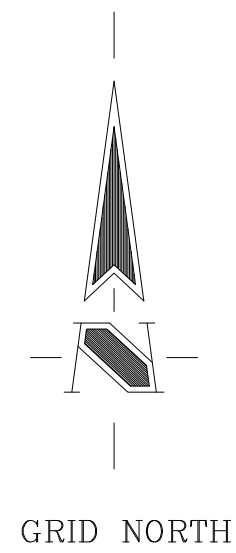


**IMX PLAINFIELD
SECONDARY PLAT**
PART OF THE SE 1/4 SEC. 1-T14N-R1E
HENDRICKS COUNTY, INDIANA

THIS INSTRUMENT WAS PREPARED
BY Wyatt Bower
REGISTERED LAND SURVEYOR
INDIANA #S22200003
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
JOB NUMBER: 15779



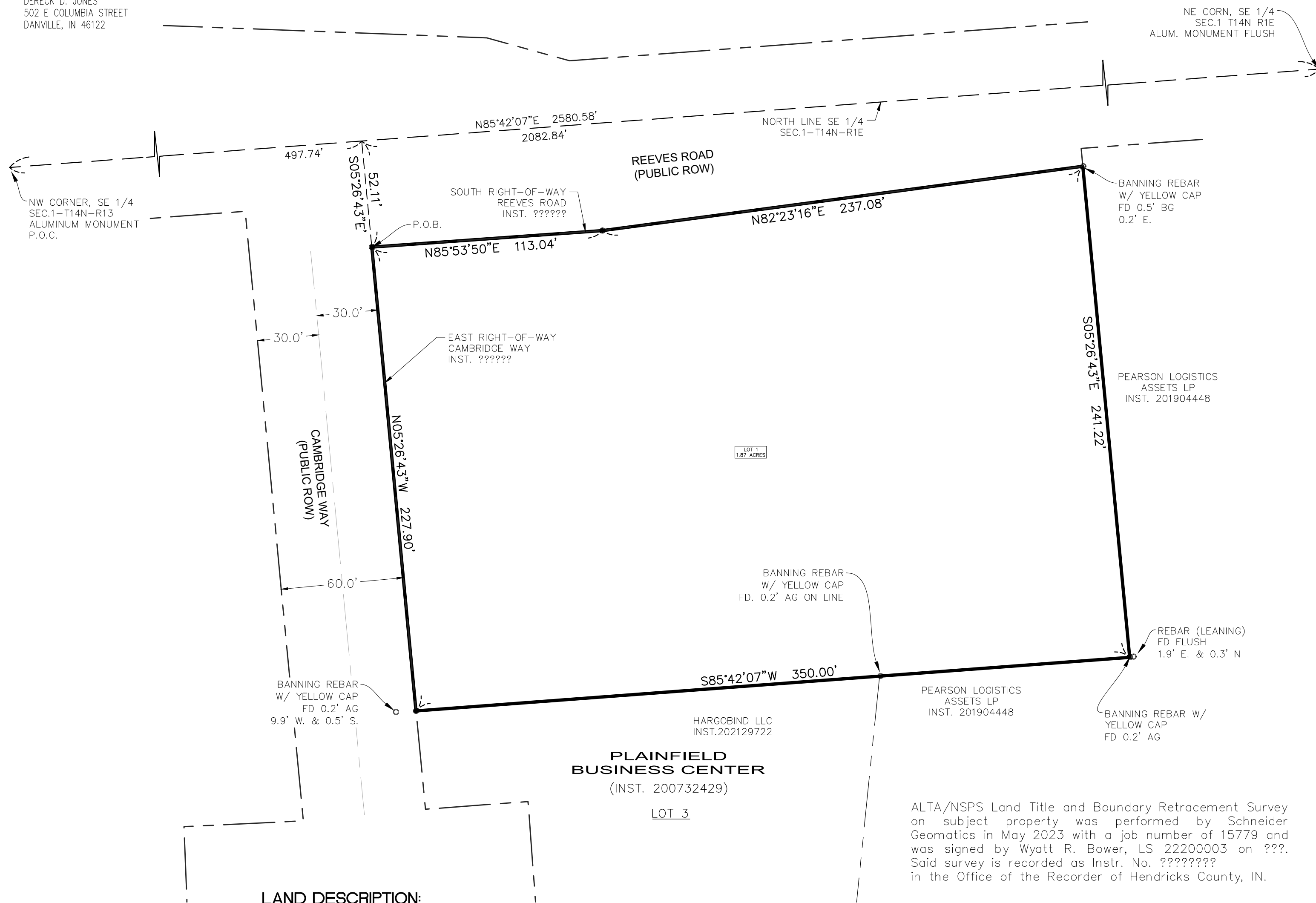
SCALE 1" = 40'
0 40 80

OWNERS
DAMON N. JONES REVOCABLE TRUST,
DATED JUNE 19, 2019
ESTATE OF PATRICIA A. JONES
5720 MORGAN LANE
PLAINFIELD, IN 46168

