



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 9/2/2026 at 6:00 PM

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

Members of the public can [submit comments to the board](#) before 12 p.m. on the day of the meeting.
Members of the public may [stream the live meeting online](#).

See the list of board members at FishersIN.gov/PlanCommission.

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
 - a. 8-5-26 Draft Minutes
5. **Public Hearings**
 - a. **One Sixteen PUD**

Address: 10401 E 116th Street
Parcel: 19-15-05-00-00-010.001
Case: RZ-26-6
Request: Consideration of a rezone of 10.45 acres from Legends at Geist PUD to the One Sixteen PUD for a 32-lot for-sale single-family residential neighborhood to be known as One Sixteen with a common address of 10401 E 116th Street.
Petitioner: Michael Mercho, Integra Builders
Staff: Christy Cashin

b. **Yard at Phase II PUD Rezone**

Parcel: 15-15-06-00-00-001.101 & 15-15-06-00-00-001.201

Case: RZ-26-7

Request: Consideration of a rezone of 3.51 from Exit 5 / Sunbeam PUD to The Yard Phase II PUD.

Petitioner: Casey Fiacable on behalf of Buckingham Companies

Staff: Ross Hilleary

6. **Staff Communication**

7. **Summary of Council Action**

8. **Adjournment**

CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
August 5, 2026

The meeting of the Advisory Plan Commission convened at 6:00 p.m.

Mr. Stevenson confirmed quorum. Rick Fain, Howard Stevenson, Kim Logan, Selina Stoller, Tiffanie Ditlevson, Cody Kendall were present. Pete Peterson was not present. Debi Bardhan-Akala signed the Oath of Office and joined the Plan Commission,
Others present: Rodney Retzner, Ross Hilleary, Larry Lannan, Grace Wiley, Christy Cashin, Kay Prange, The Cooks, Donna Bond, Jon-Jon and Jennifer Krepp, Brad Yerger, Sue Follmer

Previous Minutes: Ms. Logan made a Motion to approve, seconded by Mr. Molter. The previous minutes were approved, 8-0.

Public Hearing:

Citizens State Bank PUD

Address: 13562 E 116th

Street Parcel: 13-11-35-00-00-039.000 **Case:** RZ-26-4

Request: Consideration of a rezone of .83 acres from the Drive Planning PUD to the Citizens State Bank PUD to allow for a bank with a common address of 13562 E 116th Street

Petitioner: Kevin Buchheit, Kreig DeVault

Staff: Ross Hilleary

Ross Hilleary presented the Staff Report. This would rezone the Drive Planning PUD to the Citizens State Bank PUD. At the first reading to Council, a drive-thru was shown. Since that time both the site plan and renderings have been updated and the drive-thru removed. Staff recommends sending a favorable recommendation.

Mr. Stevenson opened the Public Comment portion of the meeting.

Chris and Elizabeth Cooke (13625 E. 114th St.) both provided Public Comment and were present to speak at the meeting. Their concerns are for a 'right-in, right out' driveway, signage, parking, and to closely look at items that create a lesser standard to the Drive Planning PUD. The Drive Planning PUD standards were reduced with the Citizens Bank PUD. 2 years ago much time and effort went into creating the Drive Planning PUD. To summarize the Public Comment:

The bank proposal has a number of differences from the previously zoned Drive Planning PUD. Each difference that creates a lesser standard should be very closely examined and only allowed if absolutely necessary. Some (but not all) of these items include:

1. Any driveway for Citizens should be "right in, right out" only (same as the Drive PUD) and we are uncertain why this has been changed to both directions (left and right entry/exit). There will be a head on crash with the residents of Cedarstone as they try to leave their neighborhood if this drive is permitted, and this intersection is already very difficult to maneuver thru, especially at certain times related to schools, and normal business driving hours. Traffic backs up from the light at the commercial area entrance.
2. Drive thru has been added to Citizens PUD (not permitted on Drive Planning PUD). If a drive thru is permitted, all other items must be strictly limited and meet the highest standards for this area. Drive thru should be required to be REMOVED for any future business on this lot, or a specific future permission should be required to retain a drive thru including a public meeting regarding any new user.
3. No driveway or parking should ever be allowed in the "front yard" of the property.
4. Additional signage is shown on Citizens proposal (monument sign plus two large signs on building walls). Signage should be limited to the small monument sign on the street only. (Please match the dentist next door.)
5. Any rezone of the Drive Planning PUD should really move TOWARD the recently passed Commercial Low Impact Overlay District Ordinance (and subject to those standards). This property would have been in the new

overlay district, but the Drive PUD was passed before the Overlay District passed (timing issue). The Overlay district is to make this property look and feel as close to a "home" as possible. Does the architecture of Citizens Bank really resemble a home? With a drive thru? We suggest comparisons to Moore Berry Dentistry right next door and moving closer to the Moore Berry type of architecture. The Moore Berry building should be the "model" for architecture within an Overlay District intended to feel residential.

5. C-1 zoning is only appropriate WITHIN THE COMMERCIAL MOUNDED AND FENCED areas that are already zoned for these purposes. There is a similar sized lot available for purchase inside the SW Corner Olio/116th PUD that would allow all the goals of Citizens Bank under current zoning. Why did Citizens not purchase that lot? Is it the job of the Plan Commission to help a C-1 user gain an advantage over all other C-1 users by allowing one business to go outside the mounds and fences? (Note that 5/3, Chase, and NBI are all in the existing C-1 commercial districts.)

Chris and Elizabeth Cooke

Jennifer Burnett (Cedarstone resident) spoke about a traffic solution. It is so difficult to get out – the traffic is so heavy.

Donna Bond (13555 E. 114th) spoke about traffic and keeping the existing trees.

Mr. Stevenson closed the Public Comment portion of the meeting.

Tiffanie Ditlevson asked for clarification on the PUD staying open if the project does not take place.

Mr. Stevenson asked for a Motion.

Selina Stoller made a Motion to send a favorable recommendation on the Zoning to Council. A deeper discussion with Council is needed for additional thoughts regarding the traffic, parking.

Tiffanie Ditlevson seconded the Motion. The Motion was approved, 8-0.

Buckhaven PUD

Address: 11798 & 11842 E 131st Street

Parcel: 13-11-27-00-00-022.002 & 13-11-27-00-00-022.004

Case: RZ-26-5

Request: Consideration of a rezone of 11.54 acres from R2 Residential to PUD-R for a 23-lot for sale single-family residential neighborhood known as Buckhaven PUD at the common addresses of 11798 and 11842 E 131st Street

Petitioner: Zach Burton, Pulte Homes

Staff: Ross Hilleary

Ross Hilleary presented the Staff Report. Pulte is requesting a rezone of 11.54 acres from R2 Residential to PUD-R for a 23-lot subdivision, for a single family for-sale neighborhood. This would be for single-family side-load homes. Rex Ramage was present to answer questions and explain the neighborhood meeting. Staff recommends approval.

Mr. Stevenson opened the Public Hearing. No one was present to speak about the PUD, and the Public Hearing was closed.

Mr. Stevenson asked for a Motion. Ms. Ditlevson made a Motion to send a favorable recommendation, seconded by Ms. Stoller. The Motion was approved, 8-0.

Nickel Plate District Code ADUs Text Amendment (TA-26-5)

Location: Village Center Zoning District

Case: TA-26-5

Request: Request to Approve a Text Amendment to the Nickel Plate District Code (NPDC) to Section 1. Zone Regulations, Section 4. Parking Regulations, Section 8. Administration, and Section 9. Definitions (TA-26-5)

Petitioner: City of Fishers

Staff: Lucas Smith

Lucas Smith presented a text amendment to the Nickel Plate code regarding Accessory Dwelling Units. Practical application is in the District South along South St. and Meadows Dr. One public comment in opposition was received, and a town hall meeting was held on 6/22/26. Staff has a favorable recommendation.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to send a favorable recommendation, seconded by Ms. Ditlevson. The Motion was approved, 8-0.

The meeting was adjourned at 6:45.

Respectfully Submitted by:
Kay Prange, Recording Secretary

DRAFT

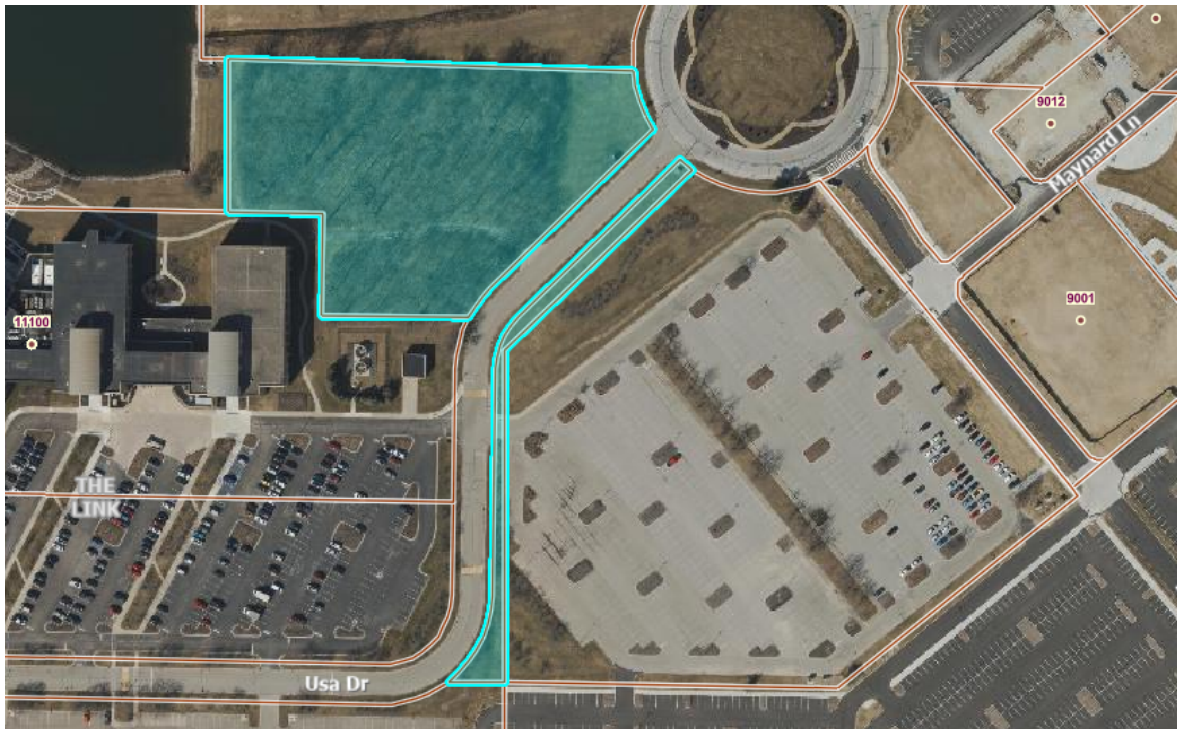
Staff Report

Meeting Date: September 2, 2026

DEPARTMENT CONTACT: Ross Hilleary	CASE NUMBER: RZ-26-7
PETITIONER: Casey Fiacable on behalf of Buckingham Companies	PROPERTY ADDRESS/LOCATION: 15-15-06-00-00-001.101 & 15-15-06-00-00-001.201
REQUEST: Consideration of a rezone of 3.51 acres from Exit 5 / Sunbeam PUD to The Yard Phase II PUD.	

