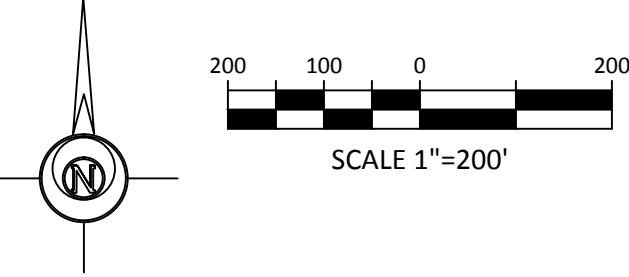


**CROSSROADS COMMERCE PARK  
SECONDARY PLAT**  
A PART OF THE EAST HALF OF SECTION 35 T14N, R1W AND  
A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 36 T14N, R1W  
HENDRICKS COUNTY, INDIANA.



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www.snellingeng.com

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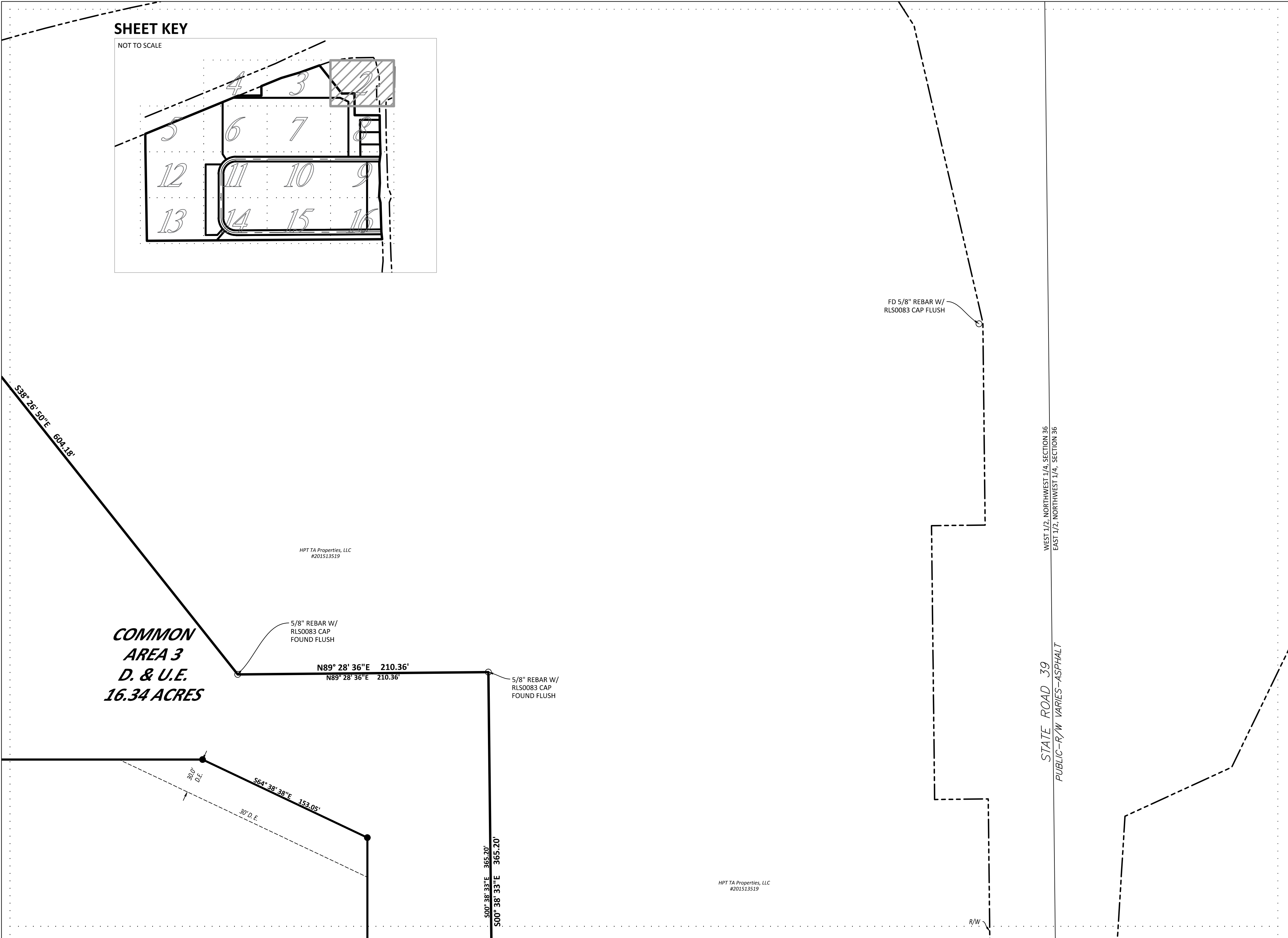
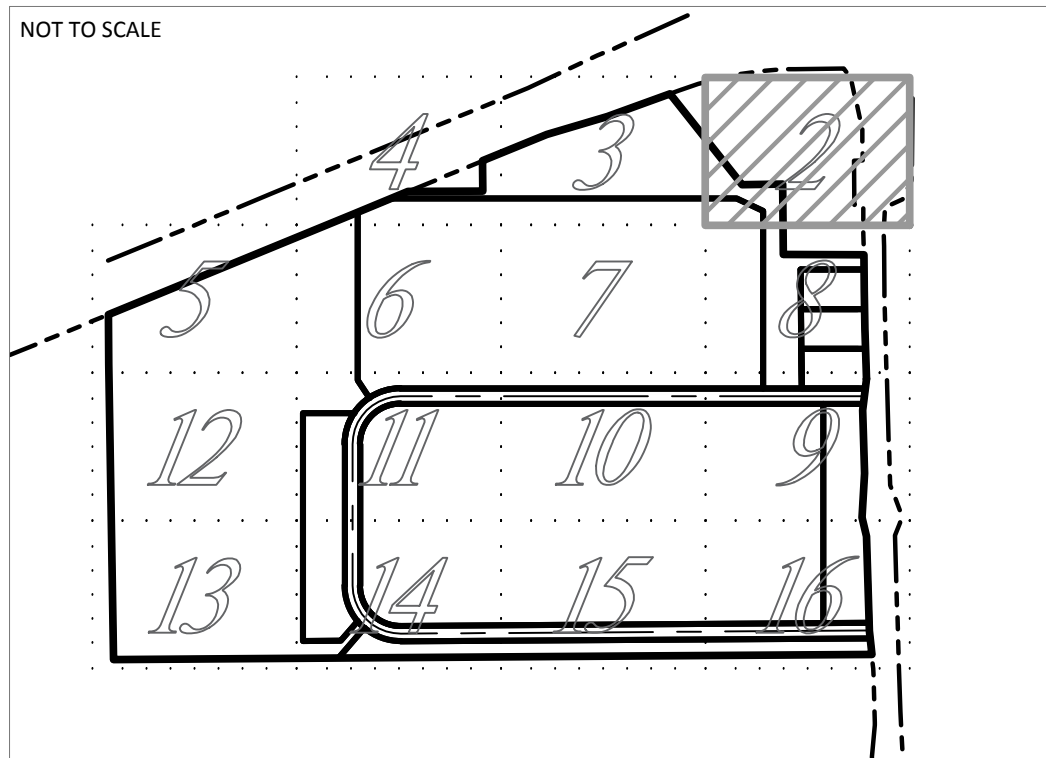


REVISIONS	CHECKED BY RAO	PLAT DATED: 9/10/2015
	DRAWN BY GSS, RSI & RAO	SHEET NO. 1 OF 17
	PROJECT NO. 8827	

**PRELIMINARY**

SHEET KEY

NOT TO SCALE



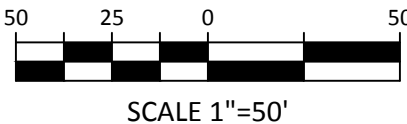
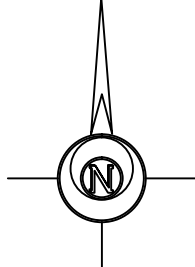
CROSSROADS COMMERCE PARK  
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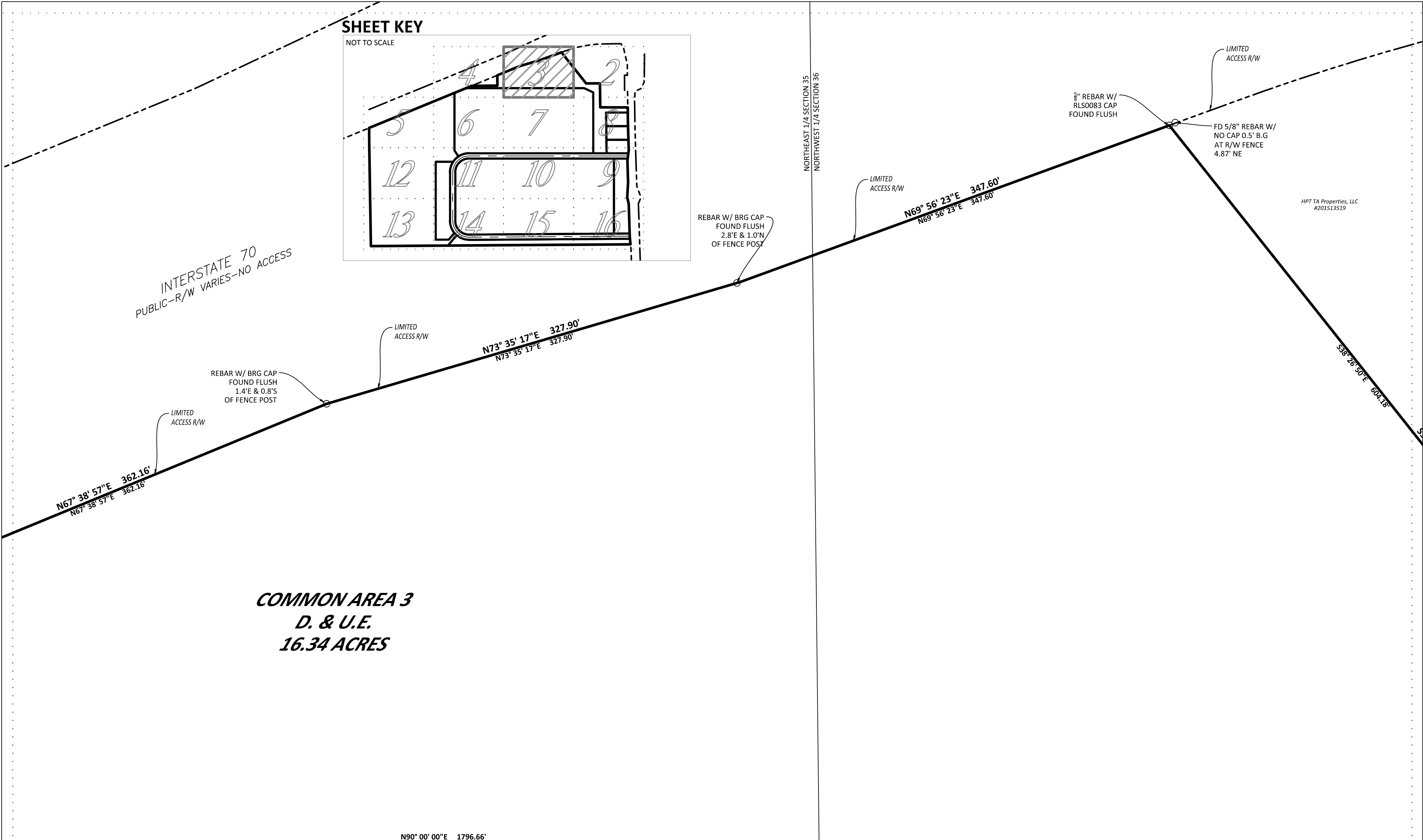
REVISIONS

