

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

OWNER/SUBDIVIDER:
FORESTAR (USA) REAL ESTATE GROUP
9210 NORTH MERIDIAN STREET
INDIANAPOLIS, INDIANA 46260
PHONE: (317) 844-0433
CONTACT PERSON: BRIAN GRAY

SOURCE OF TITLE
GENERAL WARRANTY DEED INSTR. NO. 09-00259

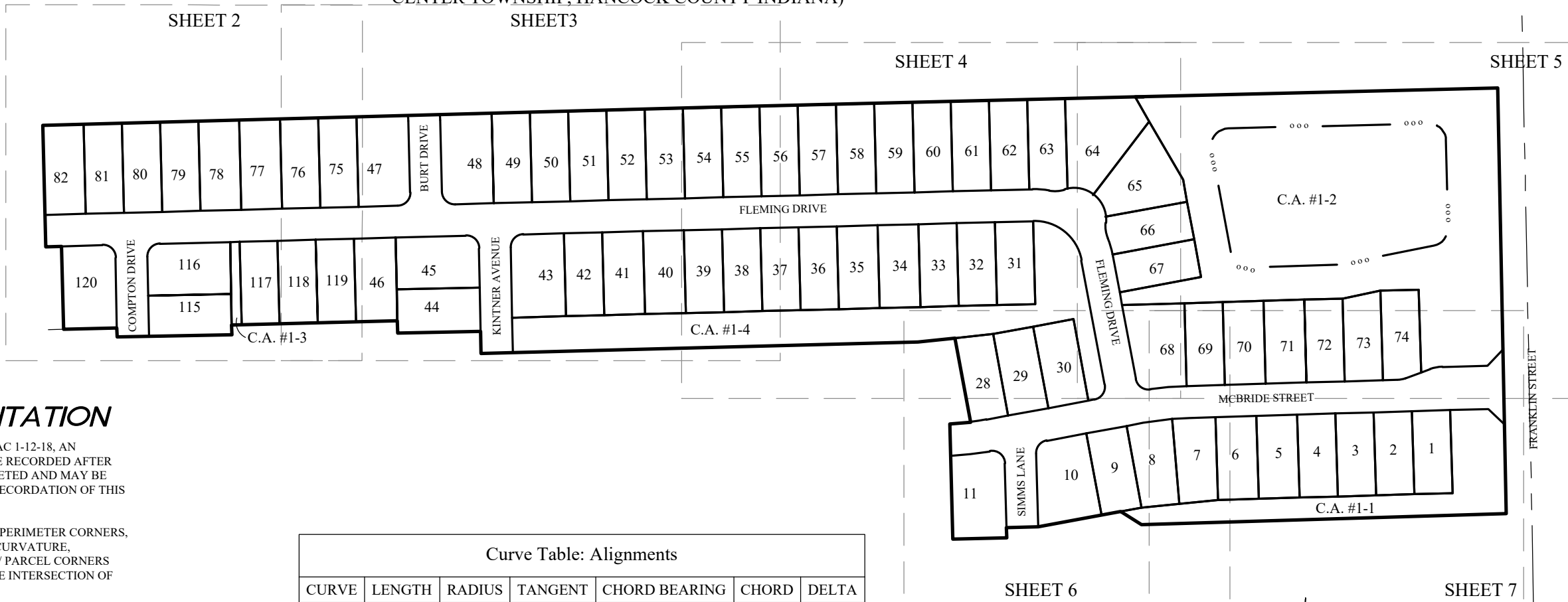
ZONING "RM" RESIDENTIAL
FRONT YARD = 25' or AS SHOWN ON PLAT
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BETWEEN
STRUCTURES = 12' min.

REPLAT OF BRUNSON'S LANDING

SECTION 1

SECONDARY PLAT

Previously recorded as Instrument #202210673, Cabinet D, Slide #198-200
(PART OF THE SOUTHEAST QUARTER OF SECTION 30, T16N-R7E,
CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)



SUBDIVISION MONUMENTATION

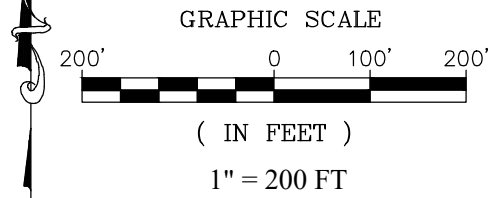
PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/ PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).

- DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE
- DENOTES A 4" SQUARE X 36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP SET FLUSH WITH THE FINISH GRADE
- DENOTES A STREET CENTERLINE MONUMENT--A COPPERWELD MONUMENT, A 5/8" DIAMETER STEEL ROD WITH A BRASS CAP HAVING A CUT "X" IN THE TOP, AN ALUMINUM MONUMENT HAVING A "DIMPLE" IN THE TOP, A HARRISON MONUMENT OR A MAG NAIL (THE TYPE BEING DEPENDENT UPON JURISDICTIONAL REQUIREMENTS AND ALL BEING SET FLUSH WITH THE SURFACE OF THE PAVEMENT)

