

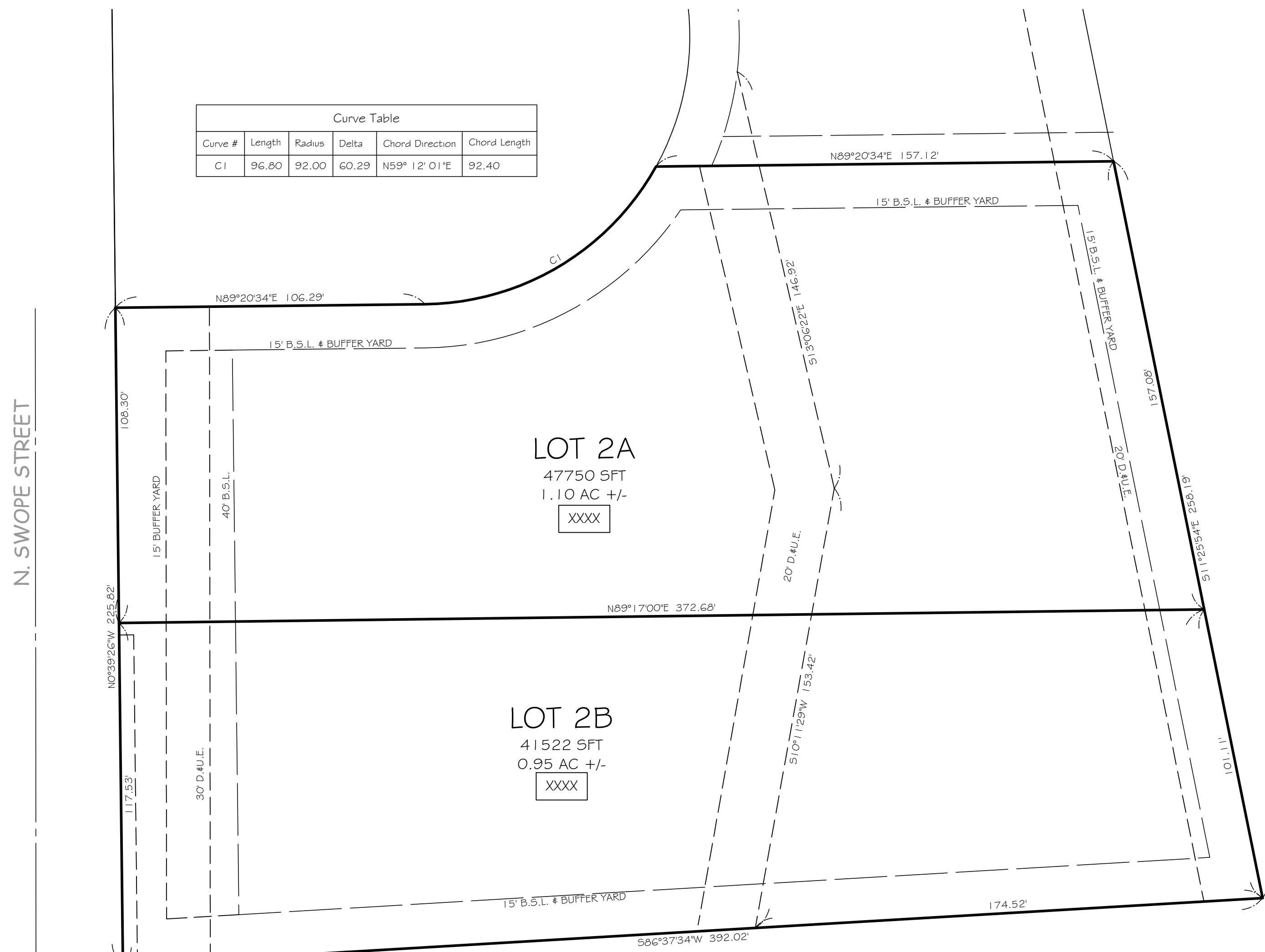
REPLAT OF LOT 2 GREENTREE LOTS 2 AND 3

PART OF NW 1/4 SECTION 33, TOWNSHIP 16 NORTH, RANGE 7 EAST
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

PLAT CABINET: _____ SLIDE: _____

INSTRUMENT NUMBER: _____

| Curve Table | | | | |
|-------------|--------|--------|-------|-----------------|
| Curve # | Length | Radius | Delta | Chord Direction |
| C1 | 96.80 | 92.00 | 60.29 | N59° 12' 01" E |



