

Know what's below.
Call before you dig.

Barszczowski Minor Plat

Section 10 - Township 14 North - Range 1 East Guilford Township, Hendricks County

Local Jurisdictional Contacts

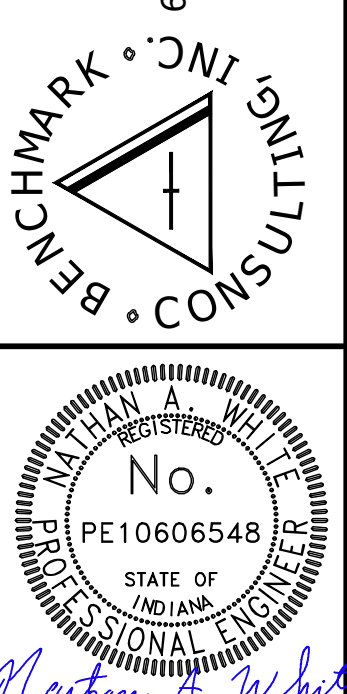
<p>Planning and Zoning Authority Town of Plainfield 206 W Main Street Plainfield, IN 46168 Kevin Whaley - Planning Director 317-754-5376</p>	<p>Local Law Enforcement Plainfield Police Department 1075 W Main Street Plainfield, IN 46168 Kyle Prewitt - Chief 317-838-3565</p>
<p>Building & Inspection Authority Town of Plainfield 206 W Main Street Plainfield, IN 46168 Ed Rudolph - Building Commissioner 317-745-5376</p>	<p>Fire & Rescue Plainfield Fire Territory 591 Moon Road Plainfield, IN 46168 Brent Anderson - Chief 317-839-6939</p>

Sheet Index

C100 Title Sheet
S101 Boundary Sheet
C101 Primary Plat & Development Plan
C102 Contour Plan
P101 Final Plat

REVISIONS:

Nathan White Engineering, L.L.C. d.b.a.
BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695
Project Manager: Nathan White
nwhite@benchmarkcon.com



PREPARED FOR:
Philip & Angela Barszczowski
211 North Pennsylvania
Indianapolis, IN 46205
317-374-1613
Angela Barszczowski
gibbs84@yahoo.com

DATE: _____ CHECKED BY: N.A.W.
PROJECT NUMBER:
25031
SHEET #
C100

Area Map

1" = N.T.S.

Area Map
Barszczowski Minor Plat

Legend
Parcels
Townships
Road Centerlines

Parcel ID	32-15-10-205-002.000-012	Alternate ID	21-2-10-41E-205-002	Owner Address	BARSCZCZOWSKI PHILLIP & ANGELA H&W 2211 N PENNSYLVANIA INDIANAPOLIS, IN 46205
Sec/Twp/Rng	0010-0014-1E	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM	Acreage	n/a
Property Address	6637 E County Road 600 S Plainfield	District	Town Of Plainfield E Nw Ne 10-14-1E AC 6.18-4-1	Brief Tax Description	17/18 PT TO 006-210411-200025 21/22 PT TO ROW 006-210411-600002 (#202019242) 26/27 ANNEX FROM 006-210411-200002 (202522967 ORD#24-2025) (Note: Not to be used on legal documents)

Flood Map

1" = N.T.S.

National Flood Hazard Layer FIRMette

Created by: BENCHMARK CONSULTING, INC.

Legend

- Without Base Flood Elevation (BFE) Zone X
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature
- Digital Data Available
- No Digital Data Available
- Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/2/2026 at 5:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

Vicinity Map

1" = N.T.S.

Vicinity Map
Barszczowski Minor Plat

Legend
Parcels
Road Centerlines

Parcel ID	32-15-10-205-002.000-012	Alternate ID	21-2-10-41E-205-002	Owner Address	BARSCZCZOWSKI PHILLIP & ANGELA H&W 2211 N PENNSYLVANIA INDIANAPOLIS, IN 46205
Sec/Twp/Rng	0010-0014-1E	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM	Acreage	n/a
Property Address	6637 E County Road 600 S Plainfield	District	Town Of Plainfield E Nw Ne 10-14-1E AC 6.18-4-1	Brief Tax Description	17/18 PT TO 006-210411-200025 21/22 PT TO ROW 006-210411-600002 (#202019242) 26/27 ANNEX FROM 006-210411-200002 (202522967 ORD#24-2025) (Note: Not to be used on legal documents)

General Notes:

- Where any specifications included in these plans conflict with the Town of Plainfield Indiana Construction Standards Specifications and Details, latest edition, the standards of the Town of Plainfield shall prevail.
- The contractor shall accept the site in its current state and shall remove all trash, rubbish, and debris from the site prior to starting excavation.
- The contractor shall notify engineer in writing of any changes, errors, or omissions found on the plans or in the field, before work is started or resumed.
- Do not scale from these plans for survey field locations.
- All construction activity on this site to be performed in compliance with all applicable O.S.H.A. standards for worker safety.
- The contractor shall be responsible for ensuring the construction site and surrounding areas are free of accumulated debris.
- The contractor shall notify all utility companies 72 hours prior to construction to verify if any utilities are present. All verifications (location, size & depth) shall be determined by the appropriate utility companies. When excavating in areas near or over existing utilities, the contractor must notify such utility company so a representative of the appropriate utility company can be present to observe activities.
- Do not close or obstruct streets, walks, drives, facilities, etc. without written permission of the land owner or authority having jurisdiction.
- When connections are to be made to existing piping and structures or where construction is in the vicinity of existing piping, the location and elevation of the existing piping shall be field verified and notification to the office of Benchmark Consulting, Inc., if the existing piping is found to be different than that illustrated on these drawings.
- All points of connection of proposed sanitary and storm sewers to existing systems shall be verified vertically from a known benchmark prior to the start of construction. Any discrepancies with information included within these construction plans shall be reported to the office of Benchmark Consulting, Inc.
- All on-site sanitary, drainage, stormwater and water system improvements, including but not limited to meters, pipes, valves, pits, conduits, and the like shall be privately owned and maintained by the owner of the lot, unless otherwise described on the final plat.

Land Owner:
Phillip & Angela Barszczowski
2211 N Pennsylvania
Indianapolis, IN 46205
317-374-1613

Parcel ID Number:
32-15-10-205-002.000-012

Deed of Record:
Instrument Number - 202513736
Grantor - Virginia L. Edwards, Aaron Michael Edwards, Scott Alan Wischmeyer
Grantee - Phillip Barszczowski & Angela Barszczowski

Current Zoning:
R1

Legal Description

A part of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, Hendricks County, Indiana, based on an ALTA/NSPS Land Title Survey certified by David R. Boblitt II, Professional Surveyor #20300007, on March 18, 2026, Axis Surveying LLC, Project No. 26-1026, and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, and running thence South 00 degrees 59 minutes 28 seconds East, on and along the West line of the Northeast Quarter of the Northeast Quarter, a distance of 50.00 feet to a Kruse capped 5/8" Rebar on the Southern right-of-way line of County Road 600 South and the POINT OF BEGINNING of this description; thence North 88 degrees 37 minutes 31 seconds East, on and along said right-of-way line, a distance of 668.37 feet to a Firm No. 0188 capped 5/8" rebar on the East line of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter; thence South 01 degree 01 minute 56 seconds East, on and along said East line, a distance of 398.19 feet to a Firm No. 0188 capped 5/8" rebar marking the Northern corner of a right-of-way taking described in Instrument No. 202019242; thence South 28 degrees 47 minutes 18 seconds West, on and along the Western line of said taking, a distance of 7.81 feet to a Firm No. 0188 capped 5/8" rebar marking the point of curvature of a tangent curve to the left with a radius of 235.00 feet; thence on and along said curve, and on and along the Western line of said taking, a distance of 122.31 feet, said curve having a central angle of 29 degrees 49 minutes 14 seconds, to a Firm No. 0188 capped 5/8" rebar; thence South 01 degree 01 minute 56 seconds East, on and along the Western line of said taking, a distance of 93.23 feet to a Firm No. 0188 capped 5/8" rebar on the South line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter; thence South 88 degrees 44 minutes 27 seconds West, on and along said South line, a distance of 633.80 feet to a 1.5" iron pipe marking the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East; thence North 00 degrees 59 minutes 28 seconds West, on and along the West line of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter, a distance of 613.58 feet to the POINT OF BEGINNING of this description, containing in all 9.286 acres, more or less.

Utility Providers

Sanitary Sewer
Town of Plainfield
Utility Department
206 W Main Street
Plainfield, IN 46168
317-837-0000

Potable Water
Town of Plainfield
Utility Department
206 W Main Street
Plainfield, IN 46168
317-837-0000

Storm Sewer
Town of Plainfield
Public Works Department
986 S Center Street
Plainfield, IN 46168
317-839-3490

Streets
Town of Plainfield
Public Works Department
986 S Center Street
Plainfield, IN 46168
317-839-3490

Electrical Service
Hendricks Power Cooperative
PO Box 309
Danville, IN 46112
Contact: Mike Good, P.E.
317-718-7640

Telephone
AT&T
240 North Meridian Street
Indianapolis, IN 46204

Communications
xfinity
5330 East 65th street
Indianapolis, IN 46220
317-275-6351

Owner of Record: Philip Barszczowski and Angela Barszczowski
Type of Survey: ALTA/NSPS Land Title Survey
Purpose of Survey: Establish the lines and corners of the Subject Real Estate ("SRE")

BASIS OF BEARINGS:
The basis of bearings for this survey were based on the Indiana State Plane Coordinate System, West Zone 1302, NAD 1983 (2011) per Indiana Department of Transportation (INDOT) Continuously Operating Reference Stations (INCORS) real-time kinematic (RTK) correction service and using GPS / RTK observations on the monuments shown herein.

