



Plan Commission (PC)

INITIAL Petition Filings

Docket # : _____

Petitioner: _____

Public Hearing Date: _____

Staff Reports and Petition Packets will be posted with the public meeting agenda at the following location <http://www.zionsville-in.gov/AgendaCenter>

Town of Zionsville
Petition for Subdivision Plat Approval

**Application Packet
And
General Instructions**

Town of Zionsville

Petition for Plan Commission Approval

Office Use Only

Petition No.: _____

Hearing Date: _____

Recommendation: _____

1. SITE INFORMATION:

Address of Property: 10771 & 10815 Creek Way

Existing Use of Property: Vacant

Current Zoning: PUD Name of Subdivision: Creekside Corporate Park

Area in acres: 10.4 Number of lots: 2

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: Rahal Letterman Lanigan Racing

Address: c/o Piers Phillips

485 Southpointe Circle, STE 800

Brownsburg, IN 46112

Phone: 317-509-4910

Fax: _____

E-Mail: pPhillips@rahal.com

Owner (If different from Petitioner):

Name: Town of Zionsville

Address: 1100 W. Oak Street

Zionsville, IN 46077

Phone: _____

Fax: _____

E-Mail: _____

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: Renier Construcion c/o Bill Heifner

Address: 2164 CityGate Drive

Columbus, OH 43219

Phone: (614) 866-4580

Fax: _____

E-Mail: bheifner@renier.com

Project Engineer / Architect:

Name: Fritz Engineering c/o Ashton Fritz

Address: 14020 Mississinewa Drive

Carmel, IN 46033

Phone: 317-324-8695

Fax: 317-324-8717

E-Mail: ashton@Fritz-Eng.com

4. APPROVALS REQUESTED:

- Primary Plat Secondary Plat Waivers of Subdivision Control Ordinance Requirements (Describe specific waivers being requested and reasons for the request. Attach additional pages if necessary):
- Minor Plat RePlat

5. ATTACHMENTS:

- Legal description of property Proof of Ownership (copy of Warranty Deed)
- Owner's Authorization (if petitioner is not the owner) Copies of the Proposed Plat
- Copy of Covenants (if proposed) Draft of Proposed Legal Notice
- Application Fee Road Impact Calculation Form
- N/A N/A

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the applicant understands that this project may be assigned Engineering and Stormwater review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Petitioner on Behalf of Owner
Signature of Owner or Attorney for Owner: *A. A. Kelley*

Date: 9/11/2020

State of Ohio

County of Franklin SS

Subscribed and sworn to before me this 11 day of September, 2020

Lori A. Rose , Lori A. ROSE
Notary Public Signature Notary Public Printed

My commission expires 10-30-20

My county of residence is icking

My Commission No. is _____



Lori A Rose
Notary Public, State of Ohio
My Commission Expires 10-30-20

PETITION FOR SUBDIVISION PLAT APPROVAL PROCEDURES AND REQUIREMENTS:

SUBMISSION OF PETITION FOR SUBDIVISION PLAT APPROVAL:

1. A complete Petition for Subdivision Plat Approval ("petition") must be submitted by **3:00 PM** a minimum of **45 days for a minor plat and 60 day for a major plat** prior to the initial hearing before the Plan Commission.
2. **Only complete Petitions will be docketed for the next Plan Commission meeting.** If a Petition is incomplete by filing deadline, the Petition will not be docketed until the Petitioner submits a complete Petition.
3. Ten sets of the following information must be submitted with the notarized Petition:
 - Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or– recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
 - Proof of Ownership (copy of deed)
 - Owner's Authorization (if Petitioner is not the owner)
 - Proposed Plat
 - N/A Covenants (if proposed)
 - N/A Draft of proposed Legal Notice (Primary Plats only)
 - Application Fee (Make checks payable to the Town of Zionsville) **\$500.00, Replat**



**OWNER'S AUTHORIZATION
(Corporate Ownership)**

The undersigned, Sanjay Patel, as President of the Zionsville Economic Redevelopment Commission on behalf of the Town of Zionsville Department of Redevelopment, being the owner of the property commonly known as 10771 Creek Way, 10815 Creek Way & 10837 Creek Way, hereby authorizes Rahal Letterman Lanigan Racing to file Petitions for Subdivision Plat Approval and Development Plan Approval for the aforementioned property.

Zionsville Economic Redevelopment Commission

By: Sanjay B Patel
Sanjay Patel
(printed name)
President
(title)

State of INDIANA)
County of BOONE) SS:

Subscribed and sworn to before me this 14th day of September, 2020.

R.A.K. / _____
Notary Public Signature Roger A. Kilmer
Notary Public Printed

My commission expires March 12, 2027.
My county of residence is Hamilton County.
My Commission No. is NP0719136.

ROGER A. KILMER
Notary Public
SEAL
Hamilton County, State of Indiana
My Commission Expires March 12, 2027
Commission Number NP0719136

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Primary Plat is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.
2. Notice by Publication: Petitioner shall submit the approved Notice of Public Hearing to the Zionsville Times Sentinel to be **published at least 10 days prior** to the Public Hearing. The petitioner shall bear the cost of publishing the Legal Notice. The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.
3. Notice by Mailing: The Petitioner is to send the approved Notice of Public Hearing to each interested party via certified mail with return receipt requested at least ten(10) days prior to the Public Hearing. Generally, all owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area described in the Petition, and any owners of property within the area included in the Petition who are not Petitioners are to be notified. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and addresses of Interested Parties should be obtained from the Boone County Auditor's Office.
4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the Secretary upon the later of: the public hearing or receipt by the Petitioner.

PETITION REVIEW PROCEDURES

1. Prior to acceptance, the Petition will be reviewed for completeness.
2. Once complete, the Petition will be docketed for the next Plan Commission meeting. The petitioner shall be responsible for delivering the Legal Notice (after it has been approved) to the Zionsville Times Sentinel for publication and for sending the Legal Notice to all Interested Parties.
3. The Petition and all supporting documentation will be forwarded to the Plan Commission members.
4. The Secretary, members of the Plan Commission's staff or advisors to the Plan Commission may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.
5. The Plan Commission typically meets on the third Monday or each month at 7:00 p.m. in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077.
6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Plan Commission meeting.
7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing to make a presentation of the Petition to the Plan Commission.
8. At the Public Hearing, the Plan Commission may continue the Public Hearing or may approve or deny the plat.

