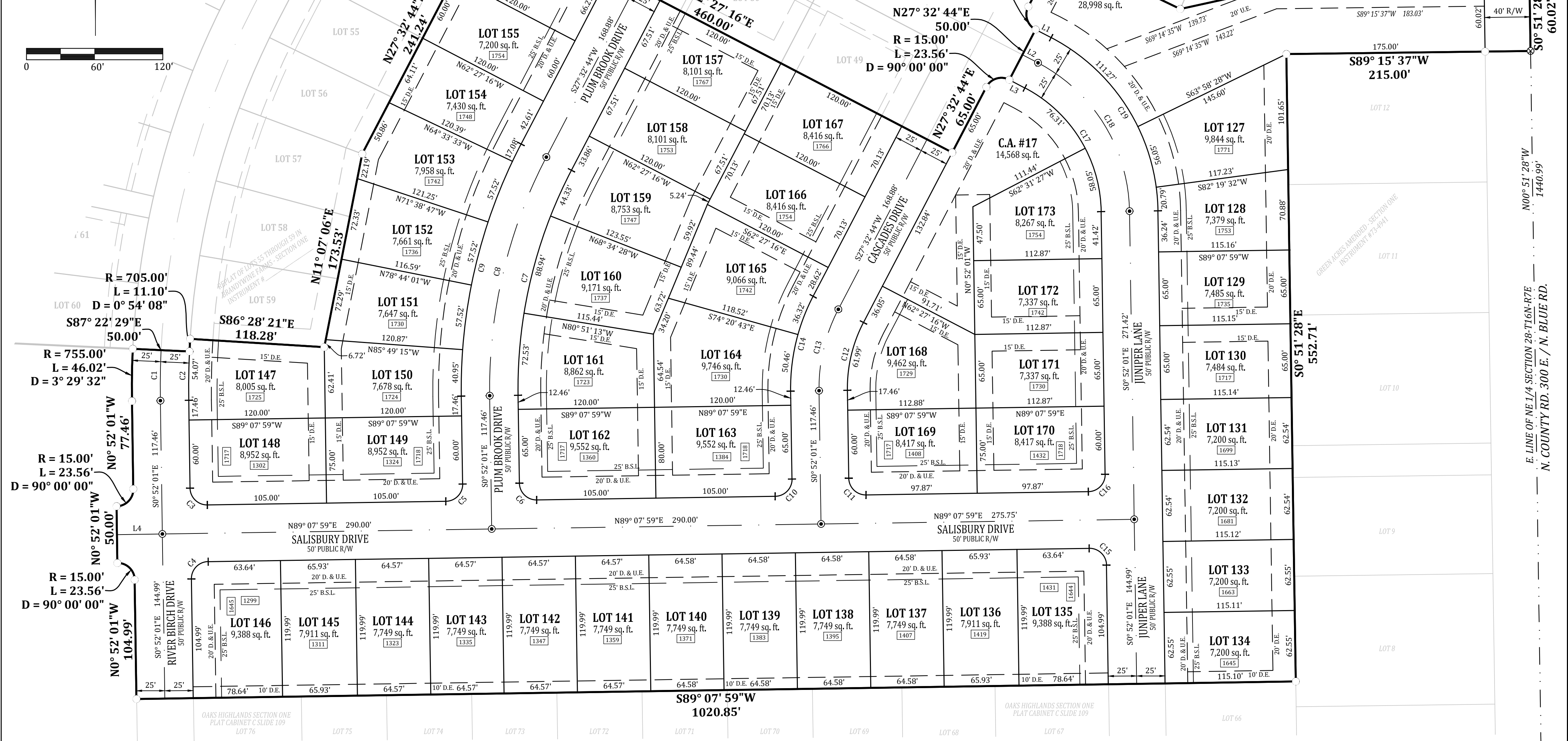


THIS INSTRUMENT PREPARED BY:

**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



Jonathan D. Polson  
Professional Surveyor No. LS21500011  
State of Indiana

Certified this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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 RECORDEMENT 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 #0600", UNLESS OTHERWISE NOTED.

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

● STAMPED "BANNING ENG FIRM #0600", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

● DENOTES A MAG NAIL WITH TAG STAMPED "BANNING ENG FIRM #0600", UNLESS OTHERWISE NOTED.

## LEGEND

D. - DRAINAGE  
U. - UTILITY  
E. - EASEMENT  
R/W - RIGHT OF WAY  
B.S.L. - BUILDING SETBACK LINE  
sq. ft. - SQUARE FEET

PAGE 1 OF 2  
PROJECT # 17111  
DRAWN BY: CH 03-1-23

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## DEED OF DEDICATION

We, the undersigned \_\_\_\_\_, 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 2B, an addition to the City of Greenfield consisting of 47 Lots Numbered 127 through 173, and 2 Common Areas numbered 16 through 17. 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 shown 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. Invalidity 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 \_\_\_\_\_, 20\_\_.

