

## **Project Narrative – Long Term**

Follow up to the Initial Collaborative Review to provide supplementary information to the original project narrative.

- 1) Project should be listed as Kuhn Holdings, LLC, not FISH Window Cleaning. Kuhn Holdings is the property owner. FISH Window Cleaning is a tenant of the property.

IRC discussions included the long term plan for the property. The long term plan (3-5 years) for the property would be to still add an additional building on the land that would better facilitate the needs of our tenant, FISH Window Cleaning and other potential tenants. That building would need to be situated on the N.E. corner of the property based on Town Ordinances and current conditions of the land with the Duke Energy utility pole easement (See Attached).

At that time, the existing detached garage would need to be torn down. At that time, the existing entry driveway would need to be widened. At that time, we would prefer to add a secondary drive to the East and move our traffic away from the stop sign at Gladden/Clarks Creek. At that time, we would be willing to bring the entire parking area up to paved/hard surface condition. So really, we currently see this as a site that is in transition towards a future use of adding another building. This is something that we would love to pursue in the next 3-5 years, but current economic and business climate will certainly play a role in that.

Parcel No. 21A

#884.43 Plainfield East Sub#729 -- Avon Jct.

20000008145  
 Filed for Record in  
 HENDRICKS COUNTY IN  
 THERESA D LYNCH  
 On 04-14-2000 at 02:47 PM  
 EASEMENT 15.00  
 OR Book 171 Page 441 - 443

Hendricks County  
 Guilford Township

**OVERHEAD LINE EASEMENT**

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned ("Grantor") hereby grants unto **PSI ENERGY, INC.**, an Indiana corporation, and its successors and assigns ("Grantee"), the perpetual easement and right to construct, operate, patrol, maintain, reconstruct, repair, inspect, relocate, add to and remove an electric and/or telecommunication overhead line or lines, including necessary and convenient supporting structures, wires, anchors, guys, appurtenances and fixtures attached thereto, for the transmission and/or distribution of electrical energy and/or telecommunications over, upon, along, under and across the following described real estate situated in Hendricks County, Indiana, ("Easement Area"):

A strip of land in that portion of the West half of the Southeast Quarter (SE1/4) of Section 25, Township 15 North, Range 1 East, in Hendricks County, Indiana, described as follows and shown on the attached Exhibit "A":

**Commencing** at a R.R. spike found marking the northwest corner of said Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed bearing) along the west line of said Southeast Quarter 1364.44 feet to the southwest corner of that land conveyed to Amos J. and Mary B. Slaton by deed recorded in Deed Record 157, Pages 544-545 in the Office of the Recorder of said county; thence North 89 degrees 23 minutes 26 seconds East along the south line of said land 25.00 feet to the **POINT OF BEGINNING**; thence North 85 degrees 40 minutes 35 seconds East 617.49 feet to a point on the west line of an existing Electric Pole Line Easement to PSI Energy, Inc. recorded in Deed Record 316, Pages 583-584 in said county records, said point being 40.00 feet northerly of and perpendicular to the south line of said land of Slaton; thence South 00 degrees 15 minutes 21 seconds West along said west line 40.00 feet to the south line of said land; thence South 89 degrees 23 minutes 26 seconds West along said south line 615.59 feet to the **POINT OF BEGINNING**.

Instrument	Book	Page	Type
20000008143	OR 171	437	DEED

Which strip of land is located in that part of the land of Grantor as described in **Public Record Volume \_\_\_\_\_, Page \_\_\_\_\_, Instrument # \_\_\_\_\_** in the Office of the Recorder of Hendricks County, Indiana.

To the best of Grantor's personal knowledge, the Easement Area and adjoining land have never been used to release, discharge, generate or store any toxic, hazardous, corrosive or radioactive substance or material.

Grantee's rights herein include ingress and egress to and from the Easement Area across the land of Grantor, using established lanes or driveways when practicable.

Grantor reserves the right to use the Easement Area for any purpose which is consistent with Grantee's rights herein. Any house, building or permanent structure, or portion thereof, upon the Easement Area shall be deemed an inconsistent use by Grantor and shall be removed to the extent it is upon the Easement Area.

Grantor shall comply with applicable codes when making use of the land near Grantee's facilities.

Handwritten initials and number: 312

Grantee's rights herein include cutting down, clearing and trimming trees, shrubs and other vegetation, or portions thereof, upon or to the extent they overhang the Easement Area.

