Legal Description

Part of the South Half of the Northeast Quarter of Section 26, Township 16 North, Range 1 East of the Second Principal Meridian in the Town of Brownsburg, Lincoln Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Half-Quarter Section; thence South 01 degrees 48 minutes 13 seconds East (Basis of Bearings, Indiana State Plane Coordinates, West Zone) 50.05 feet along the East Line of said Northeast Quarter to the point of beginning of the 1.45-acre tract of land dedicated as right-of-way by the plat of Wynne Farms-Parcel "B" Phase II ("Phase II") (recorded September 26, 2007 as Instrument No. 200700025346, Plat Cabinet 7, Slide 21, pages 1A and B, in the Office of the Recorder of Hendricks County, Indiana); thence South 87 degrees 51 minutes 06 seconds West 50.00 feet along the northern line of said Phase II to the northwestern corner of said right-of-way and the northeastern corner of Lot 1 in Wynne Farms-Parcel "B" Phase I ("Phase I") (recorded September 26, 2007 as Instrument No. 200700025365, Plat Cabinet 7, Slide 21, pages 2A and B in said Recorder's Office); thence South 01 degrees 48 minutes 13 seconds East 541.22 feet along the common line of said Phase I and II to a southeastern corner of said Lot 1; thence continue South 01 degrees 48 minutes 13 seconds East 83.00 feet along the western line of said 1.45-acre tract and the eastern line of Ortho Lane of said Phase II to the southeastern corner thereof, being the POINT OF BEGINNING of this description; thence continue South 01 degrees 48 minutes 13 seconds East 486.88 feet along said western right-of-way line and the western right-of-way line of the Hornaday Road right-of-way as dedicated by Northfield Drive at Wynne Farms, Section I (recorded August 3, 2009 as Instrument No. 200920118, Plat Cabinet 7, Slide 92, pages 1A and B in said Recorder's Office) to the northeastern corner of Northfield Drive as dedicated by Limited Warranty Deed to the Town of Brownsburg, Indiana (recorded as Instrument No. 201410947 in said Recorder's Office) (the following two courses are along the northern right-of-way line of said Northfield Drive); (one) South 86 degrees 39 minutes 24 seconds West 518.30 feet; (two) South 87 degrees 46 minutes 31 seconds West 774.34 feet to the southerly projection of the eastern line of Common Area "B" in Rosemont @ Wynne Farms, Section I ("Rosemont") (recorded as Instrument No. 201419723, Plat Cabinet 8, Slide 26, pages 1A, B, C and D in said Recorder's Office) (the following eight courses are along said projection and the eastern lines of said Rosemont; (one) North 01 degrees 48 minutes 13 seconds West 192.48 feet; (two) North 37 degrees 15 minutes 28 seconds East 80.84 feet; (three) North 18 degrees 12 minutes 52 seconds East 110.61 feet; (four) North 31 degrees 03 minutes 22 seconds East 103.37 feet; (five) North 69 degrees 17 minutes 38 seconds East 114.41 feet; (six) South 88 degrees 31 minutes 29 seconds East 416.53 feet; (seven) North 08 degrees 43 minutes 22 seconds West 423.41 feet; (eight) North 62 degrees 41 minutes 10 seconds East 207.98 feet to the northwestern corner of Lot 1 in said Phase I; thence South 01 degrees 48 minutes 13 seconds East 66.35 feet along the western line of said Lot 1 to the northeastern corner of Common Area "A" of said Phase I (the following three courses are along the boundary of said Common Area "A"); (one) South 87 degrees 51 minutes 08 seconds West 113.23 feet; (two) South 01 degrees 48 minutes 13 seconds East 419.93 feet; (three) North 88 degrees 02 minutes 27 seconds East 97.89 feet to the northwestern corner of Ortho Lane of said Phase II (all of the remaining courses are along the boundary of said Ortho Lane); thence South 01 degrees 57 minutes 33 seconds East 50.00 feet; thence North 88 degrees 02 minutes 27 seconds East 204.69 feet to the point of curvature of a tangent curve concave to the northwest, said point lying South 01 degrees 57 minutes 33 seconds East 180.00 feet from the radius point thereof; thence easterly and northeasterly 93.54 feet along said curve to its point of tangency, said point lying South 31 degrees 44 minutes 03 seconds East 180.00 feet from said radius point; thence North 58 degrees 15 minutes 57 seconds East 60.72 feet to the point of curvature of a tangent curve concave to the southeast, said point lying North 31 degrees 44 minutes 03 seconds West 140.00 feet from the radius point thereof; thence northeasterly and easterly 72.29 feet along said curve to its point of tangency, said point lying North 02 degrees 08 minutes 54 seconds West 140.00 feet from said radius point; thence North 87 degrees 51 minutes 06 seconds East 86.33 feet (86.32 feet - plat) to the POINT OF BEGINNING, containing 13.740 acres, more or less.