APPLICABLE REGULATIONS: Exit 5 / Sunbeam PUD & Unified Development Ordinance	EXISTING ZONING: Exit 5 / Sunbeam PUD, I-69 Overlay District	FISHERS 2040: Employment Node
Lot Size: 3.51 Acres		

LOCATION MAP



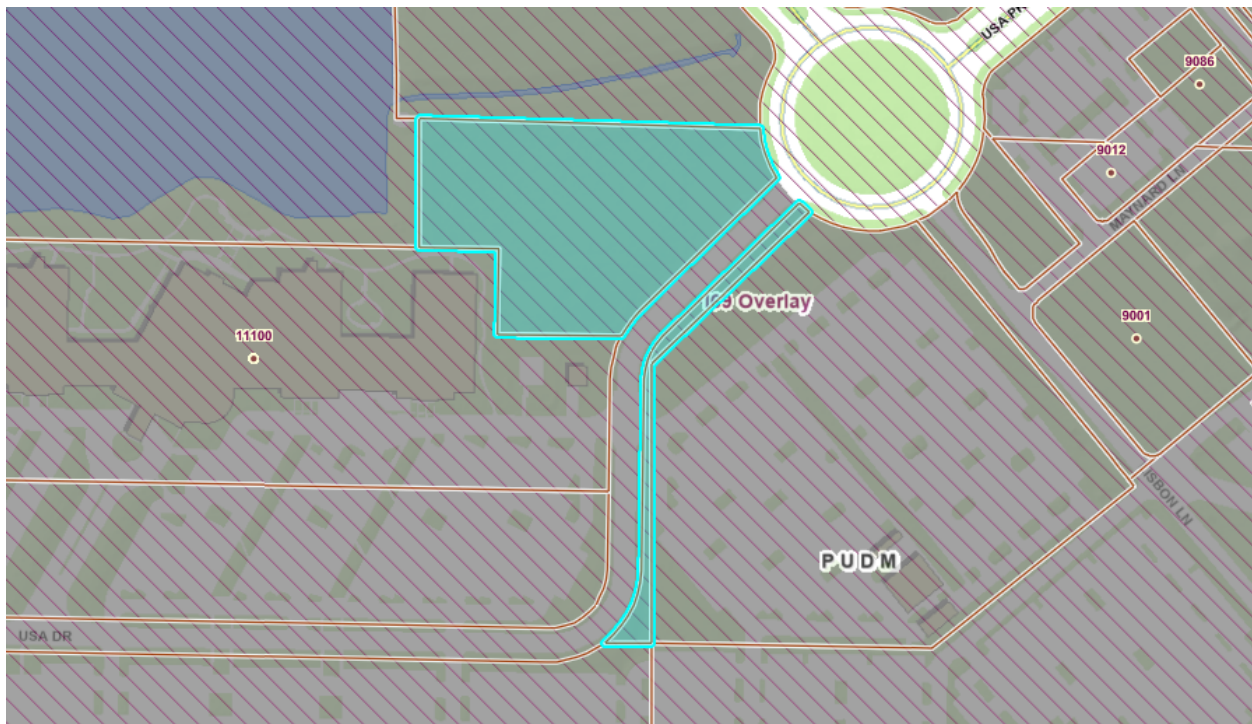
STAFF RECOMMENDATION

☒ Favorable Recommendation
 ☐ Unfavorable Recommendation
 ☐ No Recommendation

ZONING OVERVIEW:

This property is zoned Exit 5/ Sunbeam PUD, Ordinance No. 081788, approved in August 1988. The Exit 5 / Sunbeam PUD has been modified several times since then including additional real estate and updated standards.

The property is also zoned I-69 Overlay District.



Zoning Map

The Comprehensive Plans calls for this area to be Employment Node which is defined as *establish areas for large office buildings providing regional employment with opportunity to integrate employment-serving mixed-use.*

REZONING REQUEST:

Casey Fiacable on behalf of Buckingham Companies request a rezone of 3.51 acres from Exit 5 / Sunbeam PUD to the existing Yard Phase II PUD, home of The Crossing development.

Since 2021 the success of the Fishers District has continued with the expansion with the Slate at Fishers District (Single-Family Rental), The Union at Fishers District (currently under construction) and the Crossing at Fishers District, home to the Fishers Event Center. The Fishers Event Center has been the catalyst for new development, including retail, restaurants, a hotel, and multi-family within the Crossing.

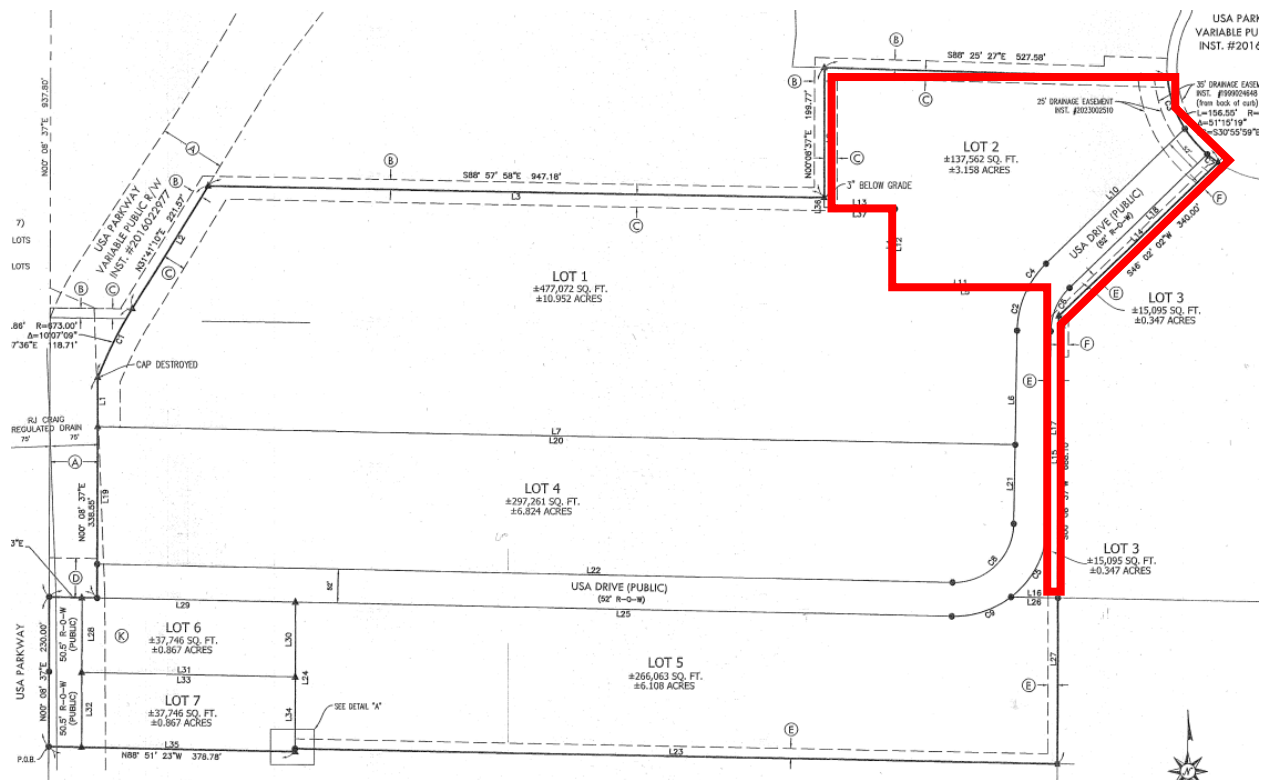
RZ-26-7

September 2, 2026

In June 2026, Mayor Fadness announced the 6th phase of the Fishers District, with the announcement of JD North America purchase of The Link Building (fka Navient Building), a 180,000 square foot sports facility known as the Fishers Fieldhouse, and 167 multi-family units and 98 townhomes for rent.

Currently a portion of that property is within the Exit 5 / Sunbeam PUD and is being requested transferred to the Yard Phase II PUD.

The Link Secondary Plat was recorded in June 2026 created creating several new lots including Lot 1 (The Link Building) and Lot 2 and Lot 3, parcels that are being requested transferred to the Yard Phase II PUD.



The Link Secondary Plat



Concept Plan



The parcels overlayed on the Concept plan

PUBLIC COMMENTS:

No Public Comments were received at the time of writing this staff report.

VEHICULAR ACCESS:

Vehicular access for the site will be provided by USA Drive and the extension of Mayard Lane.

USA Drive is now a public right-of-way (ROW) as approved by the Plat Committee in July 2025 and recorded in June 2026.

Mayard Lane will be dedicated as public ROW.

NEIGHBORHOOD MEETING:

No formal neighborhood meeting was held.

STAFF RECOMMENDATION:

The comprehensive plan calls for Employment Node. Staff believe this use and planned unit development is an acceptable use exemplified by the development opportunities that the Fishers Event Center has started.

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a favorable recommendation.

This item is anticipated to go to the City Council on September 21, 2026 for Final Reading.

