

**SURVEYOR'S CERTIFICATE:**

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE WITHIN PLAT ACCURATELY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE FOLLOWING LAND DESCRIPTION WAS PREPARED BY BRADY KUHN, PROFESSIONAL SURVEYOR LS20500007, STATE OF INDIANA, AS PART OF AN ALTA/NSPS LAND TITLE SURVEY COMPLETED BY KUHN & GUSTAFSON LAND SURVEYING, INC UNDER PROJECT NUMBER 210111 LAST REVISED MARCH 28, 2022.

A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 7 EAST IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 88 DEGREES 28 MINUTES 37 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19 A DISTANCE OF 152.00 FEET TO THE NORTHWEST CORNER OF A 4.22 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 93-2247 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING (THE NEXT FOUR (4) COURSES BEING ALONG THE LINES OF SAID 4.22 ACRE TRACT); (1) NORTH 88 DEGREES 28 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 357.78 FEET; (2) SOUTH 01 DEGREES 30 MINUTES 07 SECONDS EAST A DISTANCE OF 360.00 FEET; (3) NORTH 88 DEGREES 28 MINUTES 37 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 153.00 FEET; (4) SOUTH 01 DEGREES 30 MINUTES 07 SECONDS EAST A DISTANCE OF 102.00 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 37 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 660.12 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREES 09 MINUTES 24 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 2170.77 FEET TO THE NORTH LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE 70 PER PROJECT NUMBER I-70-4 (13) 101, DATED 1963; THE NEXT THREE (3) COURSES BEING ALONG SAID NORTH RIGHT-OF-WAY: (1) SOUTH 89 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 47.99 FEET; (2) SOUTH 87 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE OF 200.06 FEET; (3) SOUTH 89 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 975.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH FRANKLIN STREET; THENCE NORTH 60 DEGREES 21 MINUTES 41 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 53.52 FEET; THENCE NORTH 26 DEGREES 35 MINUTES 12 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 475.98 FEET; THENCE NORTH 15 DEGREES 47 MINUTES 32 SECONDS WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 263.76 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 92-7469 IN SAID RECORDER'S OFFICE (THE NEXT THREE (3) COURSES BEING ALONG THE LINES OF SAID TRACT); (1) SOUTH 89 DEGREES 31 MINUTES 34 SECONDS EAST A DISTANCE OF 571.51 FEET; (2) NORTH 01 DEGREES 39 MINUTES 00 SECONDS WEST A DISTANCE OF 607.31 FEET; (3) SOUTH 87 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 350.55 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 12 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 866.15 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 02-7822 IN SAID RECORDER'S OFFICE; THENCE NORTH 88 DEGREES 28 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 142.54 FEET TO THE SOUTHWEST CORNER OF SAID 4.22 ACRE TRACT; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID 4.22 ACRE TRACT A DISTANCE OF 462.16 FEET TO THE POINT OF BEGINNING, CONTAINING 66.76 ACRES, MORE OR LESS.

THIS PLAT CONSISTS OF ONE (1) LOT TO BE KNOWN AS LOT ONE IN PROGRESS PARK, SECTION 4 TOGETHER WITH THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON. RIGHTS-OF-WAY SHOWN HEREON AND NOT YET DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED FOR PUBLIC USE.

ALL DIMENSIONS SHOWN ON THIS PLAT ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION, K&G SURVEYING JOB NO. 210111, DATED \_\_\_\_\_, 2023 AND RECORDED ON \_\_\_\_\_, 2023 AS INSTRUMENT NUMBER \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA. ALL MONUMENTS SHOWN ON THIS PLAT WILL BE SET IN ACCORDANCE WITH 865 IAC 1-12-18 AND SECTION 402 OF THE CITY OF GREENFIELD PUBLIC IMPROVEMENT DESIGN STANDARDS AND SPECIFICATIONS MANUAL. ALL OTHER REQUIREMENTS SPECIFIED IN THE SUBDIVISION CODE OF THE CITY OF GREENFIELD, DONE BY ME, HAVE BEEN MET.

THIS INSTRUMENT PREPARED BY BRADY KUHN, P.S. #20500007

BRADY KUHN  
REGISTERED LAND SURVEYOR OF THE STATE OF INDIANA  
REGISTRATION NUMBER LS20500007



410 W. OAK STREET, SUITE 9B  
ZIONSVILLE, IN 46077  
(317)344-2822

THIS SURVEY PREPARED FOR:

**Kimley»Horn**

2023 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
PHONE: 317-218-9560  
WWW.KIMLEY-HORN.COM

K&G PROJECT NO. 210111  
LAST REVISED 09/13/2023

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 PROGRESS PARK, SECTION 4, AN ADDITION TO THE 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 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.

