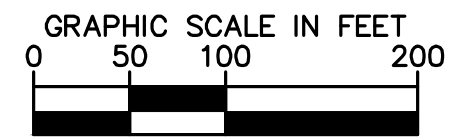
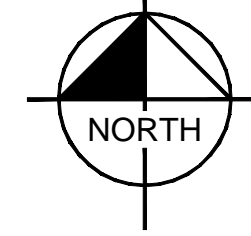


THIS INSTRUMENT PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #970013
HAMILTON DESIGNS, LLC
11 MUNICIPAL DRIVE, SUITE 300
INDIANAPOLIS, IN 46038
(317) 570-8800

THIS INSTRUMENT PREPARED FOR:
D.R. HORTON-INDIANA, LLC
9210 N. MERIDIAN STREET
INDIANAPOLIS, INDIANA 46260
(317) 844-0433
DATE PREPARED: 3/23/2020
SOURCE OF TITLE:
WARRANTY DEED INST. # _____

SECONDARY PLAT OF SANDALWOOD SECTION 2B IN HANCOCK COUNTY, INDIANA



RM ZONING RESIDENTIAL DEVELOPMENT STANDARDS				
MIN. SIDE YARD	MIN. FRONT YARD	MIN. REAR YARD	MIN. LOT AREA	MIN. LOT WIDTH
5'/12" TOTAL BETWEEN HOMES	25'	20' FROM REAR YARD EASEMENT	7,000 SQ.FT.	60'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	20.00'	31.45'	S45°25'54"W	28.31'	90°05'48"	20.03'
C3	20.00'	31.38'	S44°34'06"E	28.26'	89°54'12"	19.97'
C4	20.12'	31.86'	N44°38'48"W	28.64'	90°44'32"	20.38'
C5	20.00'	31.45'	S45°25'54"W	28.31'	90°05'48"	20.03'
C6	50.00'	36.14'	N24°21'42"W	35.36'	41°24'35"	18.90'
C7	50.00'	21.91'	S25°11'54"W	21.74'	25°06'32"	11.13'
C11	20.00'	23.03'	N32°36'10"W	21.78'	65°58'21"	12.98'
C34	50.00'	14.23'	S4°29'36"W	14.18'	16°18'03"	7.16'
C35	50.00'	9.71'	N39°30'12"W	9.69'	11°07'35"	4.87'
C36	50.00'	64.42'	N2°58'07"E	60.05'	73°49'04"	37.55'
C37	50.00'	62.56'	N75°43'21"E	58.56'	71°41'22"	36.12'
C38	50.00'	50.11'	S39°43'16"E	48.04'	57°25'25"	27.39'
C39	50.00'	42.55'	S13°22'18"W	41.28'	48°45'43"	22.66'