THIS INSTRUMENT PREPARED BY:
 LUKE JAHN
 HWC ENGINEERING
 135 NORTH PENNSYLVANIA STREET, SUITE 2800
 INDIANAPOLIS, IN 46204
 PHONE: (317) 347-3663

DEVELOPED BY:
 TOWN OF ZIONSVILLE
 PLANNING & ECONOMIC DEVELOPMENT
 1100 WEST OAK STREET
 ZIONSVILLE, IN 46077
 PHONE: (317) 873-5180

CREEKSIDE CORPORATE PARK

SECONDARY PLAT BOONE COUNTY, EAGLE TOWNSHIP (SECTION 1, TOWNSHIP 17 NORTH, RANGE 2 EAST)

2017012261 PLAT \$40.00
 12/22/2017 01:21:02P 4 PGS
 Nicole K. (Nikki) Baldwin
 Boone County Recorder IN
 Recorded as Presented

LEGEND

D.U.&S.E.	DRAINAGE UTILITY AND SEWER EASEMENT
A.E.	ACCESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.F.	SQUARE FEET
R/W	PUBLIC RIGHT-OF-WAY
	EMERGENCY FLOOD ROUTE
	LOT ADDRESS
	EXISTING PATH
	FUTURE PATH

POINT OF COMMENCEMENT
 NE CORNER OF THE SW 1/4
 SECTION 1-117N-R2E
 1 1/2" IRON PIPE FOUND 0.4'
 ABOVE GRADE

Assumed North

Scale: 1" = 100'



SEE SHEET #3 FOR CONTINUATION

LOT 5 SHALL HAVE FRONTAGE AND ACCESS VIA A PRIVATE OR PUBLIC STREET EXTENSION TO BE COORDINATED WITH LOT 3 AND/OR LOT 4 AT THE TIME OF SITE DEVELOPMENT

SUBDIVISION MONUMENTATION
 MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

SUBDIVISION MONUMENTS
 O DENOTES A 5/8" REBAR 30" LONG WITH CAP MARKED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

DULY ENTERED FOR TAXATION
 12-22-2017
Heather Myles
 SUBJECT TO FINAL ACCEPTANCE
 AUDITOR, BOONE COUNTY



FLOOD HAZARD STATEMENT:
 THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE LINES DEPICTED HEREON ARE PER GIS FILES DOWNLOADED ON FEMA'S WEBSITE AND HAVE BEEN COMPARED TO THE LATEST FLOOD INSURANCE RATE MAP OR REVISIONS THEREOF. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON BASED UPON LOMR CASE NO.: 12-05-6549P (EFFECTIVE DATE 04-09-2013), WHICH REVISED COMMUNITY PANEL NUMBER 180016-0334-E.

BOOK **26** PAGE **5**

SEE SHEET #2 FOR CURVE TABLE

SHEET 1 OF 4

SEE SHEET #2 FOR CONTINUATION

THIS INSTRUMENT PREPARED BY:
 LUKE JAHN
 HWC ENGINEERING
 135 NORTH PENNSYLVANIA STREET, SUITE 2800
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CREEKSIDE CORPORATE PARK

SECONDARY PLAT

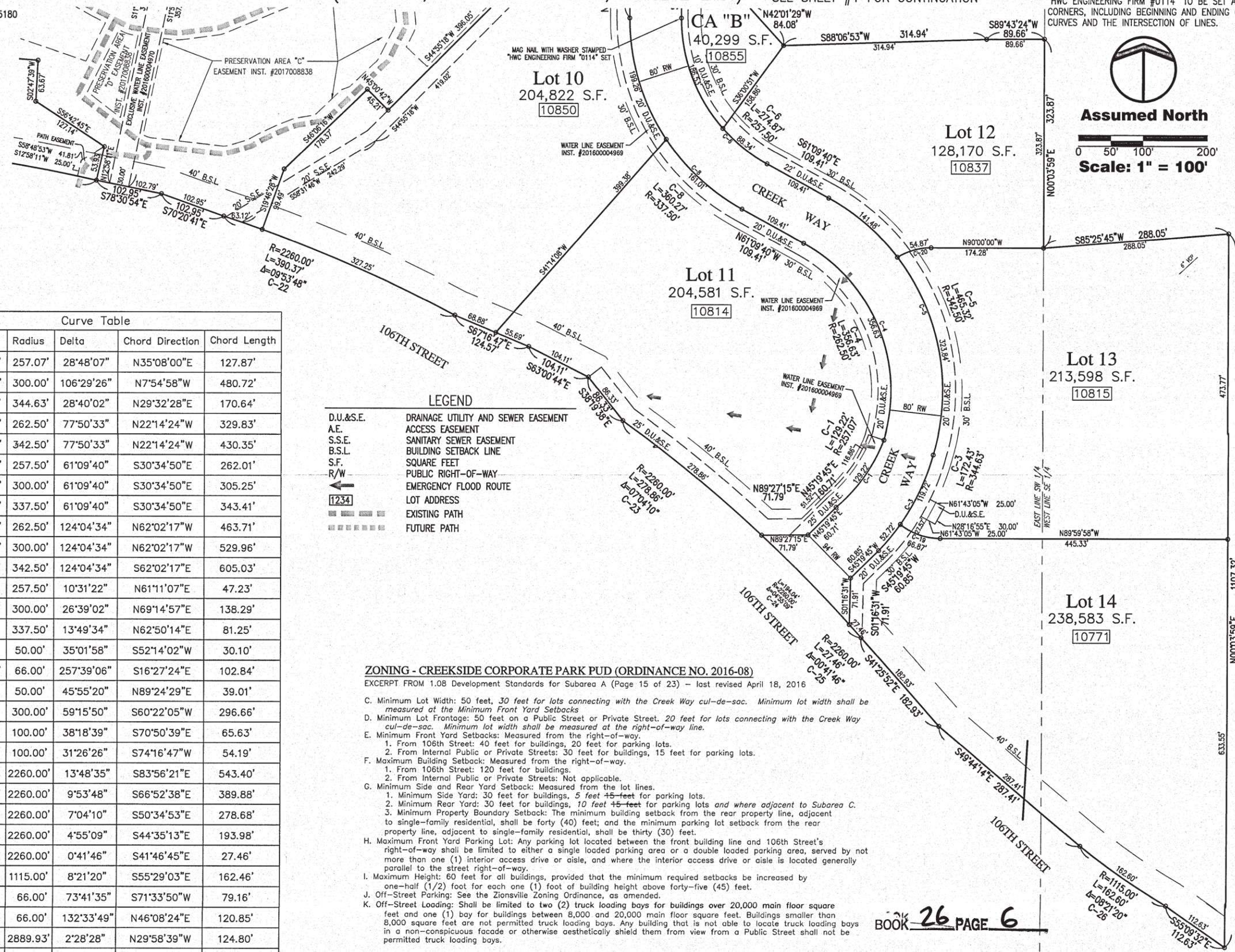
BOONE COUNTY, EAGLE TOWNSHIP
 (SECTION 1, TOWNSHIP 17 NORTH, RANGE 2 EAST)

