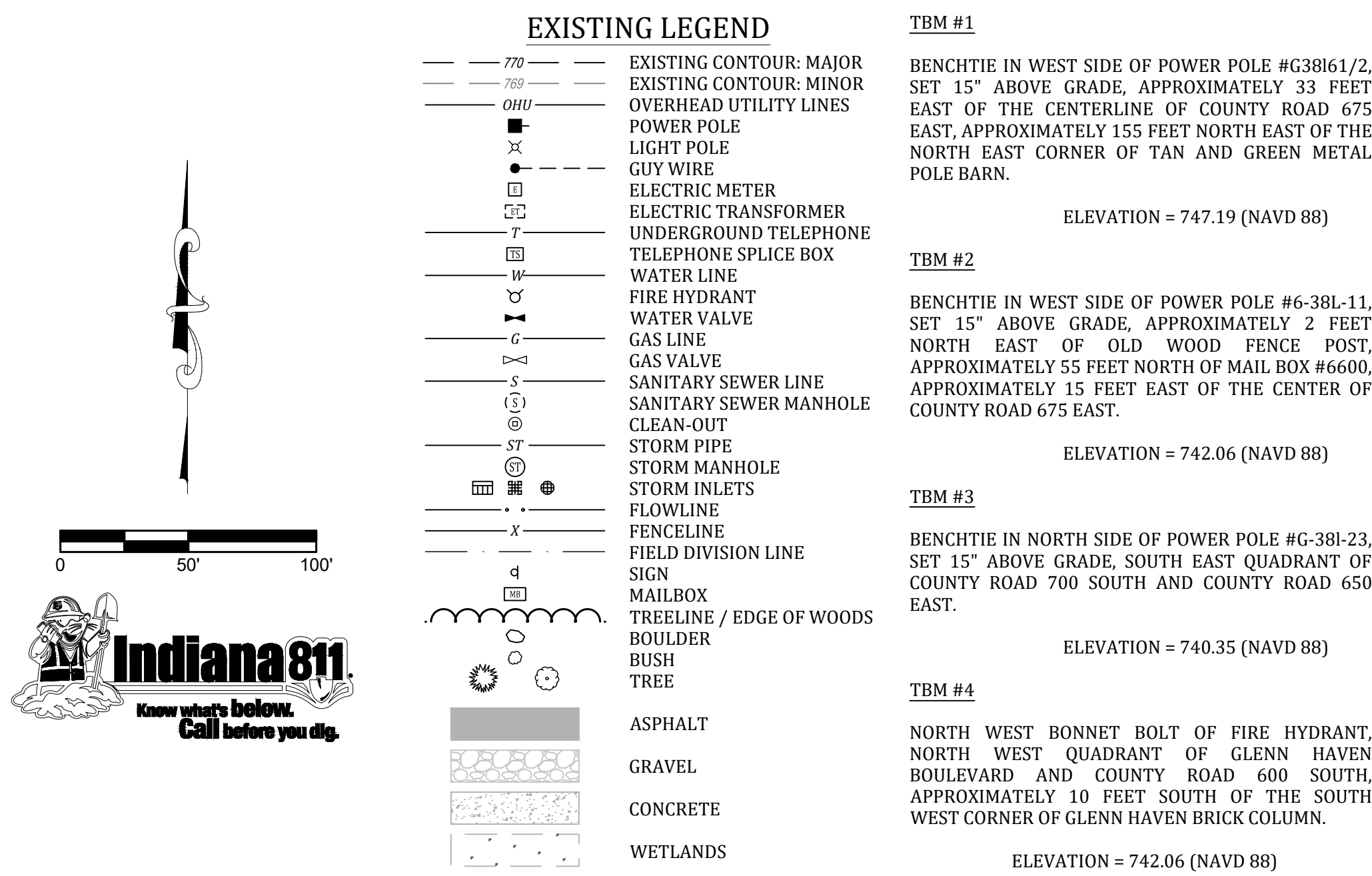
BANNING
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: ROBERT "JASON" COYLE
EMAIL: JCOYLE@BANNING-ENG.COM



