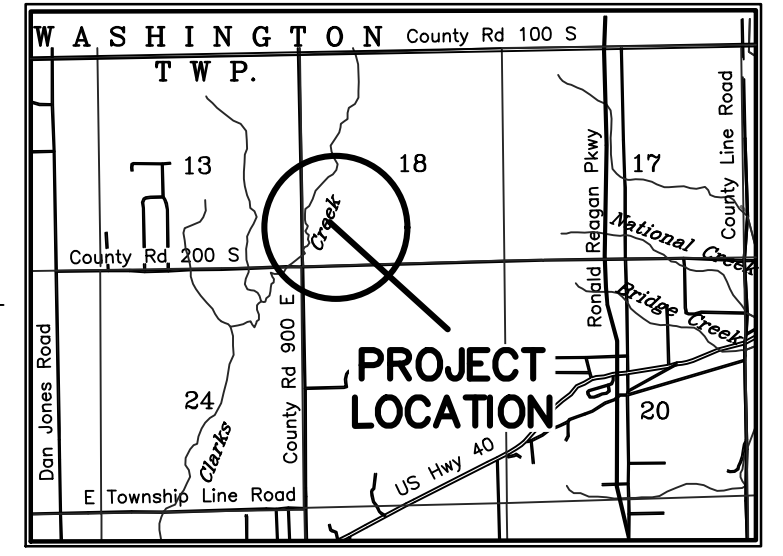
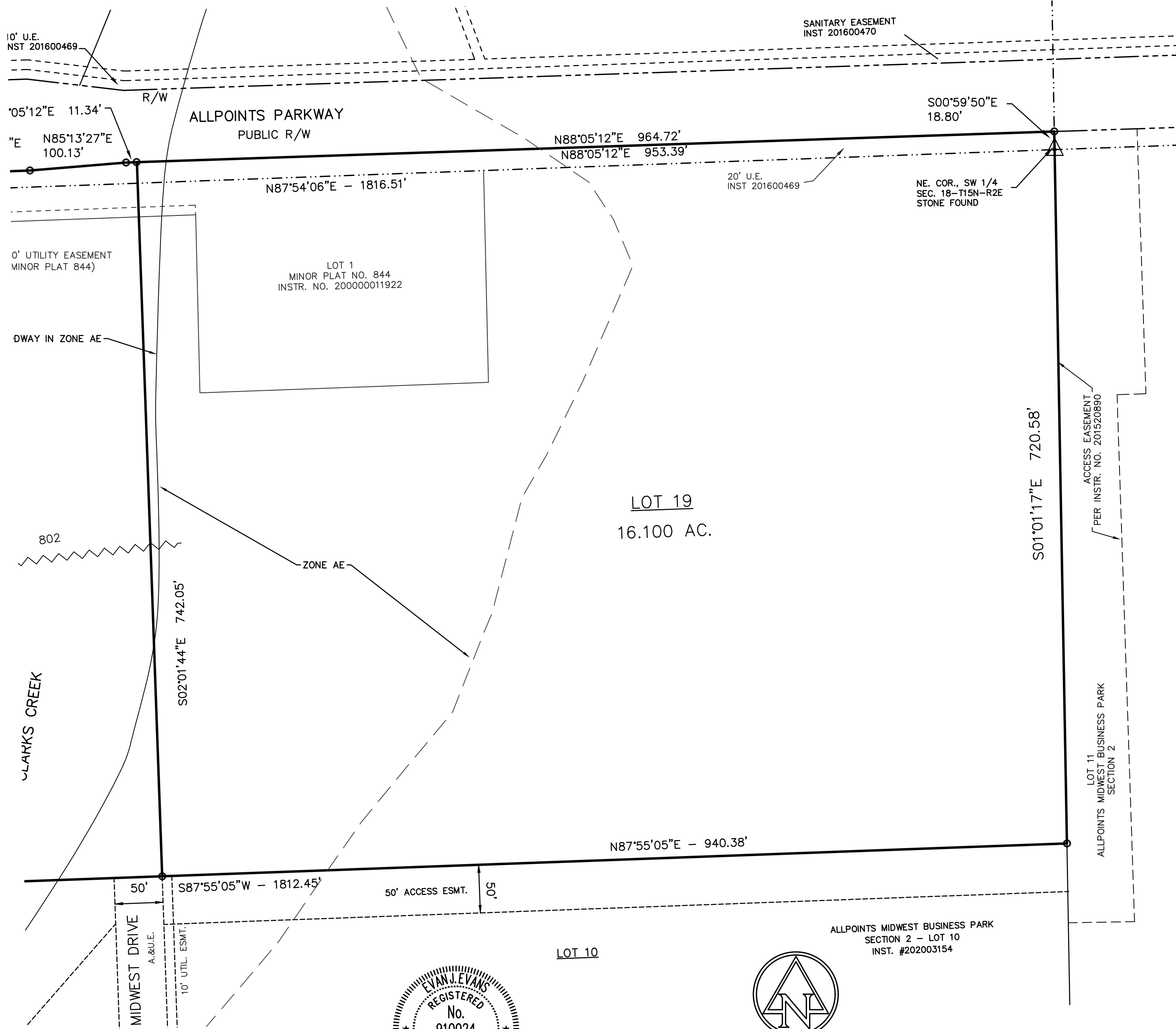


