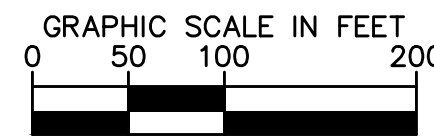
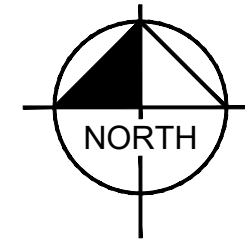


THIS INSTRUMENT PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
HAMILTON DESIGNS, LLC
11 MUNICIPAL DRIVE, SUITE 300
FISHERS, IN 46038
(317) 570-8800

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 2A AKA SANDALWOOD WEST IN HANCOCK COUNTY, INDIANA



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
- T.O.B. TOP OF BANK

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 I.A.C. 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

- DENOTES A 5/8"x3/32" 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).



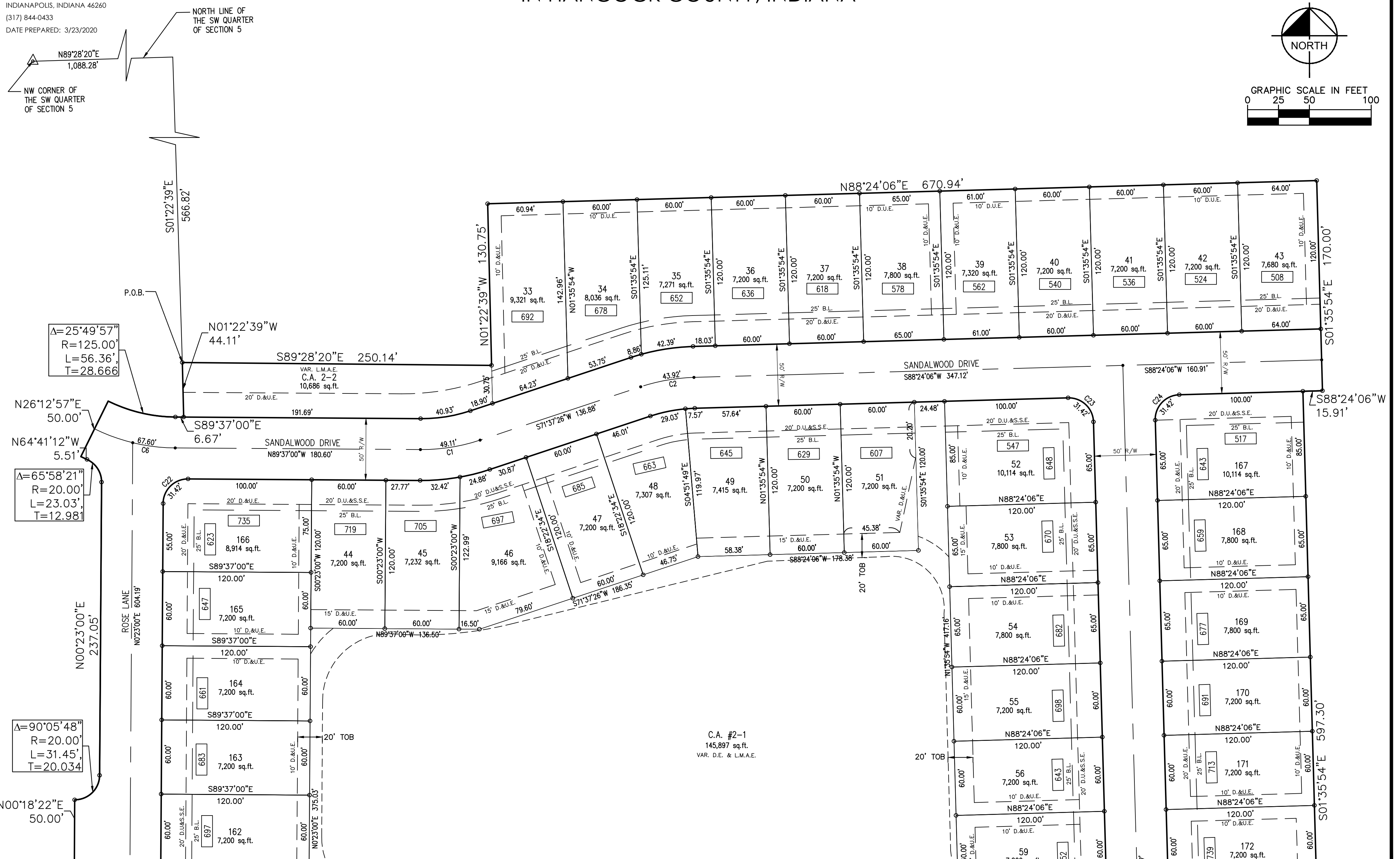