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PROJECT No. 8827

PLAT DATED: 9/10/2015
SHEET NO. <b>2</b> OF <b>17</b>

**PRELIMINARY**



**BLOCK B  
47.84 ACRES**

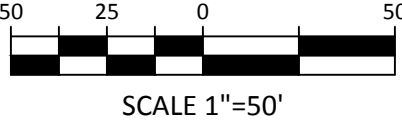
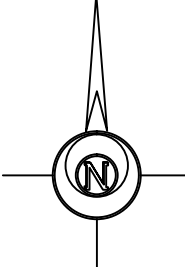
**CROSSROADS COMMERCE PARK  
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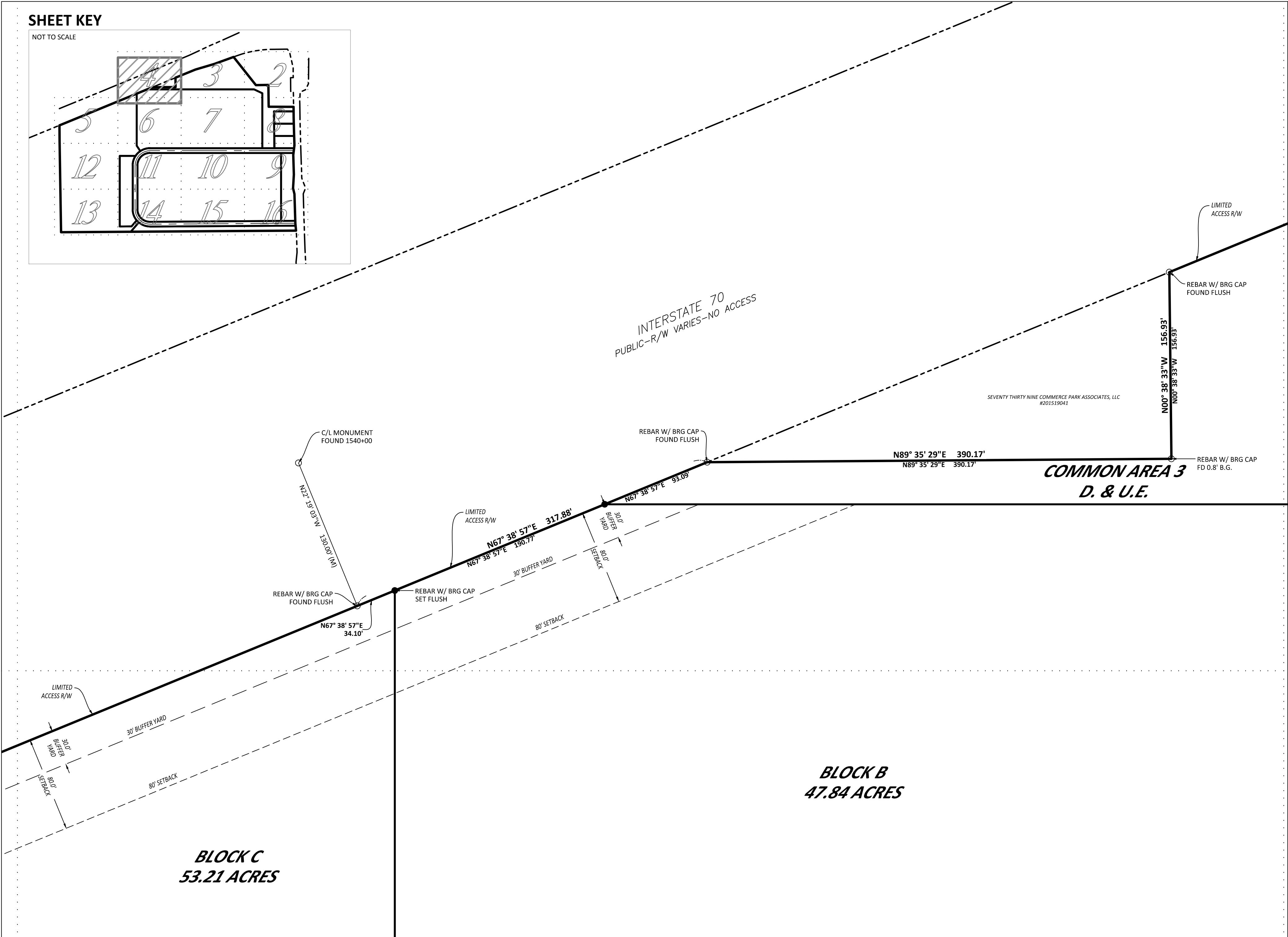
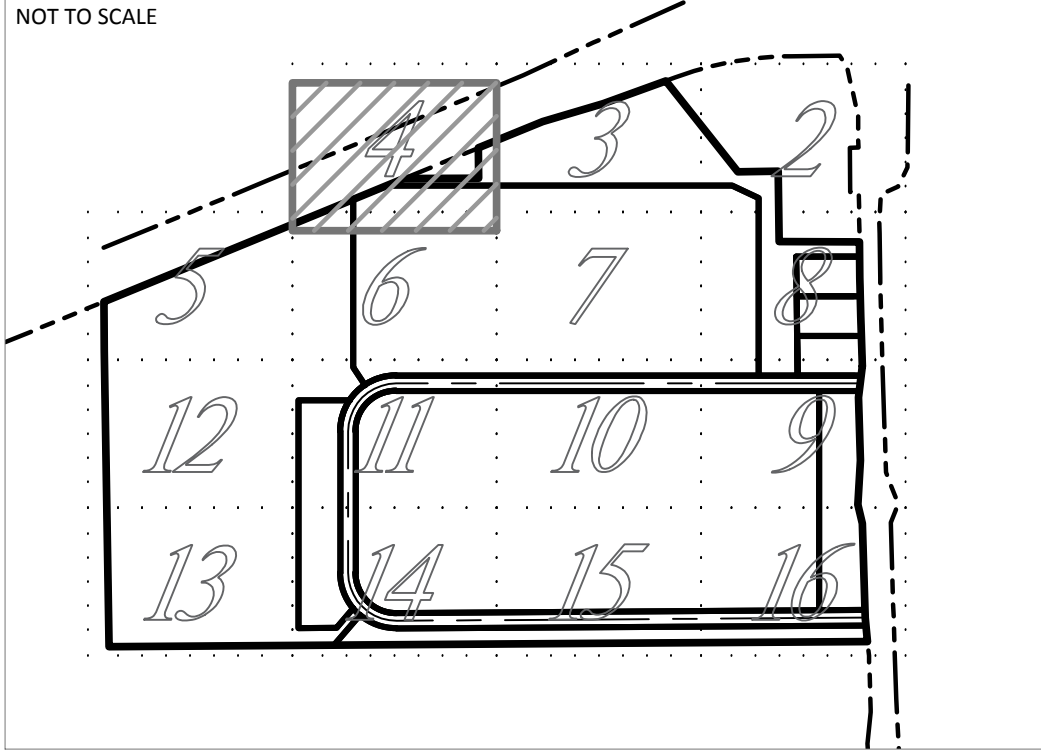

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PROJECT No. 8827

PLAT DATED: 9/10/2015
SHEET NO. <b>3</b> OF <b>17</b>

**PRELIMINARY**



SHEET KEY



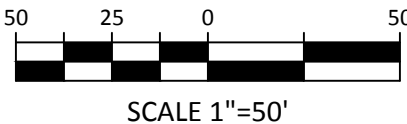
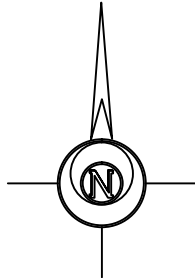
CROSSROADS COMMERCE PARK  
SECONDARY PLAT

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PROJECT No.

8827

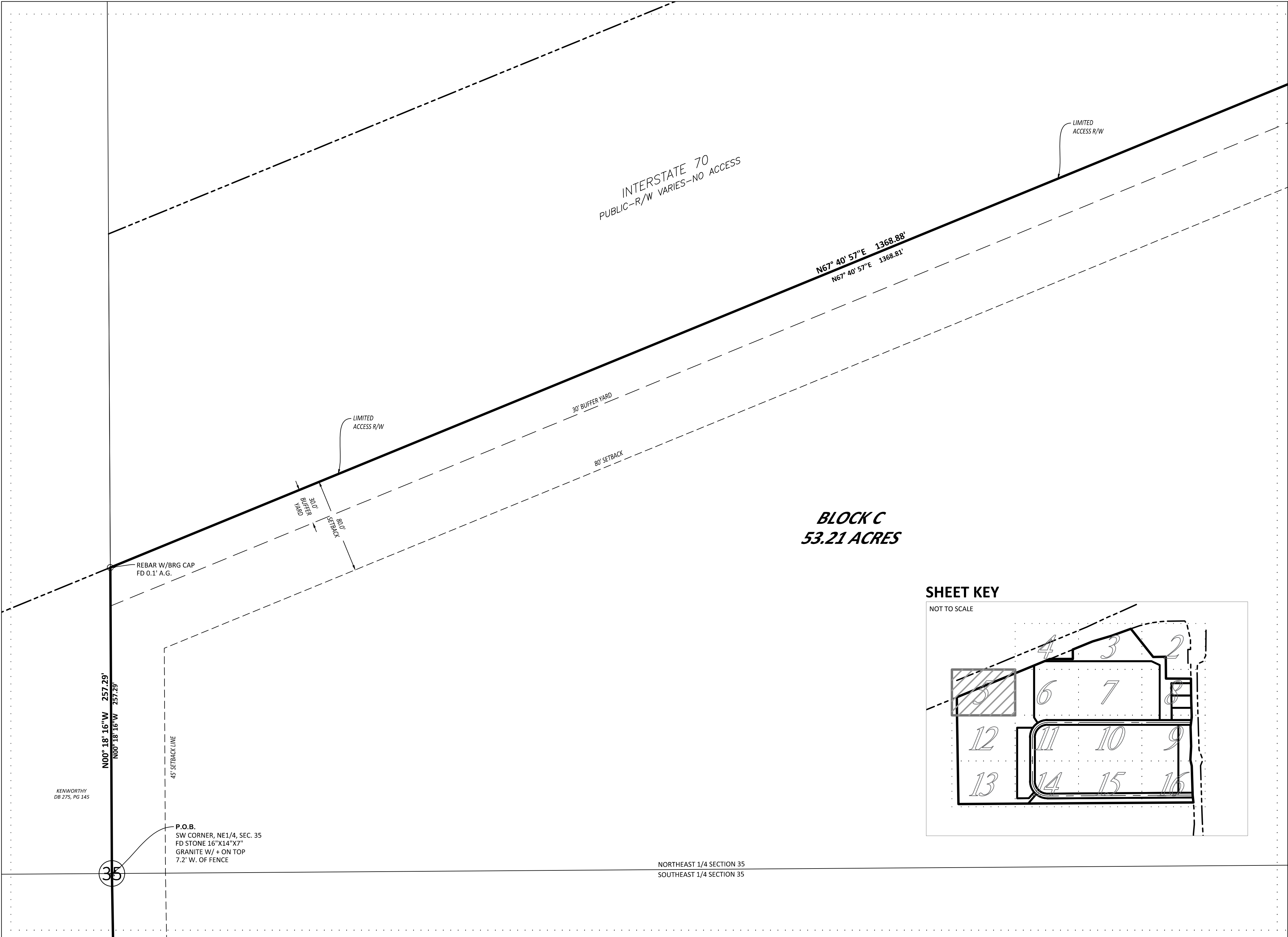
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9/10/2015

