



**OWNER/SUBDIVIDER**  
METROPOLIS LIFESTYLE CENTER, LLC  
2650 THOUSAND OAKS BOULEVARD, SUITE 2200  
MEMPHIS, TENNESSEE, 38118  
(901) 531-8776

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

# PLAINFIELD MARKETPLACE PHASE IV A REPLAT OF LOTS 3, 4 AND BLOCK A OF PLAINFIELD MARKETPLACE PHASE III

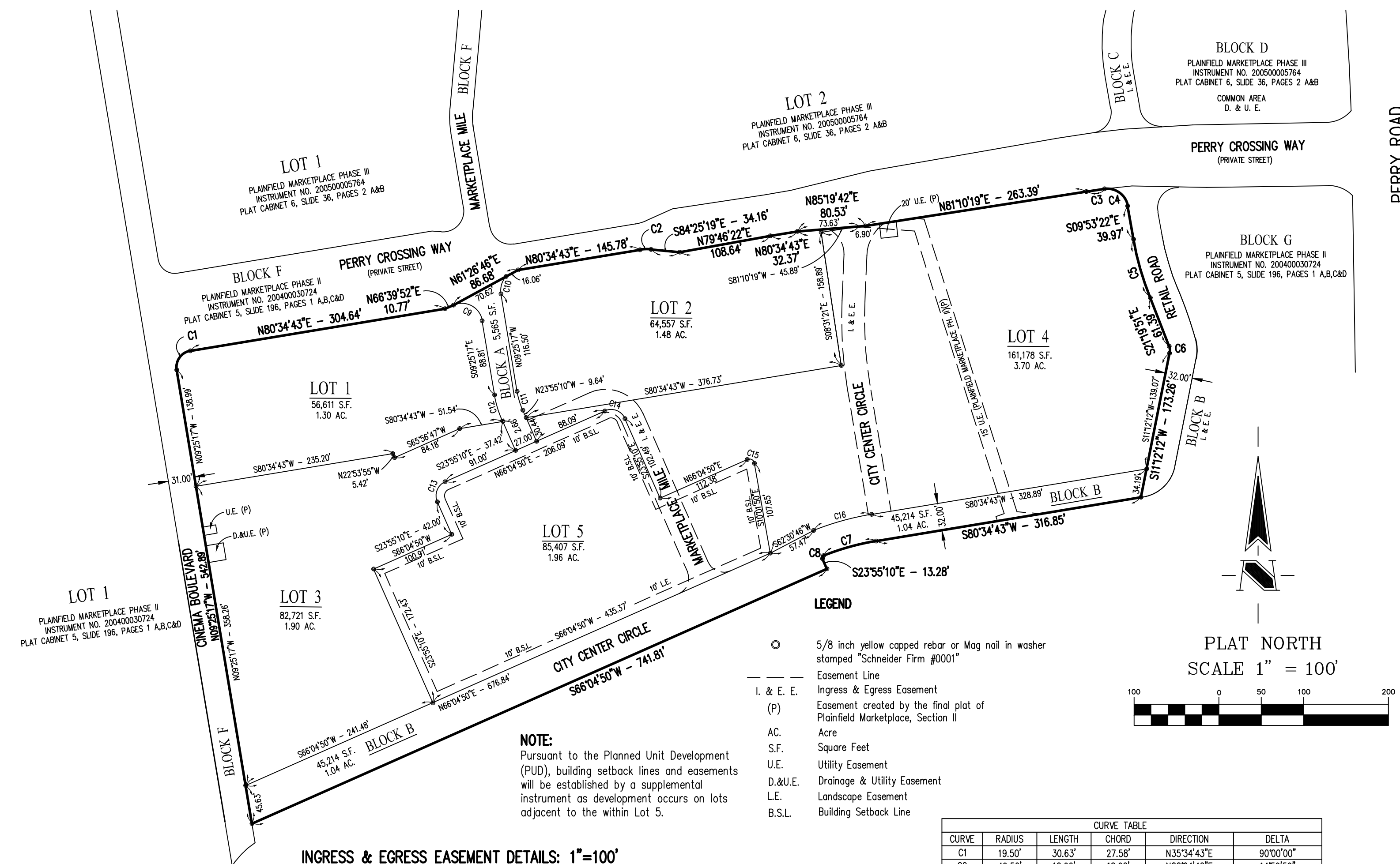
**PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST  
TOWN OF PLAINFIELD, GUILFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA**

