



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 7/2/2025 at 4:00 PM

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

PLAT COMMITTEE MEMBERS:

Selina Stoller	Plan Commission appointment.,1- yr term, Jan. 2025 - Dec. 2025
Ross Hilleary	Director of Planning
Hatem Mekky	Director of Engineering

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 6-4-25

4. Public Hearings

- a. **Geist Pointe Plat**

Parcel: 13-15-10-00-01-002.000

Case: PP-25-6

Request: Request to approve a Primary Plat of four (4) lots on 1.85 acres, known as the Geist Pointe Plat. Subject property is generally located at 11690 Fall Creek Road.

Petitioner: Kyra Miller (kmiller@msinc.us)
Planner: Christy Cashin (cashinc@fishers.in.us)

b. **Link Plat**

Parcel: 15-15-06-00-00-001.001, 15-15-06-00-00-001.002 , 15-15-06-00-00-018.000 and 15-15-06-00-00-017.000

Case: PP-25-8

Request: Request to approve a Primary Plat of 7 lots on 29.39 acres, known as the G&I X MJW 11100 USA Parkway LLC properties. Subject site is generally located at the southwest corner of USA Pkwy and USA Dr., with a common address of 11100 USA Pkwy.

Petitioner: Dan Silverman (dan.silverman@wsp.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

5. **Old Business**

6. **New Business**

7. **Staff Communication**

8. **Board Signatures – Findings of Fact**

9. **Adjournment**

**CITY OF FISHERS
Plat Committee
MINUTES
June 4, 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, Gabrielle Herin, Kevin Martin, Jack Follmar, Brian Smallwood.

Mr. Mekky asked for a Motion for approval of 5/7/25 Minutes. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary. The Minutes were approved 3-0.

Public Hearings:

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)

Planner: Gabrielle Herin (hering@fishers.in.us)

Gabrielle Herin presented the Staff Report. Staff recommends approval with all TAC items addressed. Brian Smallwood with Woolpert presented the Primary Plat. Lot 1 will be for the store and gas station/convenience store. Lots 2 & 3- Meijer will administer. Mr. Mekky asked for sight triangles on the Plat.

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

Mr. Mekky asked for a Motion. Ms. Stoller made a Motion to approve, with the conditions that the sight triangles be added to the Plat and the TAC comments addressed. Mr. Hilleary seconded. The Motion was approved, 3-0.

The meeting was adjourned at 4:25.



Plat Committee Staff Report

Meeting Date: July 2, 2025

DEPARTMENT CONTACT:
Christy Cashin (cashinc@fishers.in.us)

CASE NUMBER:
PP-25-6

PETITIONER:
Kyra Miller & Nathan Althouse
(kmiller@msinc.us)

PROPERTY ADDRESS/LOCATION:
11690 Fall Creek Rd, Fishers, IN

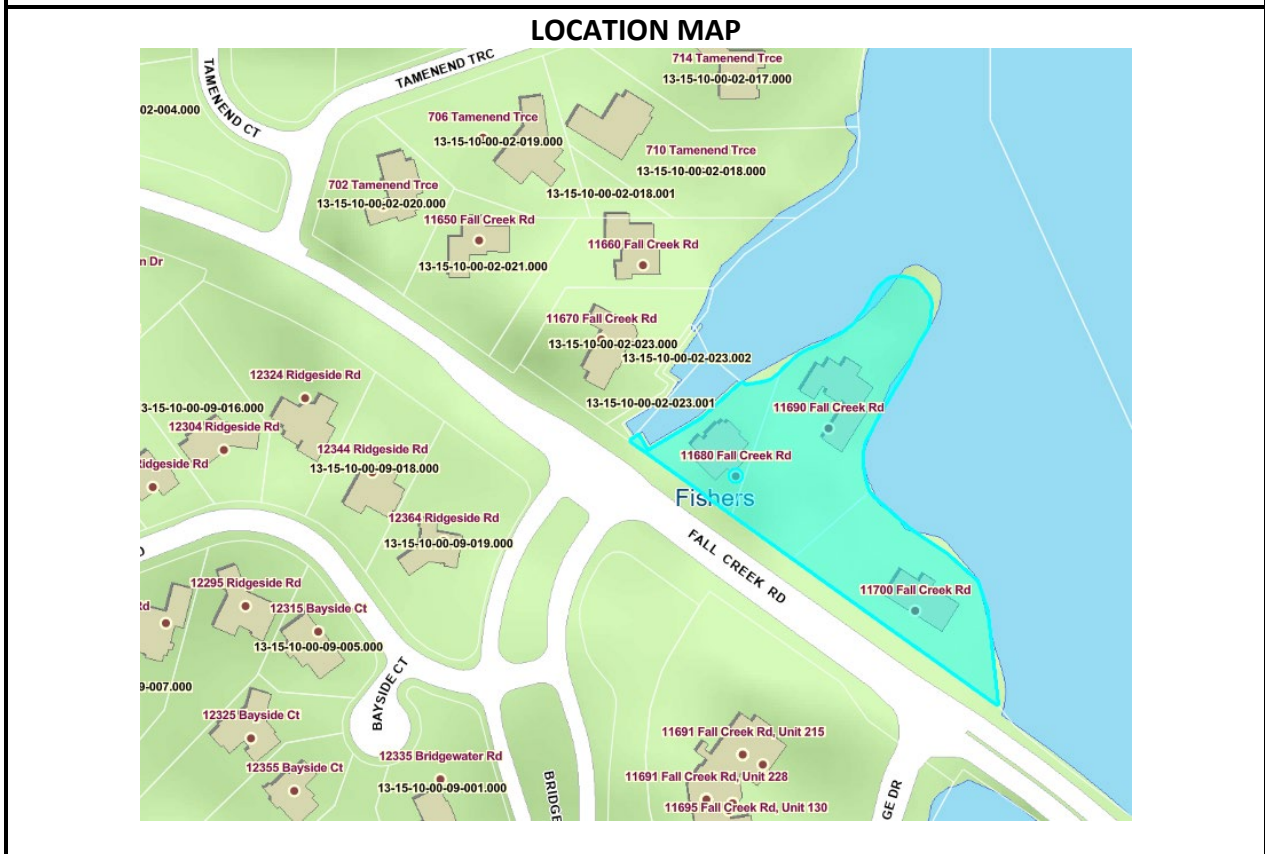
REQUEST: Request to approve a Primary Plat of four (4) lots on 1.85 acres, known as the Geist Point Plat. Subject property is generally located at 11690 Fall Creek Road.

