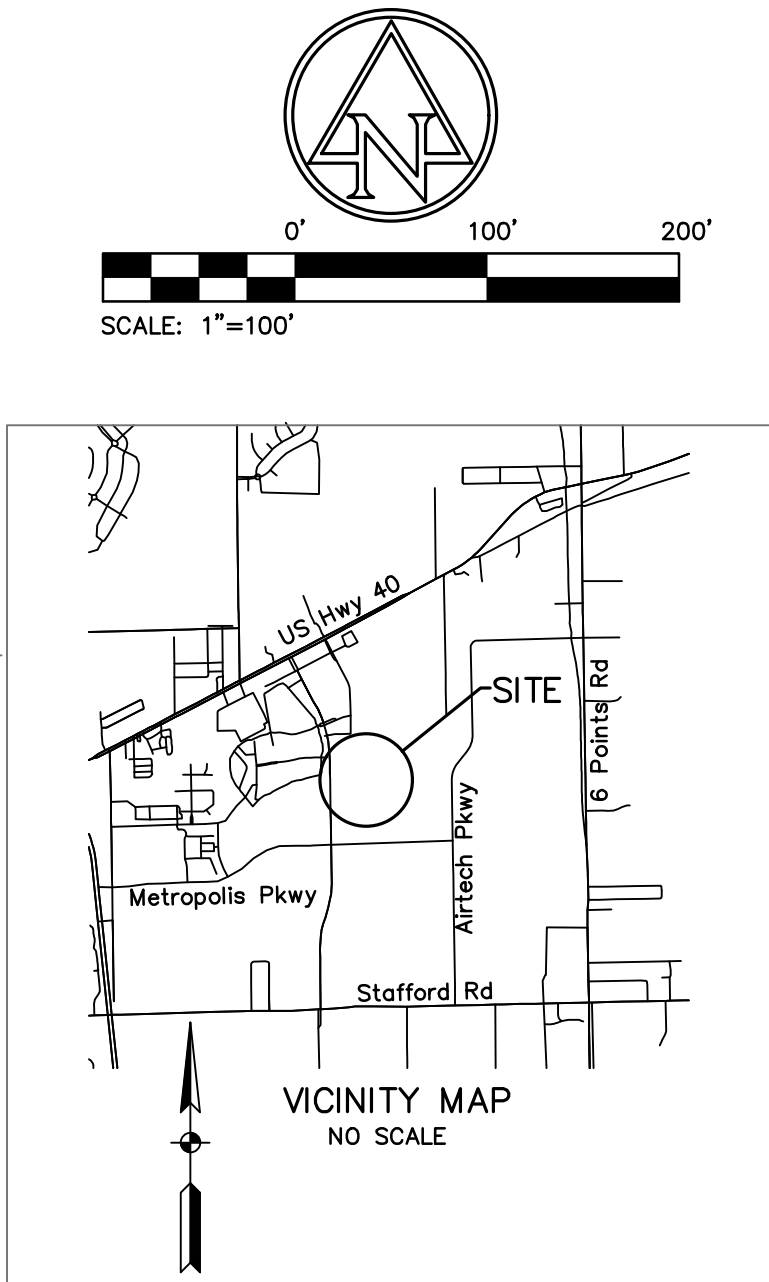
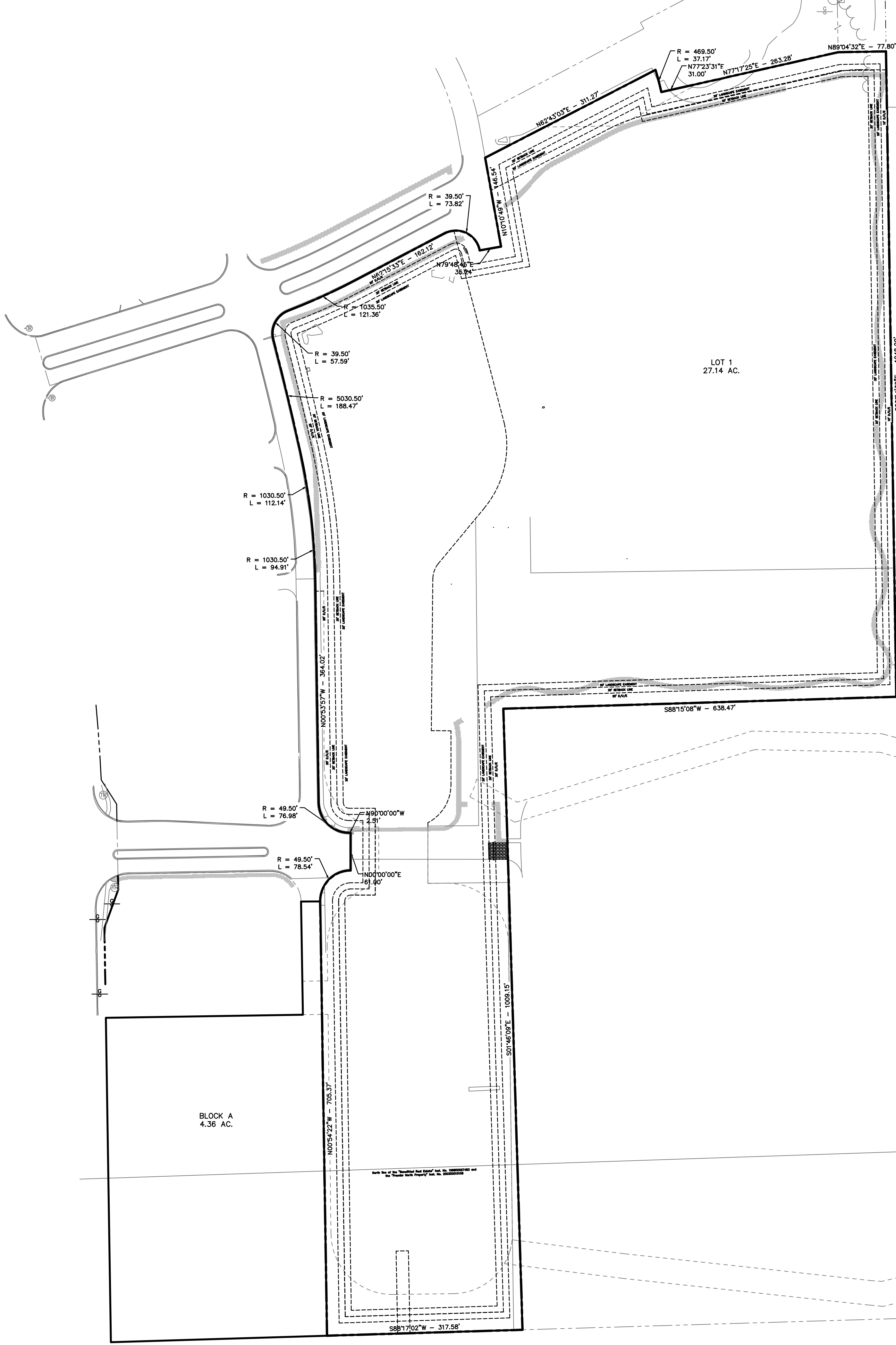


