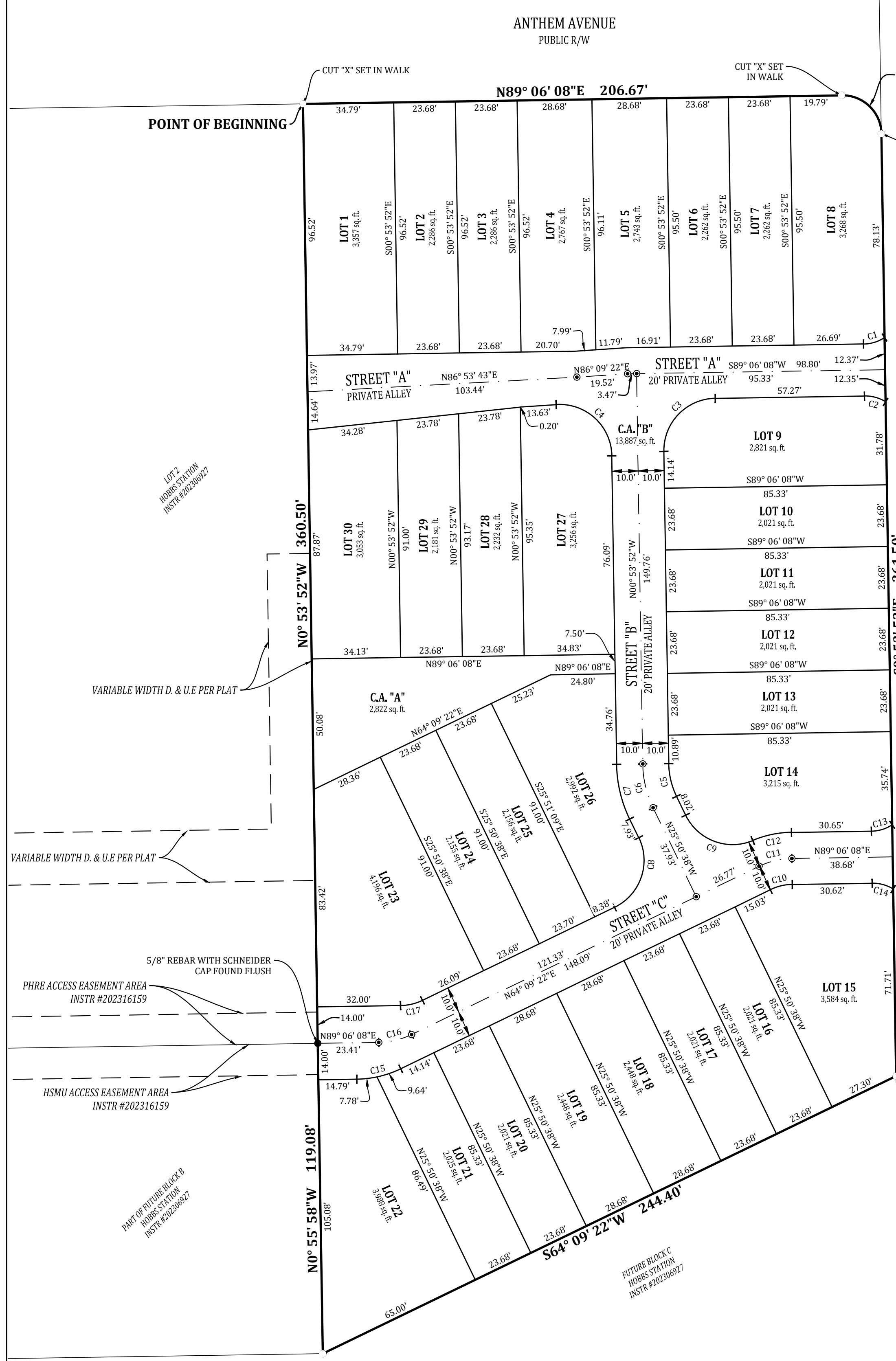
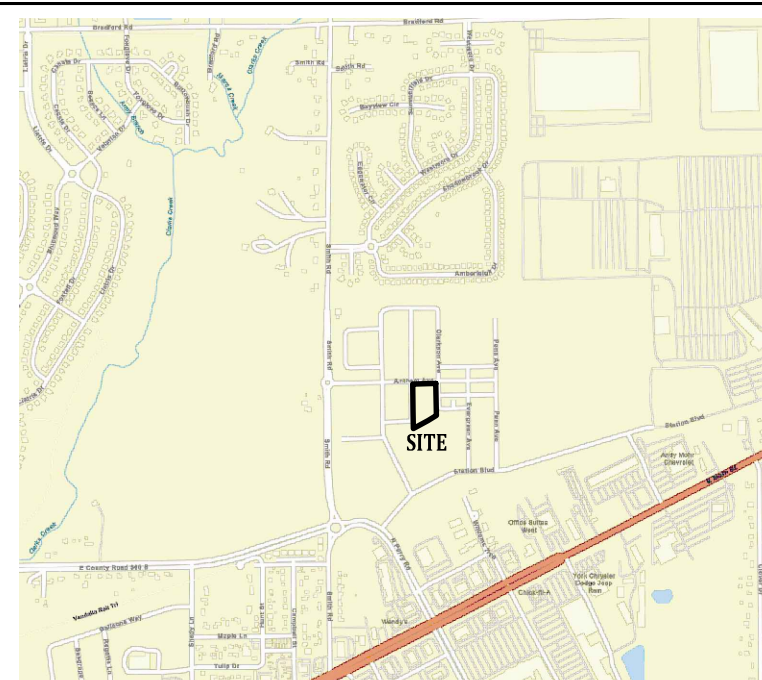