**SHEET 1 of 2**

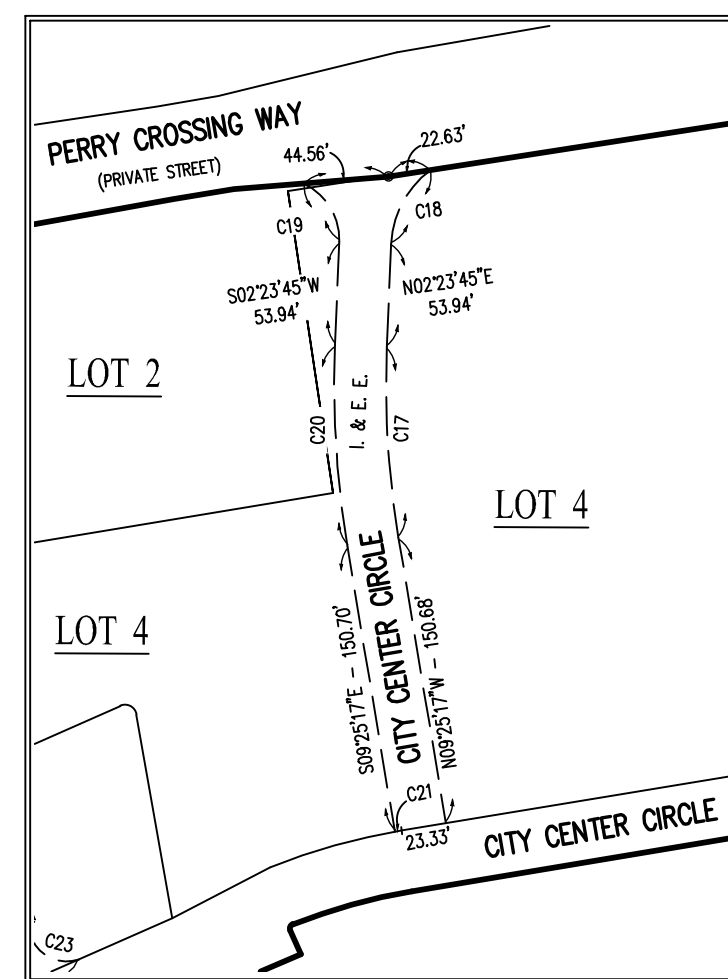
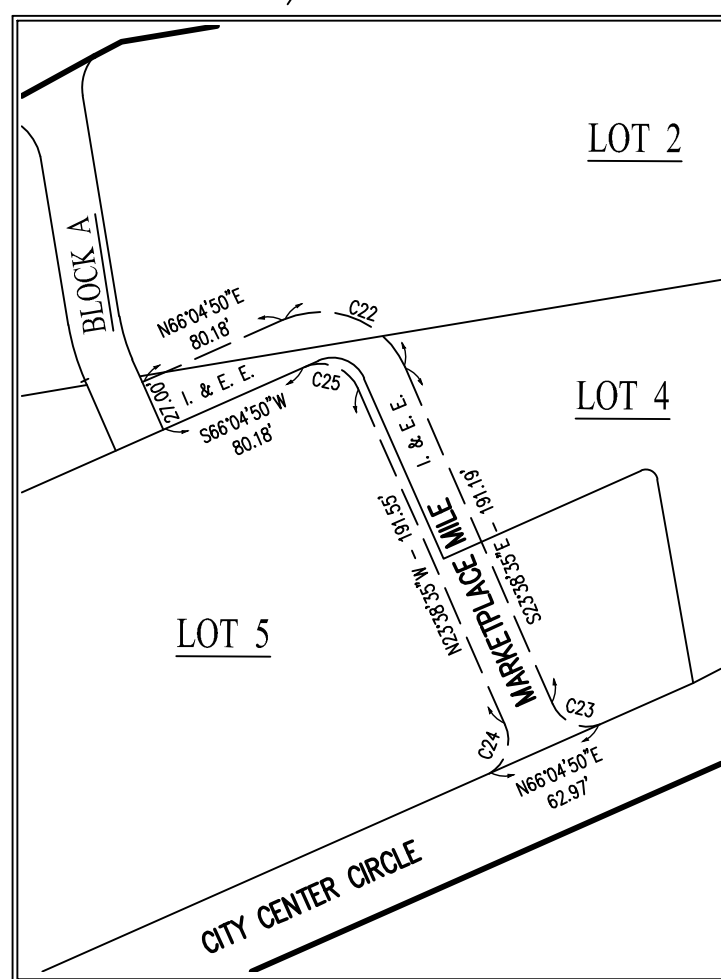
THIS INSTRUMENT WAS PREPARED  
BY STEVEN W. REEVES  
REGISTERED LAND SURVEYOR  
INDIANA #20400005  
HISTORIC FORT HARRISON  
8901 OTIS AVENUE  
INDIANAPOLIS, INDIANA 46216  
TELEPHONE (317) 826-7100