LEGAL DESCRIPTION

BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 157, PAGES 2A AND B, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS: 24.348 ACRES OF THAT 69.69 ACRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201257362 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, SAID 24.348 ACRES BEING A PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST IN GULFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A THE SOUTHEAST CORNER OF BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 157, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER; THENCE NORTH 10 DEGREES 41 MINUTES 6 SECONDS WEST (BEARINGS PER PLAT) 441.02 FEET ALONG THE EAST LINE OF SAID BLOCK 'B' TO A SOUTHERLY BOUNDARY OF BLOCK 'A' IN SAID PLAINFIELD COMMONS IV, PHASE I; THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 79 DEGREES 48 MINUTES 45 SECONDS EAST 35.24 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 49 SECONDS WEST 148.54 FEET TO THE SOUTHWESTLY CORNER OF LOT 6 IN SAID PLAINFIELD COMMONS IV, PHASE I; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 6 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 62 DEGREES 43 MINUTES 3 SECONDS EAST 311.27 FEET; 2) THENCE SOUTHERLY 37.17 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 469.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 14 DEGREES 52 MINUTES 35 SECONDS EAST AND A LENGTH OF 37.17 FEET; 3) NORTH 77 DEGREES 23 MINUTES 31 SECONDS EAST 31.00 FEET; 4) THENCE NORTH 77 DEGREES 17 MINUTES 26 SECONDS EAST 263.28 FEET TO THE SOUTHWEST CORNER OF THAT 0.179 ACRE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201406841 IN SAID OFFICE OF THE RECORDER; THENCE NORTH 89 DEGREES 4 MINUTES 32 SECONDS EAST 77.80 FEET ALONG THE SOUTH LINE OF SAID 0.179 ACRE PARCEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 0 DEGREES 54 MINUTES 39 SECONDS EAST 1,048.20 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION, SAID CORNER BEING ON THE NORTH LINE OF LOT 1, ADJACENT AT METROPOLIS, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 48, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 88 DEGREES 15 MINUTES 8 SECONDS WEST 638.47 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 DEGREE 48 MINUTES 9 SECONDS EAST 1,029.15 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTH LINE OF LOT 1, ECHO PARK AT PERRY CROSSING, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 186, PAGES 1A AND B, IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 88 DEGREES 17 MINUTES 2 SECONDS WEST 317.38 FEET ALONG SAID NORTH LINE; THENCE NORTH 0 DEGREES 54 MINUTES 22 SECONDS WEST 705.37 FEET TO A SOUTHERLY CORNER OF BLOCK 'A' IN PLAINFIELD COMMONS IV, PHASE II, THE PLAT THEREOF RECORDED IN PLAT CABINET 7, SLIDE 7, PAGES 2 IN SAID OFFICE OF THE RECORDER; THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING SIX (6) COURSES: 1) NORTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 44 DEGREES 32 MINUTES 49 SECONDS EAST AND A LENGTH OF 70.55 FEET; 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 61.00 FEET; 3) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.51 FEET; 4) NORTHWESTERLY 76.98 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 45 DEGREES 28 MINUTES 58 SECONDS WEST AND A LENGTH OF 69.45 FEET; 5) NORTH 0 DEGREES 53 MINUTES 57 SECONDS WEST 364.02 FEET; 6) NORTHERLY 94.91 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,030.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 3 DEGREES 32 MINUTES 16 SECONDS WEST AND A LENGTH OF 94.88 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 'B'; THENCE NORTH 89 DEGREES 9 MINUTES 27 SECONDS EAST 355.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK 'B' TO THE POINT OF BEGINNING AND CONTAINING 23.845 ACRES, MORE OR LESS.

COLLECTIVELY THE ABOVE TWO PARCELS CONTAIN 27.145 ACRES, MORE OR LESS.