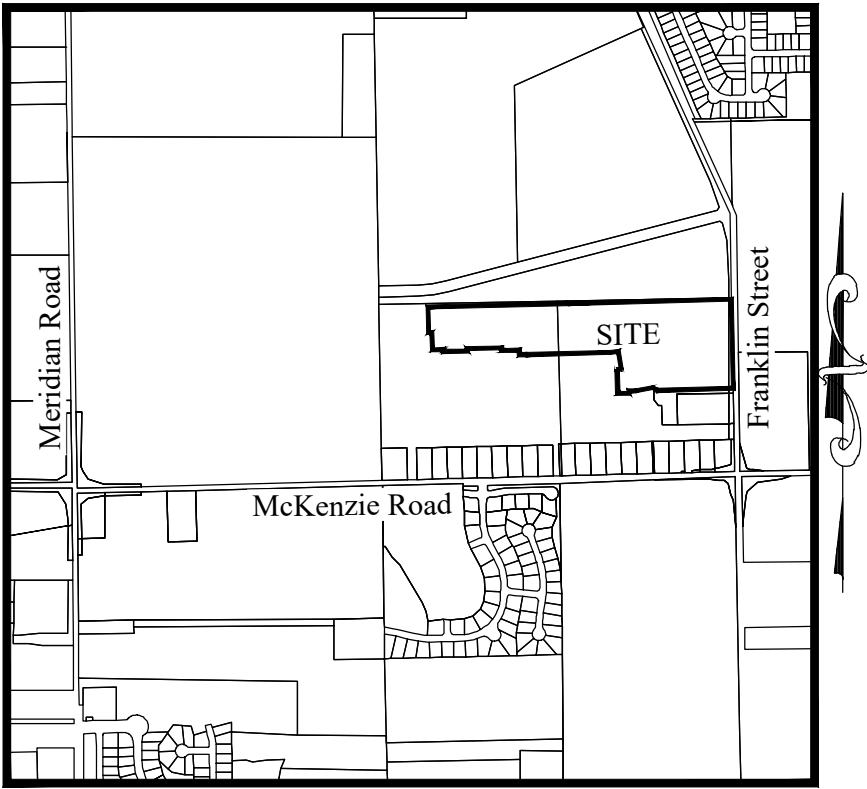
Curve Table: Alignments						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	77.21'	500.00'	38.68'	S83°52'49"W	77.14'	8°50'53"
C2	61.56'	500.00'	30.82'	S82°59'00"W	61.52'	7°03'15"
C3	141.27'	100.00'	85.32'	N51°00'48"W	129.81'	80°56'22"
C4	8.69'	100.00'	4.35'	N3°58'25"W	8.69'	4°58'55"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C5	19.53'	62.00'	9.85'	S79°16'43"W	19.45'	18°03'05"
C6	12.60'	40.00'	6.35'	S79°16'43"W	12.55'	18°03'05"
C7	57.56'	525.00'	28.81'	S84°49'49"W	57.53'	6°16'54"
C8	30.64'	20.00'	19.24'	N54°25'38"W	27.73'	87°46'01"
C9	26.39'	125.92'	13.24'	N16°32'08"W	26.34'	12°00'32"
C10	24.43'	50.00'	12.46'	N8°35'20"W	24.18'	27°59'29"
C11	9.80'	50.00'	4.92'	N0°12'36"W	9.79'	11°14'01"
C12	40.78'	50.00'	21.60'	N29°11'25"W	39.66'	46°43'36"
C13	42.55'	50.00'	22.66'	N76°56'03"W	41.28'	48°45'40"
C14	5.34'	50.00'	2.67'	S75°3'734"W	5.34'	6°07'07"
C15	24.43'	50.00'	12.46'	S86°33'45"W	24.18'	27°59'29"
C16	26.27'	125.00'	13.18'	N85°27'44"W	26.22'	12°02'27"
C17	31.42'	20.00'	20.00'	N46°28'58"W	28.28'	90°00'00"
C18	8.72'	125.00'	4.36'	N3°28'49"W	8.71'	3°59'43"
C19	8.68'	75.00'	4.34'	S4°47'51"E	8.67'	6°37'46"
C20	31.42'	20.00'	20.00'	S43°3'1'02"W	28.28'	90°00'00"
C21	31.54'	20.00'	20.13'	S46°17'54"E	28.38'	90°22'07"
C22	31.29'	20.00'	19.87'	N43°42'05"E	28.19'	89°37'53"
C23	105.95'	75.00'	63.99'	S51°00'47"E	97.36'	80°56'20"
C24	31.42'	20.00'	20.00'	S34°27'23"W	28.28'	90°00'00"
C25	25.02'	475.00'	12.51'	S80°57'54"W	25.01'	3°01'03"
C27	61.58'	525.00'	30.82'	N83°14'46"E	61.54'	6°43'13"
C28	34.43'	20.00'	23.27'	S50°47'44"E	30.33'	98°38'12"
C29	28.25'	20.00'	17.06'	N38°59'22"E	25.96'	80°56'01"
C30	45.54'	475.00'	22.79'	N82°12'10"E	45.52'	5°29'34"
C31	27.82'	475.00'	13.91'	N86°37'36"E	27.81'	3°21'19"
C32	31.54'	20.00'	20.13'	S46°17'54"E	28.38'	90°22'07"
C33	31.29'	20.00'	19.87'	N43°42'06"E	28.19'	89°37'53"



LEGEND

- 25 LOT NUMBER
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.U.&L.M.A.E. DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE EASEMENT
- B.L. BUILDING LINE
- VAR. VARIABLE WIDTH
- △ SECTION CORNER



