

P.O.B. = POINT OF BEGINNING
R.B.F. = REBAR FOUND
N.A.E. = NON-ACCESS EASEMENT
T.P.E. = TOWN OF PLAINFIELD EASEMENT
AC. = ACRE(S)
 = ADDRESS
 = 5/8" REBAR SET
 = MONUMENT FOUND

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 OWNED BY AND HERETOFORE DEEDDED TO THE PUBLIC AND 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 HENDRICK'S 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).

MAINTENANCE OF SUBSURFACE DRAIN TILES THAT ARE LESS THAN 12 INCHES IN DIAMETER SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS AND/OR THE HOMEOWNERS ASSOCIATION.

THE COUNTY SHALL NOT MAINTAIN IMPROVEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT UNTIL THE BOARD OF COUNTY COMMISSIONERS HAS ACCEPTED COMPLETED IMPROVEMENTS FOR MAINTENANCE. THE RELEASE BY THE COMMISSIONERS OF A FINANCIAL GUARANTEE OF PERFORMANCE AND/OR MAINTENANCE SHALL CONSTITUTE ACCEPTANCE FOR MAINTENANCE BY THE COUNTY.

WE, BRIAN K. & LISA G. GOOD, 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 AS INSTRUMENT #202124490, OF THE OFFICIAL RECORDS OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, AND FURTHER DESCRIBED AS FOLLOWS:
(SEE LEGAL DESCRIPTION SHOWN ON THIS PLAT)

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, SAVE AND EXCEPT FOR THOSE STREETS 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 DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE TOWN OF PLAINFIELD, SAVE AND EXCEPT FOR THOSE DRAINAGE UTILITY EASEMENTS SPECIFICALLY IDENTIFIED AS PRIVATE ON THE PLAN 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 (T.P.E.) 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.

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 OWNER(S) OF THE LOT IN THE SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

IN WITNESS WHEREOF, OWNERS HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.

SIGNATURE: _____
 PRINTED: LISA G. GOOD
 TITLE: DEEDED OWNER

STATE OF: INDIANA

COUNTY OF: HENDRICKS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSE AND USE THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND NOTORIAL SEAL THIS _____ DAY OF _____, 2026.

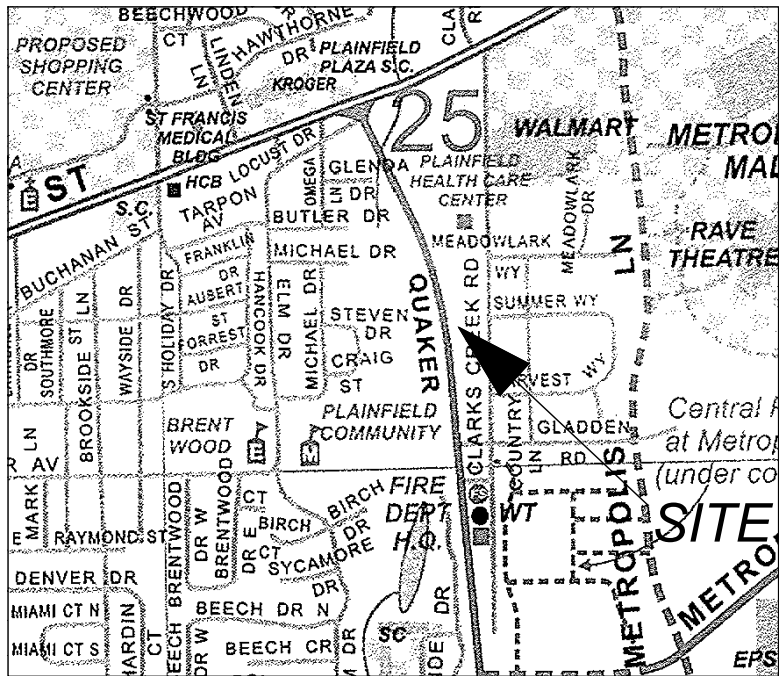
SIGNATURE-NOTARY PUBLIC

JOEL BRAME
PRINTED NAME - NOTARY PUBLIC



JOEL THOMAS BRAME
NOTARY PUBLIC
HENDRICKS COUNTY, STATE OF INDIANA
COMMISSION NUMBER: NP0642559
COMMISSION EXPIRES: MARCH 3, 2029

N.E. COR. SW 1/4
SEC. 25, T15N, R1E
HARRISON MONUMENT
FOUND PER COUNTY
SECTION TIES



A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE EAST LINE OF SAID QUARTER QUARTER SECTION AT A POINT 847.01 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; AND RUNNING THENCE WEST 888.10 FEET; THENCE SOUTH 245.50 FEET; THENCE EAST 886.19 FEET TO SAID EAST LINE; THENCE NORTH 245.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS. SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.

EXCEPT:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15
NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

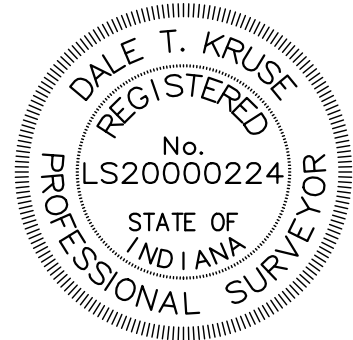
BEGINNING ON THE NORTH LINE OF THE OWNER'S LAND 847.01 FEET NORTH (ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION) AND WEST (THE PRECEDING BEARING AND DISTANCE WERE DEDUCED FROM DEED RECORD 161, PAGE 28) 276.40 FEET (ALONG THE NORTH LINE OF THE OWNER'S LAND) FROM THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 6 DEGREES 45 MINUTES 59 SECONDS EAST (THIS AND ALL SUBSEQUENT BEARINGS IN THIS DESCRIPTION BEING BASED ON THE SAME SYSTEM) 246.05 FEET TO THE SOUTH LINE OF THE OWNER'S LAND; THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 260.92 FEET ALONG SAID SOUTH LINE; THENCE NORTHWESTERLY 248.65 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 2,161.83 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 11 DEGREES 01 MINUTES 14 SECONDS WEST AND A LENGTH OF 248.52 FEET TO THE NORTH LINE OF THE OWNER'S LAND; THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 279.44 FEET ALONG SAID NORTH LINE OF THE POINT OF BEGINNING AND CONTAINING 1.505 ACRES, MORE OR LESS.

ALSO EXCEPT:
THAT PORTION OF THE ABOVE DESCRIBED TRACT WHICH LIES WEST OF SOUTH STATE ROAD 267.

I, DALE T. KRUSE, 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; THE ABOVE WRITTEN LEGAL DESCRIPTION REPRESENTS THE REAL ESTATE WITHIN THIS PLAT. THIS SUBDIVISION CONSISTS OF ONE (1) LOT, NUMBERED ONE (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 SURVEY OF THIS PLAT IS IN CONFORMITY WITH 865 I.A.C. 1-12; AND THE WITHIN PLAT COMPLIES WITH THE PROVISIONS OF THE PLAINFIELD SUBDIVISION CONTROL ORDINANCE. A BOUNDARY SURVEY OF THE SUBJECT PARCEL(S) IS RECORDED AS INSTRUMENT NO. 202402403 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

WITNESS BY SIGNATURE THIS ____ DAY OF _____, 2026

SIGNATURE
PRINTED: DALE T. KRUSE
PROFESSIONAL LAND SURVEYOR - INDIANA - #LS20000224



PREPARED BY JOEL BRAME



KRUSE
CONSULTING

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I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. DALE T. KRUSE