SECONDARY PLAT OF ALLPOINTS MIDWEST BUSINESS PARK SECTION 2 - LOTS 18 & 19

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 18,
TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA



VICINITY MAP
NOT TO SCALE

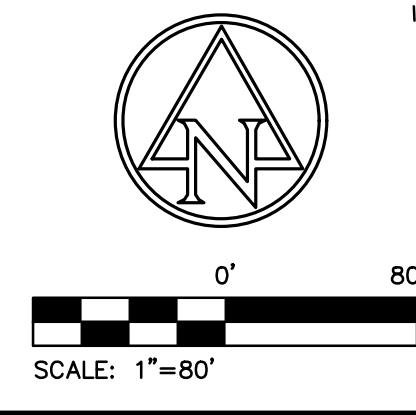
LEGEND	
	SECTION CORNER MONUMENT
	ACCESS EASEMENT
	ACCESS & UTILITY EASEMENT
	BUILDING SETBACK LINE
	COMMON AREA
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	UTILITY EASEMENT
	BASE FLOOD ELEVATION AS SCALED FROM FEMA FIRM MAP #18063C0276D EFFECTIVE DATE SEP 25, 2009
	3/8" DIA. REBAR WITH CAP STAMPED "STRUCTUREPOINT - 0094" SET FLUSH UNLESS OTHERWISE NOTED

REGULATED DRAIN TABLE
OPEN REGULATED DRAIN = 0.0 ft.
ENCLOSED REGULATED DRAIN = 0.0 ft.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.
Evan J. Evans, PS

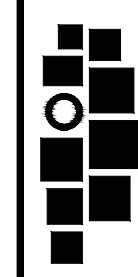
PLOT SCALE: 1"=80'0"

PLAT PREPARED BY EVAN J. EVANS, PS #910024



OWNER/SUBDIVIDER:
BROWNING
8940 River Crossing Blvd., Ste. 300
Indianapolis, IN 46240
Phone: (317) 344-7300

PREPARED BY:
Evan J. Evans, PS
American Structurepoint, Inc.
9025 River Road, Suite 200
Indianapolis, IN 46240
317-547-5580



AMERICAN STRUCTUREPOINT INC.

