

BENCHMARKS

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1998, 2008 ADJUSTMENT AS ESTABLISHED FROM GPS OBSERVATION.
 BM#102: A MAG SPIKE SET IN THE NORTHWEST CORNER OF VINE AND DEPOT.
 BM#103: A MAG NAIL SET ON EAST SIDE OF EAST STREET IN EDGE WALKING PATH ON NORTH SIDE OF ALLEY.

LEGAL DESCRIPTIONS

STANLEY TERRACE WEST PARCEL
 SECTION 27, TOWNSHIP 15 NORTH, RANGE 1 EAST
 CITY OF PLAINFIELD, HENDRICKS COUNTY, INDIANA
 JUNE 10, 2022

PART OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 1 EAST, CITY OF PLAINFIELD, HENDRICKS COUNTY, INDIANA AND BEING PART OF THE PROPERTY CONVEYED TO PLAINFIELD COMMUNITY DEVELOPMENT AS RECORDED IN INSTRUMENT NO. 202101317 IN THE RECORDS OF THE HENDRICKS COUNTY RECORDER'S OFFICE, HENDRICKS COUNTY INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN EDWARD C. CRAWFORD ADDITION, RECORDED IN PLAT BOOK 3, PAGE 16, THENCE ALONG THE NORTH LINE OF A 15 FOOT ALLEY SOUTH 83°39'09" WEST, 187.02 FEET;
 THENCE NORTH 05°37'56" WEST, 54.00 FEET;
 THENCE SOUTH 83°39'07" WEST, 68.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF VINE STREET;
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 05°37'56" WEST, 172.76 FEET;
 THENCE NORTH 72°20'04" EAST, 199.38 FEET;
 THENCE SOUTH 05°37'56" EAST, 128.89 FEET;
 THENCE NORTH 83°39'24" EAST, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. EAST STREET;
 THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 05°37'56" EAST, 137.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.207 ACRES, MORE OR LESS. SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTION, AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

STANLEY TERRACE EAST PARCEL
 SECTION 27, TOWNSHIP 15 NORTH, RANGE 1 EAST
 CITY OF PLAINFIELD HENDRICKS COUNTY, INDIANA
 JANUARY 26, 2023

PART OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 1 EAST, CITY OF PLAINFIELD HENDRICKS COUNTY, INDIANA AND BEING PART OF THE PROPERTY CONVEYED TO PLAINFIELD COMMUNITY DEVELOPMENT AS RECORDED IN INSTRUMENT NO. 202101317 IN THE RECORDS OF THE HENDRICKS COUNTY RECORDER'S OFFICE, HENDRICKS COUNTY INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

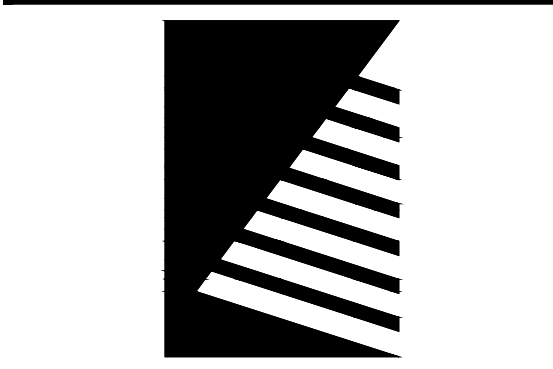
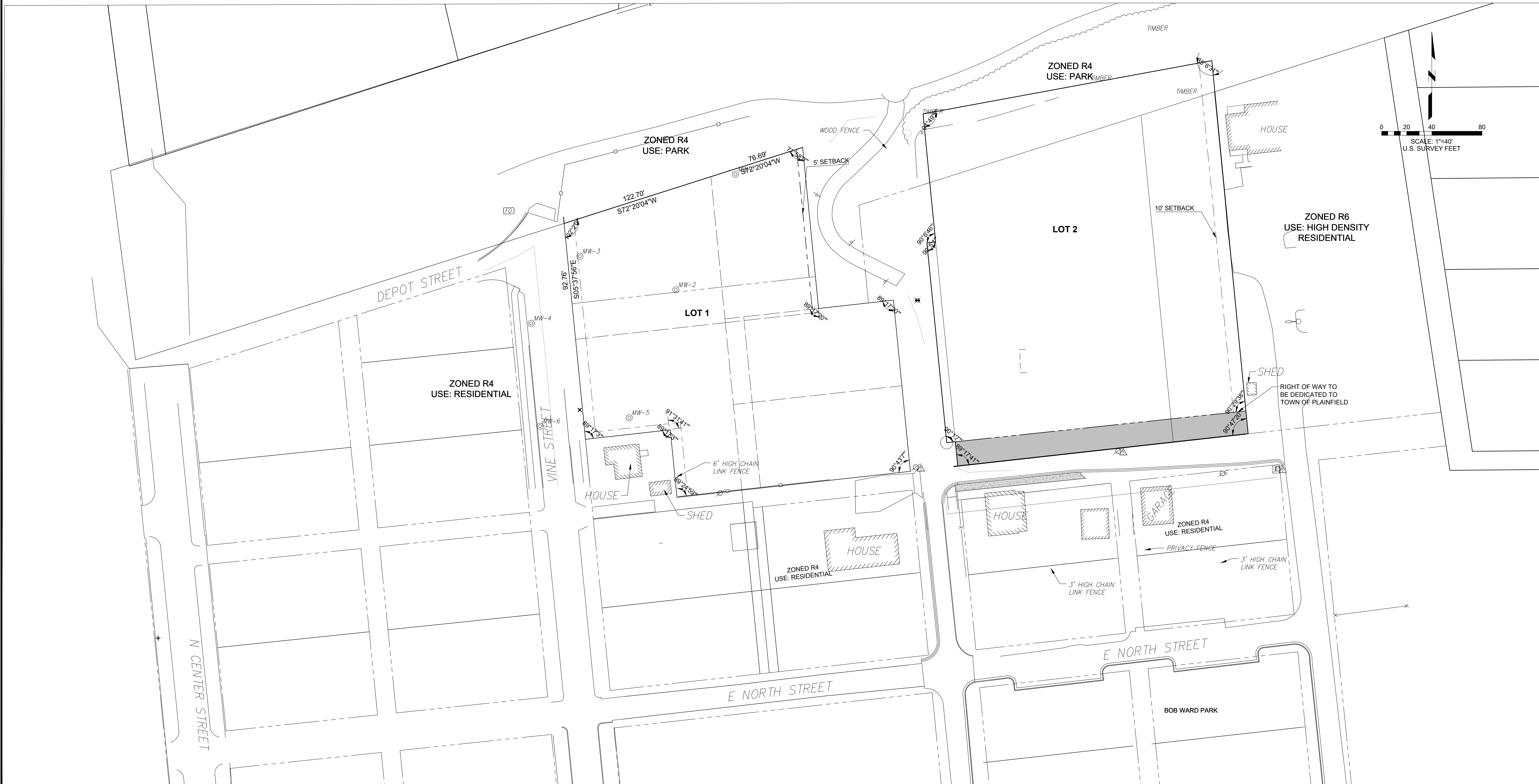
BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. EAST STREET, ON THE NORTH LINE OF A 27 FOOT ROADWAY AND BEING THE SOUTHWEST CORNER OF OUT LOT 1 IN EDWARD C. CRAWFORD ADDITION, RECORDED IN PLAT BOOK 3, PAGE 16, THENCE SOUTH 83°56'49" WEST, 6.92 FEET;
 THENCE NORTH 05°39'42" WEST, 159.91 FEET;
 THENCE NORTH 84°15'18" EAST, 7.00 FEET;
 THENCE NORTH 05°37'56" WEST, 47.52 FEET;
 THENCE NORTH 05°37'56" WEST, 55.00 FEET;
 THENCE NORTH 79°32'27" EAST, 233.47 FEET;
 THENCE SOUTH 05°37'56" EAST, 298.57 FEET;
 THENCE SOUTH 83°39'07" WEST, 232.66 FEET;
 THENCE NORTH 05°37'56" WEST, 19.44 FEET TO THE POINT OF BEGINNING, CONTAINING 1.575 ACRES, MORE OR LESS.

SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTION, AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

NOTES

- APPROXIMATE AREA OF STANLEY TERRACE SUBDIVISION IS 2.8 ACRES.
- POTABLE WATER WILL BE SUPPLIED BY PLAINFIELD PUBLIC WORKS DEPARTMENT. WATERMAIN SIZES, LOCATION AND HYDRANT LOCATIONS SHALL BE DETERMINED AS DIRECTED AND APPROVED BY THE PLAINFIELD PUBLIC WORKS DEPARTMENT AND THE TOWN OF PLAINFIELD. REQUESTED EASEMENTS WILL BE PROVIDED.
- PUBLIC SANITARY SEWER SHALL BE PROVIDED BY THE TOWN OF PLAINFIELD.
- REQUIRED YARDS WILL MEET THE MINIMUM STANDARDS OF THE TOWN OF PLAINFIELD ZONING ORDINANCE.
- UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED BY UTILITY COMPANIES.
- PUBLIC ROADWAY SIDEWALKS/PATHS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF PLAINFIELD SUBDIVISION ORDINANCE AND STANDARDS.
- THE STORM SEWER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF PLAINFIELD SUBDIVISION ORDINANCE.
- STORMWATER DETENTION WILL BE PROVIDED ACCORDING TO THE TOWN OF PLAINFIELD ORDINANCES AND STANDARDS AS SHOWN ON THE PLANS.
- THE SITE IS LOCATED WITHIN ZONE X 18063C0259D EFFECTIVE 09/25/2009.
- CONDITIONS, COVENANTS, AND RESTRICTIONS FOR STANLEY TERRACE SHALL BE AS APPROVED WITH THE PROJECT REZONING AS APPROVED ON 12/28/2022.
- SITE SUMMARY

TOTAL ACREAGE = 2.8± AC.
 R.O.W. DEDICATION = 0.10± AC. OR 4,407.3 SF
 LOT 1 AREA = 1.2± OR 52,578.39 SF
 LOT 2 AREA = 1.5± OR 66,632.13 SF



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www.f-w.com
 Engineers | Architects | Surveyors | Scientists

ISSUE:
 # DATE: DESCRIPTION:

DESIGN SET
 NOT FOR CONSTRUCTION

PROJECT:
 STANLEY TERRACE SUBDIVISION

PLAINFIELD, INDIANA

DATE: 01/01/2023

DESIGNED: PM

DRAWN: AD

REVIEWED: -

FIELD BOOK NO.: -

SHEET TITLE:

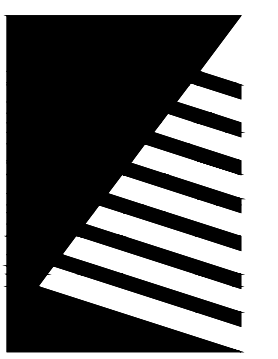
GENERAL NOTES
AND PROPERTY

SHEET NUMBER:

C2.1

PROJECT NO.: 0210910.00

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PROJECT:
STANLEY TERRACE SUBDIVISION

PLAINFIELD, INDIANA

DATE: 01/01/2023

DESIGNED: PM

DRAWN: AD

REVIEWED: -

FIELD BOOK NO.: -

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C3.1

PROJECT NO.: 0210910.00



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