

THIS INSTRUMENT PREPARED BY:

CHRISTOPHER M. COOPER
COOR CONSULTING
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KNIGHTSTOWN, INDIANA 46140
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SUBDIVIDER:
THOMAS MOORE
1043 W US 40
Greenfield, IN 46140
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WEEKS RESERVE BLOCK 11, LOT 15

A RE-PLAT OF LOT 14 AND A PART OF
LOTS 9, 10, AND 13 IN WEEKS RESERVE
CITY OF GREENFIELD, CENTER TOWNSHIP,
HANCOCK COUNTY, INDIANA

Land Description

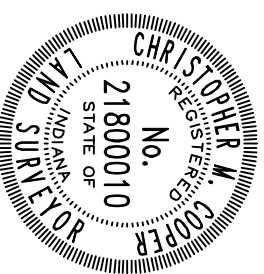
A part of Lots 9, 10, 13, and 14 in Block 11 in Weeks Reserve to the Town, now City, of Greenfield, Indiana being more particularly described as follows:

BEGINNING at a mag nail at the Southwest corner of said Lot 14; thence North 03 degrees 44 minutes 05 seconds West along the West line of said Lot 14 and a distance of 137.18 feet to the South face of an existing building (the next four (4) courses along said building face): (1) thence North 86 degrees 23 minutes 32 seconds East a distance of 80.21 feet; (2) thence North 03 degrees 36 minutes 28 seconds West a distance of 1.26 feet; (3) thence North 66 degrees 23 minutes 32 seconds East a distance of 19.45 feet; (4) thence North 03 degrees 48 minutes 35 seconds West a distance of 1.07 feet to the North edge of an existing concrete wall; thence North 86 degrees 40 minutes 21 seconds East along said North edge a distance of 35.84 feet to the corner of said wall; thence South 03 degrees 19 minutes 42 seconds East along the East edge of said wall a distance of 35.30 feet; thence South 86 degrees 27 minutes 32 seconds West a distance of 31.59 feet; thence South 03 degrees 44 minutes 04 seconds East a distance of 10.29 feet; thence North 86 degrees 30 minutes 39 seconds East a distance of 1.58 feet; thence South 03 degrees 50 minutes 02 seconds East a distance of 94.00 feet to the South line of said Lot 13; thence South 86 degrees 30 minutes 39 seconds West along the South line of said Lot 13 and 14 a distance of 105.41 feet to the **POINT OF BEGINNING**, containing 0.357 acres, more or less.

Surveyor's Certificate

I, Christopher M. Cooper, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana. That this plat correctly represents a survey completed by me on January 15, 2024 that all the monuments shown thereon actually exist, and that all other requirements specified herein, done by me, have been met.

Christopher M. Cooper
Christopher M. Cooper
Professional Surveyor #21800010
February 23, 2024



This Re-Plat of Lot Numbers 9, 10, 13, and 14 consists of one Lot, Lot Number 15 (all inclusive) together with Easements and Access Easements as shown on the within Re-Plat. The size of lots and easements are shown in figures denoting feet and decimal parts thereof. All monuments shown exists or will be set within a 2 year period from the recording date.

Cross reference is hereby made to a survey plat prepared by Coor Consulting on January 15, 2024 and is recorded as Instrument Number 202400414 in the office of the Recorder for Hancock County, Indiana.

Deed of Dedication

The undersigned, Thomas Moore, owner 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. I do further certify that this plat is made and submitted with our free consent, and desires.

This subdivision shall be known and designated as Weeks Reserve Block 11, Lot 15. A Re-plat of Lot 14 and a part of Lots 9, 10, and 13 in Weeks Reserve, an addition to the City of Greenfield, Indiana. 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 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 (a 25-year period is suggested), 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: _____, 2024.
Witness our Hands and Seals this _____ day of _____, 2024.

(Printed) _____ (Signature)

(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 _____, 2024.

My commission expires: _____

(Notary Public)

Residing in _____ County

Primary Plat Approval

The Primary Plat of Weeks Reserve received approval from the Hancock County Surveyor and was originally recorded June 5th, 1944.

Board of Public Works and Safety Certificate

The following certificate shall be used for subdivisions that require improvements or installations.)
This plat was given primary approval by the Board of Public Works and Safety of the City of Greenfield, Indiana, at a meeting held _____, 2024.

Chairperson printed _____ Signature _____

Recording Secretary printed _____ Signature _____

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 155.07Z of the Greenfield Unified Development Ordinance, this plat was given secondary approval by the City Plan Commission's Administrative Staff:

Approved by the Greenfield City Plan Commission Administrative Staff on _____, 2024, or by the Greenfield City Plan Commission at a meeting held _____, 2024.

GREENFIELD CITY PLAN COMMISSION

Planning Director of Greenfield (printed) _____ Signature _____

Date: _____, 2024

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, 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

Planning Director of Greenfield, Indiana _____ Signature _____

Date: _____, 2024.

