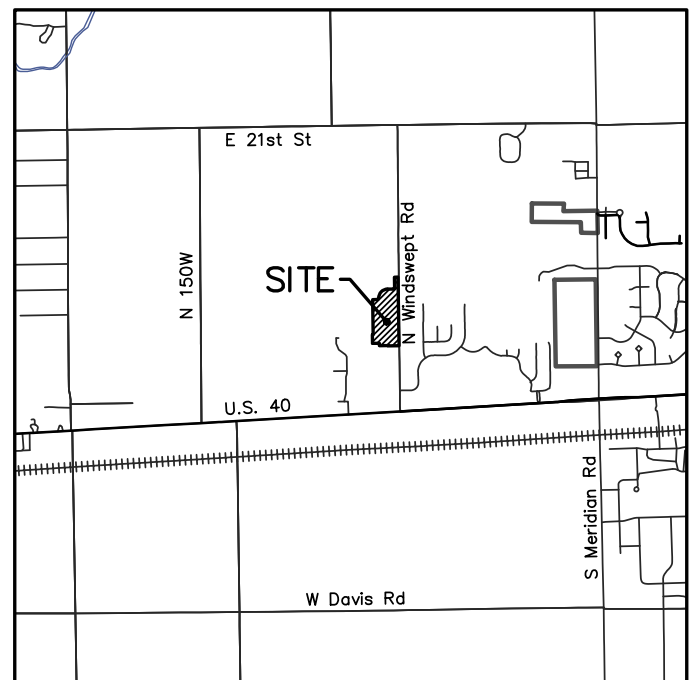
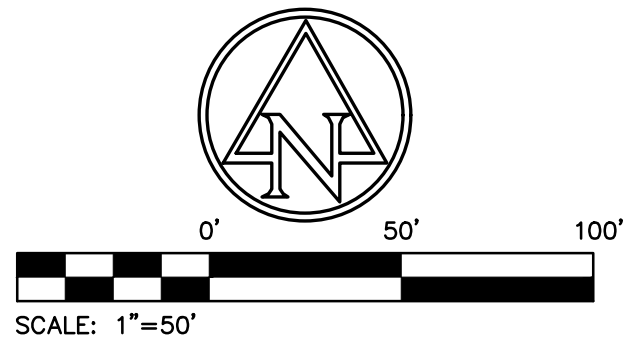


WOODFIELD POINTE - SECTION 1

CITY OF GREENFIELD - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST

VICINITY MAP
NO SCALE

- LEGEND**
- B.S.L. BUILDING SETBACK LINE
 - C.A. COMMON AREA
 - D.E. DRAINAGE EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SF SQUARE FEET
 - T.C.E. TREE CONSERVATION EASEMENT
 - U.&D.E. UTILITY & DRAINAGE EASEMENT
 - U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
 - (N.R.) NON-RADIAL PROPERTY LINE
- 5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
- 5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED

Curve Table				
Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	39.35	25.00	N44°02'58"E	35.41
C2	275.48	175.00	N44°02'58"E	247.90
C3	39.27	25.00	N44°08'43"E	35.36
C4	235.62	150.00	N44°08'43"E	212.13
C5	66.74	150.00	S78°06'33"E	66.19
C6	66.74	150.00	S78°06'33"E	66.19
C7	39.27	25.00	N44°08'43"E	35.36
C8	55.61	125.00	S78°06'33"E	55.16
C9	77.86	175.00	S78°06'33"E	77.22
C10	39.27	25.00	S45°51'17"E	35.36
C11	39.27	25.00	S45°51'17"E	35.36
C12	39.27	25.00	S45°51'17"E	35.36
C13	39.27	25.00	S44°08'43"W	35.36
C14	39.27	25.00	S45°51'17"E	35.36
C15	39.27	25.00	S44°08'43"W	35.36
C16	55.61	125.00	N78°06'33"W	55.16
C17	77.86	175.00	N78°06'33"W	77.22
C18	39.27	25.00	N45°51'17"W	35.36
C19	196.35	125.00	N44°08'43"E	176.78
C20	191.35	125.00	N42°59'57"E	173.21
C21	5.00	125.00	N89°08'43"E	5.00

