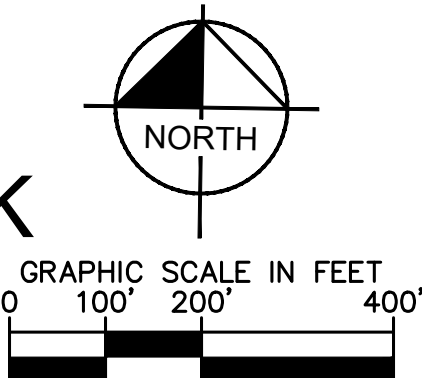


Drawing name: K:\UTLIDE\170008040_ambrose_project\cornerstone_plainfield\170008040_pp_1_plainfield\170008040_1 Jun 19, 2026 3:10pm by Josh Koone
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

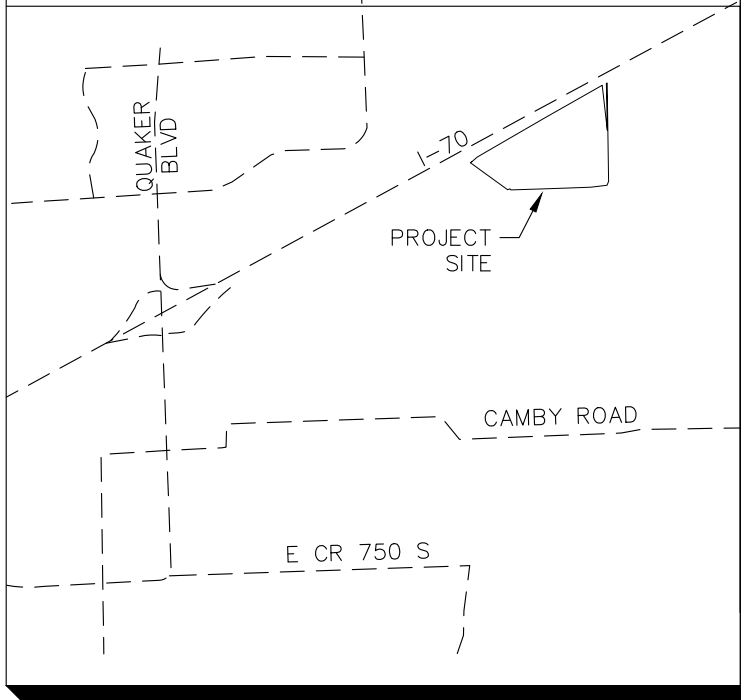
PRIMARY PLAT
PLAINFIELD INNOVATION PARK
BUILDING V



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

VICINITY MAP



PLAT INFORMATION

OWNER:
ROCK CREEK PARTNERS, LLC
8888 KEYSTONE CROSSING, SUITE 1150
INDIANAPOLIS, IN 46240
317-573-4600

DEVELOPER:
ROCK CREEK PARTNERS, LLC
8888 KEYSTONE CROSSING, SUITE 1150
INDIANAPOLIS, IN 46240
317-573-4600

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
300 NORTH MERIDIAN STREET, SUITE 1500
INDIANAPOLIS, IN 46204
317-218-9560

OVERALL SITE AREA: ±100.78 ACRES
NUMBER OF PROPOSED LOTS: 2
NUMBER OF PROPOSED BLOCKS: 0
NUMBER OF COMMON AREAS: 0

LEGAL DESCRIPTION

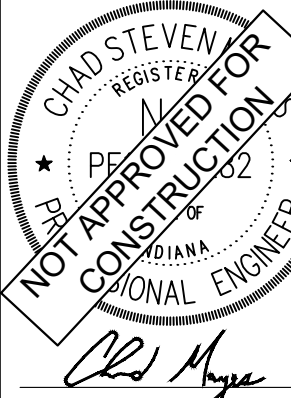
LOT 1 LAND DESCRIPTION (87.252 ACRE PARCEL)

