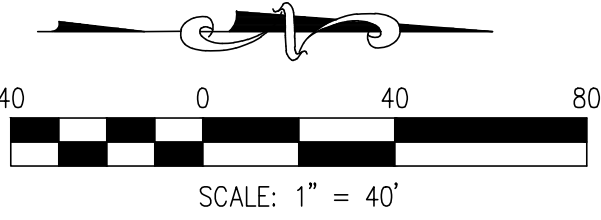


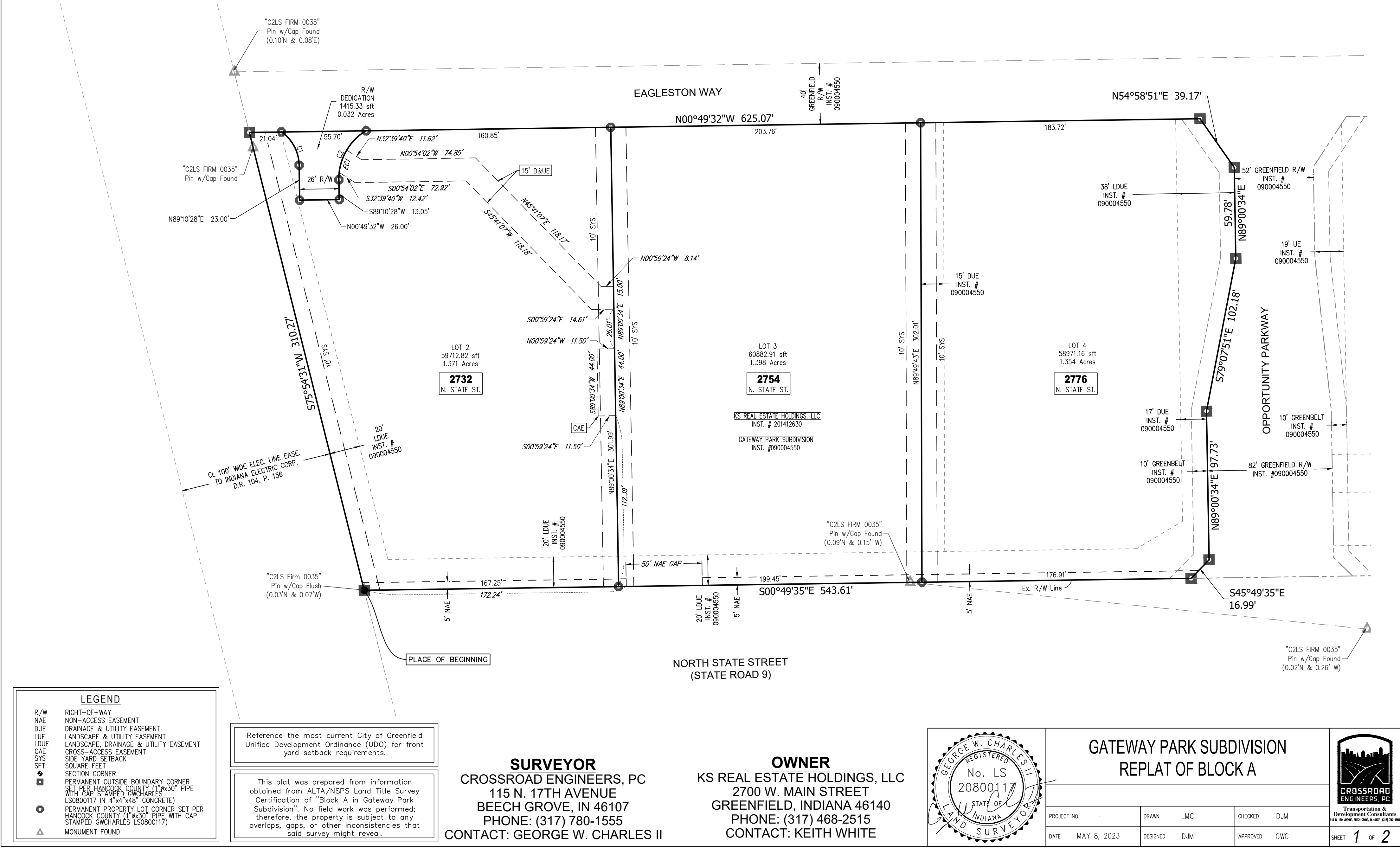
GATEWAY PARK SUBDIVISION REPLAT OF BLOCK A



