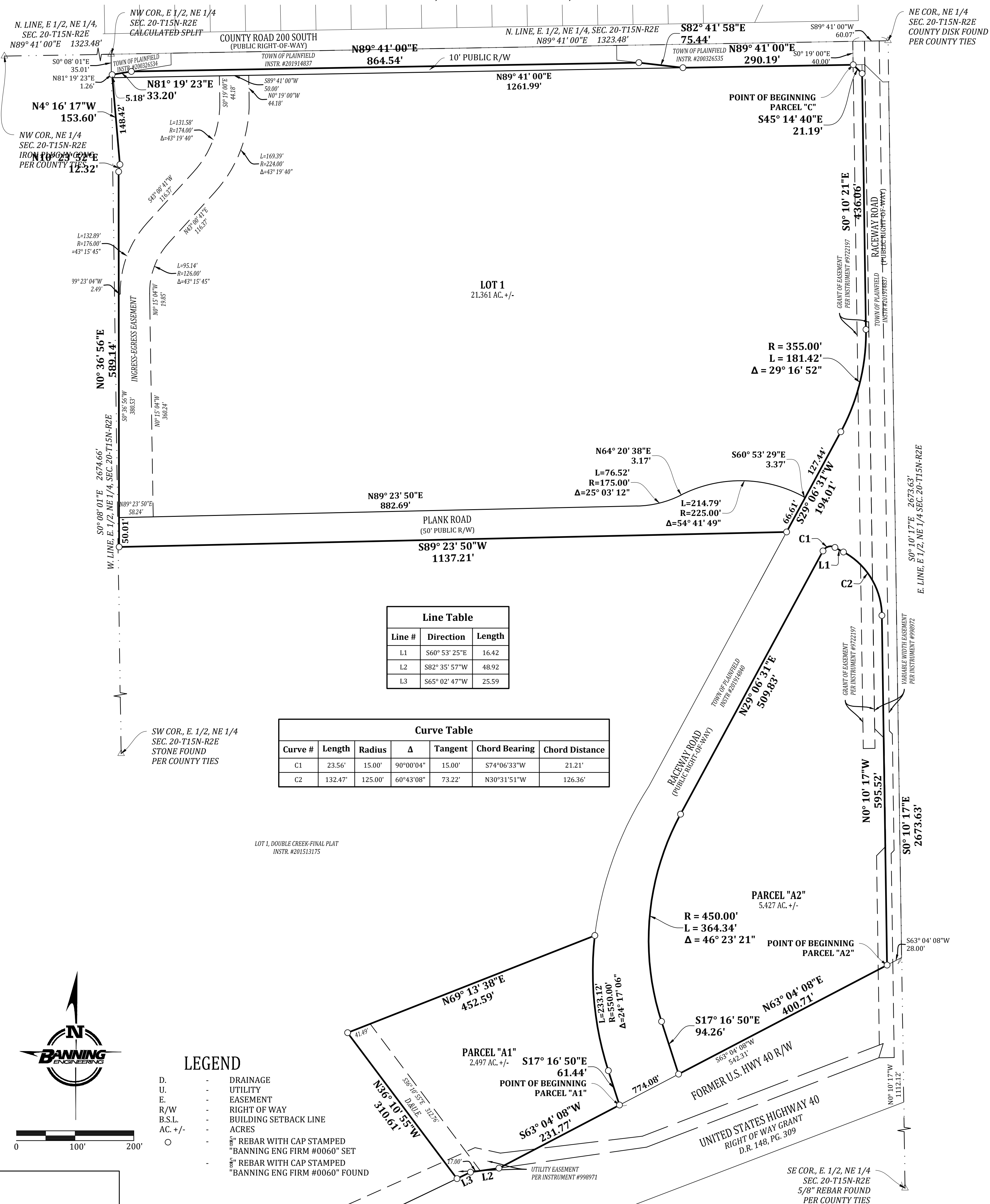


VILLAGES AT PLANK ROAD - PRIMARY PLAT

PART OF THE E. 1/2, NE 1/4 SEC. 20-T15N-R2E
PLAINFIELD, HENDRICKS COUNTY, INDIANA



Line #	Direction	Length
L1	S60° 53' 25" E	16.42
L2	S82° 35' 57" W	48.92
L3	S65° 02' 47" W	25.59

Curve #	Length	Radius	Δ	Tangent	Chord Bearing	Chord Distance
C1	23.56'	15.00'	90°00'04"	15.00'	S74°06'33"W	21.21'
C2	132.47'	125.00'	60°43'08"	73.22'	N30°31'51"W	126.36'

LEGEND

- D. - DRAINAGE
- U. - UTILITY
- E. - EASEMENT
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- AC +/- - ACRES
- - REBAR WITH CAP STAMPED
- - BANNING ENG FIRM #0060 SET
- - REBAR WITH CAP STAMPED
- - BANNING ENG FIRM #0060 FOUND

Witness my signature this ____ day of _____, 20____.

