

PLANNED UNIT DEVELOPMENT - SECONDARY PLAT

One West Business Park - Concept Plan

ARC PARK, LLC.

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 1 WEST, MIDDLE TOWNSHIP, HENDRICKS COUNTY, INDIANA

One West Business Park

DEDICATION:

THE UNDERSIGNED, OWNER(S) OF THE REAL ESTATE HEREIN DESCRIBED, DO(ES) HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC WAYS, DRAINAGE WAYS AND EASEMENTS IN ACCORDANCE WITH APPLICABLE LAWS, ORDINANCES, COVENANTS, RESTRICTIONS AND THE PLAT SHOWN HEREON. THE WITHIN PLATTED REAL ESTATE SHALL HENCEFORTH BE KNOWN AND DESIGNATED AS ONE WEST BUSINESS PARK - PHASE ONE, A PLANNED UNIT DEVELOPMENT OF MIDDLE TOWNSHIP, HENDRICKS COUNTY, INDIANA, CONSISTING OF 6 BLOCKS, LETTERED A THROUGH F, AND ONE LOT NUMBERED C-1; WITH STREETS, EASEMENTS, PUBLIC WAYS AND DRAINAGE WAYS AS SHOWN HEREON.

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 8 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF ROUNDED PROPERTY CORNERS, FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT OR AREA WITHIN 10 FEET FROM THE INTERSECTION OF A STREET LINE WITH THE EDGE OF A DRIVEWAY, PAVEMENT OR ALLEY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTION UNLESS THE FOLIAGE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF THE SIGHT LINE.

STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED DRAINAGE AND UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES (NOT INCLUDING TRANSPORTATION COMPANIES), FOR THE INSTALLATION AND MAINTENANCE OF POLES, LINES, DUCTS, WIRES, MAINS, GAS AND WATER LINES, SEWERS AND DRAINS; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. ALSO, STRIPS OF GROUND SHOWN AS DRAINAGE EASEMENTS, WITH DIMENSIONS SHOWN ON THE PLAT, ARE RESERVED SOLELY FOR SURFACE WATER AND UNDERGROUND DRAINAGE SYSTEMS. LANDOWNERS IN THIS PLANNED UNIT DEVELOPMENT SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES AND GOVERNMENTAL AGENCIES TO SAID EASEMENTS HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS SO RESERVED. NO STRUCTURE OR OTHER IMPEDIMENT TO THE FULL AND FREE USE OF THESE EASEMENTS FOR THEIR INTENDED USE BY THE HEREON AUTHORIZED PARTIES SHALL BE PLACED OR ALLOWED TO REMAIN WITHIN SUCH EASEMENTS. IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE LANDOWNER(S) OF LOTS WITHIN THE SUBDIVISION TO MAINTAIN AS ORIGINALLY CONSTRUCTED, THE HYDRAULIC CHARACTERISTICS OF ALL DRAINAGE EASEMENTS, SWALES, DITCHES AND STRUCTURES CONTIGUOUS TO OR ON HIS PROPERTY AS SHOWN ON THE DEVELOPMENT (GRADING AND DRAINAGE) PLAN AS APPROVED FOR THIS PLAT BY THE TOWN OF PITTSBORO PLAN COMMISSION AND AS FILED WITH SAID COMMISSION.

VEHICULAR ACCESS - No vehicular access is permitted to County Road 275E except at the location shown on the plat. This restriction is enforceable by the Town of Pittsboro Plan Commission and irrevocable by lot owners.

DRAINAGE - In the event storm water drainage from any lot or lots flows across another lot, provision shall be made to permit such drainage to continue, without restrictions or reduction, across downstream lot or lots and into existing or proposed culverts, storm sewer, or natural or man-made drainage channels or courses, even though no specific drainage easement for such flow of water is provided on the secondary plat for the planned unit development.

For additional covenants, see the document recorded in Document No. 2006-30036, in the Office of the Recorder of Hendricks County, Indiana.

