



Central States Consulting, LLC
23-B North Green Street
Brownsburg, IN 46112
317-858-8662
fax: 317-858-8672

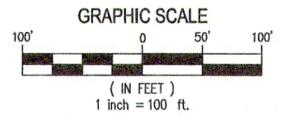


3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3890

IECI JOB # 16102

REPLAT for: COX PLAT, LOT 1

PART OF THE E 1/2 SE 1/4 SEC. 19-T15N-R2E &
PART OF THE E 1/2 NE 1/4 SEC. 30-T15N-R2E &
TOWN of PLAINFIELD, HENDRICKS COUNTY, INDIANA



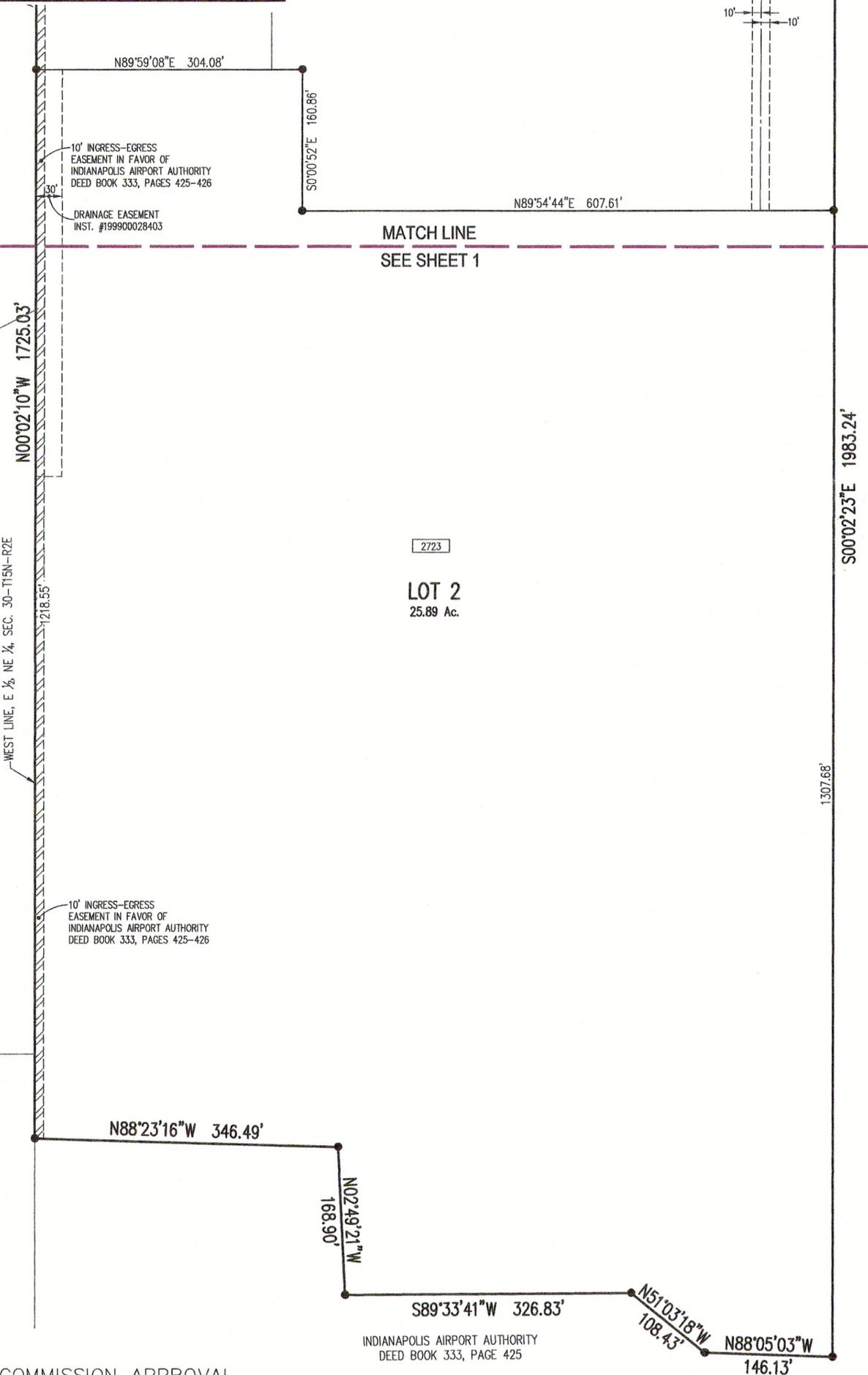
LEGEND

- ☒ — DENOTES 4"x4"x36" LONG CONCRETE MONUMENT WITH CROSS CAST IN TOP TO BE SET FLUSH WITH FINISH GRADE.
- — 5/8" REBAR W/ORANGE CAP
- — 1 1/2" DIA. TAPERED ALUMINUM ROD SET FLUSH. CAP STAMPED
- B.S.L. — BUILDING SETBACK LINE
- D.&U.E. — DRAINAGE AND UTILITY EASEMENT
- T.P.U.E. — TOW OF PLAINFIELD UTILITY EASEMENT
- I.E. — INGRESS - EGRESS EASEMENT
- D.E. — DRAINAGE EASEMENT
- 2713 — STREET ADDRESS

LOT 3,
REPLAT OF P.G.D. SUBDIVISION
INST. #201628798
P.C. 8, SLIDE 66, PAGES 1 ABC

BLOCK C, PLAINFIELD COMMONS IV, PHASE I
INST. #200600028474
P.C. 6, SLIDE 157, PAGES 2 AB

AMBROSE METROPOLIS, LLC
INST. #201323872



2723

LOT 2
25.89 Ac.

PLAN COMMISSION APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING HAS REVIEW 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 OF THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA.

BY: Joe James DATE: 8/11/16
DIRECTOR, DEPARTMENT OF PLANNING & ZONING