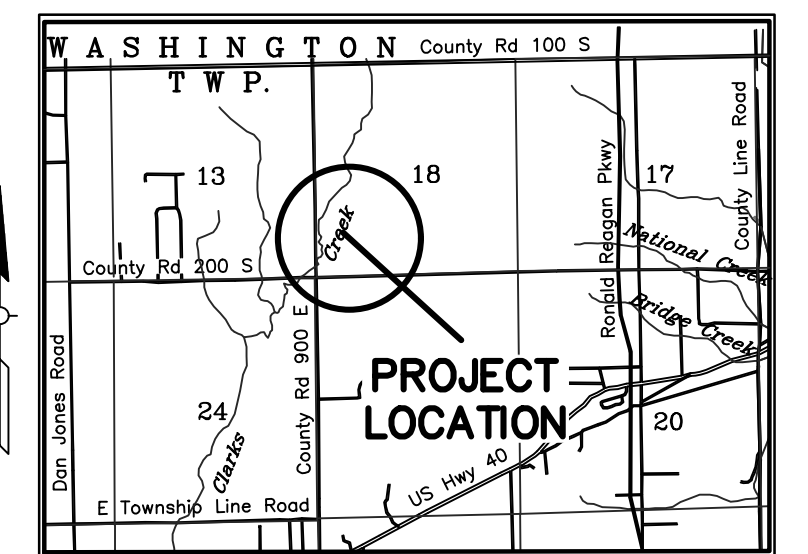
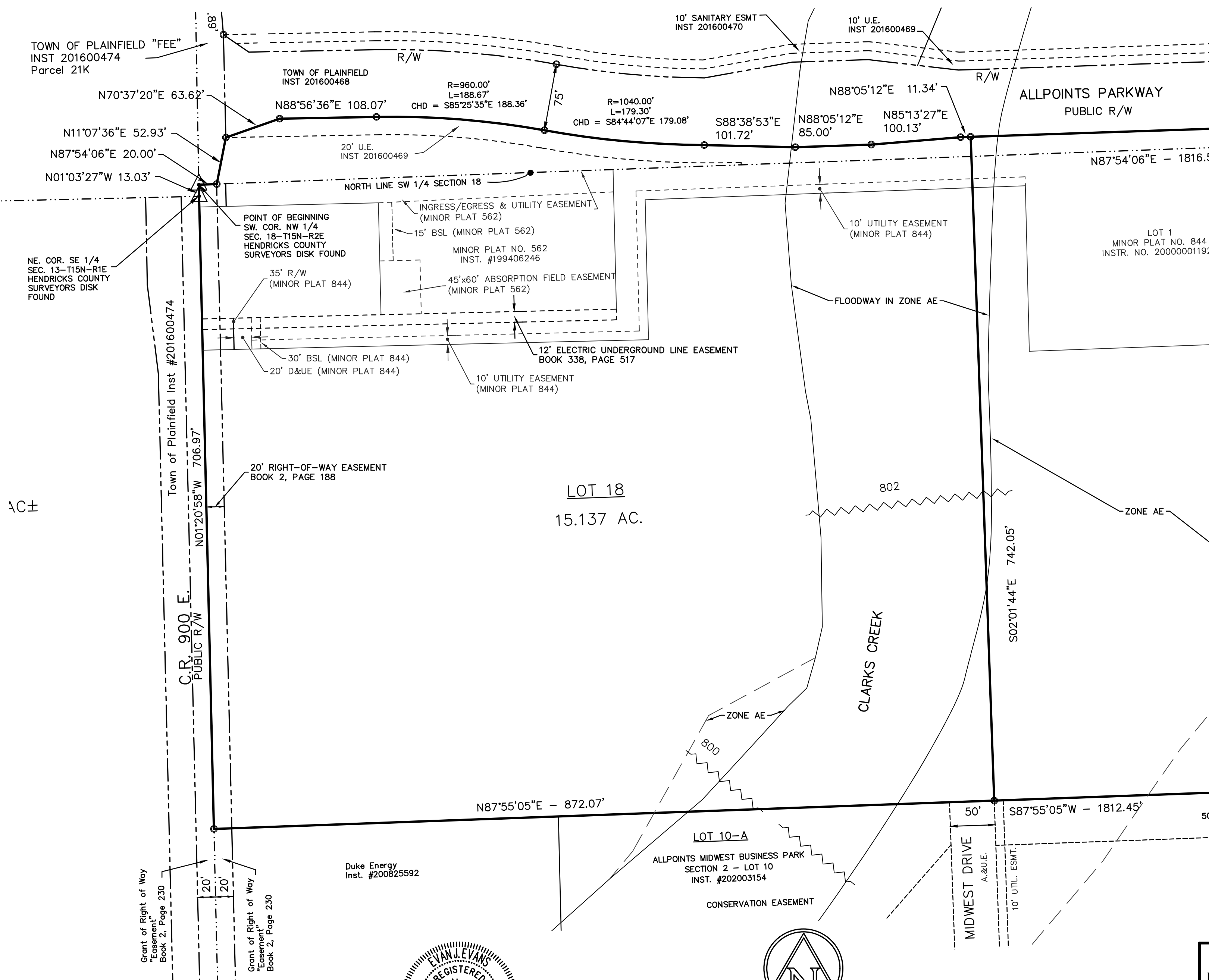
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, IN 46240
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SHEET 2 of 4