THIS INSTRUMENT PREPARED FOR:
TAYLOR MORRISON, LLC
630 3RD AVENUE SW, SUITE 200
CARMEL, IN 46032
PHONE: (317) 379-0184

TOWNS AT HOBBS STATION - SECONDARY PLAT

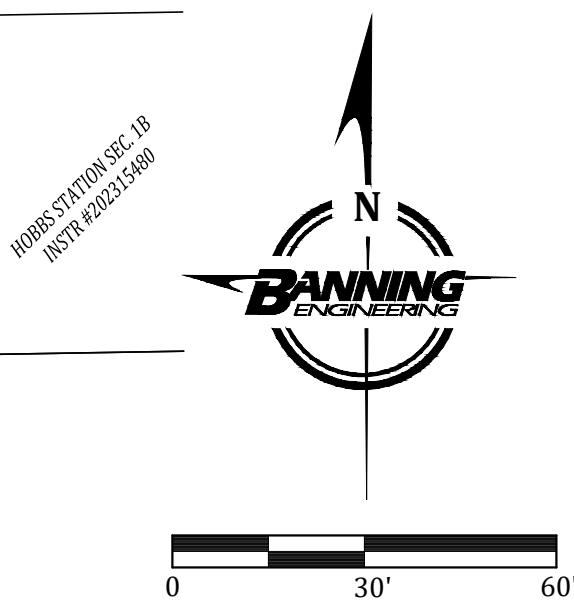
PART OF SEC. 19-T15N-R2E
PLAINFIELD, HENDRICKS COUNTY, INDIANA

THIS SITE IS ZONED: PUD



R = 15.00'
L = 23.56'
Δ = 90° 00' 00"

VICINITY MAP
-NO SCALE-



LEGEND

- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- L.E. - LANDSCAPE EASEMENT
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- Sq. Ft. - SQUARE FEET
- LOT ADDRESS - LOT ADDRESS
- C.A. - COMMON AREA
- Δ - SECTION CORNER