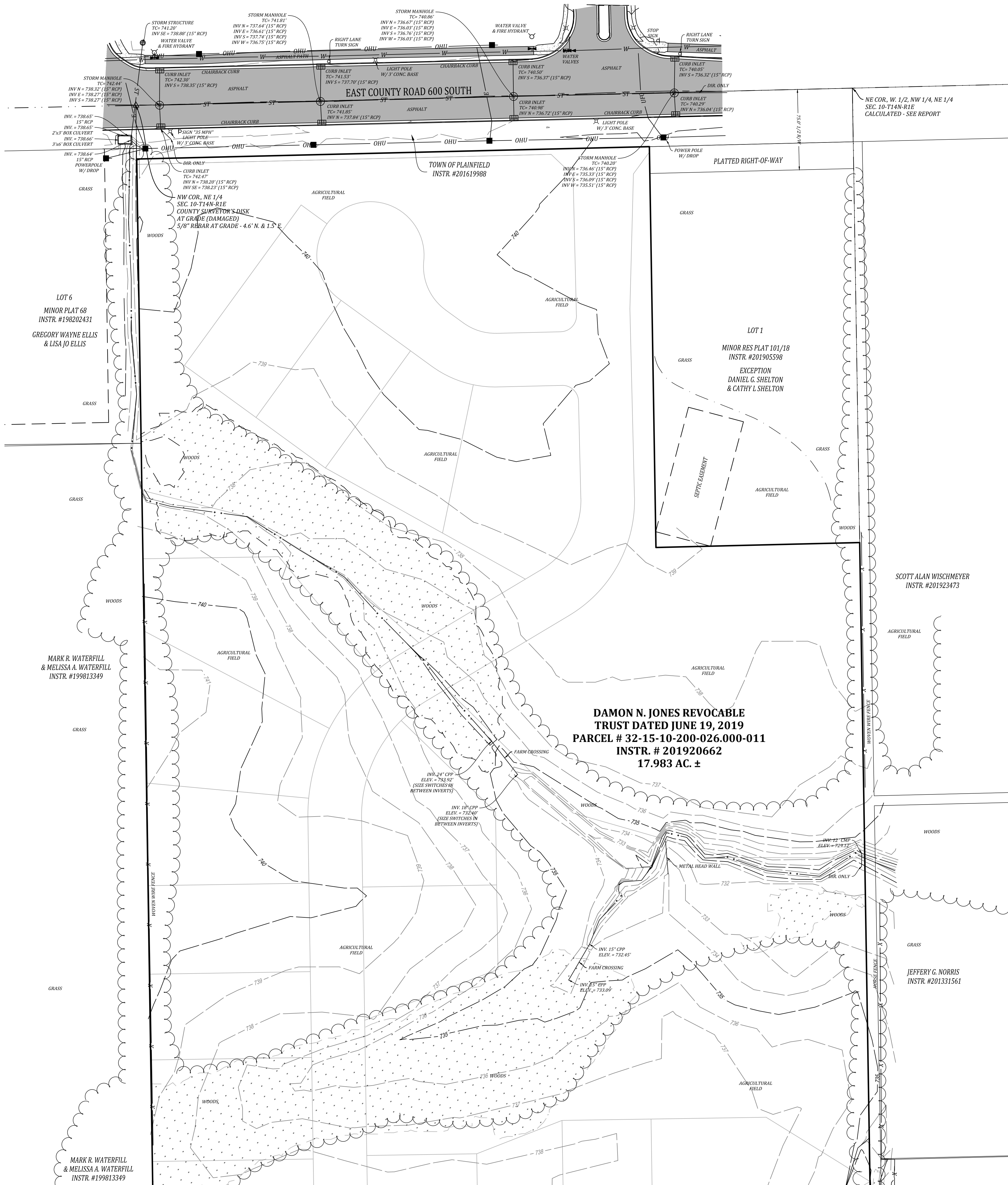
CERTIFIED BY: *Robert J. Coyle*

PROJECT SUMMARY	SECTION 1A SUMMARY
TOTAL R3 LOTS 126	TOTAL R3 LOTS (1 - 4) 4
TOTAL R4 LOTS 252	TOTAL R4 LOTS 0
TOTAL AREA 167.3 ACRES ±	TOTAL AREA 6.4 ACRES ±
TOTAL AREA OF LOTS 92.8 ACRES ± 55%	TOTAL AREA OF LOTS 1.3 ACRES ± 20%
TOTAL AREA OF COMMON AREA 47.0 ACRES ± 28%	TOTAL AREA OF COMMON AREA ("A1"- "B1") 4.0 ACRES ± 62%
TOTAL AREA OF RIGHT-OF-WAY FOR SECTIONS 1 - 4 24.8 ACRES ± 15%	TOTAL AREA OF RIGHT-OF-WAY 1.1 ACRES ± 18%
TOTAL AREA FOR FUTURE HACKMORE RD. 2.8 ACRES ± 2%	
SECTION 1B SUMMARY	SECTION 2 SUMMARY
TOTAL R3 LOTS (5 - 24 & 65 - 82) 38	TOTAL R3 LOTS (123 - 170) 48
TOTAL R4 LOTS (25 - 64 & 83 - 102) 60	TOTAL R4 LOTS (103 - 122 & 171 - 182) 32
TOTAL AREA 44.0 ACRES ±	TOTAL AREA 33.2 ACRES ±
TOTAL AREA OF LOTS 25.0 ACRES ± 57%	TOTAL AREA OF LOTS 20.8 ACRES ± 63%
TOTAL AREA OF COMMON AREA ("A2 & B2"- "G1") 12.8 ACRES ± 29%	TOTAL AREA OF COMMON AREA ("G2"- "K") 8.0 ACRES ± 24%
TOTAL AREA OF RIGHT-OF-WAY 6.2 ACRES ± 14%	TOTAL AREA OF RIGHT-OF-WAY 4.3 ACRES ± 13%
SECTION 3 SUMMARY	SECTION 4 SUMMARY
TOTAL R3 LOTS 0	TOTAL R3 LOTS (309 - 348) 40
TOTAL R4 LOTS (183 - 245) 63	TOTAL R4 LOTS (246 - 308 & 349 - 382) 97
TOTAL AREA 30.0 ACRES ±	TOTAL AREA 51.0 ACRES ±
TOTAL AREA OF LOTS 13.6 ACRES ± 45%	TOTAL AREA OF LOTS 32.0 ACRES ± 63%
TOTAL AREA OF COMMON AREA ("L"- "O") 11.2 ACRES ± 37%	TOTAL AREA OF COMMON AREA ("P"- "Z") 11.0 ACRES ± 22%
TOTAL AREA OF RIGHT-OF-WAY 3.2 ACRES ± 11%	TOTAL AREA OF RIGHT-OF-WAY 8.0 ACRES ± 16%
TOTAL AREA OF HACKAMORE RIGHT-OF-WAY 2.0 ACRES ± 7%	



SHEET KEY MAP

ROBERT JASON COYLE, P.S.
REGISTERED PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

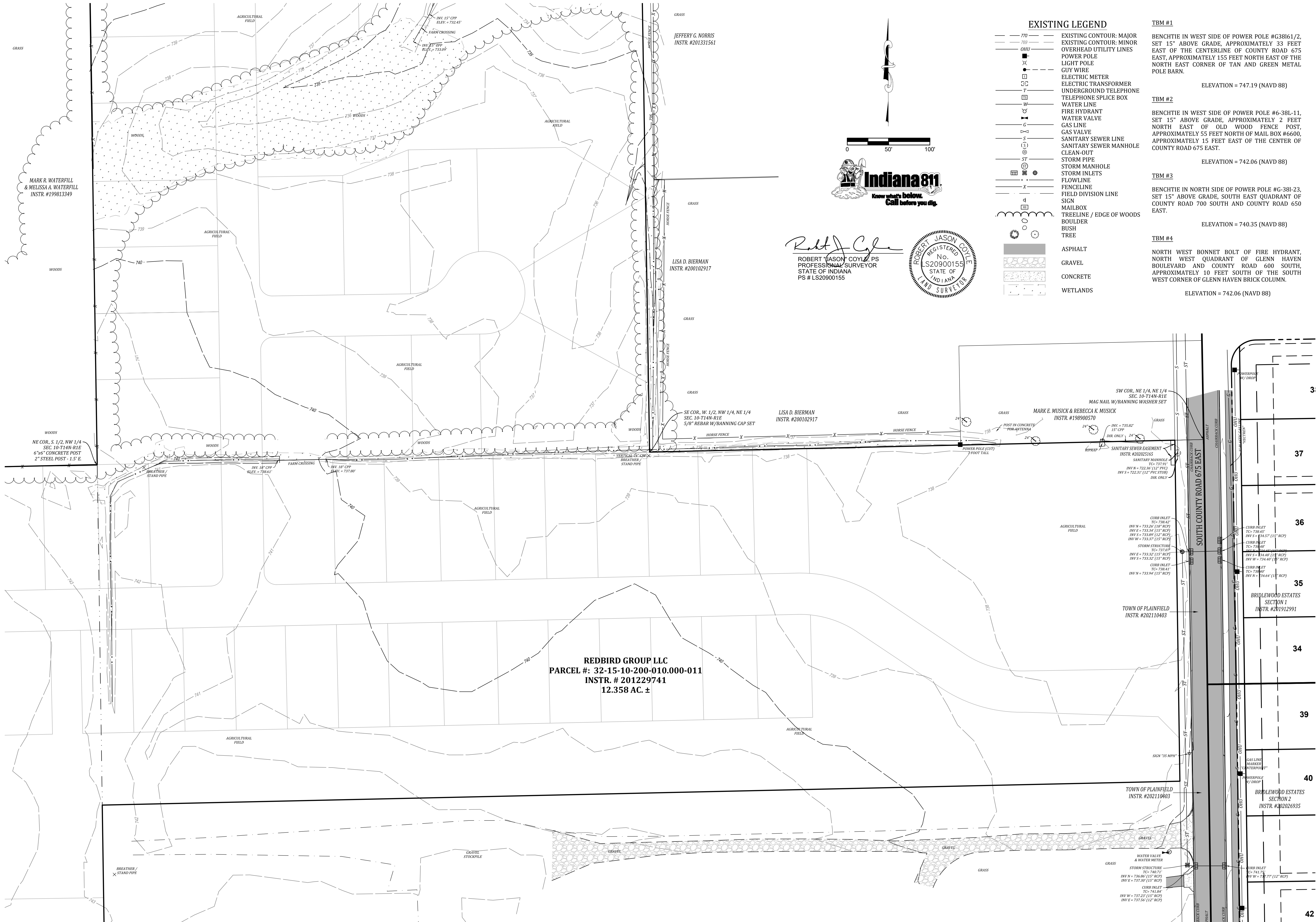


SEE SHEET C111 FOR CONTINUATION

Project No:	19274
Sheet No:	C110
Project Name:	EXISTING TOPOGRAPHY TRESCOTT HENDRICKS COUNTY, GUILFORD TOWNSHIP PLAINFIELD, INDIANA
Not for Construction	NOT FOR CONSTRUCTION
Company:	BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 E-Mail: Banning@BanningEngineering.com WEB: www.BanningEngineering.com
Design:	Syn. RUC
Drawn:	JUB
Checked:	RUC
Scale:	1" = 50'
Date:	11-30-21

SEE SHEET C112 FOR CONTINUATION

SEE SHEET C110 FOR CONTINUATION



EXISTING LEGEND

- 770 EXISTING CONTOUR: MAJOR
- 750 EXISTING CONTOUR: MINOR
- OHU OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- FIELD DIVISION LINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE
- WETLANDS

TBM #1

BENCHMARK IN WEST SIDE OF POWER POLE #G38161/2, SET 15" ABOVE GRADE, APPROXIMATELY 33 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 675 EAST, APPROXIMATELY 155 FEET NORTH EAST OF THE NORTH EAST CORNER OF TAN AND GREEN METAL POLE BARN.
ELEVATION = 747.19 (NAVD 88)

TBM #2

BENCHMARK IN WEST SIDE OF POWER POLE #6-38L-11, SET 15" ABOVE GRADE, APPROXIMATELY 2 FEET NORTH EAST OF OLD WOOD FENCE POST, APPROXIMATELY 55 FEET NORTH OF MAIL BOX #6600, APPROXIMATELY 15 FEET EAST OF THE CENTER OF COUNTY ROAD 675 EAST.
ELEVATION = 742.06 (NAVD 88)

TBM #3

BENCHMARK IN NORTH SIDE OF POWER POLE #G-381-23, SET 15" ABOVE GRADE, SOUTH EAST QUADRANT OF COUNTY ROAD 700 SOUTH AND COUNTY ROAD 650 EAST.
ELEVATION = 740.35 (NAVD 88)

TBM #4

NORTH WEST BONNET BOLT OF FIRE HYDRANT, NORTH WEST QUADRANT OF GLENN HAVEN BOULEVARD AND COUNTY ROAD 600 SOUTH, APPROXIMATELY 10 FEET SOUTH OF THE SOUTH WEST CORNER OF GLENN HAVEN BRICK COLUMN.
ELEVATION = 742.06 (NAVD 88)