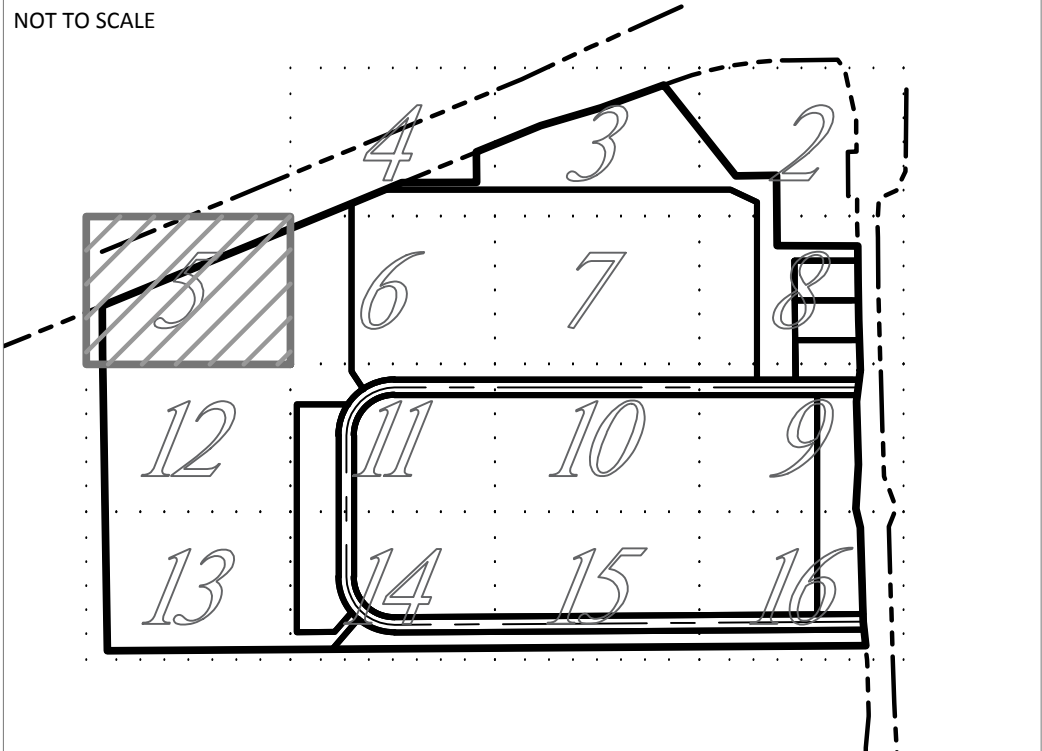
SHEET NO.

4 OF 17

**PRELIMINARY**



**SHEET KEY**



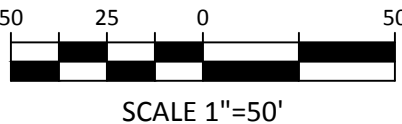
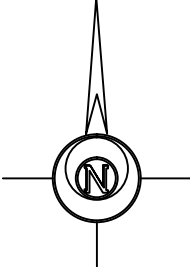
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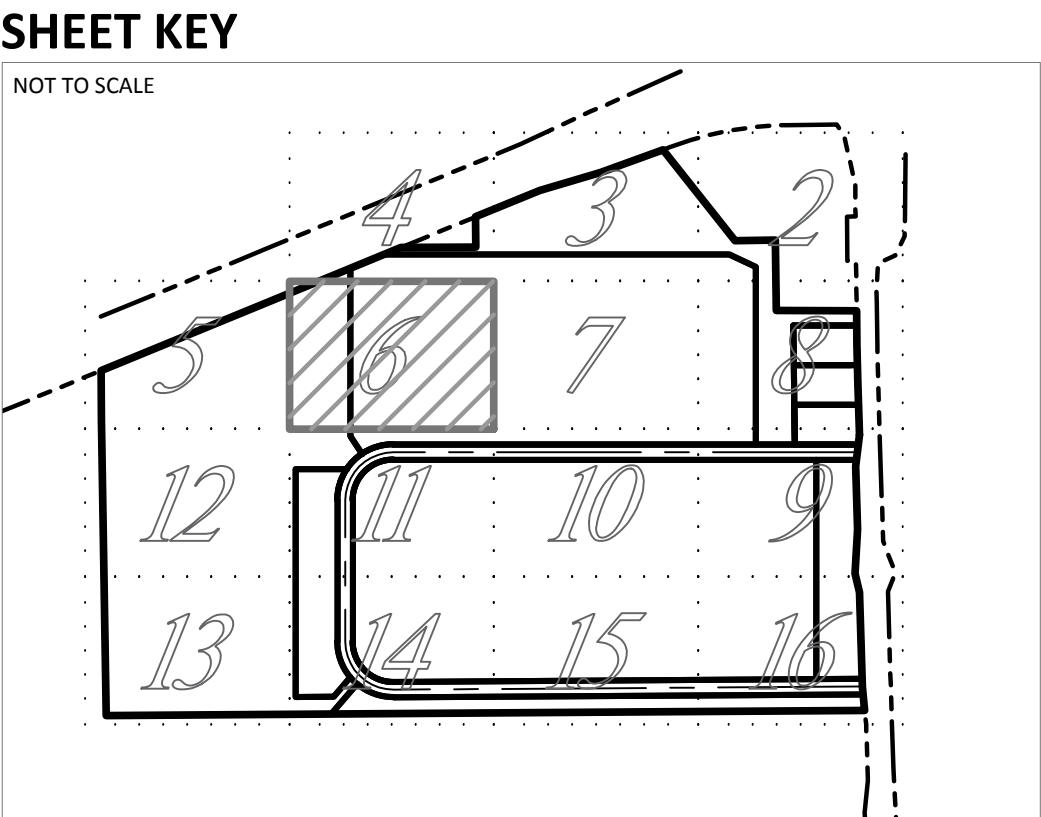
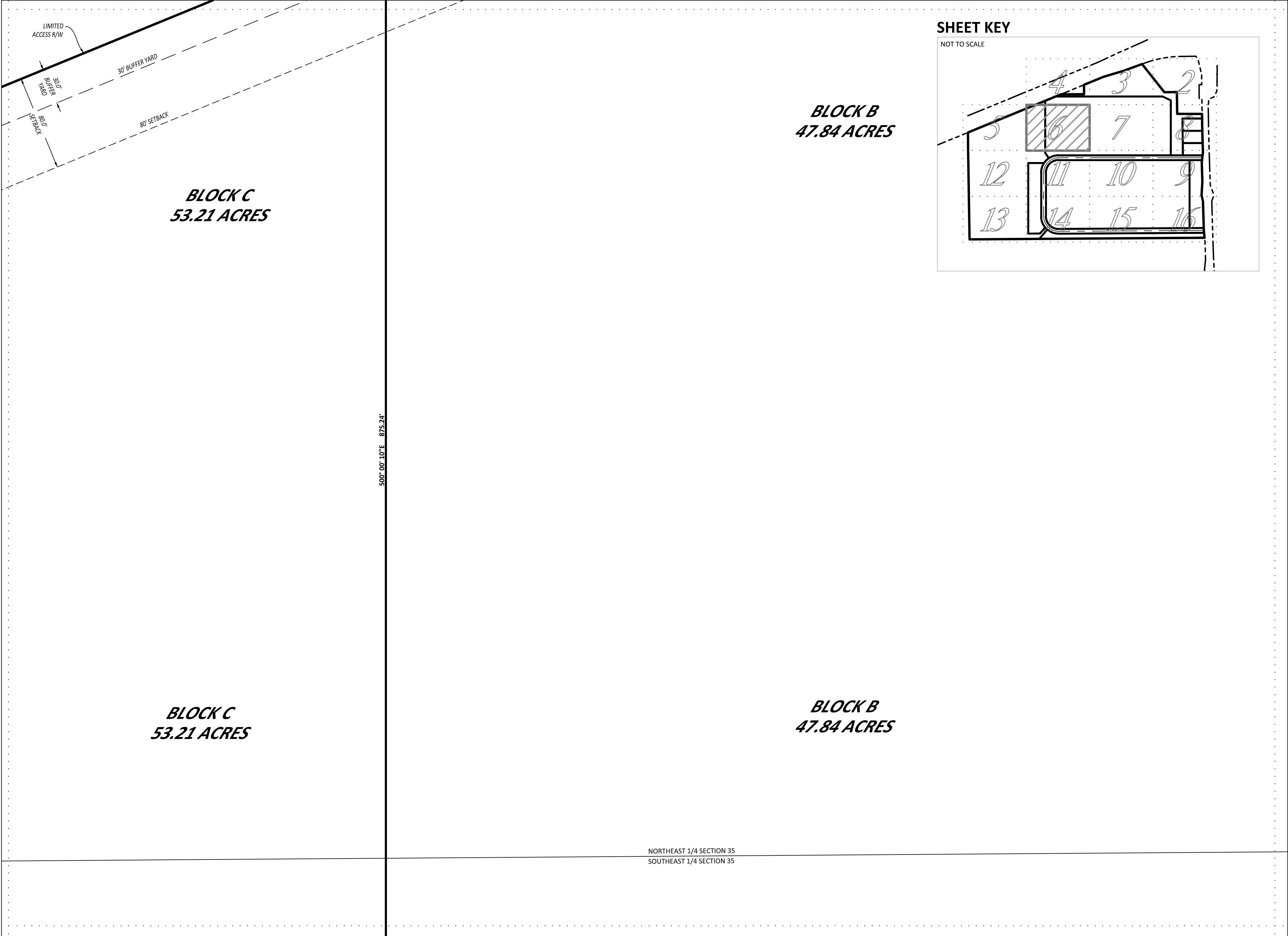
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		DRAWN BY GSS, RSI & RAO	SHEET NO.
		PROJECT No. 8827	5 OF 17

**PRELIMINARY**



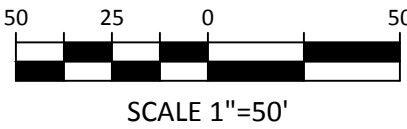
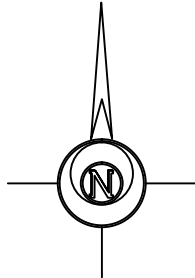
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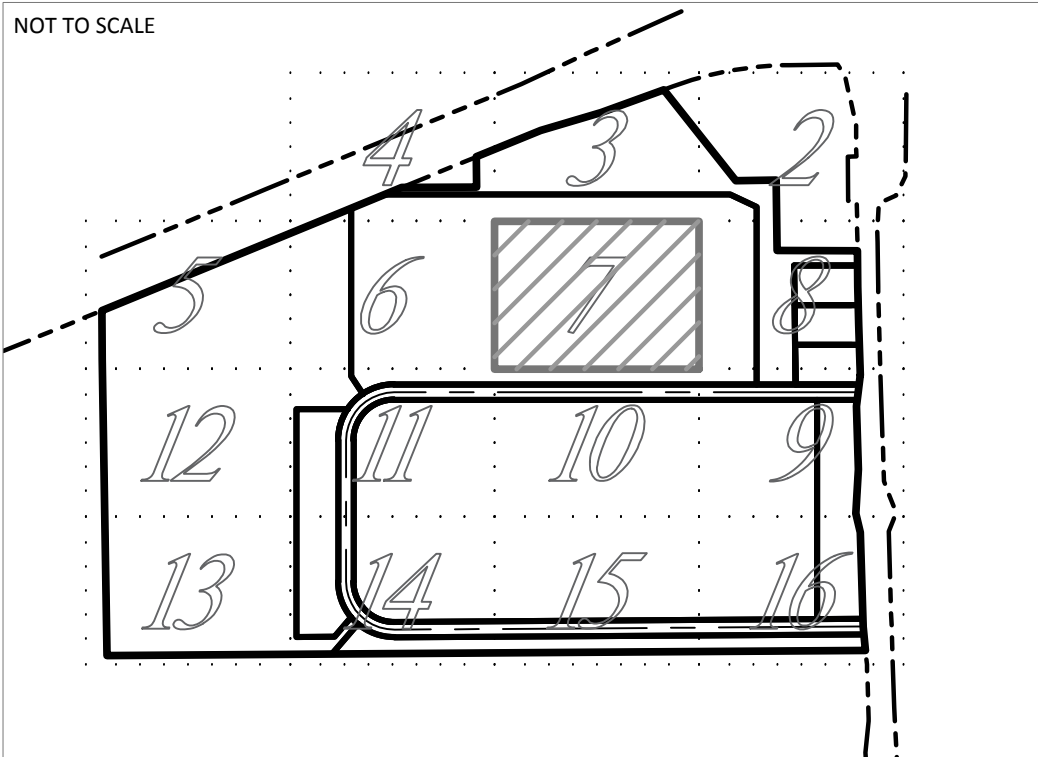
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PROJECT No. 8827

