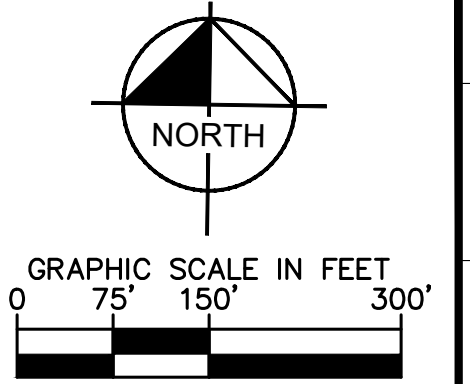


PRIMARY PLAT HOBBS STATION



PLAT INFORMATION

OWNER:
HOBBS STATION MU MULTIFAMILY Q02B LLC
211 N PENNSYLVANIA STREET
ONE INDIANA SQUARE, SUITE 1800
INDIANAPOLIS, IN 46077
606-531-3650

DEVELOPER:
HOBBS STATION MU MULTIFAMILY Q02B LLC
211 N PENNSYLVANIA STREET
ONE INDIANA SQUARE, SUITE 1800
INDIANAPOLIS, IN 46077
606-531-3650

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

OVERALL SITE AREA: ±86.84 ACRES
NUMBER OF PROPOSED LOTS: 4
NUMBER OF PROPOSED BLOCKS: 3
NUMBER OF COMMON AREAS: 1

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

LEGAL DESCRIPTION

A part of the southwest quarter of fractional Section 19 and a part of the northwest quarter of fractional Section 30, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana being Tracts 2 through 8 shown on the plat of an ALTA/NSPS Land Title Survey of said tracts certified by Jonathan D. Polson, P.S. #LS21500011 on August 14, 2021 as Banning Engineering's project number 20311 and recorded as Instrument Number 20213197 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:

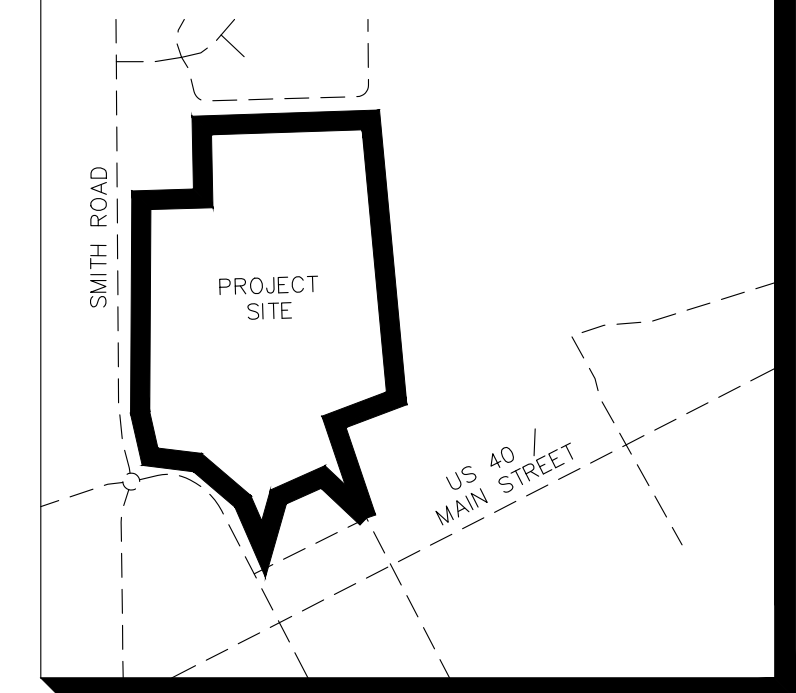
BEGINNING at a stone with cut "X" marking the northeast corner of said southwest quarter; thence South 00 degrees 53 minutes 52 seconds East along the east line thereof 1,839.51 feet to the former north right-of-way line of the Pennsylvania Railroad Company; thence South 72 degrees 00 minutes 00 seconds West along said former north right-of-way line 787.85 feet; thence South 00 degrees 40 minutes 30 seconds East 104.75 feet to the former south right-of-way line of the Pennsylvania Railroad Company; thence South 72 degrees 00 minutes 00 seconds West along said former south right-of-way line and the north line of Lot 102 B in the Replat of Lot 102 Plaza North I per plat thereof recorded as Instrument Number 201708419, and the north line of Block A and Block B in Plaza North I per plat thereof recorded as Instrument Number 199702998 in the Office of the Recorder of Hendricks County, Indiana a distance of 359.27 feet; thence South 16 degrees 03 minutes 01 seconds East along the west line of said Block B and the west line of Lot 103 in said Plaza North I a distance of 673.76 feet to the easterly right-of-way line of Perry Road per plat of Lot 1 and Lot 2 of Plainfield Commons-Northwest, Corner per plat thereof recorded as Instrument Number 200023399 in said recorder's office (the following four (4) calls are along said easterly right-of-way line); 1) thence North 27 degrees 44 minutes 32 seconds West 444.59 feet to the beginning of a tangent curve to the left having a radius of 535.00 feet and a central angle of 48 degrees 58 minutes 08 seconds; the radius point of which bears South 34 degrees 43 minutes 36 seconds West; 2) thence northwesterly along the arc of said curve 259.95 feet; 3) thence North 72 degrees 02 minutes 18 seconds East 12.64 feet to the beginning of a non-tangent curve to the left having a radius of 535.00 feet and a central angle of 48 degrees 58 minutes 08 seconds; the radius point of which bears South 34 degrees 43 minutes 36 seconds West; 4) thence northwesterly along the arc of said curve 457.25 feet to a point which bears North 14 degrees 14 minutes 32 seconds West from said radius point and the southeast corner of the land of the Town of Plainfield as described in Instrument Number 201027998 in said recorder's office (the following two (2) calls are along the easterly lines thereof); 1) thence North 27 degrees 10 minutes 19 seconds West 126.00 feet; 2) thence North 05 degrees 31 minutes 39 seconds West 15.01 feet to the south line of the land of Town of Plainfield as described in Instrument Number 201020325 in said recorder's office (the following two (2) calls are along the south and east lines thereof); 1) thence North 88 degrees 30 minutes 34 seconds East 7.95 feet; 2) thence North 00 degrees 50 minutes 38 seconds West 1,749.16 feet to the south line of the land of Bell as described in Instrument Number 200808228 in said recorder's office (the following two (2) calls are along the south and east lines thereof); 1) thence South 88 degrees 32 minutes 55 seconds East 330.76 feet; 2) thence North 00 degrees 45 minutes 58 seconds East 370.08 feet to the north line of said southwest quarter; thence North 88 degrees 22 minutes 02 seconds East along said north line 1,419.67 feet to the POINT OF BEGINNING, containing 83.979 acres, more or less.

Also, Lot 102 B in the Replat of Part of Lot 102, Plaza North I per plat thereof recorded as Instrument Number 201708419 in said recorder's office, containing 1.000 acres, more or less.

Also, Block A and Block B in Plaza North I per plat thereof recorded as Instrument Number 199702998 in said recorder's office, containing 1.859 acres, more or less.

Containing in all 86.838 acres, more or less.