Any crops or fences damaged as a result of Grantee exercising its rights herein shall be promptly paid by Grantee to the extent such damages are caused by Grantee or its contractors or employees; provided, that a claim for such damages is filed with Grantee at its office at 1000 East Main Street, Plainfield, Indiana 46168, or with Grantee's contractor or employee, within thirty (30) days after such damages occur.

The respective rights and duties herein of Grantor and Grantee shall inure to the benefit of, and shall be binding upon the respective successors, assigns, heirs, personal representatives and/or tenants of Grantor and Grantee.

IN WITNESS WHEREOF, Grantor has caused this Easement to be signed by its duly authorized representative(s), effective the 28th day of March, 2000.

CROWN PLAZA APARTMENTS, LLC

Signed Name: Robert R Carr  
Printed Name: Robert R. Carr, President

Signed Name: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF Hendricks )

Personally appeared before me this day March 28, 2000, Robert R. Carr, President, a duly authorized representative(s) of Grantor and acknowledged the signing of this Easement by him to be a voluntary act and deed for and on behalf of Grantor, and having been duly sworn/affirmed, state(s) that any representations contained therein are true to the best of his personal knowledge.

WITNESS my hand and notarial seal, this 28th day of March, 2000.

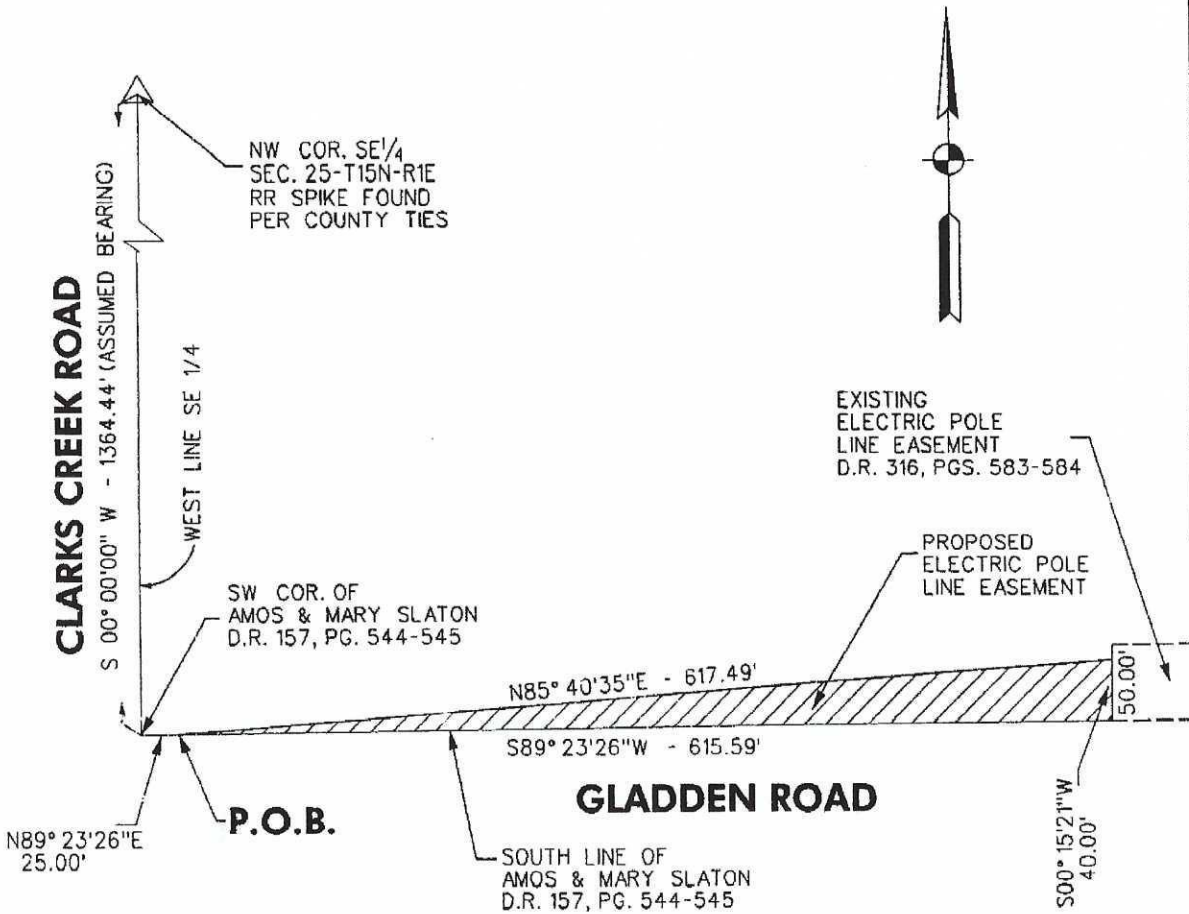
My Commission Expires: 08-28-01  
My County of Residence: Hendricks

