

100 0 50 100  
 ( IN FEET )  
 1 inch = 100 ft.

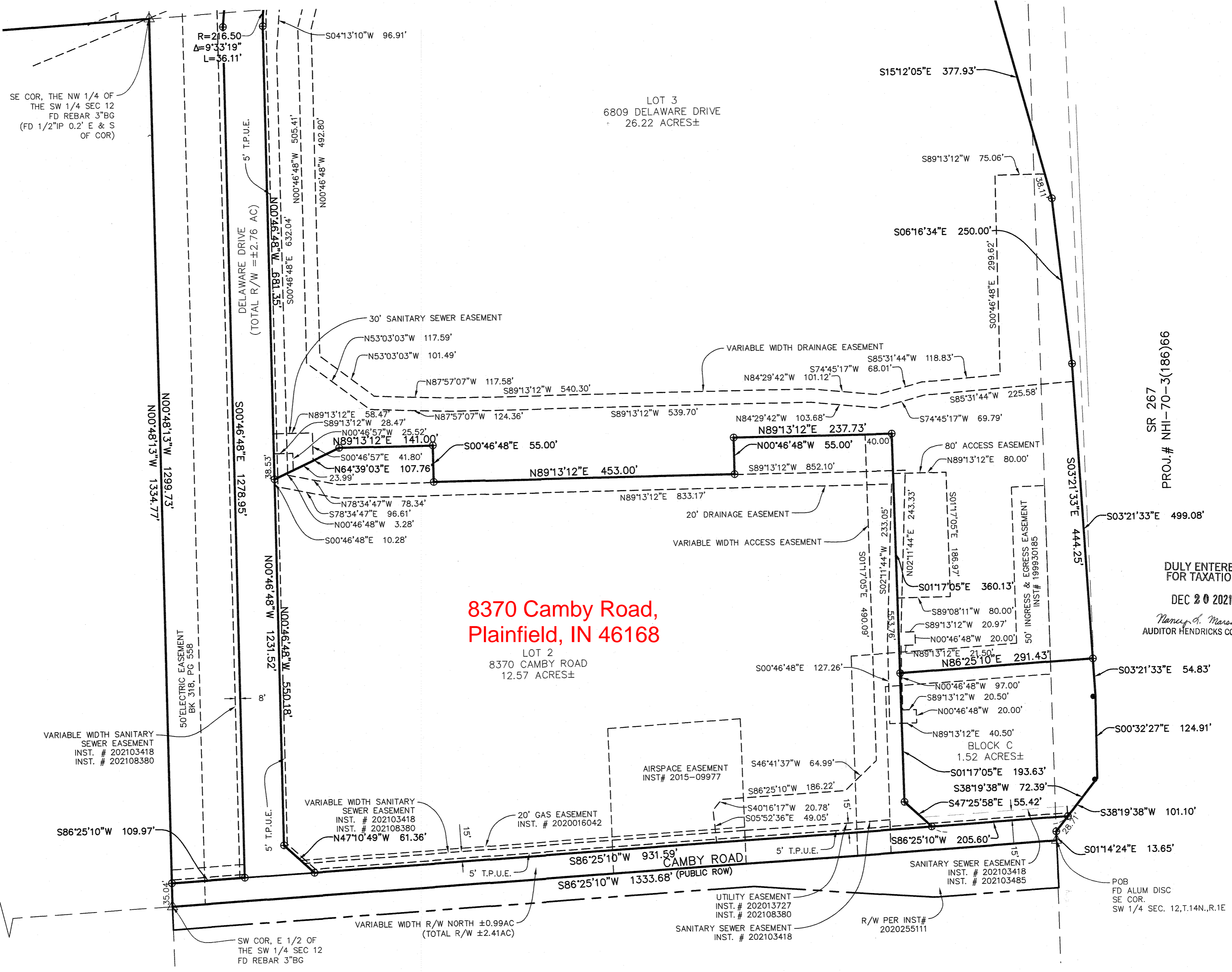
# PLAINFIELD LOGISTICS PARK II

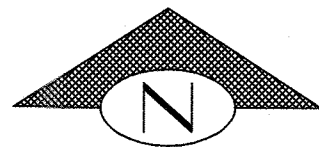
A SUBDIVISION OF REAL ESTATE IN PART OF THE S 1/2 OF  
 SEC. 12-T14N-R1E, PLAINFIELD, GUILFORD TOWNSHIP,  
 HENDRICKS COUNTY, INDIANA