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until the date specified in the covenants, at which time said covenants (or restrictions) shall be automatically extended for successive periods as detailed in the covenants, unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), it is agreed to change such covenants (or restrictions) in whole or in part.

Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no wise affect any of the other covenants (or restrictions) which shall remain in full force and effect.

The right to enforce these provisions 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 Owner, its successors and assigns.

THE TOWN OF PITTSBORO PLAN COMMISSION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO ENFORCE ANY COVENANTS, COMMITMENTS, RESTRICTIONS OR OTHER LIMITATIONS CONTAINED IN THIS PLAT OTHER THAN THOSE COVENANTS, COMMITMENTS, RESTRICTIONS OR LIMITATIONS THAT EXPRESSLY RUN IN FAVOR OF THE TOWN OF PITTSBORO PLAN COMMISSION; PROVIDED FURTHER, THAT NOTHING HEREIN SHALL BE CONSTRUED TO PREVENT THE TOWN OF PITTSBORO PLAN COMMISSION FROM ENFORCING ANY PROVISIONS OF THE PLANNED UNIT DEVELOPMENT CONTROL ORDINANCE, AS AMENDED, OR ANY CONDITIONS ATTACHED TO APPROVAL OF THIS PLAT BY THE TOWN OF PITTSBORO PLAN COMMISSION.

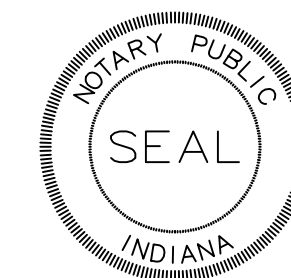
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE THEREUNTO CAUSED THEIR NAMES TO BE SUBSCRIBED THIS _____ DAY OF _____, 2021.

BY: _____
DAN KEERS
ARK PARK, LLC

STATE OF INDIANA)
COUNTY OF HENDRICKS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAN KEERS OF ARK PARK, LLC, OWNER(S) OF THE HEREON DESCRIBED REAL ESTATE, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE AND USE THEREIN EXPRESSED.
WITNESS MY SIGNATURE AND NOTORIAL SEAL THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC
COUNTY OF RESIDENCE: HENDRICKS
MY COMMISSION EXPIRES: _____



LEGAL DESCRIPTION - ONE WEST BUSINESS PARK - PHASE ONE

A part of the northeast quarter of Section 36 and a part of the southeast quarter of Section 25, all in Township 17 North, Range 1 West, and also a part of the northwest quarter of Section 31, Township 17 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, described as follows:

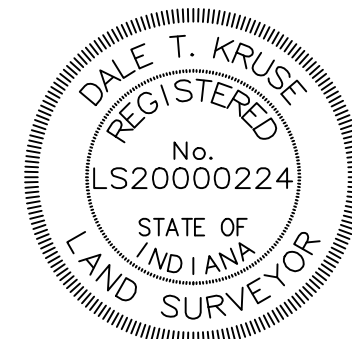
Commencing at the southwest corner of the southeast quarter of the northeast quarter of said Section 36; thence North 00 degrees 52 minutes 57 seconds West 315.78 feet along the west line thereof to a Mag nail with "LS29800001" tag marking the northwest corner of land described in a deed to the Town of Pittsboro recorded as Instrument number 200400004832 in the Office of the Recorder of Hendricks County, Indiana, said corner being the Point of Beginning of this description, the following ten (10) courses being along the north lines of said land; (1) thence North 81 degrees 47 minutes 00 seconds East 90.87 feet to a rebar; (2) thence North 74 degrees 27 minutes 36 seconds East 177.26 feet to a rebar; (3) thence North 53 degrees 34 minutes 10 seconds East 136.18 feet to a rebar; (4) thence South 89 degrees 12 minutes 27 seconds East 34.47 feet to a rebar; (5) thence South 77 degrees 54 minutes 58 seconds East 218.86 feet to a rebar; (6) thence North 76 degrees 03 minutes 08 seconds East 45.88 feet to a rebar; (7) thence North 77 degrees 27 minutes 42 seconds East 119.16 feet to a rebar; (8) thence North 78 degrees 51 minutes 00 seconds East 218.48 feet to a rebar; (9) thence North 77 degrees 42 minutes 04 seconds East 218.48 feet to a rebar; (10) thence North 76 degrees 04 minutes 39 seconds East 218.59 feet to a rebar on the east line of the northeast quarter of said Section 36; thence North 00 degrees 59 minutes 39 seconds West 608.87 feet along said east line to the northwest corner of 34 acres off of the south end of the west half of the northwest quarter of Section 31, Township 17 North, Range 1 East, and being on a south line of land described in a deed to Ark Park, LLC recorded in Instrument #200500001248 in said Recorder's Office; thence North 88 degrees 37 minutes 45 seconds East 1300.12 feet along the south line of said land to the east line of the west half of the northwest quarter of said Section 31; thence North 01 degrees 11 minutes 52 seconds West along said east line 874.45 feet to a south line of land described in said deed to Ark Park, LLC; thence North 88 degrees 57 minutes 47 seconds East 931.75 feet along said south line to the east line of said deed; thence North 01 degrees 08 minutes 08 seconds West 660.00 feet along said east line to the north line of the northwest quarter of said Section 31; thence South 88 degrees 57 minutes 47 seconds West 2227.72 feet along said north line to the northwest corner of said northwest quarter; thence North 01 degrees 44 minutes 03 seconds West 10.66 feet along the east line of said Section 25 to the limited access right-of-way of Interstate 74 per project plans I-05-2(4) and I-74-1(4) dated 1959, the following seven (7) courses being along said limited access right-of-way; (1) thence South 88 degrees 05 minutes 00 seconds West 317.78 feet; (2) thence South 82 degrees 21 minutes 15 seconds West 192.74 feet; (3) thence South 69 degrees 09 minutes 54 seconds West 97.83 feet; (4) thence South 82 degrees 47 minutes 40 seconds West 97.83 feet; (5) thence South 69 degrees 47 minutes 13 seconds West 540.32 feet; (6) thence South 44 degrees 57 minutes 33 seconds West 60.97 feet; (7) thence South 02 degrees 25 minutes 23 seconds West 530.85 feet to a point on the east right-of-way of County Road 275 East as described in Volume 51, pages 1857 through 1859 in said Recorder's Office; thence South 00 degrees 49 minutes 00 seconds East 561.01 feet along said east line; thence South 89 degrees 09 minutes 45 seconds West 27.43 feet to a Harrison cast iron monument marking the northwest corner of the southeast quarter of the northeast quarter of aforesaid Section 36; thence South 00 degrees 52 minutes 57 seconds East 1008.57 feet along the east line of said northeast quarter to the Point of Beginning, containing 124.78 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, BELIEF AND INFORMATION, THE WITHIN IS A REPRESENTATION OF ONE WEST BUSINESS PARK - PHASE ONE, A SUBDIVISION OF MIDDLE CIVIL TOWNSHIP, HENDRICKS COUNTY, INDIANA. THIS SUBDIVISION CONSISTS OF 5 BLOCKS, LETTERED A THROUGH E, AND 5 LOTS NUMBERED C-1A, C-1B, C-1C AND C-1D, TOGETHER WITH STREETS, EASEMENTS AND PUBLIC WAYS AS SHOWN HEREON. WITNESS MY HAND AND SEAL THIS 11TH DAY OF MARCH, 2021.