Dennis D. Olmstead
Professional Land Surveyor
No. 900012



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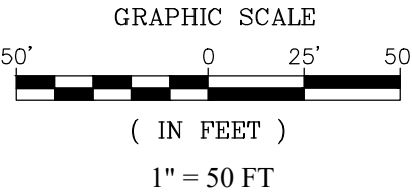
REPLAT OF BRUNSON'S LANDING

SECTION 1 SECONDARY PLAT

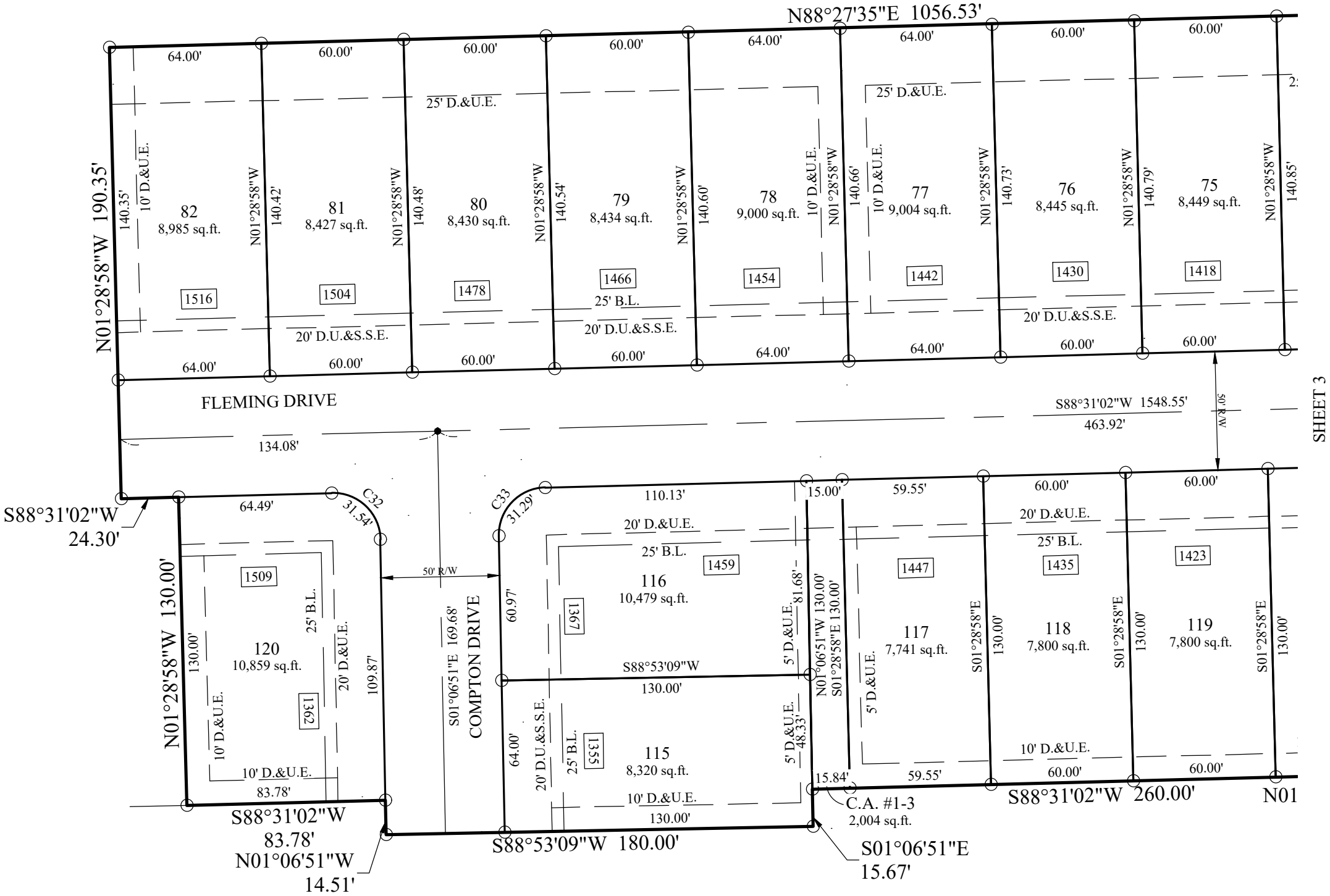
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NOTE: PLEASE REFER TO SHEET ONE FOR GENERAL
NOTES, THE LEGEND, THE CURVE TABLE AND THE
DEFINITIONS OF SYMBOLS AND ABBREVIATIONS.

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Greenfield Middle School Subdivision
Inst. No. 080004844 P.C. C, Slide 269