SEE PAGE 2 OF 3

202141596, PLAT  
 12/20/2021 02:59:31P 3 PGS  
 Theresa D. Lynch  
 Hendricks County Recorder IN  
 Recorded as Presented

PC8/383/2ABC





( IN FEET )  
1 inch = 100 ft.

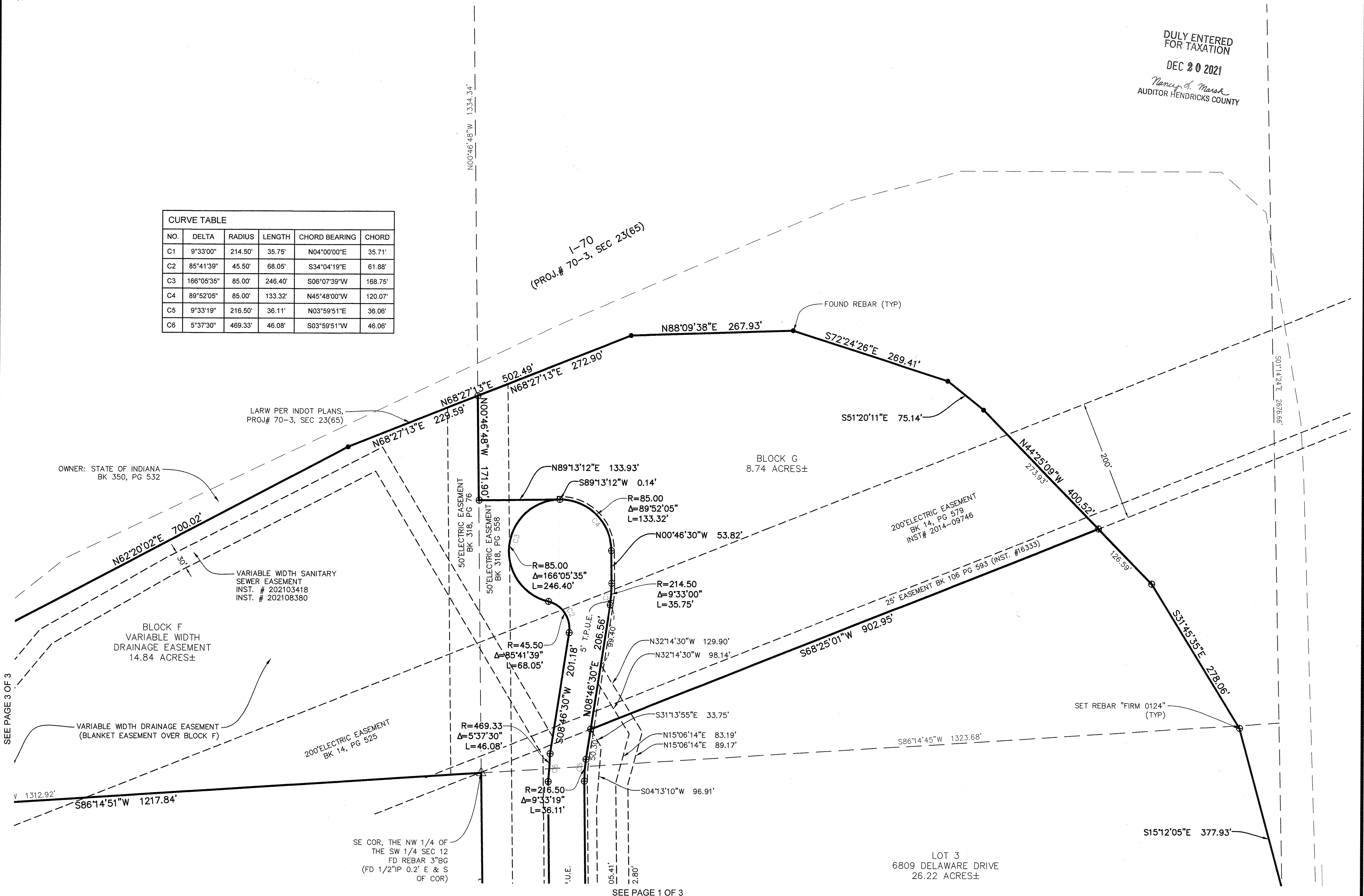
# PLAINFIELD LOGISTICS PARK II

"A SUBDIVISION OF REAL ESTATE IN PART OF THE S 1/2 OF  
SEC. 12-T14N-R1E, PLAINFIELD, GUILFORD TOWNSHIP,  
HENDRICKS COUNTY, INDIANA

DULY ENTERED  
FOR TAXATION  
DEC 20 2021  
*Nancy A. Marsh*  
AUDITOR HENDRICKS COUNTY

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°33'00"	214.50'	35.75'	N04°00'00"E	35.71'
C2	85°41'39"	45.50'	68.05'	S34°04'19"E	61.88'
C3	166°05'35"	85.00'	246.40'	S06°07'39"W	168.75'
C4	89°52'05"	85.00'	133.32'	N45°48'00"W	120.07'
C5	9°33'19"	216.50'	36.11'	N03°59'51"E	36.06'
C6	5°37'30"	469.33'	46.08'	S03°59'51"W	46.06'

1-70  
(PROJ.# 70-3, SEC 23(65))



OWNER: STATE OF INDIANA  
BK 350, PG 532

LARW PER INDOT PLANS,  
PROJ# 70-3, SEC 23(65)

VARIABLE WIDTH SANITARY  
SEWER EASEMENT  
INST. # 202103418  
INST. # 202108380

BLOCK F  
VARIABLE WIDTH  
DRAINAGE EASEMENT  
14.84 ACRES±

VARIABLE WIDTH DRAINAGE EASEMENT  
(BLANKET EASEMENT OVER BLOCK F)