APPLICABLE REGULATIONS:
City of Fishers UDO

EXISTING ZONING:
R2 Residential

FISHERS 2040:
Low Density Suburban Residential

LOT SIZE: 1.85 acres

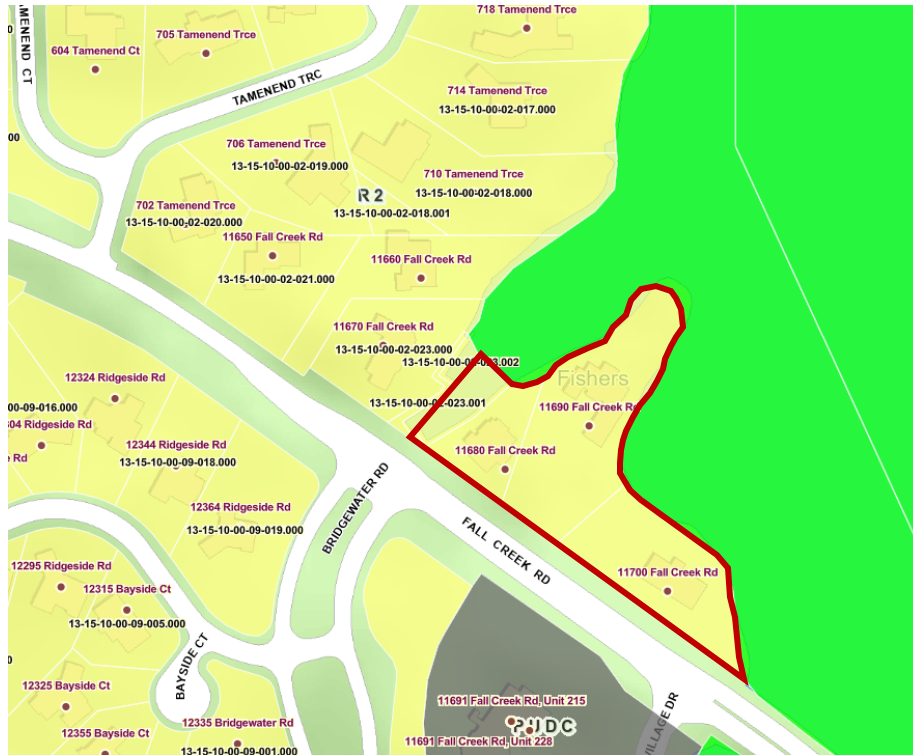


STAFF RECOMMENDATION

Approve
 Continue
 Deny
 No Recommendation

ZONING HISTORY:

These properties are zoned R2 Residential under the City of Fishers Unified Development Ordinance (UDO).



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Kyra Miller and Nathan Althouse, on behalf of the property owner, request approval of a Primary Plat that subdivides lot 2 into two lots, creating lot 2A and lot 2B. This subdivide will increase the plat to 4 lots, from the existing 3 lots.

Lot Standards:

Lots 1, 2B, and 3 meet the minimum requirements of the UDO, where applicable. Lot 2A has a front setback of 10 ft after the subdivide, where a 55 ft front setback is required. See waiver request below.

Vehicular Access & Street Design:

Access will be provided to lots 1, 2A and 2B from an access drive off Fall Creek Rd. Lot 3 has an access drive that veers off the previously mentioned access drive near Fall Creek Road.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

Future development will be required to meet minimum open space and landscaping requirements under the UDO.

Utilities:

Development will connect to all major utilities.

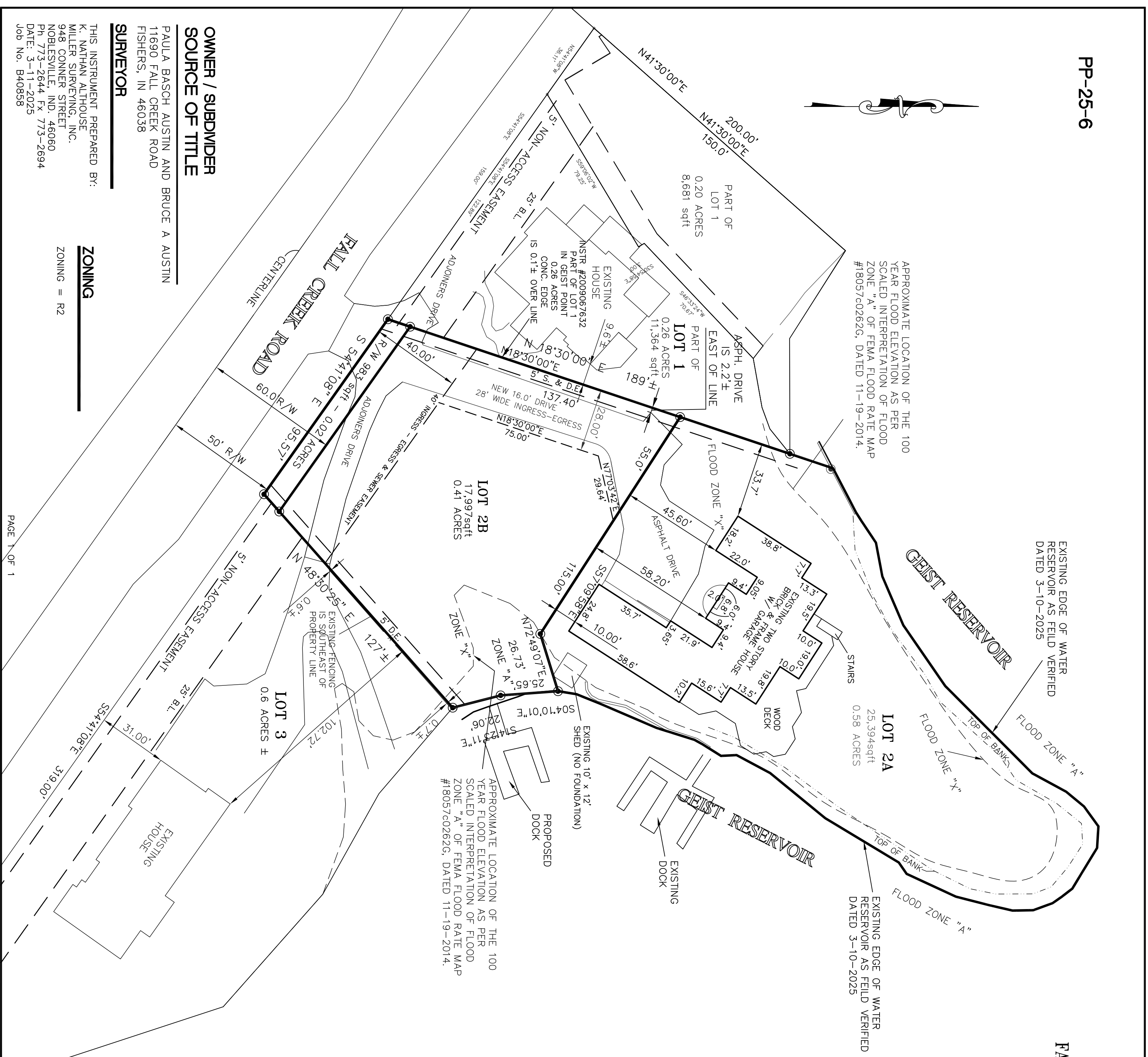
Waivers Requested:

Staff requests a waiver from Section 3.2.3.B. of the UDO to allow lot 2A to have a front yard setback of 10 ft, from the required 55 ft.

EXISTING EDGE OF WATER
RESERVOIR AS FIELD VERIFIED
DATED 3-10-2025

EXISTING EDGE OF WATER
RESERVOIR AS FIELD VERIFIED
DATED 3-10-2025

MCINITY MAP
NOT TO SCALE



OWNER / SUBDIVIDER
PAUL A BASCH AUSTIN AND BRUCE A AUSTIN
11690 FALL CREEK ROAD
FISHERS, IN 46038

SOURCE OF TITLE

SURVEYOR

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE,
MILLER SURVEYING, INC.
2408 CONNER RD
NOSHOPPING, IN 46060
PH 773-2644 FX 773-2694
DATE: 3-11-2025
JOB No. B40858

ZONING
= R2

PRIMARY PLAT

RE-PLAT LOT 2, GEIST POINTE

FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA

LAND DESCRIPTION

LOT #2 IN GEIST POINTE, AS PER PLAT OF SAID ADDITION, RECORDED AS INSTRUMENT #8608143 IN PLAT BOOK 12 PAGE 158-160, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF TWO LOTS, NUMBERS LOT 2A AND 2B. THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

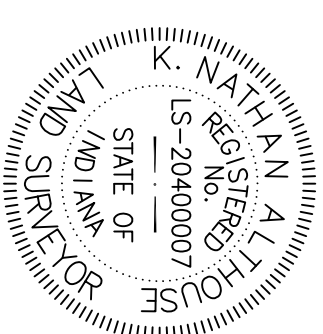
CROSS-REFERENCE IS HEREBY MADE TO A PLAT RECORDED IN INSTRUMENT #8608143, AS RECORDED BY THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

I, K. NATHAN ALTHOUSE, THE UNDERSIGNED CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT THE CROSS-REFERENCE TO THE SAID INSTRUMENT IS CORRECT. I HAVE THE CROSS-REFERENCED SURVEY PLAT, AND I HAVE TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE THIS 6TH DAY OF JUNE, 2025.
MILLER SURVEYING, INC.