PART OF THE SOUTHWEST QUARTER OF SECTION 5 AND THE SOUTHEAST QUARTER OF SECTION 6, BOTH IN TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, BEING THAT 87.252 ACRE TRACT OF LAND SHOWN ON THE PLAT OF AN ALTA/NSPS LAND TITLE SURVEY OF SAID TRACT CERTIFIED BY CHANDLER A. HARDEN, PS #LS22300025 ON _____ 2026 AS BANNING ENGINEERING'S PROJECT NUMBER 26098 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY) DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 52 MINUTES 16 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 140.99 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF THE LAND OF THE TOWN OF PLAINFIELD AS DESCRIBED IN INSTRUMENT NUMBER 202418882 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY (THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE NORTH LINES OF SAID LAND OF THE TOWN OF PLAINFIELD: 1) THENCE SOUTH 22 DEGREES 25 MINUTES 40 SECONDS WEST 86.03 FEET; 2) THENCE SOUTH 83 DEGREES 02 MINUTES 56 SECONDS WEST 341.32 FEET; 3) THENCE SOUTH 88 DEGREES 02 MINUTES 03 SECONDS WEST 556.03 FEET; 4) THENCE SOUTH 88 DEGREES 02 MINUTES 03 SECONDS WEST 389.96 FEET; 5) THENCE SOUTH 88 DEGREES 02 MINUTES 35 SECONDS WEST 734.09 FEET; 6) THENCE NORTH 40 DEGREES 37 MINUTES 00 SECONDS WEST 32.02 FEET; 7) THENCE SOUTH 67 DEGREES 17 MINUTES 50 SECONDS WEST 50.37 FEET TO THE CENTERLINE OF GUILFORD BRANCH; THENCE NORTH 54 DEGREES 05 MINUTES 29 SECONDS WEST ALONG THE CENTERLINE OF SAID GUILFORD BRANCH 968.92 FEET TO THE SOUTH LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 70 (THE FOLLOWING FOUR (4) COURSES ARE ALONG SAID SOUTH LINE); 1) THENCE NORTH 60 DEGREES 22 MINUTES 10 SECONDS EAST 36.18 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "SCHNEIDER"; 2) THENCE NORTH 49 DEGREES 06 MINUTES 38 SECONDS EAST 154.74 FEET; 3) THENCE NORTH 59 DEGREES 54 MINUTES 38 SECONDS EAST 1,633.42 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, SAID POINT BEING WITNESSED BY A 5/8-INCH REBAR FOUND 1.40 FEET SOUTHWEST; 4) THENCE NORTH 60 DEGREES 24 MINUTES 38 SECONDS EAST 1,388.51 FEET TO THE WEST LINE OF A 1.088 ACRE EXCEPTION AS DESCRIBED IN INSTRUMENT NUMBER 201526551 (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE WEST AND EAST LINES OF SAID EXCEPTION: 1) THENCE SOUTH 05 DEGREES 34 MINUTES 11 SECONDS EAST 496.20 FEET; 2) THENCE SOUTH 07 DEGREES 27 MINUTES 48 SECONDS EAST 452.71 FEET TO A 5/8-INCH REBAR; 3) THENCE NORTH 01 DEGREE 45 MINUTES 33 SECONDS WEST 50.00 FEET; 4) THENCE NORTH 01 DEGREE 10 MINUTES 10 SECONDS WEST 938.75 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 50 SECONDS EAST 16.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 52 MINUTES 16 SECONDS EAST ALONG SAID EAST LINE 2,064.87 FEET TO THE POINT OF BEGINNING, CONTAINING 87.252 ACRES, MORE OR LESS.

Kimley-Horn
300 NORTH MERIDIAN ST. SUITE 1500,
INDIANAPOLIS, IN 46204
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CAN
DRAWN BY: MRC
CHECKED BY: CSM



