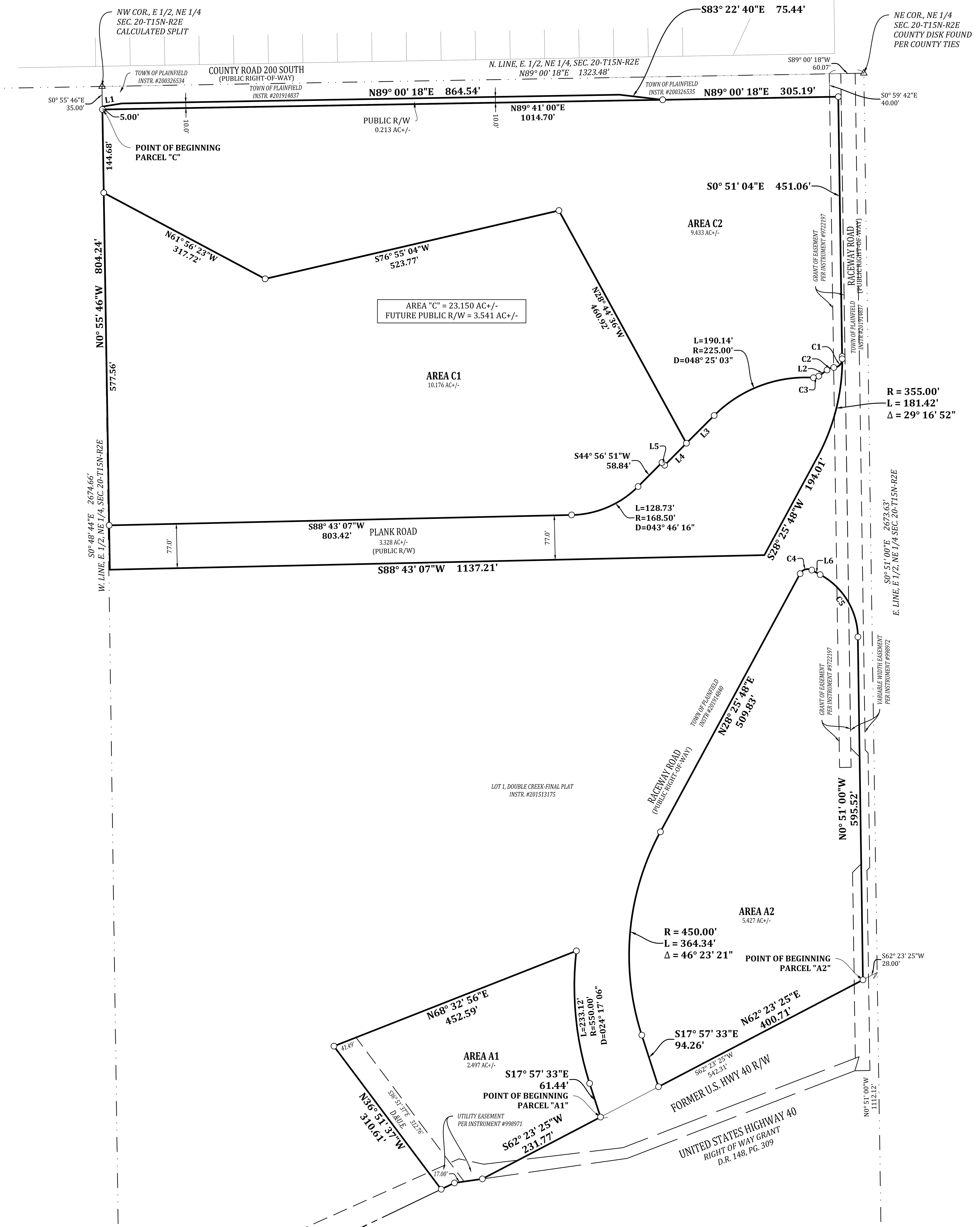
VILLAGE AT PLANK ROAD



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 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 51 minutes 00 seconds West along the east line of said east half 1,112.12 feet to the north right of way line of former United States Highway 40; thence South 62 degrees 23 minutes 25 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 also being the POINT OF BEGINNING (the following three (3) calls follow along said north line of former United States Highway 40); 1) thence South 62 degrees 23 minutes 25 seconds West 231.77 feet; 2) thence South 81 degrees 55 minutes 14 seconds West 48.92; 3) thence South 64 degrees 22 minutes 04 seconds West 25.59 feet to the east line of Lot 1 in Double Creek Plat thereof recorded as Instrument Number 201513175 in said recorder's office (the following two (2) calls follow along the east and southerly lines of said Lot 1); 1) thence North 36 degrees 51 minutes 37 seconds West 310.61 feet; 2) thence North 68 degrees 32 minutes 56 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 83 degrees 34 minutes 09 seconds East (the following two (2) calls follow along said 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 08 minutes 45 seconds West from said radius point; 2) thence South 17 degrees 57 minutes 33 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 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 51 minutes 00 seconds West along the east line of said east half 1,112.12 feet to the north right of way line of former United States Highway 40; thence South 62 degrees 23 minutes 25 seconds West along said north right of way line 28.00 feet to the POINT OF BEGINNING; thence continue South 62 degrees 23 minutes 25 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 follow along the east line of said Tract 5b of the land of the Town of Plainfield; 1) thence North 17 degrees 57 minutes 33 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 28 degrees 25 minutes 48 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 also being 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 follow 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 61 degrees 34 minutes 08 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 51 minutes 00 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 Hendricks County, Indiana, being that 23.150 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 northwest corner of the east half