



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION: Plat Committee**

**DATE: 6/4/2025 at 4:00 PM**

**DIRECTIONS: Fishers Municipal Center Theater,  
1 Municipal Drive, Fishers, IN 46038**

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](mailto:kelly.lewark@fishers.in.gov), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

Members of the public are encouraged to [submit comments to the board via form submittal](#) before 12 pm on the day of the meeting.

**1. Call to order / Pledge of Allegiance**

**2. Roll Call**

**3. Approval of Previous Minutes**

- a. Plat Minutes 5-7-25

**4. Public Hearings**

a. **Meijer Grocery**

**Address:** 15700 Southeastern Parkway

**Parcels:** 13-12-31-00-00-023.000, 13-12-31-00-00-024.000, 13-12-31-00-00-022.000, 13-12-31-00-00-025.000

**Case:** PP-25-7

**Request:** Request to approve a Primary Plat of three lots on 21.77 acres known as the Meijer Grocery property. Subject site is generally northwest of the intersection of Southeastern Parkway and Cyntheanne Road located at 15700 Southeastern Parkway

Fishers, IN 46037.

**Petitioner:** Jillian Richardson ([jill.richardson@woolpert.com](mailto:jill.richardson@woolpert.com))

**Planner:** Gabrielle Herin ([hering@fishers.in.us](mailto:hering@fishers.in.us))

- 5. Old Business**
- 6. New Business**
- 7. Staff Communication**
- 8. Board Signatures – Findings of Fact**
- 9. Adjournment**

[MEET\_FOOT]

**CITY OF FISHERS  
Plat Committee  
MINUTES  
May 7, 2025**

**The Plat Committee was convened at 4:00 p.m. by Hatem Mekky ,**

A roll call was taken - members present - Ross Hilleary, Selina Stoller, Hatem Mekky.

Others present: Rodney Retzner from Krieg DeVault, Rob Mc Murray, Grace Wiley, Gabrielle Herin, Sue and Jack Follmar, Ron and Shirley Smith, Brad Trent, Brian Mach, Micah Lanchmaack (sp?), Casey Fiacable, Claire Menoz,

**Mr. Mekky asked for a Motion for approval of 4/2/25 Minutes. Mr. Hilleary made a Motion to approve, seconded by Ms. Stoller. The Minutes were approved 3-0.**

**Public Hearings:**

**PP-25-4 Balmoral Village Parcel:** 14-14-10-00-00-016.000, 14-14-10-02-01-001.000, 14-14-10-02-01-002.000, 14-14-10-02-01-003.000, 14-14-10-00-00-014.002, 14-14-10-00-00-013.000, 14-14-10-00-00-014.000, 14-14-10-00-00-014.101, 14-14-10-00-00-014.001

**Case:** PP-25-4 **Request:** Request to approve a Primary Plat of 174 lots on 44.593 acres, known as the Balmoral Village property. **Petitioner:** Leigh Anne Ferrell ([lferrell@stoepfelwerth.com](mailto:lferrell@stoepfelwerth.com))

Grace Wiley presented the Staff Report. The request is to subdivide into 174 lots. Brian mack has sent a Public Comment, which has been shared with the Plat Committee. He is concerned with parallel parking. Staff recommends approval.

Taylor Navarre with Lennar was available for questions. He noted that they are working through TAC comments and working toward secondary plat and construction plans.

**Mr. Mekky opened the Public Hearing.**

Micah Lanchmaack (sp?) (9777 Willow View Rd.) – he lives adjacent to the site. Concerned about water and drainage.

Ross Hilleary added that we are requiring Lennar to annex the site for sewer and water.

**Seeing no one else from the Public to speak, Mr. Mekky closed the Public Hearing.**

Ms. Wiley described the public and private roads within the site. Mr. Mekky asked for alleys and service roads to be added to the plat. Additional Public Hearing comment:

Shirley Smith (9701 Hamilton Hills Ln)- asked about widening Hamilton Hills Lane. Does the ROW move?

**Mr. Mekky asked for a Motion. Ms. Stoller made a Motion to approve, with the condition that the alleys and service roads be added to the Plat. Mr. Hilleary seconded. The Motion was approved, 3-0.**

**PP-25-5 Saxony Block AA Address:** Generally located at the northeast corner of the intersection of Pennington Road and E. 131st Street. **Parcel:** 19-11-26-00-00-011.000, 19-11-26-00-00-011.003, 19-11-26-00-00-011.703 and 19-11-26-00-00-011.603

**Case:** PP-25-5 **Request:** Request to approve a Primary Plat of 4 lots on 7.94 acres, known as the Saxony Block AA property. Subject site is generally located at the northeast corner of the intersection of Pennington Road and E. 131st Street. **Petitioner:** Casey Fiacable ([casey.fiacable@kimley-horn.com](mailto:casey.fiacable@kimley-horn.com))

Gabrielle Herin presented the Staff Report. This is under the Saxony PUD. Currently a parking lot for Saxony Beach. No waivers are requested. Staff recommends approval with all TAC comments being addressed.

**Mr. Mekky opened the Public Hearing. Seeing no one else from the Public to speak about the case, he closed the Public Hearing.**

**Mr. Mekky asked for a Motion. Ms. Stoller made a Motion to approve, conditional on the TAC items being addressed, which was seconded by Mr. Hilleary. The Motion was approved, 3-0.**

**The meeting was adjourned at 4:25.**

DRAFT



# Plat Committee Staff Report

Meeting Date: June 4, 2025

**DEPARTMENT CONTACT:**  
Gabrielle Herin ([hering@fishers.in.us](mailto:hering@fishers.in.us))

**CASE NUMBER:**  
PP-25-7

**PETITIONER:**  
Jill Richardson, ([jill.richardson@woolpert.com](mailto:jill.richardson@woolpert.com))

**PROPERTY ADDRESS/LOCATION:**  
Generally located northwest of the intersection of Southeastern Parkway and Cyntheanne Road with a common address of 15700 Southeastern Parkway.

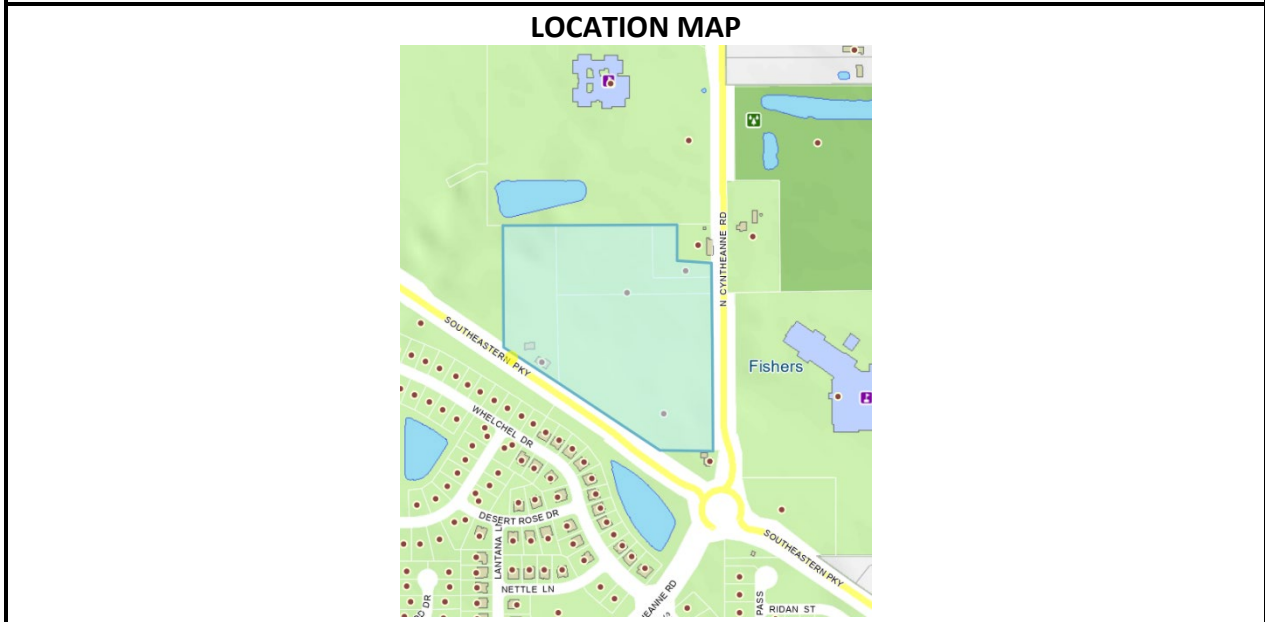
**REQUEST:** Request to approve a Primary Plat of three lots on 21.77 acres known as the Meijer Grocery property. Subject site is generally northwest of the intersection of Southeastern Parkway and Cyntheanne Road located at 15700 Southeastern Parkway Fishers, IN 46037.