ORDINANCE NO. 081726A

**AN ORDINANCE OF THE COMMON COUNCIL
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA
TO EXPAND THE YARD PHASE II PLANNED UNIT DEVELOPMENT**

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into Unified Development Ordinance, (“UDO”), for the City of Fishers (the “City”), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. RZ-26-X as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its September 2, 2026 meeting sent a _____ recommendation to the Common Council by a vote of ____ () in favor and ____ () opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSUANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

- Section 1.** **Amendment.** The City’s Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A** and graphically depicted in **Exhibit B** to and conceptually shown in **Exhibit C** The Yard Phase II Planned Unit Development.
- Section 2.** This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.
- Section 3.** The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in **Exhibit D** (“Planned Unit Development Text Amendment”), attached.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ORDINANCE NO. _____

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 21st day of September 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR’S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR’S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

“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.”
Lindsey Bennett

EXHIBIT A

Legal Description of Real Estate

Lot 2 of THE LINK

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, situated in the City of Fishers, Delaware Township, Hamilton County, Indiana, also being a portion of the tract of land granted to G & I MJW 11100 USA Parkway, LLC ("Tract 3"), recorded as Instrument Number 2022036349 in the Office of the Recorder of Hamilton County, Indiana, hereinafter Recorder's Office, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 6; thence North 00 degrees 03 minutes 49 seconds East (grid bearings based on Indiana State Plane Coordinate System - East Zone per NAD 83 (2011) EPOCH 2010.000) 84.97 feet (all distances in this description are horizontal ground distances) along the West line of said Southwest Quarter to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence North 00 degrees 08 minutes 37 seconds East 1734.21 feet along the West line of the Southwest Quarter of Section 6 to a point lying 1819.18 feet northerly of the Southwest Corner of said Southwest Quarter, also being the northwestern corner of the real estate described in a Warranty Deed recorded as Deed Record 360, page 285 in said Recorder's Office; thence South 88 degrees 51 minutes 23 seconds East 73.51 feet along the northern line of said real estate to the southwestern corner of said Tract 3 (the following seven courses are along the boundary of said Tract 3); (one) thence North 00 degrees 08 minutes 37 seconds East 338.55 feet; (two) thence along a non-tangent curve to the right having a radius of 673.00 feet, an arc length of 118.86 feet and long chord bearing and distance of North 26 degrees 37 minutes 36 seconds East 118.71 feet; (three) thence North 31 degrees 41 minutes 10 seconds East 221.57 feet; (four) thence South 88 degrees 57 minutes 58 seconds East 947.18 feet to the POINT OF BEGINNING of this description; (five) thence North 00 degrees 08 minutes 37 seconds East 199.77 feet; (six) thence South 88 degrees 25 minutes 27 seconds East 527.58 feet; (seven) thence along a non-tangent curve to the left having a radius of 175.00 feet, an arc length of 83.26 feet and long chord bearing and distance of South 18 degrees 56 minutes 07 seconds East 82.48 feet; thence South 45 degrees 49 minutes 15 seconds West 297.81 feet to the point of curvature of a tangent curve to the left having a radius of 147.11 feet, an arc length of 47.02 feet and long chord bearing South 36 degrees 39 minutes 51 seconds West 46.82 feet; thence North 89 degrees 21 minutes 27 seconds West 206.56 feet; thence North 01 degrees 00 minutes 28 seconds East 118.59 feet; thence North 88 degrees 57 minutes 58 seconds West 108.70 feet; thence North 00 degrees 08 minutes 37 seconds East 15.00 feet to the POINT OF BEGINNING, containing 137,547 square feet (3.158 acres), more or less.

*Lot 2, The Link Subdivision
Parcel No.*

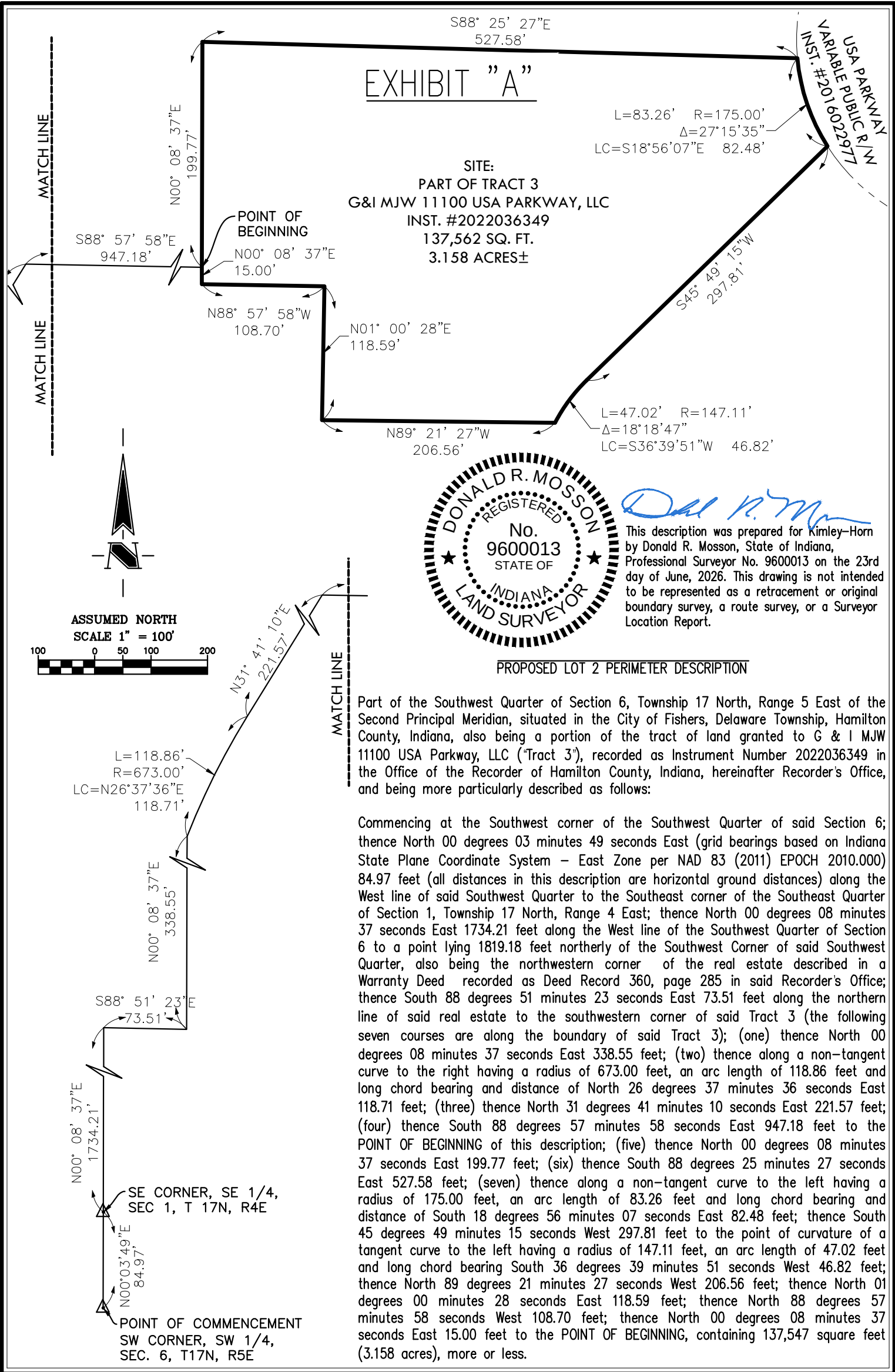
Lot 3 of THE LINK

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, situated in the City of Fishers, Delaware Township, Hamilton County, Indiana, also being Lot 3 of The Link - Secondary Plat recorded as Instrument Number 2026028526 in the Office of the Recorder of Hamilton County, Indiana, hereinafter Recorder's Office, and being more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 6; thence North 00 degrees 03 minutes 49 seconds East (grid bearings based on Indiana State Plane Coordinate System - East Zone per NAD 83 (2011) EPOCH 2010.000) 84.97 feet (all distances in this description are horizontal ground distances) along the West line of said Southwest Quarter to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence North 00 degrees 08 minutes 37 seconds East 1504.21 feet along the West line of the Southwest Quarter of Section 6 to the southwest corner of The Link - Secondary Plat (the following four courses are along the boundary of said Secondary Plat); (one) thence South 88 degrees 51 minutes 23 seconds East 378.78 feet; (two) thence North 00 degrees 08 minutes 37 seconds East 4.63 feet; (three) thence South 88 degrees 57 minutes 58 seconds East 1172.26 feet; (four) thence North 00 degrees 08 minutes 37 seconds East 255.01 feet to the POINT OF BEGINNING of this description, all remaining courses are along the boundary of said Lot 3; thence North 88 degrees 59 minutes 36 seconds West 72.43 feet to the eastern right-of-way line of USA Drive (the following four courses are along said eastern right-of-way line); (one) thence along a non-tangent curve to the left having a radius of 143.99 feet, an arc length of 129.27 feet and a long chord bearing and distance of North 26 degrees 40 minutes 10 seconds East 124.97 feet; (two) thence North 00 degrees 57 minutes 04 seconds East 296.59 feet; (three) thence along a tangent curve to the right having a radius of 95.10 feet, an arc length of 74.48 feet and a long chord bearing and distance of North 23 degrees 23 minutes 09 seconds East 72.59 feet; (four) thence North 45 degrees 49 minutes 15 seconds East 295.04 feet to the southwestern right-of-way line of USA Parkway as dedicated in Instrument Number 2016022977 in the Recorder's Office; thence along said southwestern right-of-way line and being a non-tangent curve to the left having a radius of 175.00 feet, an arc length of 21.02 feet and a long chord bearing and distance of South 53 degrees 07 minutes 10 seconds East 21.01 feet; thence South 46 degrees 02 minutes 02 seconds West 340.00 feet; thence South 00 degrees 08 minutes 37 seconds West 433.10 to the POINT OF BEGINNING, containing 15,095 square feet (0.346 acres), more or less.