GREENFIELD ADVISORY PLAN COMMISSION

Stephen M. Cooper, 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 2B - FINAL PLAT

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

GREENFIELD ADVISORY PLAN COMMISSION

Stephen M. Cooper, 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 2B

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 00 degrees 51 minutes 28 seconds East along the east line thereof 1152.74 feet to the POINT OF BEGINNING; thence continue South 00 degrees 51 minutes 28 seconds East along said east line 60.02 feet; thence South 89 degrees 15 minutes 37 seconds West 215.00 feet to the northwest corner of Lot 12 in Green Acres Amended, Section 1 per plat thereof recorded as Instrument Number 730004941 in the Office of the Recorder of said county; thence South 00 degrees 51 minutes 28 seconds East 552.71 feet to the northeast corner of Lot 66 in Oaks Highlands, Section 1 per plat thereof recorded in Plat Cabinet "C", Slide 109 in said Recorder's Office; thence South 89 degrees 07 minutes 59 seconds West along the north line thereof 1,020.85 feet; thence North 00 degrees 52 minutes 01 second West 104.99 feet to the beginning of a tangent curve to the left having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence northwesterly along the arc of said curve 23.56 feet to a point which bears North 00 degrees 52 minutes 01 second West from said radius point; thence North 00 degrees 52 minutes 01 second West 50.00 feet to the beginning of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds, the radius point of which bears North 00 degrees 52 minutes 01 second West; thence northeasterly along the arc of said curve 23.56 feet; thence North 00 degrees 52 minutes 01 second West 77.46 feet; to the beginning of a tangent curve to the right having a radius of 755.00 feet and a central angle of 03 degrees 29 minutes 32 seconds; thence northeasterly along the arc of said curve 460.02 feet to a point which bears North 87 degrees 22 minutes 29 seconds West from said radius point; thence South 87 degrees 22 minutes 29 seconds East 50.00 feet to the beginning of a non-tangent curve to the right having a radius of 705.00 feet and a central angle of 00 degrees 54 minutes 08 seconds, the radius point of which bears South 87 degrees 22 minutes 15 seconds East; thence northeasterly along the arc of said curve 11.10 feet to a point which bears North 86 degrees 29 minutes 01 second West from said radius point; thence South 86 degrees 28 minutes 21 seconds East 118.28 feet; thence North 11 degrees 07 minutes 06 seconds East 173.53 feet; thence North 27 degrees 32 minutes 44 seconds East 241.24 feet; thence South 62 degrees 27 minutes 16 seconds East 460.00 feet; thence North 27 degrees 32 minutes 44 seconds West 50.00 feet to the beginning of a non-tangent curve to the right having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds, the radius point of which bears North 27 degrees 32 minutes 44 seconds East; thence northwesterly along the arc of said curve 23.56 feet to a point which bears North 62 degrees 27 minutes 16 seconds West from said radius point; thence North 27 degrees 32 minutes 44 seconds East 32.57 feet to the beginning of a tangent curve to the right having a radius of 755.00 feet and a central angle of 01 degree 47 minutes 30 seconds; thence northeasterly along the arc of said curve 23.61 feet to a point which bears North 62 degrees 27 minutes 16 seconds West from said radius point; thence South 64 degrees 14 minutes 46 seconds East 120.00 feet; thence North 77 degrees 37 minutes 04 seconds East 94.75 feet; thence North 89 degrees 15 minutes 37 seconds East 215.00 feet to the POINT OF BEGINNING, containing 12.793 acres, more or less.

