

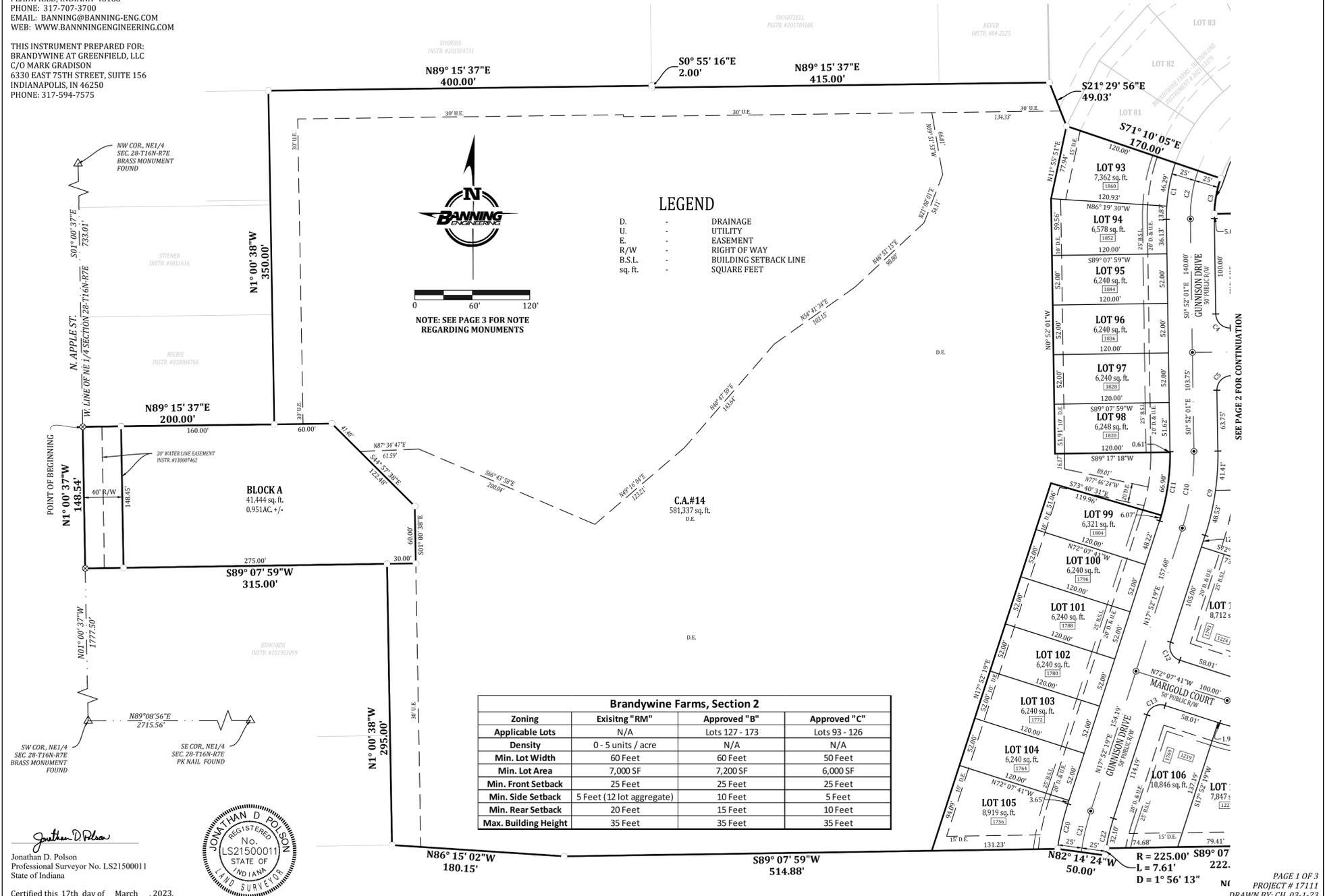
THIS INSTRUMENT PREPARED BY:
BANNING ENGINEERING
JONATHAN D. POLSON
BANNING ENGINEERING, PC
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46168
PHONE: 317-707-3700
EMAIL: BANNING@BANNING-ENG.COM
WEB: WWW.BANNINGENGINEERING.COM