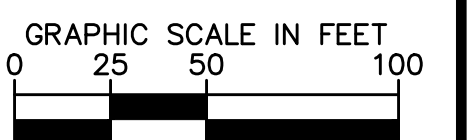
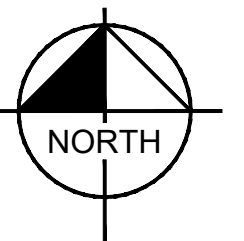
RM ZONING RESIDENTIAL DEVELOPMENT STANDARDS				
MIN. SIDE YARD	MIN. FRONT YARD	MIN. REAR YARD	MIN. LOT AREA	MIN. LOT WIDTH
5'12" TOTAL BETWEEN HOMES	25'	20' FROM REAR YARD EASEMENT	7,000 SQ.FT.	60'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C19	20.00'	32.11'	N44°23'33"E	28.77'	91°58'54"	20.70'
C20	20.00'	30.72'	S45°36'27"E	27.79'	88°01'06"	19.32'
C21	20.00'	39.97'	S56°51'50"E	33.64'	114°29'41"	31.09'
C22	20.00'	31.42'	S45°23'00"W	28.28'	90°00'00"	20.00'
C23	20.00'	31.42'	N46°35'54"W	28.28'	90°00'00"	20.00'
C24	20.00'	31.42'	S43°24'06"W	28.28'	90°00'00"	20.00'