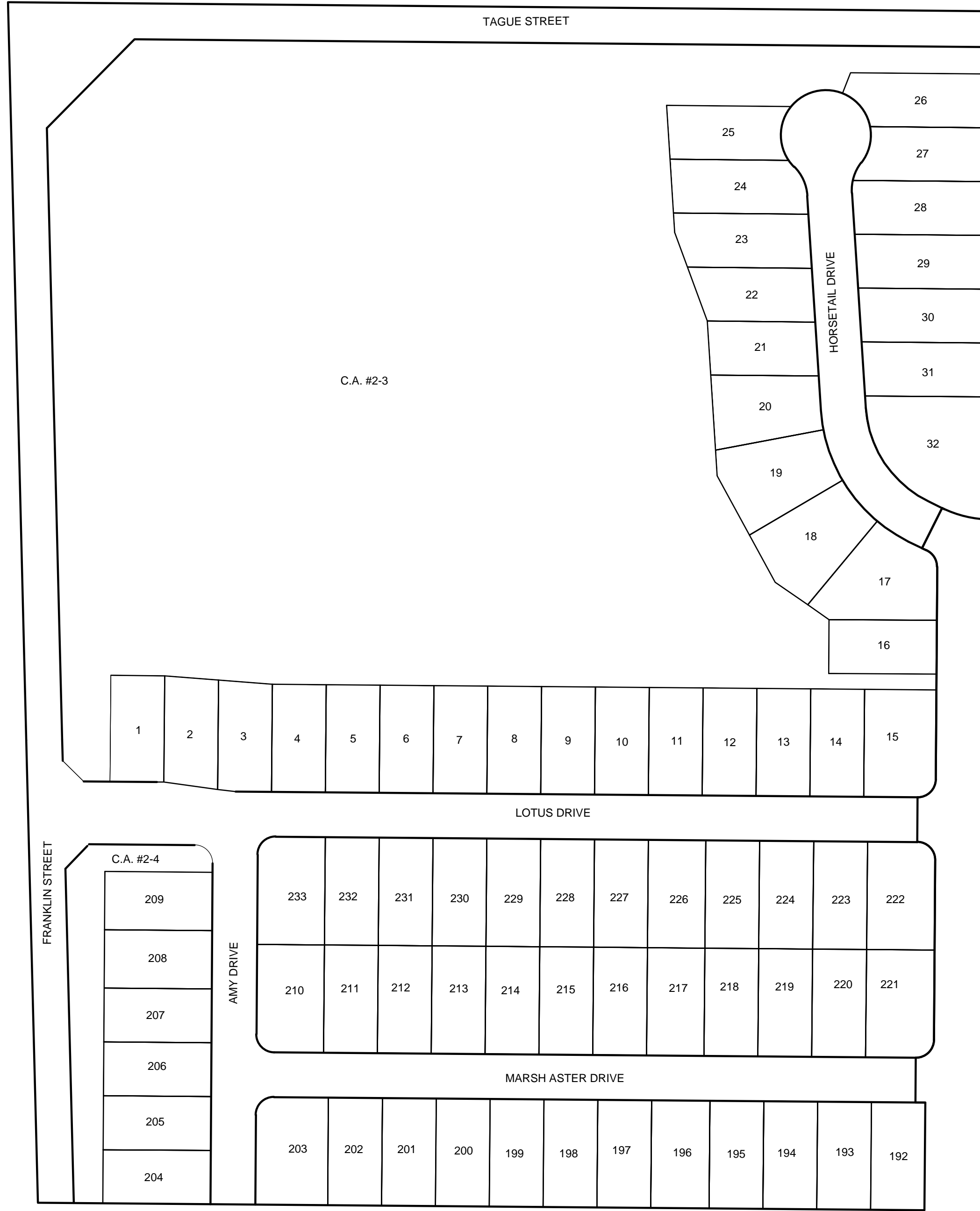
CURVE TABLE: STREET ALIGNMENTS						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	150.00'	157.41'	N33°43'14"W	150.29'	60°07'38"	86.82'

LEGEND

- 100 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT

SUBDIVISION MONUMENTATION

- AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 865 IAC, 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDED OF PLAT.
- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED, "HAMILTON - FIRM #0104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
 - DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
 - DENOTES A STREET CENTERLINE MONUMENT, EITHER A ALUMINUM MONUMENT STAMPED "HAMILTON FIRM 0104, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

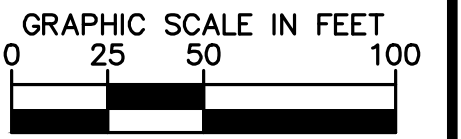
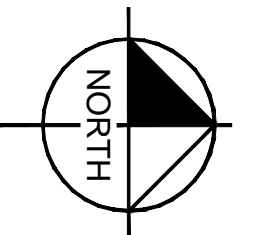


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(317) 844-0433
DATE PREPARED: 3/23/2020