EXISTING LEGEND	
	CURB INLET
	DRAINAGE INLET
	DRAINAGE MH
	ELECTRIC METER BOX
	FIRE HYDRANT
	GAS MARKER
	SANITARY MH
	SIGN
	STAND PIPE
	TELEPHONE BOX
	TELEPHONE HANDHOLE
	TELEPHONE PEDESTAL
	TRAFFIC POLE
	TRANSFORMER
	WATER VALVE
	BURIED WATER LINE

SITE LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

SITE DATA TABLE	
SITE ZONING:	R6
PROJECT AREA:	± ACRES
BUILDING AREA:	SF
SITE IMPERVIOUS AREA:	± ACRES
STANDARD PARKING (9'x18'):	293
ADA PARKING REQUIRED:	7
ADA PARKING PROVIDED:	11
(INCLUDES 2 VAN ACCESSIBLE)	
DETACHED GARAGE PARKING:	18
TANDEM PARKING:	104
INTERIOR GARAGE PARKING:	167
TOTAL PROPOSED PARKING:	584

PRIMARY PLAT NOTES	
NAME OF SUBDIVISION:	APEX at Perry Crossing
OWNER INFORMATION:	SILA PERRY LLC
ADDRESS:	706 PRO-MED LANE, SUITE #260 CARMEL, IN 46032
DESIGNER INFORMATION:	AMERICAN STRUCTUREPOINT, INC
ADDRESS:	9025 RIVER ROAD, SUITE 200 INDIANAPOLIS, IN 46240
SURVEY:	JEFF DOUGLAS
CIVIL:	JUSTIN OLASHUK
ARCH:	BRAD LUTZ HUMPHREYS & PARTNERS ARCHITECTS, LP

- 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 -



SILA CAPITAL, LLC
UNDERSTANDING WHAT'S IMPORTANT

706 Pro-Med LN Suite #260
TEL: 317.681.3488
www.silacapital.com



**AMERICAN
STRUCTUREPOINT
INC.**

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

APEX at
Perry Crossing

City Center Way
Plainfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY		
ISSUANCE INDEX		
DATE:	8/21/2020	
PROJECT PHASE:	DEVELOPMENT PLAN	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.01605

PRIMARY PLAT

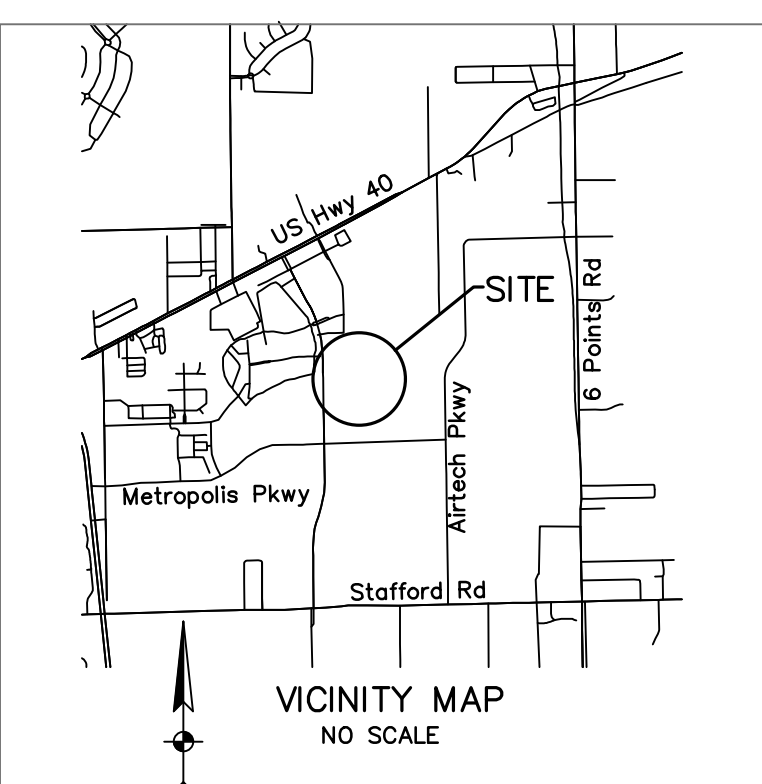
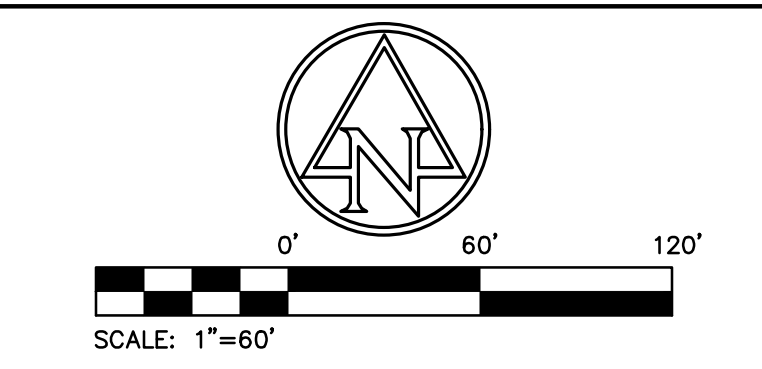
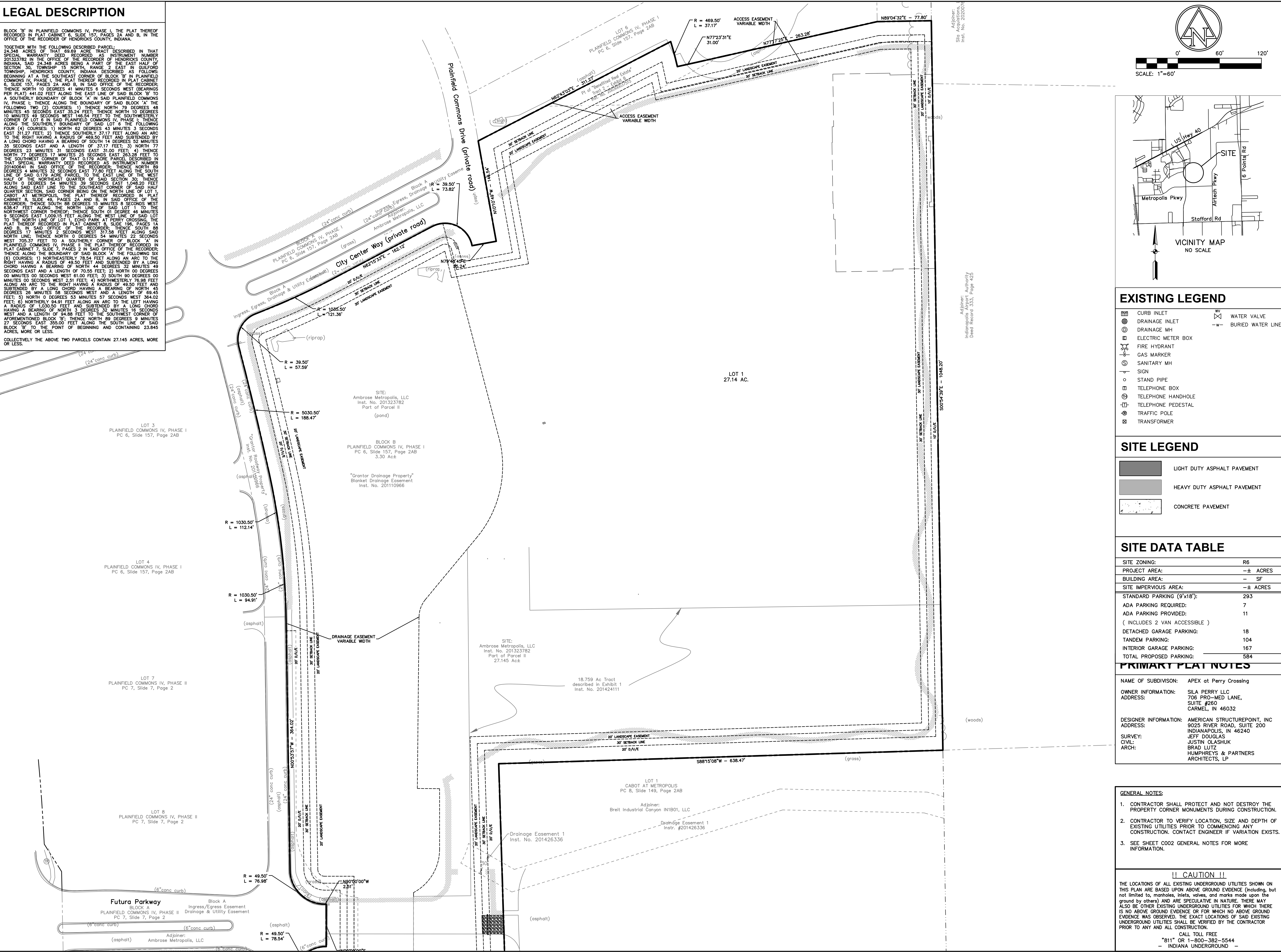
LEGAL DESCRIPTION

BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 157, PAGES 2A AND B, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

24.348 ACRES OF THAT 89.68 ACRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201323782 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, SAID 24.348 ACRES BEING A PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2, EAST, SUILEDORF TOWNSHIP, HENDRICKS COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A THE SOUTHWEST CORNER OF BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 157, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER; THENCE NORTH 10 DEGREES 41 MINUTES 6 SECONDS WEST (BEARINGS PER PLAT) 441.02 FEET ALONG THE EAST LINE OF SAID BLOCK 'B' TO A SOUTHERLY BOUNDARY OF BLOCK 'A' IN SAID PLAINFIELD COMMONS IV, PHASE I; THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 79 DEGREES 48 MINUTES 45 SECONDS EAST 35.24 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 49 SECONDS WEST 145.54 FEET TO THE SOUTHWESTLY CORNER OF LOT 6 IN SAID PLAINFIELD COMMONS IV, PHASE I; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 6 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 62 DEGREES 43 MINUTES 3 SECONDS EAST 311.27 FEET; 2) THENCE SOUTHERLY 37.17 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 469.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 14 DEGREES 52 MINUTES 35 SECONDS EAST AND A LENGTH OF 37.17 FEET; 3) NORTH 77 DEGREES 23 MINUTES 31 SECONDS EAST 31.00 FEET; 4) THENCE NORTH 77 DEGREES 17 MINUTES 26 SECONDS EAST 263.28 FEET TO THE SOUTHWEST CORNER OF THAT 0.179 ACRE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201400841 IN SAID OFFICE OF THE RECORDER; THENCE NORTH 89 DEGREES 4 MINUTES 32 SECONDS EAST 77.80 FEET ALONG THE SOUTH LINE OF SAID 0.179 ACRE PARCEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 0 DEGREES 54 MINUTES 39 SECONDS EAST 1,048.20 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION, SAID CORNER BEING ON THE NORTH LINE OF LOT 1, PARCEL AT METROPOLIS, THE PLAT THEREOF RECORDED IN PLAT CABINET 8, SLIDE 48, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 88 DEGREES 15 MINUTES 8 SECONDS WEST 638.47 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 DEGREE 48 MINUTES 9 SECONDS EAST 1,009.15 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTH LINE OF LOT 1, ECHO PARK AT PERRY CROSSING, THE PLAT THEREOF RECORDED IN PLAT CABINET 8, SLIDE 186, PAGES 1A AND B, IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 88 DEGREES 17 MINUTES 2 SECONDS WEST 317.38 FEET ALONG SAID NORTH LINE; THENCE NORTH 0 DEGREES 54 MINUTES 22 SECONDS WEST 705.37 FEET TO A SOUTHERLY CORNER OF BLOCK 'A' IN PLAINFIELD COMMONS IV, PHASE II, THE PLAT THEREOF RECORDED IN PLAT CABINET 7, SLIDE 7, PAGES 2 IN SAID OFFICE OF THE RECORDER; THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING SIX (6) COURSES: 1) NORTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 44 DEGREES 32 MINUTES 49 SECONDS EAST AND A LENGTH OF 70.55 FEET; 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 61.00 FEET; 3) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.51 FEET; 4) NORTHEASTERLY 76.98 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 45 DEGREES 28 MINUTES 58 SECONDS WEST AND A LENGTH OF 69.45 FEET; 5) NORTH 0 DEGREES 53 MINUTES 57 SECONDS WEST 364.02 FEET; 6) NORTHERLY 94.91 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,030.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 3 DEGREES 32 MINUTES 16 SECONDS WEST AND A LENGTH OF 94.88 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 'B'; THENCE NORTH 88 DEGREES 9 MINUTES 27 SECONDS EAST 355.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK 'B' TO THE POINT OF BEGINNING AND CONTAINING 23.845 ACRES, MORE OR LESS.