JOB # 2025.03294

SECONDARY PLAT OF ALLPOINTS MIDWEST BUSINESS PARK SECTION 2 - LOTS 18 & 19

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 18,
TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA



VICINITY MAP
NOT TO SCALE

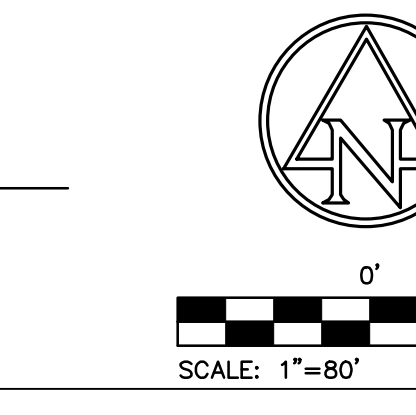
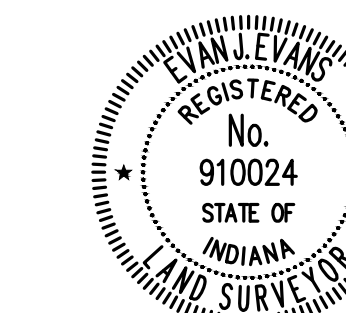
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	ACCESS EASEMENT
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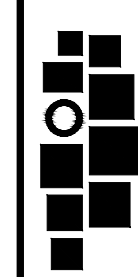
PLOT SCALE: 1"=80'0"

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SHEET 1 of 4

JOB # 2025.03294

SECONDARY PLAT OF ALLPOINTS MIDWEST BUSINESS PARK SECTION 2 - LOTS 18 & 19

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 18,
TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA

LEGAL DESCRIPTION

Part of the Southwest and Northwest Quarters of Section 18, Township 15 North, Range 2 East of the Second Principal Meridian, Hendricks County, Indiana, more particularly described as follows:

Beginning at a Hendricks County Surveyor's disk at the southwest corner of said Northwest Quarter; thence North 87 degrees 54 minutes 06 seconds East 20.00 feet along the south line of said Northwest Quarter (assumed basis of bearings) to the south right-of-way line of Allpoints Parkway as described in Instrument Number 201600468, on file in the Office of the Recorder of Hendricks County, Indiana, the following nine (9) courses are along said south right-of-way line: 1)thence North 11 degrees 07 minutes 36 seconds East 52.93 feet; 2)thence North 70 degrees 37 minutes 20 seconds East 63.62 feet; 3)thence North 88 degrees 56 minutes 36 seconds East 108.07 feet; 4)thence Easterly 188.67 feet along a curve to the right having a radius of 960.00 feet and subtended by a long chord having a bearing of South 85 degrees 25 minutes 35 seconds East and a length of 188.36 feet; 5)thence Easterly 179.30 feet along a reverse curve to the left having a radius of 1,040.00 feet and subtended by a long chord having a bearing of South 84 degrees 44 minutes 07 seconds East and a length of 179.08 feet; 6)thence South 88 degrees 38 minutes 53 seconds East 101.72 feet; 7)thence North 88 degrees 05 minutes 12 seconds East 85.00 feet; 8)thence North 85 degrees 13 minutes 27 seconds East 100.13 feet; 9)thence North 88 degrees 05 minutes 12 seconds East 964.72 feet to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 50 seconds East 18.80 feet along said east line to a stone at the southeast corner of said Northwest Quarter; thence South 01 degree 01 minute 17 seconds East 720.58 feet along the east line of said Southwest Quarter to a rebar with a "Banning" cap at the northeast corner of the plat of Allpoints Midwest Business Park Section 2 - Lot 10 recorded as Instrument Number 202003154; thence South 87 degrees 55 minutes 05 seconds West 1,812.45 feet along the north line of said plat and its extension to a mag nail on the west line of said Southwest Quarter; thence North 01 degree 20 minutes 58 seconds West 706.97 feet along said west line to a Hendricks County Surveyor's disk at the northeast corner of the Southeast Quarter of Section 13, Township 15 North, Range 1 East; thence North 01 degree 03 minutes 27 seconds West 13.03 feet along the west line of said Southwest Quarter to the POINT OF BEGINNING. Containing 31.235 acres, more or less.