200'ELECTRIC EASEMENT  
BK 14, PG 525

SE COR, THE NW 1/4 OF  
THE SW 1/4 SEC 12  
FD REBAR 3"BC  
(FD 1/2"IP 0.2' E & S  
OF COR)

BLOCK G  
8.74 ACRES±

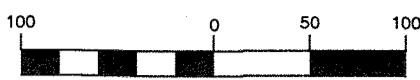
200'ELECTRIC EASEMENT  
BK 14, PG 579  
INST# 2014-09746

25' EASEMENT BK 106 PG 593 (INST. #16333)

LOT 3  
6809 DELAWARE DRIVE  
26.22 ACRES±

SEE PAGE 3 OF 3

SEE PAGE 1 OF 3



( IN FEET )  
1 inch = 100 ft.

THIS INSTRUMENT WAS PREPARED BY:  
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR  
INDIANA #9700013  
HAMILTON DESIGNS, LLC  
11 MUNICIPAL DRIVE, SUITE 300,  
FISHERS, INDIANA 46038  
TELEPHONE (317) 570-8800  
contact@hamilton-designs.com

**DRAINAGE STATEMENT:**

A PETITION ADDRESSED TO THE HENDRICKS COUNTY DRAINAGE BOARD HAS BEEN FILED IN DUPLICATE WITH THE COUNTY SURVEYOR, REQUESTING THAT THE SUBDIVISION'S STORM DRAINAGE SYSTEM AND ITS EASEMENTS BE ACCEPTED INTO THE COUNTY'S REGULATED DRAINAGE SYSTEM.

ALL DRAINAGE IMPROVEMENTS PERFORMED RELATIVE TO THE CONVEYANCE OF STORMWATER RUNOFF AND THE PERPETUAL MAINTENANCE THEREOF, WITHIN THE LATTER EASEMENTS, SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNER ASSOCIATION.