2017012261 Page 2 of 4

SUBDIVISION MONUMENTATION
 MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

SUBDIVISION MONUMENTS

○ DENOTES A 5/8" REBAR 30" LONG WITH CAP MARKED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-1	129.22'	257.07'	28°48'07"	N35°08'00"E	127.87'
C-2	557.58'	300.00'	106°29'26"	N7°54'58"W	480.72'
C-3	172.43'	344.63'	28°40'02"	N29°32'28"E	170.64'
C-4	356.63'	262.50'	77°50'33"	N22°14'24"W	329.83'
C-5	465.32'	342.50'	77°50'33"	N22°14'24"W	430.35'
C-6	274.87'	257.50'	61°09'40"	S30°34'50"E	262.01'
C-7	320.24'	300.00'	61°09'40"	S30°34'50"E	305.25'
C-8	360.27'	337.50'	61°09'40"	S30°34'50"E	343.41'
C-9	568.45'	262.50'	124°04'34"	N62°02'17"W	463.71'
C-10	649.66'	300.00'	124°04'34"	N62°02'17"W	529.96'
C-11	741.70'	342.50'	124°04'34"	S62°02'17"E	605.03'
C-12	47.29'	257.50'	10°31'22"	N61°11'07"E	47.23'
C-13	139.54'	300.00'	26°39'02"	N69°14'57"E	138.29'
C-14	81.44'	337.50'	13°49'34"	N62°50'14"E	81.25'
C-15	30.57'	50.00'	35°01'58"	S52°14'02"W	30.10'
C-16	296.79'	66.00'	257°39'06"	S16°27'24"E	102.84'
C-17	40.07'	50.00'	45°55'20"	N89°24'29"E	39.01'
C-18	310.30'	300.00'	59°15'50"	S60°22'05"W	296.66'
C-19	66.87'	100.00'	38°18'39"	S70°50'39"E	65.63'
C-20	54.87'	100.00'	31°26'26"	S74°16'47"W	54.19'
C-21	544.71'	2260.00'	13°48'35"	S83°56'21"E	543.40'
C-22	390.37'	2260.00'	9°53'48"	S66°52'38"E	389.88'
C-23	278.86'	2260.00'	7°04'10"	S50°34'53"E	278.68'
C-24	194.04'	2260.00'	4°55'09"	S44°35'13"E	193.98'
C-25	27.46'	2260.00'	0°41'46"	S41°46'45"E	27.46'
C-26	162.60'	1115.00'	8°21'20"	S55°29'03"E	162.46'
C-27	84.89'	66.00'	73°41'35"	S71°33'50"W	79.16'
C-28	152.70'	66.00'	132°33'49"	N46°08'24"E	120.85'
C-29	124.81'	2889.93'	2°28'28"	N29°58'39"W	124.80'
C-30	54.16'	1658.20'	1°52'17"	N88°26'29"W	54.15'

LEGEND

- D.U.&S.E. DRAINAGE UTILITY AND SEWER EASEMENT
- A.E. ACCESS EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- B.S.L. BUILDING SETBACK LINE
- S.F. SQUARE FEET
- R/W PUBLIC RIGHT-OF-WAY
- EMERGENCY FLOOD ROUTE
- 1234 LOT ADDRESS
- EXISTING PATH
- FUTURE PATH

ZONING - CREEKSIDE CORPORATE PARK PUD (ORDINANCE NO. 2016-08)
 EXCERPT FROM 1.08 Development Standards for Subarea A (Page 15 of 23) - last revised April 18, 2016

- C. Minimum Lot Width: 50 feet, 30 feet for lots connecting with the Creek Way cul-de-sac. Minimum lot width shall be measured at the Minimum Front Yard Setbacks.
- D. Minimum Lot Frontage: 50 feet on a Public Street or Private Street, 20 feet for lots connecting with the Creek Way cul-de-sac. Minimum lot width shall be measured at the right-of-way line.
- E. Minimum Front Yard Setbacks: Measured from the right-of-way.
 1. From 106th Street: 40 feet for buildings, 20 feet for parking lots.
 2. From Internal Public or Private Streets: 30 feet for buildings, 15 feet for parking lots.
- F. Maximum Building Setback: Measured from the right-of-way.
 1. From 106th Street: 120 feet for buildings.
 2. From Internal Public or Private Streets: Not applicable.
- G. Minimum Side and Rear Yard Setback: Measured from the lot lines.
 1. Minimum Side Yard: 30 feet for buildings, 5 feet 15 feet for parking lots.
 2. Minimum Rear Yard: 30 feet for buildings, 10 feet 15 feet for parking lots and where adjacent to Subarea C.
 3. Minimum Property Boundary Setback: The minimum building setback from the rear property line, adjacent to single-family residential, shall be forty (40) feet; and the minimum parking lot setback from the rear property line, adjacent to single-family residential, shall be thirty (30) feet.
- H. Maximum Front Yard Parking Lot: Any parking lot located between the front building line and 106th Street's right-of-way shall be limited to either a single loaded parking area or a double loaded parking area, served by not more than one (1) interior access drive or aisle, and where the interior access drive or aisle is located generally parallel to the street right-of-way.
- I. Maximum Height: 60 feet for all buildings, provided that the minimum required setbacks be increased by one-half (1/2) foot for each one (1) foot of building height above forty-five (45) feet.
- J. Off-Street Parking: See the Zionsville Zoning Ordinance, as amended.
- K. Off-Street Loading: Shall be limited to two (2) truck loading bays for buildings over 20,000 main floor square feet and one (1) bay for buildings between 8,000 and 20,000 main floor square feet. Buildings smaller than 8,000 square feet are not permitted truck loading bays. Any building that is not able to locate truck loading bays in a non-conspicuous facade or otherwise aesthetically shield them from view from a Public Street shall not be permitted truck loading bays.