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	8.55'	15.00'	032°39'21"	4.39'	S72°46'27"W	8.43'
C2	8.52'	15.00'	032°32'18"	4.38'	N74°37'43"W	8.40'
C3	31.42'	20.00'	090°00'00"	20.00'	S44°06'08"W	28.28'
C4	32.44'	20.00'	092°56'46"	21.06'	N47°22'15"W	29.00'
C5	13.06'	30.00'	024°56'46"	6.64'	S13°22'15"E	12.96'
C6	17.42'	40.00'	024°56'46"	8.85'	N13°22'15"W	17.28'
C7	21.77'	50.00'	024°56'46"	11.06'	S13°22'15"E	21.60'
C8	31.42'	20.00'	090°00'00"	20.00'	S19°09'22"W	28.28'
C9	30.34'	20.00'	086°54'42"	18.95'	S69°17'59"E	27.51'
C10	8.71'	20.00'	024°56'46"	4.42'	N76°37'45"E	8.64'
C11	13.06'	30.00'	024°56'46"	6.64'	N76°37'45"E	12.96'
C12	15.26'	40.00'	021°51'28"	7.72'	N78°10'24"E	15.17'
C13	8.48'	15.00'	032°22'47"	4.36'	N72°54'44"E	8.36'
C14	8.51'	15.00'	032°30'06"	4.37'	N74°38'49"W	8.40'
C15	17.42'	40.00'	024°56'46"	8.85'	S76°37'45"W	17.28'
C16	13.06'	30.00'	024°56'46"	6.64'	N76°37'45"E	12.96'
C17	8.71'	20.00'	024°56'46"	4.42'	S76°37'45"W	8.64'

MINIMUM FRONT YARD SETBACK: 5'
MINIMUM SIDE YARD SETBACK: N/A
MINIMUM REAR YARD SETBACK: 5 FEET
MAXIMUM PRINCIPAL BUILDING HEIGHT: 40 FEET
MINIMUM LIVING AREA PER UNIT: 1,200 SQ. FT

Witness my signature this ___ day of ___, 202__.

Signature _____
Chandler A. Harden - Professional Surveyor - Indiana - # LS22300025



PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn:
Checked: Date: _____	Checked: Date: _____	Checked: Date: _____	CH
Revisions			Date: 04/10/25
			Project: 24344
			Sheet 1 of 2

TOWNS AT HOBBS STATION - SECONDARY PLAT

PART OF SEC. 19-T15N-R2E
PLAINFIELD, HENDRICKS COUNTY, INDIANA

DEDICATION STATEMENT

We, the undersigned Taylor Morrison, LLC do hereby certify that We are the Owner(s) of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to deed recorded in Instrument Number _____ in the Office of the Recorder of Hendricks County, Indiana, and further described as follows:

Land Description

Towns at Hobbs Station
Part of the Southwest Quarter of the fractional Section 19, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, being a part of Future Block "B" as shown on the Hobbs Station plat thereof recorded as Instrument Number 2023069277 in the Office of the Recorder of Hendricks County, being that 2.177 acre tract of land shown on the plat of an Original ALTA/NSPS Land Title Survey of said tract certified by Bryson Roney, PS #LS22300026, as Banning Engineering's project Number 24344, (all references to monuments and courses herein are as shown on said plat of survey) described as follows: BEGINNING at the northeast corner of said Lot 2 in said Hobbs Station plat thereof (the following two (2) calls follow along the south right of way line of Anthem Avenue as depicted on said plat); 1) thence North 89 degrees 06 minutes 08 seconds East 206.67 feet to the beginning of a tangent curve to the right having a radius of 15.00 feet, subtended by a long chord having a bearing of South 45 degrees 53 minutes 52 seconds East and a length of 21.21 feet, with a central angle of 90 degrees 00 minutes 00 seconds; 2) thence southeasterly along the arc of said curve 23.56 feet to the west line of Hobbs Station Section 1B plat thereof recorded as Instrument Number 202315480 in said recorder's office; thence South 00 degrees 53 minutes 52 seconds East along said west line 361.50 feet; thence South 64 degrees 09 minutes 22 seconds West 244.40 feet; thence North 00 degrees 55 minutes 58 seconds West 119.08 feet to the southeast corner of said Lot 2; thence North 00 degrees 53 minutes 52 seconds West along the east line of said Lot 2 a distance of 360.50 feet to the POINT OF BEGINNING, containing 2.177 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 Towns at Hobbs Station, 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.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways, and interior access drives) shall be erected or 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, 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.