K. Nathan Althouse

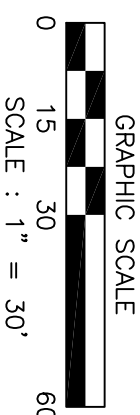
K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA



FLOOD ZONE DEFINITION

- ZONE "A" EXPLANATION
AREAS OF 100-YEAR FLOOD;
BASE FLOOD ELEVATIONS AND
HAZARD FACTORS NOT DETERMINED
- ZONE "X" EXPLANATION
AREAS DETERMINED TO BE OUTSIDE
500-YEAR FLOODPLAIN.

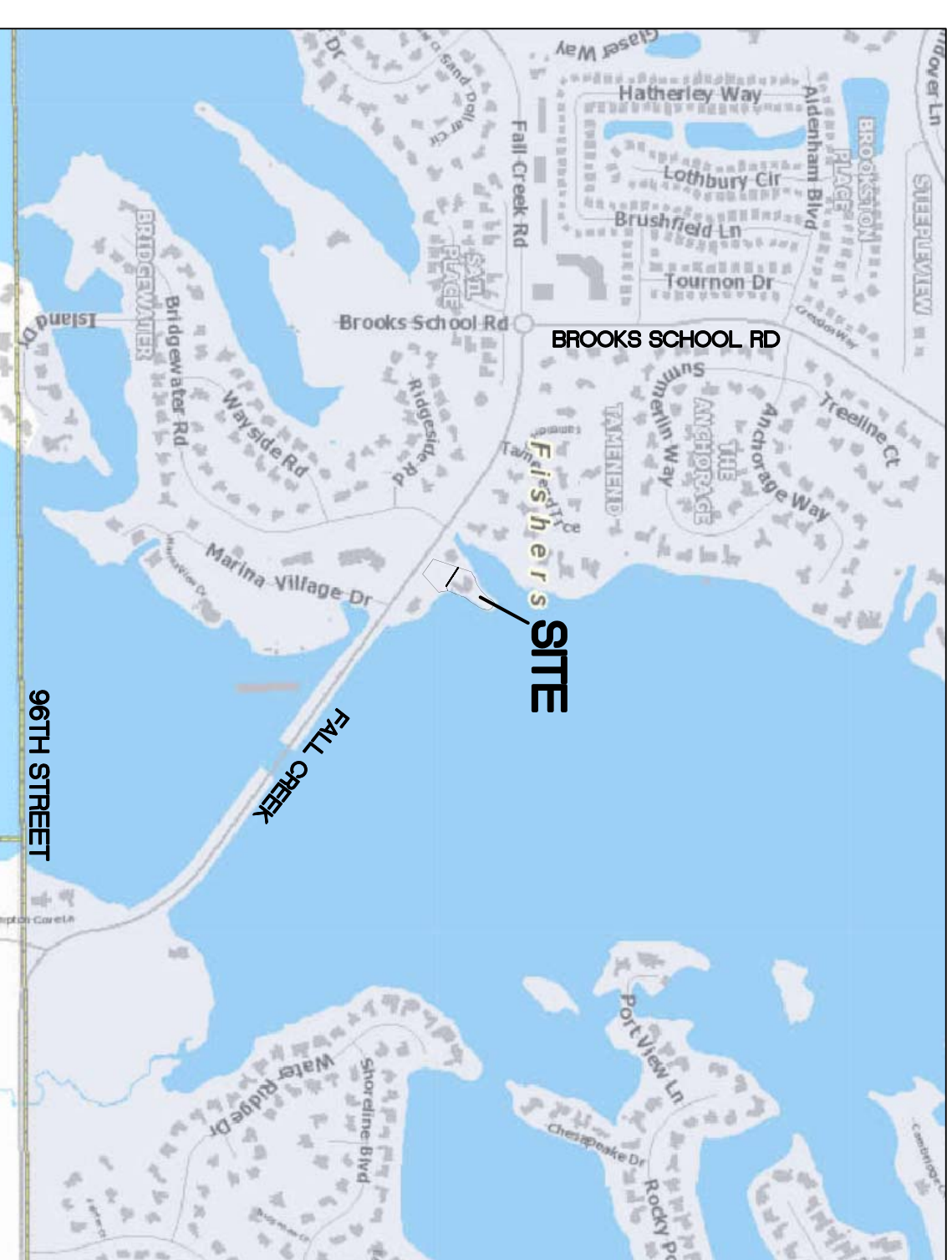
THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0282G, AREA IN ZONE "X" & "A" MAP DATED 11-19-2014.



SCALE : 1" = 30'

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

MCINITY MAP
NOT TO SCALE



UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DECORATIVE SIGNS, SPRINKLER, TREES, LANDSCAPING MOUNDS, FENCES, LIGHT POLES, SEPTIC SYSTEMS OR OTHER SUCH AMENITIES AND PERMANENT STRUCTURES ARE NOT PERMITTED WITHIN THE RIGHT OF WAY.

LEGEND

- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- MONUMENT SET OR FOUND
- BL = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- S. & D.E. = SEWER & DRAINAGE EASEMENT
- R/W = RIGHT OF WAY



Plat Committee Staff Report

Meeting Date: July 2, 2025

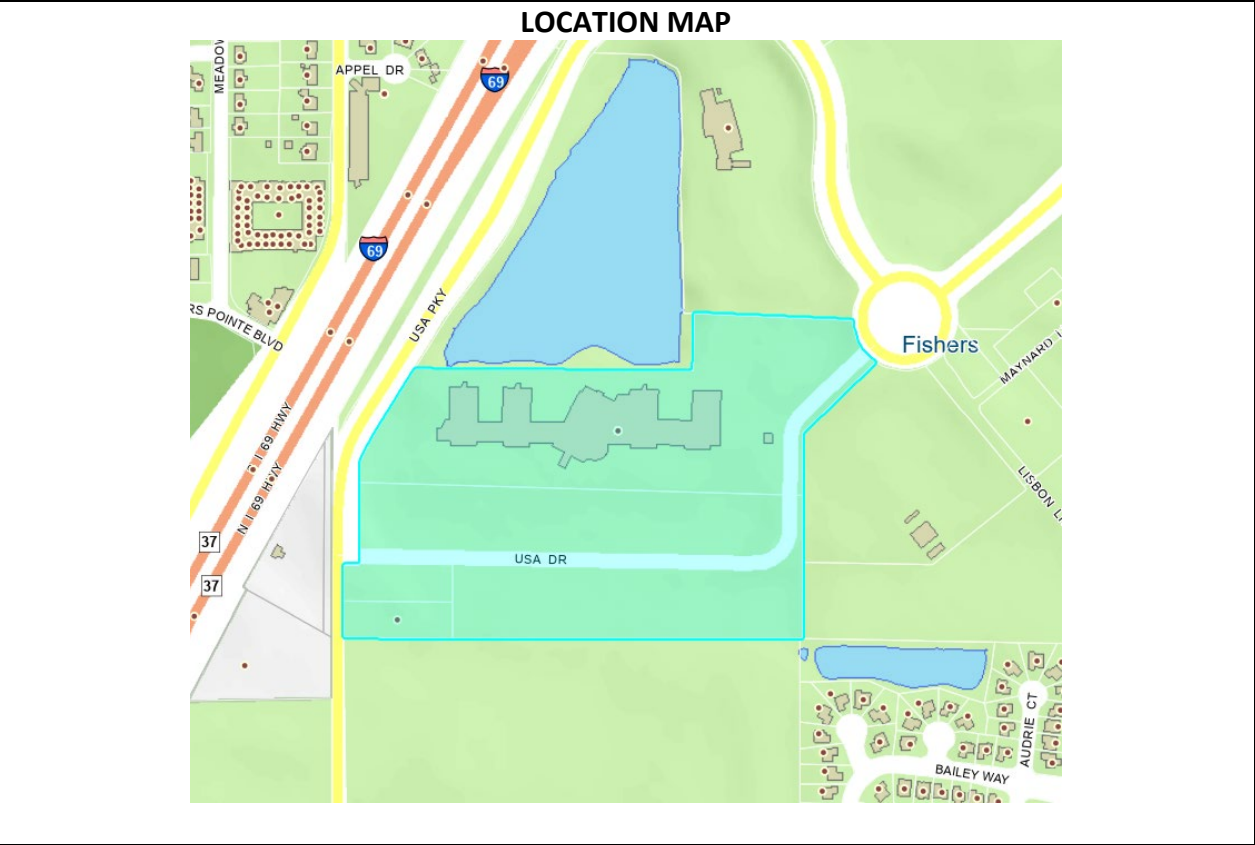
DEPARTMENT CONTACT: Christy Cashin (cashinc@fishers.in.us) **CASE NUMBER:** PP-25-8