**APPLICABLE REGULATIONS:**  
Fall Creek Marketplace PUD (Ord. #052024B) and Unified Development Ordinance (Ord. #071618F)

**EXISTING ZONING:**  
PUD-C

**FISHERS 2040:**  
Neighborhood Mixed Use

**LOT SIZE:** Approx. 21.77 acres



## STAFF RECOMMENDATION

- Approve     
  Continue     
  Deny     
  No Recommendation

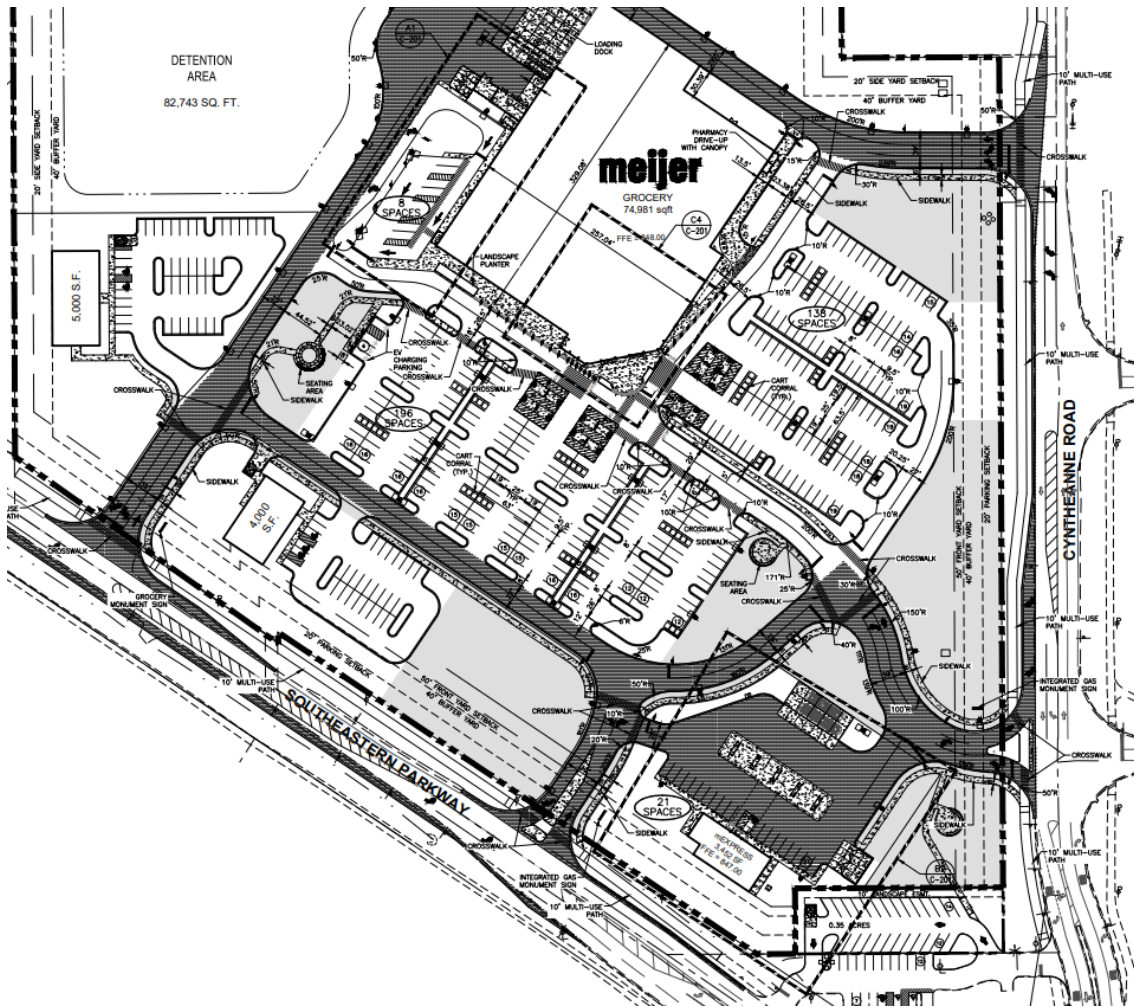
## ZONING HISTORY:

The property is currently zoned PUD-C under the Fall Creek Marketplace PUD. The original PUD ordinance (#021803A) was adopted in October 2006 by the Town Council, but there has been one update since that adoption. The most recent ordinance (#052024B) was adopted by the City Council in September 2024. Where the PUD is silent the City's Unified Development Ordinance (UDO) applies.

## Existing Conditions



## Site Plan



---

### SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

---

### PETITION OVERVIEW:

#### Lot Standards:

Lots 1, 2, and 3 meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Access will be provided from four access drives: two on Cyntheanne Road and two on Southeastern Parkway.

- Cyntheanne Road: Full access at the northern driveway
- Cyntheanne Road: Right out only at the southern driveway
- Southeastern Parkway: Right in/Right out/Left in only at northern driveway
- Southeastern Parkway: Right in/Right out only at southern driveway

Pedestrian Improvements:

All lots will be required to meet pedestrian network requirements under the Fall Creek Marketplace PUD Ordinance #052024B and UDO.

Open Space and Landscaping:

Future development will be required to meet minimum landscaping and open space requirements under the Fall Creek Marketplace PUD Ordinance #052024B and UDO.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.