BOOK 26 PAGE 6

THIS INSTRUMENT PREPARED BY:
LUKE JAHN
HWC ENGINEERING
135 NORTH PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, IN 46204
PHONE: (317) 347-3663

DEVELOPED BY:
TOWN OF ZIONSVILLE
PLANNING & ECONOMIC DEVELOPMENT
1100 WEST OAK STREET
ZIONSVILLE, IN 46077
PHONE: (317) 873-5180

CREEKSIDE CORPORATE PARK SECONDARY PLAT BOONE COUNTY, EAGLE TOWNSHIP (SECTION 1, TOWNSHIP 17 NORTH, RANGE 2 EAST)

I, Tim Haak, Mayor of Zionsville do hereby certify that we are the owners of the real property located in the Town of Zionsville, Boone County, Indiana, according to Instrument Number 20130006293 and Instrument Number 20150002011 in the official records of the Recorder of Boone County, Indiana, and further described as follows:

Part of the Northwest, Southwest and Southeast Quarters of Section 1, Township 17 North, Range 2 East of the Second Principal Meridian, in Boone County, Indiana, being described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 03 minutes 59 seconds West (assumed bearing) along the east line thereof a distance of 155.40 feet to the Point of Beginning; thence South 85 degrees 49 minutes 12 seconds West parallel with the south line of said Southwest Quarter a distance of 1506.80 feet; thence North 00 degrees 57 minutes 01 seconds West a distance of 185.71 feet; thence South 74 degrees 43 minutes 55 seconds West a distance of 960.02 feet to a 5/8" rebar with yellow cap stamped "Schneider Firm #0001" on the northeasterly prolongation of the northwesterly line of the tract of land described in Deed Record 247, Page 773 in the Office of the Recorder in Boone County, Indiana; thence South 45 degrees 46 minutes 49 seconds West along said prolongation a distance of 114.37 feet to the northeasterly corner of said tract of land, the following four courses along the westerly right-of-way line of the former T.H.I. & E. Traction Company; (1) thence South 39 degrees 22 minutes 59 seconds East a distance of 314.41 feet; (2) thence South 33 degrees 35 minutes 06 seconds East a distance of 141.85 feet to the northeasterly corner of a tract of land described in Instrument #97-12273 in said Recorder's Office; (3) thence South 31 degrees 36 minutes 35 seconds East a distance of 239.30 feet; (4) thence South 27 degrees 30 minutes 01 seconds East a distance of 134.60 feet to the southeast corner of said tract of land described in Instrument #97-12273; thence South 85 degrees 38 minutes 29 seconds West along the south line of said tract of land a distance of 576.33 feet to the east right-of-way line of Zionsville Road as described in Deed Book 252, Page 62 in said Recorder's Office; thence South 02 degrees 56 minutes 12 seconds West along said line a distance of 13.35 feet to the north right-of-way line of relocated 106th Street as described in Instrument #20080002917 in said Recorder's Office, the following twelve (12) courses are along said north right-of-way line; (1) thence South 78 degrees 03 minutes 54 seconds East a distance of 45.13 feet; (2) thence North 89 degrees 09 minutes 22 seconds East a distance of 200.00 feet; (3) thence South 87 degrees 58 minutes 53 seconds East a distance of 100.12 feet; (4) thence North 89 degrees 09 minutes 22 seconds East a distance of 269.75 feet to a point on a tangent curve to the right having a radius of 2,260.00 feet; (5) thence southeasterly along said curve an arc distance of 544.72 feet, said curve being subtended by a chord bearing South 83 degrees 56 minutes 21 seconds East and having a length of 543.40 feet; (6) thence South 78 degrees 30 minutes 54 seconds East a distance of 102.95 feet; (7) thence South 70 degrees 20 minutes 41 seconds East a distance of 102.95 feet to a point on a non-tangent curve to the right having a radius of 2,260.00 feet; (8) thence southeasterly along said curve an arc distance of 390.37 feet, said curve being subtended by a chord bearing South 66 degrees 52 minutes 38 seconds East and having a length of 389.88 feet; (9) thence South 67 degrees 16 minutes 47 seconds East a distance of 124.57 feet; (10) thence South 63 degrees 00 minutes 44 seconds East a distance of 104.11 feet; (11) thence South 38 degrees 19 minutes 38 seconds East a distance of 86.33 feet to a point on a non-tangent curve to the right having a radius of 2,260.00 feet; (12) thence southeasterly along said curve an arc distance of 278.66 feet, said curve being subtended by a chord bearing South 50 degrees 34 minutes 53 seconds East and having a length of 278.66 feet to a westerly corner of Creek Way as described in Instrument Number 20160005711 and the following twelve (12) courses being along the westerly lines of said Creek Way; (1) thence North 89 degrees 27 minutes 15 seconds East a distance of 71.79 feet; (2) thence North 45 degrees 19 minutes 45 seconds East a distance of 60.71 feet to a point on a non-tangent curve having a radius of 257.07 feet, said radius point bears North 40 degrees 27 minutes 57 seconds West; (3) thence northeasterly along said curve 129.22 feet to a point South 69 degrees 16 minutes 04 seconds East from said radius point and being on a non-tangent curve having a radius of 262.50 feet, said radius point bears North 73 degrees 19 minutes 07 seconds West; (4) thence northwesterly along said curve 356.63 feet to a point North 28 degrees 50 minutes 20 seconds East from said radius point; (5) thence North 61 degrees 09 minutes 40 seconds West a distance of 109.41 feet to a point on a curve having a radius of 337.50 feet, said radius point bears North 28 degrees 50 minutes 20 seconds East; (6) thence northwesterly along said curve 360.27 feet to a point North 90 degrees 00 minutes 00 seconds West from said radius point; (7) thence North 00 degrees 00 minutes 00 seconds East a distance of 229.80 feet to a point on a curve having a radius of 262.50 feet, said radius point bears South 90 degrees 00 minutes 00 seconds West; (8) thence northwesterly along said curve 568.45 feet to a point North 34 degrees 04 minutes 34 seconds West from said radius point; (9) thence South 55 degrees 55 minutes 26 seconds West a distance of 104.71 feet to a point on a curve having a radius of 337.50 feet, said radius point bears North 34 degrees 04 minutes 34 seconds West; (10) thence southwesterly along said curve 81.44 feet to a point which bears South 20 degrees 