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

This subdivision shall be known as ALLPOINTS MIDWEST BUSINESS PARK, SECTION 2 - LOTS 18 & 19, an addition to the Town of Plainfield, Hendricks County, Indiana.

No new streets are being dedicated to the public by this plat.

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 sewer, 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 the 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 five (5) feet of said utility easement without the written approval of the Town Engineer.

The Real Estate shall be subject to and encumbered by the Declaration of Covenants, Conditions and Restrictions of ALLPOINTS MIDWEST BUSINESS PARK as recorded in the Office of the Recorder of Hendricks County, Indiana.

The right to enforce the 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 of the Lot in the Subdivision and to their heirs and assigns.

In Witness whereof, Owners have executed this instrument this _____ day of _____, 20____.

Browning Venture Associates II, LLC
an Indiana limited liability company

By: _____

State of Indiana)
Hamilton County)

Before me, a Notary Public in and for said County and State, personally appeared _____, by me known to be the _____ of Browning Venture Associates II, LLC, who acknowledged the execution of the above and foregoing Secondary Plat.

Witness my hand and notary seal this _____ day of _____, 20____.

Commission Expires: _____ Notary Public
My County of Residence: _____

Plan Commission Approval

The Executive Director of Development Services 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 the minimum requirements of the applicable ordinances and requirements of the Town of Plainfield, Hendricks County, Indiana.

Signature: _____
Printed: _____
Executive Director of Development Services

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 the meeting held on _____ day of _____, 20____.

Witness by signature this _____, 20____.

Signature: _____ Printed: _____
Title: President Title: Secretary

Surveyor Certification

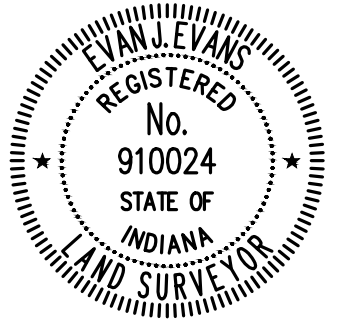
I, Evan J. Evans, hereby certify that:

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:

This subdivision consists of two lots, with easements as shown on the within Plat; the size of the Lot and the widths of the blocks, common areas 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 lines of the plat are based on a Boundary Survey recorded as Instrument No. _____ in the office of the Hendricks County Recorder. The within Plat complies with the provisions of the Plainfield Subdivision Control Ordinance.

Witness by signature this _____ day of _____, 20____.

Signature: _____
Printed: Evan J. Evans
Professional Surveyor - Indiana No. 910024



A petition addressed to the Hendricks County Drainage Board has been filed in duplicate with the County Surveyor, requesting the subdivision's storm drainage system and its easements be that are 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 (RDE's). 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 the 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 said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements 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 0.0 linear feet of open ditches and 0.0 linear feet of subsurface drains that will be included in the County's Regulated Drainage System,

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Evan J. Evans, PS

SOURCE OF TITLE
Browning Venture Associates II LLC
Instrument Numbers
202202166
202202167
202202168
202218040

OWNER/SUBDIVIDER:
Browning Venture Associates II LLC
8940 River Crossing Blvd., Ste. 300
Indianapolis, IN 46240
Phone: (317) 344-7300

PREPARED BY:
Evan J. Evans, PS
American Structurepoint, Inc.
9025 River Road, Suite 200
Indianapolis, IN 46240
317-547-5580

