

REPLAT OF PLAINFIELD CHRISTIAN CHURCH MINOR PLAT

PART OF THE SE 1/4, SEC. 23-T15N-R1E
PLAINFIELD, HENDRICKS COUNTY, INDIANA

DEDICATION STATEMENT

We, Plainfield Christian Church, Inc., do hereby certify that We are the Owners of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to deed recorded in Instruments Numbered 200609036, 200609035, and 198918328 of the official records of the Recorder of Hendricks County, Indiana, and further described as follows:

That portion of the Southeast Quarter of Section 23, Township 15 North, Range 1 East of the Second Principal Meridian, Washington Township, Hendricks County, Indiana, described as follows:

Commencing at a Hendricks County Surveyor's monument found marking the southeast corner of said Quarter Section; thence North 01 degree 00 minutes 55 seconds West along the east line of said quarter section 1,322.91 feet to the northeast corner of the land of the Town of Plainfield recorded in Instrument Number 201419810 in the Office of the Recorder in Hendricks County, Indiana (the following two (2) courses are along the northerly and westerly line thereof), also being the POINT OF BEGINNING; 1) thence South 88 degrees 35 minutes 06 seconds West 20.00 feet; 2) thence South 01 degree 00 minutes 55 seconds East 23.85 feet; thence South 02 degrees 04 minutes 22 seconds West 204.32 feet to the north line of the Plainfield Christian Church Minor Plat recorded as Instrument Number 199414277 in said county records; thence North 89 degrees 15 minutes 53 seconds West along said north line 19.00 feet; thence South 01 degree 00 minutes 55 seconds East 1,036.03 feet to the north line of the Town of Plainfield as described in Instrument Number 201419810 in said county records; thence South 88 degrees 21 minutes 14 seconds West along said north line 563.67 feet to the west line of said plat; thence North 01 degree 02 minutes 40 seconds West along said west line 1,205.39 feet; thence South 88 degrees 35 minutes 06 seconds West 374.02 feet; thence North 01 degree 02 minutes 38 seconds West 60.00 feet; thence South 88 degrees 35 minutes 06 seconds West 2.14 feet; thence North 01 degree 00 minutes 55 seconds West 572.00 feet; thence North 88 degrees 35 minutes 06 seconds East 990.45 feet to the east line of said quarter section; thence South 01 degree 00 minutes 55 seconds East 572.00 feet to the POINT OF BEGINNING, containing 30.020 acres, more or less.

Now therefore know all persons by these presents that We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat. This Subdivision shall be known as **Replat of Plainfield Christian Church Minor Plat, an addition to the Town of Plainfield, Hendricks County, Indiana.**

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Plainfield for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained.

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, save and except for those storm water, drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. 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.

Private Restrictive Covenants, Conditions or Restrictions (if any):

(Enter any private restrictive covenants, conditions, or restrictions to run with the Subdivision here, or indicate "None.")

The foregoing plat covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from this day of _____, _____, at which time said plat covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then Owners of the building site covered by these plat covenants it is agreed to change such plat covenants in whole or in part.

Invalidation of any one of the foregoing plat covenants by judgement 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 _____, _____.

Plainfield Christian Church, Inc.

800 N. Dan Jones Road
Plainfield, Indiana 46168

Signature: _____

Printed: _____

Title: _____

(Individual Acknowledgment)

State of _____)

) ss:

County of _____)

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

Signature: _____

Printed: _____

County of Residence: _____

My Commission Expires: _____

SURVEYOR CERTIFICATION

I, Jonathan D. Polson, 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 land description included within the dedication statement on the face of this instrument.

This Subdivision consists of 1 Lot, numbered 1, together with Common Areas, 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 surveys of this plat are in conformity with 865 I.A.C. 1-12; said survey being recorded as Instrument Number 200622541 for the northern portion and Instrument Number 199414277 for the southern portion.

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

Witness by signature this _____ day of _____, _____.

Signature: _____

Prepared By: Jonathan D. Polson

Registered Land Surveyor -- Indiana -- #21500011

This instrument was prepared by Jonathan D. Polson, 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. Jonathan D. Polson

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.

Signature: _____

Printed: Kevin Whaley

Title: Director, Department of Planning and Zoning

Date: _____

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, I.C. 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 _____, _____.

Witness by signature this _____ day of _____, _____.

TOWN OF PLAINFIELD PLAN COMMISSION

Signature: _____ Signature: _____

Printed: _____ Printed: _____

Title: President: _____ Title: 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 easements 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

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 RECORDEDATION 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.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.



REVISIONS	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn:
	Checked:	Date:	Checked:	Date:	Checked:	Date:	JP
							Scale: 1"=120'
							Date: 5/13/26
							Project: 24062
							Sheet 1 of 2