

LOT 1
GATEWAY BUSINESS PARK
BUILDING 5
INST 201819540

FORMERLY IAA
BK 341-192
9.074 ac

IAA
INST 2017107581
70.262 ac

IAA
BK 352-671
1.2 ac

PROPOSED BUILDING #6
AREA: 25.10 AC
BUILDING AREA: 273,286 SF
FFE: 757.25

IAA
BK 348/241

IAA
INST 980083848
BK 371/145

IAA
BK 336/436

IAA
INST 2017107581
70.262 ac

IAA
BK 354-668
2.50 ac

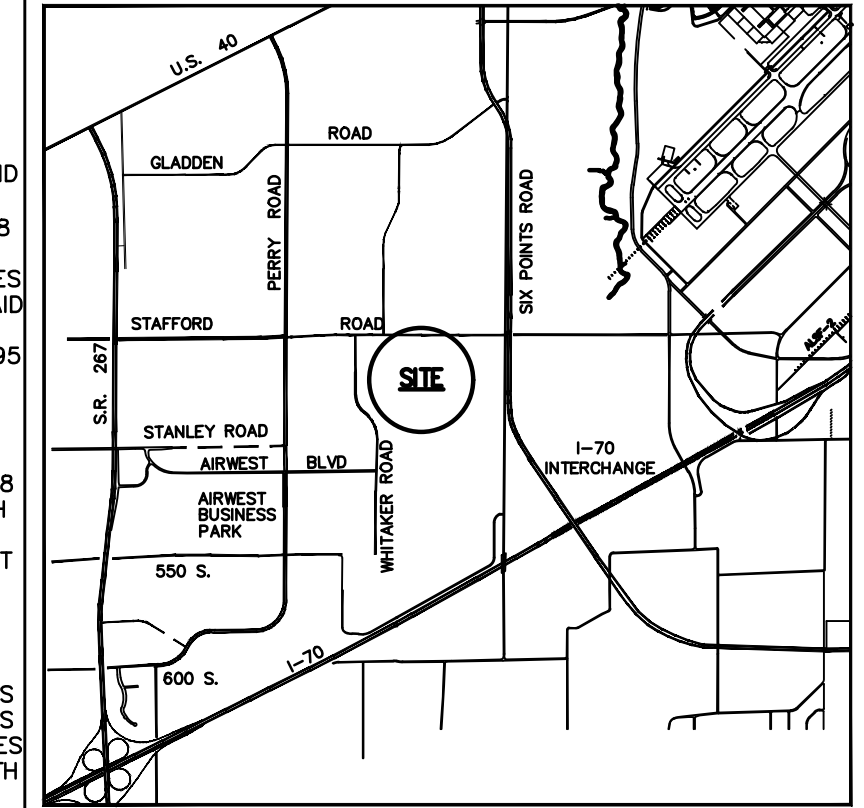
IAA
INST 2017107581
70.262 ac

LEGAL DESCRIPTION

INDY GATEWAY 6
PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A HENDRICKS COUNTY SURVEYOR'S DISK AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 2 EAST; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS EAST ALONG THE WEST LINE THEREOF 1338.04 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 04 SECONDS EAST ALONG WEST LINE 16.78 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF GATEWAY BUSINESS PARK BUILDING 5, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 201819540 AND FILED IN PLAT CABINET 8, SLIDE 205, PAGE 148 IN THE HENDRICKS COUNTY RECORDER'S OFFICE; THENCE NORTH 88 DEGREES 29 MINUTES 43 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 337.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 47 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 156.14 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 06 SECONDS EAST ALONG A SOUTH LINE OF SAID LOT 329.95 FEET TO A SOUTHWEST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 139.85 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 49 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE 505.13 FEET TO A WESTERLY CORNER OF THE INDIANAPOLIS AIRPORT AUTHORITY 70.262 ACRE LAND TRACT AS DESCRIBED IN INSTRUMENT NUMBER 201710758 (ALL OF THE REMAINING CALLS, EXCEPT FOR THE VERY LAST CALL, ARE ALONG THE LINES OF SAID LAND TRACT); THENCE SOUTH 05 DEGREES 37 MINUTES 57 SECONDS WEST 25.42 FEET; THENCE SOUTH 21 DEGREES 02 MINUTES 43 SECONDS EAST 123.92 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 58 SECONDS EAST 209.10 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 02 SECONDS WEST 432.15 FEET; THENCE SOUTH 00 DEGREES 59 MINUTES 33 SECONDS