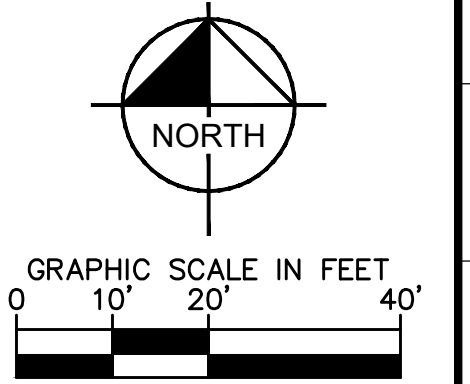


PRIMARY PLAT DUTCH BROS PLAINFIELD



PROPOSED LEGEND

C.A.E.	CROSS ACCESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
V.W.	VARIABLE WIDTH
B.S.L.	BUILDING SETBACK LINE
FY	FRONT YARD SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
ROW	RIGHT OF WAY
INST. #	INSTRUMENT NUMBER
	POND
	PROPERTY BOUNDARY
	PROPOSED EASEMENT
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER MAIN
	VACATION AREA OF EXISTING CAMBY ROAD R/W

PLAT INFORMATION

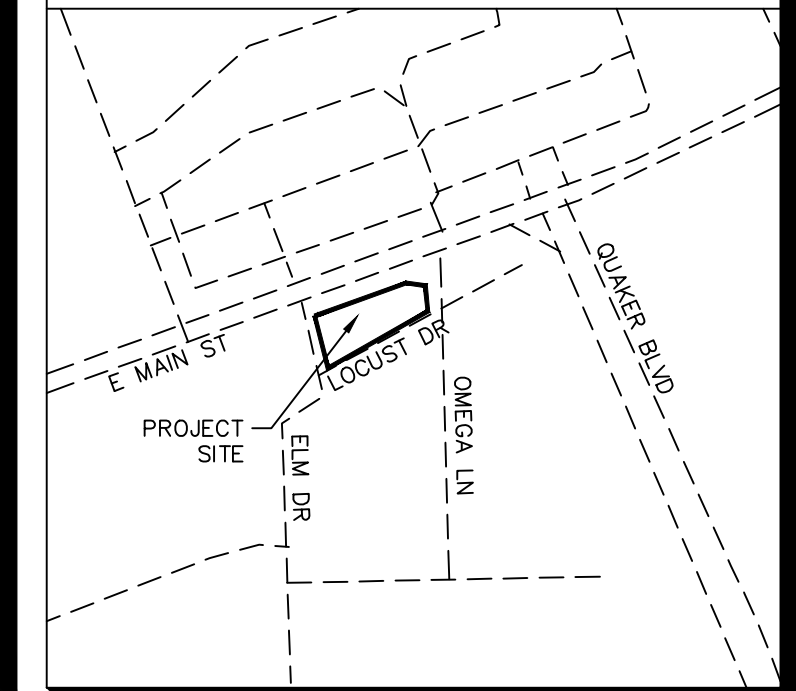
OWNER:
GOLDEN TEMPLE PLAINFIELD, LLC
8763 BUTTONSUSH CIRCLE
PLAINFIELD, IN 46168