THIS INSTRUMENT PREPARED FOR:
BRANDYWINE AT GREENFIELD, LLC
C/O MARK GRADISON
6330 EAST 75TH STREET, SUITE 156
INDIANAPOLIS, IN 46250
PHONE: 317-594-7575

BRANDYWINE FARMS, SECTION 2A - FINAL PLAT

PART OF THE NE 1/4, SEC. 28-T16N-R7E
GREENFIELD, HANCOCK COUNTY, INDIANA

INSTR. NO.: _____
CABINET: _____
SLIDE: _____



| Brandywine Farms, Section 2 | | | |
|-----------------------------|---------------------------|----------------|---------------|
| Zoning | Existing "RM" | Approved "B" | Approved "C" |
| Applicable Lots | N/A | Lots 127 - 173 | Lots 93 - 126 |
| Density | 0 - 5 units / acre | N/A | N/A |
| Min. Lot Width | 60 Feet | 60 Feet | 50 Feet |
| Min. Lot Area | 7,000 SF | 7,200 SF | 6,000 SF |
| Min. Front Setback | 25 Feet | 25 Feet | 25 Feet |
| Min. Side Setback | 5 Feet (12 lot aggregate) | 10 Feet | 5 Feet |
| Min. Rear Setback | 20 Feet | 15 Feet | 10 Feet |
| Max. Building Height | 35 Feet | 35 Feet | 35 Feet |



Jonathan D. Polson
Professional Surveyor No. LS21500011
State of Indiana
Certified this 17th day of March, 2023.

THIS INSTRUMENT PREPARED BY:
BANNING ENGINEERING
JONATHAN D. POLSON
BANNING ENGINEERING, PC
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46168
PHONE: 317-707-3700
EMAIL: BANNING@BANNING-ENG.COM
WEB: WWW.BANNINGENGINEERING.COM

BRANDYWINE FARMS, SECTION 2A - FINAL PLAT

PART OF THE NE 1/4, SEC. 28-T16N-R7E
GREENFIELD, HANCOCK COUNTY, INDIANA

INSTR. NO.: _____
CABINET: _____
SLIDE: _____



| Curve Table | | | | | | |
|-------------|---------|---------|------------|---------|---------------|----------------|
| Curve # | Length | Radius | Δ | Tangent | Chord Bearing | Chord Distance |
| C1 | 60.17' | 175.00' | 19°41'56" | 30.38' | S8°58'57"W | 59.87' |
| C2 | 51.57' | 150.00' | 19°41'56" | 26.04' | S8°58'57"W | 51.32' |
| C3 | 42.98' | 125.00' | 19°41'56" | 21.70' | S8°58'57"W | 42.76' |
| C4 | 23.56' | 15.00' | 90°00'00" | 15.00' | N45°52'01"W | 21.21' |
| C5 | 23.56' | 15.00' | 90°00'00" | 15.00' | N44°07'59"E | 21.21' |
| C6 | 79.66' | 122.50' | 37°15'28" | 41.29' | S72°14'16"E | 78.26' |
| C7 | 35.59' | 30.00' | 67°58'32" | 20.23' | S56°52'44"E | 33.54' |
| C8 | 216.40' | 50.00' | 247°58'32" | 74.16' | N33°07'16"E | 82.92' |
| C9 | 89.94' | 275.00' | 18°44'19" | 45.37' | N8°30'09"E | 89.54' |
| C10 | 81.76' | 250.00' | 18°44'19" | 41.25' | N8°30'09"E | 81.40' |
| C11 | 73.59' | 225.00' | 18°44'19" | 37.12' | S8°30'09"W | 73.26' |
| C12 | 23.56' | 15.00' | 90°00'00" | 15.00' | N27°07'41"W | 21.21' |
| C13 | 23.56' | 15.00' | 90°00'00" | 15.00' | N62°52'19"E | 21.21' |
| C14 | 57.23' | 175.00' | 18°44'19" | 28.87' | S81°29'51"E | 56.98' |
| C15 | 49.06' | 150.00' | 18°44'19" | 24.75' | S81°29'51"E | 48.84' |
| C16 | 40.88' | 125.00' | 18°44'19" | 20.62' | N81°29'51"W | 40.70' |
| C17 | 79.66' | 122.50' | 37°15'28" | 41.29' | N72°14'16"W | 78.26' |
| C18 | 35.59' | 30.00' | 67°58'32" | 20.23' | S56°52'44"E | 33.54' |
| C19 | 216.40' | 50.00' | 247°58'32" | 74.16' | N33°07'16"E | 82.92' |
| C20 | 48.53' | 275.00' | 10°06'42" | 24.33' | S12°48'57"W | 48.47' |
| C21 | 44.12' | 250.00' | 10°06'42" | 22.12' | S12°48'57"W | 44.06' |
| C22 | 39.71' | 225.00' | 10°06'42" | 19.91' | S12°48'57"W | 39.66' |