PLAT DATED: 9/10/2015
SHEET NO. <b>6</b> OF <b>17</b>

**PRELIMINARY**

SHEET KEY



**BLOCK B**  
**47.84 ACRES**

**Seventy Thirty Nine**  
**Commerce Park**  
**Associates, LLC**  
*Inst. #201515740*  
*Inst. #201514053*  
**9,337,598 SQ FT**  
**214.36 ACRES**

N89° 35' 29"E 2666.32'

NORTHEAST 1/4 SECTION 35  
SOUTHEAST 1/4 SECTION 35

NORTHEAST 1/4 SECTION 35  
NORTHWEST 1/4 SECTION 36

NORTHWEST 1/4 SECTION 36  
SOUTHWEST 1/4 SECTION 36

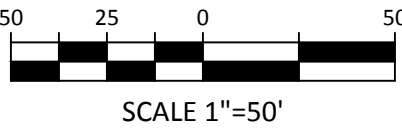
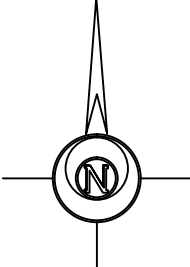
**CROSSROADS COMMERCE PARK**  
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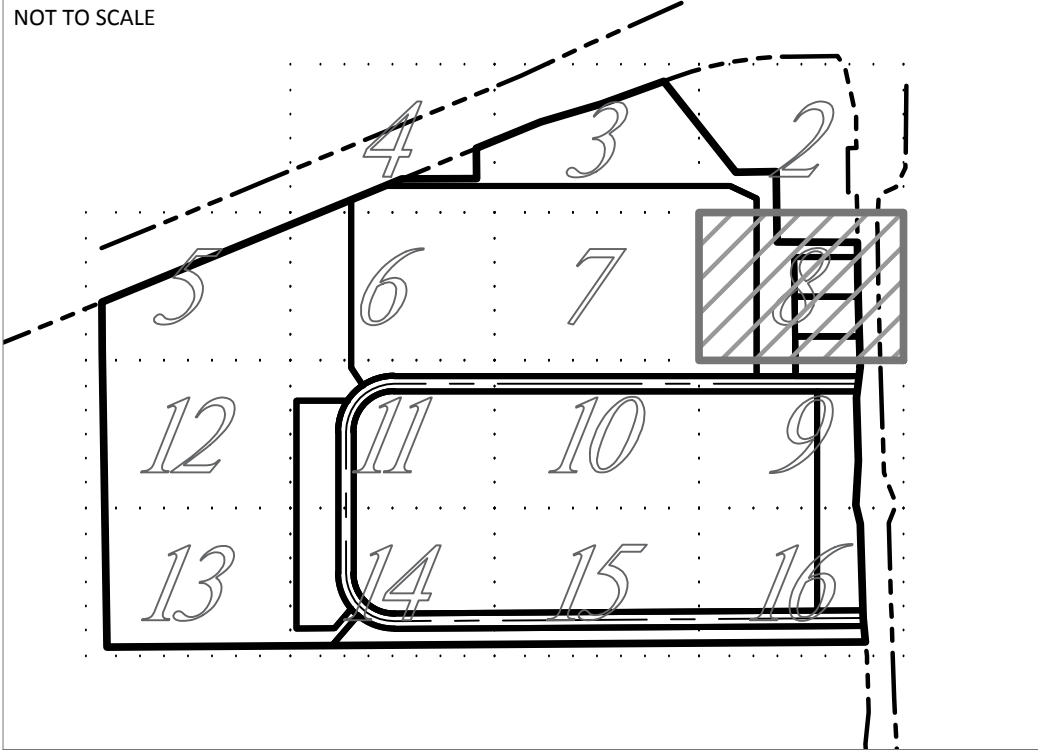


REVISIONS		CHECKED BY RAO	PLAT DATED: 9/10/2015
		DRAWN BY GSS, RSI & RAO	SHEET NO. <b>7</b> OF <b>17</b>
		PROJECT No. 8827	

**PRELIMINARY**

SHEET KEY

NOT TO SCALE



**BLOCK B**  
**47.84 ACRES**

**COMMON**  
**AREA 3**  
**D. & U.E.**  
**16.34 ACRES**

**BLOCK D3**  
**1.57 ACRES**

**BLOCK D2**  
**1.58 ACRES**

**BLOCK D1**  
**1.59 ACRES**

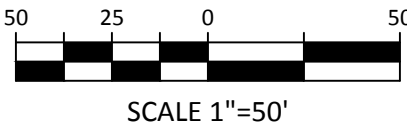
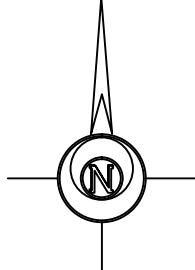
CROSSROADS COMMERCE PARK  
SECONDARY PLAT

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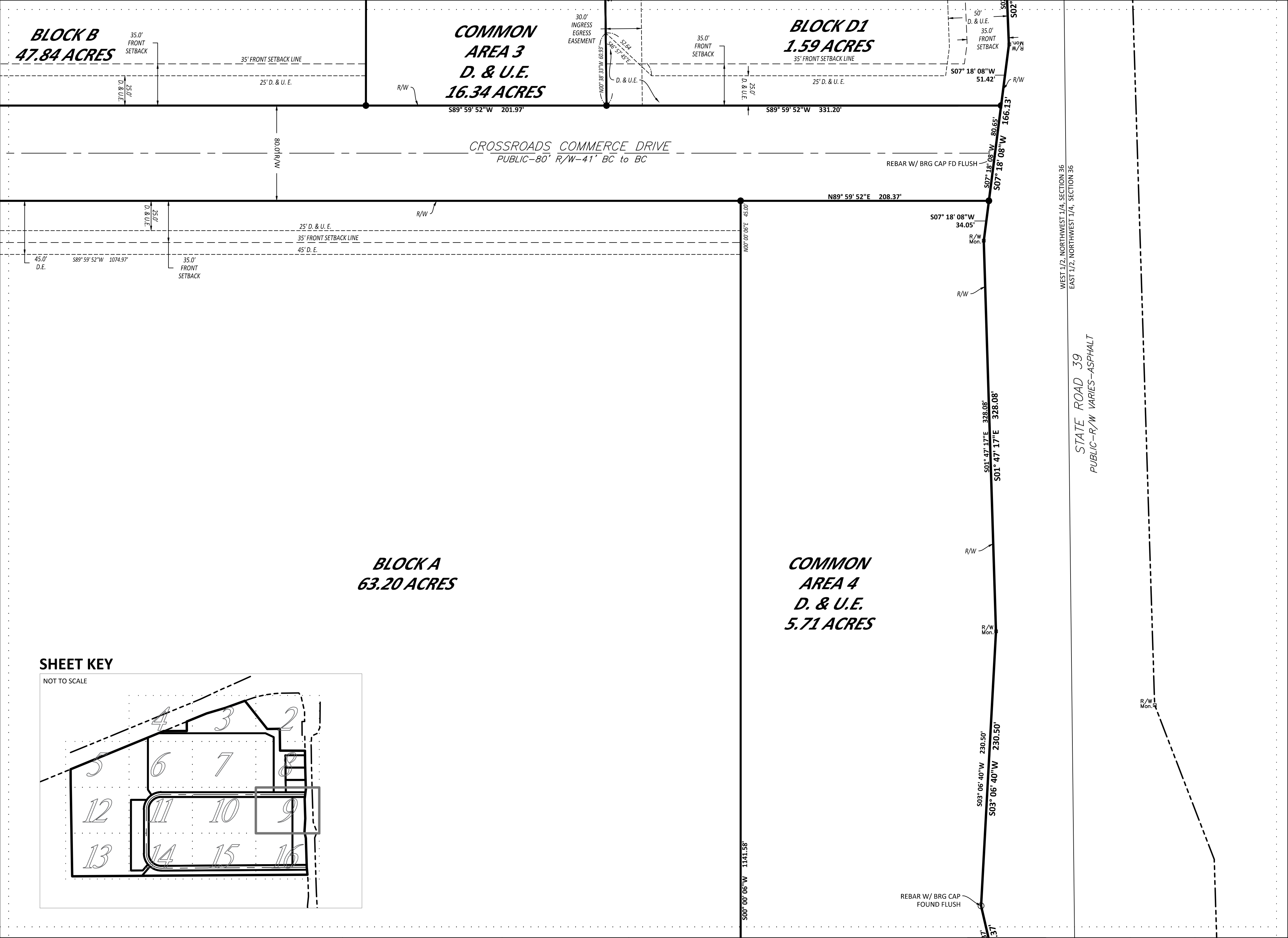
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PROJECT NO.  
8827