**STAFF RECOMMENDATION:**

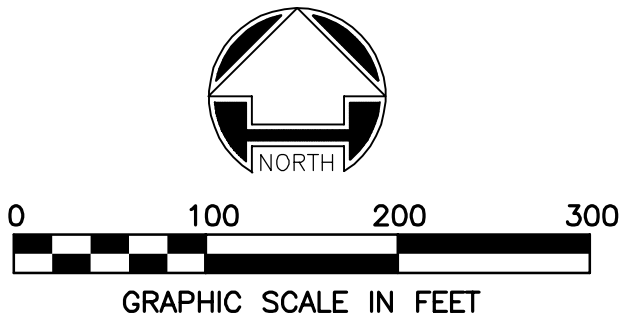
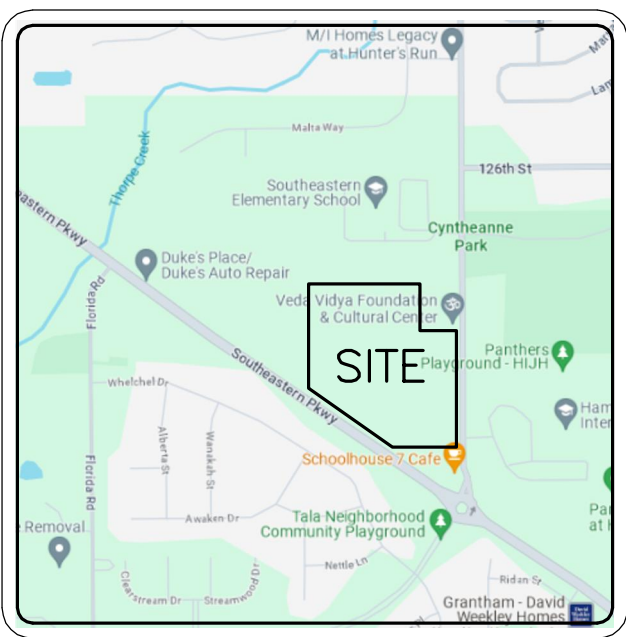
The Primary Plat went before the Technical Advisory Committee (TAC) on April 24, 2025. Staff recommends approval on the condition that all TAC comments are addressed.

**STAFF RECOMMENDATION**

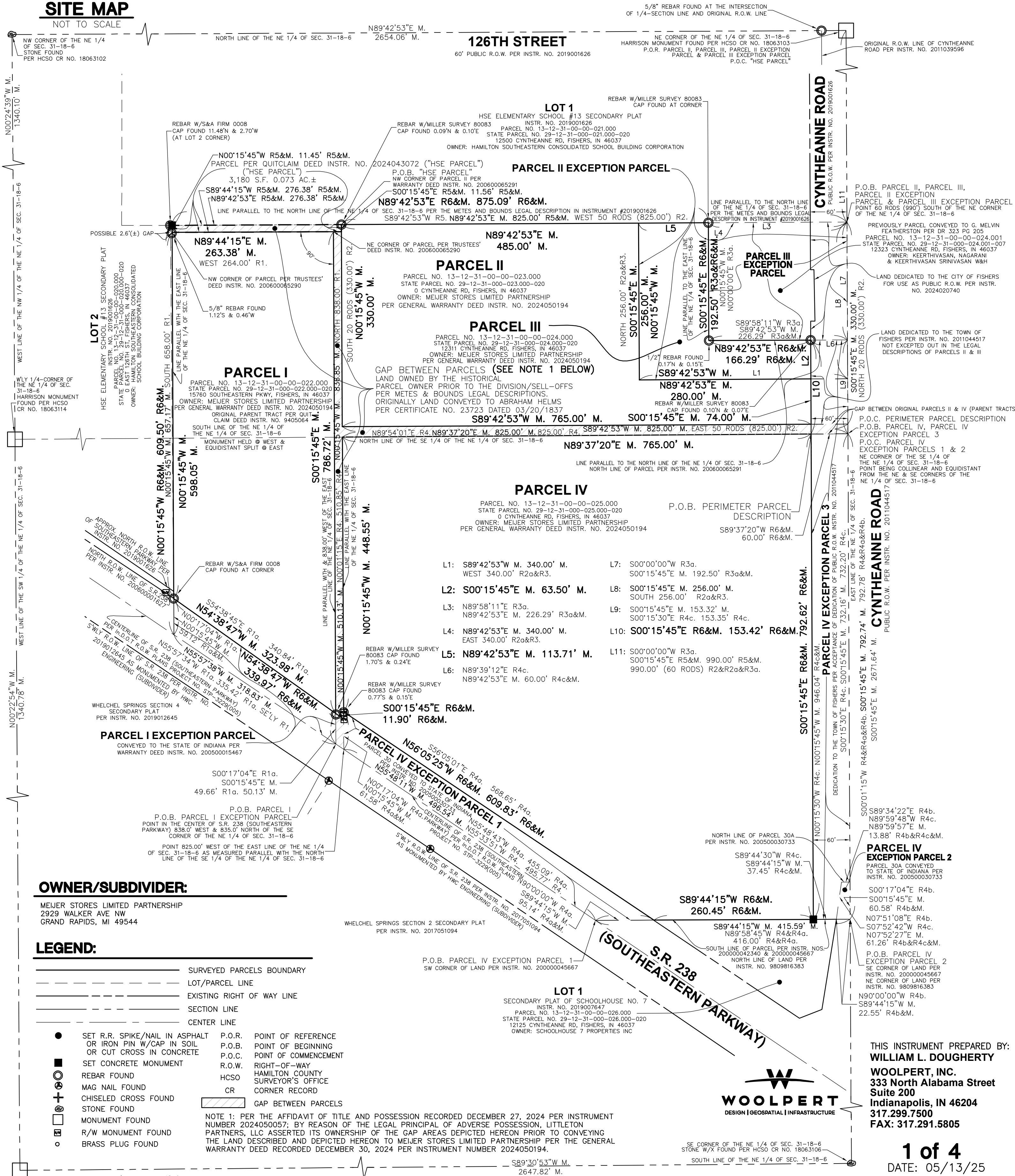
- Approve
  Continue
  Deny
  No Recommendation

# PRIMARY PLAT OF MEIJER FISHERS

A PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6  
EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA  
PRIMARY PLAT PETITION NUMBER: PP-25-7



## SITE MAP NOT TO SCALE



### OWNER/SUBDIVIDER:

MEIJER STORES LIMITED PARTNERSHIP  
2929 WALKER AVE NW  
GRAND RAPIDS, MI 49544

### LEGEND:

- SURVEYED PARCELS BOUNDARY
- - - LOT/PARCEL LINE
- - - EXISTING RIGHT OF WAY LINE
- - - SECTION LINE
- - - CENTER LINE
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- SET CONCRETE MONUMENT
- ⊕ REBAR FOUND
- ⊕ MAG NAIL FOUND
- ⊕ CHISELED CROSS FOUND
- ⊕ STONE FOUND
- ⊕ MONUMENT FOUND
- ⊕ R/W MONUMENT FOUND
- BRASS FOUND
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- HCSO HAMILTON COUNTY SURVEYOR'S OFFICE
- CR CORNER RECORD
- ▭ GAP BETWEEN PARCELS

NOTE 1: PER THE AFFIDAVIT OF TITLE AND POSSESSION RECORDED DECEMBER 27, 2024 PER INSTRUMENT NUMBER 2024050057; BY REASON OF THE LEGAL PRINCIPAL OF ADVERSE POSSESSION, LITTLETON PARTNERS, LLC ASSERTED ITS OWNERSHIP OF THE GAP AREAS DEPICTED HEREON PRIOR TO CONVEYING THE LAND DESCRIBED AND DEPICTED HEREON TO MEIJER STORES LIMITED PARTNERSHIP PER THE GENERAL WARRANTY DEED RECORDED DECEMBER 30, 2024 PER INSTRUMENT NUMBER 2024050194.