Jonathan D. Polson
Professional Surveyor No. LS21500011
State of Indiana
Certified this 17th day of March, 2023.

THIS INSTRUMENT PREPARED BY:

BANNING
ENGINEERING
JONATHAN D. POLSON
BANNING ENGINEERING, PC
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46168
PHONE: 317-707-3700
EMAIL: BANNING@BANNING-ENG.COM
WEB: WWW.BANNINGENGINEERING.COM

DEED OF DEDICATION

We, the undersigned Brandywine at Greenfield, LLC, 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 Brandywine Farms, Section 2A, an addition to the City of Greenfield consisting of 34 Lots Numbered 93 through 126, 1 block letter "A" and 2 Common Areas numbered 14 through 15. 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 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 of 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 user or the rights herein granted.

The subdivision is subject to Restrictive Covenants, Easements, and Declarations as recorded in Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until twenty-five years from the date of recording, at which time said covenants and restrictions 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 judgment 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 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 _____, 20 ____.

Signature _____
Mark D. Gradison, Manager
Brandywine at Greenfield, LLC

State of Indiana)
County of _____)

Before me the undersigned Notary Public, in and for the County and State, personally appeared Mark D. Gradison, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this ____ day of _____, 20 ____.

Signature _____

Printed _____

County of Residence _____

My Commission Expires _____

PLAN COMMISSION APPROVAL - PRIMARY

Under authority provided by the Indiana Advisory Planning Law, I.C. 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 August 12th, 2019 and extended August 9th, 2021.

GREENFIELD ADVISORY PLAN COMMISSION

Becky Riley, President

PLAN COMMISSION APPROVAL SECONDARY

Under authority provided by the Indiana Advisory Planning Law, I.C. 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 secondary approval by the City Plan Commission as follows:

Approved by the Greenfield City Plan Commission at a meeting held _____, 20 ____.

BRANDYWINE FARMS, SECTION 2A - FINAL PLAT

PART OF THE NE 1/4, SEC. 28-T16N-R7E
GREENFIELD, HANCOCK COUNTY, INDIANA

GREENFIELD ADVISORY PLAN COMMISSION

Becky Riley, President

BOARD OF PUBLIC WORKS AND SAFETY APPROVAL

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 _____, 20 ____.

Chuck Fewell, Chairperson

Lori Elmore, Recording Secretary

ZONING APPROVAL

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, I.C. 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 M. Fitzwater
Planning Director

Date: _____

Land Description

Brandywine Farms, Section 2A

A part of the Northeast Quarter of Section 28, Township 16 North, Range 7 East of the Second Principal Meridian in the City of Greenfield, Hancock County, Indiana, being more particularly described as follows:

Commencing at the northeast corner of said Northeast Quarter of Section 28; thence South 89 degrees 15 minutes 37 seconds West along the north line thereof 2722.69 feet to the northwest corner of Said Northeast Quarter; thence South 01 degree 00 minutes 37 seconds East along the west line of said quarter 733.01 feet to the POINT OF BEGINNING; thence North 89 degrees 15 minutes 37 seconds East 200.00 feet; thence North 01 degree 00 minutes 38 seconds West 350.00 feet; thence North 89 degrees 15 minutes 37 seconds East 400.00 feet; thence South 01 degree 00 minutes 38 seconds East 2.00 feet; thence North 89 degrees 15 minutes 37 seconds East 415.00 feet to the west line of Brandywine Farms, Section 1, recorded as Instrument Number 2021-13379 in the Office of the Recorder of said county; (the following eleven (11) calls are along the westerly lines thereof); 1) thence South 21 degrees 29 minutes 56 seconds East 49.03 feet; 2) thence South 71 degrees 10 minutes 05 seconds East 170.00 feet to the beginning of a non-tangent curve to the left having a radius of 125.00 feet and a central angle of 17 degrees 24 minutes 23 seconds, the radius point of which bears South 71 degrees 10 minutes 05 seconds East; 3) thence southwesterly along the arc of said curve 37.97 feet to a point which bears North 88 degrees 34 minutes 28 seconds West from said radius point; 4) thence North 89 degrees 07 minutes 59 seconds East 456.50 feet; 5) thence South 00 degrees 52 minutes 01 second East 238.13 feet; 6) thence South 11 degrees 50 minutes 37 seconds West 19.51 feet; 7) thence South 27 degrees 32 minutes 44 seconds West 307.88 feet; 8) thence South 27 degrees 18 minutes 45 seconds West 62.90 feet; 9) thence South 23 degrees 57 minutes 23 seconds West 67.29 feet; 10) thence South 19 degrees 32 minutes 57 seconds West 67.29 feet; 11) thence South 15 degrees 08 minutes 30 seconds West 13.43 feet; thence North 82 degrees 41 minutes 42 seconds West 122.37 feet; thence North 00 degrees 52 minutes 01 second West 39.58 feet; thence South 89 degrees 07 minutes 59 seconds West 222.44 feet to the beginning of a non-tangent curve to the left having a radius of 225.00 feet and a central angle of 01 degree 56 minutes 13 seconds, the radius point of which bears South 80 degrees 18 minutes 10 seconds East; thence southwesterly along the arc of said curve 7.61 feet to a point which bears North 82 degrees 14 minutes 24 seconds West from said radius point; thence North 82 degrees 14 minutes 24 seconds West 50.00 feet; thence South 89 degrees 07 minutes 59 seconds West 514.80 feet; thence North 86 degrees 15 minutes 02 seconds West 180.15 feet; thence North 01 degree 00 minutes 38 seconds West 295.00 feet; thence South 89 degrees 07 minutes 59 seconds West 315.00 feet; thence North 01 degree 00 minutes 37 seconds West 148.54 feet to the POINT OF BEGINNING, containing 23.810 acres, more or less.

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDBATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

● DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP

⊙ STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

⊛ DENOTES A MAG NAIL WITH TAG STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

Surveyor's Certificate

I, Jonathan D. Polson, 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 this ____ day of _____, 20 ____; that all the monuments shown thereon actually exist; there have been no changes from the matters of survey revealed by the survey cross-referenced hereon on any lines that are common with this plat; and that all other requirements specified herein, done by me, have been met.

Signature Jonathan D. Polson
Prepared by: Jonathan D. Polson
Professional Surveyor No. LS21500011
State of Indiana

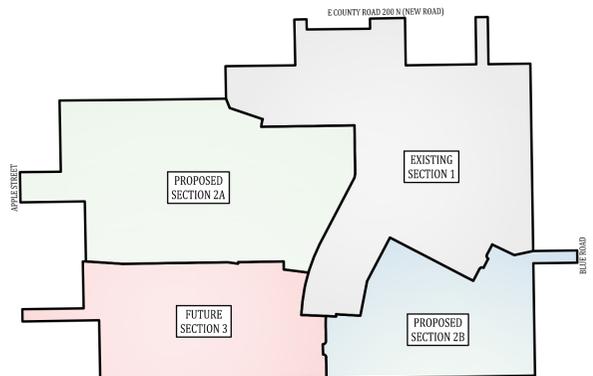


Certified this 17th day of March, 2023.

NOTES:

1. Cross reference is hereby made to the boundary surveys of record recorded as Instrument Number 202005574 in the Office of the Recorder of Hancock County Indiana.
2. Cross reference is hereby made to the owner's record source of title in Instrument Number 060015377, 060002968, 06002822, 050014944, and 202215083 in the Office of the Recorder of Hancock County Indiana.
3. Dedicated Right of Way in this major subdivision consists of 1.962 acres +/-

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Jonathan D. Polson



KEY MAP
NO SCALE