VICINITY MAP



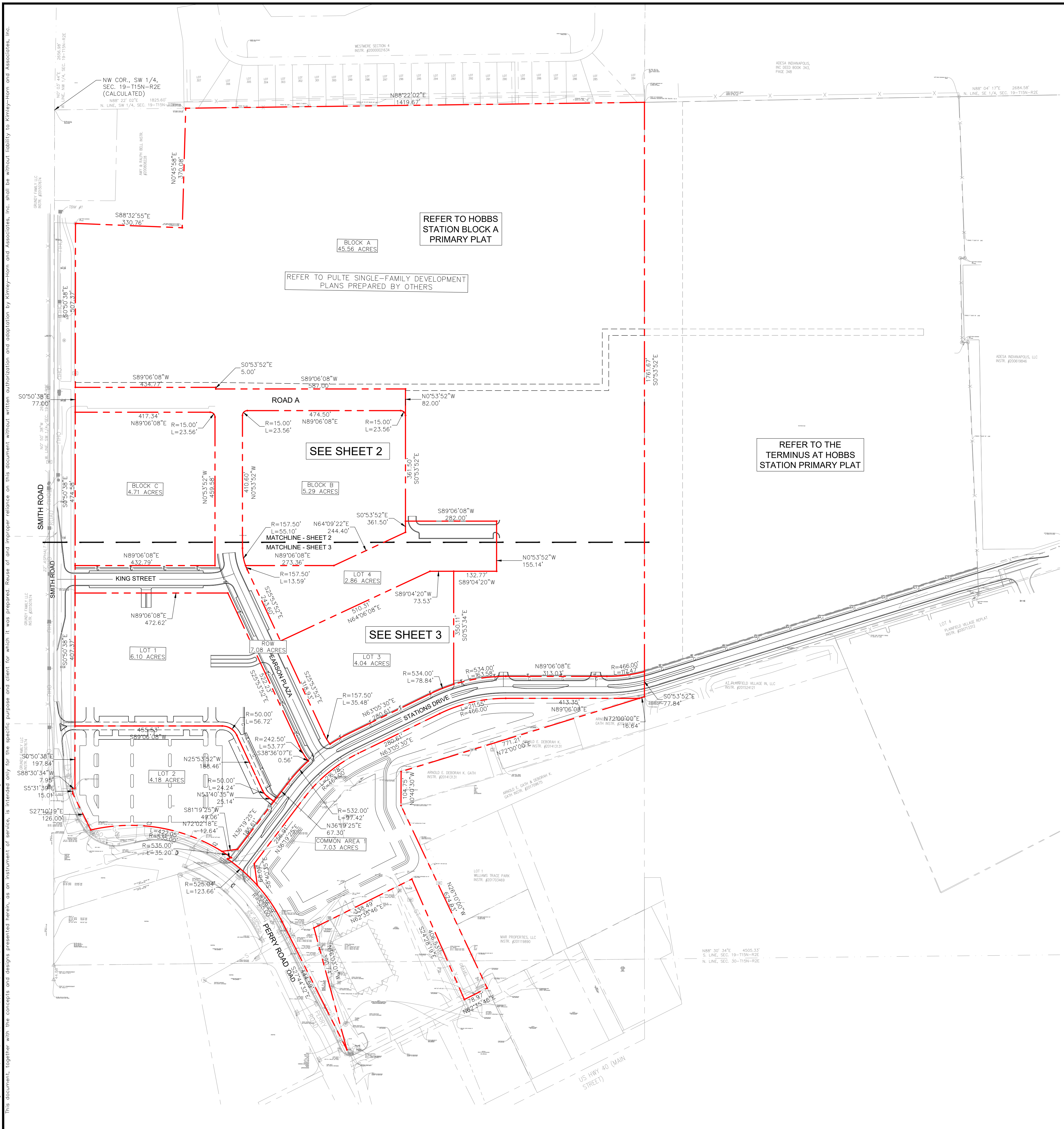
REFER TO HOBBS STATION BLOCK A PRIMARY PLAT