PETITIONER: Dan Silverman (dan.silverman@wsp.com) **PROPERTY ADDRESS/LOCATION:** 11100 Usa Pkwy, Fishers, IN

REQUEST: Request to approve a Primary Plat of 7 lots on 29.39 acres, known as the G&I X MJW 11100 USA Parkway LLC properties. Subject site is generally located at the southwest corner of USA Pkwy and USA Dr., with a common address of 11100 USA Pkwy.

APPLICABLE REGULATIONS: Exit 5 / Sunbeam PUD, City of Fishers UDO	EXISTING ZONING: PUDM Exit 5 / Sunbeam PUD, EN-Employment Node, I-69 Overlay	FISHERS 2040: Employment Node
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LOT SIZE: 29.39 acres

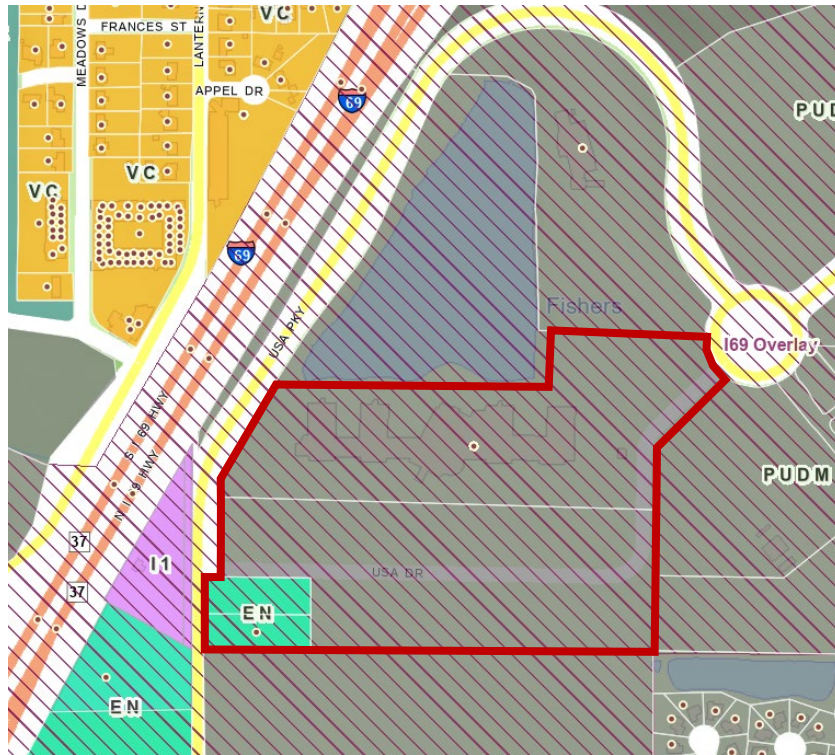


STAFF RECOMMENDATION

- Approve
 Continue
 Deny
 No Recommendation

ZONING HISTORY:

Lots 1-5 are zoned PUDM-Exit 5/Sunbeam PUD and Lots 6-7 are zoned EN-Employment Node under the City of Fishers Unified Development Ordinance (UDO). All lots fall under the I-69 Overlay District in the UDO.



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Dan Silverman, on behalf of the property owner, request approval of a Primary Plat that subdivides two existing lots and adds public right-of-way over USA Drive. This is the first time this area has been plated. It is being plated to include 7 lots, plus right-of-way.

Lot Standards:

Lot 3 is adjacent to right-of-way on the east side of USA Drive and is not buildable. All other lots meet the minimum requirements of the UDO or PUD, where applicable.

Vehicular Access & Street Design:

Access to Lots 1-5 will be provided off USA Drive and access to Lots 6-7 will be provided off USA Parkway.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

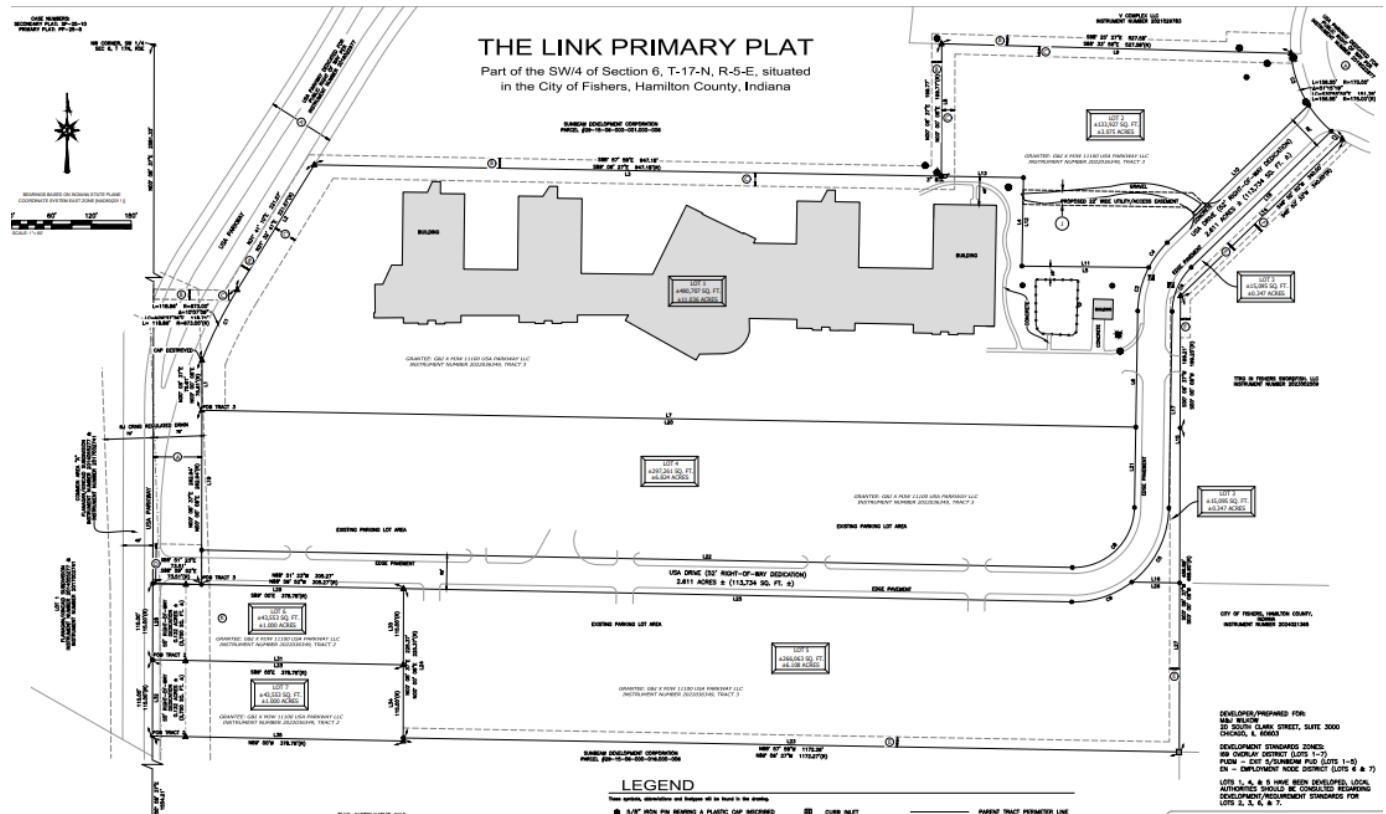
Future development will be required to meet minimum open space and landscaping requirements under the UDO.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.