PLAT PREPARED BY EVAN J. EVANS, PS #910024

**AMERICAN
STRUCTUREPOINT
INC.**

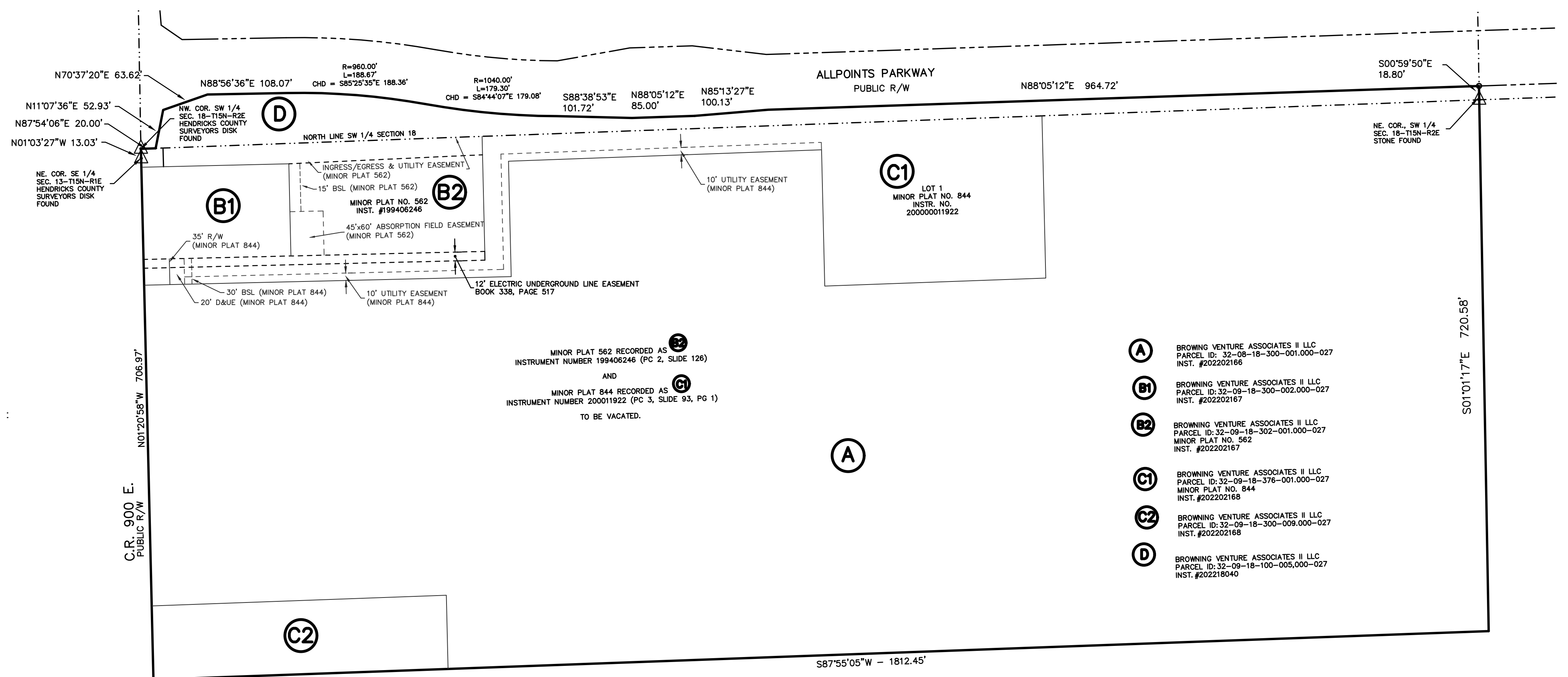
SHEET 3 of 4

9025 RIVER ROAD
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TEL 317.547.5580 FAX 317.543.0270
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JOB # 2025.03294

SECONDARY PLAT OF ALLPOINTS MIDWEST BUSINESS PARK SECTION 2 - LOTS 18 & 19

PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 18,
TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA



OWNERSHIP DETAIL

- A** BROWNING VENTURE ASSOCIATES II LLC
PARCEL ID: 32-09-18-300-001.000-027
INSTR. NO. #202202166
- B1** BROWNING VENTURE ASSOCIATES II LLC
PARCEL ID: 32-09-18-300-002.000-027
INSTR. #202202167
- B2** BROWNING VENTURE ASSOCIATES II LLC
PARCEL ID: 32-09-18-302-001.000-027
MINOR PLAT NO. 562
INSTR. #202202167
- C1** BROWNING VENTURE ASSOCIATES II LLC
PARCEL ID: 32-09-18-300-009.000-027
MINOR PLAT NO. 844
INSTR. #202202168
- C2** BROWNING VENTURE ASSOCIATES II LLC
PARCEL ID: 32-09-18-300-009.000-027
INSTR. #202202167
- D** BROWNING VENTURE ASSOCIATES II LLC
PARCEL ID: 32-09-18-100-005.000-027
INSTR. #202216040

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Evan J. Evans, PS

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**AMERICAN
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INC.**

SHEET 4 of 4

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JOB # 2025.03294

PLAT PREPARED BY EVAN J. EVANS, PS #910024