SECONDARY PLAT OF SANDALWOOD SECTION 2B IN HANCOCK COUNTY, INDIANA

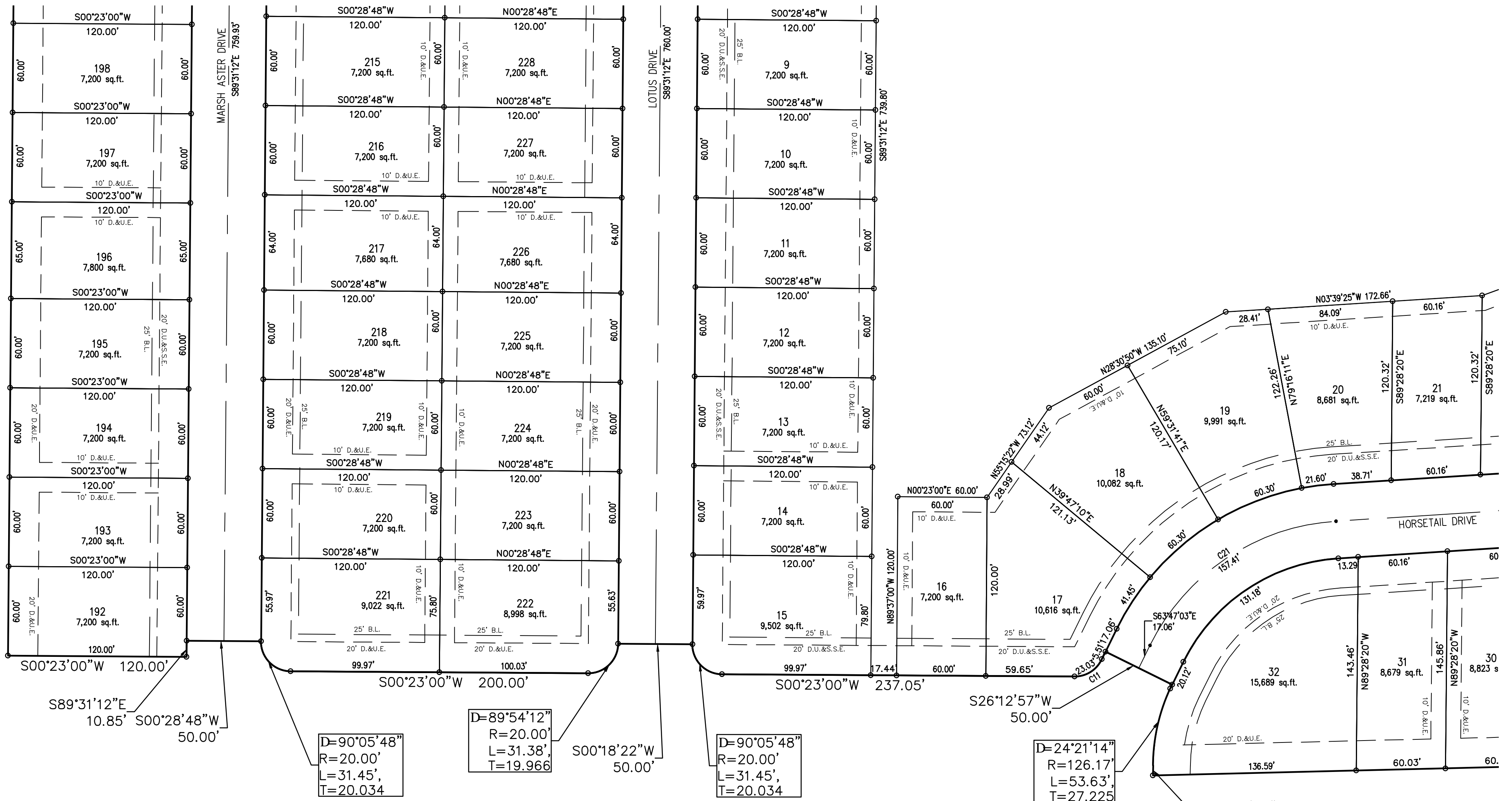
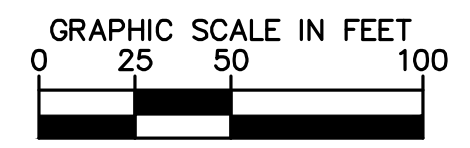
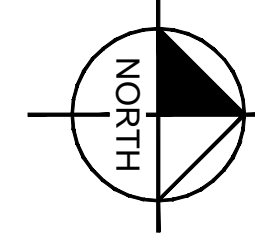