DEVELOPER:
MILK CRATE DEVELOPMENT, LLC
4828 E 1250 S
HEBER CITY, UT, 84032
530-321-6485

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
317-218-9560

OVERALL SITE AREA: ±0.84 ACRES
NUMBER OF EXISTING LOTS: 2
NUMBER OF PROPOSED LOTS: 1

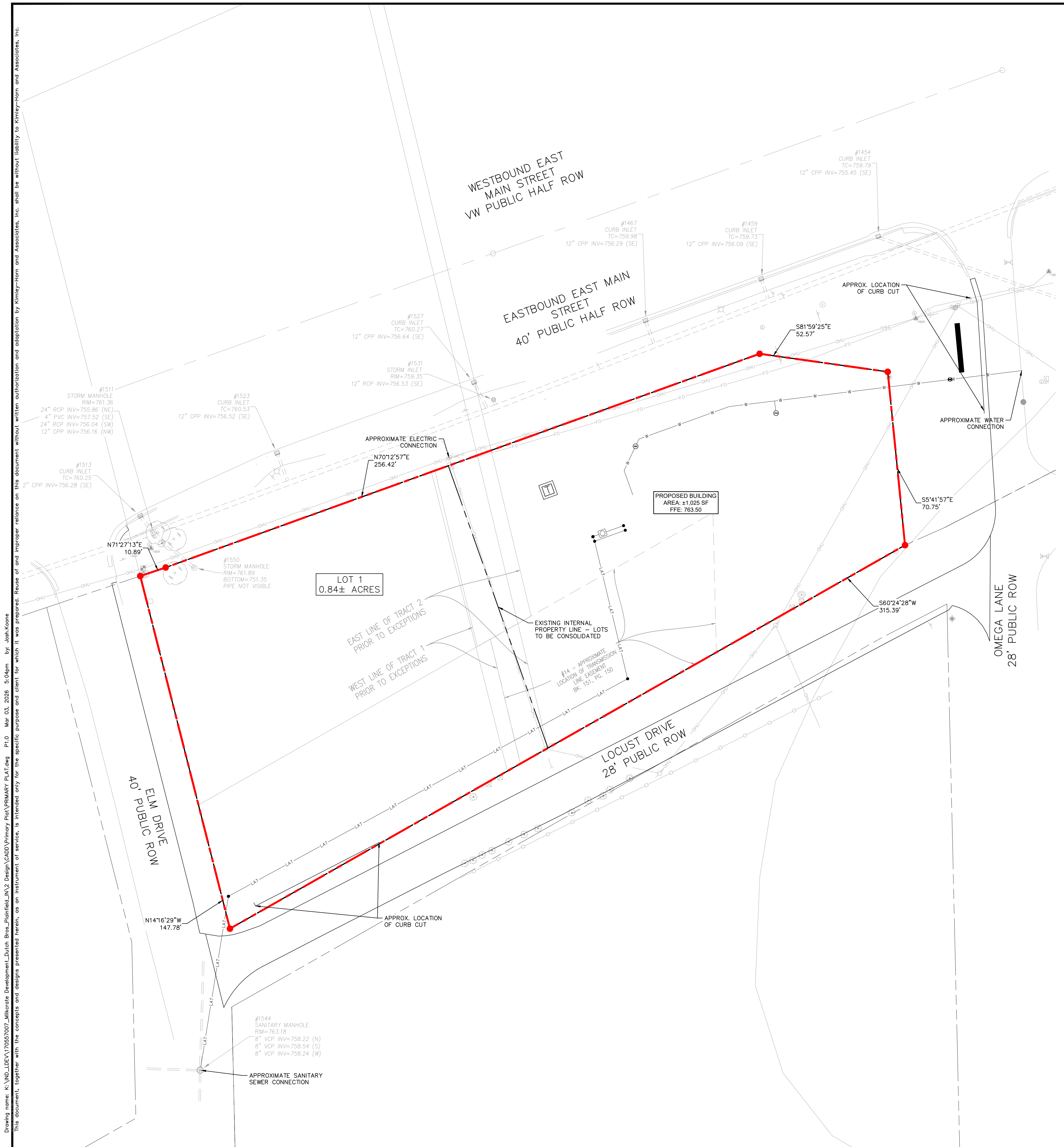
VICINITY MAP



LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF (THE BASIS BEARINGS BEING THE INDIANA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83 (2011) EPOCH 2010.0) NORTH 88 DEGREES 36 MINUTES 43 SECONDS EAST, 906.32 FEET TO THE SOUTHERLY PROJECTED WEST LINE OF CLARK'S CREEK ADDITION AS RECORDED IN PLAT BOOK 4, PAGE 48 IN THE OFFICE OF THE HENDRICKS COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY PROJECTION NORTH 01 DEGREE 20 MINUTES 17 SECONDS WEST, 2088.71 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. 40 PER STATE HIGHWAY PROJECT NUMBER SNFA-15 SEC. B(6), 1941; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 71 DEGREES 27 MINUTES 13 SECONDS EAST, 109.80 FEET TO THE EAST RIGHT OF WAY LINE OF ELM STREET, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 71 DEGREES 27 MINUTES 13 SECONDS EAST, 10.89 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 70 DEGREES 12 MINUTES 57 SECONDS EAST, 256.42 FEET TO THE NORTHEASTERLY LINE OF THE LANDS CONVEYED IN INSTRUMENT NUMBER 202419950, THE FOLLOWING TWO (2) COURSES ARE ALONG THE NORTHEASTERLY AND EASTERLY LINES THEREOF; (1) THENCE SOUTH 81 DEGREES 59 MINUTES 25 SECONDS EAST, 52.57 FEET; (2) THENCE SOUTH 05 DEGREES 41 MINUTES 57 SECONDS EAST, 70.75 FEET TO THE NORTH RIGHT OF WAY LINE OF LOCUST DRIVE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 60 DEGREES 24 MINUTES 28 SECONDS WEST, 315.39 FEET TO THE EAST RIGHT OF WAY LINE OF ELM DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 14 DEGREES 16 MINUTES 29 SECONDS WEST, 147.78 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES, MORE OR LESS.



Drawing name: K:\IND\DEV\170557007_Milkcrate Development\170557007_Dutch Bros_Plainfield\IND\170557007_VPrimary Plat\PRIMARY PLAT.dwg PLO Mar 03, 2026 3:04pm by: JeanKocine
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	CHAD STEVEN HORN REGISTERED PROFESSIONAL ENGINEER NO. 12122 INDIANA
	MILKCRATE DEVELOPMENT LLC www.milkcratedev.com
PRIMARY PLAT	PRIMARY PLAT
DUTCH BROS PLAINFIELD PRIMARY PLAT 1815 E MAIN ST PLAINFIELD, IN 46168	DUTCH BROS PLAINFIELD PRIMARY PLAT 1815 E MAIN ST PLAINFIELD, IN 46168
ORIGINAL ISSUE: 03/03/2026	KHA PROJECT NO. 170557007
SHEET NUMBER	1 of 1