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

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

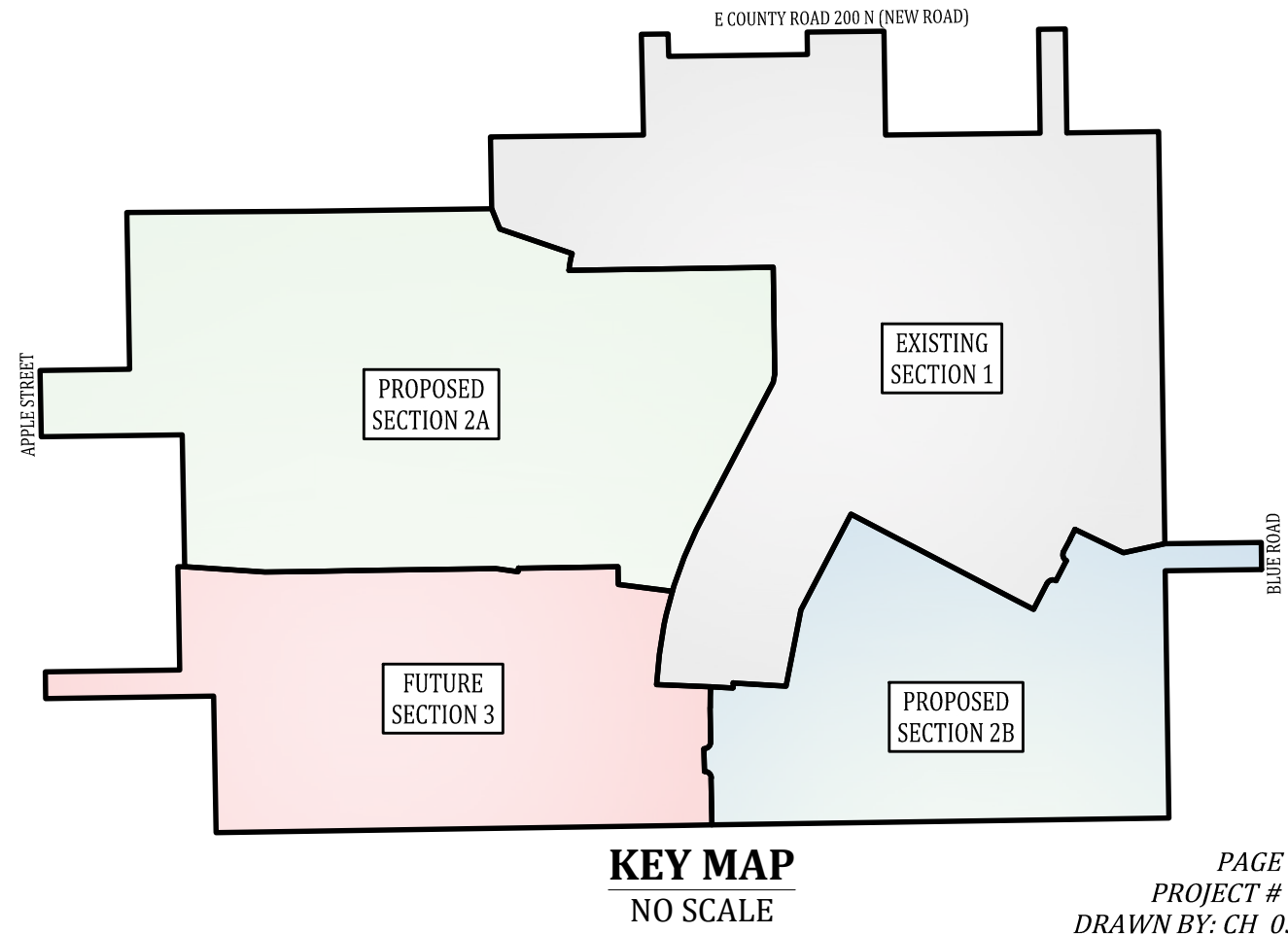
Certified this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

## NOTES:

- 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.
- Cross reference is hereby made to the owner's record source of title in Instrument Numbers 060015377, 060002968, 06002822, 050014944, and 202215083 in the Office of the Recorder of Hancock County Indiana.
- Dedicated Right of Way in this major subdivision consists of 2.977 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

Curve Table						
Curve #	Length	Radius	Δ	Tangent	Chord Bearing	Chord Distance
C1	44.49'	730.00'	3°29'32"	22.25'	S0°52'45"W	44.49'
C2	42.97'	705.00'	3°29'32"	21.49'	N0°52'45"E	42.96'
C3	23.56'	15.00'	90°00'00"	15.00'	N45°52'01"W	21.21'
C4	23.56'	15.00'	90°00'00"	15.00'	N44°07'59"E	21.21'
C5	23.56'	15.00'	90°00'00"	15.00'	S44°07'59"W	21.21'
C6	23.56'	15.00'	90°00'00"	15.00'	N45°52'01"W	21.21'
C7	205.79'	415.00'	28°24'45"	105.06'	N13°20'22"E	203.69'
C8	218.19'	440.00'	28°24'45"	111.39'	S13°20'22"W	215.96'
C9	230.59'	465.00'	28°24'45"	117.72'	S13°20'22"W	228.23'
C10	23.56'	15.00'	90°00'00"	15.00'	S44°07'59"W	21.21'
C11	23.56'	15.00'	90°00'00"	15.00'	N45°52'01"W	21.21'
C12	61.99'	125.00'	28°24'45"	31.64'	N13°20'22"E	61.35'
C13	74.38'	150.00'	28°24'45"	37.97'	S13°20'22"W	73.62'
C14	86.78'	175.00'	28°24'45"	44.30'	N13°20'22"E	85.89'
C15	23.56'	15.00'	90°00'00"	15.00'	S45°52'01"E	21.21'
C16	23.56'	15.00'	90°00'00"	15.00'	S44°07'59"W	21.21'
C17	134.36'	125.00'	61°35'15"	74.50'	S31°39'38"E	127.99'
C18	161.24'	150.00'	61°35'15"	89.40'	N31°39'38"W	153.59'
C19	188.11'	175.00'	61°35'15"	104.30'	N31°39'38"W	179.18'



KEY MAP  
NO SCALE

PAGE 2 OF 2  
PROJECT # 17111  
DRAWN BY: CH 03-1-23