GENERAL NOTES:

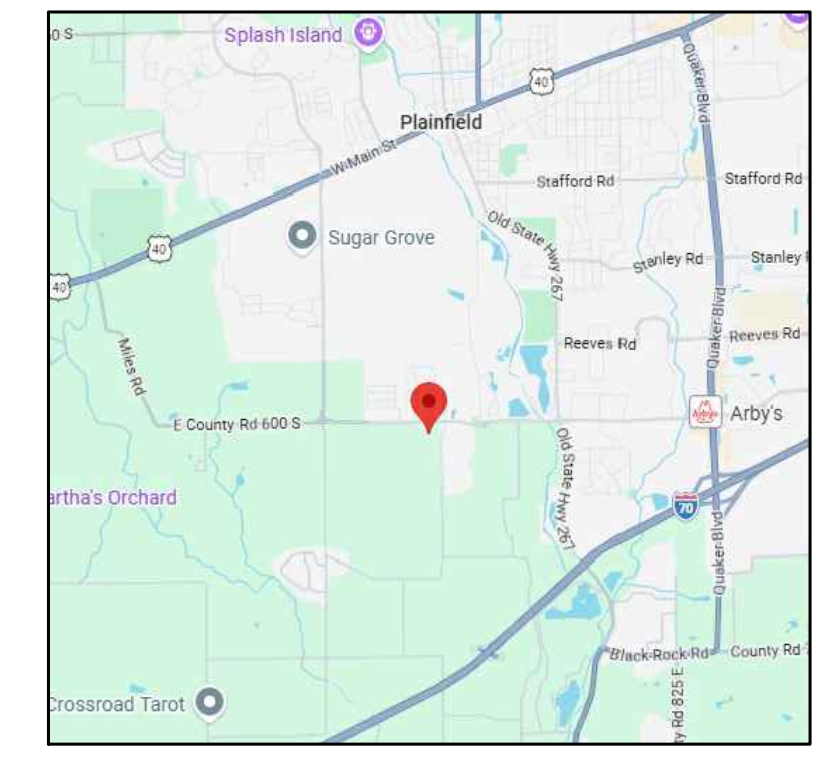
- Dimensions on this plat are expressed in US SURVEY FEET and decimal parts thereof, and are the measured values.
- Survey monuments set for the survey are 5/8 inch diameter 24 inch long rebar set at grade with "FIRM NO. 0188" identification caps, unless otherwise noted on plat.
- A commitment for title insurance was provided for use on this survey. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts.
- Fence notes are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between fence lines and deed lines.
- Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials and the surveyor expressly disclaims any responsibility or liability for the same.
- A search for easements of record is not to be implied by this survey. Matters of zoning compliance are not expressed or guaranteed by this survey.

MISCELLANEOUS NOTES

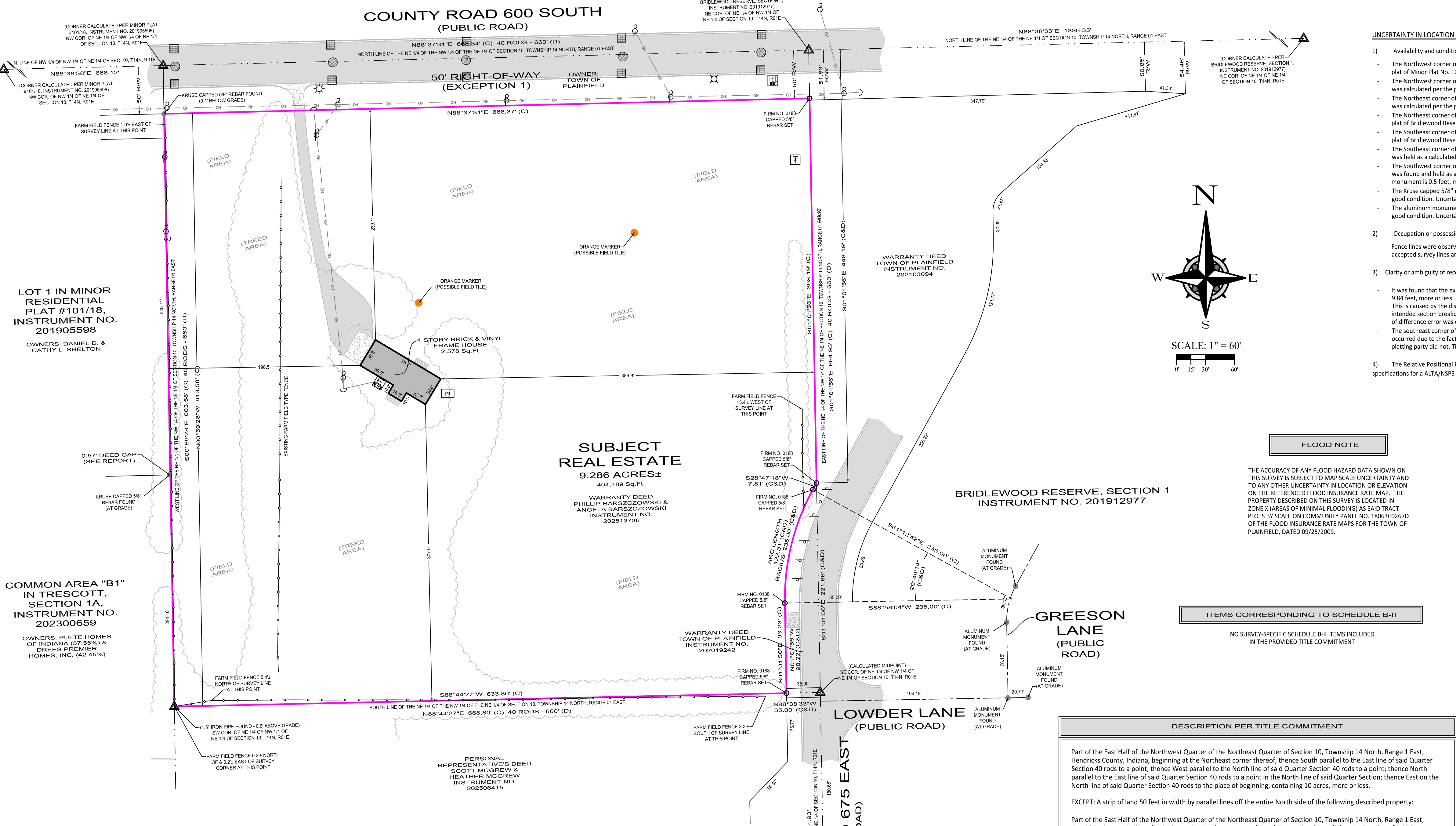
- FIELD WORK PERFORMED FEBRUARY 26, 2026.
- ALL 5/8" REBAR SET ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIRS.
- THE LAND HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM COUNTY ROAD 600 SOUTH AND COUNTY ROAD 675 EAST, BOTH PUBLIC RIGHT-OF-WAYS.
- THIS SURVEY MAP REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- EXCEPT AS OTHERWISE NOTED, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR CORNERS BETWEEN SAID PARCELS.
- NO WETLAND MARKERS OR EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- NO CEMETERIES, GRAVESITES AND/OR BURIAL GROUNDS WERE OBSERVED AT THE TIME THE SURVEY WAS CONDUCTED. NOR WERE THEY NOTED IN RECORD DOCUMENTS OBTAINED OR PROVIDED.
- THE ADDRESS NOTED WITHIN THE PROVIDED TITLE COMMITMENT FOR THIS PROPERTY IS 6637 E. COUNTY ROAD 600 SOUTH, PLAINFIELD, IN 46168.