ARBOR HOMES
INSTR. NO. 202104728ARBOR HOMES
INSTR. NO. 202104728

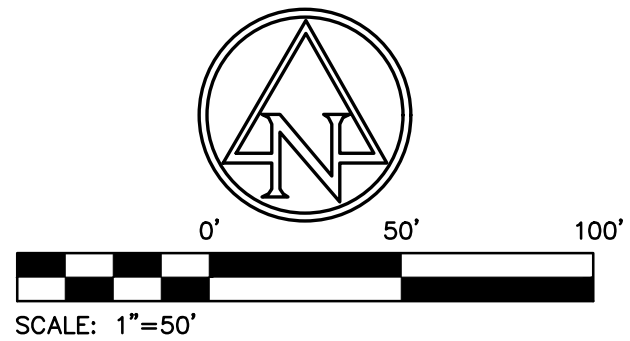
SEE SHEET 2

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1 of 3

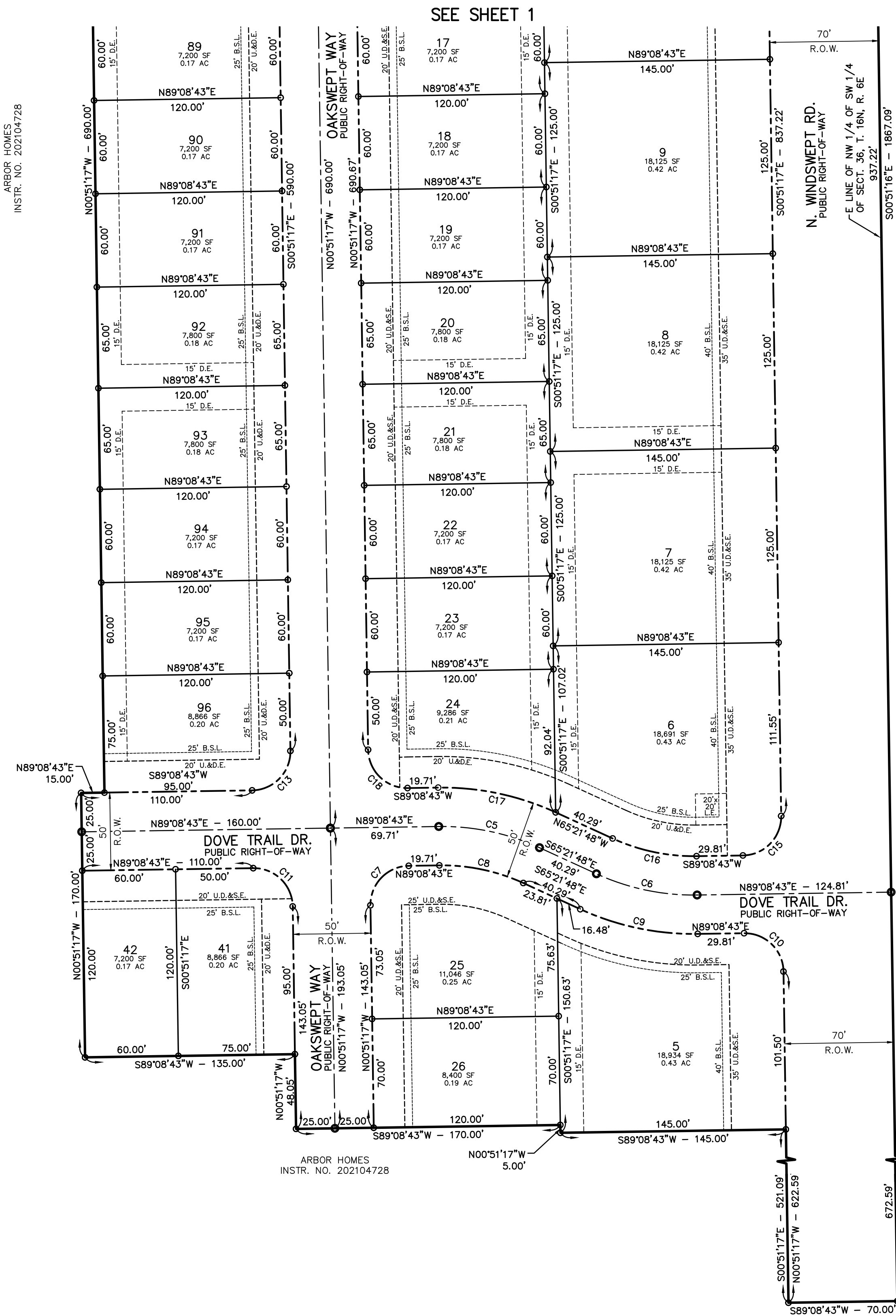
WOODFIELD POINTE - SECTION 1

CITY OF GREENFIELD - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST



- LEGEND**
- B.S.L. BUILDING SETBACK LINE
 - C.A. COMMON AREA
 - D.E. DRAINAGE EASEMENT
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2 of 3

DRAWING FILE: P:\2020001923.D Drawings\Survey\Plat\12020011923.SV 2021-06-22 P.L.T.WP \$1.dwg
EDIT DATE: 6/22/2021 11:59:48 AM
EDITED BY: RWINDHORST