A PART OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 16 NORTH, RANGE 7 EAST OF
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

Lot Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	25.72'	27.00'	N61°53'24"E	24.75'
C2	38.56'	37.00'	N60°58'11"W	36.84'

Easement Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
EC1	15.57'	37.00'	N71°18'06"W	15.46'



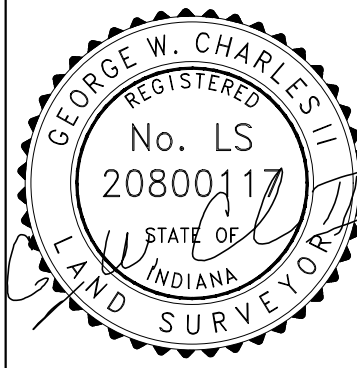
LEGEND	
R/W	RIGHT-OF-WAY
NAE	NON-ACCESS EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
LUE	LANDSCAPE & UTILITY EASEMENT
LDE	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
CAE	CROSS-ACCESS EASEMENT
SFT	SIDE YARD SETBACK
SFT	SQUARE FEET
SC	SECTION CORNER
SC	PERMANENT OUTSIDE BOUNDARY CORNER
SC	SET PER HANCOCK COUNTY (11"x30" PIPE WITH CAP STAMPED 090004550)
SC	PERMANENT PROPERTY LOT CORNER SET PER HANCOCK COUNTY (11"x30" PIPE WITH CAP STAMPED 090004550)
SC	MONUMENT FOUND

Reference the most current City of Greenfield Unified Development Ordinance (UDO) for front yard setback requirements.

This plat was prepared from information obtained from ALTA/NSPS Land Title Survey Certification of "Block A in Gateway Park Subdivision". No field work was performed; therefore, the property is subject to any overlaps, gaps, or other inconsistencies that said survey might reveal.

SURVEYOR
CROSSROAD ENGINEERS, PC
115 N. 17TH AVENUE
BEECH GROVE, IN 46107
PHONE: (317) 780-1555
CONTACT: GEORGE W. CHARLES II

OWNER
KS REAL ESTATE HOLDINGS, LLC
2700 W. MAIN STREET
GREENFIELD, INDIANA 46140
PHONE: (317) 468-2515
CONTACT: KEITH WHITE



GATEWAY PARK SUBDIVISION REPLAT OF BLOCK A

PROJECT NO.	DRAWN	LMC	CHECKED	DJM
DATE	MAY 8, 2023	DESIGNED	DJM	APPROVED
			GWC	



GATEWAY PARK SUBDIVISION REPLAT OF BLOCK A

SURVEYOR'S CERIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE WITHIN PLAT ACCURATELY REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 7 EAST, IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK A OF GATEWAY PARK SUBDIVISION OF SECONDARY PLAT PER INSTRUMENT NUMBER 090004550.

THIS SUBDIVISION CONSISTS OF THREE LOTS NUMBERED 2, 3, AND 4, RIGHT-OF-WAY, AND EASEMENTS AS SHOWN HEREIN. THE SIZE OF THE LOTS, WIDTH OF RIGHT-OF-WAY AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

I, GEORGE W. CHARLES II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM ALTA/NSPS LAND TITLE SURVEY CERTIFICATION OF "BLOCK A IN GATEWAY PARK SUBDIVISION" PREPARED BY CROSSROAD ENGINEERS, PC. NO FIELD WORK WAS PERFORMED; THEREFORE, THE PROPERTY IS SUBJECT TO ANY OVERLAPS, GAPS, OR OTHER INCONSISTENCIES THAT SAID SURVEY MIGHT REVEAL.

G. W. Charles II

GEORGE W. CHARLES II
INDIANA LAND SURVEYOR
NO. LS 20800117
EMAIL: gcharles@crossroadengineers.com
WEBSITE: crossroadengineers.com



RECORDING NOTE

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.