Signed Name: Joni M. Daum  
Printed Name: Joni M. Daum

Approved as to:  
         Form               Execution               Recording

This Instrument Prepared by John B. Scheidler, Attorney-at-Law.

**ABSTRACT & TITLE**



**PROPOSED ELECTRIC POLE LINE EASEMENT**

That portion of the West half of the Southeast quarter of Section 25, Township 15 North, Range 1 East, Hendricks County, Indiana, bounded and described as follows:

Commencing at a R.R. spike found marking the northwest corner of said Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed bearing) along the west line of said Southeast Quarter 1364.44 feet to the southwest corner of that land conveyed to Amos J. and Mary B. Slaton by deed recorded in Deed Record 157, Pages 544-545 in the Office of the Recorder of said county; thence North 89 degrees 23 minutes 26 seconds East along the south line of said land 25.00 feet to the POINT OF BEGINNING; thence North 85 degrees 40 minutes 35 seconds East 617.49 feet to a point on the west line of an existing Electric Pole Line Easement to PSI Energy, Inc. recorded in Deed Record 316, Pages 583-584 is said county records, said point being 40.00 feet northerly of and perpendicular to the south line of said land of Slaton; thence South 00 degrees 15 minutes 21 seconds West along said west line 40.00 feet to the south line of said land; thence South 89 degrees 23 minutes 26 seconds West along said south line 615.59 feet to the POINT OF BEGINNING.



*Brian L. Haggard*

**ELECTRIC POLE LINE EASEMENT  
CROWN PLAZA APARTMENTS &  
CARR COMMERCIAL PARK**

**SEC. 25, T.15N., R.1E.  
PLAINFIELD, INDIANA**

Date: 03-27-00  
Job #: 99-245S3  
Drawn By: G.A.F.  
Checked: *BLL*  
Revised: \_\_\_\_\_  
Scale: 1"=100'

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED FOR RECORDING  
DATE: 6-18-03

# CARR COMMERCIAL PARK PHASE 3 FINAL PLAT

200300025559  
Filed for Record in  
HENDRICKS COUNTY IN  
THERESA D LYNCH  
06-19-2003 At 03:41 PM.  
PLAT 23.00

PART OF THE W 1/2 SE 1/4 SEC. 25-T15N-R1E.  
TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA

PC5/75/1AB

*[Signature]*  
HENDRICKS COUNTY ENGINEER

DULY ENTERED FOR TAXATION

JUN 19 2003

*[Signature]*  
HENDRICKS COUNTY

NW COR. SE 1/4  
SEC. 25-T15N-R1E  
RR SPIKE FOUND  
PER COUNTY TIES

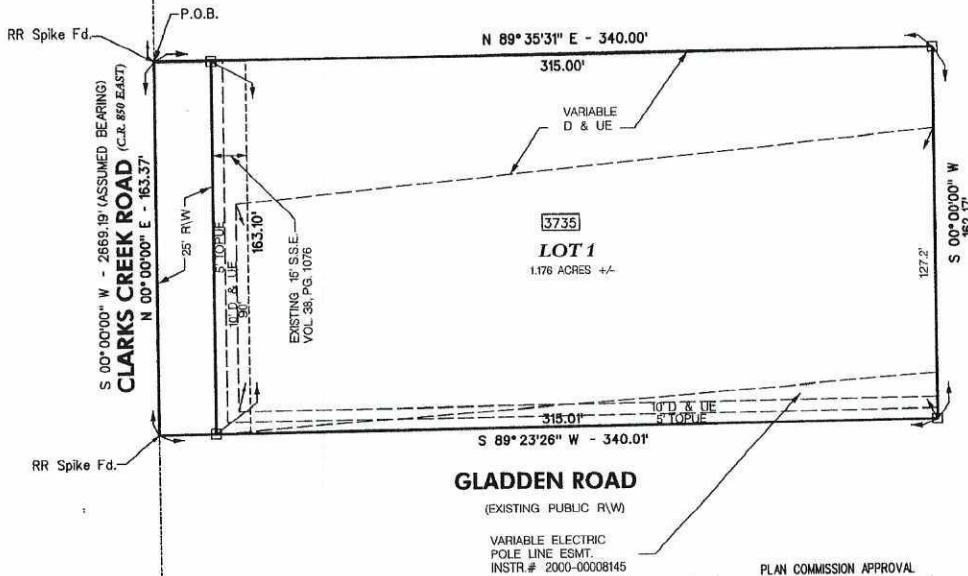
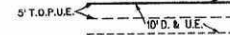
1201.07'  
WEST LINE SE 1/4