SOURCE OF TITLE:  
Special Warranty Deed  
to Metropolis Lifestyle Center, LLC  
Instrument No. 201503173

& Deed of Receiver  
to Metropolis Lifestyle Center, LLC  
Instrument No. 201400616  
Hendricks Superior Court  
Cause No. 32003-0901-CC-16



**INGRESS & EGRESS EASEMENT DETAILS: 1"=100'**



### REGULATED DRAIN CERTIFICATE

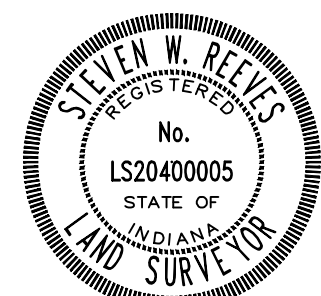
A petition addressed to the Hendricks County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (R.D.E.). Regulated Drainage Easements are stormwater 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).

This subdivision contains 0 lineal feet of open ditches and 0 lineal feet of pipe that will be included in the County's Regulated Drainage System.

REGULATED DRAIN FOOTAGE	
OPEN DITCHES	0 FEET
PIPE	0 FEET

Witness by signature this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Steven W. Reeves  
Printed  
Registered Land Surveyor  
Indiana - #20400005  
Email address: sreeves@schneidercorp.com



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# PLAINFIELD MARKETPLACE PHASE IV A REPLAT OF LOTS 3, 4 AND BLOCK A OF PLAINFIELD MARKETPLACE PHASE III

**PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST  
TOWN OF PLAINFIELD, GUILFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA**

**SHEET 2 of 2**

THIS INSTRUMENT WAS PREPARED  
BY STEVEN W. REEVES  
REGISTERED LAND SURVEYOR  
INDIANA #20400005  
HISTORIC FORT HARRISON  
8901 OTIS AVENUE  
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Cause No. 32003-0901-CC-16

### SURVEYOR'S CERTIFICATE

I, Steven W. Reeves, hereby certify that:

The Real Estate 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;

Lots numbered 3, 4 and Block A of Plainfield Marketplace, Phase III, as per plat thereof recorded in Plat Cabinet 6, Slide 36, Pages 2A and 2B in the Office of the Recorder of Hendricks County, Indiana.

This Subdivision consists of 5 (five) Lots numbered 1 through 5, together with Blocks A and B, Streets, Easements as shown on the within Plat;

The size of the Lots and width of easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within Plat actually exist or will exist within two years from recordation of the Plat per standards as set forth in Title 865 IAC 1-12-18 Subsection (b)(1)(2) and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 IAC 1-12; and by cross-reference recorded in Book 149, page 719 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 \_\_\_\_\_, 2018.

Steven W. Reeves  
Printed  
Registered Land Surveyor  
Indiana - #20400005  
Email address: sreeves@schneidercorp.com



State of Indiana )  
County of \_\_\_\_\_ )SS

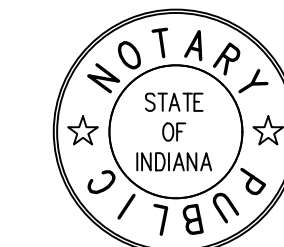
Before me, the undersigned Notary Public, in and for said County and State, personally appeared Steven W. Reeves and acknowledged the execution of the foregoing instrument as his voluntary act and deed for the uses and purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signature \_\_\_\_\_  
Printed \_\_\_\_\_