DEVELOPER
408 E COSSITT LLC
10 BEACH AVENUE
LA GRANGE, IL 60526

SURVEYOR
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

DERECK D. JONES
502 E COLUMBIA STREET
DANVILLE, IN 46122



LAND DESCRIPTION:

Part of the Southeast Quarter of Section 1, Township 14 North, Range 1 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being more particularly described as follows:

BEGINNING at the northwest corner of the Southeast Quarter of said Section 1; thence North 85 degrees 42 minutes 07 seconds East on and along the north line of said Southeast Quarter, a distance of 497.74 feet; thence South 05 degrees 26 minutes 43 seconds East to the intersection of the south right-of-way line of Reeves Road and the east right-of-way of Cambridge Way, as dedicated and recorded in Instrument xxxxxxxx in the Office of the Recorder of Hendricks County and being the POINT OF BEGINNING; thence North 85 degrees 53 minutes 50 seconds East on and along said north right-of-way line, a distance of 113.04 feet; thence North 82 degrees 23 minutes 16 seconds East on and along said north right-of-way line, a distance of 237.08 feet to the west line of a parcel of land conveyed to Pearson Logistics Assets, LP in Instrument 201904448 as recorded in said Office of the Recorder; thence South 05 degrees 26 minutes 43 seconds East on and along the west line of said Pearson Logistics Assets, LP parcel, a distance of 241.22 feet to a 5/8" rebar with yellow Banning Engineering cap and being a northwest corner of said Pearson Logistics Assets, LP parcel; thence South 85 degrees 42 minutes 07 seconds West on and along a north line of said Pearson Logistics Assets, LP parcel, also being the north line of Lot 3 in Plainfield Business Center as recorded in Instrument 200732429 in said Office of the Recorder, a distance of 350.00 feet to the northwest corner of said Lot 3 and being a point on said east right-of-way line of Cambridge Way; thence North 05 degrees 26 minutes 43 seconds West on and along said east right-of-way line, a distance of 227.90 feet to the POINT OF BEGINNING.

Parcel contains 1.87 acres, more or less.

ALTA/NSPS Land Title and Boundary Retracement Survey on subject property was performed by Schneider Geomatics in May 2023 with a job number of 15779 and was signed by Wyatt R. Bower, LS 22200003 on ????. Said survey is recorded as Instr. No. ????????? in the Office of the Recorder of Hendricks County, IN.

Plot Date: Aug 07, 2023 Plot Time: 9:16am File Name: T:\15K\15779\CAD\15779_P.dwg, Layout: Sheet 1 and 2 By: NGoodrich



**HOBBS STATION
SECONDARY PLAT**
PART OF THE SE 1/4 SEC. 19-T15N-R2E
HENDRICKS COUNTY, INDIANA

THIS INSTRUMENT WAS PREPARED
BY Wyatt Bower
REGISTERED LAND SURVEYOR
INDIANA #S22200003
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
JOB NUMBER: 14280

OWNERS
DAMON N. JONES REVOCABLE TRUST,
DATED JUNE 19, 2019
ESTATE OF PATRICIA A. JONES
5720 MORGAN LANE
PLAINFIELD, IN 46168

DEVELOPER
408 E COSSITT LLC
10 BEACH AVENUE
LA GRANGE, IL 60526

SURVEYOR
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

DERECK D. JONES
502 E COLUMBIA STREET
DANVILLE, IN 46122

A PLAN COMMISSION CERTIFICATE
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: _____
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: _____

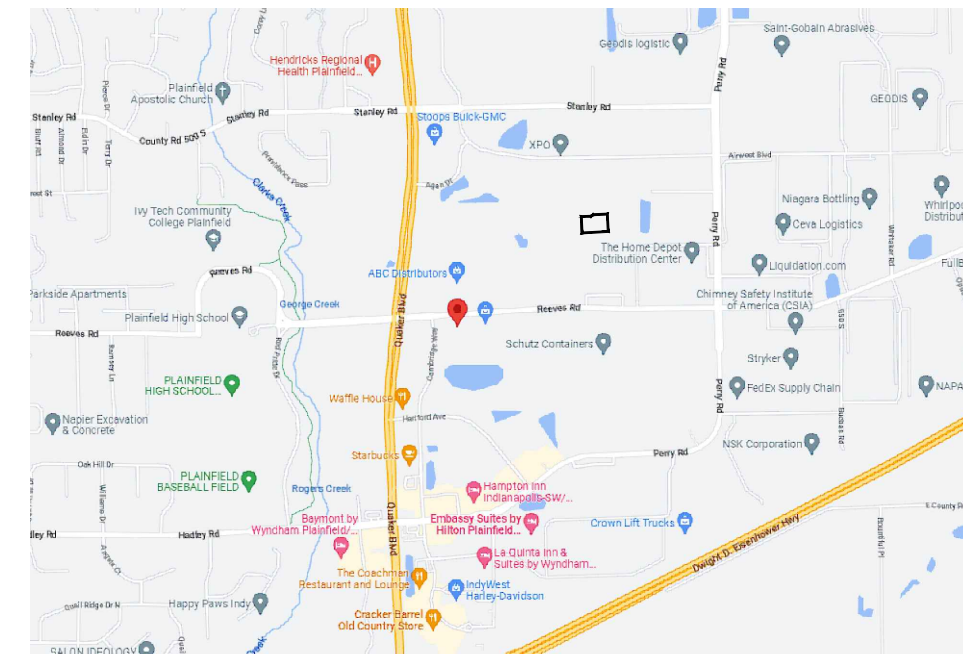
Title: President - Steve Bahr Title: Secretary
(Ord. 22-97, passed -- 1997)