PRINTED: JOE JAMES

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT UNDER AUTHORITY PROVIDED BY 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 PRIMARY APPROVAL BY THE TOWN OF PLAINFIELD PLAN COMMISSION AT MEETING HELD ON July 7 AND 2016.

WITNESS BY SIGNATURE THIS 15th DAY OF August, 2016.

TOWN OF PLAINFIELD PLAN COMMISSION

BY: Dennis G. Gibe PRESIDENT ATTEST: Andrew J. Kling SECRETARY



I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION IN THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;

WITNESS MY SIGNATURE THIS 8th DAY OF August, 2016.

Donald R. Moisson
DONALD R. MOISSON
PROFESSIONAL LAND SURVEYOR
INDIANA - #9600013





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23-B North Green Street
Brownsburg, IN 46112
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3961 Perry Boulevard
Whitestown, IN 46075
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IECI JOB # 13105

REPLAT for: COX PLAT, LOT 1

PART OF THE E 1/2 SE 1/4 SEC. 19-T15N-R2E &
PART OF THE E 1/2 NE 1/4 SEC. 30-T15N-R2E &
TOWN of PLAINFIELD, HENDRICKS COUNTY, INDIANA

DEDICATION STATEMENT

WE, MOHR REALTY LLC AND MOHR PROPERTIES LLC, 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 INST. NO. 201211231 OF THE OFFICIAL RECORDS OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, AND FURTHER DESCRIBED AS FOLLOWS: 201211232, 199900028402