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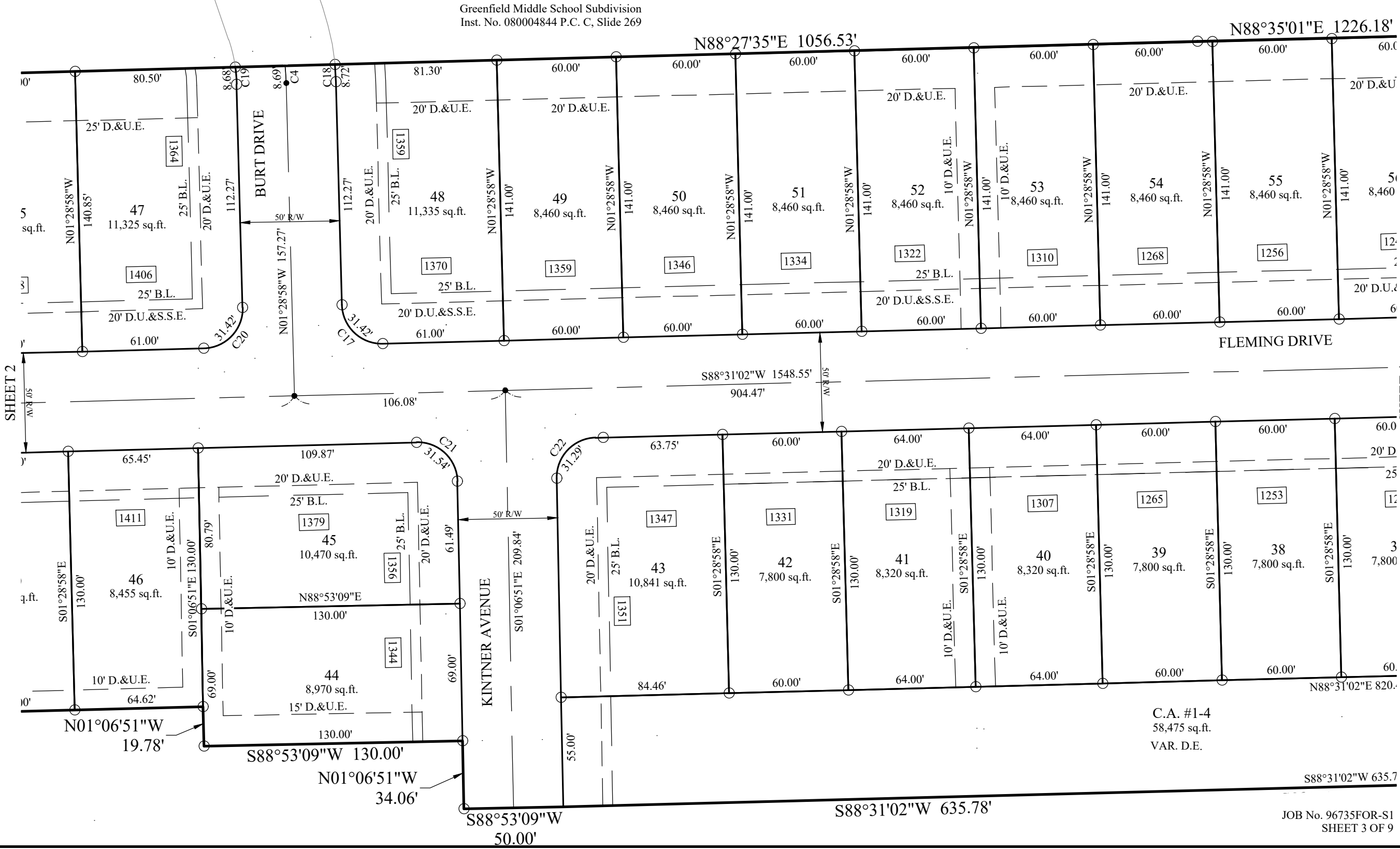
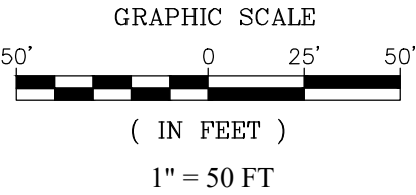
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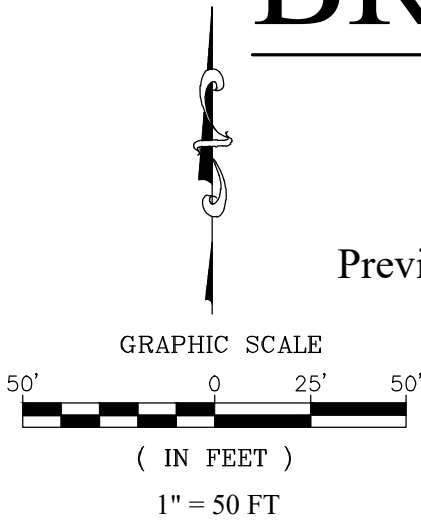
C.A. #1-4
58,475 sq.ft.
VAR. D.E.

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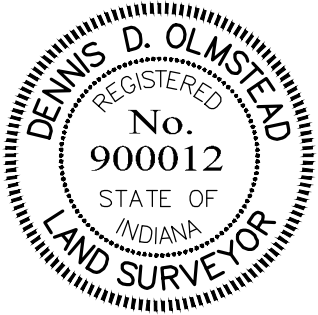