LEGEND

- = REBAR W/ CAP RW ENGINEER 0126
- = MONUMENT/REBAR FOUND
- D.4 U.E. = DRAINAGE & UTILITY EASEMENT
- B.S.L. = BUILDING SETBACK LINE

DESCRIPTION

Lot 2 of the Secondary Plat of Greentree Lots 2 and 3, a replat of part of Lot 1 Cedar Knoll Section 3 and part of Lot 1 Greentree Subdivision, as per plat thereof recorded October 13, 2000, as Instrument No. 20-10908, Plat Cabinet C, Slide 27, in the Office of the Recorder of Hancock County, Indiana.

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 corners 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 2A and 2B. 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 # _____ in the office of the Recorder of Hancock County, Indiana.

Dated this ____ day of _____, 2023

David B. Quinn, Professional Land Surveyor, LS 80040352

State of Indiana)

County of Hancock)

I, _____, 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 ____ day of _____, 2023.

Notary Public

Printed Name



CIVIL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS

6555 CARROLLTON AVENUE, SUITE A
INDIANAPOLIS, INDIANA 46220
(317) 251-1738 (FAX) 251-1923

RWE JOB# GCX.012

www.rw-engineering.com

SHEET 1 OF 2

OWNER/SUBDIVIDER

GREEWALT DEVELOPMENT INC
749 NORTH STATE STREET
GREENFIELD, IN 46140

REPLAT OF LOT 2 GREENTREE LOTS 2 AND 3

PART OF NW 1/4 SECTION 33, 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 hereon 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 Replat of Lot 2, Greentree Lots 2 and 3. 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. & U. E.)" to install, lay, construct, renew, operate, maintain and remove sewers, manholes, vaults, 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, 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. & 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.

Subject to Grant of Cross-Easement for Access and Parking recorded as Instrument No. 202302066.

Subject to Declaration of Easement Maintenance Agreement recorded as Instrument No. 202302067.

Executed this ____ day of _____, 2023.

Owner: R. Lynn Greenwalt

State of Indiana)

County of Hancock)

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, 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 notary seal this ____ day of _____, 2023.

My Commission Expires: _____

Notary Public

My County of Residence: _____

Printed Name

OWNER/SUBDIVIDER

GREEWALT DEVELOPMENT INC
749 NORTH STATE STREET
GREENFIELD, IN 46140

COVENANTS AND RESTRICTIONS

The foregoing agreement is to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2032, at which time said agreement 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 that agreement, in whole or in part. Invalidation of the foregoing agreement by judgment or court order shall in no way affect any other agreement, 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 reserved to the owners of the lots in this subdivision and to their heirs and assigns.

Witness my Hand and notary seal this ____ day of _____, 2023.

owner

Owner

State of Indiana

County of _____

Before me the undersigned Notary Public, in and for the County and State, personally appeared _____

_____ acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expresses.

Witness my Hand and notary seal this ____ day of _____, 2023.

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 _____, 2023.

President - Becky Riley

PLAN COMMISSION CERTIFICATE FOR SECONDARY 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 secondary approval by the City Plan Commission staff.

President - Becky Riley

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 _____, 2023

Chairperson - Chuck Fewell Recording Secretary - Lon 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 - Joanne Fitzwater

Date: _____

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.

THIS INSTRUMENT PREPARED BY ROGER WARD ENGINEERING, INC.



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SHEET 2 OF 2