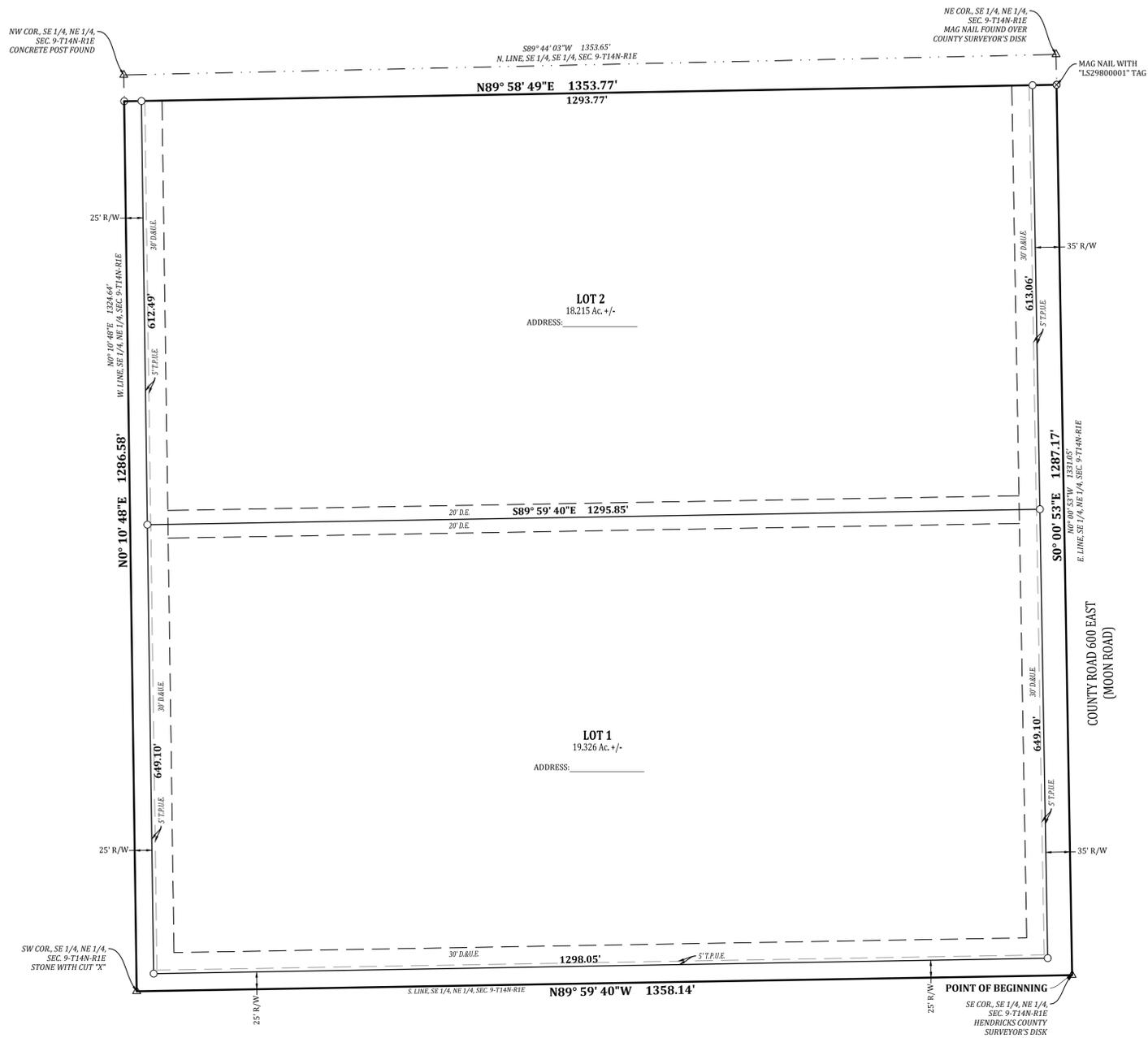


# GUILFORD ELEMENTARY SCHOOL - FINAL PLAT

PART OF THE SE 1/4, NE 1/4, SEC. 9-T14N-R1E  
PLAINFIELD, HENDRICKS COUNTY, INDIANA



**LEGEND**

D.	-	DRAINAGE
U.	-	UTILITY
E.	-	EASEMENT
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
Ac.	-	ACRES

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

5' T.P.U.E.      R/W  
XX' D. & U.E.

Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signature \_\_\_\_\_

Brian L. Haggard - Professional Surveyor - Indiana - # LS29800001



REVISIONS	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
	Checked: BLH	Date: 7/19/19	Checked: Date:	Checked: Date:	Checked: Date:	Scale: 1"=100'	
							Date: 7/18/19
							Project: 18159
							Sheet 1 of 2

# GUILFORD ELEMENTARY SCHOOL - FINAL PLAT

PART OF THE SE 1/4, NE 1/4, SEC. 9-T14N-R1E  
PLAINFIELD, HENDRICKS COUNTY, INDIANA

**DEDICATION STATEMENT**

We, the undersigned Plainfield Community School Corporation, do hereby certify that We are the Owner(s) of the real property located in the Town of Plainfield, Indiana, being the 10,010 acre and 30,048 acre tracts of land shown on the plat of survey certified by Brian L. Haggard, PS #LS29800001 on July 12, 2019 as Banning Engineering's project number 03061 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

A part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 14 North, Range 1 East of the Second Principle Meridian in the Town of Plainfield, Indiana, being the 10,010 acre and 30,048 acre tracts of land shown on the plat of survey certified by Brian L. Haggard, PS #LS29800001 on July 12, 2019 as Banning Engineering's project number 03061 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a Hendricks County Surveyor's disk marking the southeast corner of said Quarter-Quarter Section; thence North 89 degrees 59 minutes 40 seconds West along the south line thereof 1,358.14 feet to a stone with cut "X" marking the southwest corner of said Quarter-Quarter Section; thence North 00 degrees 10 minutes 48 seconds East along the west line of said Quarter-Quarter Section 1,286.58 feet; thence North 89 degrees 58 minutes 49 seconds East 1,353.77 feet to the east line of said Quarter-Quarter Section; thence South 00 degrees 00 minutes 53 seconds East along said east line 1,287.17 feet to the POINT OF BEGINNING, containing 40.058 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 Guilford Elementary School, 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 and any amendments thereof recorded separately in the Office of the Recorder of Hendricks County subsequent to the recording of this plat.

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 \_\_\_\_\_, 201\_\_.

Jud Wolfe, Assistant Superintendent  
Plainfield Community School Corporation

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ )

Before me, a notary public in and for said County and State, personally appeared Jud Wolfe, Assistant Superintendent of the Plainfield Community School Corporation, 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 \_\_\_\_\_, 201\_\_.

Signature \_\_\_\_\_  
Printed \_\_\_\_\_  
County of Residence \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**SURVEYOR CERTIFICATION**

I, Brian L. Haggard, 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 2 Lots, together with Streets, Easements, and Public Ways as shown on the within Plat;

The size of the Lots 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 \_\_\_\_\_ in the Office of the Recorder of Hendricks County, Indiana;

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 \_\_\_\_\_, 201\_\_.

Prepared By: Brian L. Haggard  
Professional Surveyor - Indiana - #LS29800001

**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.

Timothy A. Belcher  
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 a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Witness by signature this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

**TOWN OF PLAINFIELD PLAN COMMISSION**

Signature \_\_\_\_\_ Bruce Smith, President      Signature \_\_\_\_\_ Andrew J. Klinger, Secretary



REVISIONS	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
	Checked: BLH	Date: 7/19/19	Checked: Date:	Checked: Date:	Checked: Date:	Scale: 1"=100'	
							Date: 7/18/19
							Project: 18159
							Sheet 2 of 2

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Brian L. Haggard

7/19/2019 11:52 AM P:\2019\18159\SO\Survey\Sheet Files\18159\pl-advr