PLAT DATED:  
9/10/2015

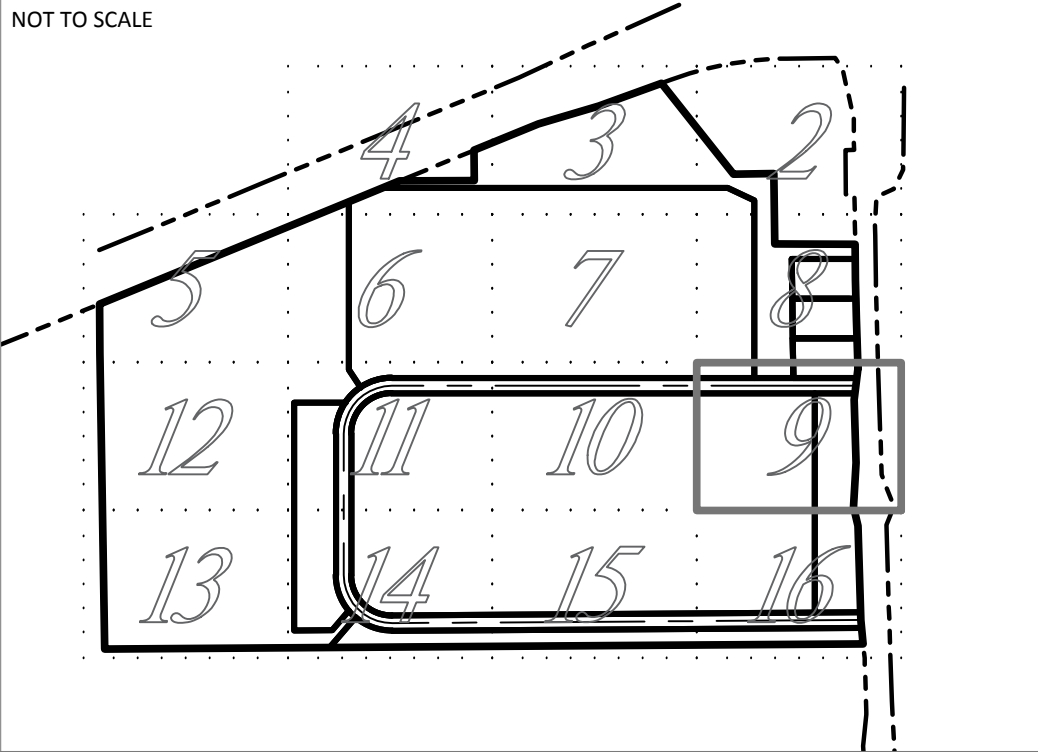
SHEET NO.  
**8** OF **17**

**PRELIMINARY**





**SHEET KEY**



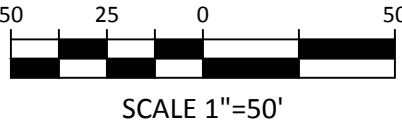
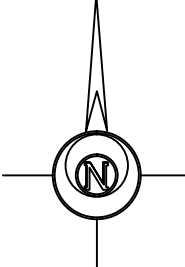
**CROSSROADS COMMERCE PARK  
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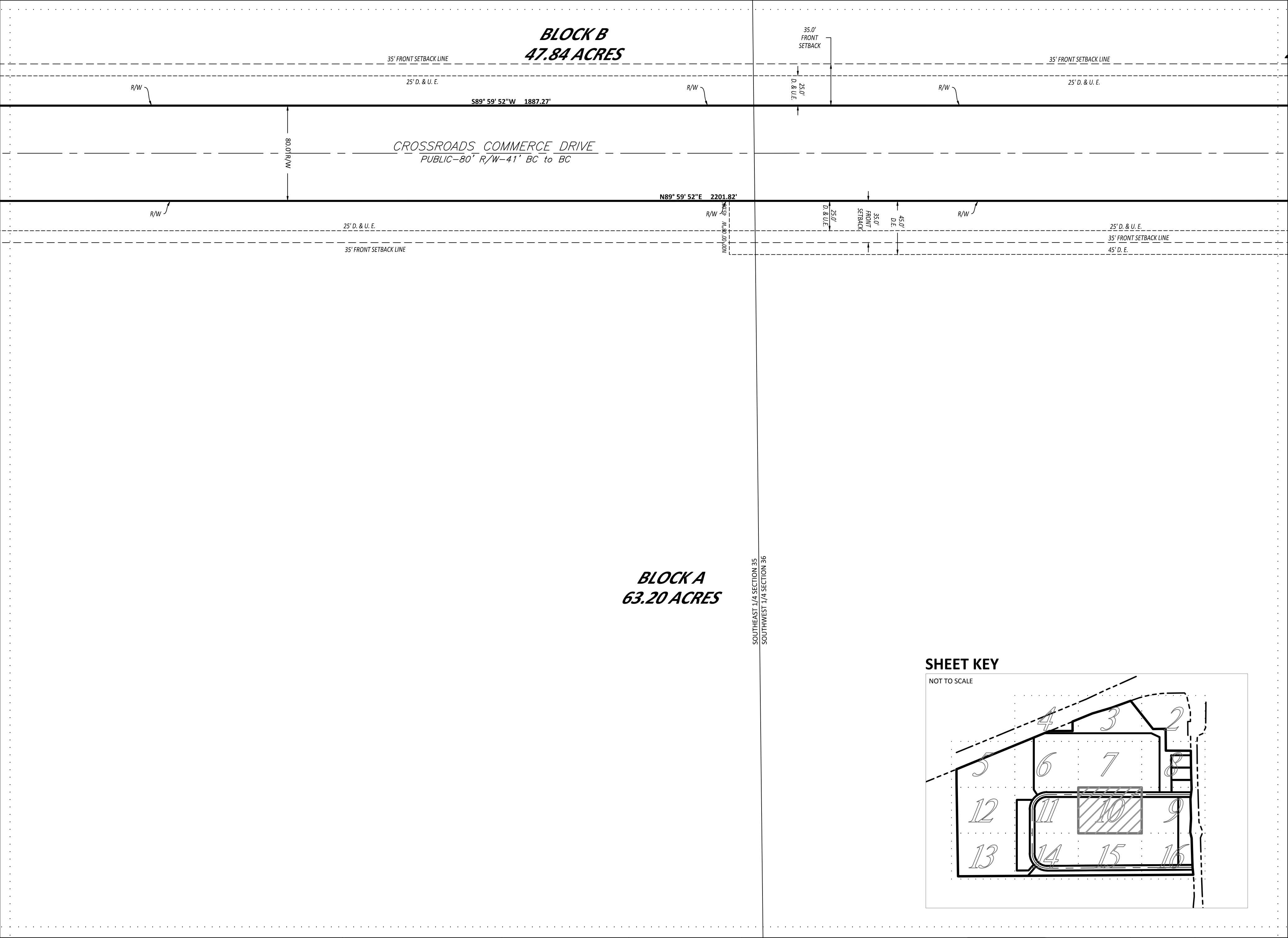
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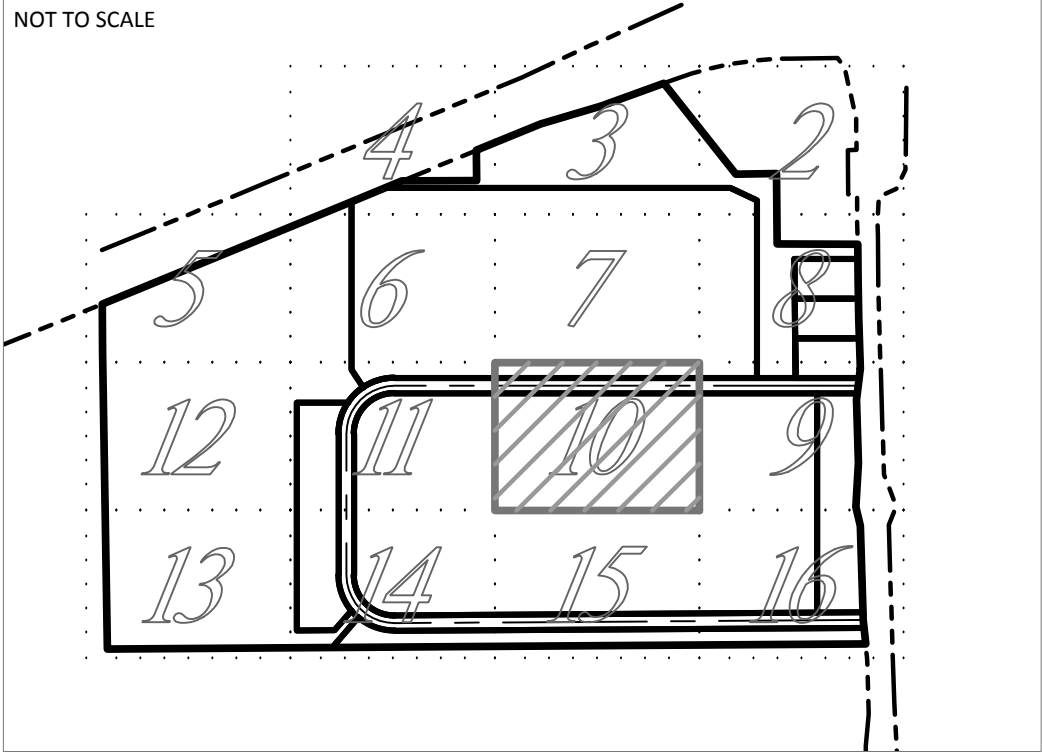
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PROJECT No. 8827

PLAT DATED: 9/10/2015
SHEET NO. 9 OF 17

**PRELIMINARY**



SHEET KEY



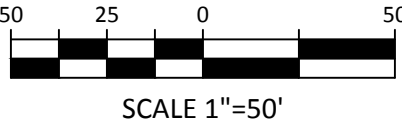
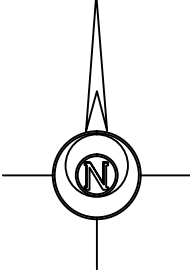
CROSSROADS COMMERCE PARK  
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PLAT DATED: 9/10/2015
SHEET NO. 10 OF 17