REPLAT OF BRUNSON'S LANDING SECTION 1 SECONDARY PLAT

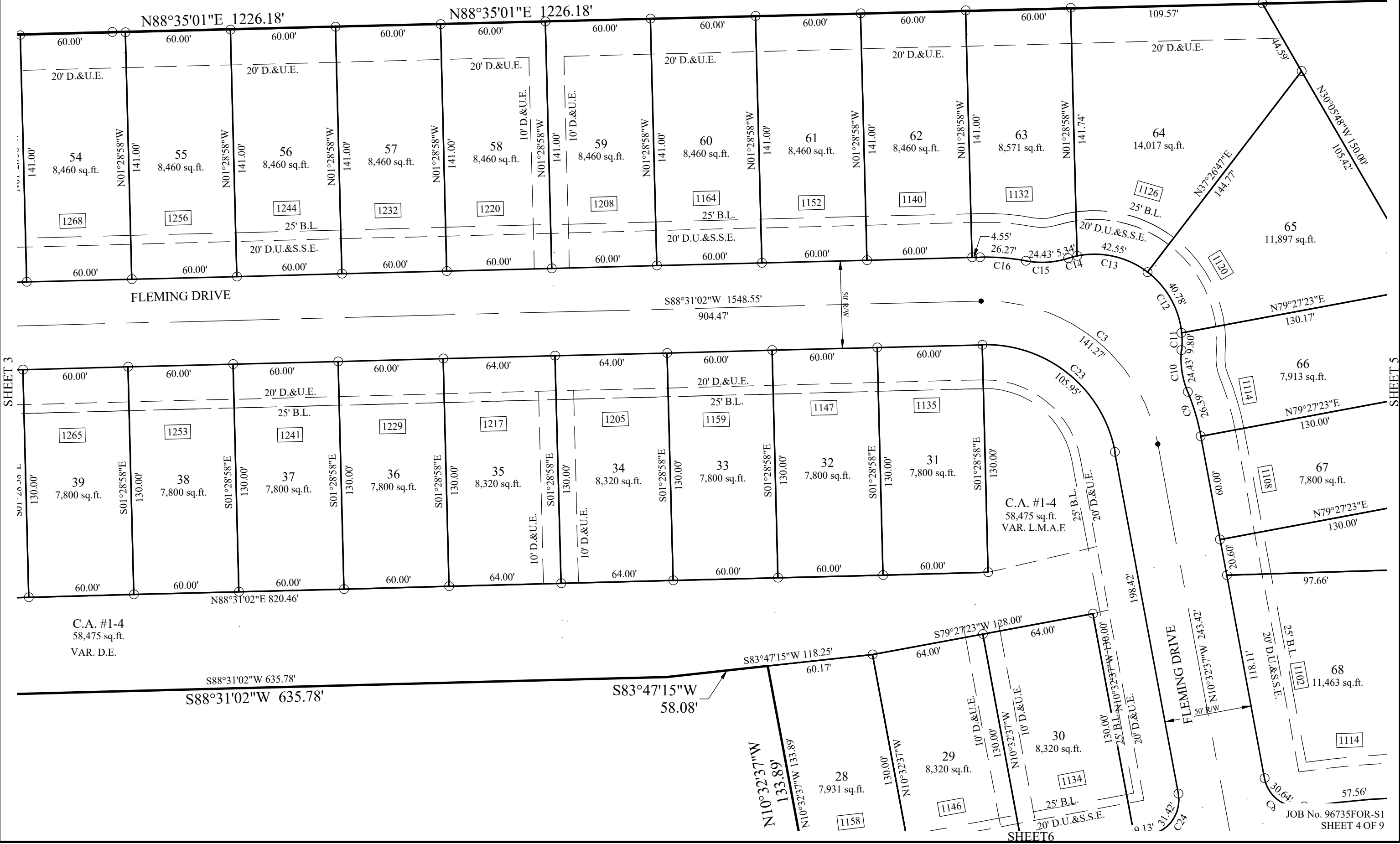
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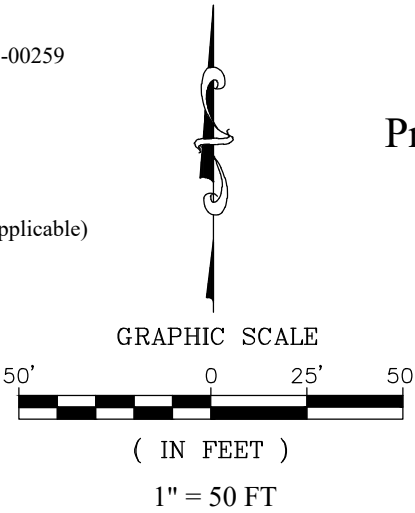
SECTION 1