Proposed Primary Plat

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on May 29, 2025. Staff recommends approval on the condition that all TAC comments are addressed.

STAFF RECOMMENDATION

Approve Continue Deny No Recommendation

CASE NUMBERS:
SECONDARY PLAT: SP-25-10
PRIMARY PLAT: PP-25-8

NW CORNER, SW 1/4
SEC 6, T 17N, R5E



BEARINGS BASED ON INDIANA STATE PLANE
COORDINATE SYSTEM EAST ZONE (NAD83/2011)

0' 60' 120' 180'

SCALE: 1"=60'

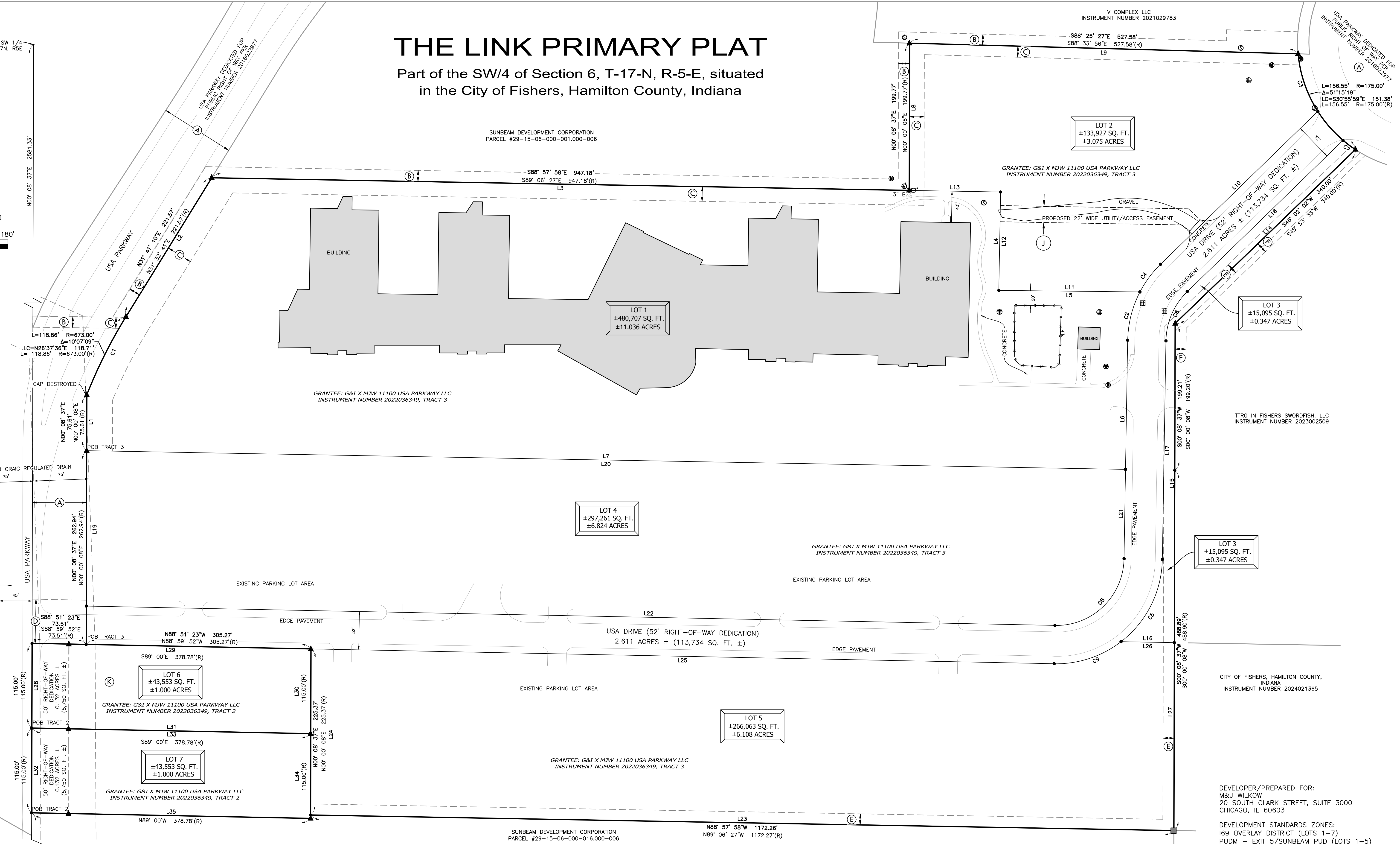
THE LINK PRIMARY PLAT

Part of the SW/4 of Section 6, T-17-N, R-5-E, situated
in the City of Fishers, Hamilton County, Indiana

SUNBEAM DEVELOPMENT CORPORATION
PARCEL #29-15-06-000-001.000-006

V COMPLEX LLC
INSTRUMENT NUMBER 2021029783

USA PARKWAY DEDICATED FOR
PUBLIC RIGHT-OF-WAY PER
INSTRUMENT NUMBER 2016022977



LEGEND

- These symbols, abbreviations and linetypes will be found in the drawing.
- 5/8" IRON PIN BEARING A PLASTIC CAP INSCRIBED "SCHNEIDER FIRM #0001" SET FLUSH
 - ▲ 5/8" IRON PIN BEARING A PLASTIC CAP INSCRIBED "WEIHE ENG 0012" FOUND FLUSH UNLESS OTHERWISE NOTED
 - 5/8" REBAR FOUND 0.1' BELOW GRADE
 - △ HARRISON MONUMENT FOUND FLUSH
 - CALCULATED CORNER
 - (R) RECORD DOCUMENT DIMENSION
 - POB POINT OF BEGINNING
 - B.G. BELOW GRADE
 - ⊞ CURB INLET
 - ⊕ BEEHIVE GRATE INLET
 - ☆ AREA LIGHT
 - ⊙ TELEPHONE MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ ACCESS COVER
 - ⊙ MANHOLE
 - ⊙ HYDRANT
 - PARENT TRACT PERIMETER LINE
 - ADJOINING DEED LINE
 - - - RIGHT-OF-WAY LINE
 - - - APPROXIMATE CENTERLINE OF RJ CRAIG REGULATED DRAIN (SEE GENERAL NOTE 04)
 - - - SIDELINE OF REGULATED DRAIN 75' RIGHT-OF-ENTRY PER I.C. 36-9-27-33
 - - - EASEMENT LINE (TYPE AS NOTED)
 - - - FENCE LINE

THIS INSTRUMENT WAS
PREPARED BY BRENT JOHNSON
REGISTERED LAND SURVEYOR
INDIANA #20000002
518 MAIN STREET
VINCENNES, IN 47591
812-886-4254

DEVELOPER/PREPARED FOR:
M&J WILKOW
20 SOUTH CLARK STREET, SUITE 3000
CHICAGO, IL 60603

DEVELOPMENT STANDARDS ZONES:
I69 OVERLAY DISTRICT (LOTS 1-7)
PUDM - EXIT 5/SUNBEAM PUD (LOTS 1-5)
EN - EMPLOYMENT NODE DISTRICT (LOTS 6 & 7)

LOTS 1, 4, & 5 HAVE BEEN DEVELOPED. LOCAL
AUTHORITIES SHOULD BE CONSULTED REGARDING
DEVELOPMENT/REQUIREMENT STANDARDS FOR
LOTS 2, 3, 6, & 7.