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, GUILFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST; THENCE SOUTH 89 DEGREES 25 MINUTES 13 SECONDS WEST (ASSUMED BEARING) 427.04 FEET ALONG THE NORTH LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER TO A POINT LYING 427.02 FEET (MEASURED WESTERLY IN A PERPENDICULAR DIRECTION) FROM THE EAST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 23 SECONDS EAST 1983.24 FEET PARALLEL WITH SAID EAST LINE TO THE NORTHEAST CORNER OF THE 17.336-ACRE TRACT OF LAND GRANTED TO THE INDIANAPOLIS AIRPORT AUTHORITY ("AIRPORT TRACT") (RECORDED AS DEED BOOK 333, PAGES 425 AND 426 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA) AND THE SOUTHEASTERN CORNER OF THE 34.958-ACRE TRACT OF LAND GRANTED TO MOHR PROPERTIES, LLC ("MOHR SOUTH TRACT") (RECORDED AS INSTRUMENT NUMBER 201211231 IN SAID RECORDER'S OFFICE) (THE FOLLOWING FIVE (5) COURSES ARE ALONG THE COMMON BOUNDARY OF SAID AIRPORT AND MOHR SOUTH TRACTS); (ONE) NORTH 88 DEGREES 05 MINUTES 03 SECONDS WEST 146.13 FEET; (TWO) NORTH 51 DEGREES 03 MINUTES 18 SECONDS WEST 108.43 FEET; (THREE) SOUTH 89 DEGREES 33 MINUTES 41 SECONDS WEST 326.83 FEET; (FOUR) NORTH 02 DEGREES 49 MINUTES 21 SECONDS WEST 168.90 FEET; (FIVE) NORTH 88 DEGREES 23 MINUTES 16 SECONDS WEST 346.49 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 10 SECONDS WEST 1725.03 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE NORTHWEST CORNER THEREOF, BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST 326.23 FEET ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 PER INDIANA STATE HIGHWAY COMMISSION PLANS FOR S.N.F.A. PROJECT NO. 15, SEC. B(6) DATED 1941; THENCE NORTH 63 DEGREES 22 MINUTES 35 SECONDS EAST 550.58 FEET ALONG SAID SOUTHERN RIGHT-OF-WAY LINE TO THE NORTHWESTERN CORNER OF THE 15.349-ACRE TRACT OF LAND GRANTED TO MOHR PROPERTIES, LLC ("MOHR NORTH TRACT") (RECORDED AS INSTRUMENT NUMBER 201211232 IN SAID RECORDER'S OFFICE) (ALL OF THE REMAINING COURSES ARE ALONG THE BOUNDARY OF SAID MOHR NORTH TRACT); THENCE NORTH 63 DEGREES 10 MINUTES 22 SECONDS EAST 213.65 FEET (206.18 FEET - MOHR NORTH TRACT DEED) ALONG SAID SOUTHERN RIGHT-OF-WAY LINE TO CORNER THEREOF; THENCE SOUTH 11 DEGREES 37 MINUTES 35 SECONDS EAST 11.40 FEET (11.00 FEET - DEED) ALONG SAID RIGHT-OF-WAY LINE TO A CORNER THEREOF; THENCE NORTH 63 DEGREES 06 MINUTES 05 SECONDS EAST 255.66 FEET ALONG SAID SOUTHERN RIGHT-OF-WAY LINE TO A POINT LYING 427.02 FEET (MEASURED WESTERLY IN A PERPENDICULAR DIRECTION) FROM THE EAST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 50 SECONDS WEST 764.59 FEET (764.76 FEET - DEED) PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 50.286 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 WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AS REPLAT OF COX PLAT, LOT 1, 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 ERRECTED 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 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 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.

IN WITNESS WHEREOF, THE OWNERS HAVE EXECUTED THIS INSTRUMENT THIS 9th DAY OF August, 2016

MOHR REALTY LLC
8941 EAST US HIGHWAY 36
AVON, INDIANA 46123

BY: Andrew F. Mohr
ANDREW F. MOHR, MEMBER

STATE OF INDIANA)
COUNTY OF HENDRICKS)

DATED THIS 9th DAY OF August, 2016.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF THE OWNER AND ACKNOWLEDGED EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF August, 2016.