THIS INSTRUMENT PREPARED BY:  
**WILLIAM L. DOUGHERTY**  
**WOOLPERT, INC.**  
333 North Alabama Street  
Suite 200  
Indianapolis, IN 46204  
317.299.7500  
FAX: 317.291.5805

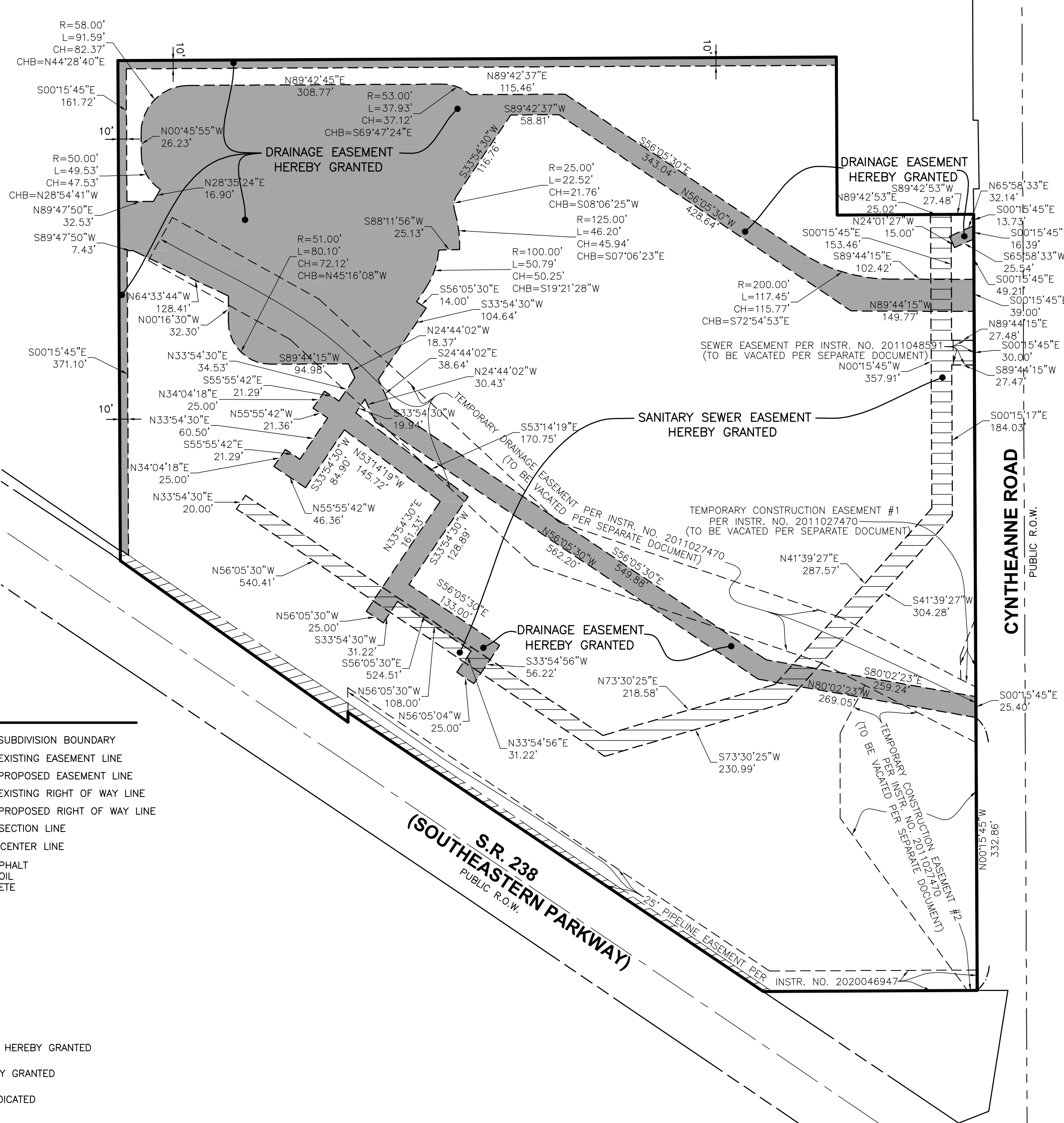
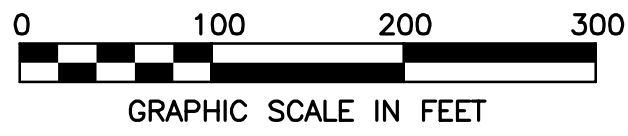
1 of 4  
DATE: 05/13/25  
PROJECT: NO. 10019671

C:\GS\Projects\10019671 - Meijer FSR - Fishers IN\10019671 - Plat-R1.dwg, Plotted: May 14, 2025 - 8:54am

# PRIMARY PLAT OF MEIJER FISHERS

A PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6  
EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA

PRIMARY PLAT PETITION NUMBER: PP-25-7



## LEGEND:

- SUBDIVISION BOUNDARY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- SECTION LINE
- CENTER LINE
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- SET CONCRETE MONUMENT
- REBAR FOUND
- MAG NAIL FOUND
- CHISELED CROSS FOUND
- STONE FOUND
- MONUMENT FOUND
- R/W MONUMENT FOUND
- BRASS PLUG FOUND
- R.O.W. RIGHT-OF-WAY
- SANITARY SEWER EASEMENT HEREBY GRANTED
- DRAINAGE EASEMENT HEREBY GRANTED
- RIGHT-OF-WAY HEREBY DEDICATED

## OWNER/SUBDIVIDER:

MEIJER STORES LIMITED PARTNERSHIP  
2929 WALKER AVE NW  
GRAND RAPIDS, MI 49544

## SOURCE OF TITLE:

THE SUBDIVIDED PROPERTY WAS CONVEYED TO THE SUBDIVIDER PER THE GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2024050194.

## AREA SCHEDULE:

PARCEL 1:	182,360 S.F.	OR	4.186 ACRES (MORE OR LESS)
PARCEL 2:	180,770 S.F.	OR	4.150 ACRES (MORE OR LESS)
PARCEL 3:	39,669 S.F.	OR	0.911 ACRES (MORE OR LESS)
PARCEL 4:	519,355 S.F.	OR	11.923 ACRES (MORE OR LESS)

TOTAL: 922,154 S.F. OR 21.170 ACRES (MORE OR LESS)  
"HSE PARCEL": 3,180 S.F. OR 0.073 ACRES (MORE OR LESS)

PARCEL PER PERIMETER DESCRIPTION (IGNORING GAPS BETWEEN PARCELS):  
948,270 S.F. OR 21.769 ACRES (MORE OR LESS)

## NOTES:

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

## SANITARY SEWER EASEMENT PROVISIONS:

SANITARY SEWER EASEMENTS ARE HEREBY CREATED FOR THE USE OF THE DEVELOPER, AND OF THE UTILITY, PUBLIC OR PRIVATE, HAVING JURISDICTION OVER THE SANITARY WASTE DISPOSAL SYSTEM. SANITARY SEWER EASEMENTS SHALL BE USED TO CONSTRUCT, EXTEND, OPERATE, INSPECT, MAINTAIN, RECONSTRUCT, AND REMOVE MAINS, DUCTS, OR OTHER RELATED UTILITY STRUCTURES OF SANITARY SEWERS THAT ARE PART OF SAID SYSTEM, AND FOR INGRESS AND EGRESS THERETO.