REGULATED DRAIN 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 (R.D.E.). Regulated Drainage Easements are storm water easements and drainage rights-of-way that are hereby dedicated to the public and to the Hendricks County 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 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 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 pipe that will be included in the County's Regulated Drainage System.

VICINITY MAP



REGULATED DRAIN FOOTAGE	
OPEN DITCHES	0 L.F.
TILE	0 L.F.

MONUMENTATION NOTE:

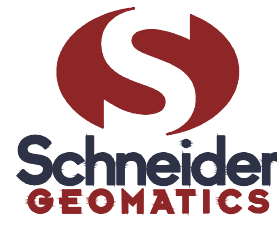
Subdivision monuments are required per Title 865 (State Board of Registration for Land Surveyors) IAC 1-12-18.

Lot corner monuments shall be a 5/8 inch x 24 inch metal rod with cap stamped "Schneider - Firm #0001"

Unless otherwise required by local ordinance, the installation of aforementioned monuments shall be delayed for up to two years from recordation of the plat per standards as set forth in Title 865 IAC 1-12-18 subsection (b)(1)(2).

NOTE: All aesthetic features outside of Town of Plainfield Standards is the responsibility of the property owner to maintain.

Plot Date: Aug 07, 2023 Plot Time: 9:16am File Name: T:\15K\15779\CAD\15779_P.dwg, Layout: Sheet 1 and 2 By: NGoodrich



**IMX PLAINFIELD
SECONDARY PLAT
PART OF THE SE 1/4 SEC. 1-T14N-R1E
HENDRICKS COUNTY, INDIANA**

THIS INSTRUMENT WAS PREPARED
BY Wyatt Bower
REGISTERED LAND SURVEYOR
INDIANA #LS22200003
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
JOB NUMBER: 15779

OWNERS
DAMON N. JONES REVOCABLE TRUST,
DATED JUNE 19, 2019
ESTATE OF PATRICIA A. JONES
5729 MORGAN LANE
PLAINFIELD, IN 46168

DERECK D. JONES
502 E. COLUMBIA STREET
DANVILLE, IN 46122

DEVELOPER
408 E. COSSITT LLC
10 BEACH AVENUE
LA GRANGE, IL 60526

DEDICATION CERTIFICATE:

I/We Dereck D. Jones and Damon N. Jones Revocable Trust dated June 19, 2019, and Estate of Patricia A. Jones, do hereby certify that I/We am/are the Owner(s) of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to Instrument Numbers 201923256 and 201520589, of the official records of the Recorder of Hendricks County, Indiana, and further described as follows:

SEE SHEET 1 OF 31 FOR LAND DESCRIPTION

Now therefore know all persons by these presence that I/We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.

This Subdivision shall be known as IMX PLAINFIELD, 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.

Any private restrictive covenants, conditions or restrictions to run with the Subdivision shall be entered here.

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.

AUDITOR'S CERTIFICATE:

The real property has been duly entered for taxation and transferred on the records of the Auditor of Hendricks County this _____ day of _____, 2023.

Hendricks County Auditor

In Witness whereof, Owner has executed this instrument this _____ day

of _____, _____,

Dereck D. Jones

Damon N. Jones Revocable Trust Dated June 19, 2019
by:

Damon N. Jones, Trustee

Estate of Patricia A. Jones
by:

Damon N. Jones, Personal Representative

(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 _____

(Organization Acknowledgment)

State of _____)

) ss:

County of _____)

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

the _____ of _____,

a(n) _____, Owner(s) of the Real Estate, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this _____ day

RECORDING CERTIFICATE:

Recorded in Plat Cabinet _____ Signature: _____ slide _____ page number

Printed: _____ this _____ day of _____ at _____

County of Residence _____ (A.M./P.M.). Instrument Number _____ Fee paid _____

My Commission Expires _____

(Ord. 22-97, passed - 1997; Ord. 4-2000, passed - 2000)

Hendricks County Recorder