*Lot 3, The Link Subdivision
Parcel No.*

EXHIBIT B

Graphic Depiction of Real Estate



SCHNEIDER GEOMATICS
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidergeomatics.com

THE LINK - PROPOSED LOT 2 EXHIBIT

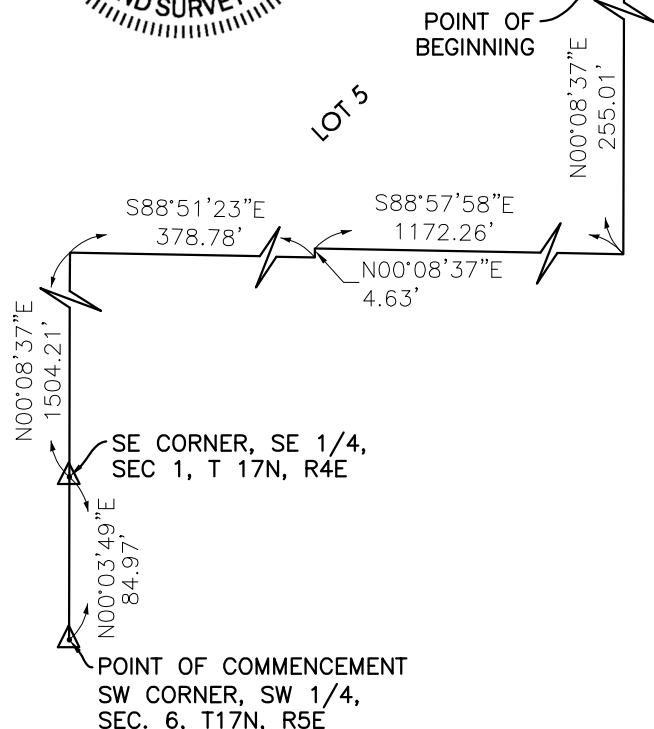
DATE: 06-23-2026	PROJECT NO.: 2519835
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Sheet 1 of 1

USA PARKWAY
VARIABLE PUBLIC R/W
INST. #2016022977

Line Table		
Line #	Length	Direction
L1	72.43'	N88° 59' 36"W

Nichole M. Goodrich
State of Indiana



ASSUMED NORTH
SCALE 1" = 100'



A horizontal graphic scale bar with alternating black and white segments. Above the bar, the numbers 100, 0, 50, 100, and 200 are printed. The bar is divided into four equal segments, each representing 50 feet.

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, situated in the City of Fishers, Delaware Township, Hamilton County, Indiana, also being Lot 3 of The Link - Secondary Plat recorded as Instrument Number 2026028526 in the Office of the Recorder of Hamilton County, Indiana, hereinafter Recorder's Office, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 6; thence North 00 degrees 03 minutes 49 seconds East (grid bearings based on Indiana State Plane Coordinate System – East Zone per NAD 83 (2011) EPOCH 2010.000) 84.97 feet (all distances in this description are horizontal ground distances) along the West line of said Southwest Quarter to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence North 00 degrees 08 minutes 37 seconds East 1504.21 feet along the West line of the Southwest Quarter of Section 6 to the southwest corner of The Link – Secondary Plat (the following four courses are along the boundary of said Secondary Plat); (one) thence South 88 degrees 51 minutes 23 seconds East 378.78 feet; (two) thence North 00 degrees 08 minutes 37 seconds East 4.63 feet; (three) thence South 88 degrees 57 minutes 58 seconds East 1172.26 feet; (four) thence North 00 degrees 08 minutes 37 seconds East 255.01 feet to the POINT OF BEGINNING of this description, all remaining courses are along the boundary of said Lot 3; thence North 88 degrees 59 minutes 36 seconds West 72.43 feet to the eastern right-of-way line of USA Drive (the following four courses are along said eastern right-of-way line); (one) thence along a non-tangent curve to the left having a radius of 143.99 feet, an arc length of 129.27 feet and a long chord bearing and distance of North 26 degrees 40 minutes 10 seconds East 124.97 feet; (two) thence North 00 degrees 57 minutes 04 seconds East 296.59 feet; (three) thence along a tangent curve to the right having a radius of 95.10 feet, an arc length of 74.48 feet and a long chord bearing and distance of North 23 degrees 23 minutes 09 seconds East 72.59 feet; (four) thence North 45 degrees 49 minutes 15 seconds East 295.04 feet to the southwestern right-of-way line of USA Parkway as dedicated in Instrument Number 2016022977 in the Recorder's Office; thence along said southwestern right-of-way line and being a non-tangent curve to the left having a radius of 175.00 feet, an arc length of 21.02 feet and a long chord bearing and distance of South 53 degrees 07 minutes 10 seconds East 21.01 feet; thence South 46 degrees 02 minutes 02 seconds West 340.00 feet; thence South 00 degrees 08 minutes 37 seconds West 433.10 to the POINT OF BEGINNING, containing 15,095 square feet (0.346 acres), more or less.



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8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
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THE LINK - LOT 3 EXHIBIT

DATE: 07-06-2026	PROJECT NO.: 2519835
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Sheet 1 of 1	

EXHIBIT C
Concept Plan



LEGEND

- A. Townhomes
- B. Mixed Use Residential/Commercial
- C. Public Plaza South (See Page 2)
- D. Public Plaza North (See Page 3)
- E. Pool & Amenity Courtyard (See Page 4)
- F. Community Dog Park (See Page 4)



LEGEND

- A. Decorative Concrete Plaza
- B. Table and Chairs with Umbrella
- C. Spun Chairs
- D. Bench, Type 1
- E. Bench, Type 2
- F. Cornhole Board
- G. Gaming Table
- H. Shuffleboard Court

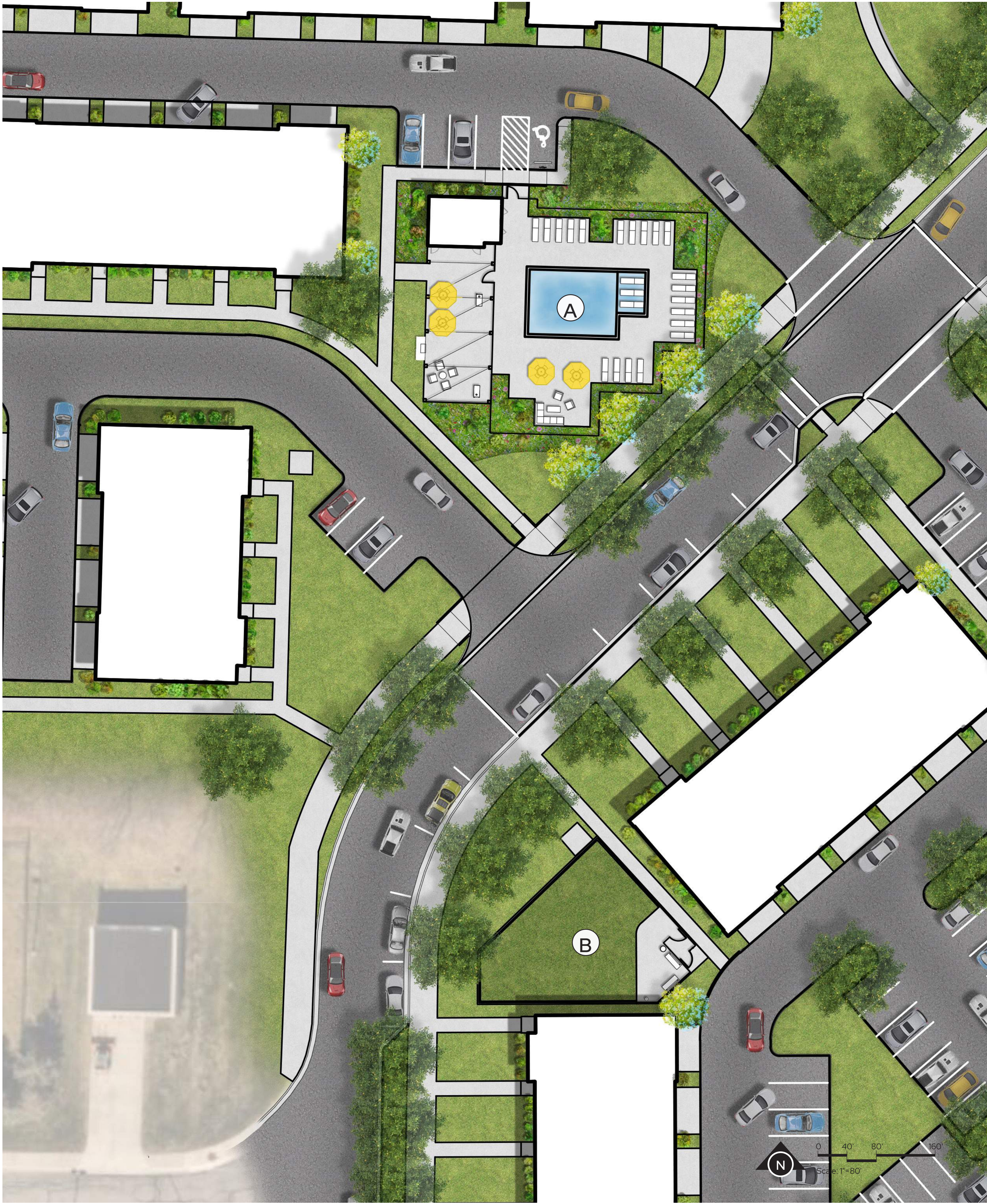




LEGEND

- A. Decorative Concrete Plaza
- B. Table and Chairs with Umbrella
- C. Communal Table and Chairs
- D. Bench, Type 2
- E. Cornhole Board
- F. Gaming Table