EXISTING TOPOGRAPHY

TRESCOTT

HENDRICKS COUNTY, GUILFORD TOWNSHIP

PLAINFIELD, INDIANA

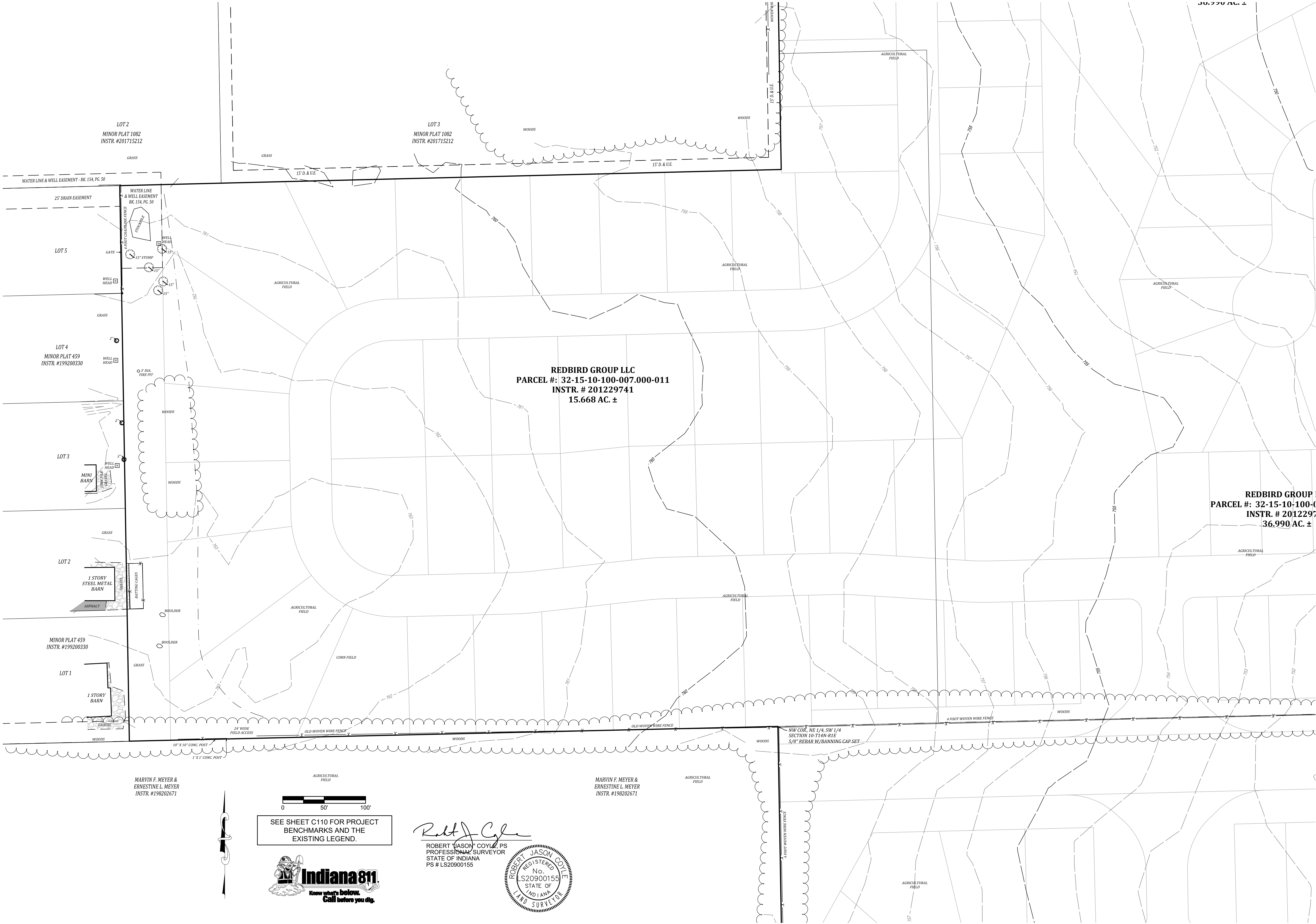
NOT FOR CONSTRUCTION

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

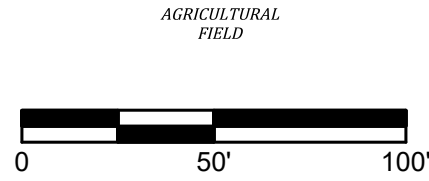
Project No: 19274
Sheet No:

C111

Jcoyle P:\2019\19274\Engineering\Cadd\Sheet Files\Primary Plot\19274-PP-Topo.dwg Dec 22, 2021 11:22am



MARVIN F. MEYER &
ERNESTINE L. MEYER
INSTR. #198202671



SEE SHEET C110 FOR PROJECT
BENCHMARKS AND THE
EXISTING LEGEND.



Robert J. Coyle
ROBERT JASON COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155



MARVIN F. MEYER &
ERNESTINE L. MEYER
INSTR. #198202671

SEE SHEET C112 FOR CONTINUATION

SEE SHEET C116 FOR CONTINUATION

SEE SHEET C114 FOR CONTINUATION

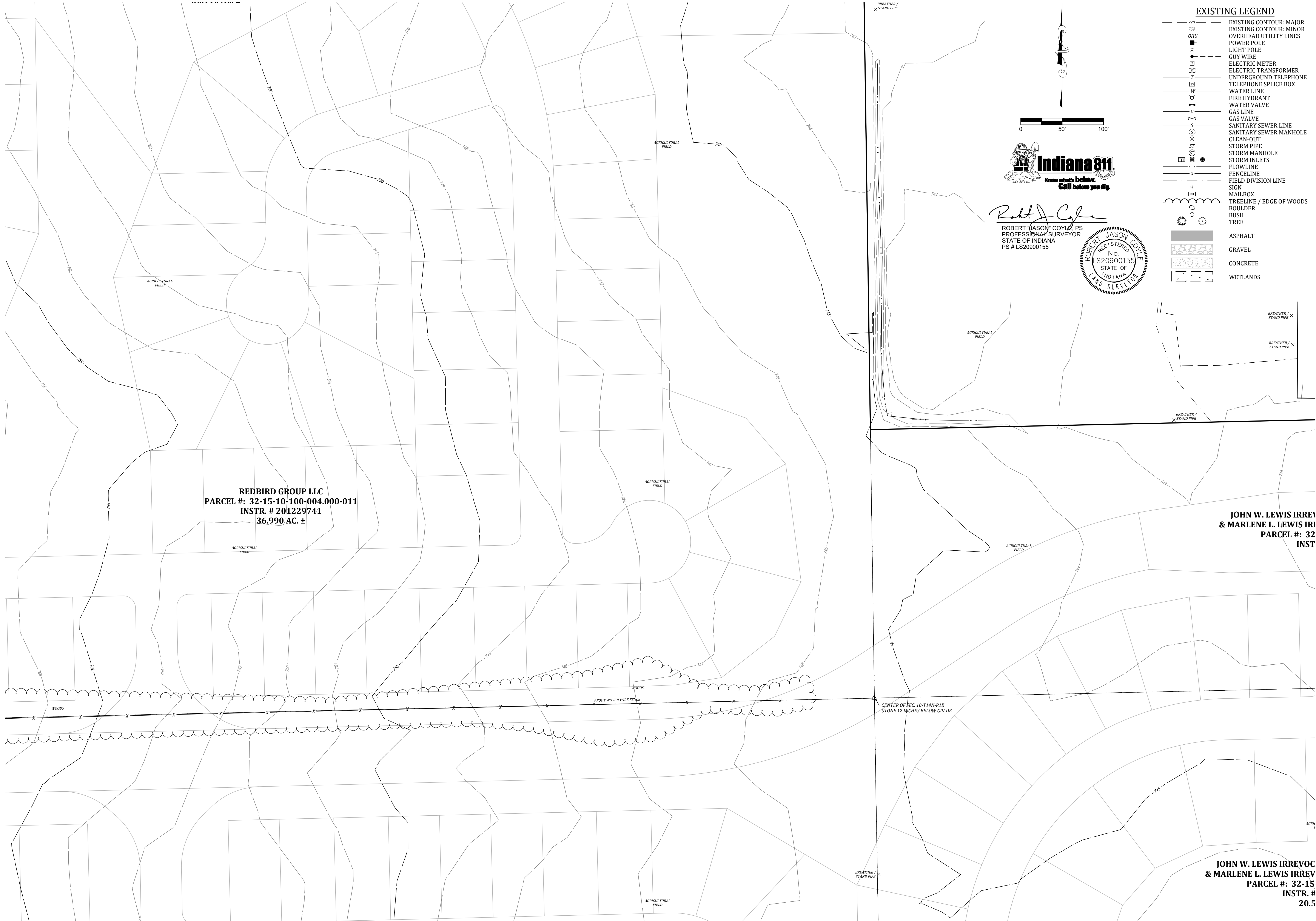
SEE SHEET C112 FOR CONTINUATION

Project No: 19274		Date: 11/30/21	
Sheet No:		Date: 11/30/21	
C113		Date: 11/30/21	
EXISTING TOPOGRAPHY TRESCOTT HENDRICKS COUNTY, GUILFORD TOWNSHIP PLAINFIELD, INDIANA			
NOT FOR CONSTRUCTION			
BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com			