I affirm, under penalties for perjury, that I have taken reasonable care to
redact each Social Security number in this document, unless required by law.
Michael J. Smith

WOODFIELD POINTE - SECTION 1

CITY OF GREENFIELD - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 36, Township 16 North, Range 6 East of the Second Principal Meridian, Hancock County, Indiana, and being part of that 65.179-acre tract of land shown on the ALTANSPS Land Title Survey dated September 21, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 201801689, more particularly described as follows:

BEGINNING at a "Coo" capped rebar at the northeast corner of the Northwest Quarter of said Southwest Quarter; thence South 00 degrees 51 minutes 16 seconds East 1,867.09 feet along the east line of said Northwest Quarter of the Southwest Quarter to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the southeast corner of said 65.179-acre parcel; thence South 89 degrees 08 minutes 43 seconds West 70.00 feet along the south line of said 65.179-acre parcel to a set rebar; thence North 00 degrees 51 minutes 17 seconds West 521.09 feet to a set rebar; thence South 89 degrees 08 minutes 43 seconds West 145.00 feet to a set rebar; thence North 00 degrees 51 minutes 17 seconds West 5.00 feet to set rebar; thence South 89 degrees 08 minutes 43 seconds West 170.00 feet to a set rebar; thence North 00 degrees 51 minutes 17 seconds West 48.05 feet to a set rebar; thence South 89 degrees 08 minutes 43 seconds West 135.00 feet to a set rebar; thence North 00 degrees 51 minutes 17 seconds West 170.00 feet to a set rebar; thence North 89 degrees 08 minutes 43 seconds East 15.00 feet to a set rebar; thence North 00 degrees 51 minutes 17 seconds West 690.00 feet to a set rebar; thence North 89 degrees 08 minutes 43 seconds East 95.00 feet to a set rebar; thence Northeasterly 39.35 feet along a curve to the left having a radius of 25.00 feet and subtended by a long chord having a bearing of North 44 degrees 02 minutes 58 seconds East and a length of 35.41 feet to a set rebar; thence Northeasterly 275.48 feet along a reverse curve to the right having a radius of 175.00 feet and subtended by a long chord having a bearing of North 44 degrees 02 minutes 58 seconds East and a length of 247.90 feet to a set rebar; thence North 89 degrees 08 minutes 43 seconds East 115.00 feet to a set rebar; thence Northeasterly 39.27 feet along a curve to the left having a radius of 25.00 feet and subtended by a long chord having a bearing of North 44 degrees 08 minutes 43 seconds East and a length of 35.36 feet to a set rebar; thence North 00 degrees 51 minutes 17 seconds West 207.63 feet to a set rebar on the north line of said Southwest Quarter; thence North 89 degrees 26 minutes 09 seconds East 70.01 feet along said north line to the POINT OF BEGINNING. Containing 13.318 acres, more or less.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows

This subdivision consists of 34 lots, numbered 5 through 26, 41 through 42 and 87 through 96. The dimensions are shown in feet and decimal points thereof. Area within the subdivision dedicated to City of Greenfield for use of dedicated street right-of-way is 5.141 acres more or less and the linear footage is 3,920.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana,

Michael J. Smith
Professional Surveyor
Indiana Registration License No. 20500025

The drainage easements shown are created and established by this plat as regulated drain easements and are under control of the Hancock County Drainage Board. Any approved drainage tile, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

PLAN COMMISSION CERTIFICATE FOR PRIMARY 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 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 CITY PLAN COMMISSION

President

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 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 _____.

GREENFIELD CITY PLAN COMMISSION

President

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 _____.

(Chairperson)

(Recording Secretary)

ZONING ADMINISTRATOR 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, 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

Zoning Administrator of Greenfield, Indiana

Date: _____

DEED OF DEDICATION

We the undersigned, Arbor Homes, 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, Woodfield Pointe Section 1, an addition to the City of Greenfield, consisting of 34 lots, numbered 5-26, 41-42 and 87-96.

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 persons and all persons claiming under them until January 1, 20____ (a 25-year period is suggested), 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 and restrictions in whole or part. Invalidations of any one of the foregoing covenants and restrictions by judgment or court order shall in no way affect any other covenants and 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.

Curtis A. Rector
President, Arbor Homes

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a notary public in for said county and state, personally appeared Curtis A. Rector, President of Arbor Homes, and acknowledged the execution of the forgoing secondary plat, for and on behalf of Arbor Homes.

Given under my hand and notarial seal this ____ day of _____, 2021.

Notary Public
Resident of _____ County

My Commission Expires: _____
Printed Name: _____