DALE T. KRUSE
R.L.S. No. LS20000224
STATE OF INDIANA

Dh Tkr

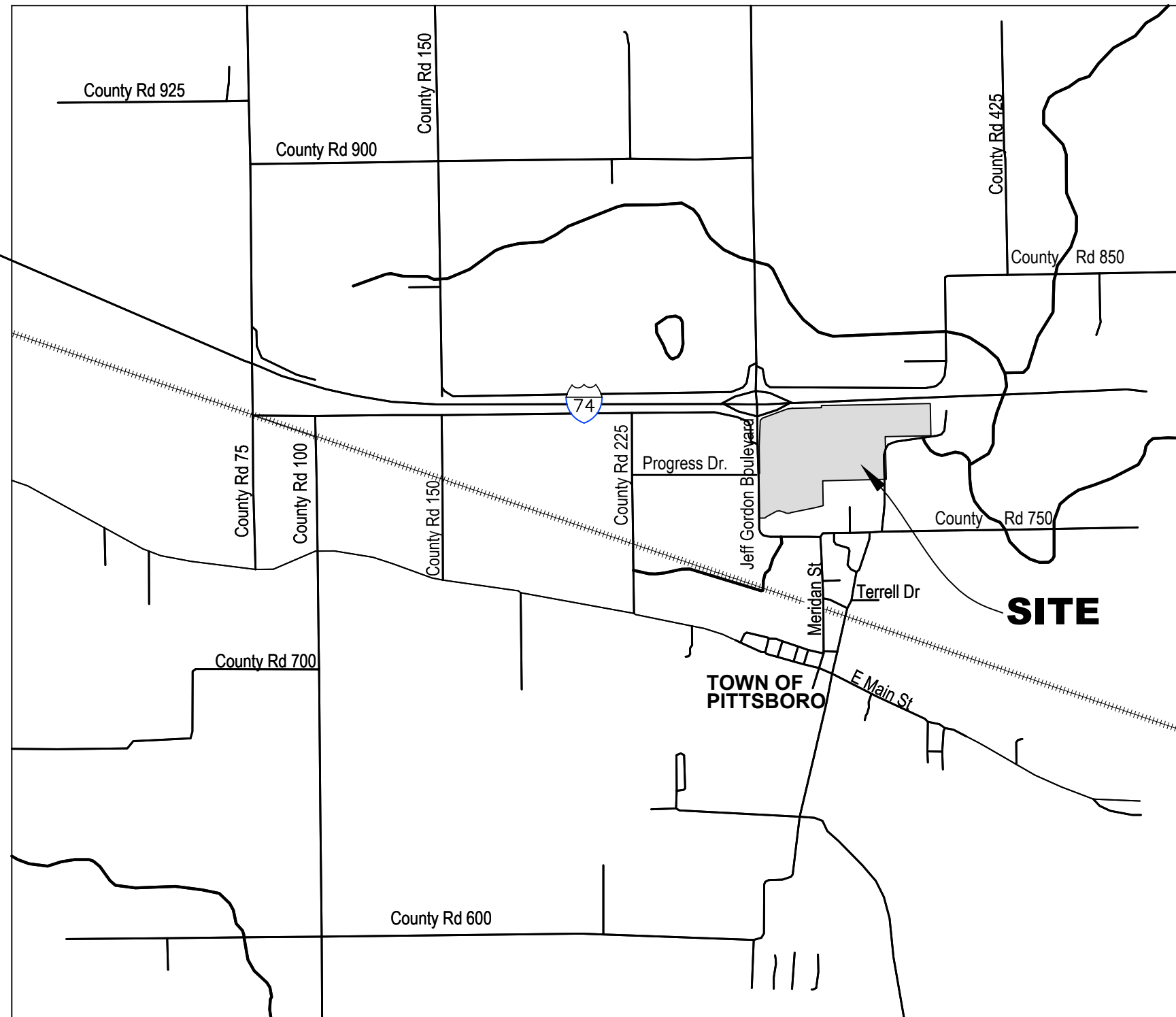


DEDICATION:

UNDER AUTHORITY PROVIDED BY SECTIONS IC 36-7-4-700 Et Seq, AND ALL AMENDMENTS THERETO, THE UNDERSIGNED HEREBY CERTIFIES THAT THE PUBLIC NOTICE OF THE HEARING BY THE TOWN OF PITTSBORO PLAN COMMISSION OF THE AFORESAID OWNER'S APPLICATION FOR APPROVAL OF THIS PLAT WAS DULY GIVEN AS REQUIRED BY SECTION IC 36-7-4-706 AND ALL AMENDMENTS THERETO AND THAT SAID PLAT HAS BEEN DULY APPROVED BY SAID COMMISSION WITH A MAJORITY OF THE MEMBERS OF SAID COMMISSION CONCURRING IN SUCH APPROVAL.

