THIS INSTRUMENT PREPARED BY:
CHANDLER A. HARDEN, PS
BANNING ENGINEERING, INC.
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46168
PHONE: 317-707-3700
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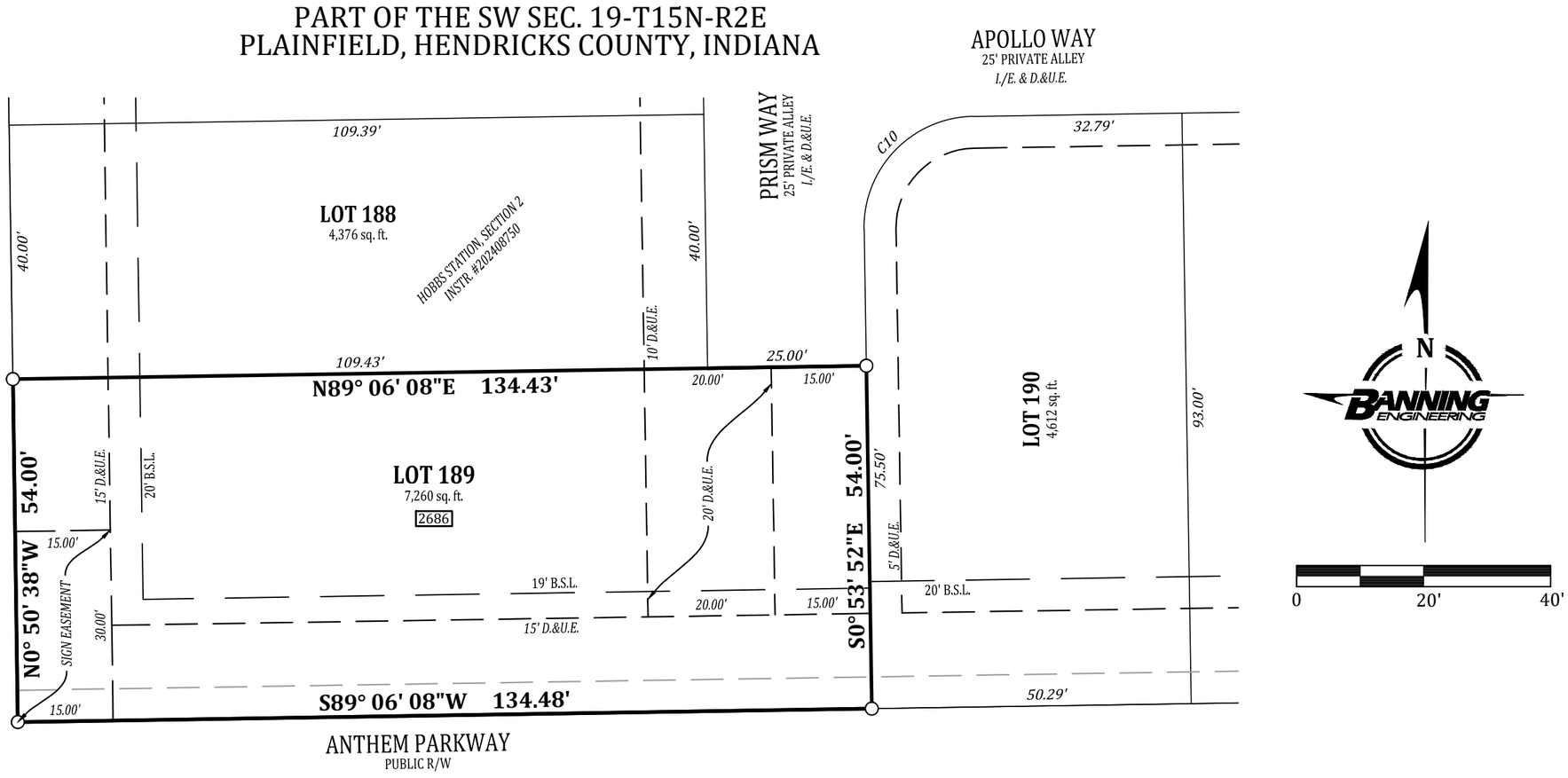
THIS INSTRUMENT PREPARED FOR:
PULTE HOMES
11590 N. MERIDIAN ST., SUITE 530
INDIANAPOLIS, IN 46032

REPLAT OF LOT 189
IN HOBBS STATION, SECTION 2 - SECONDARY PLAT

PART OF THE SW SEC. 19-T15N-R2E
PLAINFIELD, HENDRICKS COUNTY, INDIANA



LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
I./E.	-	INGRESS/EGRESS
E.	-	EASEMENT
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET
XXXX	-	ADDRESS

DEDICATION STATEMENT
We, the undersigned Pulte Homes of Indiana, LLC, do hereby certify that We are the Owner(s) of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to deeds recorded in Instrument Number 202205226 in the Office of the Recorder of Hendricks County, Indiana, and further described as follows:

Land Description
Lot Number 189 in Hobbs Station, Section 2 per plat thereof recorded as Instrument Number 202408750 in the Office of the Recorder of Hendricks County, Indiana.