County of Residence \_\_\_\_\_

My Commission Expires \_\_\_\_\_



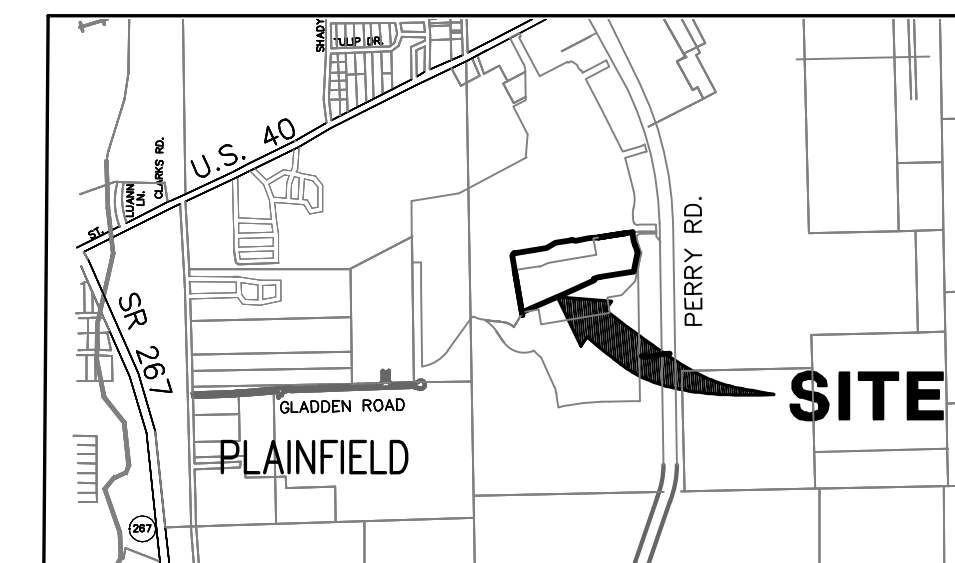
### NOTE:

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

Lot corner monuments shall either be 5/8" X 24" metal rod w/ cap stamped "Schneider Firm #0001" or a Mag nail in washer stamped "Schneider Firm #0001" or a cut "X" as necessary.

Unless otherwise required by local ordinance, the installation of aforementioned monuments may 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).

### AREA MAP: 1"=1800'



### REDACTION STATEMENT

I affirm, under the penalties for perjury, that, I, have taken reasonable care to redact each social security number in this document, unless required by law. Steven W. Reeves.

### TAX CERTIFICATE

The real property has been duly entered for taxation and transferred on the records of the Auditor of Hendricks County this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Hendricks County Auditor

### RECORDING CERTIFICATE

Recorded in Plat Cabinet \_\_\_\_\_ slide \_\_\_\_\_ page number \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ (A.M./P.M.), Instrument Number \_\_\_\_\_ Fee paid \_\_\_\_\_

Hendricks County Recorder

### DEDICATION STATEMENT

We, Metropolis Lifestyle Center LLC, do hereby certify that we are the Owner of the real property located in the Town of Plainfield, Hendricks County, Indiana, according to the deed recorded as Instrument No. 201503173, of the official records of the Recorder of Hendricks County, Indiana, and further described as follows:

Lots numbered 3, 4 and Block A of Plainfield Marketplace, Phase III, as per plat thereof recorded in Plat Cabinet 6, Slide 36, Pages 2A and 2B 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 and re-plat said Real Estate in accordance with the within Plat.

This subdivision shall be known as Plainfield Marketplace, Phase IV, a Replat of Lots 3, 4 and Block A of Plainfield Marketplace Phase III, an addition to the Town of Plainfield, Hendricks County, Indiana.

All streets and public open spaces in the vicinity of the within Plat have been approved as private by the Plan Commission and shall 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 in the vicinity of this Plat have been approved as private by the Plan Commission and shall be privately owned, operated and maintained, save and except for those storm water, drainage, water, and sanitary sewer easements specifically identified as public. 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 areas shall be continuously maintained as a yard area by the Owner, 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 improvement which are the responsibility of a public authority or utility to maintain.

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 their heirs and assigns.

This Plat is subject to the Declarations of Covenants, Conditions and Restrictions, and Reciprocal Easements as cited in the current source of title as shown hereon, and any amendments thereto in testimony whereof.

In Witness whereof, Owner has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

METROPOLIS LIFESTYLE CENTER, LLC:

By: \_\_\_\_\_  
Authorized Representative

Printed \_\_\_\_\_

Title \_\_\_\_\_

State of Indiana )  
County of \_\_\_\_\_ )SS

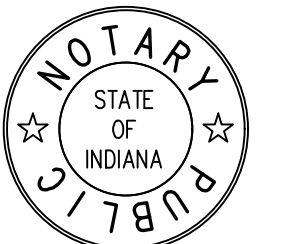
Before me, the undersigned Notary Public, in and for said County and State, personally appeared \_\_\_\_\_ Owner of the Real Estate, who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signature \_\_\_\_\_  
Printed \_\_\_\_\_

County of Residence \_\_\_\_\_

My Commission Expires \_\_\_\_\_



### 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.

Signature: \_\_\_\_\_

Printed: \_\_\_\_\_  
Director, Department 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 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 Title: Secretary