of said northeast quarter; thence South 00 degrees 55 minutes 46 seconds East 35.00 feet to the southwest corner of the land of the Town of Plainfield recorded as Instrument Number 2003-26534 in the Office of the Recorder of Hendricks County also being the POINT OF BEGINNING; thence North 80 degrees 38 minutes 40 Seconds East along the south line of said land of the Town of Plainfield 34.39 feet to the southwest corner of Tract 7 of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office; thence North 89 degrees 00 minutes 18 seconds East along the south line of said land of the Town of Plainfield 864.54 feet to the south line of the land of the Town of Plainfield recorded as Instrument Number 2003-26535 in said recorder's office (the following two (2) calls follow along the south line of said land of the Town of Plainfield); 1) thence South 83 degrees 22 minutes 40 seconds East 75.44 feet; 2) thence North 89 degrees 00 minutes 18 seconds East 305.19 feet to the northwest corner 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 follow along the west line of the said land of the Town of Plainfield); 1) thence South 00 degrees 51 minutes 04 seconds East 451.06 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 28 degrees 25 minutes 48 seconds West 194.01 feet to the northeast corner of Lot 1 in Double Creek Plat thereof recorded as Instrument Number 201513175 in said recorder's office; thence South 88 degrees 43 minutes 07 seconds West along the north line of said Lot 1 a distance of 1,137.21 feet; thence North 00 degrees 55 minutes 46 seconds West 804.24 feet to the POINT OF BEGINNING, containing 23.150 acres, more or less.

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	23.15'	15.00'	088°25'15"	14.59'	S44°03'42"W	20.92'
C2	12.88'	21.00'	035°08'46"	6.65'	S70°41'57"W	12.68'
C3	9.83'	14.00'	040°14'20"	5.13'	S73°14'44"W	9.63'
C4	23.56'	15.00'	090°00'04"	15.00'	S73°25'50"W	21.21'
C5	132.47'	125.00'	060°43'08"	73.22'	N31°12'34"W	126.36'

Line Table

Line #	Direction	Length
L1	N80° 38' 40"E	34.39
L2	S53° 07' 34"W	17.77
L3	S44° 56' 51"W	68.11
L4	S44° 56' 51"W	53.72
L5	N45° 03' 09"W	6.50
L6	N61° 34' 08"W	16.42

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THE VILLAGE AT PLANK ROAD
WASHINGTON TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
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Date	Revisions	Sym.

Designed:
Drawn: SJH
Checked:
Scale: 1"= 100'
Date: 09-30-2025

Project No: 23233-B
Sheet No: 1 of 1