REFER TO PULTE SINGLE-FAMILY DEVELOPMENT PLANS PREPARED BY OTHERS

REFER TO THE TERMINUS AT HOBBS STATION PRIMARY PLAT

SEE SHEET 2

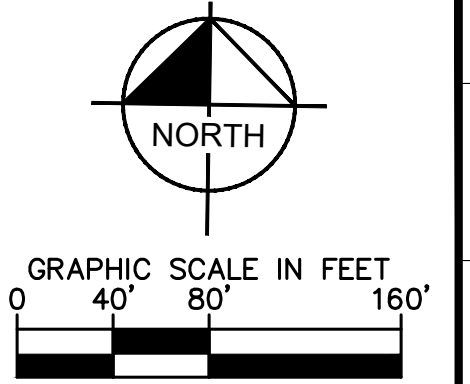
SEE SHEET 3



Drawing name: C:\Users\veles\Documents\Projects\Hobbs Station\1 - Dec 17, 2021, 4:00pm - by: hsk\ksp@bck.com
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SCALE: AS NOTED DESIGNED BY: NPK DRAWN BY: RB CHECKED BY: BAS	PLAINFIELD TAC COMMENTS 12/17/21
	REVISIONS No. DATE BY
BRYAN ALLEN SHEWARD REGISTERED No. PE11400276 STATE OF INDIANA PROFESSIONAL ENGINEER 	
<h3>PRIMARY PLAT</h3>	
<h3>HOBBS STATION</h3>	
ORIGINAL ISSUE: 11/19/21 KHA PROJECT NO. 170292000 SHEET NUMBER 1 of 3	

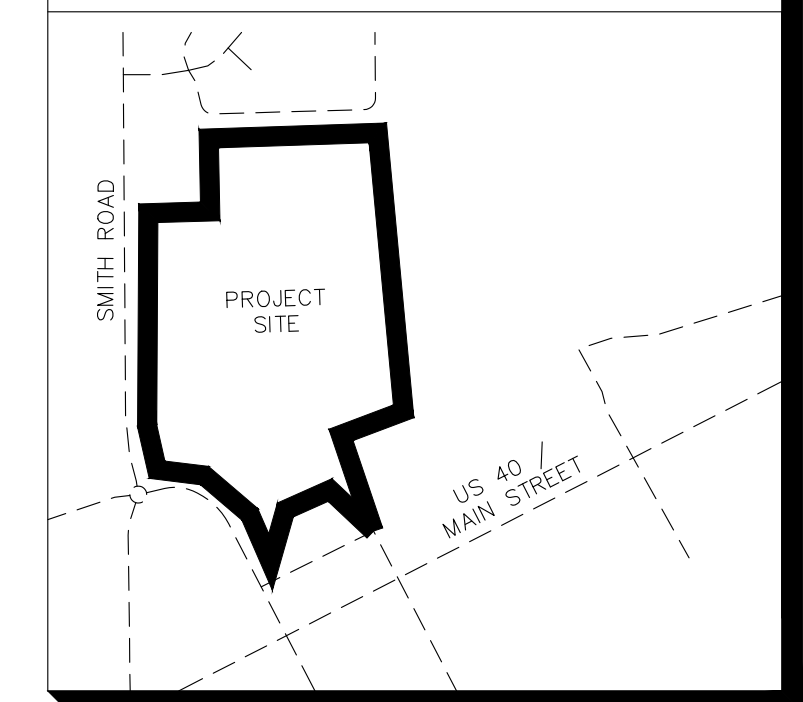
PRIMARY PLAT HOBBS STATION



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 MU MULTIFAMILY 002B LLC
211 N PENNSYLVANIA STREET
ONE INDIANA SQUARE, SUITE 1800
INDIANAPOLIS, IN 46077
608-931-3650

