STATE STREET SHOPPES SUBDIVISION

PART OF SE 4 SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 EAST CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

= MONUMENT/REBAR FOUND

D. & U.E. = DRAINAGE & UTILITY EASEMENT

B.S.L. = BUILDING SETBACK LINE

| PLAT CABINET: | SLIDE: |
|--------------------|--------|
| INSTRUMENT NUMBER: | |

| | MCDONALDS REAL ESTATE COMPANY INSTRUMENT #110011375 |
|--|---|
| | Nage 22/00#F 323 57' |
| PRITCHETT PROFESSIONAL BUILDING LLC INSTRUMENT #130013965 | 10' B.S.L. N69'22'00 L 323.37 50' GAS EASEMENT |
| GARY SHARP & RAY HAAS INSTRUMENT #202205524 MEADOW PARK INSTRUMENT #870007355 | LOT 2 128,785 5Q FT 2.96 AC +1- 1488 10 B.S.L. NE COR 5W 1/3 5E 1/4 |
| GARY SHARP & RAY HAAS INSTRUMENT #202205524 CO CO | Sec Cab-11en-67 1999 1990 1990 1990 1990 1990 1990 199 |
| CORDRY REAL ESTATE II LLC INSTRUMENT #0320315 | In the choices care center inc instrument #15-12915 ACCESS UTILITY DRAINAGE # PARKING EASEMENT INSTRUMENT # 201303230 MCKENZE FLAZA SHOPPESIOUTIOT LIC INSTRUMENT #19-06777 |
| L /- | 10 D.O.L. 202-5230 W E10:00 |

OWNER/SUBDIVIDER

STATE STREET SHOPPES, LLC

749 NORTH STATE STREET

GREENFIELD, IN 46140

DESCRIPTION

A part of the Northeast Quarter of the Southeast Quarter and a middle division of the West Half of the Southeast Quarter of Section 29, Township 16 North, Range 7 East in Hancock County, Indiana, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Southeast Quarter; thence South 00 degrees 04 minutes 04 seconds East (assumed bearing) on the East line thereof 133.00 feet to the Point of beginning; thence continuing South 00 degrees 04 minutes 04 seconds East 212.00 feet; thence South 89 degrees 23 minutes 38 seconds West 210.80 feet; thence North 00 degrees 27 minutes 02 seconds West 625.50 feet; thence North 89 degrees 22 minutes 00 seconds East 323.57 feet; thence South 1 degree 34 minutes 47 seconds East 280.55 feet to the South line of the Northeast Quarter of the Southeast Quarter of said Section 29; thence South 00 degrees 04 minutes 03 seconds East 133.00 feet; thence South 89 degrees 19 minutes 00 seconds West parallel to said South line 116.00 feet to the place of beginning, containing 4.14 acres, more or less.

I, David B. Quinn, do hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; and I do hereby certify that I have surveyed the property described in the above caption under my direct supervision and that I have subdivided the same into lots and to the best of my professional knowledge, information and belief this plat is an accurate representation of said subdivision as shown on the hereon drawn plat; and that this plat to the best of my professional knowledge, information and belief correctly represents said survey and subdivision in every detail. Monuments shown are in place as located; and all lot comers are marked with 5/8" capped rebar, unless the corner is located within a hard surface in which case the monument is as noted or the corner is controlled by a different monument in the legal description, in which case that is shown on said plat.

This subdivision consists of two lot numbered 1 and 2. The dimensions are shown in feet and decimal parts thereof

I further certify that to the best of my professional knowledge, information and belief that this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument # 2023 11 8 7 4 _____ in the office of the Recorder of Hancock County, Indiana.