THE LINK PRIMARY PLAT
Part of the SW/4 of Section 6, T-17-N, R-5-E, situated in the City
of Fishers, Hamilton County, Indiana

WSP USA
Contact: Dana Halladay
211 N. Broadway, Suite 2800
St. Louis, MO 63102



Schneider Geomatics Project No.:
2519835
Sheet No.:
01 of 02

THE LINK PRIMARY PLAT

Part of the SW/4 of Section 6, T-17-N, R-5-E, situated
in the City of Fishers, Hamilton County, Indiana

RECORD DESCRIPTION

INST. #2022036349 (Grantee: G&I X MJW 11100 USA Parkway LLC)

TRACT 2 (Day Care Center)

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of the Southwest Quarter of said Section 6, which is 1704.18 feet Northerly of the Southwest corner thereof; thence North 00 degrees 00 minutes 00 seconds (assumed bearing) on and along the West line of said Southwest Quarter 115.00 feet; thence South 89 degrees 00 minutes East 378.78 feet; thence South 00 degrees 00 minutes 115.00 feet to an existing fence line; thence North 89 degrees 00 minutes West 378.78 feet to the Place of Beginning. Containing 1.00 acre, more or less.

AND

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of the Southwest Quarter of said Section 6, which is 1589.18 feet northerly of the Southwest corner thereof; thence North 00 degrees 00 minutes 00 seconds (assumed bearing) on and along the West line of said Southwest Quarter 115.00 feet; thence South 89 degrees 00 minutes East 378.78 feet; thence South 00 degrees 00 minutes 115.00 feet to an existing fence line; thence North 89 degrees 00 minutes West 378.78 feet to the Place of Beginning. Containing 1.00 acres, more or less.

TRACT 3 (11100 USA Parkway – Office Building)

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East in Delaware Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 6, Township 17 North, Range 5 East; thence North 00 degrees 04 minutes 40 seconds West (assumed bearing) on the West line of said Southwest Quarter 83.82 feet, original Government Survey, (84.97 feet, measured) to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence North 00 degrees 00 minutes 08 seconds East on the West line of said Southwest Quarter 1734.21 feet to a point which is 1819.18 feet Northerly of the Southwest corner of said Southwest Quarter and being also the Northwest corner of real estate described in a Warranty Deed recorded in Deed Record 360, page 285 in the Office of the Recorder of Hamilton County, Indiana; thence South 88 degrees 59 minutes 52 seconds East on the North line of said real estate 73.51 feet; thence North 00 degrees 00 minutes 08 seconds East parallel with said West line 262.94 feet to the place of beginning of the within described real estate; thence North 00 degrees 00 minutes 08 seconds East parallel with said West line 75.61 feet to a point on a nontangent curve, the radius point of which lies 673.00 feet South 68 degrees 34 minutes 28 seconds East of said point; thence Northeasterly, curving to the right on said curve, an arc distance of 118.86 feet to the point of tangency of said curve; thence North 31 degrees 32 minutes 41 seconds East tangent with said curve 221.57 feet; thence South 89 degrees 06 minutes 27 seconds East parallel with the South line of said Southwest Quarter 947.18 feet; thence North 00 degrees 00 minutes 08 seconds East parallel with the West line of said Southwest Quarter 199.77 feet to the North line of said Southwest Quarter; thence South 88 degrees 33 minutes 56 seconds East on said North line 527.58 feet to a point on a non-tangent curve, the radius of which lies 175.00 feet North 84 degrees 33 minutes 11 seconds East from said point; thence Southeasterly, curving to the left on said curve, an arc distance to a point which is 175.00 feet South 33 degrees 17 minutes 47 seconds West from said radius point; thence South 45 degrees 53 minutes 33 seconds West 340.00 feet to a point which is 1551.04 feet South 89 degrees 06 minutes 27 seconds East of the West line of said Southwest Quarter; thence South 00 degrees 00 minutes 08 seconds West parallel with said West line 199.20 feet to a line which bears South 89 degrees 05 minutes 27 seconds East from the place of beginning; thence North 89 degrees 06 minutes 27 seconds West on said line and measured parallel with the South line of said Southwest Quarter 1477.53 feet to the Place of Beginning. Containing 15.00 acres, more or less.

AND

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East in Delaware Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 6, Township 17 North, Range 5 East; thence North 00 degrees 04 minutes 40 seconds West (assumed bearing) on the West line of said Southwest Quarter 83.83 feet, original Government Survey, (84.97 feet, measured) to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence North 00 degrees 00 minutes 08 seconds East on the West line of said Southwest Quarter 1734.21 feet to the point which is 1819.16 feet Northerly of the Southwest corner of said Southwest Quarter and being also the Northwest corner of real estate described in a Warranty Deed recorded in Deed Record 360, page 285 in the Office of the Recorder of Hamilton County, Indiana; thence South 88 degrees 59 minutes 52 seconds East on the North line of said real estate 73.51 feet to the Place of Beginning of the within described real estate; thence North 00 degrees 00 minutes 08 seconds East parallel with said West line 262.94 feet; thence South 89 degrees 06 minutes 27 seconds East parallel with the South line of said Southwest Quarter 1477.53 feet; thence South 00 degrees 00 minutes 08 seconds West parallel with said West line 488.90 feet; thence North 89 degrees 06 minutes 27 seconds West parallel with said South line 1172.27 feet to a point which is 378.78 feet South 88 degrees 59 minutes 52 seconds East of the West line of said Southwest Quarter and on the East line of real estate described in a Warranty Deed recorded in Deed Record 357, page 404 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 00 minutes 08 seconds East on said East line of the aforesaid real estate described in Deed Record 360, page 285, being measured parallel with said West line, a distance of 225.37 feet to the Northeast corner of the real estate described on said page 285 of Deed Record 360; thence North 88 degrees 59 minutes 52 seconds West on the North line of said real estate 305.27 feet to the Place of Beginning. Containing 15.00 acres, more or less.

GENERAL NOTES

- FIELD WORK. Last day of field work was on March 20, 2025.
- DIMENSION. All dimensions shown are measured this survey or calculated based on survey measurements, unless otherwise noted.
- ADDRESS. Hamilton County records indicate the current address as: 11100 USA Parkway Fishers, IN 46037
- RJ CRAIG REGULATED DRAIN. The closed drain located West of Subject Tract is listed as a regulated drain (named RJ Craig) in the records on file in the Hamilton County Surveyor's Office. The centerline location as shown is based on scaling from the counties GIS web site and should be considered approximate. The regulated drain "Right-of-Entry" per Indiana Code 36-9-27-33 is depicted on the plat, being 75' limit measured at right angles from the centerline of the closed drain.
- The accuracy of any flood hazard data shown on the plat is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Maps. Subject Tract lies within Flood Hazard Zone X (Area of Minimal Flood Hazard) as said tract plots by scale on Community Panel Number 18057022340 the Flood Insurance Rate Maps for the Town of Fishers of Hamilton County, Indiana (maps dated November 19, 2014).
- Not all improvements were located within Lots 1 & 4-7. Parking areas and buildings exist within Lots 1, 4 & 5. No buildings were noted within Lots 2, 3, 6, & 7.