Easement Notes:
Areas on these plans designated as a 'Cross-access Easement' or abbreviated as "C.A.E." are established in favor of the adjoining property owner, and grant the public the right to enter the easement for purposes of accessing adjoining parking lots. These easements prohibit any person from parking vehicles within the easement, and prohibit the property owners or any other person from placing any obstruction within the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the Town of Brownsburg may enforce the provisions of the easement. The easement shall only be modified or vacated in the manner stipulated in the Unified Development Ordinance, or its successor ordinance.

Areas on these plans designated as a 'No-access Easement' or abbreviated as "N.A.E." are established to assure a driveway is not installed partially or fully in areas deemed to be unsafe due to their proximity to a street intersection, or at the terminus of a 'T' intersection. These easements prohibit any person from parking vehicles within the easement and prohibit the property owners or any other person from constructing a driveway across the easement. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the Town of Brownsburg may enforce the provisions of the easement. The easement shall only be modified or vacated in the manner stipulated in the Unified Development Ordinance, or its successor ordinance.

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Flood Note:
This subdivision is partially in a flood hazard area which is delineated by a line labeled Base Flood Elevation. The area within the flood hazard area is shaded on the plat and labeled Flood Hazard Area. This area represents land that is prone to flooding now or in the future. This delineation is NOT a guarantee for maximum flood elevation during an act of nature. Rather it is a calculated elevation that has the highest risk of flooding during a major storm event. Therefore, all permanent and temporary structures should be located as far away from the Base Flood Elevation line and constructed as high as practical above the ground.

Curve Table					
Curve #	Length	Radius	Delta	L.C. Direction	L.C. Length
C1	141.95'	125.00'	65° 03' 51"	S36° 08' 30"W	134.44'
C2	72.29'	139.99'	29° 35' 19"	S73° 03' 32"W	71.49'
C3	159.30'	171.00'	53° 22' 27"	S24° 53' 00"W	153.60'
C4	58.29'	35.00'	95° 24' 57"	S44° 05' 54"E	51.78'
C5	54.98'	35.00'	89° 59' 51"	S43° 11' 42"W	49.50'
C7	46.64'	45.00'	59° 23' 13"	N27° 53' 23"E	44.58'
C8	49.72'	45.00'	63° 18' 22"	S33° 27' 25"E	47.23'
C9	93.54'	180.00'	29° 46' 30"	N73° 09' 12"E	92.49'
C10	72.29'	139.99'	29° 35' 19"	S73° 03' 32"W	71.49'
C11	19.40'	31.00'	35° 51' 12"	S40° 43' 20"E	19.08'
C12	45.68'	73.00'	35° 51' 12"	S40° 43' 20"E	44.94'
C13	61.01'	61.50'	56° 50' 33"	N30° 13' 39"W	58.54'
C14	19.35'	19.50'	56° 50' 33"	N30° 13' 39"W	18.56'
C15	45.55'	29.00'	90° 00' 00"	N43° 11' 37"E	41.01'

Legend

Sft.	Square Feet
Ac.	Acre
D.U.E.	Drainage and Utility Easement
C.A.E.	Cross Access Easement
R/W	Right of Way
N.A.E.	No Access Easement
Irr.	Irregular
PD	Planned Development Zoning
RE	Hendricks County Zoning
L.E.	Landscape Easement