Jcoyle P: 2019\19274\Engineering\Cadd\Sheet Files\Primary Plot\19274-pp-Topo.dwg Dec 22, 2021 -- 11:22am

SEE SHEET C113 FOR CONTINUATION

SEE SHEET C112 FOR CONTINUATION



SEE SHEET C116 FOR CONTINUATION

SEE SHEET C115 FOR CONTINUATION

EXISTING LEGEND	
	EXISTING CONTOUR: MAJOR
	EXISTING CONTOUR: MINOR
	OVERHEAD UTILITY LINES
	POWER POLE
	LIGHT POLE
	GUY WIRE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	UNDERGROUND TELEPHONE
	TELEPHONE SPLICE BOX
	WATER LINE
	FIRE HYDRANT
	WATER VALVE
	GAS LINE
	GAS VALVE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CLEAN-OUT
	STORM PIPE
	STORM MANHOLE
	STORM INLETS
	FLOWLINE
	FENCELINE
	FIELD DIVISION LINE
	SIGN
	MAILBOX
	TREELINE / EDGE OF WOODS
	BOULDER
	BUSH
	TREE
	ASPHALT
	GRAVEL
	CONCRETE
	WETLANDS

SEE SHEET C115 FOR CONTINUATION

EXISTING TOPOGRAPHY

TRESCOTT

HENDRICKS COUNTY, GUILFORD TOWNSHIP

PLAINFIELD, INDIANA

NOT FOR
CONSTRUCTION

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19274
Sheet No:

C114

Revisions		Date
Designed:	RJC	
Drawn:	JJB	
Checked:	RJC	
Scale:	1"= 50'	
Date:	11/30/21	



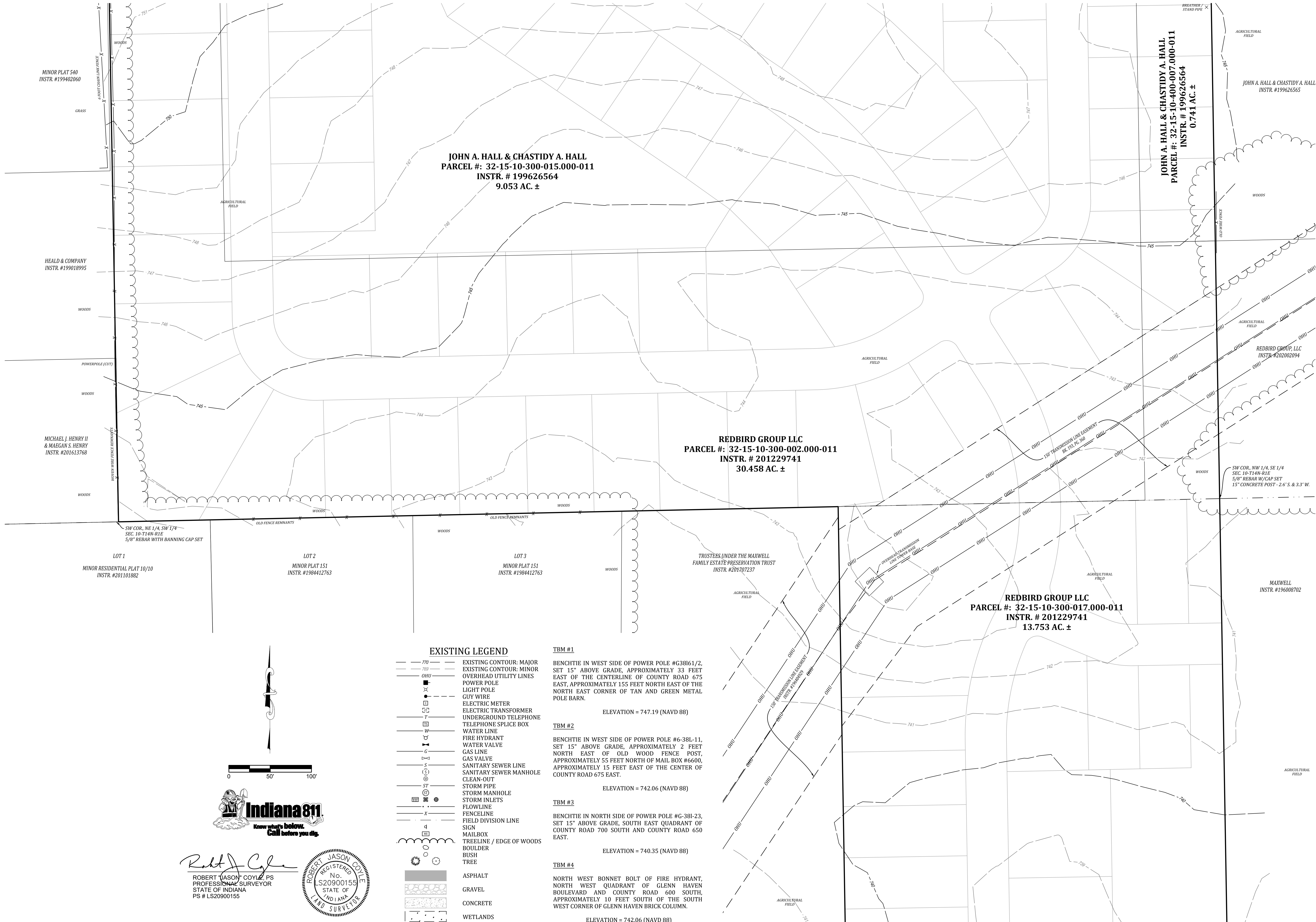
BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

SEE SHEET C113 FOR CONTINUATION

Jcoyle P:\2019\19274\Engineering\Cadd\Sheet Files\Primary Plat\19274-PP-Topo.dwg Dec 22, 2021 11:23am

SEE SHEET C116 FOR CONTINUATION

SEE SHEET C116 FOR CONTINUATION



EXISTING LEGEND

- 770 EXISTING CONTOUR: MAJOR
- 750 EXISTING CONTOUR: MINOR
- OHU OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- FIELD DIVISION LINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE
- WETLANDS

TBM #1

BENCHMARK IN WEST SIDE OF POWER POLE #C38161/2, SET 15" ABOVE GRADE, APPROXIMATELY 33 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 675 EAST, APPROXIMATELY 155 FEET NORTH EAST OF THE NORTH EAST CORNER OF TAN AND GREEN METAL POLE BARN.

ELEVATION = 747.19 (NAVD 88)

TBM #2

BENCHMARK IN WEST SIDE OF POWER POLE #G-38L-11, SET 15" ABOVE GRADE, APPROXIMATELY 2 FEET NORTH EAST OF OLD WOOD FENCE POST, APPROXIMATELY 55 FEET NORTH OF MAIL BOX #6600, APPROXIMATELY 15 FEET EAST OF THE CENTER OF COUNTY ROAD 675 EAST.

ELEVATION = 742.06 (NAVD 88)

TBM #3

BENCHMARK IN NORTH SIDE OF POWER POLE #G-38I-23, SET 15" ABOVE GRADE, SOUTH EAST QUADRANT OF COUNTY ROAD 700 SOUTH AND COUNTY ROAD 650 EAST.

ELEVATION = 740.35 (NAVD 88)

TBM #4

NORTH WEST BONNET BOLT OF FIRE HYDRANT, NORTH WEST QUADRANT OF GLENN HAVEN BOULEVARD AND COUNTY ROAD 600 SOUTH, APPROXIMATELY 10 FEET SOUTH OF THE SOUTH WEST CORNER OF GLENN HAVEN BRICK COLUMN.