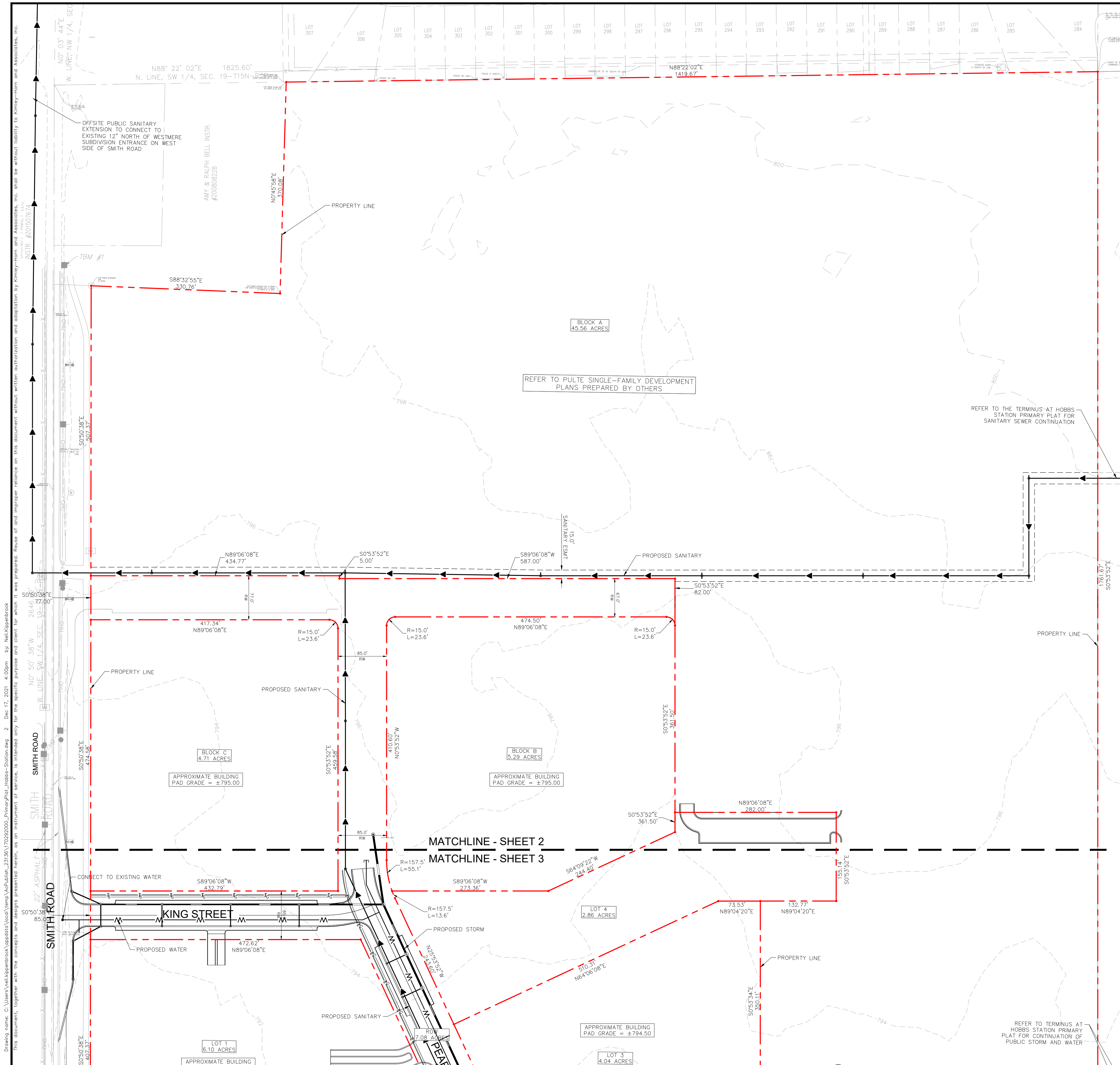
DEVELOPER:
HOBBS STATION MU MULTIFAMILY 002B LLC
211 N PENNSYLVANIA STREET
ONE INDIANA SQUARE, SUITE 1800
INDIANAPOLIS, IN 46077
608-931-3650