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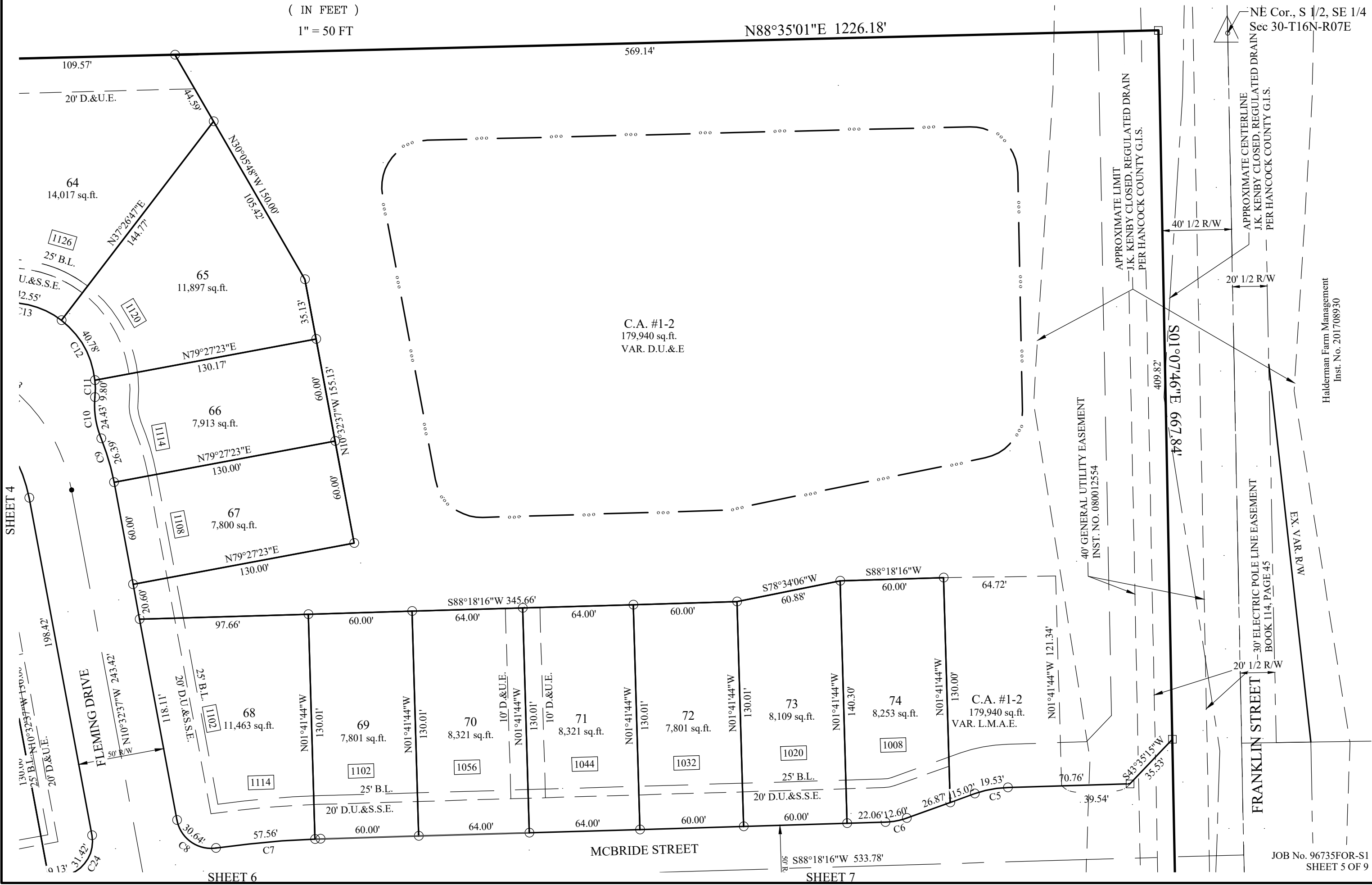
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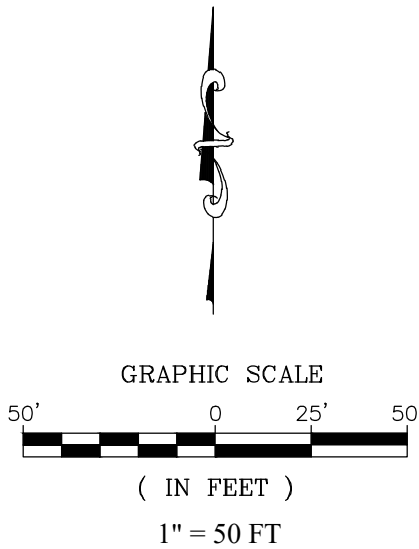


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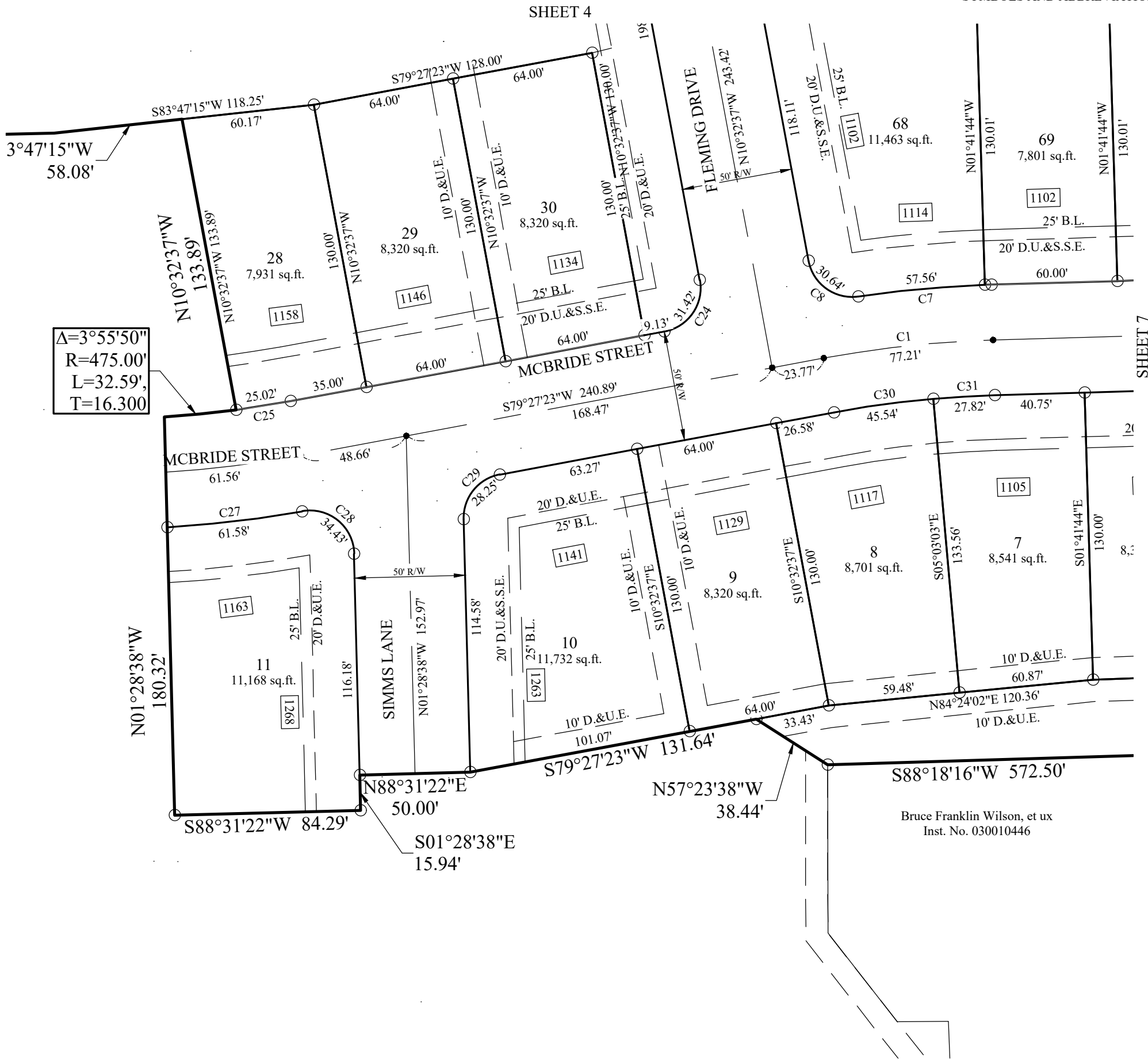
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Bruce Franklin Wilson, et ux
Inst. No. 030010446