DATED THIS _____ DAY OF _____.

ATTEST: _____ ATTEST: _____
PRESIDENT SECRETARY



VICINITY MAP

N.T.S.

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). 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 IN THE COUNTY'S SYSTEM. ALL DRAINAGE IMPROVEMENTS PERFORMED RELATIVE TO THE CONVEYANCE OF STORMWATER 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 LINEAL FEET OF OPEN DITCHES AND 150.4 LINEAL FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE COUNTY'S REGULATED DRAINAGE SYSTEM.

THE DEVELOPER OR OWNER OF EACH LOT WITHIN THIS PLAT IS RESPONSIBLE FOR CONSTRUCTING SIDEWALKS ACROSS THE ENTIRE LENGTH OF THEIR PROPERTY ALONG THE EXTERIOR ROAD FRONTAGE. THE OWNER OR DEVELOPER MUST INSTALL THEIR OWN SIDEWALK WHEN SIDEWALKS OF ANY ADJOINING PROPERTY ARE BROUGHT TO THE PROPERTY LINE.

THE DEVELOPER MUST PAY AN ASSESSMENT KNOWN AS AN "ECONOMIC DEVELOPMENT CHARGE" LEVIED IN THE AMOUNT OF FIFTY DOLLARS (\$50.00) ON EACH LOT TO BE RECORDED, TO BE MADE PAYABLE TO THE "ECONOMIC DEVELOPMENT FUND" IN THE OFFICE OF THE AUDITOR OF HENDRICKS COUNTY, INDIANA

THE RIGHT-OF-WAYS AS SHOWN WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC STREET. THE SUBORDINATE USE OF SUCH RIGHT-OF-WAY AS UTILITY AND DRAINAGE EASEMENT AS PROVIDED HEREIN IS ALSO GRANTED.

THE PROPERTY SHALL BE GRADED PURSUANT TO THE FINAL CONSTRUCTION PLAN AND MAY NOT THEREAFTER BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE TOWN OF PITTSBORO.