14 minutes 59 seconds East from said radius point and being on a reverse curve having a radius of 50.00 feet; (11) thence southwesterly along said curve 30.57 feet to a point which bears North 55 degrees 16 minutes 57 seconds West from said radius point and being on a reverse curve having a radius of 66.00 feet; (12) thence westerly along said curve an arc distance of 84.89 feet to a point which bears South 18 degrees 24 minutes 38 seconds West from said radius point and being the northeast corner of Creekside Corporate Park - Lot 6 as recorded in Plat Book 24, Pages 49-50 as Instrument Number 20160007168 in the Office of the Recorder of Boone County, Indiana, and the following nine (9) courses being along the east, south, west and north lines of said Lot 6; (1) thence South 18 degrees 24 minutes 38 seconds West a distance of 27.97 feet; (2) thence South 11 degrees 55 minutes 27 seconds West a distance of 208.69 feet; (3) thence North 86 degrees 16 minutes 34 seconds West 117.44 feet; (4) thence North 66 degrees 23 minutes 50 seconds West a distance of 111.93 feet; (5) thence North 73 degrees 25 minutes 07 seconds West a distance of 135.40 feet; (6) thence North 05 degrees 01 minutes 40 seconds West a distance of 201.14 feet; (7) thence North 90 degrees 00 minutes 00 seconds East a distance of 146.58 feet; (8) thence South 83 degrees 10 minutes 33 seconds East a distance of 218.89 feet; (9) thence North 69 degrees 51 minutes 30 seconds East a distance of 15.00 feet to a point on a non-tangent curve to the right having a radius of 66.00 feet, the radius point of which bears North 69 degrees 51 minutes 30 seconds East and being on the west line of said Creek Way and the following twelve (12) courses being along the northerly and easterly lines of said Creek Way; (1) thence easterly along said curve 40.07 feet to a point which bears South 23 degrees 33 minutes 12 seconds East from said radius point and being on a compound curve having a radius of 257.50 feet; (2) thence northeasterly along said curve 47.29 feet to a point which bears South 34 degrees 04 minutes 34 seconds East from said radius point; (4) thence North 55 degrees 55 minutes 26 seconds East a distance of 104.71 feet to a point on a curve having a radius of 342.50 feet, said radius point bears South 34 degrees 04 minutes 34 seconds East; (5) thence southeasterly along said curve 741.70 feet to a point North 90 degrees 00 minutes 00 seconds East from said radius point; (6) thence South 00 degrees 00 minutes 00 seconds East a distance of 229.80 feet to a point on a curve having a radius of 257.50 feet, said radius point bears North 90 degrees 00 minutes 00 seconds East; (7) thence southeasterly along said curve 274.87 feet to a point South 28 degrees 50 minutes 20 seconds West from said radius point; (8) thence South 61 degrees 09 minutes 40 seconds East a distance of 109.41 feet to a point on a curve having a radius of 342.50 feet, said radius point bears South 28 degrees 50 minutes 20 seconds West; (9) thence southeasterly along said curve 465.32 feet to a point South 73 degrees 19 minutes 07 seconds East from said radius point and being on a non-tangent curve having a radius of 344.63 feet, said radius point bears North 74 degrees 47 minutes 33 seconds West; (10) thence southwesterly along said curve 172.43 feet to a point South 46 degrees 07 minutes 31 seconds East from said radius point; (11) thence South 45 degrees 19 minutes 45 seconds West a distance of 60.85 feet; (12) thence South 01 degrees 16 minutes 16 seconds East a distance of 71.91 feet to a point on the aforesaid north Right-of-Way line of 106th Street; said point being on a non-tangent curve having a radius of 2260.00 feet, said radius point bears South 47 degrees 52 minutes 37 seconds West, the following five (5) courses are along said north right-of-way line; (1) thence southeasterly along said curve an arc distance of 27.46 feet, said curve being subtended by a chord bearing South 41 degrees 46 minutes 45 seconds East and having a length of 27.46 feet; (2) thence South 41 degrees 25 minutes 52 seconds East a distance of 182.93 feet; (3) thence South 49 degrees 44 minutes 14 seconds East a distance of 287.41 feet to a point on a non-tangent curve to the left having a radius of 1,115.00 feet; (4) thence southeasterly along said curve a distance of 162.60 feet, said curve being subtended by a chord bearing South 55 degrees 29 minutes 03 seconds East and having a length of 162.46 feet; (5) thence South 55 degrees 09 minutes 32 seconds East a distance of 112.63 feet to the east line of a tract of land described in Deed Book 169, Page 174 in said Recorder's Office, which lies 287.10 feet by perpendicular measure east of the west line of the Southeast Quarter of said Section 1; thence North 00 degrees 03 minutes 59 seconds East parallel with said line a distance of 1107.32 feet; thence South 85 degrees 25 minutes 45 seconds West 288.05 feet; thence North 00 degrees 03 minutes 59 seconds East 323.87 feet to the south line of Area 10 as described in the Restrictive Covenant recorded as Instrument Number D415520 in the Office of said Recorder; the following ten (10) courses are along the south, west and north lines thereof; (1) thence South 89 degrees 43 minutes 24 seconds West 89.66 feet; (2) thence South 89 degrees 06 minutes 53 seconds West 314.94 feet; (3) thence North 42 degrees 01 minute 29 seconds West a distance of 84.08 feet; (4) thence North 27 degrees 16 minutes 13 seconds West a distance of 62.75 feet; (5) thence North 16 degrees 57 minutes 57 seconds West a distance of 42.05 feet; (6) thence North 17 degrees 52 minutes 13 seconds West a distance of 40.80 feet; (7) thence North 05 degrees 38 minutes 48 seconds West a distance of 176.78 feet; (8) thence North 02 degrees 57 minutes 37 seconds West a distance of 90.45 feet; (9) thence North 85 degrees 47 minutes 49 seconds East a distance of 248.11 feet; (10) thence North 86 degrees 00 minutes 13 seconds East a distance of 290.15 feet to aforesaid east line; thence North 00 degrees 03 minutes 59 seconds East along said east line a distance of 348.35 feet to the Point of Beginning, containing 59.79 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 CREEKSIDE CORPORATE PARK, an addition to the Town of Zionsville, Boone County, Indiana.