LEGEND

- A. Pool & Amenity Courtyard
- B. Community Dog Park

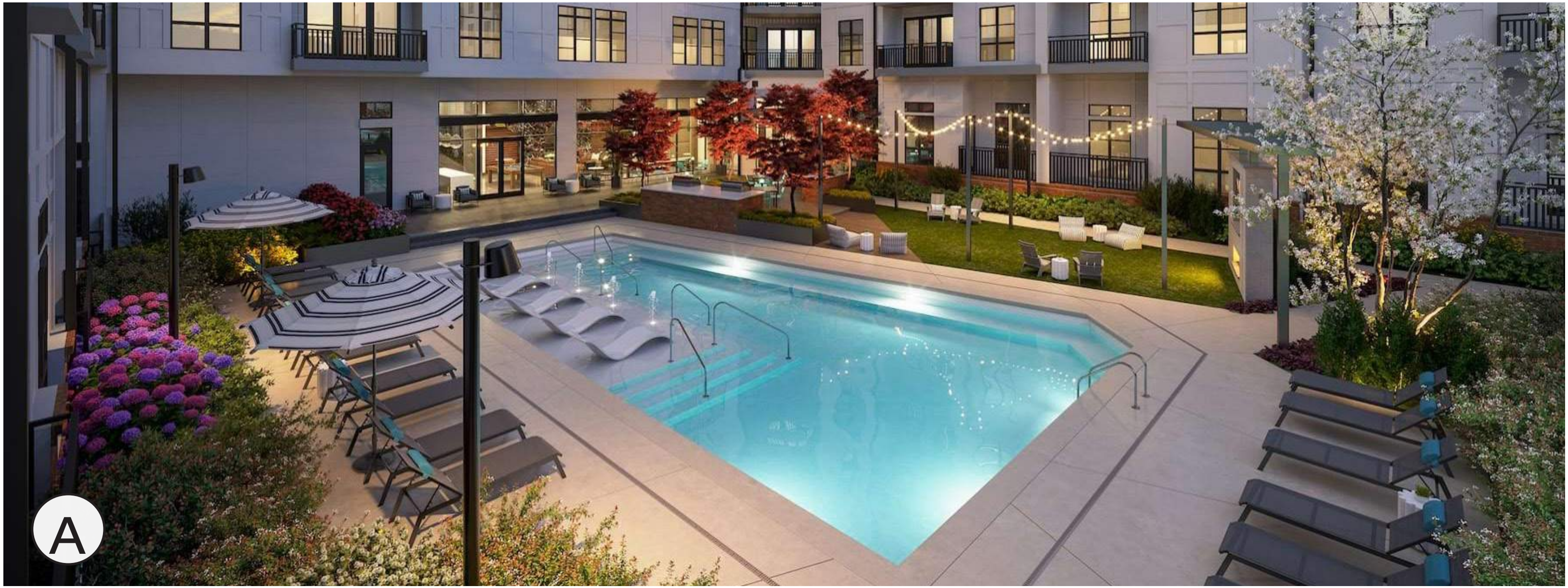


EXHIBIT D
Planned Unit Development
Text Amendment

2026

THE YARD PHASE II PUD TEXT AMENDMENT



Community & Economic Development Department
City of Fishers
Ordinance: 081726A



1.1. Declaration, Purpose and Intent, Applicability, Allowed Uses, Legal Description

A. Declaration

1. Ordinance No. 081726A
2. Adopted:

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.6 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development – Mixed Use District (PUD-M), and that said PUD-M zoning district shall continue to be known as the "~~The Yard Phase II PUD.~~"

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the C3 District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6.: Introductory Provisions: Transition Rules* also shall apply to amendments.

D. Allowed Uses

1. All uses listed in Ordinance 091922F "The Yard Phase II PUD" remain.
2. All prohibited uses listed in above mentioned Ordinance remain.

E. Legal Description

The Legal Description is expanded to include the following: **Lot 2 of THE LINK** and **Lot 3 of THE LINK** further described in "~~Exhibit A~~" and graphically depicted as "~~Exhibit B~~".

1.2. Concept Plan

The Concept Plan, attached hereto as "Exhibit C" is hereby incorporated. The Real Estate's development plan may vary from the Concept Plan; however, per Sec.10.2.16.(M)(3) PUD District Ordinance Requirements, the Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; Conservation and/or Preservation areas; recreation facilities; and other details to indicate the character of the proposed development. For clarity, the Real Estate shall be developed and maintained in such a manner that design character and design standards are, at a minimum, at least as high as

THE YARD PHASE II PUD TEXT AMENDMENT

the design character and standards for the Fishers District (commercial) and Slate (residential); provided, however such requirement shall not require the use of the same materials or designs (the "Minimum Standard").

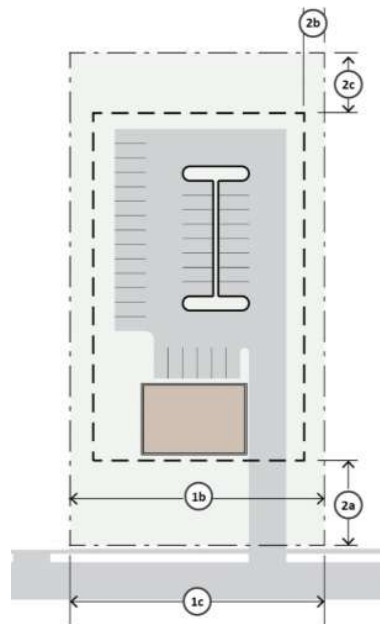
1.3. Development Standards

A. Cross Reference

The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance

B. Development Standards: Sec. 3.3.3. C3 Commercial shall apply, except as modified below.

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width at building line – standard	n/a
1c. Lot frontage – Public Access shall be provided to each lot through an adjoining access easement or public right-of-way	n/a
2. Minimum Building Setbacks*	
2a. Front - local street / other street type	0'
2b. Side, Aggregate	10' / 20'
2c. Rear	20'
2d. Internal	0'
3. Maximum Building Height	
3a. Primary structure	120'
3b. Adjacent to residential zones or uses	n/a
4. Building Floor Area	
4a. Main Floor Area (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	90%
*Setbacks shall only be taken from the overall perimeter property lines and shall not apply to individual lots within the overall development.	



1.4. Procedures

The procedures set forth in Sec. 10.2.16. Planned Unit Development shall apply. Additionally, the PUD Committee and Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determine such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance. Notwithstanding the foregoing or anything included herein to the contrary, the Mayor or Mayor's Designee shall not be authorized to deviate from the Allowed Uses (which deviation requires a text amendment as provided under Indiana law) or to approve design quality and/or character less than the Minimum Standard.

1.6. Real Estate

See “Exhibit A” attached hereto.

Exhibit A

Legal Description of Real Estate

THE YARD PHASE II PUD TEXT AMENDMENT

Lot 2 of THE LINK

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, situated in the City of Fishers, Delaware Township, Hamilton County, Indiana, also being a portion of the tract of land granted to G & I MJW 11100 USA Parkway, LLC ("Tract 3"), recorded as Instrument Number 2022036349 in the Office of the Recorder of Hamilton County, Indiana, hereinafter Recorder's Office, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 6; thence North 00 degrees 03 minutes 49 seconds East (grid bearings based on Indiana State Plane Coordinate System - East Zone per NAD 83 (2011) EPOCH 2010.000) 84.97 feet (all distances in this description are horizontal ground distances) along the West line of said Southwest Quarter to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence North 00 degrees 08 minutes 37 seconds East 1734.21 feet along the West line of the Southwest Quarter of Section 6 to a point lying 1819.18 feet northerly of the Southwest Corner of said Southwest Quarter, also being the northwestern corner of the real estate described in a Warranty Deed recorded as Deed Record 360, page 285 in said Recorder's Office; thence South 88 degrees 51 minutes 23 seconds East 73.51 feet along the northern line of said real estate to the southwestern corner of said Tract 3 (the following seven courses are along the boundary of said Tract 3); (one) thence North 00 degrees 08 minutes 37 seconds East 338.55 feet; (two) thence along a non-tangent curve to the right having a radius of 673.00 feet, an arc length of 118.86 feet and long chord bearing and distance of North 26 degrees 37 minutes 36 seconds East 118.71 feet; (three) thence North 31 degrees 41 minutes 10 seconds East 221.57 feet; (four) thence South 88 degrees 57 minutes 58 seconds East 947.18 feet to the POINT OF BEGINNING of this description; (five) thence North 00 degrees 08 minutes 37 seconds East 199.77 feet; (six) thence South 88 degrees 25 minutes 27 seconds East 527.58 feet; (seven) thence along a non-tangent curve to the left having a radius of 175.00 feet, an arc length of 83.26 feet and long chord bearing and distance of South 18 degrees 56 minutes 07 seconds East 82.48 feet; thence South 45 degrees 49 minutes 15 seconds West 297.81 feet to the point of curvature of a tangent curve to the left having a radius of 147.11 feet, an arc length of 47.02 feet and long chord bearing South 36 degrees 39 minutes 51 seconds West 46.82 feet; thence North 89 degrees 21 minutes 27 seconds West 206.56 feet; thence North 01 degrees 00 minutes 28 seconds East 118.59 feet; thence North 88 degrees 57 minutes 58 seconds West 108.70 feet; thence North 00 degrees 08 minutes 37 seconds East 15.00 feet to the POINT OF BEGINNING, containing 137,547 square feet (3.158 acres), more or less.

THE YARD PHASE II PUD TEXT AMENDMENT

Lot 3 of THE LINK

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, situated in the City of Fishers, Delaware Township, Hamilton County, Indiana, also being

Lot 3 of The Link - Secondary Plat recorded as Instrument Number 2026028526 in the Office of the Recorder of Hamilton County, Indiana, hereinafter Recorder's Office, and being more particularly described as follows:

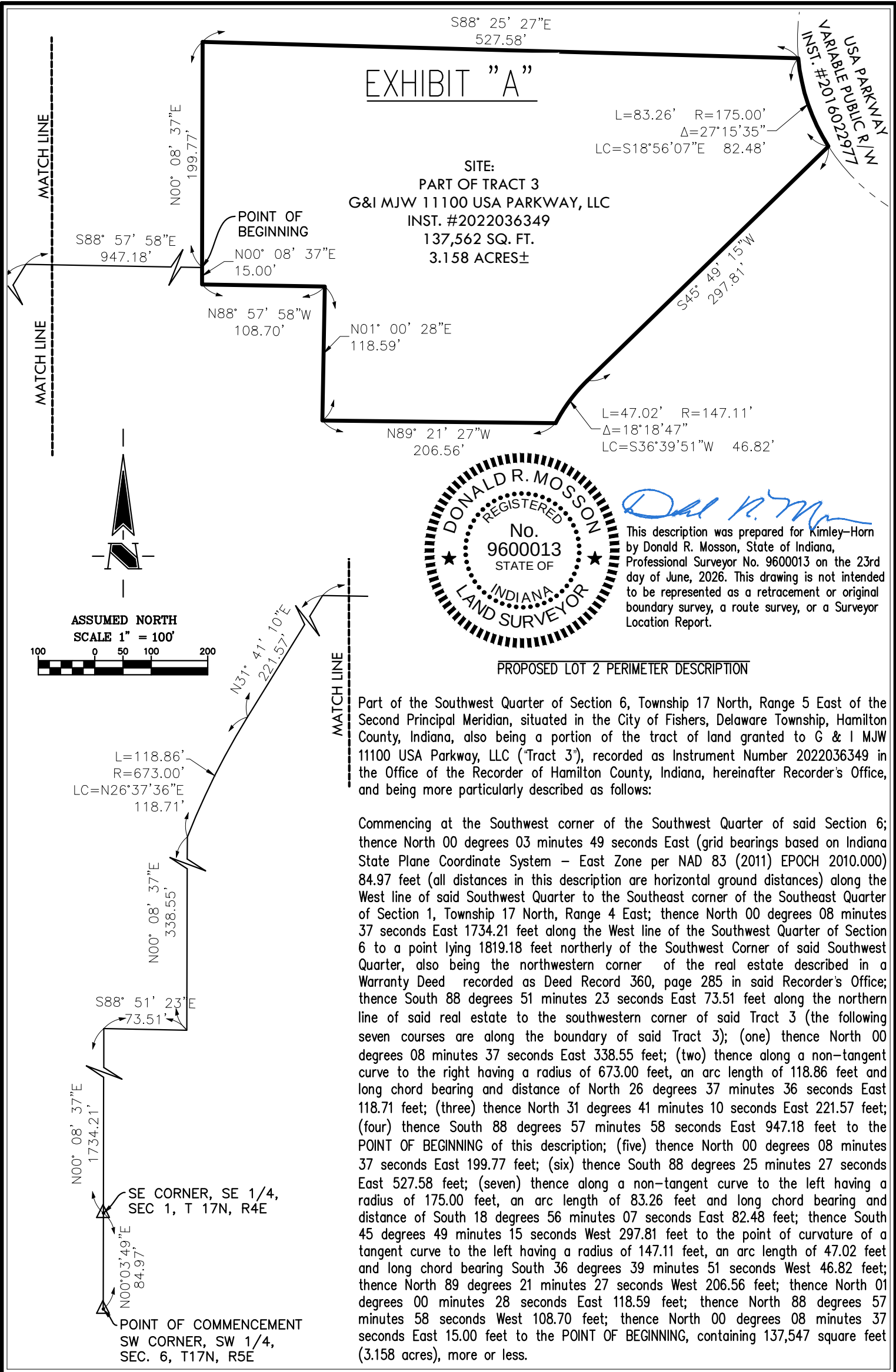
Commencing at the Southwest corner of the Southwest Quarter of said Section 6; thence North 00 degrees 03 minutes 49 seconds East (grid bearings based on Indiana State Plane Coordinate

System - East Zone per NAD 83 (2011) EPOCH 2010.000) 84.97 feet (all distances in this description are horizontal ground distances) along the West line of said Southwest Quarter to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence North 00 degrees 08 minutes 37 seconds East 1504.21 feet along the West line of the Southwest Quarter of Section 6 to the southwest corner of The Link - Secondary Plat (the following four courses are along the boundary of said Secondary Plat); (one) thence South 88 degrees 51 minutes 23 seconds East 378.78 feet; (two) thence North 00 degrees 08 minutes 37 seconds East 4.63 feet; (three) thence South 88 degrees 57 minutes 58 seconds East 1172.26 feet; (four) thence North 00 degrees 08 minutes 37 seconds East 255.01 feet

to the POINT OF BEGINNING of this description, all remaining courses are along the boundary of said Lot 3; thence North 88 degrees 59 minutes 36 seconds West 72.43 feet to the eastern right-of-way line of USA Drive (the following four courses are along said eastern right-of-way line); (one) thence along a non-tangent curve to the left having a radius of 143.99 feet, an arc length of 129.27 feet and a long chord bearing and distance of North 26 degrees 40 minutes 10 seconds East 124.97 feet; (two) thence North 00 degrees 57 minutes 04 seconds East 296.59 feet; (three) thence along a tangent curve to the right

having a radius of 95.10 feet, an arc length of 74.48 feet and a long chord bearing and distance of North 23 degrees 23 minutes 09 seconds East 72.59 feet; (four) thence North 45 degrees 49 minutes 15 seconds East 295.04 feet to the southwestern right-of-way line of USA Parkway as dedicated in Instrument Number 2016022977 in the Recorder's Office; thence along said southwestern right-of-way line and being a non-tangent curve to the left having a radius of 175.00 feet, an arc length of 21.02 feet and a long chord bearing and distance of South 53 degrees 07 minutes 10 seconds East 21.01 feet; thence South 46 degrees 02 minutes 02 seconds West 340.00 feet; thence South 00 degrees 08 minutes 37 seconds West 433.10 to the POINT OF BEGINNING, containing 15,095 square feet (0.346 acres), more or less.

Exhibit B
Graphic Depiction of Real Estate



SCHNEIDER GEOMATICS
Historic Fort Harrison
8901 Otis Avenue
Indianapolis, IN 46216-1037
Telephone: 317.826.7100
Fax: 317.826.7200
www.schneidergeomatics.com

THE LINK - PROPOSED LOT 2 EXHIBIT

DATE: 06-23-2026	PROJECT NO.: 2519835
DRAWN BY: DRM	CHECKED BY: JLMB
DRAWING FILES: T:\25K\2519835\CAD\SG MARK HENNESSEY TEAM KH REVISIONS\2519835_SECONDARY	

Sheet 1 of 1

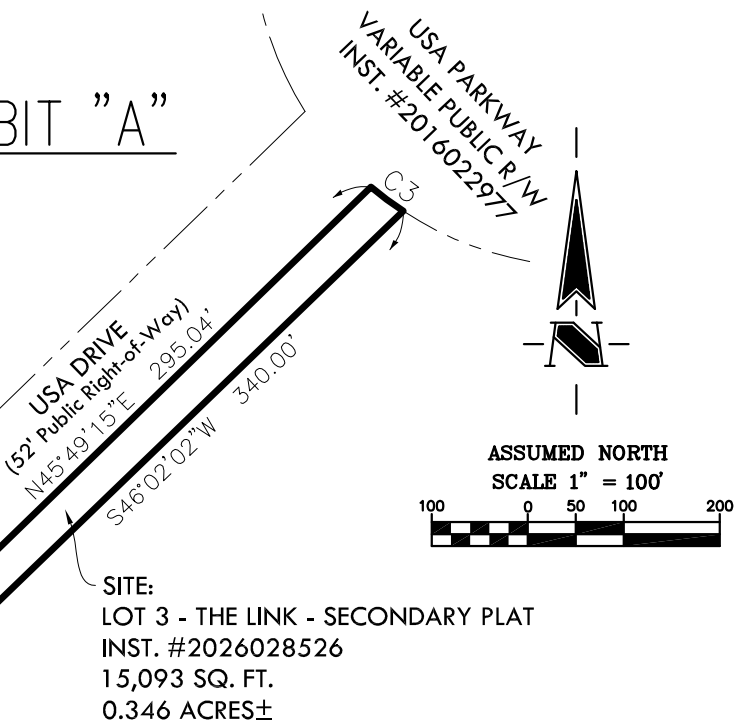
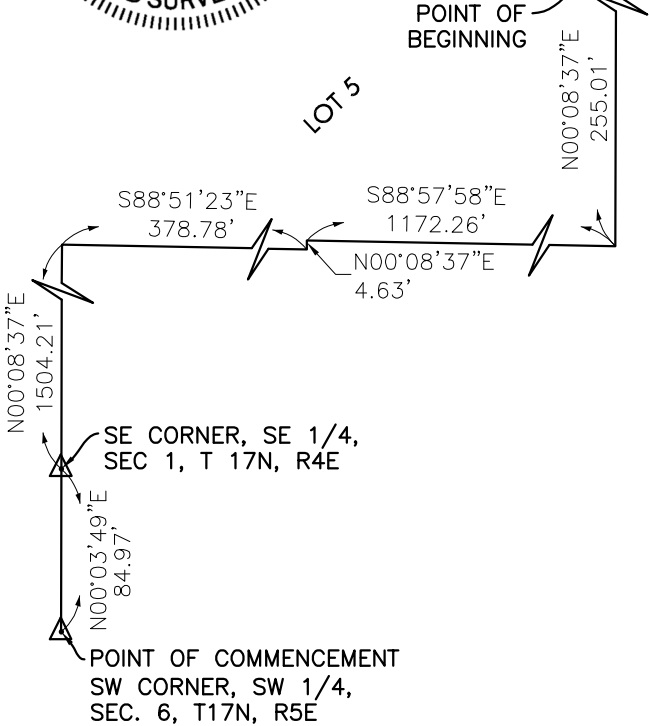
EXHIBIT "A"

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	129.27'	143.99'	N26° 40' 10"E	124.97'
C2	74.48'	95.10'	N23° 23' 09"E	72.59'
C3	21.02'	174.99'	S53° 07' 10"E	21.01'

Line Table		
Line #	Length	Direction
L1	72.43'	N88° 59' 36"W

This description was prepared for Kimley-Horn by Nichole M. Goodrich, State of Indiana, Professional Surveyor No. LS2200006 on the 7th day of July, 2026. This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

Nichole M. Goodrich
State of Indiana
Professional Surveyor No. LS22500006
July 6, 2026
ngoodrich@schneidergeomatics.com



SITE:
LOT 3 - THE LINK - SECONDARY PLAT
INST. #2026028526
15,093 SQ. FT.
0.346 ACRES±

LOT 3 PERIMETER DESCRIPTION

Part of the Southwest Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, situated in the City of Fishers, Delaware Township, Hamilton County, Indiana, also being Lot 3 of The Link - Secondary Plat recorded as Instrument Number 2026028526 in the Office of the Recorder of Hamilton County, Indiana, hereinafter Recorder's Office, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 6; thence North 00 degrees 03 minutes 49 seconds East (grid bearings based on Indiana State Plane Coordinate System - East Zone per NAD 83 (2011) EPOCH 2010.000) 84.97 feet (all distances in this description are horizontal ground distances) along the West line of said Southwest Quarter to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence North 00 degrees 08 minutes 37 seconds East 1504.21 feet along the West line of the Southwest Quarter of Section 6 to the southwest corner of The Link - Secondary Plat (the following four courses are along the boundary of said Secondary Plat); (one) thence South 88 degrees 51 minutes 23 seconds East 378.78 feet; (two) thence North 00 degrees 08 minutes 37 seconds East 4.63 feet; (three) thence South 88 degrees 57 minutes 58 seconds East 1172.26 feet; (four) thence North 00 degrees 08 minutes 37 seconds East 255.01 feet to the POINT OF BEGINNING of this description, all remaining courses are along the boundary of said Lot 3; thence North 88 degrees 59 minutes 36 seconds West 72.43 feet to the eastern right-of-way line of USA Drive (the following four courses are along said eastern right-of-way line); (one) thence along a non-tangent curve to the left having a radius of 143.99 feet, an arc length of 129.27 feet and a long chord bearing and distance of North 26 degrees 40 minutes 10 seconds East 124.97 feet; (two) thence North 00 degrees 57 minutes 04 seconds East 296.59 feet; (three) thence along a tangent curve to the right having a radius of 95.10 feet, an arc length of 74.48 feet and a long chord bearing and distance of North 23 degrees 23 minutes 09 seconds East 72.59 feet; (four) thence North 45 degrees 49 minutes 15 seconds East 295.04 feet to the southwestern right-of-way line of USA Parkway as dedicated in Instrument Number 2016022977 in the Recorder's Office; thence along said southwestern right-of-way line and being a non-tangent curve to the left having a radius of 175.00 feet, an arc length of 21.02 feet and a long chord bearing and distance of South 53 degrees 07 minutes 10 seconds East 21.01 feet; thence South 46 degrees 02 minutes 02 seconds West 340.00 feet; thence South 00 degrees 08 minutes 37 seconds West 433.10 to the POINT OF BEGINNING, containing 15,095 square feet (0.346 acres), more or less.