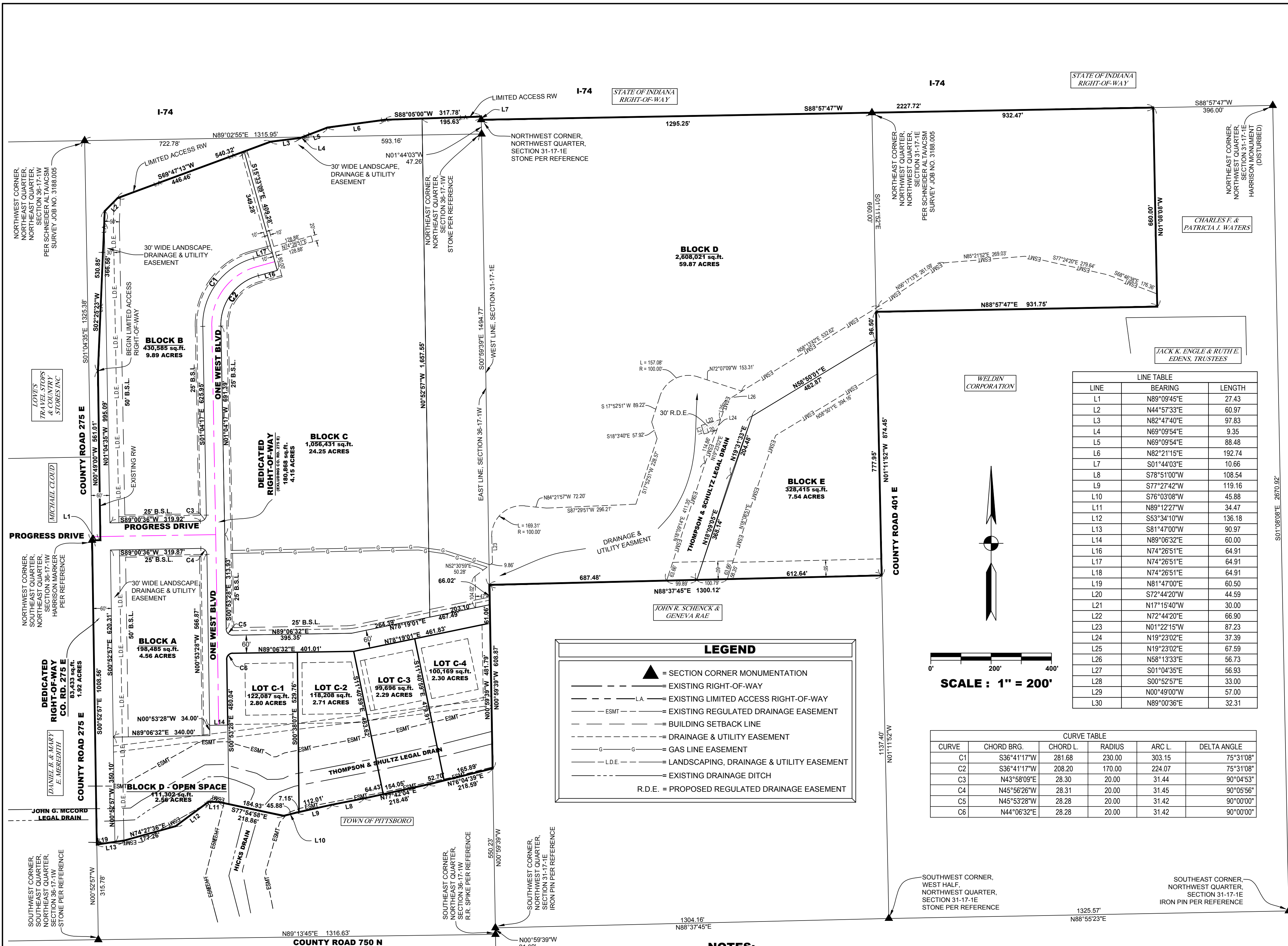
MAINTENANCE OF SUBSURFACE DRAIN TILES THAT ARE LESS THAN 12 INCHES IN DIAMETER SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION.

CROSS REFERENCE IS HEREBY MADE TO THE BOUNDARY SURVEY OF RECORD AS INSTRUMENT No. 2012-3913 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

REGULATED DRAINS

OPEN DITCHES 0 FEET	SUBSURFACE DRAINS 150.4 FEET
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DATE: 3-11-21
DRAWN: RAR
FILE: PLAT
LOCATION: PITTSBORO
TWP: MIDDLE
SEC: 36-17N-1W
CO: HENDRICKS
SHEET CO.2