Creek Way is an existing street per Instrument Number 20160005711.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Zionsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to 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 shown on this Plat are hereby dedicated to the Town of Zionsville, save and except for those storm water, 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.

The areas designated as Duke Energy Easement and Duke Energy Anchor Easement are for the use and benefit of Duke Energy Indiana, LLC. The Duke Energy Anchor Easement is temporary, the time period being unlimited so long as the area is improved with a single anchor. Additional anchors are not permitted within the Anchor Easement Area.

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 Zionsville 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.

DEDICATION STATEMENT (CONTINUED)

No Building, Structure or Improvement, including landscaping, shall be erected, placed, planted or maintained so as to interfere with a Vision Clearance Area located between the heights of two and one-half (2-1/2) feet and nine (9) feet above the crown of a Street, Driveway or Alley. A Vision Clearance Area shall be established for all Streets, whether public or private, in one of the following manners:

- 1) At the intersection of Streets, Vision Clearance Areas are formed at each corner by the Street Right-of-Way lines and a line connecting points on the Right-of-Way lines located twenty-five (25) feet away from the intersection of such Street Right-of-Way lines. In the case of a round or corner-cut Right-of-Way, the measurement shall be taken from the intersection of the Right-of-Way lines extended; or
- 2) At the intersection of a Street with a Driveway or Alley, Vision Clearance Areas shall be formed by the intersection of the Street Right-of-Way line and the Driveway surface edge or the Right-of-Way of the Alley and a line connecting points ten (10) feet from the intersection of such Street Right-of-Way line and the Driveway surface edge or Alley Right-of-Way.

No Driveway shall be located on a corner lot within seventy-five (75) feet of the intersection of two streets.

The foregoing plat covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the 21st day of December 2017 at which time said plat covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then Owners of the building site coved by these plat covenants it is agreed to change such plat covenants in whole or in part.

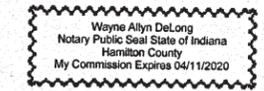
Invalidation of any one of the foregoing plat covenants by judgement or court order shall in no way affect any of the other plat covenants which shall remain in full force and effect.

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.

Block "A" is not intended to be a developable lot. It has been created for the purpose of possible future conveyance to adjoining owners.

In Witness whereof, Owner has executed this instrument this 21st day of December 2017

Signature Tim Haak
Printed Tim Haak
Title Mayor



Notary Public
State of Indiana)
County of Boone) SS

Before me, a notary public in and for said County and State, personally appeared Tim Haak the Mayor of Zionsville a Mayor Owner(s) of the Real Estate, 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 21st day of December 2017
Signature Wayne DeLong
Printed Wayne DeLong

County of Residence Hamilton
My Commission Expires 4-11-2020



PLAN COMMISSION APPROVAL

The Building Commissioner of the Town of Zionsville have reviewed this plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville 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 Zionsville, Boone County, Indiana.

By: Wayne DeLong
Printed: Wayne DeLong

BUILDING COMMISSIONER,
TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

Date: 12-21-2017

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 Zionsville Plan Commission

at a meeting held on the 18th Day of April 2016.

Witness by signature this 21st Day of December 2017.

TOWN OF ZIONSVILLE PLAN COMMISSION:

By: Wayne DeLong
Printed: Wayne DeLong
(Secretary)

I, Luke A. Jahn, 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;

CREEKSIDE CORPORATE PARK (See legal description in DEDICATION STATEMENT found on this sheet).

This Subdivision consists of 13 Lots numbered 1 through 5 and 7 through 14; 2 common areas designated CA "A" and CA "B"; and Block "A", together with Easements as shown on the within Plat;

The size of the Easements is/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, recorded as Instrument 201701227 in the Office of the Recorder of Boone County, Indiana, is in conformity with 865 IAC 1-12; and,

The within Plat complies with the provisions of the Town of Zionsville Subdivision Control Ordinance.

Witness by signature this 27th day of November, 2017.