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INDIANAPOLIS, INDIANA 46260
(317) 844-0433
DATE PREPARED: 3/23/2020
SOURCE OF TITLE:
WARRANTY DEED INST. #200100047651

SECONDARY PLAT OF SANDALWOOD SECTION 2B IN HANCOCK COUNTY, INDIANA

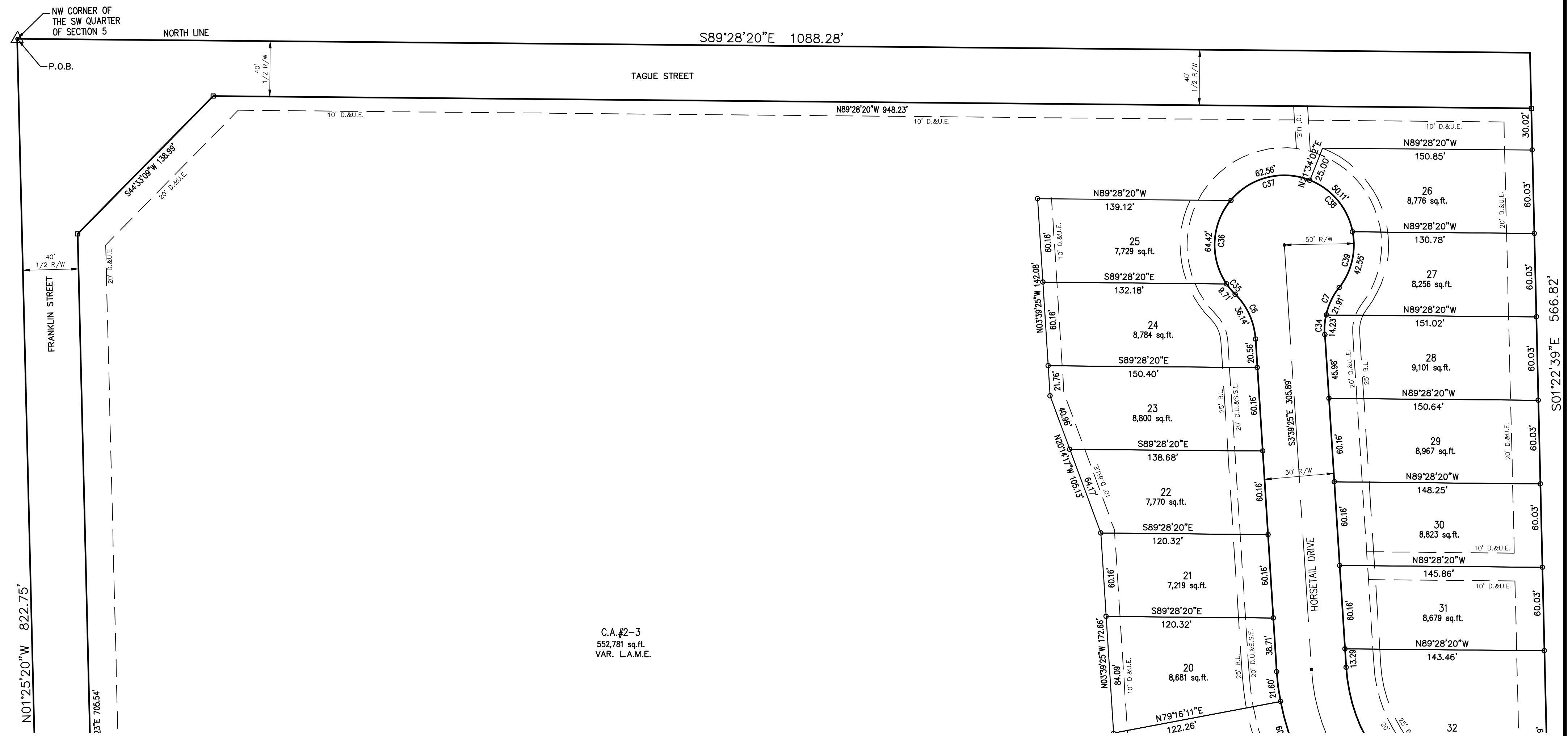
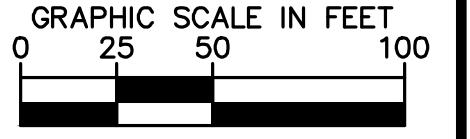
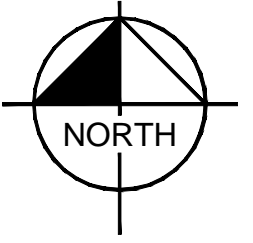