ELEVATION = 742.06 (NAVD 88)

SEE SHEET C118 FOR CONTINUATION

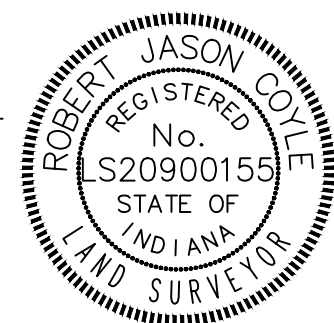
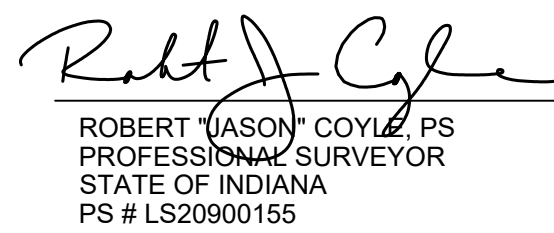
Date	
Revisions	
Syn.	
Designed	RJC
Drawn	JJB
Checked	RJC
Scale	1"= 50'
Date	11-30-21

EXISTING TOPOGRAPHY
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19274
Sheet No: C117



770	EXISTING CONTOUR: MAJOR
769	EXISTING CONTOUR: MINOR
OHU	OVERHEAD UTILITY LINES
■	POWER POLE
⌚	LIGHT POLE
●	GUY WIRE
⊠	ELECTRIC METER
⊡	ELECTRIC TRANSFORMER
—T—	UNDERGROUND TELEPHONE
⊡	TELEPHONE SPLICE BOX
W	WATER LINE
⌚	FIRE HYDRANT
⌚	WATER VALVE
G	GAS LINE
G	GAS VALVE
S	SANITARY SEWER LINE
(S)	SANITARY SEWER MANHOLE
⊙	CLEAN-OUT
ST	STORM PIPE
ST	STORM MANHOLE
⊡	STORM INLETS
⊡	FLOWLINE
X	FENCELINE
	FIELD DIVISION LINE
d	MAILBOX
⊡	TREELINE / EDGE OF WOODS
○	BOULDER
○	BUSH
●	TREE
■	ASPHALT
⊡	GRAVEL
⊡	CONCRETE
⊡	WETLANDS

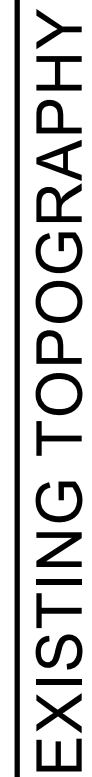
BENCHTIE IN WEST SIDE OF POWER POLE #G38161/2, SET 15" ABOVE GRADE, APPROXIMATELY 33 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 675 EAST, APPROXIMATELY 155 FEET NORTH EAST OF THE NORTH EAST CORNER OF TAN AND GREEN METAL POLE BARN.

BENCHTIE IN WEST SIDE OF POWER POLE #6-38L-11, SET 15" ABOVE GRADE, APPROXIMATELY 2 FEET NORTH EAST OF OLD WOOD FENCE POST, APPROXIMATELY 55 FEET NORTH OF MAIL BOX #6600, APPROXIMATELY 15 FEET EAST OF THE CENTER OF COUNTY ROAD 675 EAST.

BENCHTIE IN NORTH SIDE OF POWER POLE #G-381-23,
SET 15" ABOVE GRADE, SOUTH EAST QUADRANT OF
COUNTY ROAD 700 SOUTH AND COUNTY ROAD 650
EAST.

NORTH WEST BONNET BOLT OF FIRE HYDRANT,
NORTH WEST QUADRANT OF GLENN HAVEN
BOULEVARD AND COUNTY ROAD 600 SOUTH,
APPROXIMATELY 10 FEET SOUTH OF THE SOUTH
WEST CORNER OF GLENN HAVEN BRICK COLUMN.

ELEVATION = 742.06 (NAVD 88)



TRESCOTT

HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

**NOT FOR
CONSTRUCTION**

BANNING
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168

BUS: (317) 707-3700. FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

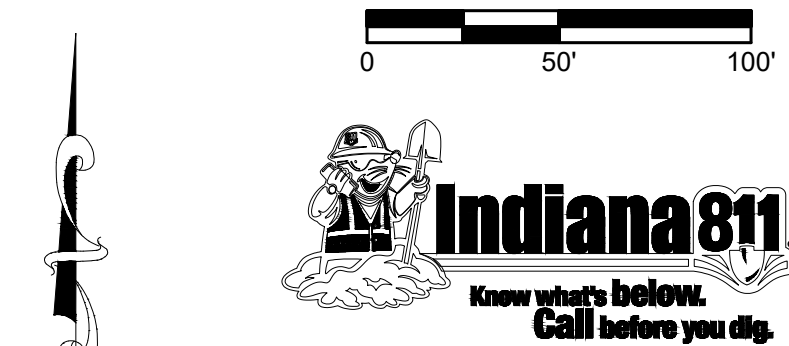
Project No: 10274

Sheet No

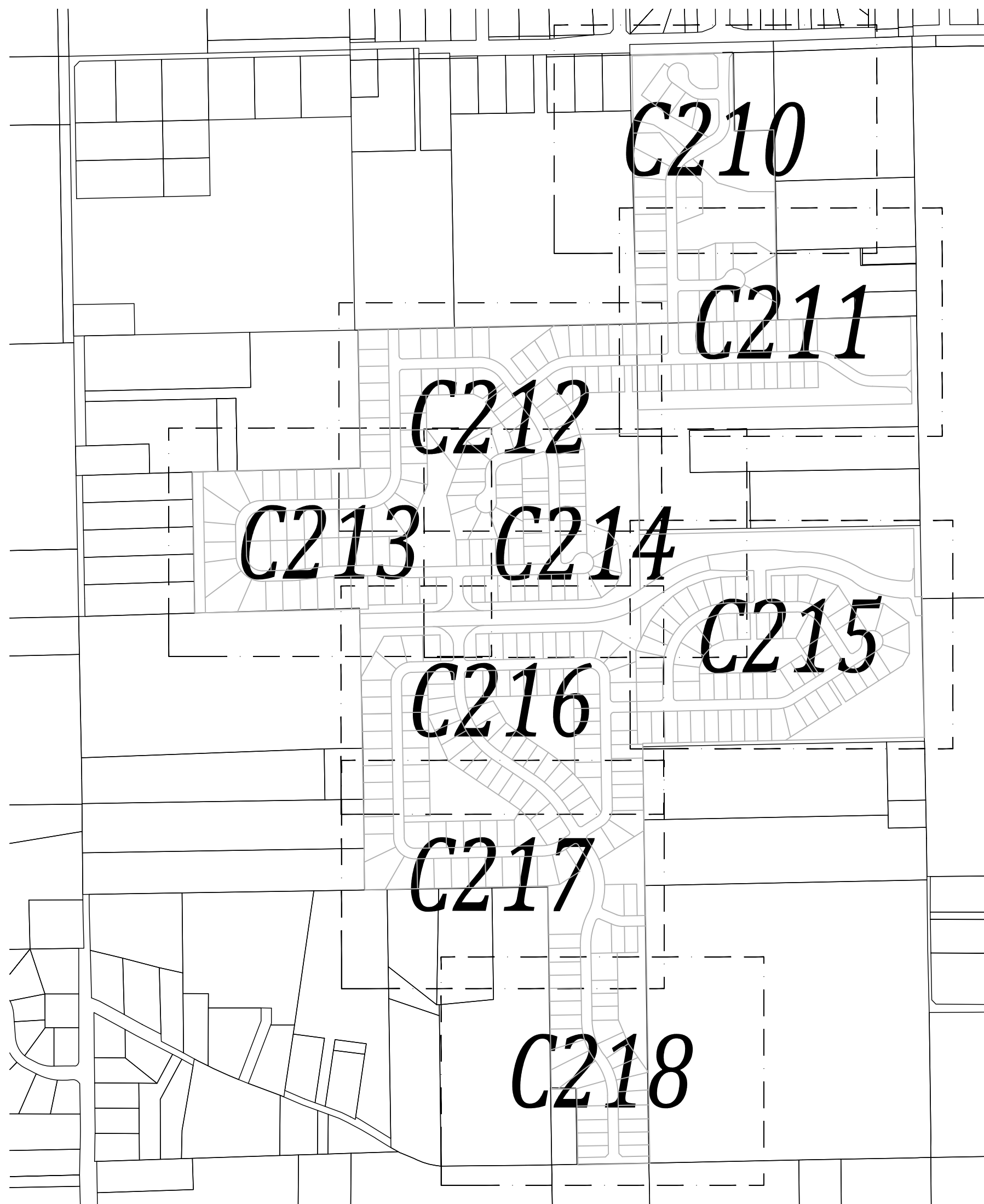
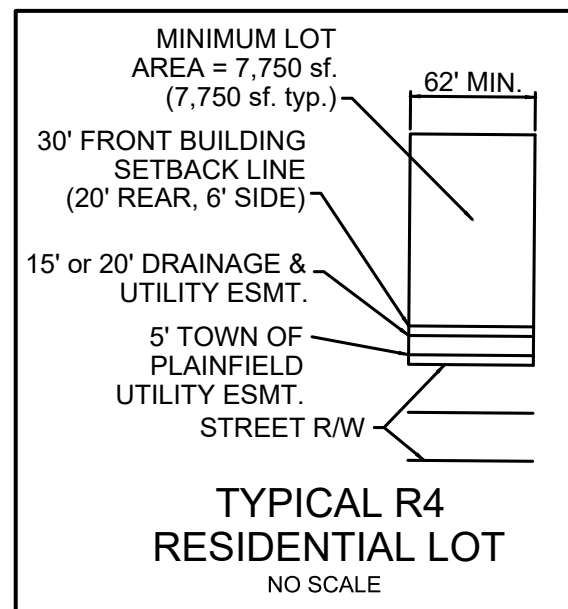
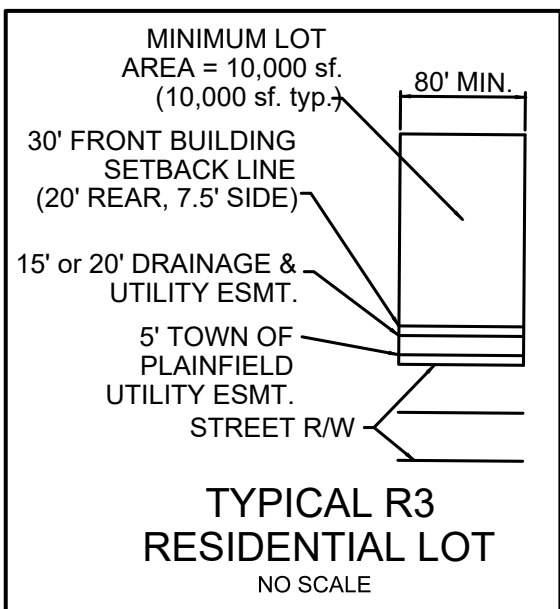
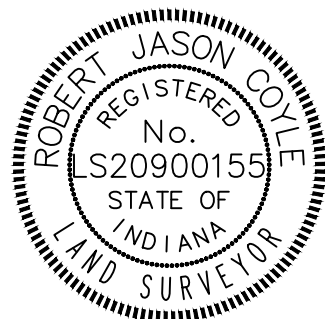
C118