## DRAINAGE EASEMENT PROVISIONS:

DRAINAGE EASEMENTS TO BE FINALIZED AT THE CONSTRUCTION PLAN AND SECONDARY PLAT PHASE



THIS INSTRUMENT PREPARED BY:  
**WILLIAM L. DOUGHERTY**

**WOOLPERT, INC.**  
333 North Alabama Street  
Suite 200  
Indianapolis, IN 46204  
317.299.7500  
FAX: 317.291.5805

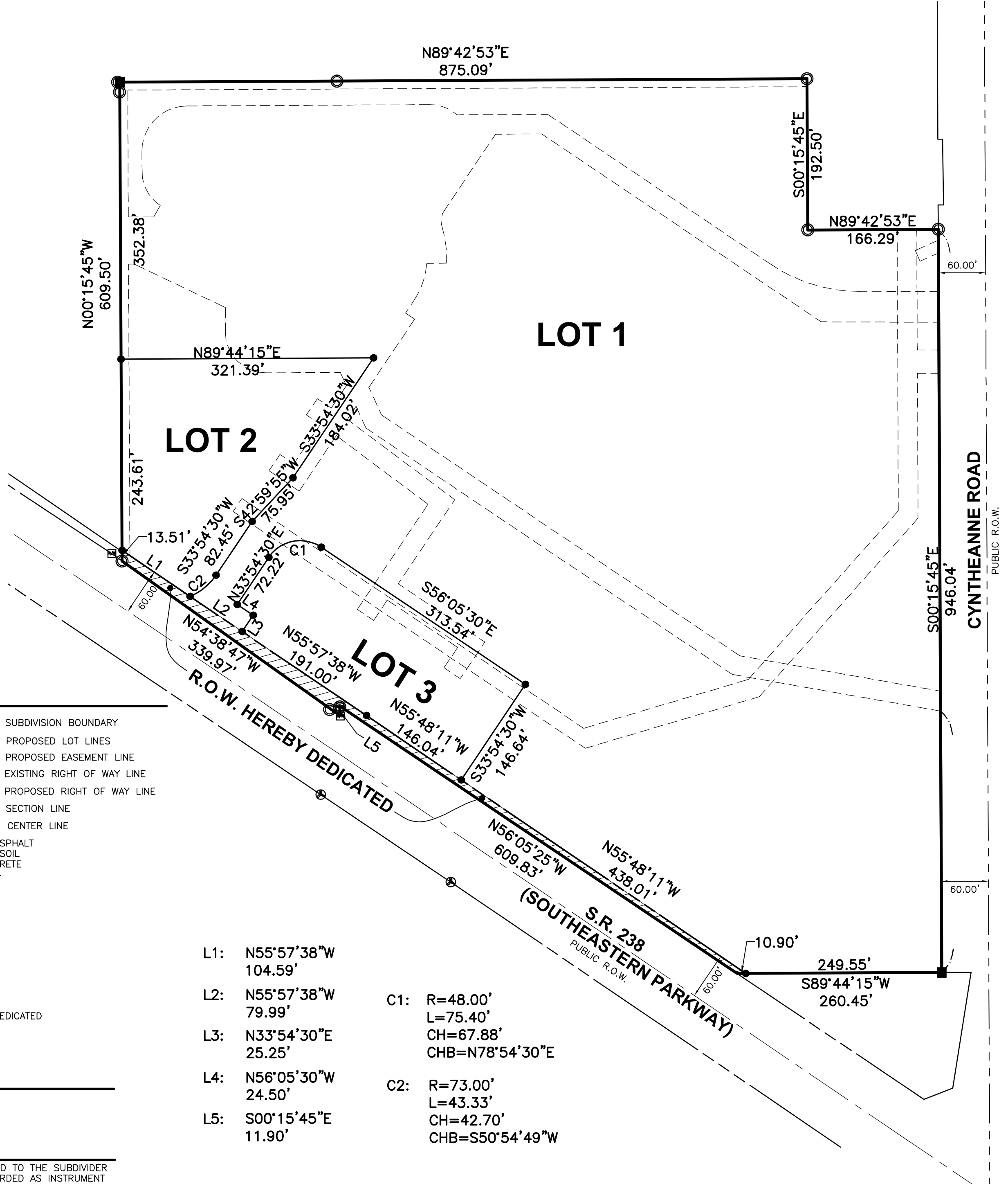
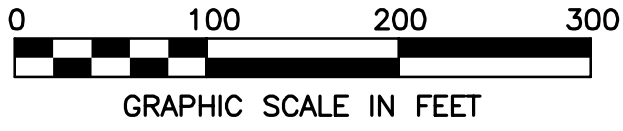
**2 of 4**

DATE: 05/13/25  
PROJECT: NO. 10019671

# PRIMARY PLAT OF MEIJER FISHERS

A PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6  
EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA

PRIMARY PLAT PETITION NUMBER: PP-25-7



## LEGEND:

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- SECTION LINE
- CENTER LINE
- SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE
- SET CONCRETE MONUMENT
- REBAR FOUND
- MAG NAIL FOUND
- CHISELED CROSS FOUND
- STONE FOUND
- MONUMENT FOUND
- R/W MONUMENT FOUND
- BRASS PLUG FOUND
- R.O.W. RIGHT-OF-WAY
- RIGHT-OF-WAY HEREBY DEDICATED

## OWNER/SUBDIVIDER:

MEIJER STORES LIMITED PARTNERSHIP  
2929 WALKER AVE NW  
GRAND RAPIDS, MI 49544

## SOURCE OF TITLE:

THE SUBDIVIDED PROPERTY WAS CONVEYED TO THE SUBDIVIDER PER THE GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2024050194.

## AREA SCHEDULE:

LOT 1:	825,113 S.F.	OR	18.942 ACRES ±
LOT 2:	61,730 S.F.	OR	1.417 ACRES ±
LOT 3:	51,640 S.F.	OR	1.185 ACRES ±
R.O.W. HEREBY DEDICATED:	9,787 S.F.	OR	0.225 ACRES ±
TOTAL:	948,270 S.F.	OR	21.769 ACRES ±

## FLOOD ZONE INFORMATION:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS - MAP NUMBERS 18057C0257G & 18057C0259G, BOTH PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH EFFECTIVE DATES OF NOVEMBER 19, 2014, WHICH ARE THE MOST CURRENT FLOOD INSURANCE RATE MAPS AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE "D" (NO SHADING) - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAPS FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

- L1: N55°57'38"W  
104.59'
- L2: N55°57'38"W  
79.99'
- L3: N33°54'30"E  
25.25'
- L4: N56°05'30"W  
24.50'
- L5: S00°15'45"E  
11.90'
- C1: R=48.00'  
L=75.40'  
CH=67.88'  
CHB=N78°54'30"E
- C2: R=73.00'  
L=43.33'  
CH=42.70'  
CHB=S50°54'49"W

## NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R1." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 1 LEGAL DESCRIPTION, "R1a." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 1 EXCEPTION PARCEL LEGAL DESCRIPTION, "R2." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 2 LEGAL DESCRIPTION, "R2a." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 2 EXCEPTION PARCEL LEGAL DESCRIPTION, "R3." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 3 LEGAL DESCRIPTION, "R3a." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 3 EXCEPTION PARCEL LEGAL DESCRIPTION, "R4." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 4 LEGAL DESCRIPTION, "R4a." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 4 EXCEPTION PARCEL 1 LEGAL DESCRIPTION, "R4b." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 4 EXCEPTION PARCEL 2 LEGAL DESCRIPTION, "R4c." DESIGNATES RECORD DIMENSION/BEARING PER PARCEL 4 EXCEPTION PARCEL 3 LEGAL DESCRIPTION, "R5." DESIGNATES RECORD DIMENSION/BEARING PER "HSE PARCEL" LEGAL DESCRIPTION, "R6." DESIGNATES RECORD DIMENSION/BEARING PER PERIMETER PARCEL DESCRIPTION.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- OWNERSHIP INFORMATION AND PARCEL NUMBERS SHOWN HEREON ARE PER THE HAMILTON COUNTY GIS WEBSITE.
- THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK.
- VEHICULAR ACCESS EASEMENTS WILL BE PROVIDED PER A SEPARATE DOCUMENT.