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INDIANA #970013
HAMILTON DESIGNS, LLC
11 MUNICIPAL DRIVE, SUITE 300
INDIANAPOLIS, IN 46038
(317) 570-8800

THIS INSTRUMENT PREPARED FOR:
D.R. HORTON-INDIANA, LLC
9210 N. MERIDIAN STREET
INDIANAPOLIS, INDIANA 46260
(317) 844-0433
DATE PREPARED: 3/23/2020

SECONDARY PLAT OF SANDALWOOD SECTION 2B IN HANCOCK COUNTY, INDIANA



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THIS INSTRUMENT PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
HAMILTON DESIGNS, LLC
11 MUNICIPAL DRIVE, SUITE 300
INDIANAPOLIS, IN 46038
(317) 570-8800

THIS INSTRUMENT PREPARED FOR:
D.R. HORTON-INDIANA, LLC
9210 N. MERIDIAN STREET
INDIANAPOLIS, INDIANA 46260
(317) 844-0433
DATE PREPARED: 3/23/2020
SOURCE OF TITLE:
WARRANTY DEED INST. #200100047651

SECONDARY PLAT OF SANDALWOOD SECTION 2B IN HANCOCK COUNTY, INDIANA

PLAT CERTIFICATES AND DEAD OF DEDICATION:

SEC. 155.077 PLAT CERTIFICATES

(A) SURVEYOR'S CERTIFICATE

I, TERRY D. WRIGHT 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 _____
THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN DONE BY ME,
HAVE BEEN MET.

DATED _____, 2021.

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

Terry D. Wright
Registered Land Surveyor
NO. 9700013

(B) PLAN COMMISSION CERTIFICATE FOR PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY I.C. 36-7-4, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, 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 ADVISORY PLAN COMMISSION

PRESIDENT

(C) 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

(D) PLAN COMMISSION CERTIFICATE FOR SECONDARY APPROVAL

UNDER AUTHORITY PROVIDED BY I.C. 36-7-4, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, 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 ADVISORY PLAN COMMISSION

PRESIDENT

(E) ZONING ADMINISTRATOR CERTIFICATE

THE GREENFIELD CITY PLAN COMMISSION STAFF HAS REVIEWED THE APPLICATION FOR THIS PLAT FOR TECHNICAL CONFORMITY WITH
THE STANDARDS FIXED IN 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

JOANIE FITZWATER, ZONING ADMINISTRATOR OF GREENFIELD INDIANA
DATE: _____

SEC. 155.078 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 DO 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 CONSISTS OF 74 LOTS NUMBERED 1-32 & 192-233 AND 2 COMMON AREAS LABELED #2-3 & #2-4 AND SHALL BE
KNOWN AND DESIGNATED AS SANDALWOOD SECTION 2B, AN ADDITION TO CITY OF GREENFIELD. ALL STREETS AND ALLEYS SHOWN
AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT YARD 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 OF 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, PIPE, 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
THE PURPOSES AFORESAID. NO PERMANENT STRUCTURES, FENCES OR TREES SHALL BE PLACED ON SAID AREA AS SHOWN ON THE
PLATED 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 OF THE RIGHTS HEREIN GRANTED.

THIS PLAT IS SUBJECT TO CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. _____
IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA AND ANY AMENDMENTS, OR SUPPLEMENTS
THERETO.