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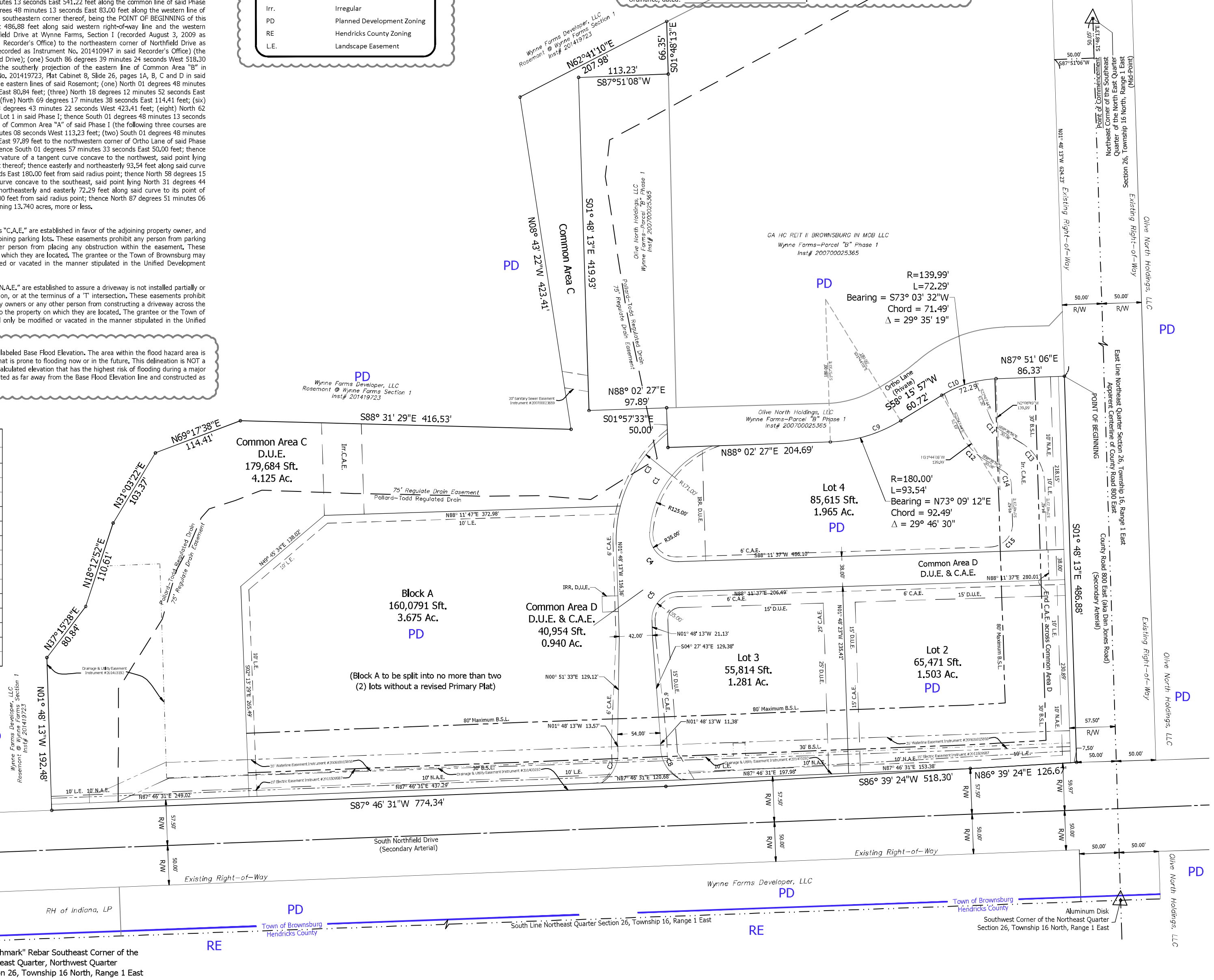
Pursuant to I.C. 36-7-4-700 et. seq., and all amendments thereof, the undersigned do hereby certify that the public notice of the hearing by the Town of Brownsburg Advisory Plan Commission (the "Commission"); on the application for approval of this plat duly complied with I.C. 36-7-4-706 and all amendments thereof, and said primary plat was granted primary approval by the Commission on the 23rd day of January, 2017; pursuant to the Town of Brownsburg Unified Development Ordinance, with a majority of the members of the Commission concurring in said approval.

____________________ Zoning Administrator

____________________ Date

This approval is valid for the time period specified in Article 9 of the Town of Brownsburg Unified Development Ordinance, dated: ____________________.



BENCHMARK CONSULTING, INC.
23 NORTH GREEN STREET, SUITE B
BROWNSBURG, INDIANA 46112
(317) 852-5695

REVISIONS:
4. 03/08/17 Added notes per staff email dated 03/08/17
1. 01/04/17 Revised per TECH review held 12/27/16. Added I/E ending note to Common Area B.

NATHAN A. WHITE
REGISTERED
No. PE10606548
STATE OF INDIANA
PROFESSIONAL ENGINEER
Nathan A. White
DATE: 11/01/17

PREPARED FOR:
SB Brownsburg Holdings
6755 Robinhood Court
Indianapolis, IN 46227
(317) 775 - 9925

Wynne Farms Parcel B - Phase 3
Primary Plat
Brownsburg, Indiana

Primary Plat

DATE: 12/15/16	DRAWN BY: N.A.W.
DATE:	CHECKED BY: N.A.W.
PROJECT NUMBER: 16028	
SHEET # C101	

Wynne Farms Parcel B - Phase 3 - Primary Plat - PCPP-12-16-1472 - Revision #7 11/06/17

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