### LEGEND

- 3735 - STREET ADDRESS
- D. & U.E. - DRAINAGE AND UTILITY EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- T.O.P.U.E. - TOWN OF PLAINFIELD UTILITY EASEMENT
- R/W - RIGHT OF WAY
- D.E. - DRAINAGE EASEMENT
- - 4"X4" CONCRETE MONUMENT SET

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.



### 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.

Signature *[Signature]*  
Printed J. HIGBEE  
Director, Department of Planning and Zoning  
Date 6/13/03

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 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 6th day of March, 2003.

Witness my signature this 16th day of June, 2003

### TOWN OF PLAINFIELD PLAN COMMISSION

Signature *[Signature]*  
Printed Mitchell P. Hease  
Title President

Signature *[Signature]*  
Printed Richard A. Cablucci  
Title Secretary



SW COR. SE 1/4  
SEC. 25-T15N-R1E  
TYPE "B" MONUMENT FD.  
PER COUNTY TIES



Witness my signature this 7th day of June, 2003

Signature *[Signature]*  
Brian L. Haggard Registered Land Surveyor - Indiana - LS29800001

**BANNING ENGINEERING**  
699 TOWER ROAD, SUITE #100  
PLAINFIELD, IN 46168  
BUS. (317) 839-2581, FAX (317) 838-9177  
E-MAIL [banning@banning-eng.com](mailto:banning@banning-eng.com)

PRELIMINARY PLAT	FINAL PLAT		RECORDING		Drawn: GAF
	Checked:	Date:	Checked:	Date:	
			<u>4/1</u>	<u>6/11/03</u>	Scale: 1"=40'
					Date: 11/16/00
					Project: 99-245S3
					Sheet 1 of 2

# CARR COMMERCIAL PARK PHASE 3 FINAL PLAT

**PART OF THE W 1/2 SE 1/4 SEC. 25-T15N-R1E.  
TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA**

**DEDICATION STATEMENT**

We, Crown Plaza Apartments, LLC, do hereby certify that We are the Owners of the real property in the Town of Plainfield, Hendricks County, Indiana, according to deed recorded as Instrument No. 20000000814, in Book 171, Pages 428-429, of the official records of the Recorder of Hendricks County, Indiana, and further described as follows:

**LAND DESCRIPTION**  
Carr Commercial Park - Phase 3

Part of the West half of the Southeast quarter of Section 25, Township 15 North, Range 1 East, Hendricks County, Indiana, bounded and described as follows:

Commencing at a R.R. spike found marking the northwest corner of said Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed bearing) along the west line of said Southeast Quarter 1201.07 feet to a R.R. spike found at the northwest corner of that land conveyed to Amos J. Slaton and Mary B. Slaton by Warranty Deed recorded as Deed Record 157, Pages 544-545 in the Office of the Recorder of said county, being the POINT OF BEGINNING; thence North 89 degrees 35 minutes 31 seconds East parallel with the north line of said Southeast Quarter and along the north line of said land 340.00 feet to a 4" x 4" conc. monument found at the southwest corner of the Replat of Crown Plaza Apartments, as per plat thereof recorded as Instrument No. 2000-112 in Plat Cabinet 3, Slide 7, Pages 14B in said county records; thence South 00 degrees 00 minutes 00 seconds West along the southern extension of the west line of said Replat and parallel with the west line of said Southeast Quarter 162.17 feet to a 4" x 4" conc. monument found in the south line of said land of Slaton; thence South 89 degrees 23 minutes 26 seconds West along the south line of said land and parallel with the south line of said Southeast Quarter 340.01 feet to a R.R. spike found in the west line of said Quarter Section; thence North 00 degrees 00 minutes 00 seconds East along said west line 163.37 feet to the POINT OF BEGINNING, containing 1.270 acres, more or less, subject to all legal highways, rights of ways and easements of record.