Designed:	Sym.	Revisions	Date
R/C			
Drawn:	J/B		
Checked:			
R/C			
Scale:			
$t = 50'$			
Date:			
11-10-21			

Joyce P.: 2019\19274\Engineering\Cadd\Sheet_Files\Primary Plat\19274--PP--Primary Plat.dwg Dec 22, 2021 -- 11:24am



ROBERT JASON COYLE, P.S.
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155



SHEET KEY MAP

Land Description

Trescott
Part of Section 10, Township 14 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being the 9.793 acre tract, 17.983 acre tract, 30.348 acre tract and 109.225 acre tract of land shown on the four (4) ALTA Land Title Survey plats of said tracts certified by Jonathan D. Polson, PS #LS21500011 under Banning Engineering's project number 19274 (all references to monuments and courses herein are as shown on said plats of survey) described as follows:

Commencing at a mag nail with washer stamped "Banning Eng. Firm #0060" (hereinafter referred to as "mag nail with washer") marking the northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 10; thence South 88 degrees 41 minutes 56 seconds West along the north line thereof 35.00 feet to the west line of the land of the Town of Plainfield as described in Instrument Number 202110403 in the Office of the Recorder of Hendricks County and the POINT OF BEGINNING; thence South 00 degrees 51 minutes 11 seconds East along said west line 412.88 feet; thence South 88 degrees 43 minutes 49 seconds West 1,304.97 feet to the west line of said Quarter-Quarter; thence South 00 degrees 50 minutes 52 seconds East along said west line 592.55 feet to the north line of the land of Lewis as described in Instrument Number 201827429 in said recorder's office; thence North 88 degrees 43 minutes 49 seconds East along said north line 1,305.02 feet to the west line of the land of the Town of Plainfield as described in Instrument Number 202025088 in said recorder's office; thence South 00 degrees 51 minutes 11 seconds East along said west line 325.08 feet to the south line of said Quarter-Quarter; thence North 88 degrees 43 minutes 49 seconds East along said south line 35.00 feet to a mag nail with washer marking the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 10; thence South 01 degree 03 minutes 00 seconds East along the east line thereof 669.36 feet to a mag nail with washer marking southeast corner of the North Half of said Quarter-Quarter; thence South 88 degrees 46 minutes 25 seconds West along the south line thereof 1,340.97 feet to a 5/8-inch rebar with cap stamped "Banning Eng. Firm #0060" (hereinafter referred to as "capped rebar") marking the southwest corner of said North Half; thence South 00 degrees 58 minutes 15 seconds East along the west line of the South Half of said Quarter-Quarter 668.35 feet to a capped rebar marking the southwest corner thereof; thence South 00 degrees 58 minutes 15 seconds East along the east line of the Southwest Quarter of said Section 10 a distance of 1,329.83 feet to a Hendricks County Surveyor's disk marking the southeast corner of said Southwest Quarter; thence South 88 degrees 45 minutes 39 seconds West along the south line thereof 342.00 feet to the southeast corner of the land of Rice as described in Instrument Number 201005816 in said recorder's office (the following two (2) calls are along the east and north lines thereof): 1) thence North 00 degrees 58 minutes 15 seconds West 363.00 feet; 2) thence South 88 degrees 45 minutes 39 seconds West 120.00 feet to the east line of the land of the Trustees under the Maxwell Family Estate Preservation Trust as described in Instrument Number 201707237 in said recorder's office; thence North 00 degrees 58 minutes 15 seconds West along said east line 967.09 feet to the south line of Northeast Quarter of said Southwest Quarter; thence South 88 degrees 47 minutes 37 seconds West along said south line 871.35 feet to a capped rebar marking the southwest corner of said Quarter-Quarter; thence North 01 degree 00 minutes 55 seconds West along the west line thereof 1,334.54 feet to a capped rebar marking the northwest corner of said Quarter-Quarter; thence South 88 degrees 42 minutes 04 seconds West along the south line of the Northwest Quarter of said Section 10 a distance of 784.20 feet to the southeast corner of Minor Plat 459 per plat thereof recorded in Instrument Number 199200330 in said recorder's office; thence North 00 degrees 59 minutes 24 seconds West along the east line thereof 671.33 feet to the south line of Minor Plat 1082/17 per plat thereof recorded in Instrument Number 201715212 in said recorder's office (the following two (2) calls are along the south and east lines thereof): 1) thence North 88 degrees 36 minutes 06 seconds East 799.86 feet; 2) thence North 00 degrees 59 minutes 25 seconds West 657.77 feet to the north line of the South Half of said Northwest Quarter; thence North 88 degrees 43 minutes 57 seconds East along said north line 1,322.05 feet to a 6-inch concrete post marking the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 10; thence North 00 degrees 53 minutes 39 seconds West along the west line thereof 1,277.48 feet to the south line of the land of the Town of Plainfield as described in Instrument Number 201616998 in said recorder's office; thence North 88 degrees 37 minutes 14 seconds East along said south line 478.15 feet to the northwest corner of Minor Plat 101/18 per plat thereof recorded in Instrument Number 201905598 in said recorder's office (the following two (2) calls are along the west and south lines thereof): 1) thence South 00 degrees 56 minutes 13 seconds East 373.71 feet; 2) thence North 88 degrees 37 minutes 14 seconds East 190.03 feet to the east line of the West Half of said Quarter-Quarter; thence South 00 degrees 55 minutes 24 seconds East along said east line 904.68 feet to capped rebar marking the southeast corner said West Half; thence North 88 degrees 41 minutes 55 seconds East along the south line of the Northwest Quarter of the Northeast Quarter of said Section 10 a distance of 636.03 feet to the POINT OF BEGINNING, containing 167.325 acres, more or less.