Nina N. Smythe
SIGNATURE 9/20/23
MY COMMISSION EXPIRES:

Nina N. Smythe
PRINTED NAME Marion
COUNTY OF RESIDENCE



MOHR PROPERTIES LLC
8941 EAST US HIGHWAY 36
AVON, INDIANA 46123

BY: Andrew F. Mohr
ANDREW F. MOHR, MEMBER

STATE OF INDIANA)
COUNTY OF HENDRICKS)

DATED THIS 9th DAY OF August, 2016.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF THE OWNER AND ACKNOWLEDGED EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF August, 2016.

Nina N. Smythe
SIGNATURE 9/20/23
MY COMMISSION EXPIRES:

Nina N. Smythe
PRINTED NAME Marion
COUNTY OF RESIDENCE



SURVEYOR CERTIFICATION

THIS SUBDIVISION CONSISTS OF 2 LOTS NUMBERED 1 AND 2 TOGETHER WITH STREETS AND EASEMENTS AS SHOWN HEREON.

THE SIZE OF LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

OWNER'S SOURCE OF TITLE IS RECORDED AS INSTRUMENT # 201211231 IN THE OFFICE OF THE RECORDER, HENDRICKS COUNTY, INDIANA. 201211232, 199900028402
CROSS-REFERENCE IS HEREBY MADE TO AN ALTA/NSPS SURVEY RECORDED AS INSTRUMENT # 201022898 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION IN THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;

WITNESS MY SIGNATURE THIS 8th DAY OF August, 2016.

Donald R. Mosson
DONALD R. MOSSON
PROFESSIONAL LAND SURVEYOR
INDIANA - #9600013



PLAT PREPARED BY JERRY W. KITTLE. I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER, UNLESS REQUIRED BY LAW.

Jerry W. Kittle
JERRY W. KITTLE

PLAN COMMISSION APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING HAS REVIEW 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 OF THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA.

BY: Joe James DATE: 8/11/16
DIRECTOR, DEPARTMENT OF PLANNING & ZONING
PRINTED: JOE JAMES

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT UNDER AUTHORITY PROVIDED BY 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 PRIMARY APPROVAL BY THE TOWN OF PLAINFIELD PLAN COMMISSION AT MEETING HELD ON July 7 AND 2016

WITNESS BY SIGNATURE THIS 15th DAY OF August, 2016.

TOWN OF PLAINFIELD PLAN COMMISSION

BY: Demis Gibbs ATTEST: Andrew J. Kinger
PRESIDENT SECRETARY

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RELEASED FOR RECORDING
DATE: 10/7/16

Jerry W. Kittle
HENDRICKS COUNTY ENGINEER

A PETITION ADDRESSED TO THE HENDRICKS COUNTY DRAINAGE BOARD HAS BEEN FILED IN DUPLICATE WITH THE COUNTY SURVEYOR, REQUESTING THE THE SUBDIVISION'S STORM DRAINAGE SYSTEM AND IT'S EASEMENTS BE ACCEPTED INTO THE COUNTY'S REGULATED DRAINAGE SYSTEM. THE STORM DRAINAGE SYSTEM AND IT'S EASEMENTS THAT ARE ACCEPTED INTO THE 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 IF CONTROLLING SURFACE WATER AND/OR FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF STORM SEWERS AND TILE DRAINS AS DEFINED IN HENDRICKS COUNTY 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 EASEMENTS HAVE NOT BEEN ACCEPTED INTO THE COUNTY'S DRAINAGE SYSTEM. ALL DRAINAGE IMPROVEMENTS PERFORMED RELATIVE TO THE CONVEYANCE OF STORM WATER 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 DITCH AND 0 LINEAR FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE COUNTY'S REGULATED DRAINAGE SYSTEM. THE NOTED REGULATED DRAIN LENGTHS, BROKEN DOWN BY LENGTH OF OPEN DITCHES AND TILE DRAINS, SHALL ALSO BE SHOWN IN TABULAR FORM IN A PROMINENT POSITION ON THE PLAT.

HENDRICKS COUNTY REGULATED DRAINS	
0'	OPEN DITCH
0'	TILE DRAINS
0'	TOTAL