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DATE PREPARED: 3/23/2020

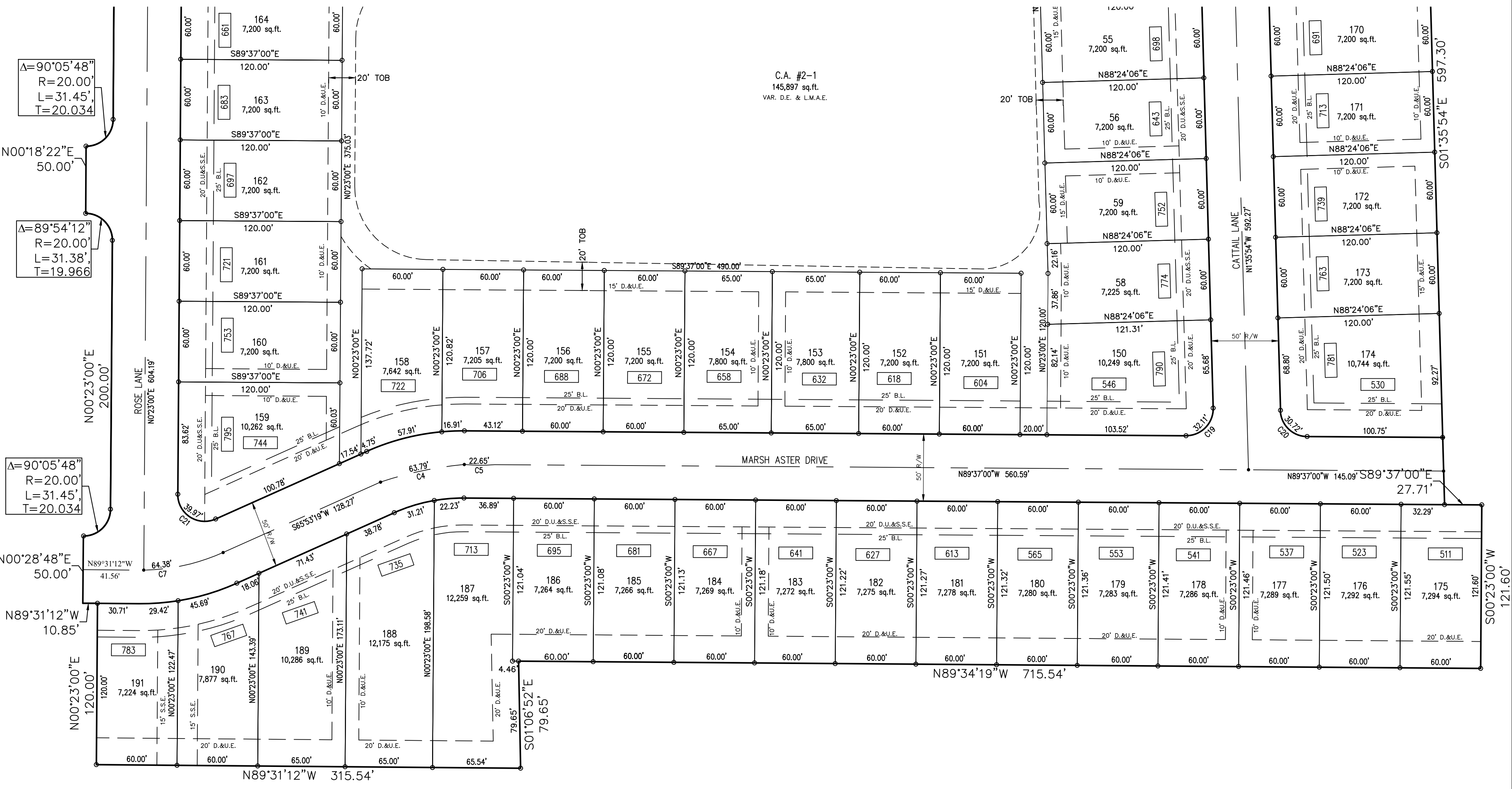
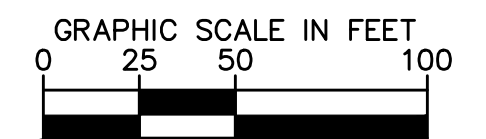
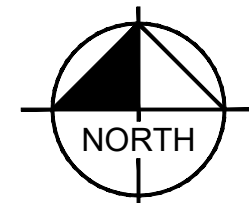
SECONDARY PLAT OF SANDALWOOD SECTION 2A AKA SANDALWOOD WEST IN HANCOCK COUNTY, INDIANA



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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 2A AKA SANDALWOOD WEST IN HANCOCK COUNTY, INDIANA



K:\IND_IDEV\170132003_Wespart_Sandalwood

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

SECONDARY PLAT OF SANDALWOOD SECTION 2A AKA SANDALWOOD WEST IN HANCOCK COUNTY, INDIANA

PLAT CERTIFICATES AND DEED 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 **MARCH 11, 2021** THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN DONE BY ME, HAVE BEEN MET.