Grant of Easement - For valuable consideration, the undersigned landowners ("Grantor") do hereby permanently grant to Duke Energy Indiana, Inc. and any other provider of utility services, and their respective successors and assigns ("Grantee"), forever, a non-exclusive easement, upon, under and across areas shown on the within plat and designated as "Utility Easements" for the construction, operation, maintenance, repair, relocation, addition to, modification, reconstruction, removal and replacement of any fixture necessary or convenient for the overhead and/or underground transmission and/or distribution of gas, electric, telephone, telecommunications and other utility service to the land of Grantor and to the public ("Facilities"). Grantee shall have the right of ingress and egress over the Utility Easements, and to and from the Utility Easements and public road right of way over the adjoining land of Grantor (using established drives and paved areas when practicable), and also the right to cut down, clear, trim and remove any trees, undergrowth or overhanging branches within the Utility Easements and immediately adjacent thereto. No buildings or other structures shall be built or permitted by Grantor within the Utility Easements, no trees or other woody vegetation shall be planted or permitted by Grantor within the Utility Easements, no obstruction to Grantee's access shall be placed or permitted by Grantor within the Utility Easements, and no change in the elevation of the surface of the Utility Easements shall be made or permitted by Grantor. To have and to hold said easement forever, which shall run with the land and be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. Grantor acknowledges having the full power to grant this easement and will defend the same against all claims.

In addition to the covenants and restrictions herein set forth and contained in this plat the lots are also subject to certain additional covenants and restrictions contained in "Declaration of Covenants and Restrictions of Towns at Hobbs Station Subdivision" recorded as Instrument Number _____ in the Office of the Recorder of Hendricks County and any amendments thereof.

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

In witness whereof, Owner has executed this instrument this ___ day of ___, 202__.

Owner: Taylor Morrison, LLC
630 3RD AVENUE SW, SUITE 200
CARMEL, IN 46032

Signature _____
Printed: Paul Claire
Title: Representative of Taylor Morrison, LLC
State of _____
County of _____

Before me, a notary public in and for said County and State, personally appeared _____ of _____, 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 ___, 202__.

Signature _____
Printed _____
County of Residence _____
My Commission Expires _____

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDED OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

- DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.
- DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.
- ⊗ DENOTES A MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

SURVEYOR CERTIFICATION

I, Chandler A. Harden, 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 30 Lots, numbered 1 through 30, 2 Common Areas, labeled "A" and "B", 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 ___, 202__.

Prepared By: Chandler A. Harden
Professional Surveyor - Indiana - #LS22300025

This instrument was prepared by Chandler A. Harden 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. Chandler A. Harden

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 and Zoning
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 ___, 202__.

Witness by signature this ___ day of ___, 202__.

TOWN OF PLAINFIELD PLAN COMMISSION

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

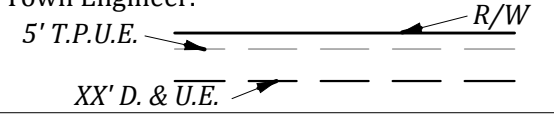
REGULATED DRAINAGE CERTIFICATE

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.

REGULATED DRAIN TABLE

LFT OF OPEN DITCHES	0
LFT OF SUBSURFACE DRAINS	0

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 (T.P.U.E.) 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 said five (5) feet of said utility easement without the written approval of the Town Engineer.



PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn:
Checked: Date: _____	Checked: Date: _____	Checked: Date: _____	CH
Revisions			Date: 04/10/25
			Project: 24344
			Sheet 2 of 2