Signature Luke A. Jahn
Printed: LUKE A. JAHN
Registered Land Surveyor - Indiana - #20900171



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. LUKE A. JAHN

BOOK 26 PAGE 8

SEE SHEET #2 FOR CURVE TABLE

SHEET 4 OF 4

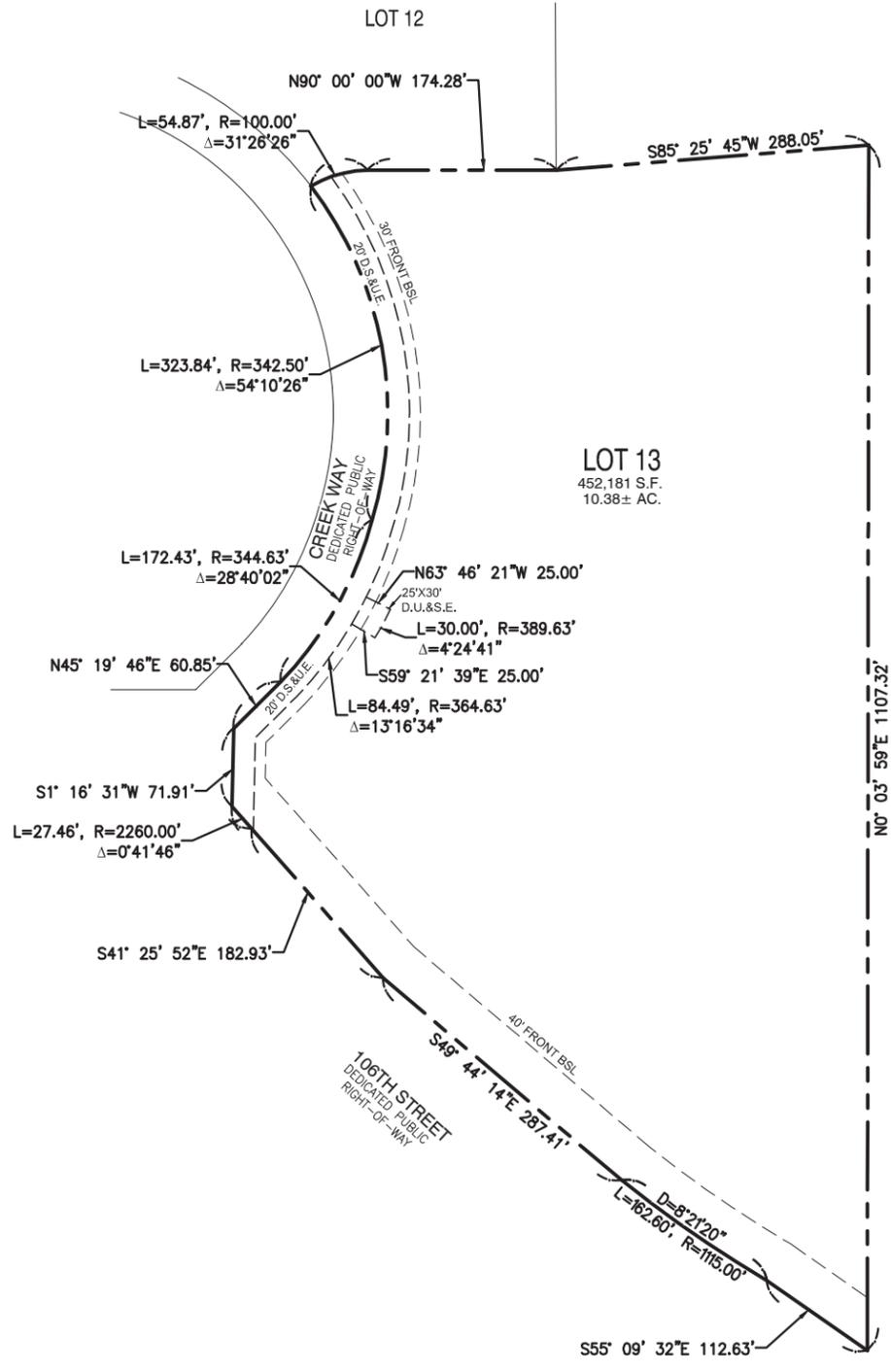
REPLAT OF LOTS 13 AND 14

OF THE CREEKSIDE CORPORATE PARK SECONDARY PLAT

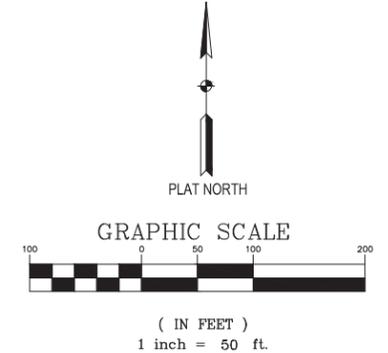
PART OF THE SOUTHEAST QUARTER, SECTION 1, TOWNSHIP 17N., RANGE 2E.
EAGLE TOWNSHIP, BOONE COUNTY, INDIANA



- ABBREVIATIONS:**
- S. - SOUTH
 - E. - EAST
 - R/W - RIGHT-OF-WAY
 - SEC. - SECTION
 - TWP. - TOWNSHIP
 - R. - RANGE
 - S.F. - SQUARE FEET
 - AC. - ACRE
 - R.P. - RADIUS POINT
 - C.A. - COMMON AREA
 - B.S.L. - BUILDING SETBACK LINE
 - INST. - INSTRUMENT
 - REQ. - REQUIRED
 - D.S.&U.E. - DRAINAGE, SANITARY & UTILITY EASEMENT
 - V.W. D & U.E. - VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT



OWNER:
TOWN OF ZIONSVILLE
1100 W. OAK STREET
ZIONSVILLE, IN 46077



LEGEND

52	Lot Number
91759 sf	Lot Area in Square Feet
2566	Lot Address
□	Concrete Monument
●	5/8" Rebar w/Plastic Cap

SEE SHEET 2 FOR LEGAL DESCRIPTION AND DEDICATIONS.

NOTES:
SUBDIVISION MONUMENTS ARE REQUIRED PER TITLE 865 (STATE BOARD OF REGISTRATION FOR LAND SURVEYORS) IAC 1-12-18.

STREET CENTERLINE MONUMENTS SHALL BE 5/8" DIA. SHAFT ALUMINUM ROD W/ 1&1/2" DIA. CAP STAMPED "SCHNEIDER FIRM NO. 0001" SET AT LEAST 1" BELOW FINISHED GRADE.

LOT CORNER AND PERIMETER MONUMENTS SHALL BE 5/8" X 30" METAL ROD W/CAP STAMPED "SCHNEIDER FIRM #0001".

