

0 60' 120'

SCALE: 1" = 60'

LEGEND

P.O.B. = POINT OF BEGINNING
 S.S.F.E. = SECONDARY SEPTIC FIELD EASEMENT
 N.A.E. = NON-ACCESS EASEMENT
 S.F. = SQUARE FEET
 AC. = ACRES
 [Symbol] = ADDRESS
 [Symbol] = 5/8" REBAR SET
 [Symbol] = MAG NAIL SET

NOTE: ALL REBAR SET ARE 5/8" DIAMETER WITH RED PLASTIC CAP
 SCRIBED *KRUSE CONSULT FIRM NO. 78" SET FLUSH WITH THE
 GROUND. ALL MAG NAIL SET WITH WASHER SCRIBED *KRUSE
 CONSULT FIRM NO. 18" SET FLUSH WITH PAVEMENT.

MINOR PLAT # 0000/23

A SUBDIVISION IN THE TOWN OF PLAINFIELD WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA

LAND DESCRIPTION

TRACT A:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 EAST, LOCATED IN WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

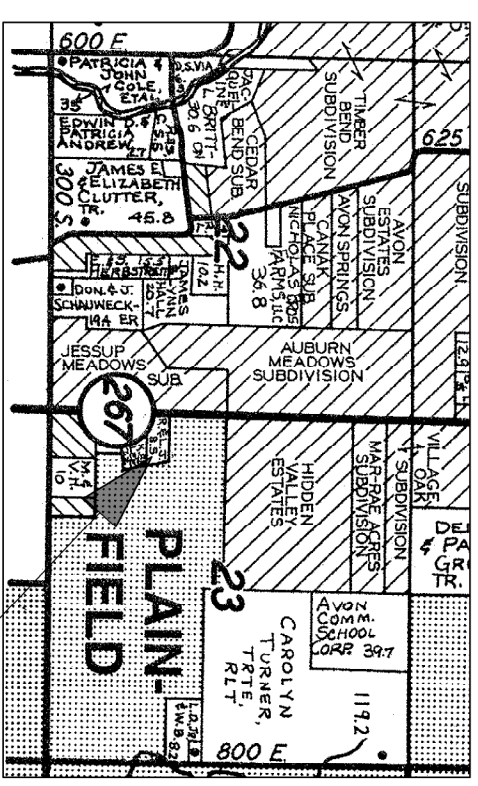
COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION 1599.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ON THE LAST DESCRIBED COURSE 150.70 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 23 SECONDS EAST 361.37 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 23 SECONDS EAST 150.70 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 17 SECONDS WEST 365.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.26 ACRES AND SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

EXCEPTING THEREFROM 40 FEET OF EVEN WIDTH OFF OF AND ACROSS THE ENTIRE WEST SIDE OF THE ABOVE DESCRIBED REAL ESTATE.

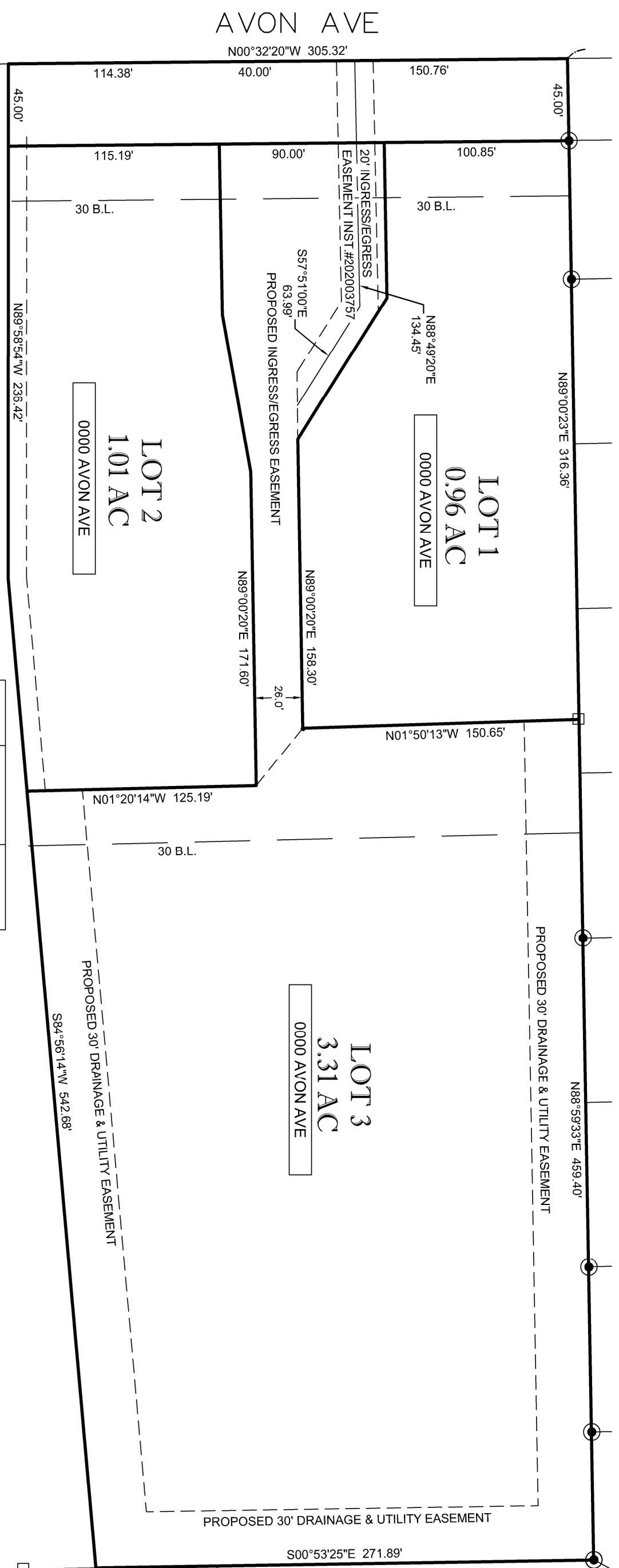
TRACT B:
 THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION, ALSO THE APPROXIMATE CENTER LINE OF STATE ROAD #267, 1445.24 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST ON AND ALONG SAID WEST LINE 154.54 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 04 SECONDS EAST 365.00 FEET; THENCE NORTH 01 DEGREES 28 MINUTES 33 SECONDS WEST 150.79 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 20 SECONDS EAST 459.40 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 38 SECONDS EAST 271.89 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 01 SECONDS WEST 542.68 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 08 SECONDS WEST 281.42 FEET TO THE POINT OF BEGINNING CONTAINING 4.341 ACRES, MORE OR LESS.