THE STORM DRAINAGE SYSTEM AND ITS EASEMENTS THAT ARE ACCEPTED INTO THE COUNTY'S REGULATED DRAINAGE SYSTEM ARE DELINEATED ON THE PLAT AS REGULATED DRAINAGE EASEMENTS (RDES). ALL OTHER DRAINAGE EASEMENTS HAVE NOT BEEN ACCEPTED INTO THE COUNTY'S SYSTEM.

THE HENDRICKS COUNTY DRAINAGE BOARD ASSUMES NO RESPONSIBILITY RELATIVE TO SAID IMPROVEMENTS OR THE MAINTENANCE THEREOF. SPECIFIC DEFINITIONS AND REQUIREMENTS ASSOCIATED WITH THESE RDES AND NOTED STORM DRAINAGE SYSTEMS ARE CONTAINED IN HENDRICKS COUNTY STORMWATER MANAGEMENT ORDINANCE AND IN HENDRICKS COUNTY STORMWATER TECHNICAL STANDARDS MANUAL.

MAINTENANCE OF SUBSURFACE DRAIN TILES THAT ARE LESS THAN 12 INCHES IN DIAMETER SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR THE HOMEOWNERS ASSOCIATION.

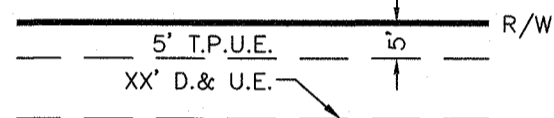
**REGULATED DRAINS:**

THIS SUBDIVISION CONTAINS 0 LINEAR FEET OF OPEN DITCHES AND 0 LINEAR FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE COUNTY'S REGULATED DRAINAGE SYSTEM.\*

REGULATED DRAIN LENGTHS	
OPEN DRAIN	0'
TILE DRAIN	0'
TOTAL	0'

**5' TOWN OF PLAINFIELD UTILITY EASEMENT (5' TPUE)**

THE FIRST FIVE (5) FEET OF ANY UTILITY EASEMENT WHICH IS LOCATED ALONG A 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 SAID FIVE (5) FEET OF SAID UTILITY EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE TOWN ENGINEER.



**LAND DESCRIPTION:**

A PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 1 EAST, OF THE SECOND PRINCIPAL MERIDIAN IN GUILFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS SHOWN ON A SURVEY COMPLETED BY TERRY D. WRIGHT, PS HAMILTON-DESIGNS PROJECT #2019-0012 ON APRIL 17, 2019 BEING DESCRIBED AS FOLLOWS:

**BEGINNING** AT A THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BEING MARKED BY AN ALUMINUM MONUMENT; THENCE SOUTH 86 DEGREES 25 MINUTES 10 SECONDS WEST ON THE SOUTH LINE OF SAID QUARTER SECTION 1333.68 FEET TO A REBAR FOUND MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 48 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID HALF QUARTER 1334.77 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER ALSO BEING THE NORTHWEST CORNER OF MINOR PLAT RECORDED IN PLAT BOOK 124, PAGE 134; THENCE SOUTH 86 DEGREES 14 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID MINOR PLAT 1217.84 FEET TO THE CENTER OF WHITE LICK CREEK; THENCE NORTH 33 DEGREES 20 MINUTES 20 SECONDS EAST ALONG SAID CREEK 88.89 FEET; THENCE NORTH 03 DEGREES 15 MINUTES 05 SECONDS EAST ALONG SAID CREEK CENTERLINE 102.73 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70, THE FOLLOWING 14 CALLS FOLLOW THE EXISTING SOUTH RIGHT OF WAY LINE OF SAID INTERSTATE AND THE NEW STATE ROAD 267 WEST RIGHT OF WAY LINE;