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).

ZONING: PUD, CREEKSIDE CORPORATE PARK

SETBACKS:
FRONT BUILDING SETBACKS: 40 FEET 106TH STREET OR 30 FEET CREEK WAY.

SIDE & REAR BUILDING SETBACKS: 20 FEET

NO BUFFER YARDS REQUIRED.

NOTE:
CHANNELS, STORM WATER INFRASTRUCTURE 12-INCHES OR LARGER, SIX-INCH OR LARGER SUBSURFACE DRAINS IN REAR YARD SWALES AND UNDER CURBS WHERE NO STREET TREES ARE ALLOWED, INLETS AND OUTLETS OF DETENTION AND RETENTION PONDS, AND APPURTENANCES THERETO WITHIN DESIGNATED DRAIN EASEMENTS ARE EXTENSIONS OF THE TOWN'S STORM WATER DRAINAGE SYSTEM AND THE RESPONSIBILITY OF THE TOWN. DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNER ASSOCIATION.

NOTE:
TOWN OF ZIONSVILLE STAFF OR DESIGNEE SHALL BE PERMITTED TO ENTER THE SITE FOR PURPOSES OF ROUTINE STORMWATER BEST MANAGEMENT PRACTICE (BMP) INSPECTIONS.

THIS INSTRUMENT WAS PREPARED BY:
JAMES D. HALL
REGISTERED LAND SURVEYOR-INDIANA #200500017
803 S. OHIO STREET
SHERIDAN, INDIANA 46069
TELEPHONE (317) 696-3594

F:\2020\2008003 - RLL Headquarters\Zionsville\02 Civil\Plans\Secondary\RePlat Lot 13&14 Creekside Corp Park.dwg, Secondary Plat, 9/14/2020 2:41:34 PM, Ashton Fritz, DWG To PDF, ac3, ARCH full bleed C (18.00 x 24.00 inches), 1:1
F:\2020\2008003 - RLL Headquarters\Zionsville\02 Civil\Plans\Secondary\RePlat Lot 13&14 Creekside Corp Park.dwg

REPLAT OF LOTS 13 AND 14 OF THE CREEKSIDE CORPORATE PARK SECONDARY PLAT PART OF THE SOUTHEAST QUARTER, SECTION 1, TOWNSHIP 17N., RANGE 2E. EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

OWNERS DEDICATION

I/We TOWN OF ZIONSVILLE MOB, do hereby certify that I/We am/are the Owner(s) of the real property located in the Town of Zionsville, Boone County, Indiana, according to deed recorded in Instrument # 2017012261, of the official records of the Recorder of Boone County, Indiana, and further described as follows:

LAND DESCRIPTION

Lots 13 and 14 of the Creekside Corporate Park Secondary Plat Recorded in Plat Book 26, Pages 5 through 8, in the Office of the Recorder of Boone County, Indiana.

Now therefore know all persons by these presence that I/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 Lots 13 & 14 of the Creekside Corporate Park Secondary Plat, an addition to the Town of Zionsville, Boone County, Indiana.

Cross-reference is hereby made to the Creekside Corporate Park Secondary Plat recorded as Instrument No. 2017012261 in the Office of the Recorder of Boone County, Indiana.

This subdivision consists of one (1) lot numbered 13 together with easements as shown on the within plot. The size of the lots and easements ore shown in figures denoting feet and decimal parts thereof.

Cross Reference Stormwater BMP O&M Manual Instrument# _____ which shall be the responsibility of the owner of the lot created by this plat. Said obligations shall run with any future owner, assigns, or heirs of the property. Obligations may not be transferred to a entity which is not an owner of the property.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of Zionsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to 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 shown on this Plat are hereby dedicated to the Town of Zionsville, save and except for those storm water, 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 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 Zionsville utility easement for sewer and water, and shall b 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.

The foregoing plat covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the _____ day of _____, _____, at which time said plat covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then Owners of the building site coved by these plat covenants it is agreed to change such plat covenants in whole or in part.

Invalidation of any one of the foregoing plat covenants by judgement or court order shall in no way affect any of the other plat covenants which shall remain in full force and effect.

Cross reference is hereby made to the Covenants, conditions and restrictions contained in Declaration of Covenants and Easements recorded January 25, 2000 as document 0000815 in the Office of the Recorder of Boone County, Indiana, and the terms and provisions contained therein.

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 Town of Zionsville have caused this plat to be executed this _____ day of _____, 2020

By: _____ By: _____
Authorized Representative Authorized Representative

Printed: _____ Printed: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ who acknowledged the execution of the forgoing certificate on his behalf.

Witness my hand and Notarial Seal this _____day of _____, 2020.

Name: _____

Resident of _____County, Indiana
My Commission Expires: _____

PLAN COMMISSION CERTIFICATE

The Town Engineer and Building Commissioner of the Town of Zionsville have reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville 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 Zionsville, Boone County, Indiana.

By: _____

Printed: _____
Building Commissioner,
Town of Zionsville,
Boone County, Indiana

Printed: _____
Town Engineer,
Town of Zionsville,
Boone County, Indiana

Date: _____

Date: _____

We, the Undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-3 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 Zionsville Plan Commission at a meeting held on the

_____ day of _____, 20____.

TOWN OF ZIONSVILLE PLAN COMMISSION

President, David Franz

Date: _____

Secretary, Wayne DeLong

Date: _____

SURVEYOR'S CERTIFICATE

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 of the lands surveyed within the cross-referenced survey plat, and except as noted, 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 hand and Registered Land Surveyor's Seal this _____ day of _____, 2020.

PREPARED BY:

James D. Hall
Registered Land Surveyor No. 20500017
Email: alandsurveyor@yahoo.com

REDACTION STATEMENT:

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. James D. Hall.

THIS INSTRUMENT WAS PREPARED BY:
JAMES D. HALL
REGISTERED LAND SURVEYOR-INDIANA #200500017
803 S. OHIO STREET
SHERIDAN, INDIANA 46069
TELEPHONE (317) 696-3594