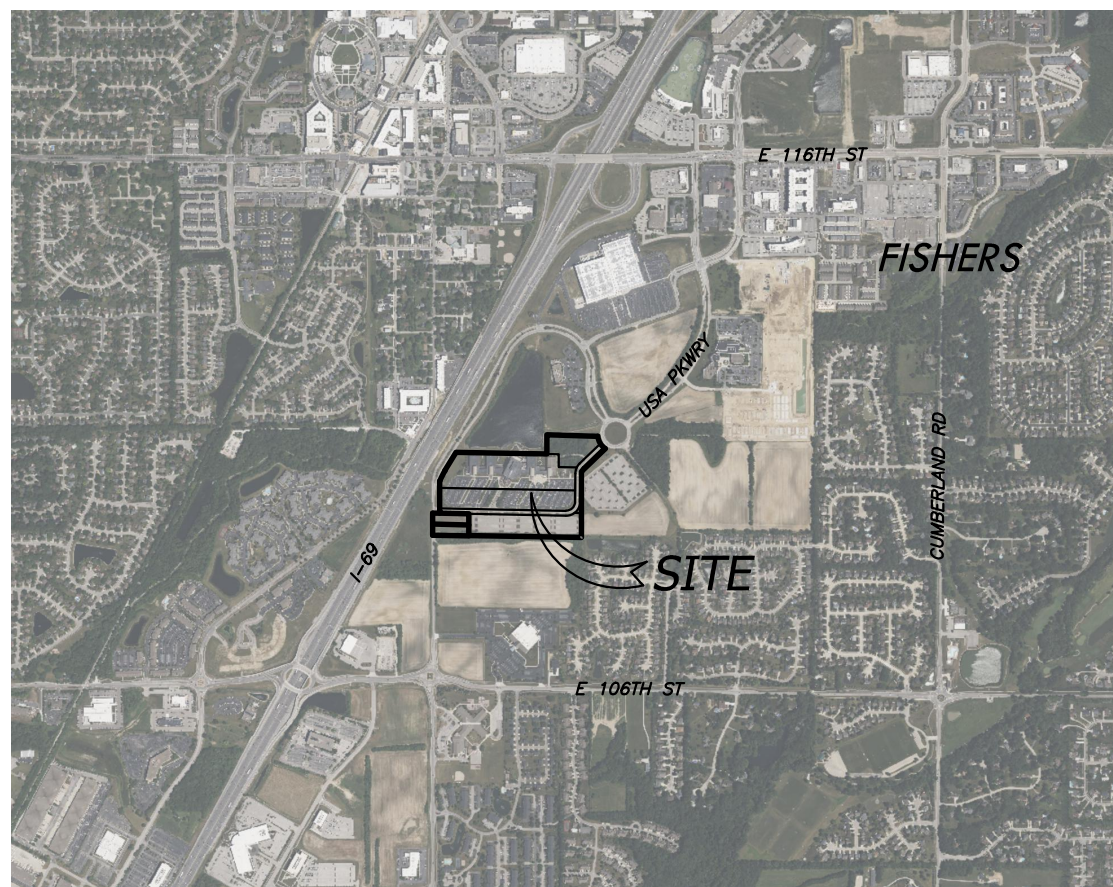
EASEMENT SCHEDULE

Items A-I – Encumbrances cited in Parent Tract deed (Instrument Number 2022036349)

- (A) Non-Exclusive Roadway Easement for ingress and egress and the right to traverse by motor vehicle and other forms of transportation, over and across USA Parkway as recorded on December 13, 1990 in Instrument Number 9030761. Easement is variable width. Dedicated for public right-of-way per Instrument Number 2016022977.
- (B) Dedication of Easement to operate, control, maintain and repair a sanitary sewer transmission line as recorded on August 13, 1991 in Instrument Number 9120962. Easement is variable width with additional maintenance strips.
- (C) Grant of Easement to erect, construct, install, reconstruct, renew, operate, maintain, patrol, replace, and repair a water main and its necessary appurtenances as recorded on April 17, 1989 in Instrument Number 8907677. Easement is variable width.
- (D) Driveway Easement for non-exclusive and appurtenant access easement for ingress and egress to and from Lantern Road and the right to traverse by motor vehicle and other forms of transportation, over and across the Driveway as recorded on January 3, 1990 in Instrument Number 9003008. Easement is 60 feet in width.
- (E) Electric Underground Line Easement to lay, install, repair, inspect, maintain, reconstruct or remove an electric underground cable line, together with all necessary and convenient appurtenances attached thereto as recorded on March 14, 1991 in Instrument Number 9105537. Easement is 15 feet in width.
- (F) Electric Underground Line Easement to lay, install, repair, inspect, maintain, reconstruct or remove an electric underground cable line, together with all necessary and convenient appurtenances attached thereto as recorded on December 20, 1991 in Instrument Number 9134466. Easement is 15 feet in width.
- (G) Covenants, conditions and restriction set out in Declaration of Covenants and Restrictions for East Five Corporate Park, recorded April 17, 1989 as Instrument Number 8907675 and any supplements/amendments therefor. Not graphically plotted, covers Lots 1-5 and other property.
- (H) Terms, provisions and easements set out in Grant of Reciprocal Utility Easements granted to Sunbeam Development Corporation, recorded April 17, 1989 as Instrument Number 8907683. Blanket. Not graphically plotted, covers Lots 1, 2 and North portion of Lot 3.
- (I) Terms, provisions and easements set out in Grant of Reciprocal Utility Easements granted to Sunbeam Development Corporation, recorded April 17, 1989 as Instrument Number 8907684. Blanket. Not graphically plotted, covers Lots 4, 5 and South portion of Lot 3.
- (J) Proposed 22 feet wide Utility and Access Easement
- (K) City of Fishers Sanitary GIS mapping indicates a sanitary sewer line extending from USA Parkway East into Lot 6 (not field verified). No record easement was provided and the line, if existing, is assumed private.

VICINITY MAP

not to scale



Lot 1 Line Table		
Line #	Direction	Distance
L1	N00° 08' 37"E	75.61'
L2	N31° 41' 10"E	221.57'
L3	S88° 57' 58"E	1071.11'
L4	S01° 00' 28"W	133.49'
L5	S89° 21' 27"E	191.56'
L6	S00° 57' 04"W	175.30'
L7	N88° 57' 58"W	1410.62'

Lot 1 Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C1	118.86'	673.00'	10° 07' 09"	N26° 37' 36"E	118.71'
C2	68.18'	147.11'	26° 33' 23"	S14° 13' 46"W	67.58'

Lot 2 Line Table		
Line #	Direction	Distance
L8	N00° 08' 37"E	199.77'
L9	S88° 25' 27"E	527.58'
L10	S45° 49' 15"W	297.81'
L11	N89° 21' 27"W	191.56'
L12	N01° 00' 28"E	133.49'
L13	N88° 57' 58"W	123.93'

Lot 2 Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C3	83.26'	175.00'	27° 15' 35"	S18° 56' 07"E	82.48'
C4	47.02'	147.11'	18° 18' 47"	S36° 39' 51"W	46.82'

Lot 3 Line Table		
Line #	Direction	Distance
L14	S46° 02' 02"W	340.00'
L15	S00° 08' 37"W	433.10'
L16	N88° 59' 36"W	72.44'
L17	N00° 57' 04"E	296.59'
L18	N45° 49' 15"E	285.04'