THEORY OF LOCATION:

We began this survey by defining the locations of the section corners and lines shown on this sheet. The Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East and the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East were defined by utilizing plat bearings and distances obtained from the plat of Minor Plat No. 101/18, recorded as Instrument No. 201905598, in the Office of the Recorder of Hendricks County, Indiana, were utilized in conjunction with the 5/8" rebar found at the Northeast and Southeast corners of Lot 1 in said addition to back these section corners in. The Northeast corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, and the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, were all defined by utilizing plat bearings and distances obtained from the plat of Bridlewood Reserve, Section 1, the plat of which is recorded as Instrument No. 201912977, in the Office of the Recorder of Hendricks County, Indiana, were utilized in conjunction with existing centerline monuments found within this plat to back these corners in. The Southwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, which acts as the Southwest corner of the Subject Real Estate, was found and defined as an existing 1.5" iron pipe. The Southeast corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, was defined as the calculated midpoint of the section line it falls on. These corners were all connected to define the section lines shown on this sheet. Past the point of defining these section lines and corners, deeded and plat bearings, distances, and calls were utilized in the definition of the lines and corners of the Subject Real Estate and its adjoiners. It was found that the exceptions along County Road 675 East which affect the Subject Real Estate and the South adjoinder overlap one another by 9.84 feet, more or less. Both exceptions call to a common line, but one comes from the North-South and the other comes from the South-North. This is caused by the distances included in each deed which reference a perfect section breakdown. Because of this difference, we chose to hold the intended section breakdown as opposed to blindly holding the rod distance calls. When utilizing this method of establishment, the 9.84 feet worth of difference error was essentially split. Where survey monuments were not found at the time this survey was conducted, monuments were set, as shown on this sheet.

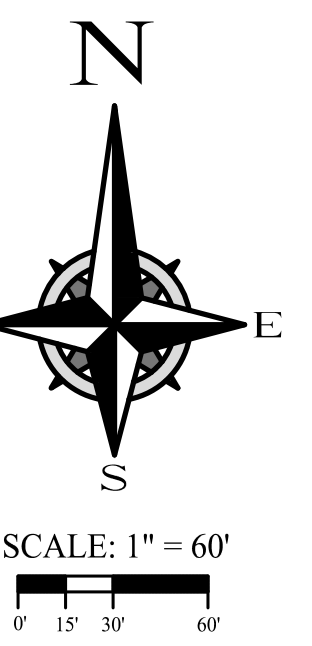


VICINITY MAP - SCALE: N/A



UNCERTAINTY IN LOCATION OF LINES AND CORNERS:

- Availability and condition of reference monuments:
 - The Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East was calculated per the plat of Minor Plat No. 101/18. Uncertainty relative to the location of this monument is 1 foot, more or less.
 - The Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East was calculated per the plat of Minor Plat No. 101/18. Uncertainty relative to the location of this monument is 0.5 feet, more or less.
 - The Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East was calculated per the plat of Bridlewood Reserve, Section 1. Uncertainty relative to the location of this monument is 0.5 feet, more or less.
 - The Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East was held as a calculated midpoint. Uncertainty relative to the location of this monument is 1.0 foot, more or less.
 - The Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East was calculated per the plat of Bridlewood Reserve, Section 1. Uncertainty relative to the location of this monument is 1.0 foot, more or less.
 - The Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East was held as a calculated midpoint. Uncertainty relative to the location of this monument is 0.5 feet, more or less.
 - The Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East was found and held as a 1.5" iron pipe which was found to be 0.6 feet above grade and in good condition. Uncertainty relative to the location of this monument is 0.5 feet, more or less.
 - The Kruse capped 5/8" rebar found at the Northeast and Southeast corners of Lot 1 in Minor Plat No. 101/18 were found at or near grade and in good condition. Uncertainty relative to the location of these monuments is 0.5 feet, more or less.
 - The aluminum monuments found at centerline monument locations within the plat of Bridlewood Reserve, Section 1, were found at grade and in good condition. Uncertainty relative to the location of these monuments is negligible.
- Occupation or possession lines:
 - Fence lines were observed along the Southern, Western, and Eastern lines of the Subject Real Estate. Distances relative to the calculated and accepted survey lines are as shown on this sheet.
- Clarity or ambiguity of record descriptions used:
 - It was found that the exceptions along County Road 675 East which affect the Subject Real Estate and the South adjoinder overlap one another by 9.84 feet, more or less. Both exceptions call to a common line, but one comes from the North-South and the other comes from the South-North. This is caused by the distances included in each deed which reference a perfect section breakdown. Because of this difference, we chose to hold the intended section breakdown as opposed to blindly holding the rod distance calls. This causes an uncertainty in the location of the South line of the Subject Real Estate by 5 feet, more or less.
 - The southeast corner of the plat of Minor Plat No. 101/18 was found to exist 0.57 feet West of the calculated and accepted section line. This occurred due to the fact that we held the iron pipe at the Southwest corner of the Subject Real Estate as a section corner while it is believed the platting party did not. This results in a 0.57' deed gap at this location.
 - The Relative Positional Precision (Standard used by the surveyor herein) of the corners of the subject tract established this survey is within the specifications for an ALTA/NSPS Land Title Survey is 2 cm (0.07 feet) plus 50 parts per million.



FLOOD NOTE
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE PROPERTY DESCRIBED ON THIS SURVEY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NO. 18063C0267D OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF PLAINFIELD, DATED 09/25/2009.

SOCIAL SECURITY NOTE
I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law. (IC 36-2-11-15)
SIGNED: DAVID R. BOBLITT

ZONING INFORMATION
NONE PROVIDED

PARKING TABLE
NONE OBSERVED

ITEMS CORRESPONDING TO SCHEDULE B-II
NO SURVEY-SPECIFIC SCHEDULE B-II ITEMS INCLUDED IN THE PROVIDED TITLE COMMITMENT

DESCRIPTION PER TITLE COMMITMENT
Part of the East Half of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 1 East, Hendricks County, Indiana, beginning at the Northeast corner thereof; thence South parallel to the East line of said Quarter Section 40 rods to a point; thence West parallel to the North line of said Quarter Section 40 rods to a point; thence North parallel to the East line of said Quarter Section 40 rods to a point in the North line of said Quarter Section; thence East on the North line of said Quarter Section 40 rods to the place of beginning, containing 10 acres, more or less.
EXCEPT: A strip of land 50 feet in width by parallel lines off the entire North side of the following described property:
Part of the East Half of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 1 East, Hendricks County, Indiana, beginning at the Northeast corner thereof; thence South parallel to the East line of said Quarter Section 40 rods to a point; thence West parallel to the North line of said Quarter Section 40 rods to a point; thence North parallel to the East line of said Quarter Section 40 rods to a point in the North line of said Quarter Section; thence East on the North line of said Quarter Section 40 rods to the place of beginning.
ALSO EXCEPTING THEREFROM the following conveyed to Town of Plainfield by Warranty Deed recorded as Instrument No. 202019242 in the Office of the Recorder of Hendricks County, Indiana, more described as follows:
That portion of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 1 East of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana, described as follows:
Commencing at the Northeast corner of said Northwest Quarter-Quarter; thence South 01 degrees 01 minutes 56 seconds East along the East line thereof 448.19 feet to the point of beginning; thence continue South 01 degree 01 minute 56 seconds East along said East line 221.66 feet to the North line of the land of Norris as described in Instrument No. 201331561 in the Office of the Recorder of said county; thence South 88 degrees 38 minutes 33 seconds West along said North line 35.00 feet; thence North 01 degree 01 minute 56 seconds West 98.22 feet to the beginning of a tangent curve to the right having a radius of 230.00 feet and a central angle of 29 degrees 49 minutes 14 seconds; thence Northerly and Northeasterly along the arc of said curve 122.31 feet; thence North 28 degrees 47 minutes 18 seconds East 7.81 feet to the point of beginning, containing 0.146 acres, more or less.