PROGRESS PARK, SECTION 4, AN ADDITION TO THE CITY OF GREENFIELD, SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS AND EASEMENTS DATED \_\_\_\_\_ AND RECORDED AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA. SAID DECLARATION PROVIDES ACCESS EASEMENTS, UTILITY AND IRRIGATION EASEMENTS, DRAINAGE EASEMENTS AND A SIGN EASEMENT AS WELL AS IMPOSING OTHER RESTRICTIONS ON THE LAND.

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, 2049, 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 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\_\_\_\_\_.

SHEAR GF1, LLC

BY: \_\_\_\_\_  
NAME:  
TITLE:

BY: \_\_\_\_\_  
NAME:  
TITLE:

STATE OF INDIANA)

COUNTY OF HANCOCK)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED 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\_\_\_\_\_.

(NOTARY PUBLIC)

**BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE**

THIS PLAT WAS GIVEN SECONDARY APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GREENFIELD, INDIANA, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY OF GREEFIELD

MAYOR CHUCK FEWELL, CHAIRPERSON

LORI ELMORE, CLERK TREASURER

**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 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

GREENFIELD ADVISORY PLAN COMMISSION

PRESIDENT

**PLAN COMMISSION CERTIFICATE FOR SECONDARY 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 UNDER AUTHORITY PROVIDED BY CHAPTER 155.072 OF THE GREENFIELD UNIFIED DEVELOPMENT ORDINANCE, THIS PLAT WAS GIVEN SECONDARY APPROVAL BY THE CITY PLAN COMMISSION ADMINISTRATIVE STAFF:

APPROVED BY THE GREENFIELD CITY PLAN COMMISSION ADMINISTRATIVE STAFF ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. OR BY THE GREENFIELD CITY PLAN COMMISSION AT A MEETING HELD THE ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

GREENFIELD ADVISORY PLAN COMMISSION

PRESIDENT

DATE: \_\_\_\_\_

**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: \_\_\_\_\_

**EASEMENT CURVE TABLE**

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	75.00'	88°01'27"	115.22'	S45°30'51"E	104.22'
C2	75.00'	90°35'17"	118.58'	S43°47'31"W	106.61'
C3	75.00'	64°19'38"	84.20'	N58°45'01"W	79.85'
C4	75.00'	106°15'58"	139.10'	N37°20'27"E	120.00'
C5	75.00'	88°30'57"	115.87'	N44°13'08"E	104.68'
C6	75.00'	90°01'16"	117.84'	S46°30'45"E	106.09'
C7	75.00'	40°31'56"	53.06'	S18°45'51"W	51.96'
C8	210.82'	37°28'55"	137.78'	S20°17'21"W	135.34'
C9	75.00'	90°00'00"	117.81'	S43°29'53"W	106.07'
C10	25.00'	90°00'00"	39.27'	S43°29'53"W	35.36'
C11	35.00'	89°06'49"	54.44'	S43°03'18"W	49.11'
C12	35.00'	91°10'43"	55.70'	N46°47'56"W	50.00'
C13	75.00'	53°28'41"	70.00'	N25°31'46"E	67.49'
C14	25.00'	52°18'27"	22.82'	N26°06'53"E	22.04'
C15	40.01'	28°30'38"	19.91'	N29°14'34"E	19.71'
C16	43.54'	28°15'31"	21.47'	N53°31'52"E	21.26'

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	S62°10'13"E	47.51'
L2	S62°10'13"E	36.93'
L3	S48°25'20"E	44.36'
L4	N43°29'53"E	1.99'
L5	S48°25'20"E	70.92'
L6	N43°27'13"E	20.60'

**EASEMENT LEGEND**

 PIPELINE EASEMENT PER INSTR. NO. 202307738

 30' DRAINAGE EASEMENT

**LEGEND**

- REBAR SET WITH YELLOW CAP STAMPED "K&G LS FIRM 0141"
- MAG NAIL SET

- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY WIDTH
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- VAR. VARIABLE
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT

OWNER: SHEAR GF1, LLC  
SOURCE OF TITLE: INSTRUMENT NO. 202207378

**PROGRESS PARK  
SECTION 4**  
Sec. 19 T16N-R7E  
City of Greenfield, Hancock County, Indiana