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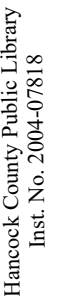
SECTION 1

SECONDARY PLAT

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SE Cor, SE 1/4-
Sec 30-T16N-R07E
5/8" Rebar Fd., Flush



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REPLAT OF BRUNSON'S LANDING
SECTION 1

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a part of the Southeast Quarter of Section 30, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana more particularly described as follows:

Commencing at the southeast corner of said Quarter; thence North 01 degree 07 minutes 46 seconds West along the East line of said Quarter 656.44 feet to the northeast corner of a 2.38 Acre tract of land recorded as Instrument Number 030010446 in the Office of the Recorder for Hancock County, Indiana; thence South 88 degrees 18 minutes 16 seconds West along the North line of said tract 40.00 feet to the West Right-of-Way line for Franklin Street and the POINT OF BEGINNING of this description; thence continuing South 88 degrees 18 minutes 16 seconds West along said North line 572.50 feet to the northwest corner of said tract; thence North 57 degree 23 minutes 38 seconds West 38.44 feet; thence South 79 degrees 27 minutes 23 second West 131.64 feet; thence South 88 degree 31 minutes 22 seconds West 50.00 feet; thence South 01 degree 28 minutes 38 second East 15.94 feet; thence South 88 degree 31 minutes 22 seconds West 84.29 feet; thence North 01 degree 28 minutes 38 seconds West 180.32 feet to the point of curvature of a curve concave southerly, the radius point of which bears North 03 degrees 35 minutes 44 seconds West 475.00 feet from said point; thence easterly along said curve 32.59 feet to the point of tangency of said curve, said point being South 07 degrees 31 minutes 34 seconds East 475.00 feet from the radius point of said curve; thence North 10 degrees 32 minutes 37 seconds West 133.89 feet; thence South 83 degrees 47 minutes 15 seconds West 58.08 feet; thence South 88 degrees 31 minutes 02 seconds West 635.78 feet; thence South 88 degrees 53 minutes 09 seconds West 50.00 feet thence North 01 degree 06 minutes 51 seconds West 34.06 feet; thence South 88 degrees 53 minutes 09 seconds West 130.00 feet; thence North 01 degree 06 minutes 51 seconds West 19.78 feet; thence South 88 degrees 31 minutes 02 seconds West 260.00 feet; thence South 01 degree 06 minutes 51 seconds East 15.67 feet; thence South 88 degrees 53 minutes 09 seconds West 180.00 feet; thence North 01 degree 06 minutes 51 seconds West 14.51 feet; thence South 88 degrees 31 minutes 02 seconds West 83.78 feet; thence North 01 degree 28 minutes 58 seconds West 130.00 feet; thence South 88 degrees 31 minutes 02 seconds West 24.30 feet; thence North 01 degree 28 minutes 58 seconds West 190.35 feet to the North line of a 62.862 Acre tract of land recorded as Instrument Number 060001488 in said Recorders Office; thence North 88 degrees 27 minutes 35 seconds East along the North line of said tract 1056.53 feet to the South line of the North Half of said Southeast Quarter; thence North 88 degrees 35 minutes 01 second East along said South line 1226.18 feet to the West Right-of-Way line for Franklin Street; thence South 01 degree 07 minutes 46 seconds East along said West line 667.84 feet to the Place of Beginning, Containing 24.668 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

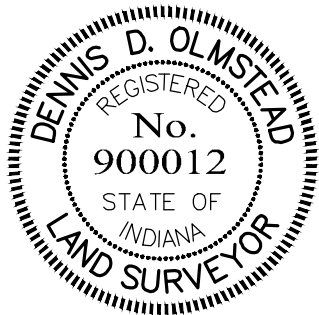
This subdivision consists of 72 lots numbered 1-11, 28-82, and 115-120 (all inclusive) and 4 Common Areas labeled C.A. #1-1, C.A. #1-2, C.A. #1-3, and C.A. #1-4. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey plat prepared by Stoeppelwerth and Associates, Inc. dated June 24, 2022 and recorded as Instrument Number 202208404 in the Office of the Recorder for Hancock County, Indiana.