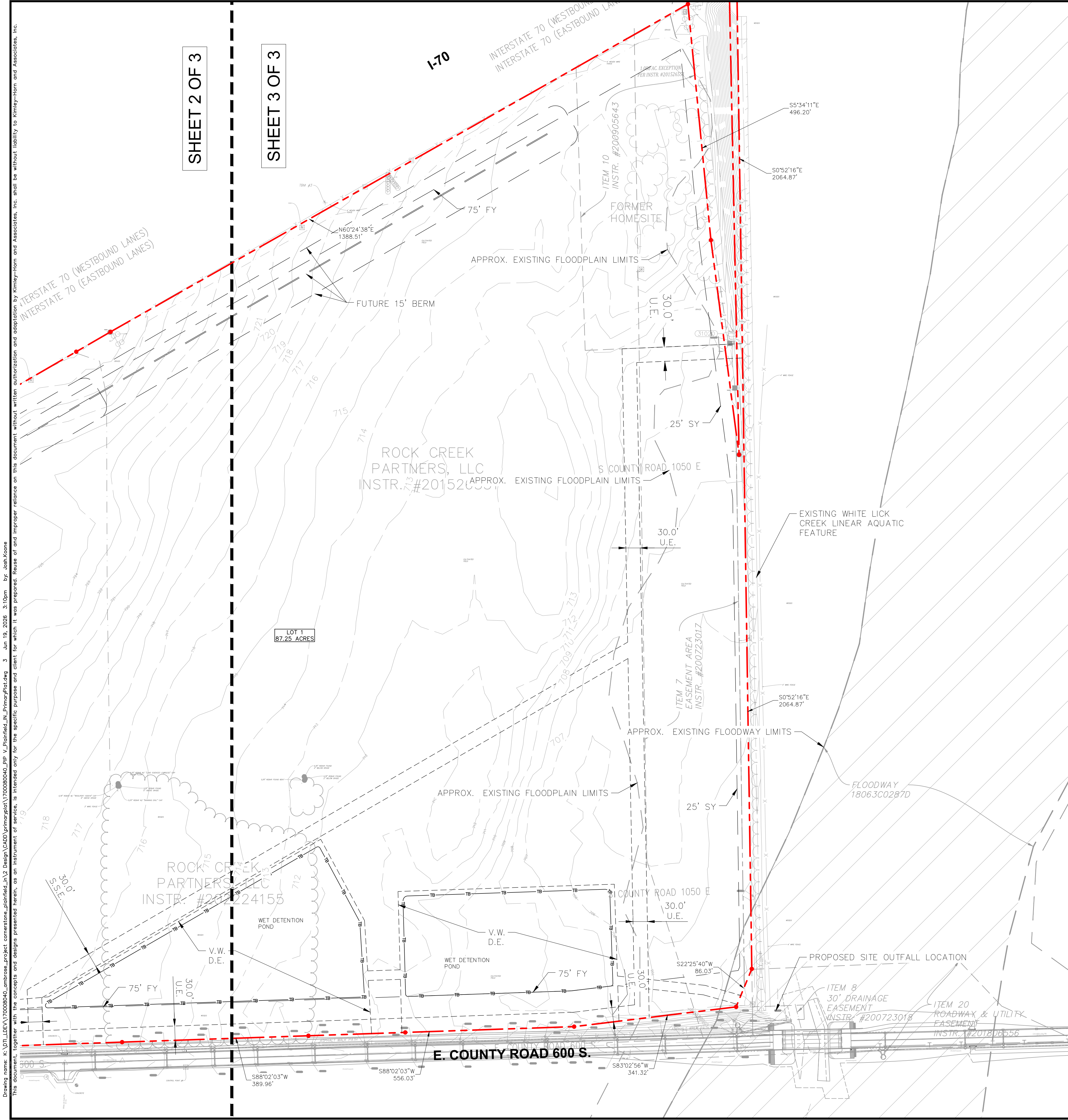
AMBROSE

OVERALL
PRIMARY PLAT

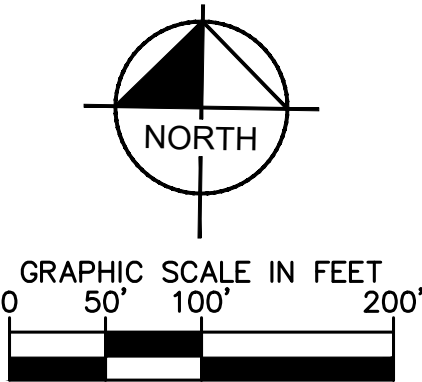
PLAINFIELD INNOVATION
PARK- BUILDING V
CRE 600 S
PLAINFIELD, IN 46241

ORIGINAL ISSUE:
04/22/2026
KHA PROJECT NO.
170008040

SHEET NUMBER



PRIMARY PLAT
PLAINFIELD INNOVATION PARK
BUILDING V



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

PLAINFIELD INNOVATION PARK- BUILDING V
CRE 600 S
PLAINFIELD, IN 46241

ORIGINAL ISSUE:
04/22/2026
KHA PROJECT NO.
170008040
SHEET NUMBER
3 of 3

DETAILED
PRIMARY PLAT

AMBROSE

Kimley»Horn
©2026 KIMLEY-HORN AND ASSOCIATES, INC.
INDIANAPOLIS, IN 46204
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CAN
DRAWN BY: MRC
CHECKED BY: CSM

CHAD STEVEN
REGISTERED
NOT APPROVED FOR
CONSTRUCTION
INDIANA
PROFESSIONAL ENGINEER

REVISIONS
No.
DATE
BY