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Fax: 317.826.7200
www.schneidergeomatics.com

THE LINK - LOT 3 EXHIBIT

DATE: 07-06-2026	PROJECT NO.: 2519835
DRAWN BY: NMG	CHECKED BY: DRM
DRAWING FILES: T:\26K\2621337\CAD\2621337 - SECONDARY	
Sheet 1 of 1	

EXHIBIT C
Concept Plan



LEGEND

- A. Townhomes
- B. Mixed Use Residential/Commercial
- C. Public Plaza South (See Page 2)
- D. Public Plaza North (See Page 3)
- E. Pool & Amenity Courtyard (See Page 4)
- F. Community Dog Park (See Page 4)



LEGEND

- A. Decorative Concrete Plaza
- B. Table and Chairs with Umbrella
- C. Spun Chairs
- D. Bench, Type 1
- E. Bench, Type 2
- F. Cornhole Board
- G. Gaming Table
- H. Shuffleboard Court

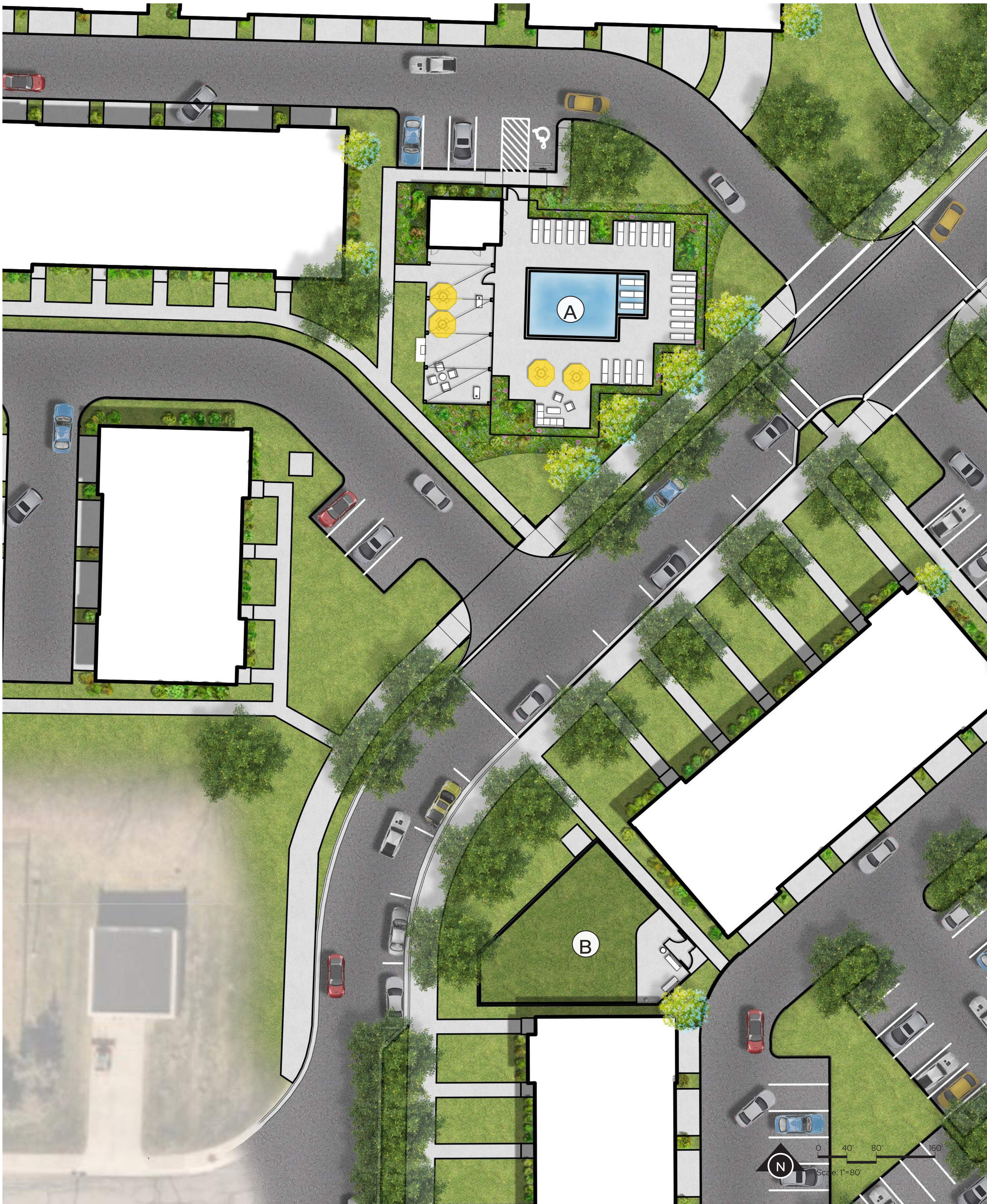




LEGEND

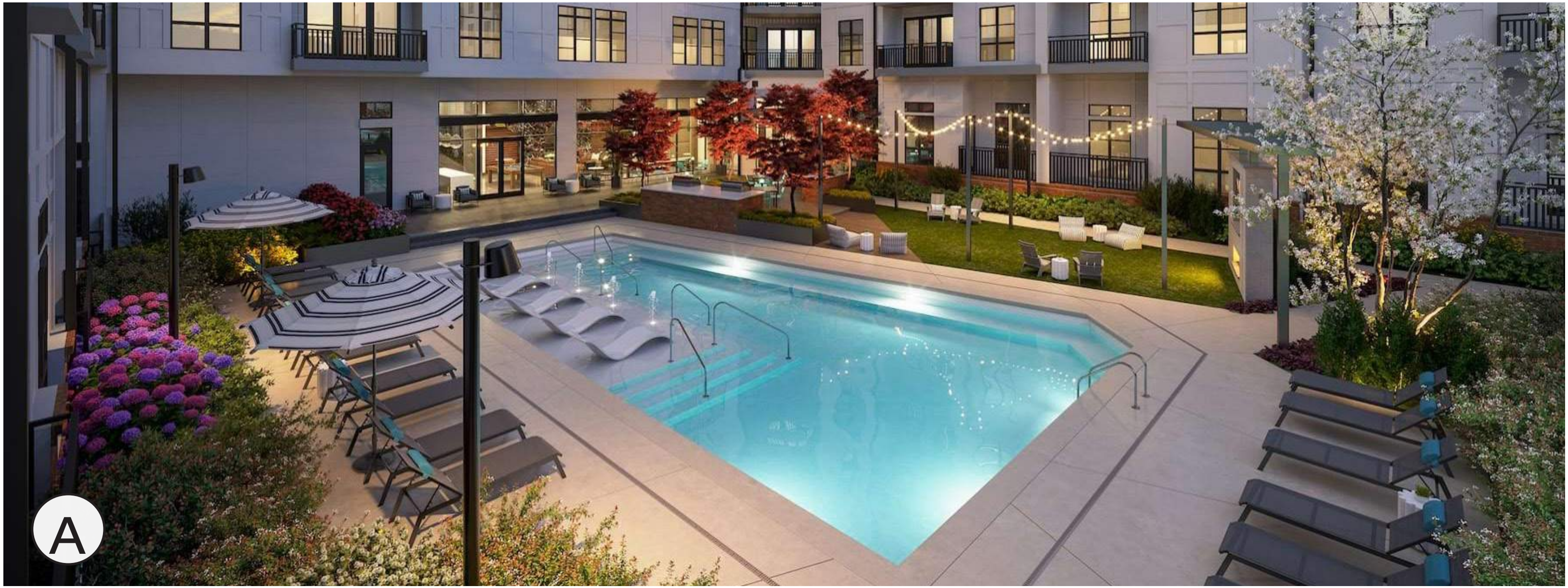
- A. Decorative Concrete Plaza
- B. Table and Chairs with Umbrella
- C. Communal Table and Chairs
- D. Bench, Type 2
- E. Cornhole Board
- F. Gaming Table

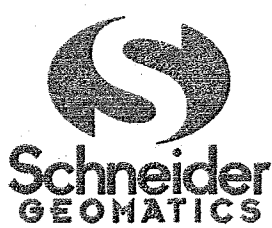




LEGEND

- A. Pool & Amenity Courtyard
- B. Community Dog Park





PC6 Slide 799

OWNER AND DEVELOPER:
G&M X MJW 11100 USA PARKWAY, LLC
20 SOUTH CLARK STREET, SUITE 3000
CHICAGO, ILLINOIS 60603

SOURCE OF TITLE:
INSTRUMENT #2022036349

SURVEYOR:
SCHNEIDER GEOMATICS
8701 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216-1037
(317) 826-7100

ZONING DISTRICTS:

I69 OVERLAY DISTRICT (LOTS 1-7)

PUDM - EXIT 5/SUNBEAM PUD (LOTS 1-5)

EN - EMPLOYMENT NODE DISTRICT (LOTS 6 & 7)

THE LINK BUILDING AND ASSOCIATED PARKING LOTS
CURRENTLY EXIST ON LOTS 1, 4, & 5.
LOCAL AUTHORITIES SHOULD BE CONSULTED
REGARDING DEVELOPMENT REQUIREMENTS FOR LOTS
2, 3, 6, & 7.