COLLECTIVELY THE ABOVE TWO PARCELS CONTAIN 27.145 ACRES, MORE OR LESS.



EXISTING LEGEND

- CURB INLET
- DRAINAGE INLET
- DRAINAGE MH
- ELECTRIC METER BOX
- FIRE HYDRANT
- GAS MARKER
- SANITARY MH
- SIGN
- STAND PIPE
- TELEPHONE BOX
- TELEPHONE HANDHOLE
- TELEPHONE PEDESTAL
- TRAFFIC POLE
- TRANSFORMER
- WATER VALVE
- BURIED WATER LINE

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	R6
PROJECT AREA:	± ACRES
BUILDING AREA:	± SF
SITE IMPERVIOUS AREA:	± ACRES
STANDARD PARKING (9'x18'):	293
ADA PARKING REQUIRED:	7
ADA PARKING PROVIDED:	11
(INCLUDES 2 VAN ACCESSIBLE)	
DETACHED GARAGE PARKING:	18
TANDEM PARKING:	104
INTERIOR GARAGE PARKING:	167
TOTAL PROPOSED PARKING:	584

PRIMARY PLAT NOTES

NAME OF SUBDIVISION: APEX at Perry Crossing

OWNER INFORMATION: SILA PERRY LLC
706 PRO-MED LANE,
SUITE #260
CARMEL, IN 46032

DESIGNER INFORMATION: AMERICAN STRUCTUREPOINT, INC
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, IN 46240

SURVEY: CIVIL: JEFF DOUGLAS
ARCH: BRAD LUTZ
HUMPHREYS & PARTNERS
ARCHITECTS, LP

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 -



SILA CAPITAL, LLC
UNDERSTANDING WHAT'S IMPORTANT

706 Pro-Med Ln Suite #260
Carmel, IN 46032-3488
www.silacapital.com



**AMERICAN
STRUCTUREPOINT
INC.**

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

APEX at
Perry Crossing

City Center Way
Plainfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

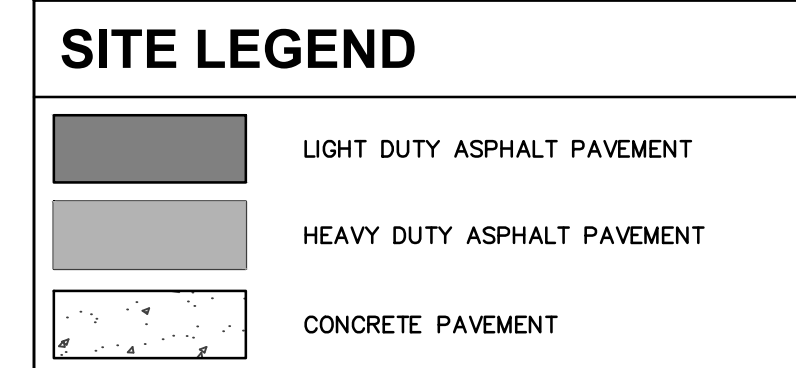
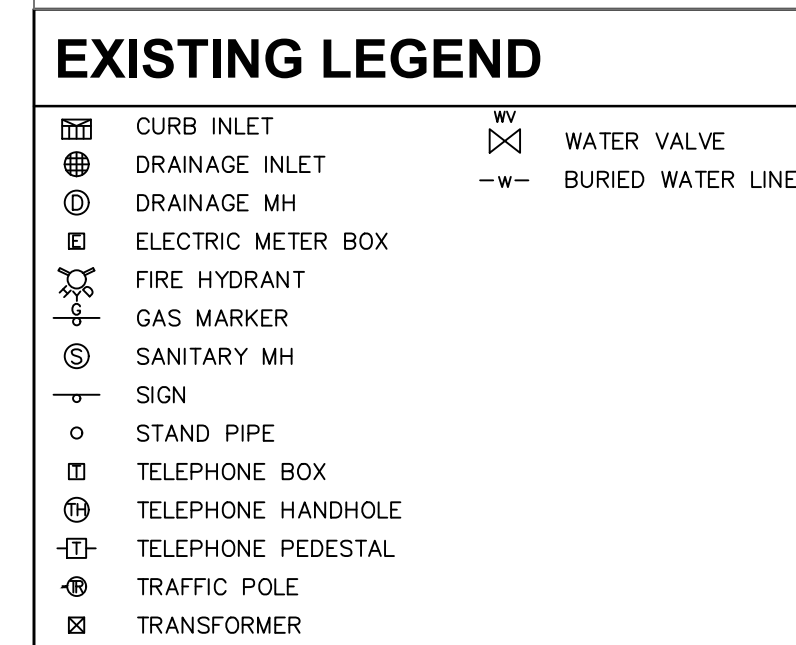
CERTIFIED BY

ISSUANCE INDEX		
DATE:	8/21/2020	
PROJECT PHASE:	DEVELOPMENT PLAN	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.01605