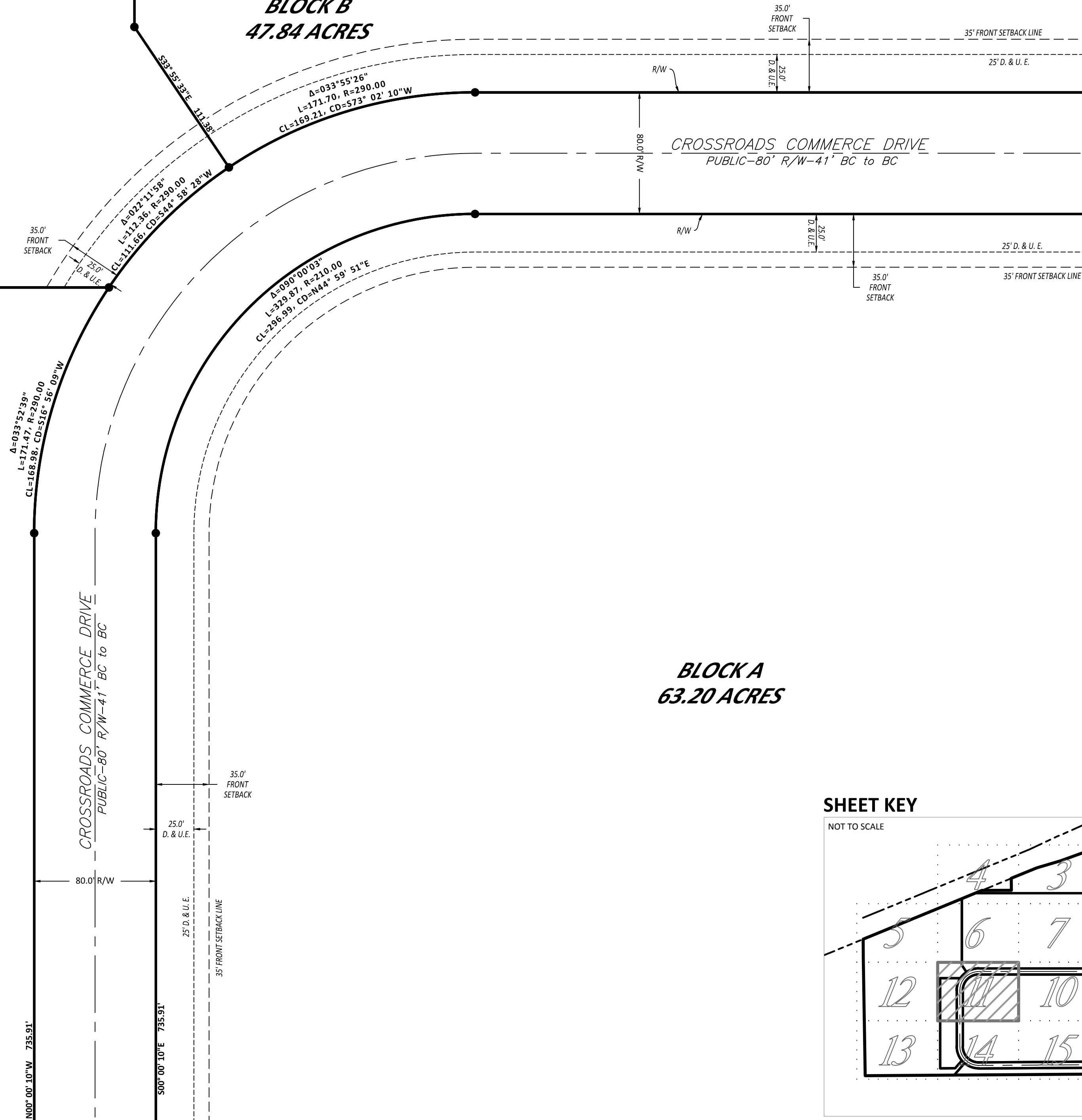
PRELIMINARY

**BLOCK C**  
**53.21 ACRES**

**BLOCK B**  
**47.84 ACRES**

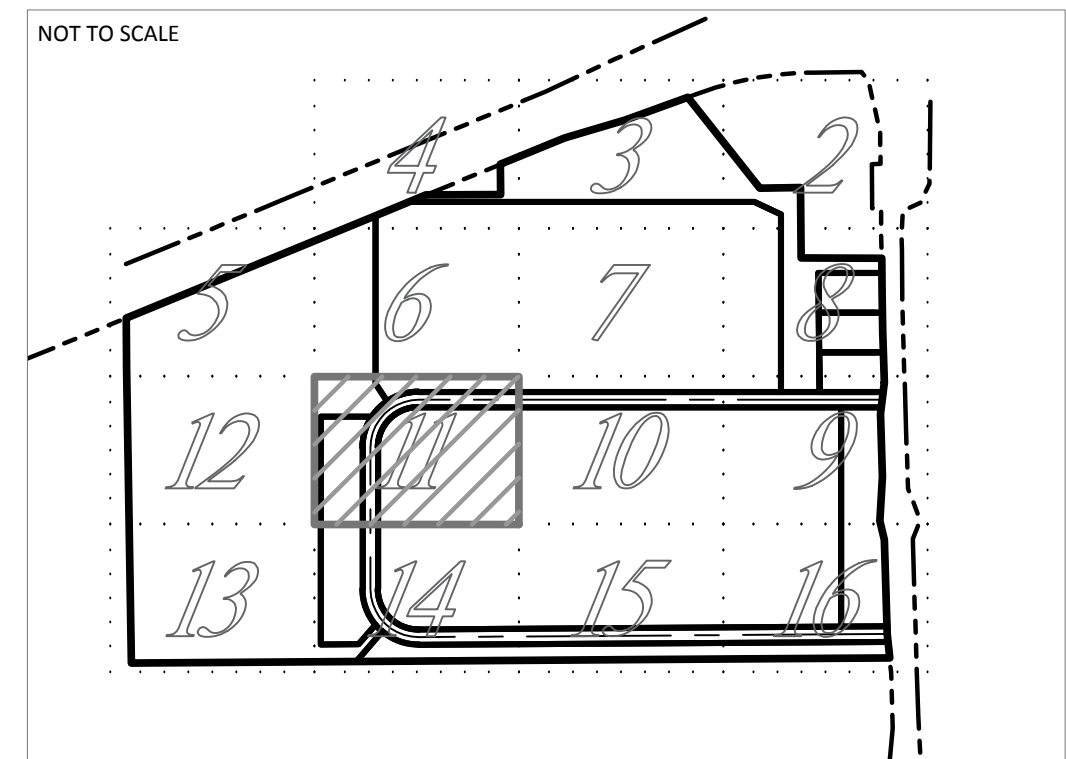
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**AREA 2**  
**D. & U.E.**  
**6.14 ACRES**

**BLOCK A**  
**63.20 ACRES**



**SHEET KEY**

NOT TO SCALE



**CROSSROADS COMMERCE PARK**  
**SECONDARY PLAT**

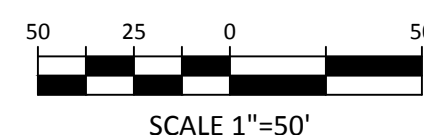
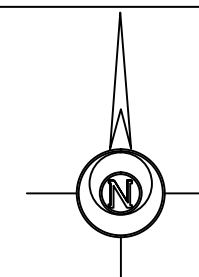
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**SCANNELL**  
PROPERTIES

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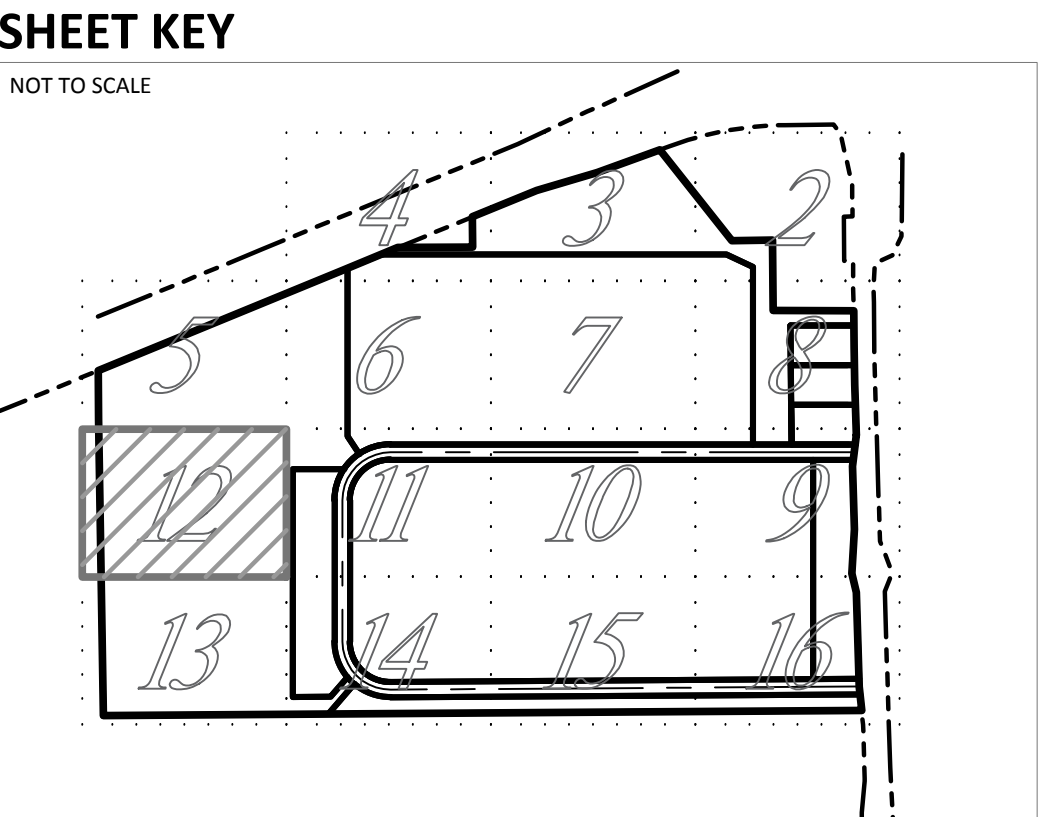
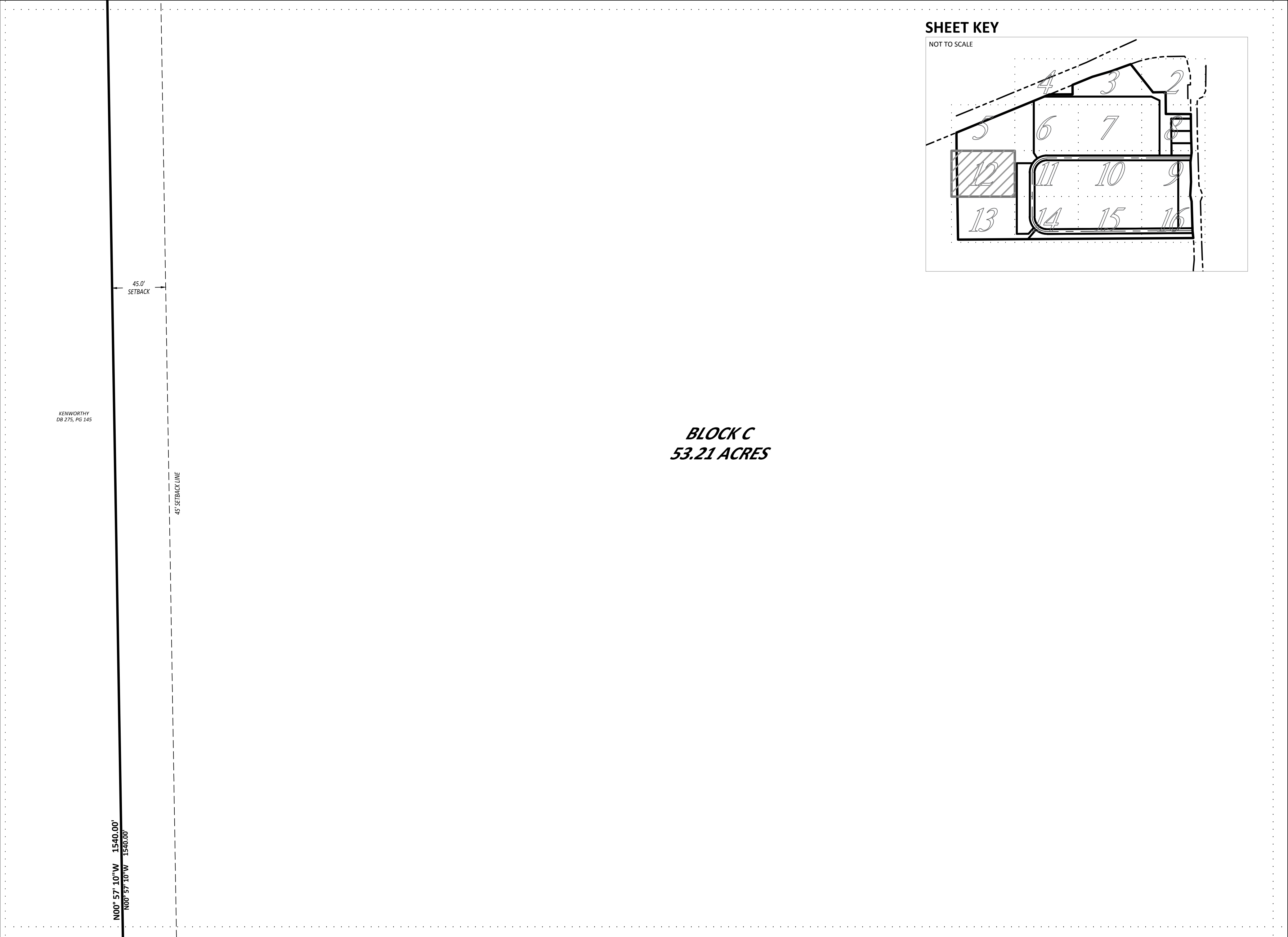


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PROJECT NO. 8827

PLAT DATED: 9/10/2015
SHEET NO. <b>11</b> OF <b>17</b>

**PRELIMINARY**

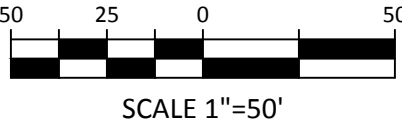
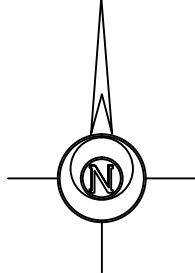