CONCLUSION OF UNCERTAINTIES:

The uncertainty per this survey relative to (1) availability and condition of reference monuments is 1 foot, more or less, as relative to (2) occupation or possession lines is 5.4 feet, more or less, and as relative to (3) clarity or ambiguity of recorded description is 5 feet, more or less.

CERTIFICATION NOTE

The use of the word "certify" or "certification" by a licensed land surveyor or registered civil engineer in the practice of professional engineering or land surveying or the preparation of maps, plans, reports, descriptions, or other surveying documents only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LEGEND

○ SURVEY MARKER SET (5/8" IRON REBAR) (UNLESS OTHERWISE NOTED)	☐ TELEPHONE HAND HOLE	⊕ CURB INLET	● NEGATIVE INLET
— RIGHT-OF-WAY MARKER	☐ IRRIGATION CONTROL VALVE	⊖ ELECTRIC METER	
■ PLASTIC YARD INLET	⊖ POWER POLE	⊖ ELECTRIC BOX	
☐ SQUARE INLET	⊖ FIRE CONNECTION	⊖ TRANSFORMER	
⊖ GAS VALVE	⊖ MANHOLE	⊖ TELEPHONE PEDESTAL	
⊖ GAS BOX	⊖ CONTROL BOX	⊖ WELL HEAD	
⊖ SECTION CORNER	⊖ LIGHT POLE	⊖ GROUND LIGHT	
⊖ SURVEY MARKER FOUND AS NOTED ON PLAT	⊖ GAS METER	⊖ BUILDING HEIGHT LOCATION	
(M) MEASURED	⊖ BOLLARD	▭ CONSTRUCTION FOUNDATION	
(D) DEED	⊖ SIGN	▭ ASPHALT	
(C) CALCULATED CHAIN LINK FENCE	⊖ FIRE HYDRANT	▭ CONCRETE	
	⊖ SATELLITE DISH	▭ STONE	
	⊖ FLAG POLE		

REVISION NO.:	
DATE:	

Complete Surveying Services for Commercial - Construction - Residential
(817) 941-1506 - www.AXISsurvey.com P.O. BOX 30908 - Indianapolis, IN 46250

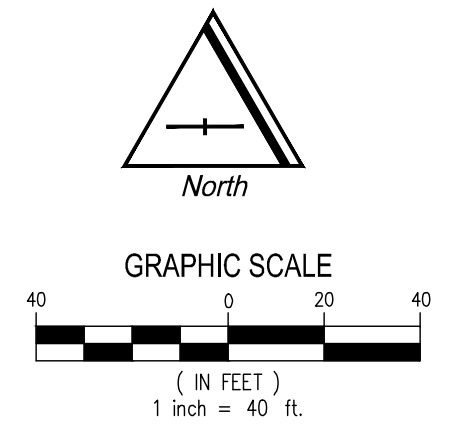
6637 E. C.R. 600 SOUTH - ALTA / NSPS LAND TITLE SURVEY
PART OF THE E. 1/2 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 EAST

DATE:	3/18/2026
DRAWN BY:	BMHL
CHECKED BY:	DRB
SCALE:	1" = 60'
PROJECT NO.:	26-1026

ALTA/NSPS LAND TITLE SURVEY
ORDER NO. 976218965-47531N
BASED UPON TITLE COMMITMENT NO. 976218965-47531N BEARING THE EFFECTIVE DATE OF JULY 1, 2025
Surveyor's Certification
To: Old Republic National Title Insurance Company, Title Services LLC, Scott Alan Wishmeyer, Virginia Edwards, Aaron Micheal Edwards, Philip Barszczowski and Angela Barszczowski, and their successors and/or assigns as their interests may appear, and each successor and/or assign that is a successor in ownership of the Indebtedness:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7b1, 8, 9, 10, 13, 14, AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2026.
PREPARED BY: DAVID R. BOBLITT
REGISTRATION NO. 20300007
IN THE STATE OF INDIANA
DATE: MARCH 18, 2026
No. 20300007 STATE OF INDIANA LAND SURVEYOR



Development Plan Legend	
	Existing Ground Elevation Contour
	Existing Spot Elevations
	Existing Telephone Lines
	Existing Gas Main
	Existing Water Main
	Existing Utility Lines
	Existing Gravel Drive
	Apparent Existing Subsurface Drain Location
	Proposed Future Sanitary Lateral
	Proposed Future Water Service Line
	Proposed Home Site
	Proposed Drive
	Address Existing / Proposed



ADJOINER:
Daniel D. & Cathy L. Shelton
Lot 1 in Minor Residential Plat #101/18,
Instrument Number 201905598

ADJOINER:
Pulte Homes of Indiana (57.55%) & Drees
Premier Homes, Inc. (42.45%)
Common Arreg "B1" in Trescott, Section 1a
Instrument Number 202300659

ADJOINER:
Scott & Heather McGrew
Instrument Number 202506415

REVISIONS:

Nathan White Engineering, L.L.C. d.b.a.

BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695
Project Manager: Nathan White
nwhite@benchmarkcon.com

PE 10606548
STATE OF INDIANA
PROFESSIONAL ENGINEER
Nathan A. White
DATE:

PREPARED FOR:
Philip & Angela Barszczowski
211 North Pennsylvania
Indianapolis, IN 46205
317-374-1613
Angela Barszczowski
gibbs84@yahoo.com

Barszczowski Minor Plat
6637 East CR 600 South, Plainfield, IN

Primary Plat & Conceptual Development Plan

DATE: _____ CHECKED BY: N.A.W.