STATE OF INDIANA
RIGHT-OF-WAY

STATE OF INDIANA
RIGHT-OF-WAY

LINE TABLE

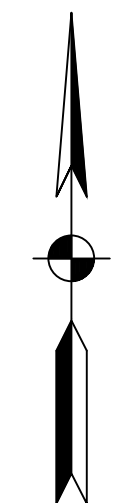
LINE	BEARING	LENGTH
L1	N89°09'45"E	27.43
L2	N44°57'33"E	60.97
L3	N82°47'40"E	97.83
L4	N69°09'54"E	9.35
L5	N69°09'54"E	88.48
L6	N82°21'15"E	192.74
L7	S01°44'03"E	10.66
L8	S78°51'00"W	108.54
L9	S77°27'42"W	119.16
L10	S76°03'08"W	45.88
L11	N89°12'27"W	34.47
L12	S53°34'10"W	136.18
L13	S81°47'00"W	90.97
L14	N89°06'32"E	60.00
L15	N74°26'51"E	64.91
L16	N74°26'51"E	64.91
L17	N74°26'51"E	64.91
L18	N74°26'51"E	64.91
L19	N81°47'00"E	60.50
L20	S72°44'20"W	44.59
L21	N17°15'40"W	30.00
L22	N72°44'20"E	66.90
L23	N01°22'15"W	87.23
L24	N19°23'02"E	37.39
L25	N19°23'02"E	67.59
L26	N58°13'33"E	56.73
L27	S01°04'35"E	56.93
L28	S00°52'57"E	33.00
L29	N00°49'00"W	57.00
L30	N89°00'36"E	32.31

CURVE TABLE

CURVE	CHORD BRG.	CHORD L.	RADIUS	ARC L.	DELTA ANGLE
C1	S36°41'17"W	281.68	230.00	303.15	75°31'08"
C2	S36°41'17"W	208.20	170.00	224.07	75°31'08"
C3	N43°58'09"E	28.30	20.00	31.44	90°04'53"
C4	N45°56'26"W	28.31	20.00	31.45	90°05'56"
C5	N45°53'28"W	28.28	20.00	31.42	90°00'00"
C6	N44°06'32"E	28.28	20.00	31.42	90°00'00"

LEGEND

- ▲ = SECTION CORNER MONUMENTATION
- = EXISTING RIGHT-OF-WAY
- - - LA = EXISTING LIMITED ACCESS RIGHT-OF-WAY
- - - ESMT = EXISTING REGULATED DRAINAGE EASEMENT
- - - = BUILDING SETBACK LINE
- - - = DRAINAGE & UTILITY EASEMENT
- - - G = GAS LINE EASEMENT
- - - L.D.E. = LANDSCAPING, DRAINAGE & UTILITY EASEMENT
- - - = EXISTING DRAINAGE DITCH
- R.D.E. = PROPOSED REGULATED DRAINAGE EASEMENT



- NOTES:**
- The required 30' Greenbelt width along the Interstate and Jeff Gordon Boulevard (County Road 275 E) Overlay Zones is represented as a 30' Landscape, Drainage & Utility Easement.
 - All front setbacks are 25' from lot lines unless otherwise indicated.
 - All proposed easements are for drainage and utilities unless otherwise indicated.

PART OF THE NORTHEAST QUARTER OF
SECTION 36, TOWNSHIP 17 NORTH,
RANGE 1 WEST, MIDDLE TOWNSHIP,
HENDRICKS COUNTY, INDIANA

One West Business Park

KRUSE CONSULTING
Civil Engineers & Land Surveyors
7384 Business Center Drive
Avon, Indiana 46123-9531
(317) 272-5508 Fax: (317) 272-2410