- 1) THENCE NORTH 62 DEGREES 44 MINUTES 35 SECONDS EAST 135.19 FEET;
- 2) THENCE NORTH 75 DEGREES 25 MINUTES 25 SECONDS EAST 205.00 FEET;
- 3) THENCE NORTH 62 DEGREES 20 MINUTES 02 SECONDS EAST 700.02 FEET;
- 4) THENCE NORTH 88 DEGREES 27 MINUTES 13 SECONDS EAST 502.49 FEET;
- 5) THENCE NORTH 88 DEGREES 09 MINUTES 38 SECONDS EAST 267.93 FEET;
- 6) THENCE SOUTH 72 DEGREES 24 MINUTES 28 SECONDS EAST 269.41 FEET;
- 7) THENCE SOUTH 51 DEGREES 20 MINUTES 11 SECONDS EAST 75.92 FEET;
- 8) THENCE SOUTH 44 DEGREES 24 MINUTES 21 SECONDS EAST 399.74 FEET;
- 9) THENCE SOUTH 31 DEGREES 45 MINUTES 35 SECONDS EAST 278.06 FEET;
- 10) THENCE SOUTH 15 DEGREES 12 MINUTES 05 SECONDS EAST 377.93 FEET;
- 11) THENCE SOUTH 06 DEGREES 16 MINUTES 34 SECONDS EAST 250.00 FEET;
- 12) THENCE SOUTH 03 DEGREES 21 MINUTES 33 SECONDS EAST 499.08 FEET;
- 13) THENCE SOUTH 00 DEGREES 32 MINUTES 27 SECONDS EAST 124.91 FEET;
- 14) THENCE SOUTH 38 DEGREES 19 MINUTES 38 SECONDS WEST 101.10 FEET TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREES 14 MINUTES 24 SECONDS EAST ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION 13.65 FEET TO THE POINT OF BEGINNING, CONTAINING 67.73 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I, TERRY WRIGHT, HEREBY CERTIFY THAT:

THE REAL ESTATE DESCRIBED WITHIN THE PLAT IS A REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED AND PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THIS SUBDIVISION CONSISTS OF 2 LOTS (LOT 2-3) AND 3 BLOCKS (BLOCKS C, F AND G), AS SHOWN, TOGETHER WITH RIGHT OF WAYS AND EASEMENTS AS SHOWN WITHIN THE PLAT; THE SIZE OF THE LOTS, COMMON AREAS AND WIDTHS OF STREETS AND EASEMENTS IS/ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF; ALL MONUMENTS SHOWN WITHIN THE PLAT ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; THE BOUNDARY SURVEY OF THIS PLAT IS IN CONFORMITY WITH 865 IAC 1-12; AND, THE SUBDIVISION DESCRIBED WITHIN THE PLAT COMPLIES WITH THE PROVISIONS OF THE PLAINFIELD SUBDIVISION CONTROL ORDINANCE.

CROSS REFERENCE IS MADE TO THE SURVEY RECORDED AS INSTRUMENT # \_\_\_\_\_

TERRY D. WRIGHT, PS  
REGISTERED LAND SURVEYOR  
INDIANA #9700013



THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED FOR RECORDING  
DATE: 12-17-21 RD

HENDRICKS COUNTY ENGINEER

SEE PAGE 2 OF 3

# PLAINFIELD LOGISTICS PARK II

A SUBDIVISION OF REAL ESTATE IN PART OF THE SW1/4 AND SW1/4 OF SEC. 12-T14N-R1E, PLAINFIELD, GUILFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA

DULY ENTERED FOR TAXATION

DEC 20 2021

HENDRICKS COUNTY

**OWNER'S CERTIFICATE & DEDICATION STATEMENT:**

WE AMBROSE PLAINFIELD LOGISTICS PARK II, LLC, AMBROSE PLAINFIELD LOGISTICS PARK III, LLC, AND ROCK CREEK PARTNERS, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY LOCATED IN THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, ACCORDING TO DEEDS RECORDED IN HIST NO'S 20218508, 202108550, 201819839, AND 202107757 OF THE OFFICIAL RECORDS OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, AND FURTHER DESCRIBED HEREON.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENCE THAT I/WE DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AS PLAINFIELD LOGISTICS PARK II, AN ADDITION TO THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA.