PRIMARY PLAT



SITE DATA TABLE	
SITE ZONING:	R6
PROJECT AREA:	± ACRES
BUILDING AREA:	± SF
SITE IMPERVIOUS AREA:	± ACRES
STANDARD PARKING (9'x18')	293
ADA PARKING REQUIRED:	7
ADA PARKING PROVIDED:	11
(INCLUDES 2 VAN ACCESSIBLE)	
DETACHED GARAGE PARKING:	18
TANDEM PARKING:	104
INTERIOR GARAGE PARKING:	167
TOTAL PROPOSED PARKING:	584

PRIMARY PLAT NOTES	
NAME OF SUBDIVISION:	APEX at Perry Crossing
OWNER INFORMATION:	SILA PERRY LLC
ADDRESS:	706 PRO-MED LANE, SUITE #260 CARMEL, IN 46032
DESIGNER INFORMATION:	AMERICAN STRUCTUREPOINT, INC
ADDRESS:	9025 RIVER ROAD, SUITE 200 INDIANAPOLIS, IN 46240
SURVEY:	JEFF DOUGLAS
CIVIL:	JUSTIN OLASHUK
ARCH:	BRAD LUTZ HUMPHREYS & PARTNERS ARCHITECTS, LP

- GENERAL NOTES:**
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 3. 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, vaults, valves and marks made upon the ground by others). THEY 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 MUST BE CONFIRMED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
-- INDIANA UNDERGROUND --

APPROVAL PENDING
NOT FOR CONSTRUCTION

ISSUANCE INDEX
DATE:
8/21/2020
PROJECT PHASE:
DEVELOPMENT PLAN

[illegible]

Project Number	2020.01605
-----------------------	------------

LEGAL DESCRIPTION

BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 157, PAGES 2A AND B, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS:

24.348 ACRES OF THAT 89.688 ACRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201323782 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, SAID 24.348 ACRES BEING A PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2, EAST, SULEFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA DESCRIBED AS FOLLOWS: BEGINNING AT A THE SOUTHEAST CORNER OF BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 157, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER; THENCE NORTH 10 DEGREES 41 MINUTES 6 SECONDS WEST (BEARINGS PER PLAT) 441.02 FEET ALONG THE EAST LINE OF SAID BLOCK 'B' TO A SOUTHERLY BOUNDARY OF BLOCK 'A' IN SAID PLAINFIELD COMMONS IV, PHASE I; THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 79 DEGREES 48 MINUTES 45 SECONDS EAST 35.24 FEET; THENCE NORTH 10 DEGREES 10 MINUTES 49 SECONDS WEST 145.44 FEET TO THE SOUTHWESTLY CORNER OF LOT 6 IN SAID PLAINFIELD COMMONS IV, PHASE I; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 6 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 62 DEGREES 43 MINUTES 3 SECONDS EAST 311.27 FEET; 2) THENCE SOUTHERLY 37.17 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 469.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 14 DEGREES 52 MINUTES 35 SECONDS EAST AND A LENGTH OF 37.17 FEET; 3) NORTH 77 DEGREES 23 MINUTES 31 SECONDS EAST 31.00 FEET; 4) THENCE NORTH 77 DEGREES 17 MINUTES 26 SECONDS EAST 203.28 FEET TO THE SOUTHWEST CORNER OF THAT 0.179 ACRE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201406841 IN SAID OFFICE OF THE RECORDER; THENCE NORTH 89 DEGREES 4 MINUTES 32 SECONDS EAST 77.80 FEET ALONG THE SOUTH LINE OF SAID 0.179 ACRE PARCEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 0 DEGREES 54 MINUTES 39 SECONDS EAST 1,048.20 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 1, QUARTER SECTION, SAID CORNER BEING ON THE NORTH LINE OF LOT 1, CABINET 6, SLIDE 48, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 88 DEGREES 15 MINUTES 8 SECONDS WEST 638.47 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 DEGREE 48 MINUTES 9 SECONDS EAST 1,009.15 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTH LINE OF LOT 1, ECHO PARK AT PERRY CROSSING, THE PLAT THEREOF RECORDED IN PLAT CABINET 6, SLIDE 186, PAGES 1A AND B, IN SAID OFFICE OF THE RECORDER; THENCE SOUTH 88 DEGREES 17 MINUTES 2 SECONDS WEST 317.38 FEET ALONG SAID NORTH LINE; THENCE NORTH 0 DEGREES 54 MINUTES 22 SECONDS WEST 705.37 FEET TO A SOUTHERLY CORNER OF BLOCK 'A' IN PLAINFIELD COMMONS IV, PHASE II, THE PLAT THEREOF RECORDED IN PLAT CABINET 7, SLIDE 7, PAGES 2 IN SAID OFFICE OF THE RECORDER; THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING SIX (6) COURSES: 1) NORTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 44 DEGREES 32 MINUTES 49 SECONDS EAST AND A LENGTH OF 70.55 FEET; 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 61.00 FEET; 3) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.51 FEET; 4) NORTHEASTERLY 76.98 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 45 DEGREES 26 MINUTES 58 SECONDS WEST AND A LENGTH OF 69.45 FEET; 5) NORTH 0 DEGREES 53 MINUTES 57 SECONDS WEST 364.02 FEET; 6) NORTHERLY 94.91 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,030.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 3 DEGREES 32 MINUTES 16 SECONDS WEST AND A LENGTH OF 94.88 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 'B'; THENCE NORTH 88 DEGREES 9 MINUTES 27 SECONDS EAST 355.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK 'B' TO THE POINT OF BEGINNING AND CONTAINING 23.845 ACRES, MORE OR LESS.

COLLECTIVELY THE ABOVE TWO PARCELS CONTAIN 27.145 ACRES, MORE OR LESS.