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 the "CARR COMMERCIAL PARK - PHASE 3", an addition to the Town of Plainfield, Hendricks County, Indiana.

All streets and ways 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 easement area of the 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 the 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 other erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the Owner of the Lot in the Subdivision and to their heirs and assigns.

In Witness thereof, Owner has executed this instrument this 6<sup>th</sup> day of JUNE

Crown Plaza Apartments, LLC  
Robert P. Carr & Robert R. Carr, members  
1925 Crown Plaza Boulevard  
Plainfield, IN 46169  
(317) 839-5944

Signature Robert P. Carr  
Printed **ROBERT P. CARR**  
Title **MEMBER**

Signature Robert R. Carr  
Printed **ROBERT R. CARR**  
Title **MEMBER**

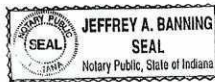
State of INDIANA )  
County of HENDRICKS ) ss:

Before me, a notary public in and for said County and State, personally appeared Robert P. Carr and Robert R. Carr as members of Crown Plaza Apartments, LLC, the Owner of the Real Estate, who acknowledge the execution of the foregoing instrument and who, having been duly sworn, stated that any representation therein contained are true.

Witness my hand and notarial seal this 6<sup>th</sup> day of JUNE

Signature Jeffrey A. Banning  
Printed **JEFFREY A. BANNING**

County of Residence HENDRICKS  
My Commission Expires 8-22-08



**SURVEYOR CERTIFICATION**

I, Brian L. Haggard, hereby state 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 LAND DESCRIPTION TO LEFT**

This Subdivision consists of one Lot numbered 1 together with Public Easements as shown on the within Plat:

The size of the Lot and the widths of all Public 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; and is hereby cross referenced in Instrument No. 20000007857 in Survey Volume 170, Pages 1364-1365 in the Office of the Recorder of Hendricks County, Indiana.

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

Witness my signature this 4<sup>th</sup> day of JUNE, 2003

Signature Brian L. Haggard  
Brian L. Haggard  
Registered Land Surveyor - Indiana - • LS29800001



**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.

Printed: J. Higbee  
Director, Department of Planning and Zoning  
Date: June 13, 2003

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 directs 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 6<sup>th</sup> day of MARCH, 2000

Witness by signature this 6<sup>th</sup> day of JUNE, 2003

**TOWN OF PLAINFIELD PLAN COMMISSION**

Signature Mitchell P. Hoare Richard A. Carlucci  
Printed **Mitchell P. Hoare** **Richard A. Carlucci**  
Title **President** **Secretary**

The location of these lots appear to be classified as Zone "C" (areas of minimal flooding) per FIRM Flood Hendricks County, Indiana, community panel 180415 0100 B, effective date March 16 1981, Federal Emergency Management Agency, Federal Insurance Administration. Per the Firm Flood Insurance Rate Map, this parcel does not appear to lie in the boundary of the 100-year flood area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

In Accordance with the Hendricks County Drainage Board and under the authority of the Indiana Drainage Code, an assessment has been established for this subdivision. This subdivision contains 0 lined feet of storm sewer and 0 lined feet of open ditches. Any crossing and/or encroachment of a Regulated Drainage Easement require application to and approval from the Hendricks County Surveyor's Office.



 698 TOWER ROAD, SUITE #100 PLAINFIELD, IN 46168 BUS: (317) 839-2581, FAX: (317) 838-9171 E-MAIL: banning@banning-eng.com	PRELIMINARY PLAT Checked: _____ Date: _____	FINAL PLAT Checked: <u>4/1</u> Date: <u>6/14/03</u>	RECORDING Checked: <u>4/6</u> Date: <u>6/1/03</u>	Drawn: <u>GAF</u> Scale: <u>1"=100'</u> Date: <u>11/16/00</u> Project: <u>99-245S3</u> Sheet <u>2</u> of <u>2</u>
	Revisions: _____	_____	_____	_____