THIS INSTRUMENT PREPARED BY:  
**WILLIAM L. DOUGHERTY**  
**WOOLPERT, INC.**  
333 North Alabama Street  
Suite 200  
Indianapolis, IN 46204  
317.299.7500  
FAX: 317.291.5805

**3 of 4**

DATE: 05/13/25  
PROJECT: NO. 10019671

**PRIMARY PLAT OF  
MEIJER FISHERS  
A PART OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6  
EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA  
PRIMARY PLAT PETITION NUMBER: PP-25-7**

**LAND DESCRIPTION:**

PARCEL I  
A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGIN IN THE CENTER OF STATE ROAD NO. 238, 838.00 FEET WEST AND 835.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTIONS 838.0 FEET TO CORNER POST; THENCE WEST 264.0 FEET TO CORNER POST THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER 658.0 FEET TO THE CENTER OF STATE ROAD NO. 238; THENCE SOUTHEASTERLY ON AND ALONG CENTER OF SAID STATE ROAD TO PLACE OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY A DEED RECORDED MARCH 25, 2005 AS INSTRUMENT NO. 200500015467 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, TO-WIT: A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGIN IN THE CENTER OF STATE ROAD NO. 238, 838.00 FEET WEST AND 835.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST (THE FOREGOING PORTION OF THIS DESCRIPTION BEGINNING WITH THE WORDS "BEGIN IN: IS TAKEN FROM INSTRUMENT NUMBER 9405064" WHICH POINT IS ON THE SOUTHEAST CORNER OF THE GRANTORS' LAND; THENCE NORTH 55 DEGREES 57 MINUTES 34 SECONDS WEST 102.236 METERS (335.42 FEET) ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE WEST LINE OF THE GRANTORS' LAND; THENCE NORTH 0 DEGREES 17 MINUTES 04 SECONDS WEST 18.020 METERS (59.12 FEET) ALONG SAID WEST LINE; THENCE SOUTH 54 DEGREES 38 MINUTES 45 SECONDS EAST 103.889 METERS (340.84 FEET) TO THE EAST LINE OF THE GRANTORS' LAND; THENCE SOUTH 0 DEGREES 17 MINUTES 04 SECONDS EAST 15.136 METERS (49.66 FEET) ALONG SAID EAST LINE TO THE POINT OF BEGINNING, AND CONTAINING AFTER SAID EXCEPTION, 4.184 ACRES, MORE OR LESS.

PARCEL II  
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGIN 60 RODS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE AND RUN WEST 50 RODS; THENCE SOUTH 20 RODS; THENCE EAST 50 RODS; THENCE NORTH 20 RODS TO THE PLACE OF BEGINNING, CONTAINING 6.25 ACRES.

EXCEPT: BEGINNING 60 RODS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST, RUNNING THENCE SOUTH 256 FEET; THENCE WEST 340 FEET; THENCE NORTH 256 FEET; THENCE EAST 340 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.98 ACRES, MORE OR LESS, CONTAINING AFTER SAID EXCEPTION 4.27 ACRES, MORE OR LESS.

PARCEL III  
BEGINNING SIXTY (60) RODS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18), RANGE SIX (6) EAST, IN HAMILTON COUNTY, INDIANA, AND RUNNING THENCE SOUTH TWO HUNDRED FIFTY-SIX FEET (256'); THENCE WEST THREE HUNDRED FORTY FEET (340'); THENCE NORTH TWO HUNDRED FIFTY-SIX FEET (256'); THENCE EAST THREE HUNDRED FORTY FEET (340') TO THE PLACE OF BEGINNING.

EXCEPT THAT PART CONVEYED TO G. MELVIN FEATHERSTON BY A DEED RECORDED OCTOBER 24, 1980 IN DEED RECORD 323, PAGE 205 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, TO-WIT: PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS) 990.00 FEET (60 RODS) FROM THE NORTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ON AND ALONG SAID EAST LINE 192.50 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 226.29 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL TO THE EAST LINE, 192.50 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST PARALLEL TO SAID NORTH LINE, 226.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING AFTER SAID EXCEPTION, 1.0 ACRE, MORE OR LESS.

PARCEL IV  
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER SECTION, WHICH CORNER IS COLLINER AND EQUIDISTANT FROM THE NORTHEAST AND SOUTHEAST CORNERS OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER SECTION 792.78 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 9809816383 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND 416.00 FEET TO THE CENTERLINE OF STATE ROAD 238; THENCE NORTH 55 DEGREES 33 MINUTES 51 SECONDS WEST ALONG SAID CENTERLINE 495.77 FEET TO A POINT WHICH LIES 825.00 FEET WESTERLY, MEASURED PARALLEL WITH THE NORTH LINE OF SAID QUARTER QUARTER SECTION, FROM THE AFORESAID EAST LINE; THENCE NORTH 00 DEGREES 01 MINUTES 15 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 510.85 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 54 MINUTES 01 SECONDS EAST ALONG SAID NORTH LINE 825.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.68 ACRES, MORE OR LESS.

EXCEPT: A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED "EXHIBIT B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER SECTION, WHICH CORNER IS COLLINER AND EQUIDISTANT FROM THE NORTHEAST AND SOUTHEAST CORNERS OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 01 MINUTES 15 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER SECTION 792.78 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 9809816383 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND 416.00 FEET TO THE CENTERLINE OF STATE ROAD 238 (THE FOREGOING PORTION OF THIS DESCRIPTION FOLLOWING THE WORDS "COMMENCING AT IS TAKEN FROM INSTRUMENT NUMBER 200000045667" WHICH POINT IS ON A SOUTHWEST CORNER OF THE GRANTOR'S LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 55 DEGREES 48 MINUTES 43 SECONDS WEST 138.712 METERS (455.09 FEET) ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE WEST LINE OF THE GRANTOR'S LAND; THENCE NORTH 0 DEGREES 17 MINUTES 4 SECONDS WEST 18.768 METERS (61.58 FEET) ALONG SAID WEST LINE TO THE POINT DESIGNATED "301" ON SAID PLAT; THENCE SOUTH 56 DEGREES 5 MINUTES 1 SECONDS EAST 173.325 METERS (568.65 FEET) TO THE INTERSECTION WITH THE SOUTH LINE OF THE GRANTOR'S LAND; THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS WEST 28.999 METERS (95.14 FEET) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.2475 HECTARES (0.612 ACRES) MORE OR LESS, INCLUSIVE OF THE PRESENT EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.0494 HECTARES (0.122 ACRES), MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.1981 HECTARES (0.490 ACRES), MORE OR LESS.