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 Replat of Lot 189 in Hobbs Station, Section 2, 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 easements are 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.

Grant of Easement - For valuable consideration, the undersigned landowners (**"Grantor"**) do hereby permanently grant to Duke Energy Indiana, Inc. and any other provider of utility services, and their respective successors and assigns (**"Grantee"**), forever, a non-exclusive easement, upon, under and across areas shown on the within plat and designated as ***"Utility Easements"*** for the construction, operation, maintenance, repair, relocation, addition to, modification, reconstruction, removal and replacement of any fixture necessary or convenient for the overhead and/or underground transmission and/or distribution of gas, electric, telephone, telecommunications and other utility service to the land of Grantor and to the public (**"Facilities"**). Grantee shall have the right of ingress and egress over the Utility Easements, and to and from the Utility Easements and public road right of way over the adjoining land of Grantor (using established drives and paved areas when practicable), and also the right to cut down, clear, trim and remove any trees, undergrowth or overhanging branches within the Utility Easements and immediately adjacent thereto. No buildings or other structures shall be built or permitted by Grantor within the Utility Easements, no trees or other woody vegetation shall be planted or permitted by Grantor within the Utility Easements, no obstruction to Grantee's access shall be placed or permitted by Grantor within the Utility Easements, and no change in the elevation of the surface of the Utility Easements shall be made or permitted by Grantor. To have and to hold said easement forever, which shall run with the land and be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. Grantor acknowledges having the full power to grant this easement and will defend the same against all claims.

In addition to the covenants and restrictions herein set forth and contained in this plat the lots are also subject to certain additional covenants and restrictions contained in "Supplemental Declaration of Covenants, Conditions, and Restrictions for The Landings at Hobbs Station Subdivision" recorded as Instrument Number 202311574 in the Office of the Recorder of Hendricks County and any amendments thereof.

Invalidation of any one of the foregoing plat covenants by judgment 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 _____, 202___.

Pulte Homes of Indiana, LLC, an Indiana Limited Liability Company
11590 North Meridian Street, Suite 530
Carmel, Indiana 46032

_____
Joseph Marx
Vice President of Land Development

State of _____)
)
County of _____)

Before me, a notary public in and for said County and State, personally appeared _____, _____ of _____, 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 of _____, 202___.

Signature_____

Printed_____

County of Residence_____

My Commission Expires_____

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 RECORDATION 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.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

◉ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

SURVEYOR CERTIFICATION
I, Chandler A. Harden, 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 legal description to the left.

This Subdivision consists of 1 Lot, numbered 189, together with Streets, Easements, and Public Ways as shown on the within Plat;

The size of the Lot and the widths of streets and easements 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, said survey being recorded as Instrument Number 202131197 in the Office of the Recorder of Hendricks County, Indiana;

The purpose of this replat is to modify the southerly building setback line to allow for the buildable area to be in conformity with the rest of the lots in Hobbs Station, Section 2. Said building setback line was adjusted from 20 feet to 19 feet as shown on the face of this plat.

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

There has been no change from the matters of survey revealed by the cross-referenced survey, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision.

Witness by signature this _____ day of _____, 202____.

_____
Prepared By: Chandler A. Harden
Professional Surveyor - Indiana - #LS22300025

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. Chandler A. Harden

This instrument was prepared by Chandler A. Harden, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

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.

_____
Kevin Whaley
Director 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 _____ , 202____.

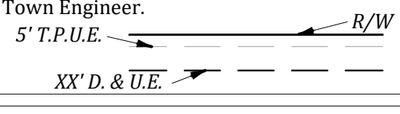
Witness by signature this _____ day of _____, 202____.

TOWN OF PLAINFIELD PLAN COMMISSION

Signature_____ Signature_____
Steve Bahr, President Andrew J. Klinger, 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 easement 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.

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 (T.P.U.E) 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 utilty 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 said five (5) feet of said utility easement without the written approval of the Town Engineer.



REGULATED DRAIN TABLE	
LFT OF OPEN DITCHES	0
LFT OF SUBSURFACE DRAINS	0

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	PRELIMINARY PLAT		FINAL PLAT		RECORDING		
Revisions	Checked:	Date:	Checked:	Date:	Checked:	Date:	Drawn: CH Scale: 1"=20' Date: 10/05/24 Project: 21030 Sheet 1 of 1