EAST 278.62 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 01 SECONDS WEST 184.48 FEET; THENCE NORTH 51 DEGREES 04 MINUTES 20 SECONDS WEST 186.79 FEET; THENCE NORTH 80 DEGREES 29 MINUTES 20 SECONDS WEST 210.76 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 32 SECONDS WEST 115.78 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 11 SECONDS WEST 59.20 FEET; THENCE NORTH 50 DEGREES 32 MINUTES 37 SECONDS WEST 158.54 FEET; THENCE NORTH 55 DEGREES 48 MINUTES 29 SECONDS WEST 203.56 FEET; THENCE SOUTH 21 DEGREES 52 MINUTES 05 SECONDS WEST 202.99 FEET; THENCE SOUTH 44 DEGREES 12 MINUTES 36 SECONDS WEST 66.55 FEET; THENCE NORTH 57 DEGREES 20 MINUTES 20 SECONDS WEST 175.74 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 04 SECONDS WEST ALONG SAID WEST LINE 1737.22 FEET TO THE POINT OF BEGINNING, CONTAINING 25.103 ACRES, MORE OR LESS.



0' 60' 120'
SCALE: 1"=60'



VICINITY MAP
Not to Scale



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

EXISTING LEGEND

	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	P
PROJECT AREA:	25.10± ACRES
BUILDING AREA:	273,286± SF
SITE IMPERVIOUS AREA:	17.48± ACRES
STANDARD PARKING (9'x18'):	254
ADA PARKING PROVIDED:	8
(INCLUDES 7 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	262
TRAILER PARKING (12'x52'):	77

PRIMARY PLAT NOTES

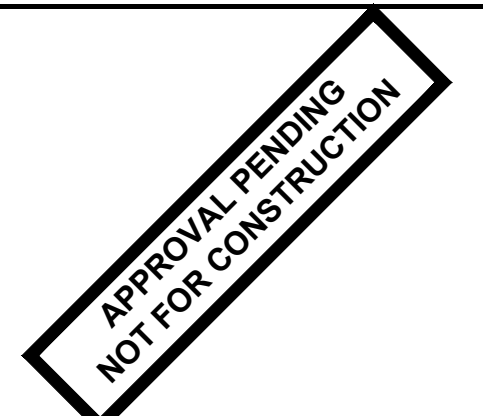
NAME OF SUBDIVISION: GATEWAY BUSINESS PARK, BUILDING #6
OWNER INFORMATION: HSA COMMERCIAL REAL ESTATE
100 S. WACKER DRIVE, SUITE 950
CHICAGO, IL 60606
DESIGNER INFORMATION: AMERICAN STRUCTUREPOINT, INC
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, IN 46240
SURVEY: JEFF DOUGLAS
CIVIL: NATHAN WINSLOW
ARCH: MARK BAUMSTARK

- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

GATEWAY BUSINESS PARK, BUILDING #6

Plainfield, Indiana



CERTIFIED BY

ISSUANCE INDEX
DATE: 07/10/2020
PROJECT PHASE: ISSUE FOR APPROVAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.01487

PRIMARY PLAT
C200

PLOT DATE: 7/10/2020 2:07 PM
 PLOT SCALE: 1"=60.00'
 EDIT DATE: 8/18/2020
 EDITOR: J. RODGERS
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