Signature _____

Jonathan D. Polson Professional Land Surveyor - Indiana - # LS21500011

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

PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn:
Checked: _____ Date: _____	Checked: _____ Date: _____	Checked: _____ Date: _____	DM
Scale: 1"=100'	Date: 10/24/22	Project: 21233	Sheet 1 of 2

VILLAGES AT PLANK ROAD - PRIMARY PLAT

PART OF THE E. 1/2, NE 1/4 SEC. 20-T15N-R2E
PLAINFIELD, HENDRICKS COUNTY, INDIANA

DEDICATION STATEMENT

We, Town of Plainfield, do hereby certify that We are the Owners of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to deed recorded in Instrument Number 201707950, of the official records of the Recorder of Hendricks County, Indiana, and further described as follows:

LAND DESCRIPTIONS

Parcel A1
Part of the east half of the northeast quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being that 2.497 acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a 5/8-inch rebar marking the southeast corner of the east half of said northeast quarter; thence North 00 degrees 10 minutes 17 seconds West along the east line thereof 1,112.12 feet to the north right-of-way line of former United States Highway 40; thence South 63 degrees 04 minutes 08 seconds West along said north right-of-way line 542.31 feet to the southwest corner of Tract 5b of the land of the Town of Plainfield recorded as Instrument Number 201914840 in the Office of the Recorder of Hendricks County and the POINT OF BEGINNING (the following three (3) calls are along said north right-of-way line of former United States Highway 40); 1) thence South 63 degrees 04 minutes 08 seconds West 231.77 feet; 2) thence South 82 degrees 35 minutes 57 seconds West 489.2 feet; 3) thence South 65 degrees 02 minutes 47 seconds West 25.59 feet to the southeast corner of Lot 1 in Double Creek per plat thereof recorded as Instrument Number 201513175 in said recorder's office (the following two (2) calls follow are the east and southerly lines of said Lot 1); 1) thence North 36 degrees 10 minutes 55 seconds West 310.61 feet; 2) thence North 69 degrees 13 minutes 38 seconds East 452.59 feet to the westerly line of said Tract 5b and the beginning of a non-tangent curve to the left having a radius of 550.00 feet and a central angle of 24 degrees 17 minutes 06 seconds, the radius point of which bears South 82 degrees 53 minutes 26 seconds East (the following two (2) calls are along the westerly line of said land of the Town of Plainfield); 1) thence southwesterly along the arc of said curve 233.12 feet to a point which bears South 72 degrees 49 minutes 28 seconds West from said radius point; 2) thence South 17 degrees 16 minutes 50 seconds East 61.44 feet to the POINT OF BEGINNING, containing 2.497 acres, more or less.

Parcel A2
Part of the east half of the northeast quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being that 5.427 acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a 5/8-inch rebar marking the southeast corner of the east half of said northeast quarter; thence North 00 degrees 10 minutes 17 seconds West along the east line thereof 1,112.12 feet to the north right-of-way line of former United States Highway 40; thence South 63 degrees 04 minutes 08 seconds West along said north right-of-way line 28.00 feet to the POINT OF BEGINNING; thence continue South 63 degrees 04 minutes 08 seconds West along said north right-of-way line 400.71 feet to the southeast corner of Tract 5b of the land of the Town of Plainfield recorded as Instrument Number 201914840 in the Office of the Recorder of Hendricks County (the following three (3) calls are along the east line of said Tract 5b); 1) thence North 17 degrees 16 minutes 50 seconds West 94.26 feet to the beginning of a tangent curve to the right having a radius of 450.00 feet and a central angle of 46 degrees 23 minutes 21 seconds; 2) thence northeasterly along the arc of said curve 364.34 feet; 3) thence North 29 degrees 06 minutes 31 seconds East 509.83 feet to the southerly line of Tract 3a of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office and the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 04 seconds (the following four (4) calls are along the south line said Tract 3a and the west lines of Tract 3b of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office); 1) thence southeasterly along the arc of said curve 23.56 feet; 2) thence South 60 degrees 53 minutes 25 seconds East 16.42 feet to the beginning of a tangent curve to the right having a radius of 125.00 feet and a central angle of 60 degrees 43 minutes 08 seconds; 3) thence southeasterly along the arc of said curve 132.47 feet; 4) thence South 00 degrees 10 minutes 17 seconds East 595.52 feet to the POINT OF BEGINNING, containing 5.427 acres, more or less.