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

OVERALL SITE AREA: ±86.84 ACRES
NUMBER OF PROPOSED LOTS: 4
NUMBER OF PROPOSED BLOCKS: 3
NUMBER OF COMMON AREAS: 1

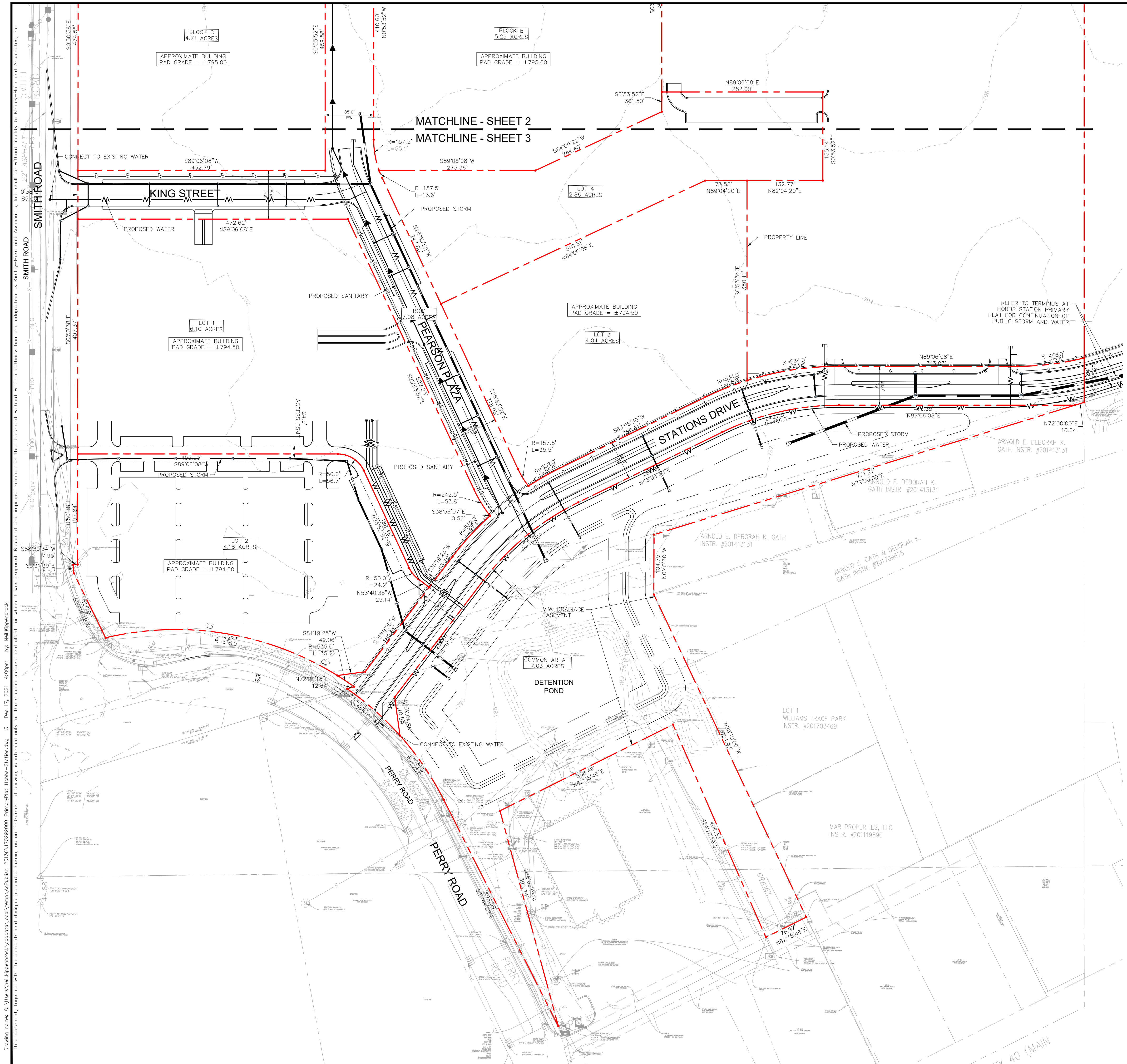
LEGAL DESCRIPTION

REFER TO SHEET 1

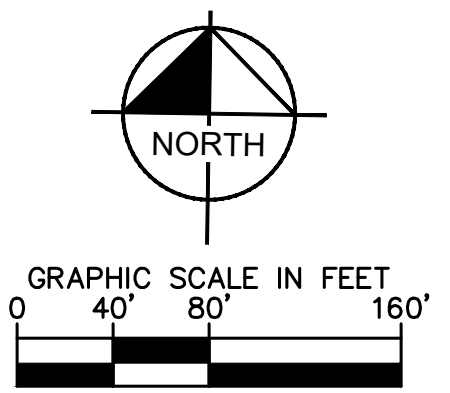


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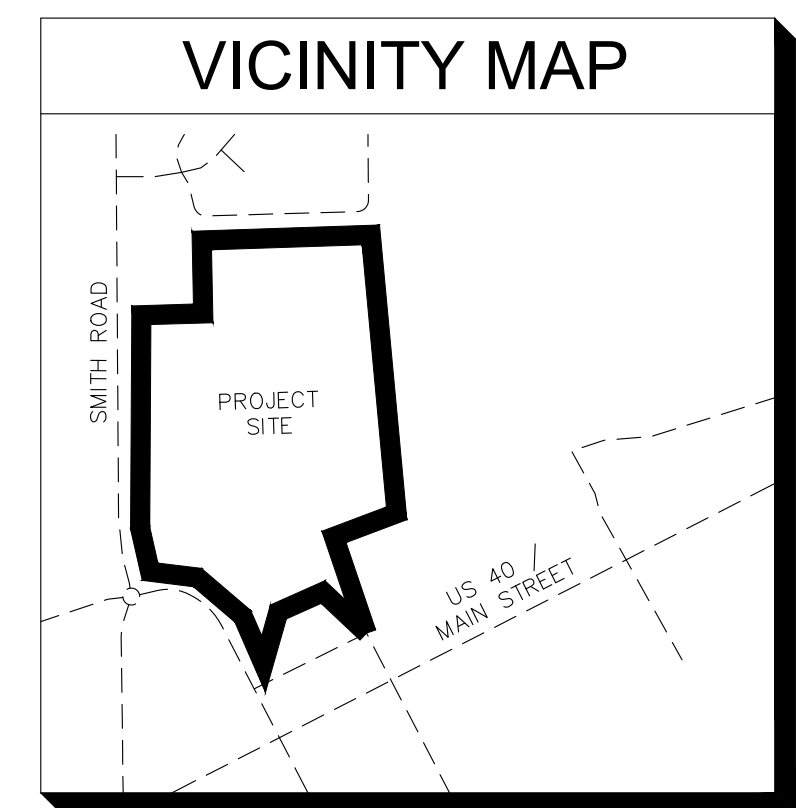
SCALE: AS NOTED DESIGNED BY: NPK DRAWN BY: RB CHECKED BY: BAS	PLAINFIELD TAC COMMENTS 12/17/21	REVISIONS No. DATE BY	©2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580 INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	<h2 style="margin: 0;">PRIMARY PLAT</h2> <h2 style="margin: 0;">HOBBS STATION</h2>	ORIGINAL ISSUE: 11/19/21 KHA PROJECT NO. 170292000 SHEET NUMBER 2 of 3
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PRIMARY PLAT 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



PLAT INFORMATION