ALL STREETS, ALLEYS, WAYS AND PUBLIC OPEN SPACES SHOWN ON THE WITHIN PLAT NOT HERETOFORE DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED TO THE TOWN OF PLAINFIELD FOR PUBLIC USE AND MAINTENANCE, SAVE AND EXCEPT FOR THOSE STREETS, ALLEYS, WAYS AND OPEN SPACES SPECIFICALLY IDENTIFIED AS PRIVATE ON THE PLAT AND APPROVED BY THE PLAN COMMISSION TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED.

ALL STORM WATER, DRAINAGE, WATER, AND SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE TOWN OF PLAINFIELD. WITHIN THESE EASEMENTS, NO STRUCTURE OR OTHER MATERIAL 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 OR BLOCK SHALL BE CONTINUOUSLY MAINTAINED AS A YARD AREA BY THE OWNER OF THE LOT OR BLOCK, EXCEPT FOR THOSE IMPROVEMENTS WHICH ARE THE RESPONSIBILITY OF A PUBLIC AUTHORITY OR UTILITY COMPANY TO MAINTAIN.

WITHIN DRAINAGE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL 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 EASEMENTS OF EACH LOT OR BLOCK 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 OR BLOCK, EXCEPT FOR 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 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.

INVALIDATION OF ANY ONE OF THE FOREGOING PLAT COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PLAT COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE COVENANTS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE LOT OR BLOCK OF THE SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS INSTRUMENT THIS 23<sup>rd</sup> DAY OF Nov. 2021

AMBROSE PLAINFIELD LOGISTICS PARK II, LLC	AMBROSE PLAINFIELD LOGISTICS PARK III, LLC	ROCK CREEK PARTNERS, LLC
BY:	BY:	BY:
PRINTED: GRANT GOLDMAN	PRINTED: GRANT GOLDMAN	PRINTED: GRANT GOLDMAN
TITLE: AUTHORIZED REPRESENTATIVE	TITLE: AUTHORIZED REPRESENTATIVE	TITLE: AUTHORIZED REPRESENTATIVE

STATE OF INDIANA )  
COUNTY OF MARION )

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE AND USE THEREIN EXPRESSED

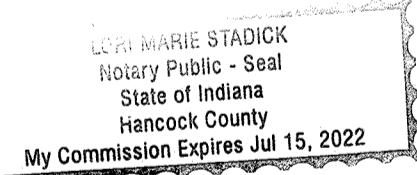
WITNESS MY HAND AND NOTARIAL SEAL THIS 23<sup>rd</sup> DAY OF November, 2021

Lori Stadick  
PRINTED NAME OF NOTARY PUBLIC

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-15-22  
COMMISSION NO: 65564B

COUNTY OF RESIDENCE: Hancock



PLAN COMMISSION APPROVAL  
THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING HAS REVIEWED THIS PLAT FOR TECHNICAL CONFORMITY WITH THE STANDARDS FIXED IN THE PLAINFIELD ZONING ORDINANCE AND THE PLAINFIELD SUBDIVISION CONTROL ORDINANCE AND HEREBY CERTIFIES THAT THIS PLAT MEETS ALL OF THE MINIMUM REQUIREMENTS OF THE APPLICABLE ORDINANCES AND REQUIREMENTS OF THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA:

Kevin Whaley  
DIRECTOR OF PLANNING & ZONING  
DATE: 12-9-2021

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT UNDER AUTHORITY PROVIDED BY THE INDIANA PLANNING LAW, IC 36-7-4, ET. SEQ., ENACTED, BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, THE PLAT DEPICTED HEREIN IS THE PLAT WHICH WAS GIVEN APPROVAL BY THE TOWN OF PLAINFIELD PLAN COMMISSION AT A MEETING HELD ON OCTOBER 7, 2019.

TOWN OF PLAINFIELD PLAN COMMISSION

STEVE BAHR, PRESIDENT

ANDREW J. KLUMBER, SECRETARY