LEGEND

- D. - DRAINAGE
- U. - UTILITY
- L.S. - LANDSCAPE
- E. - EASEMENT
- VAR. - VARIABLE
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- sq. ft. - SQUARE FEET

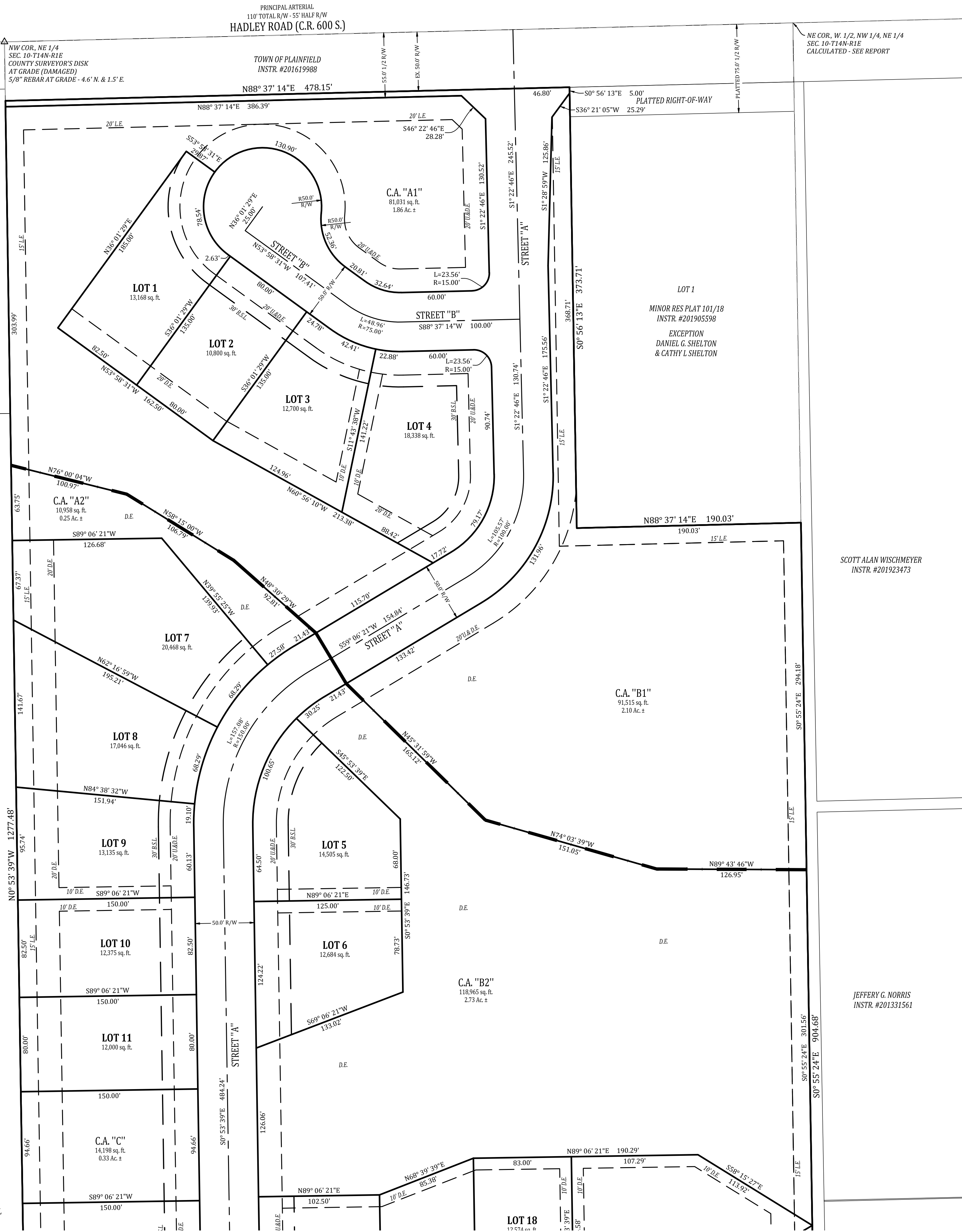
PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

Denotes A 5/8" REBAR, 24" LONG, WITH CAP
○ STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

Denotes A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP
⊙ STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

MARK R. WATERFILL
& MELISSA A. WATERFILL
INSTR. #199813349



SEE SHEET C212 FOR CONTINUATION

Date	
Revisions	
Designed:	Sym.
Drawn:	R/C
Checked:	JUB
Scale:	R/C
1" = 50'	
Date:	11-30-21
PRIMARY PLAT	
TRESCOTT	
HENDRICKS COUNTY, GUILFORD TOWNSHIP	
PLAINFIELD, INDIANA	
NOT FOR CONSTRUCTION	
 BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700 FAX: (317) 707-3800 E-Mail: Banning@BanningEngineering.com WEB: www.BanningEngineering.com	
Project No:	19274
Sheet No:	
C210	

SEE SHEET C212 FOR CONTINUATION



LEGEND

- D. - DRAINAGE
- U. - UTILITY
- L.S. - LANDSCAPE
- E. - EASEMENT
- VAR. - VARIABLE
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- sq. ft. - SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

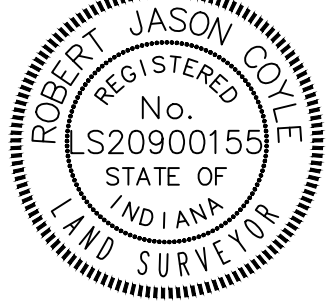
ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

● DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.



ROBERT JASON COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155



PRIMARY PLAT
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR
CONSTRUCTION

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19274
Sheet No:

C211

LOT 2
OLYMPIC VILLAGE
SECTION ONE
INSTR. #198202432

NE COR., S. 1/2, NW 1/4 -
SEC. 10-T14N-R1E
6"x6" CONCRETE POST
2" STEEL POST - 1.5' E.



SEE SHEET C214 FOR CONTINUATION

SEE SHEET C211 FOR CONTINUATION

Revisions	Syn.	Date
Designed:	R/C	
Drawn:	J/B	
Checked:		
	R/C	
Scale:		
1"= 50'		
Date:		
11-30-21		

PRIMARY PLAT
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

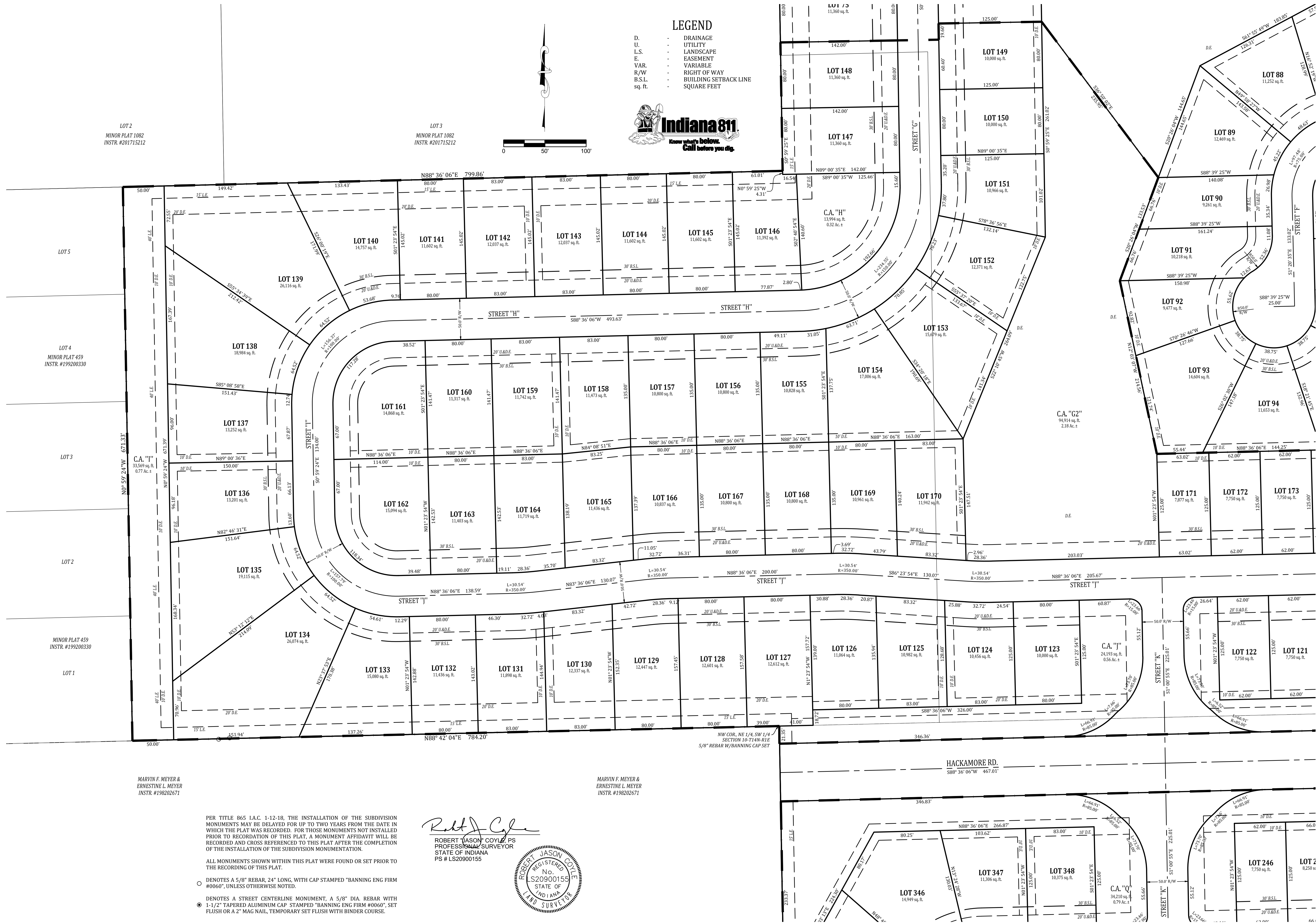
**NOT FOR
CONSTRUCTION**

BANNING
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS. (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No:	19274
Sheet No:	

C212





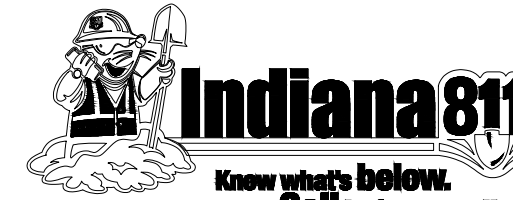
D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECDORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE
FOUND OR SET PRIOR TO THE RECORDING OF THIS
PLAT.