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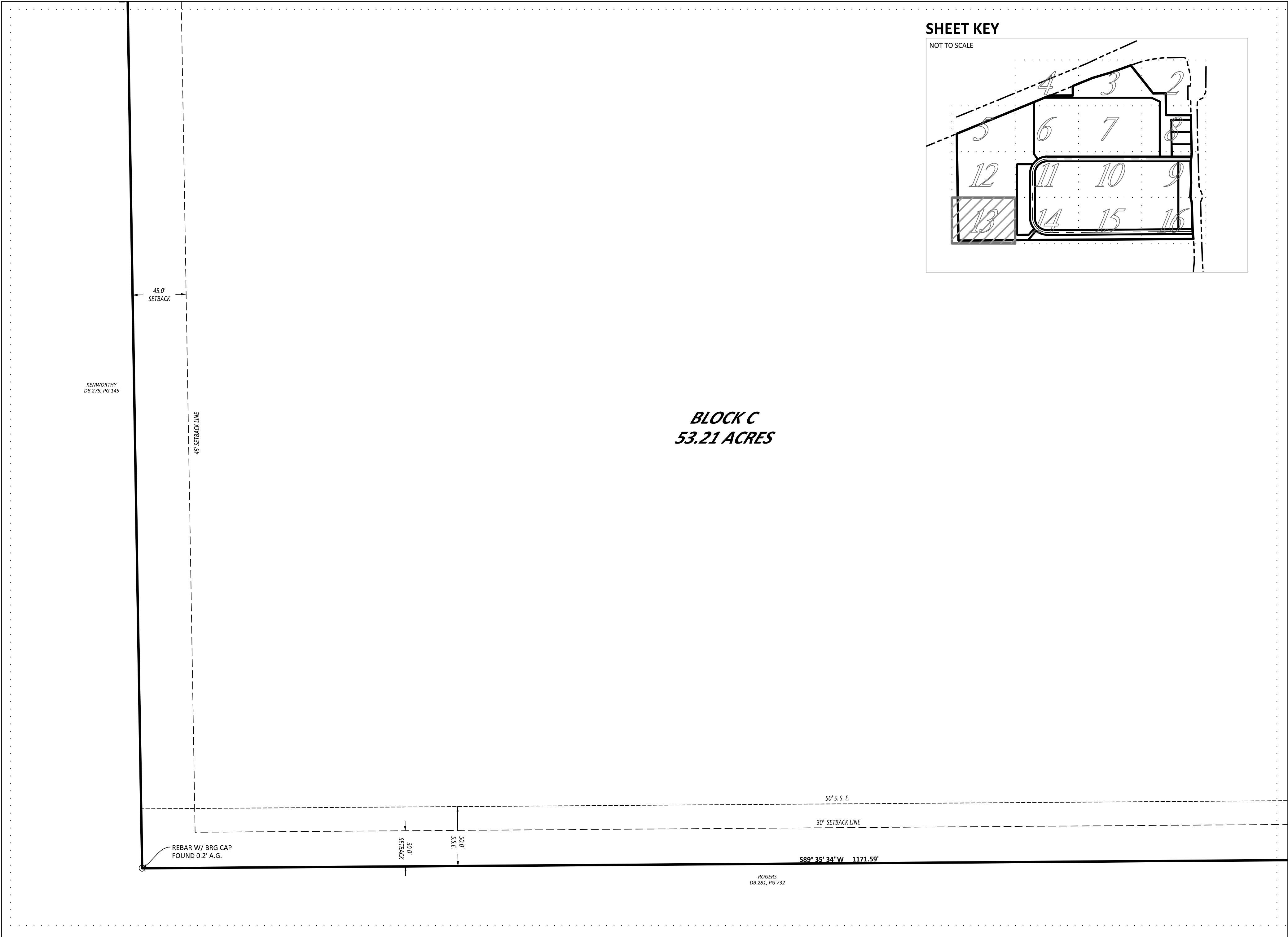
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	DRAWN BY GSS, RSI & RAO	SHEET NO. <b>12</b> OF <b>17</b>
	PROJECT No. 8827	

**PRELIMINARY**



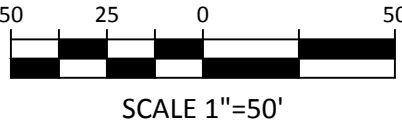
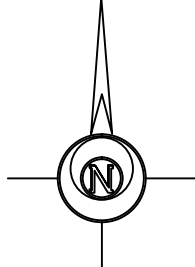


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HENDRICKS COUNTY, INDIANA.



**SNELLING  
ENGINEERING, LLC**  
13295 Illinois Street  
Suite 142  
Carmel, IN 46032  
Ph: (317) 663-3206  
Fax: (317) 663-3208  
www.snellingeng.com

**BRG**  
**Bledsoe Riggert Guerrettaz**  
LAND SURVEYING • CIVIL ENGINEERING • GIS  
1351 W Tapp Road  
Bloomington, IN 47403  
P: (812) 336-8277  
E: roser@brgcivil.com  
www.brgcivil.com



REVISIONS

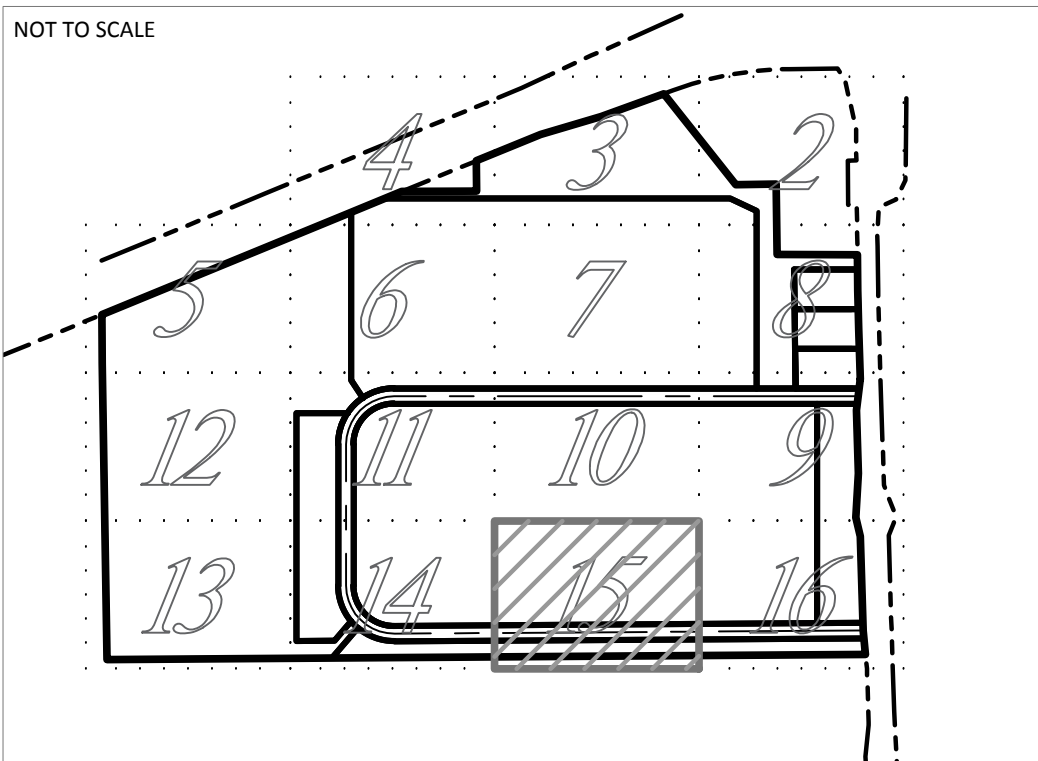
CHECKED BY  
RAO  
  
DRAWN BY  
GSS, RSI & RAO  
  
PROJECT No.  
8827

PLAT DATED:  
9/10/2015  
  
SHEET NO.  
**13** OF **17**

**PRELIMINARY**

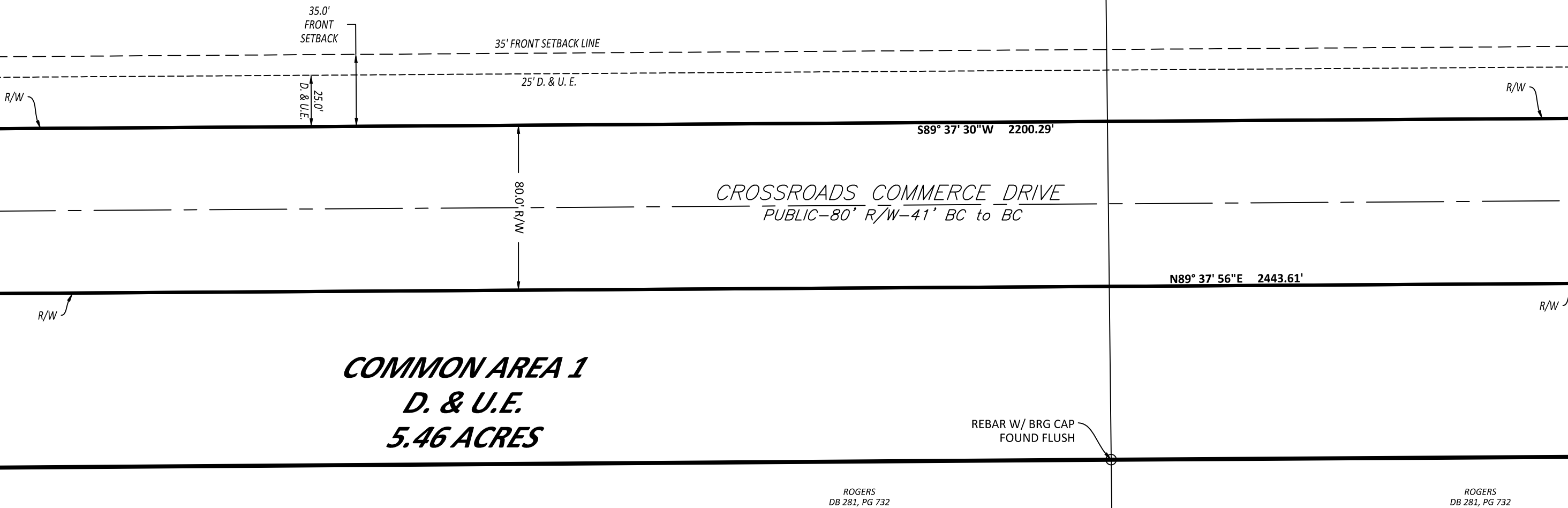


SHEET KEY



**BLOCK A**  
**63.20 ACRES**

SOUTHEAST 1/4 SECTION 35  
SOUTHWEST 1/4 SECTION 36



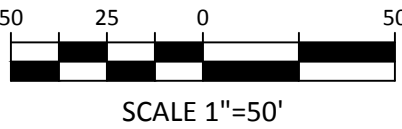
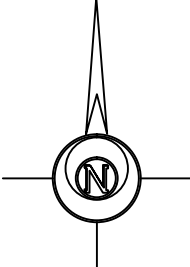
**CROSSROADS COMMERCE PARK  
SECONDARY PLAT**

A PART OF THE EAST HALF OF SECTION 35 T14N, R1W AND  
A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 36 T14N, R1W  
HENDRICKS COUNTY, INDIANA.



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REVISIONS

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PLAT DATED: 9/10/2015
SHEET NO. 15 OF 17

**PRELIMINARY**

NOT TO SCALE

The image shows a dot grid with a house-shaped outline. The house is divided into 16 numbered regions (1-16) for a coloring activity. Region 16 is shaded with diagonal lines. A dashed line indicates a roofline. A small square is marked with a dashed line and a dot in the bottom right corner.

**COMMON  
AREA 4  
D. & U.E.  
5.71 ACRES**

STATE ROAD 39  
PUBLIC-R/W VARIES-ASPHALT

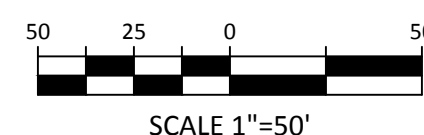
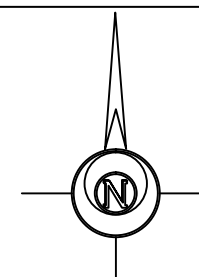
WEST 1/2, NORTHWEST 1/4, SECTION 36  
EAST 1/2, NORTHWEST 1/4, SECTION 36

A PART OF THE EAST HALF OF SECTION 35 T14N, R1W AND  
A PART OF THE WEST HALF OF THE WEST HALF OF SECTION 36 T14N, R1W  
HENDRICKS COUNTY, INDIANA.