FURTHER EXCEPTING: A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED "EXHIBIT B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER SECTION, WHICH CORNER IS COLLINER AND EQUIDISTANT FROM THE NORTHEAST AND SOUTHEAST CORNERS OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER SECTION 792.78 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NUMBER 9809816383 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (THE FOREGOING PORTION OF THIS DESCRIPTION FOLLOWING THE WORDS "COMMENCING AT" IS TAKEN FROM INSTRUMENT NUMBER 200000045667) WHICH POINT IS ON THE SOUTHEAST CORNER OF THE GRANTOR'S LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS WEST 6.875 METERS (22.55 FEET) ALONG THE SOUTH LINE OF THE GRANTOR'S LAND; THENCE NORTH 7 DEGREES 51 MINUTES 8 SECONDS EAST 18.671 METERS (61.26 FEET) TO THE POINT DESIGNATED "282" ON SAID PLAT; THENCE SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST 4.232 METERS (13.88 FEET) TO THE INTERSECTION WITH THE EAST LINE OF SAID QUARTER SECTION DESIGNATED AS POINT "284" ON SAID PLAT; THENCE SOUTH 0 DEGREES 17 MINUTES 4 SECONDS EAST 18.465 METERS (60.58 FEET) ALONG EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.0103 HECTARES (0.025 ACRES) MORE OR LESS, INCLUSIVE OF THE PRESENT EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.0081 HECTARES (0.020 ACRES), MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.0021 HECTARES (0.005 ACRES), MORE OR LESS.

FURTHER EXCEPTING: A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 3 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 15 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 732.20 FEET TO THE NORTH LINE OF THE REAL ESTATE DESCRIBED AS PARCEL 30 A OF INSTRUMENT NUMBER 2005-30733 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE ALONG THE BOUNDS OF SAID PARCEL 30A BY THE NEXT TWO (2) COURSES; 1) NORTH 89 DEGREES 59 MINUTES 48 SECONDS WEST 13.88 FEET; 2) SOUTH 07 DEGREES 52 MINUTES 42 SECONDS WEST 61.26 FEET TO THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2000-42340 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE 37.45 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 30 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 946.04 FEET TO A NORTH LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2006-65291 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 39 MINUTES 12 SECONDS EAST ALONG SAID NORTH LINE 60.00 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 15 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 153.35 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.278 ACRES, MORE OR LESS.

**SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS OF PARCELS II AND III DO NOT REFLECT THE LAND DEDICATED TO THE TOWN OF FISHERS PER INSTR. NO. 2011044517.**

"HSE PARCEL" PER QUITCLAIM DEED INSTR. NO. 2024043072  
A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, BEING A HARRISON MONUMENT FOUND PER THE HAMILTON COUNTY SURVEYOR'S OFFICE CORNER RECORD NUMBER 18063103; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 990.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN HSE ELEMENTARY SCHOOL #13 SECONDARY PLAT RECORDED PER INSTRUMENT NUMBER 2019001626; THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, AND ALSO ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 42 MINUTES 53 SECONDS WEST, A DISTANCE OF 825.00 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF PARCEL II PER THE WARRANTY DEED RECORDED PER INSTRUMENT NUMBER 200600065291; THENCE ALONG THE WEST LINE OF SAID PARCEL II, SOUTH 00 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 11.56 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL PER THE TRUSTEES' DEED RECORDED PER INSTRUMENT NUMBER 200600065290; THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE PARCEL PER THE TRUSTEES' DEED RECORDED PER INSTRUMENT NUMBER 200600065290, AND ALSO ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 276.38 FEET TO THE NORTHWEST CORNER OF THE PARCEL PER THE TRUSTEES' DEED RECORDED PER INSTRUMENT NUMBER 200600065290; THENCE ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF THE PARCEL PER THE TRUSTEES' DEED RECORDED PER INSTRUMENT NUMBER 200600065290, NORTH 00 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 11.45 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 276.38 FEET TO THE POINT OF BEGINNING; CONTAINING 3,180 SQUARE FEET OR 0.073 ACRES, MORE OR LESS.  
THE BASIS OF BEARINGS REFERENCED HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).

THE "HSE PARCEL" WAS QUIT CLAIMED TO LITTLETON PARTNERS, LLC FROM HAMILTON SOUTHEASTERN CONSOLIDATED SCHOOL BUILDING CORPORATION PER INSTRUMENT NUMBER 2024043072. THIS WAS ACCOMPLISHED PRIOR TO MEIJER STORES LIMITED PARTNERSHIP ACQUISITION OF THE PROPERTY BEING SUBDIVIDED FROM LITTLETON PARTNERS, LLC PER INSTRUMENT NUMBER 2024050194.

**OWNER/SUBDIVIDER:**

MEIJER STORES LIMITED PARTNERSHIP  
2929 WALKER AVE NW  
GRAND RAPIDS, MI 49544

**SOURCE OF TITLE:**

THE SUBDIVIDED PROPERTY WAS CONVEYED TO THE SUBDIVIDER PER THE GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2024050194.

**MODERNIZED PERIMETER PARCEL DESCRIPTION:**

A PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SAID NORTHEAST QUARTER SECTION, WHICH CORNER IS COLLINER AND EQUIDISTANT FROM THE NORTHEAST AND SOUTHEAST CORNERS OF SAID QUARTER SECTION; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, BEING A LINE CONNECTING AFORESAID POINT AND THE HARRISON MONUMENT FOUND AT THE WESTERLY QUARTER-CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SOUTH 89 DEGREES 37 MINUTES 20 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CYNTHIANNE ROAD CONVEYED TO THE TOWN OF FISHERS PER INSTRUMENT NUMBER 2011044517, BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, BEING A LINE 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, SOUTH 00 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 792.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DEDICATED PER INSTRUMENT NUMBER 2011044517, BEING A POINT ON THE NORTH LINE OF THE PARCEL PER INSTRUMENT NUMBER 9809816383; THENCE ALONG NORTH LINE OF SAID PARCEL PER INSTRUMENT NUMBER 9809816383, SOUTH 89 DEGREES 44 MINUTES 15 SECONDS WEST, A DISTANCE OF 260.45 FEET TO THE MOST EASTERLY CORNER OF RIGHT-OF-WAY PARCEL NO. 30 CONVEYED TO THE STATE OF INDIANA PER INSTRUMENT NUMBER 200500030733; THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF STATE ROAD 238 (SOUTHWESTERN PARKWAY) PER INSTRUMENT NUMBER 200500030733, NORTH 56 DEGREES 05 MINUTES 25 SECONDS WEST, A DISTANCE OF 609.83 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY PARCEL NO. 30 CONVEYED TO THE STATE OF INDIANA PER INSTRUMENT NUMBER 200500030733, SAID POINT BEING NORTH 00 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 61.58 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL PER INSTRUMENT NUMBER 200500030733; THENCE ALONG THE WEST LINE OF SAID PARCEL PER INSTRUMENT NUMBER 200500030733, SOUTH 00 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 11.90 FEET TO THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF THE RIGHT-OF-WAY PARCEL CONVEYED TO THE STATE OF INDIANA PER INSTRUMENT NUMBER 200500015467; THENCE ALONG SAID SOUTHEASTERLY EXTENSION, AND ALSO ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF STATE ROAD 238 (SOUTHWESTERN PARKWAY) PER INSTRUMENT NUMBER 200500015467, NORTH 54 DEGREES 38 MINUTES 47 SECONDS WEST, A DISTANCE OF 339.97 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY PARCEL CONVEYED TO THE STATE OF INDIANA PER INSTRUMENT NUMBER 200500015467, SAID POINT BEING NORTH 00 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 59.12 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL PER INSTRUMENT NUMBER 200500015467; THENCE ALONG A LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, NORTH 00 DEGREES 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 609.50 FEET TO A POINT ON A LINE 990.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE ALONG SAID LINE, NORTH 89 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 875.09 FEET TO THE NORTHWEST CORNER OF THE PARCEL PREVIOUSLY CONVEYED TO G. MELVIN FEATHERSTON PER DEED RECORD 323 PAGE 205; THENCE ALONG THE WEST AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00 DEGREES 15 MINUTES 45 SECONDS EAST ALONG A LINE PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 192.50 FEET; 2) NORTH 89 DEGREES 42 MINUTES 53 SECONDS EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 166.29 FEET TO THE NORTHWEST CORNER OF THE RIGHT-OF-WAY PARCEL CONVEYED TO THE TOWN OF FISHERS PER INSTRUMENT NUMBER 2011044517, SAID POINT BEING 60.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CYNTHIANNE ROAD, CONVEYED TO THE TOWN OF FISHERS PER INSTRUMENT NUMBER 2011044517, BEING A LINE 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, SOUTH 00 DEGREES 15 MINUTES 45 SECONDS EAST, A DISTANCE OF 153.42 FEET TO THE POINT OF BEGINNING; CONTAINING 948,270 SQUARE FEET OR 21,769 ACRES, MORE OR LESS. THE BASIS OF BEARINGS REFERENCED HEREON IS THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83).