OWNER: HOBBS STATION MU MULTIFAMILY QOZB LLC 211 N PENNSYLVANIA STREET ONE INDIANA SQUARE, SUITE 1800 INDIANAPOLIS, IN 46077 608-931-3650
DEVELOPER: HOBBS STATION MU MULTIFAMILY QOZB LLC 211 N PENNSYLVANIA STREET ONE INDIANA SQUARE, SUITE 1800 INDIANAPOLIS, IN 46077 608-931-3650
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580 INDIANAPOLIS, IN 46240 317-218-9560
OVERALL SITE AREA: ±86.84 ACRES NUMBER OF PROPOSED LOTS: 4 NUMBER OF PROPOSED BLOCKS: 3 NUMBER OF COMMON AREAS: 1

LEGAL DESCRIPTION
REFER TO SHEET 1

PLAINFIELD TAC COMMENTS	12/17/21	DATE	BY
AS NOTED			
DESIGNED BY: NPK			
DRAWN BY: RB			
CHECKED BY: BAS			
PRIMARY PLAT			
HOBBS STATION			
ORIGINAL ISSUE: 11/19/21 KHA PROJECT NO. 170292000 SHEET NUMBER 2 of 3			

Drawing name: C:\Users\velesk\OneDrive\Documents\Projects\170292000_PrimaryPlat_Hobbs-Station.dwg 3 Dec 17, 2021 4:00pm by: Npk-kspennbrck
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