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REVISIONS	CHECKED BY RAO	PLAT DATED: 9/10/2015
-	DRAWN BY GSS, RSI & RAO	SHEET NO. <b>16</b> OF <b>17</b>
	PROJECT NO. 8827	

**PRELIMINARY**



LEGAL DESCRIPTION

A part of the East half of Section 35 and a part of the West half of the West half of Section 36, Township 14 North, Range 1 West, Hendricks County, Indiana, more particularly described as follows:

**BEGINNING** at the southwest corner of the northeast quarter of said Section 35, monumented by a stone; thence NORTH 00 degrees 18 minutes 16 seconds WEST along the west line of said quarter a distance of 257.29 feet to the south right-of-way of Interstate 70 and a 5/8 inch rebar with yellow plastic cap stamped "BRG INC 6892" hereinafter referred to as a rebar with BRG cap; thence NORTH 67 degrees 40 minutes 57 seconds EAST along said right-of-way a distance of 1368.88 feet to a rebar with BRG cap; thence NORTH 67 degrees 38 minutes 57 seconds EAST along said right-of-way a distance of 317.88 feet to a rebar with BRG cap on the south line of Smoot, as recorded in Deed Book 330, page 287; thence NORTH 89 degrees 35 minutes 29 seconds EAST along said south line a distance of 390.17 feet to a rebar with BRG cap at the southeast corner of said Smoot; thence NORTH 00 degrees 38 minutes 33 seconds WEST along the east line of Smoot a distance of 156.93 feet to a rebar with BRG cap on the south right-of-way of Interstate 70; thence NORTH 67 degrees 38 minutes 57 seconds EAST along said right-of-way a distance of 362.16 feet to a rebar with BRG cap; thence NORTH 73 degrees 35 minutes 17 seconds EAST along said right-of-way a distance of 327.90 feet to a rebar with BRG cap; thence NORTH 69 degrees 56 minutes 23 seconds EAST along said right-of-way a distance of 347.60 feet to a rebar with RLS0083 cap and the northwest corner of HPT TA Properties LLC, as recorded in Instrument Number 200700008065; thence along the west and south lines of said HPT TA Properties the next four (4) courses:

- 1. SOUTH 38 degrees 26 minutes 50 seconds EAST 604.18 feet to a rebar with RLS0083 cap; thence
- 2. NORTH 89 degrees 28 minutes 36 seconds EAST 210.36 feet to a rebar with RLS0083 cap; thence
- 3. SOUTH 00 degrees 38 minutes 33 seconds EAST 365.20 feet to a rebar with RLS0083 cap; thence
- 4. SOUTH 89 degrees 44 minutes 18 seconds EAST 419.07 feet to a rebar with BRG cap on the west right-of-way of State Road 39; thence along said west right-of-way the next ten (10) courses:

- 1. SOUTH 00 degrees 34 minutes 07 seconds EAST 186.66 feet to a right-of-way monument; thence
- 2. SOUTH 01 degree 08 minutes 53 seconds EAST 200.23 feet to a rebar with BRG cap; thence
- 3. SOUTH 01 degree 43 minutes 41 seconds EAST 155.44 feet to a rebar with BRG cap; thence
- 4. SOUTH 02 degrees 23 minutes 59 seconds EAST 103.98 feet to a rebar with BRG cap; thence
- 5. SOUTH 07 degrees 18 minutes 08 seconds WEST 166.13 feet to a rebar with BRG cap; thence
- 6. SOUTH 01 degree 47 minutes 17 seconds EAST 328.08 feet to a right-of-way monument; thence
- 7. SOUTH 03 degrees 06 minutes 40 seconds WEST 230.50 feet to a rebar with BRG cap; thence
- 8. SOUTH 13 degrees 05 minutes 53 seconds EAST 100.37 feet to a right-of-way monument; thence
- 9. SOUTH 01 degree 47 minutes 17 seconds EAST 492.13 feet to a right-of-way monument; thence
- 10. SOUTH 05 degrees 36 minutes 08 seconds EAST 124.02 feet to a rebar with BRG cap; thence leaving said right-of-way SOUTH 89 degrees 39 minutes 12 seconds WEST 1291.06 feet to a rebar with BRG cap on the east line of said Section 35; thence SOUTH 89 degrees 35 minutes 34 seconds WEST 2657.72 feet to a rebar with BRG cap on the west line of the southeast quarter of said Section 35; thence NORTH 00 degrees 57 minutes 10 seconds WEST along said west line a distance of 1540.00 feet to the POINT OF BEGINNING; containing 214.36 acres more or less.

This description was prepared based on an ALTA survey of the subject property by Rachel A. Oser recorded as Instrument Numbers 201516102 and 201516103 in the office of the Recorder of Hendricks County, Indiana (BRG Job #7989 and 7989B).

SURVEYOR'S CERTIFICATION

To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and was completed on May 20 and June 12, 2015 and recorded as Instrument Numbers 201516102 and 201516103 in the office of the Recorder of Hendricks County, Indiana. This subdivision consists of 6 lots labeled A, B, C, D1, D2 and D3 and 4 common areas numbered 1 through 4 both inclusive, and streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

This subdivision contains \_\_\_\_\_ lineal feet of open ditches and \_\_\_\_\_ lineal feet of tile drains.

Hereby certified on this 10 day of September, 2015.

Rachel Oser  
Professional Surveyor  
Indiana No. 21100022

CERTIFICATE OF OWNERSHIP

We the undersigned, as owners of the real estate hereon do hereby declare the real estate as described, shall be known as Crossroads Commerce Park.

- 1. Public Streets and Alleys. All public streets and alleys shown and designated as such and not heretofore dedicated are hereby dedicated to the public. Other public lands shown and not heretofore dedicated are hereby dedicated for the purposes designated hereon.

- 2. Easement. There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of the utility or County to install, repair, maintain or replace its installation. Drainage use of easements is hereby authorized unless otherwise stated. Those easements noted as surface drainage easements shall not be disturbed in such a manner as to interfere with the flow of stormwater. No plantings, structures, or fill shall be placed in such easements nor shall they be regarded in such a manner as to impede the flow of stormwater.

- 3. Private Access Easements and/or Private Streets. There are private access easements and/or private streets shown on this plat and marked accordingly. These are intended to be private in perpetuity, and there is no obligation for any government entity to assume any responsibility for these easements and/or streets now or at any future time. The responsibility for maintenance and snow removal on the access easements and/or streets shown on this plat is assumed by the property owners of lots \_\_\_\_ and not the County.

- 4. Maintenance, Public Improvements. The County shall not maintain improvements dedicated to the public by this plat until the Board of County Commissioners has accepted completed improvements for maintenance. The release by the Commissioners of a financial guarantee of performance and/or maintenance shall constitute acceptance for maintenance by the County.

- 5. Restrictions and Covenants. Lots in this subdivision are subject to restrictions and covenants set forth in Instrument Number and any amendments thereto.

Courtney Lehman, Managing Director of Development  
Seventy Thirty-Nine Commerce Park, LLC

Before me, a notary public in and for said County and State, personally appeared the above and acknowledged the execution of this instrument as their voluntary act and deed for the uses and purpose therein expressed.

Witness my signature and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires: \_\_\_\_\_ Signature Notary Public

County of Residence \_\_\_\_\_ Printed Name

GENERAL NOTES:

- 1. Bearings shown hereon are based upon grid north established from static GPS observations dated September 16, 2013 and post-processed using OPUS (Online User Positioning Service) Reference Frame NAD 83(2011) Epoch 2010.0000, Indiana State Plane Coordinates Zone 1302 West, U.S. Survey Feet.
- 2. This plat is not complete without the associated retracement boundary survey and report of survey recorded separately as Instrument Number 201516102 and 201516103 in the office of the Recorder of Hendricks County, Indiana.
- 3. Property is located in flood zone "X" per non-printed panel no. 18063C0375D.
- 4. All rebar set are 5/8" with yellow plastic cap stamped "BRG INC 6892 IN" and are flush with ground unless noted otherwise.
- 5. Access is provided directly by State Road 39.

DATUM:

HORIZONTAL DATUM: Reference Frame NAD 83 (2011) Epoch 2010.0000, Indiana State Plane Coordinates Zone 1301 East, U.S. Survey feet

VERTICAL DATUM: NAVD88 (Computed using Geoid 12A), U.S. Survey Feet.

SECONDARY APPROVAL CERTIFICATE

All conditions of primary approval have been met and this plat is granted SECONDARY APPROVAL.

Approved by the Planning and Building Department \_\_\_\_\_, 20\_\_.

Planning Director

Void unless recorded by \_\_\_\_\_, 20\_\_.

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 (RDEs). 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 Hendrick's 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 \_\_\_\_\_ linear feet of open ditches and \_\_\_\_\_ linear feet of pipe that will be included in the County's Regulated Drainage System.

REGULATED DRAIN FOOTAGE

Open Ditches \_\_\_\_\_ feet  
Pipe \_\_\_\_\_ feet

REDACTMENT 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."

Rachel Oser

Approved by the Board of County Commissioners of Hendricks County, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BOARD OF COMMISSIONERS

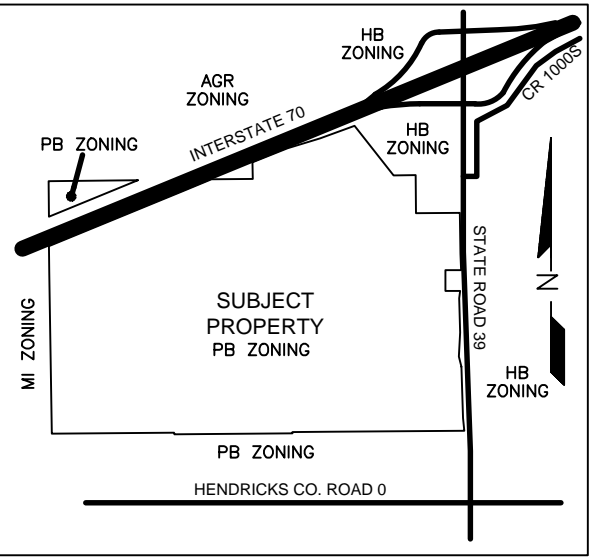
President

Vice President

Member

ATTEST:

Auditor



LOCATION MAP  
NOT TO SCALE

OWNER/DEVELOPER:

SEVENTY THIRTY-NINE COMMERCE PARK, LLC  
C/O SCANNELL PROPERTIES  
800 E. 96TH STREET, SUITE 175  
INDIANAPOLIS, IN 46240  
(317) 216-1667

JURISDICTION

FIRE SERVICE:  
LIBERTY TOWNSHIP FIRE DEPARTMENT  
111 E. KENTUCKY STREET  
CLAYTON, IN 46118  
317-539-5060

SCHOOL DISTRICT:  
MILL CREEK COMMUNITY SCHOOLS  
6631 S. COUNTY ROAD 220 WEST  
CLAYTON, IN 46118  
317-539-9200

POSTAL ZIP CODE: 46118

PROJECT DATA:

OVERALL SITE AREA:	214.36 ACRES
NUMBER OF LOTS PROPOSED:	6
LENGTH OF NEW PUBLIC STREET:	1.23 MILES
OPEN SPACE PROVIDED:	33.65 ACRES
OPEN SPACE PERCENTAGE:	15.7%
MAX. LOT COVERAGE (BUILDINGS)	50% (BY VARIANCE)
MAX. LOT COVERAGE (IMP. SURFACE)	75% (BY VARIANCE)

UTILITY COMPANIES

SANITARY SEWER: Hendricks County Regional Sewer 355 S. Washington St. Danville, IN 46122 (317) 718-6038	GAS: Vectren Energy 1995 East Main Street Danville, IN 46122 (317) 718-3617
WATER: Citizens Energy Group 2150 Dr. Martin Luther King Jr. St. Indianapolis, IN 46202 (317)264-7715	ELECTRIC: Hendricks Power Cooperative 86 N County Rd 500 East Avon, IN 46123 (317) 745-5473
GAS: Vectren Energy 1995 East Main Street Danville, IN 46122 (317) 718-3617	TELEPHONE: TDS Telecom 5016 Iowa Street Clayton, IN 46118 (317) 539-1111

LEGEND:

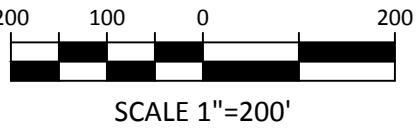
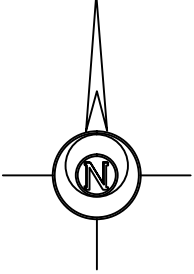
	LINE NOT TO SCALE
	5/8" REBAR WITH CAP "BRG, INC 6892 IN" SET
	REBAR FOUND AS NOTED
	STONE FOUND
	R/W MONUMENT FOUND
	RIGHT-OF-WAY
	CENTERLINE
	ABOVE GROUND
	BELOW GROUND
	FOUND
	BACK OF CURB
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	DRAINAGE & UTILITY EASEMENT (INCLUDES SANITARY SEWER)



SCANNELL  
PROPERTIES

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