LOT 3
PLAINFIELD COMMONS IV, PHASE I
PC 6, Slide 157, Page 2AB

LOT 4
PLAINFIELD COMMONS IV, PHASE I
PC 6, Slide 157, Page 2AB

LOT 7
PLAINFIELD COMMONS IV, PHASE II
PC 7, Slide 7, Page 2

LOT 8
PLAINFIELD COMMONS IV, PHASE II
PC 7, Slide 7, Page 2

Futura Parkway
PLAINFIELD COMMONS IV, PHASE II
Drainage & Utility Easement
PC 7, Slide 7, Page 2

PROPOSED WET
DETENTION POND

SITE:
Ambrose Metropolis, LLC
Inst. No. 201323782
Part of Parcel II
(pond)

BLOCK B
PLAINFIELD COMMONS IV, PHASE I
PC 6, Slide 157, Page 2AB
3.30 Acs

"Grantor Drainage Property"
Blanket Drainage Easement
Inst. No. 201110966

DRAINAGE EASEMENT
VARIABLE WIDTH

PROPOSED WET
DETENTION POND

PROPOSED BUILDING 1
TYPE I (BW)
16,456 S.F.

PROPOSED BUILDING 5
5,535 S.F.

PROPOSED BUILDING 13
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 12
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 11
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 10
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 9
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 2
TYPE I (BW)
16,456 S.F.

PROPOSED BUILDING 4
TYPE I (BW)
16,456 S.F.

PROPOSED BUILDING 15
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 14
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 7
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 8
TYPE II (SH)
8,704 S.F.

PROPOSED BUILDING 6
TYPE I (BW)
16,456 S.F.

PROPOSED BUILDING 3
TYPE I (BW)
16,456 S.F.

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

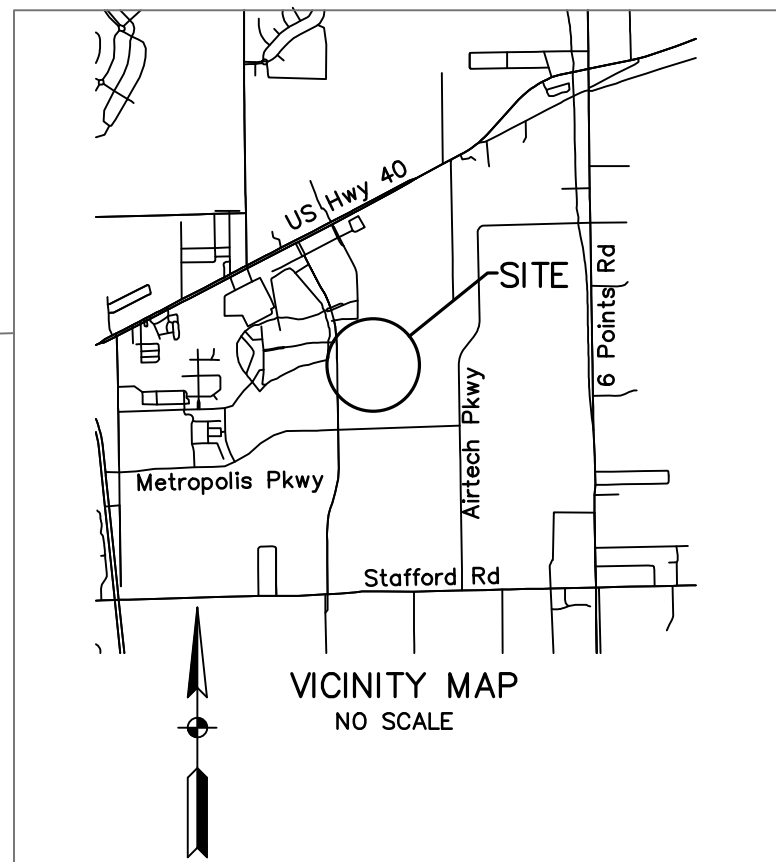
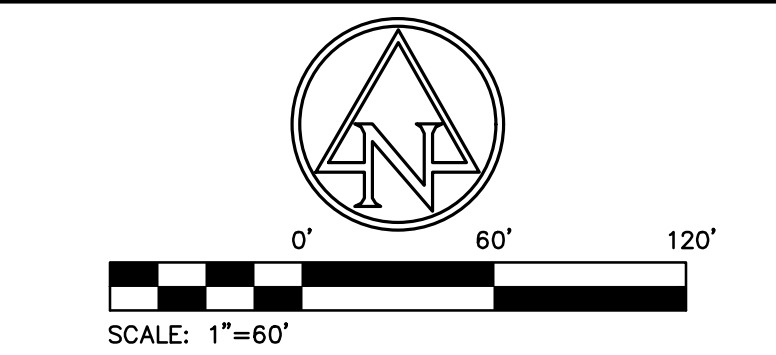
PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED GARAGE
(6-UNITS)

PROPOSED



EXISTING LEGEND	
	CURB INLET
	DRAINAGE INLET
	DRAINAGE MH
	ELECTRIC METER BOX
	FIRE HYDRANT
	GAS MARKER
	SANITARY MH
	SIGN
	STAND PIPE
	TELEPHONE BOX
	TELEPHONE HANDHOLE
	TELEPHONE PEDESTAL
	TRAFFIC POLE
	TRANSFORMER
	WATER VALVE
	BURIED WATER LINE

SITE LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT

SITE DATA TABLE	
SITE ZONING:	R6
PROJECT AREA:	± ACRES
BUILDING AREA:	± SF
SITE IMPERVIOUS AREA:	± ACRES
STANDARD PARKING (9'x18'):	293
ADA PARKING REQUIRED:	7
ADA PARKING PROVIDED:	11
(INCLUDES 2 VAN ACCESSIBLE)	
DETACHED GARAGE PARKING:	18
TANDEM PARKING:	104
INTERIOR GARAGE PARKING:	167
TOTAL PROPOSED PARKING:	584