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
25 day of June, 2026
Auditor of Hamilton County

THE LINK SECONDARY PLAT

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

2026028526 PLAT 35.00
06/25/2026 11:49 AM 3 PGS
TRINITY BEAVER
HAMILTON COUNTY RECORDER, IN
RECORDED AS PRESENTED

THIS INSTRUMENT WAS PREPARED
BY DONALD R. MOSSON
PROFESSIONAL SURVEYOR
INDIANA #9600013
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216-1037
TELEPHONE (317) 826-7100

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

USA PARKWAY
VARIABLE PUBLIC R/W
INST. #2016022977

35' DRAINAGE EASEMENT
INST. #1999024648
(from back of curb)
L=156.55' R=175.00'
Δ=51°15'19"
LC=530°55'59"E 151.38'

25' DRAINAGE EASEMENT
INST. #2023002510

LOT 2
±137,562 SQ. FT.
±3.158 ACRES

LOT 3
±15,095 SQ. FT.
±0.347 ACRES

LOT 3
±15,095 SQ. FT.
±0.347 ACRES

LOT 1
±477,072 SQ. FT.
±10.952 ACRES

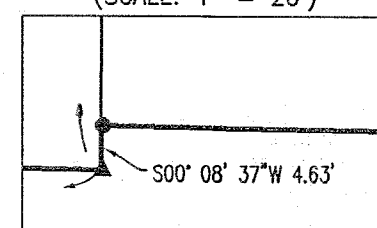
LOT 4
±297,261 SQ. FT.
±6.824 ACRES

LOT 5
±266,063 SQ. FT.
±6.108 ACRES

LOT 6
±37,746 SQ. FT.
±0.867 ACRES

LOT 7
±37,746 SQ. FT.
±0.867 ACRES

DETAIL "A"
(SCALE: 1" = 20')



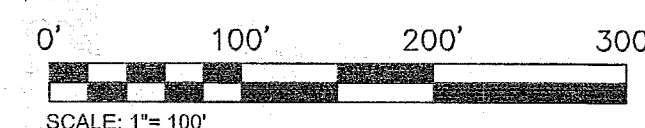
LEGEND

These symbols, abbreviations and line types will be found in the drawing.

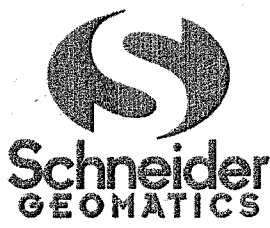
- 5/8" IRON PIN BEARING A PLASTIC CAP INSCRIBED "SCHNEIDER FIRM #0001" SET FLUSH
- 5/8" IRON PIN BEARING A PLASTIC CAP INSCRIBED "WEIHE ENG 0012" FOUND FLUSH UNLESS OTHERWISE NOTED
- 5/8" REBAR FOUND 0.1' BELOW GRADE
- HARRISON MONUMENT FOUND FLUSH
- CALCULATED CORNER
- POB POINT OF BEGINNING
- B.G. BELOW GRADE
- R-O-W RIGHT-OF-WAY

- LOT LINE
- DEED LINE
- APPROXIMATE CENTERLINE OF RJ CRAIG REGULATED DRAIN (CLOSED)
- SIDELINE OF REGULATED DRAIN 75' RIGHT-OF-ENTRY PER I.C. 36-9-27-33
- EASEMENT LINE (TYPE AS NOTED)
- EASEMENT DOCUMENT REFERENCE LETTER (SEE EASEMENT SCHEDULE)

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



SHEET 1 OF 3
SG JOB#2519835



PC6 Slide 1999

THE LINK SECONDARY PLAT

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

THIS INSTRUMENT WAS PREPARED
BY DONALD R. MOSSON
PROFESSIONAL SURVEYOR
INDIANA #9600013
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216-1037
TELEPHONE (317) 826-7100

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

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 900308. 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 Ext Five Corporate Park, recorded April 17, 1989 as Instrument Number 8907675 and any supplements/amendments thereafter. 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.
- (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.

FLOOD MAP:

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 18057C0234G the Flood Insurance Rate Maps for the Town of Fishers of Hamilton County, Indiana (maps dated November 19, 2014).

Boundary information shown hereon is based on a Retracement Survey of Parent Tract (Inst. #2022036349) dated April 17, 2025 and presented as the Link Primary Plat.

Perimeter boundary lines established by current deed and in accordance with an Original Survey of Parent Tract 3 (two-15 acre parcels) by Weihe Engineers, Inc. (A. Weihe, PS) dated November 10, 1988 and recorded in Inst. #1989011830.

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 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.

PERIMETER LAND DESCRIPTION

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

Commencing at the Southwest corner of the Southwest Quarter of said Section 6; thence along the West line of said Southwest Quarter, North 00 degrees 03 minutes 49 seconds East (grid bearings based on Indiana State Plane Coordinate System – East Zone per NAD 83 (2011) EPOCH 2010.000) 84.97 feet (all distances in this description are horizontal ground distances) to the Southeast corner of the Southeast Quarter of Section 1, Township 17 North, Range 4 East; thence along the West line of the Southwest Quarter of Section 6, North 00 degrees 08 minutes 37 seconds East 1504.21 feet to the POINT OF BEGINNING; thence continuing along said West line, North 00 degrees 08 minutes 37 seconds East 230.00 feet; thence South 88 degrees 51 minutes 23 seconds East 73.51 feet; thence North 00 degrees 08 minutes 37 seconds East 338.55 feet; thence along a non-tangent curve to the right having a radius of 673.00 feet, an arc length of 118.86 feet and long chord bearing and distance of North 26 degrees 37 minutes 36 seconds East 118.71 feet; thence North 31 degrees 41 minutes 10 seconds East 221.57 feet; thence South 88 degrees 57 minutes 58 seconds East 947.18 feet; thence North 00 degrees 08 minutes 37 seconds East 199.77 feet; thence South 88 degrees 25 minutes 27 seconds East 527.58 feet; thence along a non-tangent curve to the left having a radius of 175.00 feet, an arc length of 156.55 feet and long chord bearing and distance of South 30 degrees 55 minutes 59 seconds East 151.38 feet; thence South 46 degrees 02 minutes 02 seconds West 340.00 feet; thence South 00 degrees 08 minutes 37 seconds West 688.10 feet; thence North 88 degrees 57 minutes 58 seconds West 1172.26 feet; thence South 00 degrees 08 minutes 37 seconds West 4.63 feet; thence North 88 degrees 51 minutes 23 seconds West 378.78 feet to the POINT OF BEGINNING, containing 32.001 acres, more or less.

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	947.18'
L4	S01° 00' 28"W	118.59'
L5	S89° 21' 27"E	206.56'
L6	S00° 57' 04"W	175.30'
L7	N88° 57' 58"W	1410.62'
L36	S00° 08' 37"W	15.00'
L37	S88° 57' 58"E	108.70'

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	214.77'
L9	S88° 25' 27"E	527.58'
L10	S45° 49' 15"W	297.81'
L11	N89° 21' 27"W	206.56'
L12	N01° 00' 28"E	118.59'
L13	N88° 57' 58"W	108.70'

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	295.04'

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'

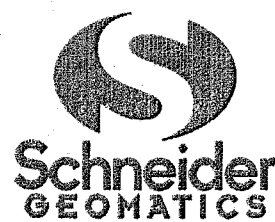
Lot 5 Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Bearing	Chord Distance
C9	97.40'	144.00'	38° 45' 21"	N71° 45' 57"E	95.56'

Lot 6 Line Table		
Line #	Direction	Distance
L28	N00° 08' 37"E	115.00'
L29	S88° 51' 23"E	328.77'
L30	S00° 08' 37"W	115.00'
L31	N88° 51' 23"W	328.77'

Lot 7 Line Table		
Line #	Direction	Distance
L32	N00° 08' 37"E	115.00'
L33	S88° 51' 23"E	328.77'
L34	S00° 08' 37"W	115.00'
L35	N88° 51' 23"W	328.77'

VICINITY MAP not to scale





PC6 Slide 799

THE LINK SECONDARY PLAT

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

THIS INSTRUMENT WAS PREPARED
BY DONALD R. MOSSON
PROFESSIONAL SURVEYOR
INDIANA #9600013
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216-1037
TELEPHONE (317) 826-7100

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

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 City of Fishers:

Adopted by the City of Fishers Plat Committee, a subcommittee of the

Advisory Plan Commission on the 25th day of JUNE, 2026.

Ross Hilleary
Ross Hilleary, Designee

Christy Cashin
Christy Cashin, Secretary

SURVEYOR'S CERTIFICATE :

This subdivision consists of 7 Parcels, Lots numbered 1-7 together with easements as shown hereon.

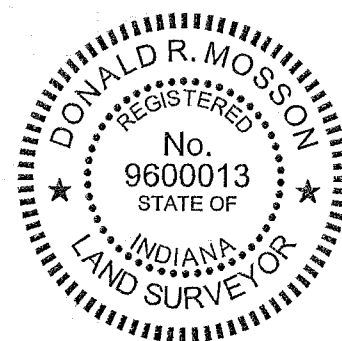
The size of the lots and easements are shown in figures denoting feet and decimal parts thereof.

I, 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 Final Plat represents a subdivision of The Link. I further certify that the said subdivision was platted under my direct supervision and control and is true and correct to the best of my knowledge and belief.

Witness my signature this 18th day of June, 2026.

Prepared by:

Donald R. Mosson
Donald R. Mosson, PS
Professional Surveyor #9600013
dmoss@schneidergeomatics.com



REDACTION STATEMENT:

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - Donald R. Mosson

CERTIFICATE of OWNERSHIP and DEDICATION

The undersigned, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This Subdivision shall be known and designated as THE LINK, an addition to the City of Fishers, Hamilton County, Indiana.

Public Rights-of-Way. All public rights-of-way shown and designated as such on this plat, and not heretofore dedicated, are hereby dedicated to the public.

Witnessed my hand and seal this 23rd day of JUNE, 2026

G&I X MJW 11100 USA Parkway LLC

BY (PRINTED): MARC R. WILKOW

BY (SIGNED): [Signature]

TITLE: Authorized Representative

STATE OF INDIANA Illinois

COUNTY OF Cook) SS:

Before me the undersigned Notary Public, in and for the said State of Indiana

personally appeared Marc R. Wilkow and acknowledged the execution of the forgoing instrument as their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 23rd day of June, 2026

Lake
County of Residence

3/10/27
My commission expires

Michelle R. Moline
Notary Public
Printed Name