Parcel C
Part of the east half of the northeast quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being that 23.051 acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at the northeast corner of said northeast quarter; thence South 89 degrees 41 minutes 00 seconds West along the north line thereof 60.07 feet; thence South 00 degrees 19 minutes 00 seconds East 40.00 feet to the south line of the land of the Town of Plainfield recorded as Instrument Number 200326535 in the Office of the Recorder of Hendricks County and the POINT OF BEGINNING; thence South 45 degrees 14 minutes 40 seconds East 21.19 feet to the west line of Tract 5a of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office (the following three (3) calls are along the westerly lines thereof); 1) thence South 00 degrees 10 minutes 17 seconds East 436.06 feet to the beginning of a tangent curve to the right having a radius of 355.00 feet and a central angle of 29 degrees 16 minutes 52 seconds; 2) thence southwesterly along the arc of said curve 181.42 feet; 3) thence South 29 degrees 06 minutes 31 seconds West 194.01 feet to the northeast corner of Lot 1 in Double Creek per plat thereof recorded as Instrument Number 201513175 in said recorder's office; thence South 89 degrees 23 minutes West along the north line thereof 1,137.21 feet to a woven wire fence (the following three (3) calls are along said woven wire fence); 1) thence North 00 degrees 36 minutes 56 seconds East 639.15 feet; 2) thence North 10 degrees 23 minutes 52 seconds East 12.32 feet; 3) thence North 04 degrees 16 minutes 17 seconds West 153.60 feet to the south line of the land of the Town of Plainfield recorded in Instrument Number 200326534 in said recorder's office; thence North 81 degrees 19 minutes 23 seconds East along said south line 33.20 feet to the southwest corner of the land of the Town of Plainfield recorded in Instrument Number 201914837 in said recorder's office; thence North 89 degrees 41 minutes 00 seconds East 864.54 feet to the south line of said land of the Town of Plainfield recorded in Instrument Number 200326535 (the remaining calls are along said south line); 1) thence South 82 degrees 41 minutes 58 seconds East 75.44 feet; 2) thence North 89 degrees 41 minutes 00 seconds East 290.19 feet to the POINT OF BEGINNING, containing 23.051 acres, more or less.

Now therefore know all persons by these presence that We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.

This Subdivision shall be known as Double Creek Commons, an addition to the Town of Plainfield, Hendricks County, Indiana.

All streets shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Plainfield for public use and maintenance.

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, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easements are of each Lot shall be continuously maintained as a yard area by the Owner of the lot, 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 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 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.

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 several Lots in the Subdivision and to their heirs and assigns.

In witness whereof, Owner has executed this instrument this ____ day of _____, 20____.

Signature _____

Town of Plainfield

State of _____)

County of _____)

Before me, a notary public in and for said County and State, personally appeared _____, the _____ of the Town of Plainfield, Owner of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ____ day of _____, 20____.

Signature _____

Printed _____

County of Residence _____

My Commission Expires _____

SURVEYOR CERTIFICATION

I, Jonathan D. Polson, hereby certify that:

The within 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;

See legal description to the left

This Subdivision consists of 3 Parcels, lettered A1, A2 and C, together with Streets, Easements, and Public Ways as shown on the within Plat;

The size of the Lots and the Widths of Streets and Easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within 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, said survey being recorded as Instrument Number _____ in the Office of the Recorder of Hendricks County, Indiana;

The within Plat complies with the provisions of the Plainfield Subdivision Control Ordinance;

There has been no change from the matters of survey revealed by the cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision.

Witness by signature this ____ day of _____, 20____.

Jonathan D. Polson
Registered Land Surveyor - Indiana - #LS21500011

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
Executive Director of Development Services
Date: _____

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 the ____ day of _____, 20____.

Witness by signature this ____ day of _____, 20____.

TOWN OF PLAINFIELD PLAN COMMISSION

Signature _____ Signature _____
Steve Bahr, President Andrew J. Klingler, Secretary

This instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law. Jonathan D. Polson

REGULATED DRAINAGE CERTIFICATE

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. 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). Regulated Drainage Easements are stormwater easements and drainage rights-of-way that are hereby dedicated to the public and to the Hendricks County, Indiana, Drainage Board for sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in the Hendricks County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code, (e.g., annual drainage assessment per lot). All other storm drainage easement have not been accepted into the County's 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 Hendricks County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. 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.

PRELIMINARY PLAT FINAL PLAT RECORDING Drawn: DM

Checked: Date: Checked: Date: Checked: Date: Scale: 1"=100'

Date: 10/24/22

Project: 21233

Sheet 2 of 2

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