I further certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross-referenced survey, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this _____ day of _____, 2023.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



REPLAT OF BRUNSON'S LANDING

SECTION 1 SECONDARY PLAT

Previously recorded as Instrument #202210673, Cabinet D, Slide #198-200
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DEED OF DEDICATION

"We the undersigned Forestar (USA) Real Estate Group, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Replat of Brunson's Landing, SECTION 1, an addition to City of Greenfield. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

A perpetual utility easement is hereby granted to any private or public utility or municipal department, their, successors and assigns, within the area shown on the plat and marked "Utility Easement", to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, electric and gas, sewer and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all the purposes aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Utility Easement", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid use or the rights herein granted. "Utility Easements" may be combined with Drainage and /or Sewer Easements as noted in Legend on Sheet 1 of this plat.

This plat is subject to Declaration of Covenants, Conditions and Restrictions of Brunson's Landing, recorded as Instrument #202210672 and any amendments, or supplements thereto.

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2031 at which time said covenants, (or restriction), shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the lots covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants, or restrictions, by judgement or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns".

Witness our Hands and Seals this _____ day of _____, 2023.

Owner/Developer: Forestar (USA) Real Estate Group
by: Forestar (USA) Real Estate Group
9210 North Meridian Street
Indianapolis, IN 46260

Kempis A. Wilkerson
Director of Land Development
Midwest Division

State of Indiana)

County of Hancock)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kempis A. Wilkerson, known by me to be the Director of Land Development for Forestar (USA) Real Estate Group, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____, 2023.

(Notary Public)

My commission expires: _____

My County of Residence: _____

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

OWNER/SUBDIVIDER:
FORESTAR (USA) REAL ESTATE GROUP
9210 NORTH MERIDIAN STREET
INDIANAPOLIS, INDIANA 46260
PHONE: (317) 844-0433
CONTACT PERSON: BRIAN GRAY

SOURCE OF TITLE
GENERAL WARRANTY DEED INSTR. NO. 09-00259

ZONING "RM" RESIDENTIAL
FRONT YARD = 25' or AS SHOWN ON PLAT
SIDE YARD = 5' min.
AGGREGATE = 12' min.
REAR YARD = 20' min. (from rear easement if applicable)
BETWEEN
STRUCTURES = 12' min.

(A) Surveyor's Certificate

Engineer's certificate:

I, Dennis D. Olmstead, hereby certify that I am a Registered Professional Engineer or Land Surveyor, as the case may be, licensed in compliance with the laws of the State of Indiana, and that I have inspected during their construction and installation all improvements and installations required for this subdivision, designated specifically as Meridian North at Springhurst, SECTION 4A and that such required improvements and installations have been made and installed in accordance with the specifications heretofore approved therefore.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012

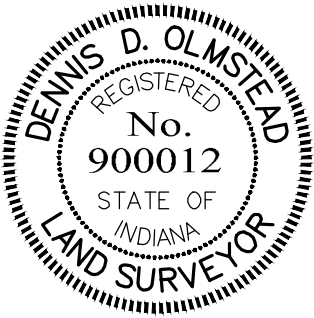


Registered Land Surveyor's Certificate -

I, Dennis D. Olmstead, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

That this plat correctly represents a survey completed by me on June 24, 2022, that all the monuments shown hereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



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.

Dennis D. Olmstead

REPLAT OF
BRUNSON'S LANDING
SECTION 1
SECONDARY PLAT

Previously recorded as Instrument #202210673, Cabinet D, Slide #198-200
(PART OF THE SOUTHEAST QUARTER OF SECTION 30, T16N-R7E,
CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

(B) Plan Commission certificate for primary approval

Under authority provided by the Indiana Advisory Planning Law, IC 36-7-4, enacted by the General Assembly of the state, and all acts amendatory thereto, and an ordinance adopted by the City Council, this plat was given primary approval by the City Plan Commission as follows:

Approved by the Greenfield City Plan Commission at a meeting held: _____

GREENFIELD ADVISORY PLAN COMMISSION

Becky Riley, President

(C) Board of Public Works and Safety certificate,

This plat was given primary approval by the Board of Public Works and Safety of the City of Greenfield, Indiana, at a meeting held on the _____ day of _____.

Chuck Fewell, Mayor

Lori Elmore, Attest

(D) Planning Director Certificate

The Greenfield City Plan Commission staff has reviewed the application for this plat for technical conformity with the standards fixed in the subdivision control code, in accordance with the provisions of the Indiana Advisory Planning Law, IC 36-7-4-706, and hereby certifies that this plat meets all of the minimum requirements in the code of ordinances of Greenfield, Indiana.

GREENFIELD CITY PLAN COMMISSION STAFF

Joan Fitzwater, Planning Director of Greenfield, Indiana

Date: _____