PROJECT NUMBER:
25031

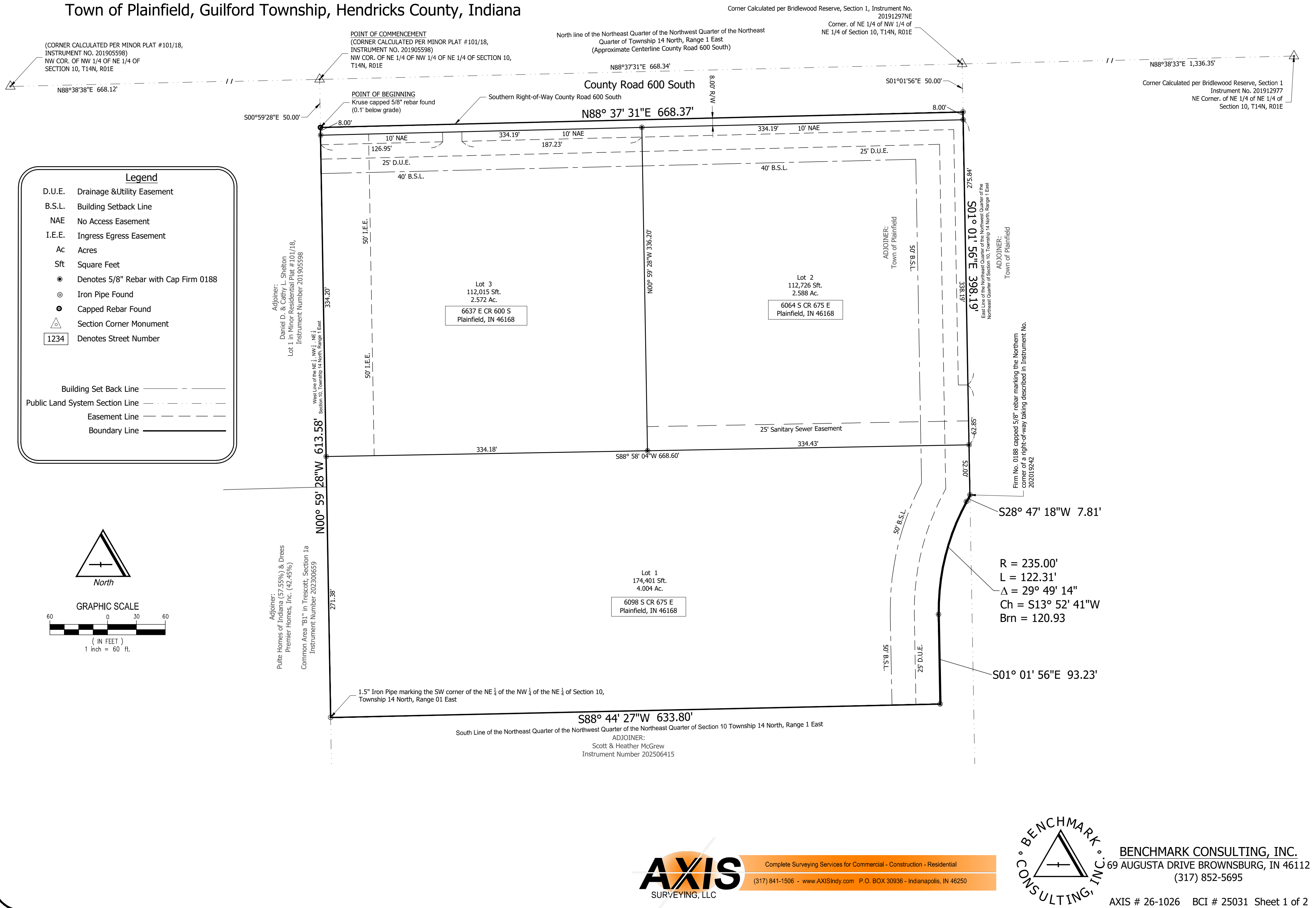
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Barszczowski Minor Plat

Section 10 - Township 174North - Range 1 East

Town of Plainfield, Guilford Township, Hendricks County, Indiana



AXIS SURVEYING, LLC
Complete Surveying Services for Commercial - Construction - Residential
(317) 841-1506 - www.AXISindy.com - P.O. BOX 30936 - Indianapolis, IN 46250

BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695
AXIS # 26-1026 BCI # 25031 Sheet 1 of 2

Dedication Statement

We Phillip & Angela Barszczowski, 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 as Instrument Number 202513736 of the official records of the Recorder of Hendricks County, Indiana, and further described as follows:

A part of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, Hendricks County, Indiana, based on an ALTA/NSPS Land Title Survey certified by David R. Boblitt II, Professional Surveyor #20300007, on March 18, 2026, Axis Surveying LLC, Project No. 26-1026, and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, and running thence South 00 degrees 59 minutes 28 seconds East, on and along the West line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter, a distance of 50.00 feet to a Kruse capped 5/8" Rebar on the Southern right-of-way line of County Road 600 South and the POINT OF BEGINNING of this description; thence North 88 degrees 37 minutes 31 seconds East, on and along said right-of-way line, a distance of 668.37 feet to a Firm No. 0188 capped 5/8" rebar on the East line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter; thence South 01 degree 01 minute 56 seconds East, on and along said East line, a distance of 398.19 feet to a Firm No. 0188 capped 5/8" rebar marking the Northern corner of a right-of-way taking described in Instrument No. 202019242; thence South 28 degrees 47 minutes 18 seconds West, on and along the Western line of said taking, a distance of 7.81 feet to a Firm No. 0188 capped 5/8" rebar marking the point of curvature of a tangent curve to the left with a radius of 235.00 feet; thence on and along said curve, and on and along the Western line of said taking, a distance of 122.31 feet, said curve having a central angle of 29 degrees 49 minutes 14 seconds, to a Firm No. 0188 capped 5/8" rebar; thence South 01 degree 01 minute 56 seconds East, on and along the Western line of said taking, a distance of 93.23 feet to a Firm No. 0188 capped 5/8" rebar on the South line of the Northeast Quarter of the Northeast Quarter; thence South 88 degrees 44 minutes 27 seconds West, on and along said South line, a distance of 633.80 feet to a 1.5" iron pipe marking the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East; thence North 00 degrees 59 minutes 28 seconds West, on and along the West line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter, a distance of 613.58 feet to the POINT OF BEGINNING of this description, containing in all 9.286 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 Barszczowski Minor Plat 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 easement area 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.

No-Access Easements - Areas on these plans designated as a 'No-access Easement' or abbreviated as "NAE" are established to assure a driveway is not installed partially or fully in areas deemed to be unsafe due to their proximity to a street intersection, or at the terminus of a 'T' intersection. These easements prohibit any person from parking vehicles within the easement and prohibit the property owners or any other person from constructing a driveway across the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the Town of Plainfield may enforce the provisions of the easement. The easement shall only be modified or vacated in the manner stipulated the Town of Plainfield, or its successor ordinance.

Ingress / Egress Easement - Areas on these plans designated as a 'Ingress / Egress Easement' or abbreviated as "I.E.E." are established in favor of the owner of Lot one (1) of this plat and provides the right to enter the easement for purposes of accessing lot one (1). These easements prohibit any person from parking vehicles within the easement, and prohibit the property owners or any other person from placing any obstruction within the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the Town of Plainfield may enforce the provisions of the easement.

Hendricks County Regulated Drains - 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 storm water easements and drainage rights of way that are hereby dedicated to the public and to the Hendricks County, Indiana, Drainage Board for the 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 Hendricks County Storm Water 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 easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of storm water 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 zero (0) linear feet to open ditches and zero (0) linear feet of subsurface drains that will be included in the County's Regulated Drainage System.

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 ___, 2026.

Legal Drain Breakdown	
Regulated Tile Drains	Open Ditches
0	0

Signature _____
Printed: Phillip Barszczowski
Title: Owner

Signature _____
Printed: Angela Barszczowski
Title: Owner

State of Indiana)
) ss:
County of Hendricks)



Before me, a notary public in and for said County and State, personally appeared Phillip Barszczowski and Angela Barszczowski, Owner(s) of the Real Estate, who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this ___ day of ___, 2026.

Signature *Nathan A. White*
Printed: Nathan A. White
County of Residence: Hendricks
My Commission Expires: October 5, 2030

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Barszczowski Minor Plat

Section 10 - Township 174North - Range 1 East

Town of Plainfield, Guilford Township, Hendricks County, Indiana

I, David R. Boblitt II, hereby certify that:

The Real Estate 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;

A part of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 01 East, Hendricks County, Indiana, based on an ALTA/NSPS Land Title Survey certified by David R. Boblitt II, Professional Surveyor #20300007, on March 18, 2026, Axis Surveying LLC, Project No. 26-1026, and being more particularly described as follows:

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This Subdivision consists of three Lots, numbered one through three, Streets, Easements and Public Ways as shown on the within Plat;

The size of the Lots, Common Areas and Widths of Streets and Easements is/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,

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

Witness by signature this ___ day of ___, 2026.

Signature _____
Printed: David R. Boblitt II
Registered Land Surveyor - Indiana - #20300007



Certificate of Plan Commission
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: Kevin Whaley
Director, Department 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 ___, 2026.

Witness by signature this ___ day of ___, 2026.

Town of Plainfield Plan Commission

Signature _____
Printed: _____
Title: President

Signature _____
Printed: _____
Title: Secretary

I affirm, under penalties for perjury, I have taken reasonable care to redact each social security number in this instrument, unless required by law. Nathan A. White

Plat Prepared by: Nathan A. White

Cross Reference:
Survey: Instrument Number XXXXXXXX

BENCHMARK CONSULTING, INC.
69 AUGUSTA DRIVE BROWNSBURG, IN 46112
(317) 852-5695
AXIS # 26-1026 BCI # 25031 Sheet 2 of 2

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