PRIMARY PLAT NOTES	
NAME OF SUBDIVISION:	APEX at Perry Crossing
OWNER INFORMATION:	SILA PERRY LLC
ADDRESS:	706 PRO-MED LANE, SUITE #260, CARMEL, IN 46032
DESIGNER INFORMATION:	AMERICAN STRUCTUREPOINT, INC
ADDRESS:	9025 RIVER ROAD, SUITE 200, INDIANAPOLIS, IN 46240
SURVEY:	JEFF DOUGLAS
CIVIL:	JUSTIN OLASHUK
ARCH:	BRAD LUTZ
	HUMPHREYS & PARTNERS ARCHITECTS, LP
GENERAL NOTES:	
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.	
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.	
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.	

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 -

LEGAL DESCRIPTION

BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 8, SLIDE 157, PAGES 2A AND B, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

24.348 ACRES OF THAT 69.89 ACRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201323782 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, SAID 24.348 ACRES BEING A PART OF THE EAST HALF OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST IN GULFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A THE SOUTHEAST CORNER OF BLOCK 'B' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 8, SLIDE 157, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER, THENCE NORTH 10 DEGREES 41 MINUTES 6 SECONDS WEST (BEARINGS PER PLAT) 441.02 FEET ALONG THE EAST LINE OF SAID BLOCK 'B' TO A SOUTHERLY BOUNDARY OF BLOCK 'A' IN SAID PLAINFIELD COMMONS IV, PHASE I, THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 78 DEGREES 48 MINUTES 45 SECONDS EAST 35.24 FEET; THENCE NORTH 10 DEGREES 15 MINUTES 49 SECONDS WEST 146.54 FEET TO THE SOUTHWEST CORNER OF LOT 8 IN SAID PLAINFIELD COMMONS IV, PHASE I, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 6 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 62 DEGREES 43 MINUTES 3 SECONDS EAST 311.27 FEET; 2) THENCE SOUTHERLY 37.17 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 469.50 FEET AND SUBTENDED BY 35 SECONDS EAST AND A LENGTH OF 37.17 FEET; 3) NORTH 77 DEGREES 23 MINUTES 31 SECONDS EAST 31.00 FEET; 4) THENCE NORTH 10 DEGREES 15 MINUTES 25 SECONDS WEST 146.54 FEET TO THE SOUTHWEST CORNER OF THAT 0.178 ACRE PARCEL DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201400641 IN SAID OFFICE OF THE RECORDER, THENCE NORTH 89 DEGREES 4 MINUTES 32 SECONDS EAST 17.80 FEET ALONG THE SOUTH LINE OF SAID 0.178 ACRE PARCEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, THENCE SOUTH 0 DEGREES 54 MINUTES 39 SECONDS EAST 1,048.20 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION, SAID CORNER BEING ON THE NORTH LINE OF LOT 1, CABOT AT METROPOLIS, THE PLAT THEREOF RECORDED IN PLAT CABINET 8, SLIDE 49, PAGES 2A AND B, IN SAID OFFICE OF THE RECORDER, THENCE SOUTH 88 DEGREES 15 MINUTES 6 SECONDS WEST 638.47 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF, THENCE SOUTH 0 DEGREE 48 MINUTES 9 SECONDS EAST 1,009.15 FEET ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTH LINE OF LOT 1, ECHO PARK AT PERRY CROSSING, THE PLAT THEREOF RECORDED IN PLAT CABINET 8, SLIDE 196, PAGES 1A AND B, IN SAID OFFICE OF THE RECORDER, THENCE SOUTH 88 DEGREES 17 MINUTES 2 SECONDS WEST 317.58 FEET ALONG SAID NORTH LINE, THENCE NORTH 0 DEGREES 54 MINUTES 22 SECONDS WEST 705.37 FEET TO A SOUTHERLY CORNER OF BLOCK 'A' IN PLAINFIELD COMMONS IV, PHASE I, THE PLAT THEREOF RECORDED IN PLAT CABINET 7, SLIDE 7, PAGES 2 IN SAID OFFICE OF THE RECORDER, THENCE ALONG THE BOUNDARY OF SAID BLOCK 'A' THE FOLLOWING SIX (6) COURSES: 1) NORTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 44 DEGREES 32 MINUTES 49 SECONDS EAST AND A LENGTH OF 70.55 FEET; 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 61.00 FEET; 3) SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.51 FEET; 4) NORTHEASTERLY 78.54 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 49.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 44 DEGREES 26 MINUTES 58 SECONDS WEST AND A LENGTH OF 69.45 FEET; 5) NORTH 0 DEGREES 57 SECONDS WEST 364.02 FEET; 6) NORTHERLY 94.91 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,030.50 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 3 DEGREES 32 MINUTES 16 SECONDS WEST AND A LENGTH OF 94.89 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 'B'; THENCE NORTH 89 DEGREES 9 MINUTES 27 SECONDS EAST 355.00 FEET ALONG THE SOUTH LINE OF SAID BLOCK 'B' TO THE POINT OF BEGINNING AND CONTAINING 23.945 ACRES, MORE OR LESS.

COLLECTIVELY THE ABOVE TWO PARCELS CONTAIN 27.145 ACRES, MORE OR LESS.

706 Pro-Med LN Suite #260
TEL: 317.681.3488
www.silacapital.com

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

APEX at Perry Crossing

City Center Way

Plainfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:	8/21/2020
PROJECT PHASE:	DEVELOPMENT PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.01605

PRIMARY PLAT

5 of 5