**DISCLAIMER**

RESTRICTIVE COVENANTS:

MAINTENANCE AND UPKEEP OF THE DRAINAGE EASEMENT AREA IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER AND RESPONSIBLE FOR THE DRAINAGE FACILITIES ON ITS RESPECTIVE PROPERTY EXCEPT AS OTHERWISE PROVIDED IN THE DECLARATION. THE EASEMENT AREA SHALL BE KEPT AT ALL TIMES IN A GOOD, SAFE, SANITARY, CLEAN AND GENERALLY AESTHETICALLY PLEASING CONDITION. THE EASEMENT AREA SHALL NOT BE PLANTED WITH WETLAND PLANTS, SEEDS, OR PRAIRIE GRASSES. ALL INVASIVE SPECIES SHALL BE REMOVED AND MAINTAINED ANNUALLY. THE EASEMENT AREA IS INTENDED TO BE ESTABLISHED AND MAINTAINED AS TURF GRASS AND MAINTAINED AT A GROOMED MOWING HEIGHT OF 6-INCHES OR LESS."

THE DRAINAGE EASEMENT AND RIGHTS GRANTED HEREIN SHALL INCLUDE THE NON-EXCLUSIVE RIGHT TO: (A) DRAIN, DIVERT AND DIRECT STORM AND SURFACE WATER INTO AND THROUGH THE DRAINAGE FACILITIES; (B) USE, MAINTAIN, REPAIR AND REPLACE SUBSURFACE CHANNELS, CONDUITS, SEWERS, PIPES, TILES AND OTHER SIMILAR FACILITIES WHICH ARE A PART OF THE DRAINAGE FACILITY; AND (C) TO USE THE DETENTION PONDS WHICH ARE A PART OF THE DRAINAGE FACILITIES. LOT OWNERS AGREE AND ACKNOWLEDGE THAT CERTAIN PARTS OF THE DRAINAGE FACILITIES DEFINED ON THE PLAT ARE FOR THE JOINT USE OF THE SUBDIVISION PARCELS, INCLUDING CERTAIN JOINTLY USED PIPES, SWALES, DRY PONDS AND RELATED IMPROVEMENTS LOCATED IN THE DRAINAGE EASEMENT AS SHOWN ON THE PLAT.

"THE OWNER/DEVELOPER EXPRESSLY COVENANTS AND WARRANTS ON BEHALF OF ITSELF AND ALL FUTURE OWNERS OF LOTS WITHIN THIS SUBDIVISION THAT BECAUSE THE STREETS ARE PRIVATE THAT ALL MAINTENANCE, REPAIRS AND REPLACEMENT NOW AND FOREVER SHALL BE UNDERTAKEN AT THE EXPENSE OF THE LOT OWNERS IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE OWNERS ASSOCIATION BYLAWS AND ARTICLES. NO GOVERNMENTAL ENTITY HAS ANY DUTY OR RESPONSIBILITY TO MAINTAIN, REPAIR OR REPLACE ANY PRIVATE STREETS."

"BMP EASEMENTS" ARE CREATED FOR THE USE OF THE OWNER, DEVELOPER AND ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER WATER QUALITY TREATMENT TO SERVE THE NEEDS OF THIS LOT. BMP EASEMENTS SHALL BE USED TO GRADE, CONSTRUCT, OPERATE, INSPECT, MAINTAIN, RECONSTRUCT, AND REMOVE MAINS, DUCTS, OR OTHER RELATED STRUCTURES OF STORM SEWERS AND WATER QUALITY TREATMENT SYSTEMS THAT ARE PART OF SAID SYSTEM, AND FOR INGRESS AND EGRESS THERETO."

"NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND 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 RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED."

**OWNER'S DEDICATION**

THE UNDERSIGNED, MEIJER STORES LIMITED PARTNERSHIP, OWNER BY INSTRUMENT NO. 2024050194 RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN SHALL BE KNOWN AND DESIGNATED AS "MEIJER FISHERS", DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME IN ACCORDANCE WITH THE WITHIN PLAT AND DESCRIPTION. THIS PLAT CONSISTS OF 3 LOTS, TOGETHER WITH THE EASEMENTS AND PUBLIC WAYS AS SHOWN ON THE WITHIN PLAT. ALL RIGHTS OF WAY SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC FOR ITS USE AS PUBLIC WAYS.

MEIJER STORES LIMITED PARTNERSHIP

BY: MEIJER GROUP, INC.

ITS: GENERAL PARTNER

BY: \_\_\_\_\_

MICHAEL FLICKINGER

ITS: VICE PRESIDENT - REAL ESTATE

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSE THEREIN EXPRESSED AND AFFIX HIS SIGNATURE THERETO.

WITNESS MY SIGNATURE AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY OF RESIDENCE: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_ PRINTED NAME

**COMMISSION CERTIFICATE**

UNDER AUTHORITY PROVIDED BY TITLE 36, ACT OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE FISHERS ADVISORY PLAN COMMISSION: ADOPTED BY THE CITY OF FISHERS PLAT COMMITTEE, A SUBCOMMITTEE OF THE ADVISORY PLAN COMMISSION, ON \_\_\_\_\_

DESIGNEE \_\_\_\_\_ SECRETARY \_\_\_\_\_  
PRINT NAME PRINT NAME

**CERTIFICATE OF SURVEY**

THIS SUBDIVISION CONSISTS OF 3 LOTS NUMBERED LOT 1 THRU 3.  
THE SIZES OF THE LOTS AND WIDTH OF THE STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, WILLIAM L. DOUGHERTY, 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 UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY COMPLETED ON FEBRUARY 15, 2024 AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

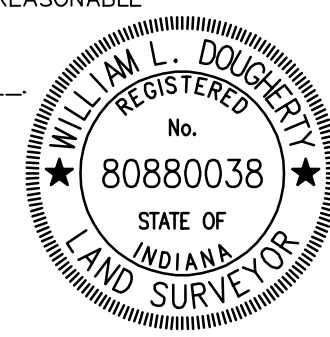
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

WITNESS MY SIGNATURE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WILLIAM L. DOUGHERTY, PS  
INDIANA REGISTERED LAND SURVEYOR NO. LS80880038  
LICENSE EXPIRES 7/31/26

DATE: \_\_\_\_\_

WOOLPERT, INC.



THIS INSTRUMENT PREPARED BY:  
**WILLIAM L. DOUGHERTY**

**WOOLPERT, INC.**  
333 North Alabama Street  
Suite 200  
Indianapolis, IN 46204  
317.299.7500  
FAX: 317.291.5805

**4 of 4**  
DATE: 05/13/25  
PROJECT: NO. 10019671