THE FOREGOING COVENANTS, OR RESTRICTIONS, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL
PERSONS CLAIMING UNDER THEM UNLESS CHANGED BY A 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 OF THE FOREGOING COVENANTS OR
RESTRICTIONS, BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE COVENANTS OR RESTRICTIONS, WHICH
SHALL REMAIN 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 OWNERS OF THE LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

IN WITNESS WHEREOF, MY HAND AND SEAL TO BE SUBSCRIBED, THIS _____ DAY OF _____, 2021.

OWNER/DEVELOPER: D.R. HORTON - INDIANA, LLC

BY: D.R. HORTON, INC. MIDWEST, ITS SOLE MEMBER

9210 NORTH MERIDIAN STREET
INDIANAPOLIS, IN 46260

BY: _____

MARK A. BRIDWELL
ASSISTANT SECRETARY

STATE OF INDIANA)

) SS:

COUNTY OF HANCOCK)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED
_____ AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING
INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, 2021.

SIGNATURE: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY OF RESIDENCE: _____

SANDALWOOD SECTION 2B

Part of the Southwest Quarter of Section 5, Township 15 North, Range 7 East, Hancock County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter Section; thence South 89 degrees 28 minutes 20 seconds East along the North line of said Southwest Quarter Section 1,088.28 feet, said line also being the centerline of Tague Street; thence South 01 degrees 22 minutes 39 seconds East 566.82 feet; thence North 89 degrees 37 minutes 00 seconds 6.67 feet to a point of curvature on a curve concave left having a radius of 125.30 feet; the radius point of which bears North 00 degrees 24 minutes 53 seconds East; thence westerly and northerly along said curve an arc distance of 56.36 feet to a point of tangency which bears South 26 degrees 11 minutes 05 seconds West from said radius point; thence South 26 degrees 12 minutes 57 seconds West 50.00 feet; thence South 64 degrees 41 minutes 12 seconds East 5.51 feet to a point of curvature on a curve concave right having a radius of 20.00 feet, the radius point of which bears South 24 degrees 24 minutes 40 seconds West; thence easterly and southerly along said curve an arc distance of 23.03 feet to a point of tangency which bears South 89 degrees 37 minutes 00 seconds East from said radius point; thence South 00 degrees 23 minutes 00 seconds West 237.05 feet to a point of curvature on a curve concave left having a radius of 20.00 feet, the radius point of which bears North 89 degrees 37 minutes 00 seconds West; thence westerly and southerly along said curve an arc distance of 31.45 feet to a point of tangency which bears South 00 degrees 28 minutes 48 seconds West from said radius point; thence South 00 degrees 18 minutes 22 seconds West 50.00 feet to a point of curvature on a curve concave right having a radius of 20.00 feet, the radius point of which bears South 00 degrees 28 minutes 48 seconds West; thence easterly and southerly along said curve an arc distance of 31.38 feet to a point of tangency which bears South 89 degrees 37 minutes 00 seconds East from said radius point; thence South 00 degrees 23 minutes 00 seconds West 200.00 feet to a point of curvature on a curve concave left having a radius of 20.00 feet, the radius point of which bears North 89 degrees 37 minutes 00 seconds West; thence westerly and southerly along said curve an arc distance of 31.45 feet to a point of tangency which bears South 00 degrees 28 minutes 48 seconds West from said radius point; thence South 00 degrees 28 minutes 48 seconds West 50.00 feet; thence South 89 degrees 31 minutes 12 seconds East 10.85 feet; thence South 00 degrees 23 minutes 00 seconds West 120.00 feet to a point on the North line of a Parcel of Land recorded as Instrument #040015225 in the Office of the Recorder of Hancock County, Indiana; thence North 89 degrees 31 minutes 12 seconds West along the North line of said Parcel of Land 988.16 feet to the Southwest corner of the Northwest Quarter of said Southwest Quarter, said point also being in the centerline of said Franklin Road; thence North 01 degrees 25 minutes 23 seconds West along the West line of said Southwest Quarter and Franklin Road centerline 515.72 feet; thence North 01 degrees 25 minutes 23 seconds West along the West line of said Southwest Quarter and Franklin Road centerline 822.75 feet to the place of beginning. Containing 31.92 acres more or less.