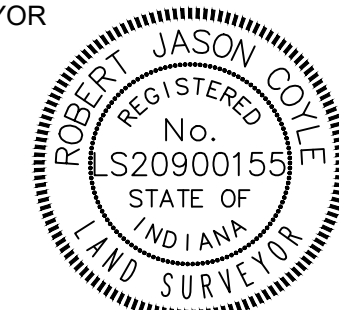
○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP
STAMPED "BANNING ENG FIRM #0060", UNLESS
OTHERWISE NOTED.

DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.



Rahat A. Ghe

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155



PLAINFIELD, INDIANA

**NOT FOR
CONSTRUCTION**

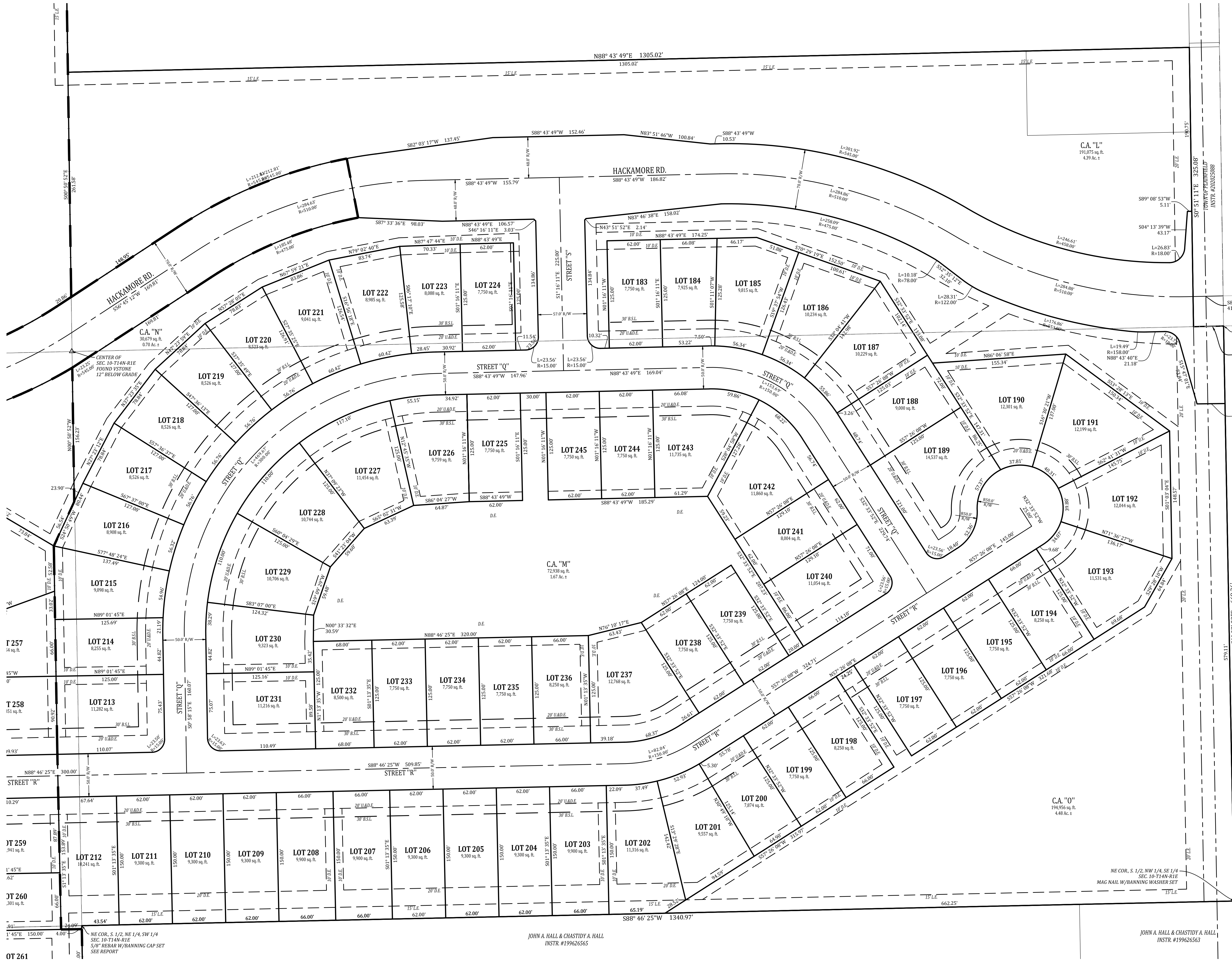
BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, NJ 07068
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No:	19274
Sheet No:	

C214

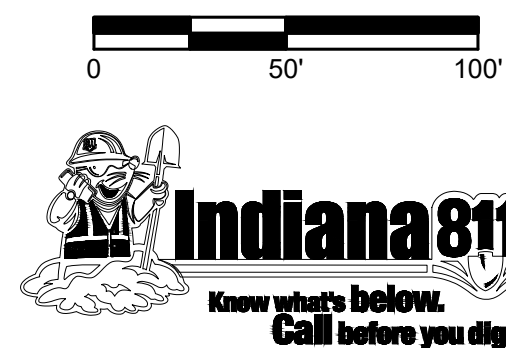
SEE SHEET C216 FOR CONTINUATION

SEE SHEET C214 FOR CONTINUATION



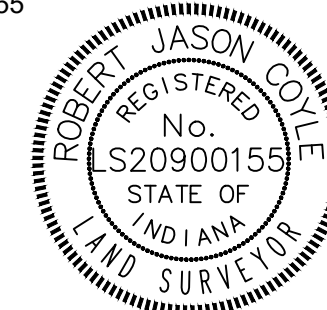
COUNTY ROAD 675 EAST (HALL ROAD)

MAJOR COLLECTOR
70' TOTAL R/W - 35' HALF R/W



SEE SHEET C210
FOR LEGEND.

Robert Jason Coyle
ROBERT JASON COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155



PRIMARY PLAT
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR
CONSTRUCTION

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

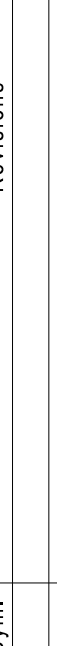
Project No: 19274
Sheet No:

C215

Revisions	Designated	Sym.	Date
	R/C		
	J/B		
	C/K		
	R/C		
	Scale:	1"= 50'	
	Date:	11/30/21	

SEE SHEET C214 FOR CONTINUATION



Project No:	19274
Sheet No:	
 BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com	
PRIMARY PLAT TRESCOTT HENDRICKS COUNTY, GUILFORD TOWNSHIP PLAINFIELD, INDIANA	
Designed: RJC Drawn: JJB Checked: RJC Scale: 1" = 50' Date: 11-30-21	Revisions Date

C216

[illegible]

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDED OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE
FOUND OR SET PRIOR TO THE RECORDING OF THIS
PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP
STAMPED "BANNING ENG FIRM #0060", UNLESS
OTHERWISE NOTED.

● DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.




ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155



SEE SHEET C217 FOR CONTINUATION

TRUSTEES UNDER THE MAXWELL
FAMILY ESTATE PRESERVATION TRUST
INSTR. #201707237

MAXWELL
INSTR. #196008702

MAXWELL
INSTR. #196008702

PRIMARY PLAT

TRESCOTT

HENDRICKS COUNTY, GUILFORD TOWNSHIP

PLAINFIELD, INDIANA

**NOT FOR
CONSTRUCTION**

BANNING
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, NJ 08668

BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19274

C218