DATED **OCTOBER 6**, 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, PLATED 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 48 LOTS NUMBERED 33-54, 58-59, & 150-191 AND 2 COMMON AREAS LABELED #2-1 & #2-2 AND SHALL BE KNOWN AND DESIGNATED AS SANDALWOOD SECTION 2A AKA SANDALWOOD WEST, 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 ERRECTED 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 OF 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 WHOLE 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 JUDGMENT 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 ERRECTED, 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 FORGOING 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 2A AKA SANDALWOOD WEST

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

Commencing at the Northwest corner of the Southwest Quarter of Section 5; thence North 89 degrees 28 minutes 20 seconds East along the North line of said Southwest Quarter Section 1,088.28 feet; thence South 01 degrees 22 minutes 39 seconds East 566.82 feet to the Point of Beginning of this description; thence South 89 degrees 28 minutes 20 seconds East 250.14 feet; thence North 01 degrees 22 minutes 39 seconds West 130.75 feet to a point on the corner of Sandalwood, Section One, recorded as Instrument #050017809 in the Office of the Recorder of Hancock County, Indiana; the following six (6) courses being on and along the western boundary of said Sandalwood, Section 1: 1) North 88 degrees 24 minutes 06 seconds East 670.94 feet 2) South 01 degrees 35 minutes 54 seconds East 170.00 feet; 3) South 88 degrees 24 minutes 06 seconds West 15.91 feet; 4) South 01 degrees 35 minutes 54 seconds East 597.30 feet; 5) South 89 degrees 37 minutes 00 seconds East 27.71 feet 6) South 00 degrees 23 minutes 00 seconds West 121.60 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 34 minutes 19 seconds West along the North line of said Parcel of Land 715.54 feet to the corner of McKee Woods, Section 1, recorded as Instrument #201803685 in said Recorder's Office; thence South 01 degrees 06 minutes 52 seconds East along the West line of said McKee Woods, Section 1 a distance of 79.65 feet; thence North 89 degrees 31 minutes 12 seconds West 315.54 feet; thence North 00 degrees 23 minutes 00 seconds East 120.00 feet; thence North 89 degrees 31 minutes 12 seconds West 10.85 feet; thence North 00 degrees 28 minutes 48 seconds East 50.00 feet to a point of curvature on a curve concave to the right having a radius of 20.00 feet, the radius point of which bears North 00 degrees 28 minutes 48 seconds East from said radius point; thence North 00 degrees 23 minutes 00 seconds East 237.05 feet to a point of curvature on a curve concave to the left having a radius of 20.00 feet, the radius point of which bears North 00 degrees 23 minutes 00 seconds East from said radius point; thence North 00 degrees 23 minutes 00 seconds East 200.00 feet to a point of curvature on a curve concave to the left having a radius of 20.00 feet, the radius point of which bears South 89 degrees 37 minutes 00 seconds East; thence westerly and northerly along said curve an arc distance of 31.38 feet to a point of tangency which bears North 00 degrees 28 minutes 48 seconds East from said radius point; thence North 00 degrees 18 minutes 22 seconds East 50.00 feet to a point of curvature on a curve concave to the right having a radius of 20.00 feet, the radius point of which bears North 00 degrees 28 minutes 48 seconds East; thence easterly and northerly along said curve an arc distance 31.45 feet to a point of tangency which bears North 89 degrees 37 minutes 00 seconds East from said radius point; thence North 00 degrees 23 minutes 00 seconds West 121.60 feet to a point of tangency which bears North 89 degrees 37 minutes 00 seconds East from said radius point; thence westerly and northerly along said curve an arc distance of 23.03 feet to a point of tangency which bears North 00 degrees 24 minutes 40 seconds East from said radius point; thence North 64 degrees 41 minutes 12 seconds West 5.51 feet; thence North 26 degrees 57 minutes 57 seconds East 50.00 feet to a point of curvature on a curve concave to the right having a radius of 125.00 feet, the radius point of which bears North 26 degrees 57 minutes 57 seconds East; thence easterly and southerly along said curve an arc distance of 56.36 feet to a point of tangency which bears South 00 degrees 23 minutes 00 seconds West from said radius point; thence South 89 degrees 37 minutes 00 seconds East 6.67 feet; thence North 01 degrees 22 minutes 39 seconds West 44.11 feet to the place of beginning, Containing 19.44 acres more or less.

K:\IND_IDEV\170132003_Wespart_Sandalwood