EXCEPTING THEREFROM 40 FEET OF EVEN WIDTH OFF OF AND ACROSS THE ENTIRE WEST SIDE OF THE ABOVE DESCRIBED REAL ESTATE.



AREA MAP
 NTS
 SITE



PARCEL	AREA	CURRENT ZONING
LOT 1	0.96 AC.	R2
LOT 2	1.01 AC.	R2
LOT 3	3.31 AC.	R2
R.O.W.	0.32 AC.	
TOTAL	5.60 AC.	

CERTIFICATE OF OWNERSHIP

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR COUNTY TO INSTALL, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION. DRAINAGE USE OF EASEMENTS IS HEREBY AUTHORIZED UNLESS OTHERWISE STATED. THOSE EASEMENTS NOTED AS SURFACE DRAINAGE EASEMENTS SHALL NOT BE DISTURBED IN SUCH A MANNER AS TO INTERFERE WITH THE FLOW OF STORMWATER. NO PLANTINGS, STRUCTURES, OR FILL SHALL BE PLACED IN SUCH EASEMENTS NOR SHALL THEY BE REGRADED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF STORMWATER.

THIS SUBDIVISION CONTAINS 0 LINEAR FEET OF NEW OPEN DITCHES AND 0 LINEAR FEET OF NEW PIPE THAT WILL BE INCLUDED IN THE COUNTY'S REGULATED DRAINAGE SYSTEM.

THE TOWN OF PLAINFIELD PLAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE TOWN OF PLAINFIELD PLAN COMMISSION. PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE TOWN OF PLAINFIELD PLAN COMMISSION FROM ENFORCING ANY PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE TOWN OF PLAINFIELD.

WE, THE UNDERSIGNED, AS OWNERS OF THE REAL ESTATE HEREON DO HEREBY DECLARE THE REAL ESTATE AS DESCRIBED SHALL BE KNOWN AS "MINOR PLAT NO. _____ 23".

SANDEEP LAKHAN, OWNER

STATE OF INDIANA

COUNTY OF HENDRICKS

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

WITNESS MY SIGNATURE AND NOTORIAL SEAL THIS _____ DAY OF _____, 2023.

SIGNATURE-NOTARY PUBLIC

JOEL BRAVE



JOEL THOMAS BRAME

KEVIN WHALEY
 PLANNING DIRECTOR
 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 _____, 2023.

WITNESS BY SIGNATURE THIS _____ DAY OF _____, 2023.

TOWN OF PLAINFIELD PLAN COMMISSION

SIGNATURE

STEVE BAHR, PRESIDENT

SIGNATURE

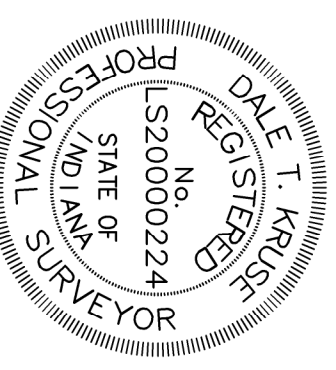
ADREW J. KLINGER, SECRETARY

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN DESCRIBED REAL ESTATE REPRESENTS THE REAL ESTATE AS DETERMINED BY A RETRACEMENT SURVEY PREPARED BY DALE T. KRUSE IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. SAID SURVEY WAS RECORDED AS INSTRUMENT NUMBER 202318996. THIS SUBDIVISION CONSISTS OF THREE (3) LOTS NUMBERED ONE (1) THROUGH THREE (3), INCLUSIVE, AND STREETS AS SHOWN HEREON. THE SIZE OF LOTS AND WIDTHS OF STREETS ARE SHOWN ON THIS PLAT IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

THIS SUBDIVISION CONTAINS 0 LINEAR FEET OF OPEN DITCHES AND 0 LINEAR FEET OF TILE DRAINS. HEREBY CERTIFIED ON THIS _____ DAY OF _____, 2023.

DALE T. KRUSE
 P.S. No. LS20000224
 STATE OF INDIANA



PREPARED BY KEVIN D. STUDLEY



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