Lot 3 Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C5	129.28'	144.00'	51° 26' 12"	N26° 40' 10"E	124.98'
C6	74.48'	95.11'	44° 52' 10"	N23° 23' 09"E	72.59'
C7	21.02'	175.00'	06° 52' 58"	S53° 07' 10"E	21.01'

Lot 4 Line Table		
Line #	Direction	Distance
L19	N00° 08' 37"E	210.93'
L20	S88° 57' 58"E	1410.62'
L21	S00° 57' 04"W	121.29'
L22	N88° 51' 23"W	1315.34'

Lot 4 Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C8	144.82'	92.00'	90° 11' 33"	S46° 02' 51"W	130.33'

Lot 5 Line Table		
Line #	Direction	Distance
L23	N88° 57' 58"W	1172.26'
L24	N00° 08' 37"E	225.37'
L25	S88° 51' 23"E	1009.16'
L26	S88° 59' 36"E	72.44'
L27	S00° 08' 37"W	255.01'

Lot 5 Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C9	97.40'	144.00'	38° 45' 21"	N71° 45' 57"E	95.56'

Lot 6 Line Table		
Line #	Direction	Distance
L28	N00° 08' 37"E	115.00'
L29	S88° 51' 23"E	378.78'
L30	S00° 08' 37"W	115.00'
L31	N88° 51' 23"W	378.78'

Lot 7 Line Table		
Line #	Direction	Distance
L32	N00° 08' 37"E	115.00'
L33	S88° 51' 23"E	378.78'
L34	S00° 08' 37"W	115.00'
L35	N88° 51' 23"W	378.78'

SURVEYOR'S REPORT

In accordance with the Indiana Survey Standards as defined in Title 86.5, Article 1, Rule 12 of the Indiana Administrative Code, the following opinions and observations are submitted regarding the various uncertainties in the locations of lines and corners established this survey as a result of:

- Availability, Condition and Integrity of Reference Monuments;
- Record Descriptions and Plats;
- Lines of Occupation, and
- Relative Positional Accuracy of Measurements

There MAY BE unwritten rights associated with these uncertainties.

Relative Positional Accuracy (RPA), as defined by IAC 86.5, is a value expressed in feet that represents uncertainty due to random errors in measurement of any point on a survey relative to any other point on the same survey, at a 95 percent confidence level. The RPA of this survey, based upon the intended land use, is within the specifications set forth by IAC 86.5 for a "URBAN" survey (0.07 feet plus 50 parts per million).

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Theoretical Uncertainty stated above and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Theoretical Uncertainty and the uncertainty in reference monumentation should be considered worthy of notice and are therefore discussed further below.

PURPOSE

This Survey was ordered by Dana Halladay of WSP USA to retrace the lines and corners of property identified by Parcel Numbers 15-15-06-00-00-001.001, 15-15-06-00-00-001.002, 15-15-06-00-00-018.000 and 15-15-06-00-00-017.000 (Parent Tracts) and subdivide, creating seven proposed lots and roadway to be dedicated. This report applies to a survey by Schneider Geomatics under the direct supervision of Brent Johnson, P.S. Indiana Registration No. 20000002.

RECORD DESCRIPTION

Ownership shown hereon is per county and township records indicated or in title work provided by others. Schneider Geomatics assumes no responsibility for the correctness of the public records or information supplied by others.

-Parent Tracts - Instrument #2022036349 (Grantee: G&I X MJW 11100 USA Parkway LLC) contains descriptions for five parcels, identified as Tracts 1, 2 & 3 and discussed as follows: Tract 1 contains a metes and bounds type description (negligible closure error) of a 8.23 acre parcel, which was transferred to TIRG Inc Fishers Swarthoff, LLC via Instrument #2023000259; Tract 2 (Day Care Center) contains metes and bounds type descriptions (negligible closure errors) for two-one acre parcels (Proposed Lots 6 & 7); Tract 3 (11100 USA Parkway - Office Building) contains metes and bounds type descriptions (negligible closure errors) for two-1.5 acre tracts (area of Proposed Lots 1-5 and dedicated USA Drive).

-Analysis of adjoining deeds did not reveal any apparent gaps, overlaps or ambiguities.

REFERENCE MONUMENTS - Surveys of Record/Controlling monuments

- Preliminary ALTA/NPS Land Title Survey of Parent Tracts by GRS Group, dated March 02, 2022. A copy of this preliminary survey was provided by the client.
- Original Survey of Parent Tract 3 (two-1.5 acre parcels) by Weihe Engineers, Inc. (A. Weihe, PS) dated November 10, 1988 and recorded in Inst. #199011830.
- Original Survey of Parent Tract 1 (8.23 acre parcel) by Weihe Engineers, Inc. (M. DeBoy, PS) dated August 29, 1990 and recorded in Inst. #1990026506.
- Survey of the adjoining V Complex, LLC property by MSE Surveying (B. Catlin, PS) dated November 17, 1998 and recorded in Inst. #2007009637.
- Survey of Parent Tract 2 (two-1 acre parcels) by Weihe Engineers, Inc. (B. Kuhn, PS) dated October 01, 2010 and recorded in Inst. #2014042288.
- Survey of Flanagan/Kincal Subdivision (adjoining property to the West) by Weihe Engineers, Inc. (J. Werner, PS) dated December 02, 2014 and recorded in Inst. #2014055277.
- Survey of a portion of Parent Tract 3 for a proposed parcel division by Weihe Engineers, Inc. (B. Kuhn, PS) dated February 08, 2018 and recorded in Inst. #2023029043.

THEORY OF LOCATION - Establishment of Lines and Corners

- The perimeter lines of Parent Tracts were established in accordance with the record descriptions created by Weihe in 1988. The majority of the perimeter corner monuments were found with negligible variations from record.
- Harrison monuments were found and accepted marking the SW corner of Section 6, T17N, R5E and the SE corner of Section 1, T17N, R4E. The E/4 corner of Section 1, T17N, R4E.
- The proposed interior lot configuration was established in accordance with the clients request.

LINE OF OCCUPATION

- The West side of Parent Tract and Eastern portion of proposed Lot 2 are maintained to the street improvements of USA Parkway.
- The North portion of proposed Lot 1 appears to be maintained to the Southern edge of an existing pond. Sidewalks and other improvements extend North of the lot in this area as much as 75' as scaled from aerial photography. Improvements were not physically located as a part of this project except within the area between Lots 1 and 2 where the new lot line was created.
- No other physical lines of possession were noted.

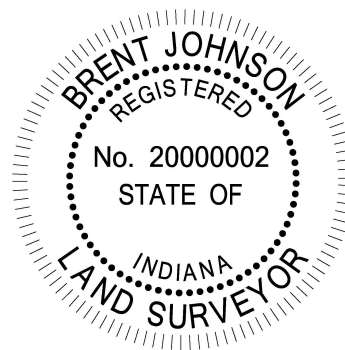
AFFIRMATION

In accordance with IC 36-7-5-5(a), 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.

I, BRENT JOHNSON, AN INDIANA PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS EXECUTED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF WAS PERFORMED IN ACCORDANCE WITH THE CURRENT INDIANA MINIMUM SURVEY STANDARDS, TITLE 86.5 IAC 1-12 FOR THE TYPE OF SURVEY, DOCUMENT, OR REPORT AS INDICATED HEREIN, DATED THIS 17th DAY OF APRIL, 2025.



Brent Johnson
Registered Land Surveyor #20000002
April 17, 2025
Revised June 18, 2025



THE LINK PRIMARY PLAT
Part of the SW/4 of Section 6, T-17-N, R-5-E, situated in the City
of Fishers, Hamilton County, Indiana

Project Client:

WSP USA
Contact: Dana Halladay
211 N. Broadway, Suite 2800
St. Louis, MO 63102



Schneider Geomatics Project No.:
2519835

Sheet No.:
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