Dated this 8 day of <u>Pec.</u>, 2023

David B. Quinn, Professional Land Surveyor, LS 80040352

State of Indiana)55:

County of Hancock)

I, Penny S. Anderson, a Notary Public in and for said County and State, do hereby certify that David B. Quinn personally known to me to be the same person whose name is subscribed to the above certificate appeared before me this day in person and acknowledge that he signed the above certificate as his own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notary seal this and day of secum bey, 2023

De S. Anduson

De S. Anduson

PENNY S. ANDERSON Notary Public, State of Indiana Hancock County
Commission Number 0718887
My Commission Expires
February 19, 2027

Printed Name NFO718687 Exp, 2(19/27

ROGER WARD ENGINEERING INCORPORATED

CIVIL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS

6555 CARROLLTON AVENUE, SUITE A
INDIANAPOLIS, INDIANA 46220
(317) 251-1738 (FAX) 251-1923
www.rw-engineering.com SHE

RWE

SCALE: 1"=50'

RWE JOB# GCX.015

SHEET 1 OF 2

STATE STREET SHOPPES SUBDIVISION

PART OF SE 4 SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 EAST CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

| PLAT CABINET: | SLIDE: |
|--------------------|--------|
| INSTRUMENT NUMBER: | |

DEED OF DEDICATION

We, the undersigned do hereby certify that we are the owners of the real estate shown and described herein, and that as such owners we have caused the property described herein to be surveyed and subdivided as shown on the herein drawn plat as our own free and voluntary act and deed. Therefore, we do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as <u>State Street Shoppes Subdivision</u>. All public streets/right-of-ways shown and not hereto before dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat for reference only, between which lines and property lines of the streets there shall be erected or maintained no building or structure. Refer the City Zoning Ordinance, as may be amended, for current setback regulations.

A perpetual easement is hereby granted to any local public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "drainage and utility easement (D. \$\psi\$ U. E.]" to install, lay, construct, renew, operate, maintain and remove sewers, manholes, inlets, conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the for the purpose of serving the subdivision and other property with telephone, electric and gas, sanitary sewer, storm sewers and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein), 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 public utility equipment, and the right is hereby granted to enter upon the lots at all times for all the purposes aforesaid. No buildings, trees, fences or structures shall be placed on said area as shown on the plat and marked "drainage and utility easement (D. \$\psi\$ U.E.]", but some 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.

| State Street Shoppes, LLC / / | |
|--|---------|
| Executed this to day of Salamke | , 2023. |
| Zacobed in the same of the sam | , 2023. |
| K///X | |
| Member and General Councel: R. Aaron Greenwalt | |
| State of Indiana) | |

I, Lynn M. Floyd, a Notary Public in and for said County and State, do hereby certify that <u>R. Anna Green Walt</u> personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes herein set forth.

Given under my hand and notarial seal this Hoth day of September, 2023.

My Commission Expires: Henry
Printed Name

My County of Residence: Henry



Indiana Gas Company, Inc. DBA Centerpoint Energy Indiana North Executed this 29 day of September, 2023.

Director, Land and Field Services: Emily L. Neur

State of <u>Texas</u>
)

County of Havris



I, Sentern Low, a Notary Public in and for said County and State, do hereby certify that <u>Enily L. Neuwan</u>, personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes herein set forth.

Given under my hand and notarial seal this 29th day of September; 2023.

| Notary Public | My Commission Expires: 🛕 | pril os, 2025 |
|---------------|--------------------------|---------------|
| Selfern Low | My County of Residence: | Harris |

PLAN COMMISSION CERTIFICATE FOR PRIMARY APPROVAL

Under the 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 12 2 . , 2023.



Printed Name

PLAN COMMISSION CERTIFICATE FOR SECONDARY APPROVAL

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 under authority provided by Chapter 155.072 of the Greenfield Unified Development Ordinance, this plat was given secondary approval by the City Plan Commission's Administrative Staff or the Plan Commission:

Approved by the Greenfield City Plan Commission at a meeting held 12 2, 2023

Bucky Killy President - Becky Riley

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

| This plat was given primary approval by the Board of | |
|---|--------|
| City of Greenfield, Indiana, at a meeting held on the | day of |
| ,2023 | |

Chairperson - Chuck Fewell

Recording Secretary - Lori Elmore

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

Planning Director of Greenfield, Indiana - Joanie Fitzwater

Date: 12.21.23

In accordance with Indiana Code 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.



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OWNER/SUBDIVIDER

County of Hancock