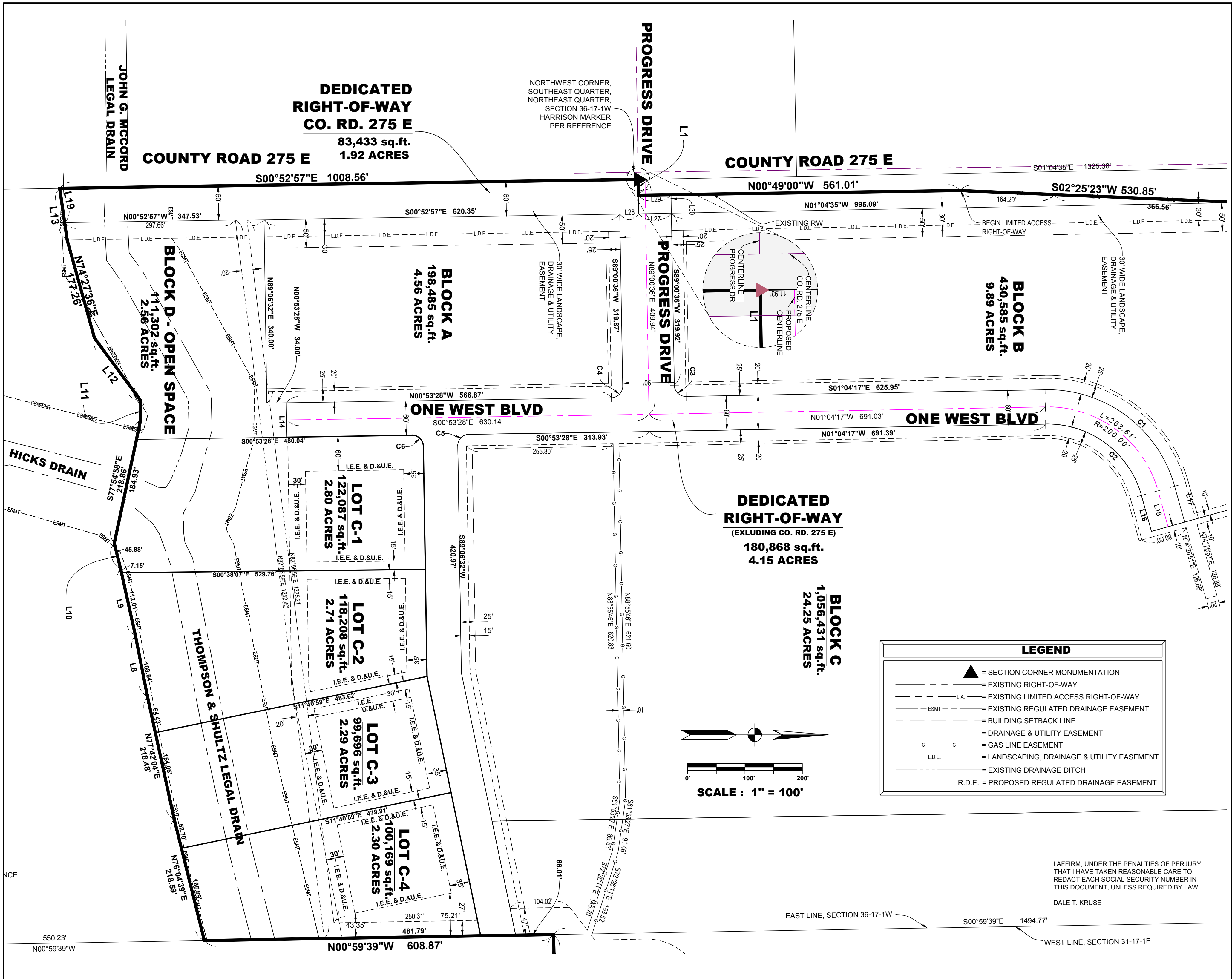
DATE:	3-11-21
DRAWN:	RAR
FILE:	PLAT
LOCATION:	PITTSBORO
TWP:	MIDDLE
SEC:	36-17N-1W
CO:	HENDRICKS
SHEET	C0.3

PART OF THE NORTHEAST QUARTER OF
SECTION 36, TOWNSHIP 17 NORTH,
RANGE 1 WEST, MIDDLE TOWNSHIP,
HENDRICKS COUNTY, INDIANA

One West Business Park

KRUSE CONSULTING
Civil Engineers & Land Surveyors
7384 Business Center Drive
Avon, Indiana 46123-9531
(317) 272-5508 • Fax: (317) 272-2410

DATE: 3-11-21
DRAWN: RAR
FILE: PLAT
LOCATION: PITTSBORO
TWP: MIDDLE
SEC: 36-17N-1W
CO: HENDRICKS
SHEET **C0.4**



NORTHWEST CORNER,
SOUTHEAST QUARTER,
NORTHEAST QUARTER,
SECTION 36-17-1W
HARRISON MARKER
PER REFERENCE