GEORGE W. CHARLES II

PLAN COMMISSION CERTIFICATE FOR PRIMARY APPROVAL

UNDER 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 GREENFIELD CITY COUNCIL THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE CITY PLAN COMMISSION FOLLOWS:

APPROVED BY THE GREENFIELD CITY PLAN COMMISSION AT A MEETING HELD ON THE DAY OF _____, 2023.

GREENFIELD ADVISORY PLAN COMMISSION

BECKY RILEY, PRESIDENT

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

THIS PLAT WAS GIVEN SECONDARY 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

ATTEST
RECORDING SECRETARY

PLAN COMMISSION CERTIFICATE FOR SECONDARY APPROVAL

UNDER 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 FOLLOWS:

APPROVED BY THE GREENFIELD CITY PLAN COMMISSION AT A MEETING HELD ON THE DAY OF _____, 2023.

GREENFIELD ADVISORY PLAN COMMISSION

BECKY RILEY, PRESIDENT

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

JOANIE FITZWATER, PLANNING DIRECTOR OF GREENFIELD, INDIANA

DATE: _____

A PART OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 16 NORTH, RANGE 7 EAST OF
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

WE, THE UNDERSIGNED, KS REAL ESTATE HOLDINGS, LLC, BEING THE OWNER OF RECORD 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 AS THE REPLAT OF BLOCK A WITHIN THE GATEWAY PARK SUBDIVISION, AN ADDITION TO THE CITY OF GREENFIELD. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DECLARED ARE HEREBY DEDICATED TO THE PUBLIC, AS DESCRIBED ON THE PLAT. 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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

A PERPETUAL UTILITY 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 U.E. - "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 SERVICES 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 EASEMENTS AT ALL TIMES FOR ALL 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 THEM OR LATER INTERFERE WITH THE AFORESAID USER OF THE RIGHTS HEREIN GRANTED.

DRAINAGE EASEMENTS (D.E.) ARE CREATED TO PROVIDE PATHS AND COURSES FOR AREA AND LOCAL STORM DRAINAGE, EITHER OVERLAND OR IN UNDERGROUND CONDUIT, TO SERVE THE NEEDS OF THE SUBDIVISION AND ADJOINING GROUND AND/OR PUBLIC DRAINAGE SYSTEM; AND IT SHALL BE THE INDIVIDUAL RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN THE DRAINAGE ACROSS HIS OWN LOT. UNDER NO CIRCUMSTANCES SHALL SAID EASEMENT BE BLOKED IN ANY MANNER BY THE CONSTRUCTION OR RECONSTRUCTION OF ANY IMPROVEMENT, NOR SHALL ANY GRADING RESTRICT THE WATER FLOW IN ANY MANNER. SAID AREAS ARE SUBJECT TO CONSTRUCTION OR RECONSTRUCTION TO ANY EXTENT NECESSARY TO OBTAIN ADEQUATE DRAINAGE AT ANY TIME BY ANY PUBLIC OR MUNICIPAL UTILITY PROVIDING SERVICES WITH RESPECT THERETO OR ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER DRAINAGE OR BY THE DEVELOPER OF THE SUBDIVISION.

THE FOREGOING COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2034, AT WHICH TIME SAID COVENANTS 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 JUDGEMENT OF COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

GATEWAY PARK SUBDIVISION IS TO BE SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS AND EASEMENTS RECORDED IN INSTRUMENT NO. 090004550 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

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 SEVERAL OWNERS OF THE SEVERAL LOTS OF THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 2023.

KS REAL ESTATE HOLDINGS, LLC
2700 W. MAIN STREET
GREENFIELD, INDIANA 46140

DATE: _____ BY: _____

STATE OF INDIANA }
COUNTY OF HANCOCK } SS:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ OF KS REAL ESTATE HOLDINGS, LLC, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT AND CERTIFICATE, FOR AND ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME

RESIDING IN _____ COUNTY

GATEWAY PARK SUBDIVISION REPLAT OF BLOCK A

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