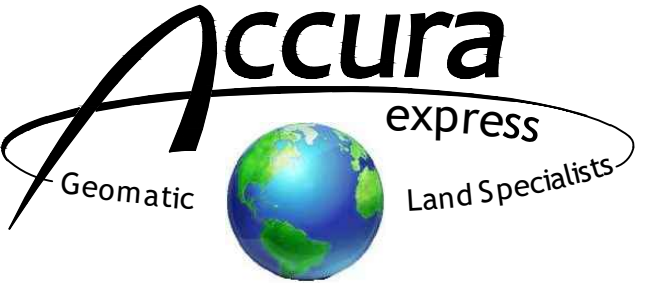


Fields Business Park

An Addition to the City of Greenfield, Indiana



Accura Land Surveying
Philip D. Going, Owner
PO Box 786
Greenfield, IN, 46140
(317) 462-3734
Fax: (888) 585-9642
accura@prodigy.net

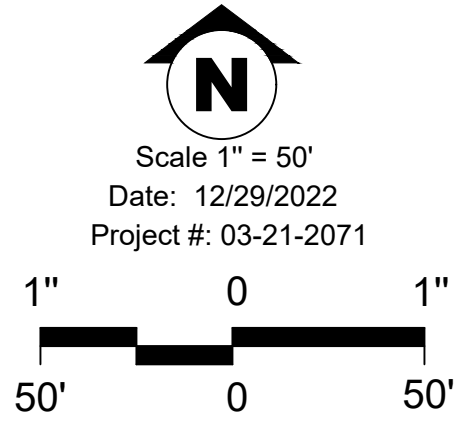


Fields Business Park

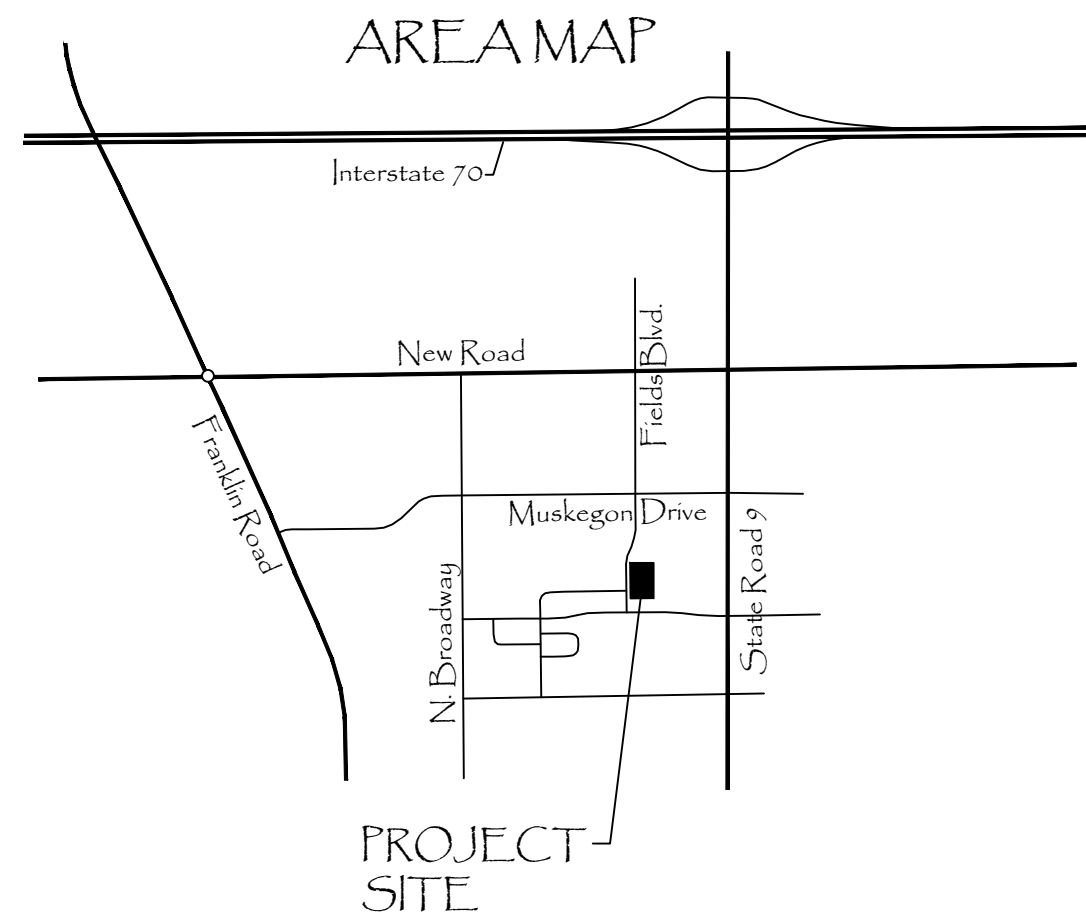
An Addition to the City of Greenfield, Indiana

-Record Plat-

All Public Right of way shown on this record plat currently exists and no additional public right of way is being dedicated by this plat.



Current Zoning:
C-N Commercial North Gateway



Subdivider:
Gus Ventures, LLC
1615 Fields Boulevard
Greenfield, IN 46140
Contact:
Keith Mathews
317.507.6321



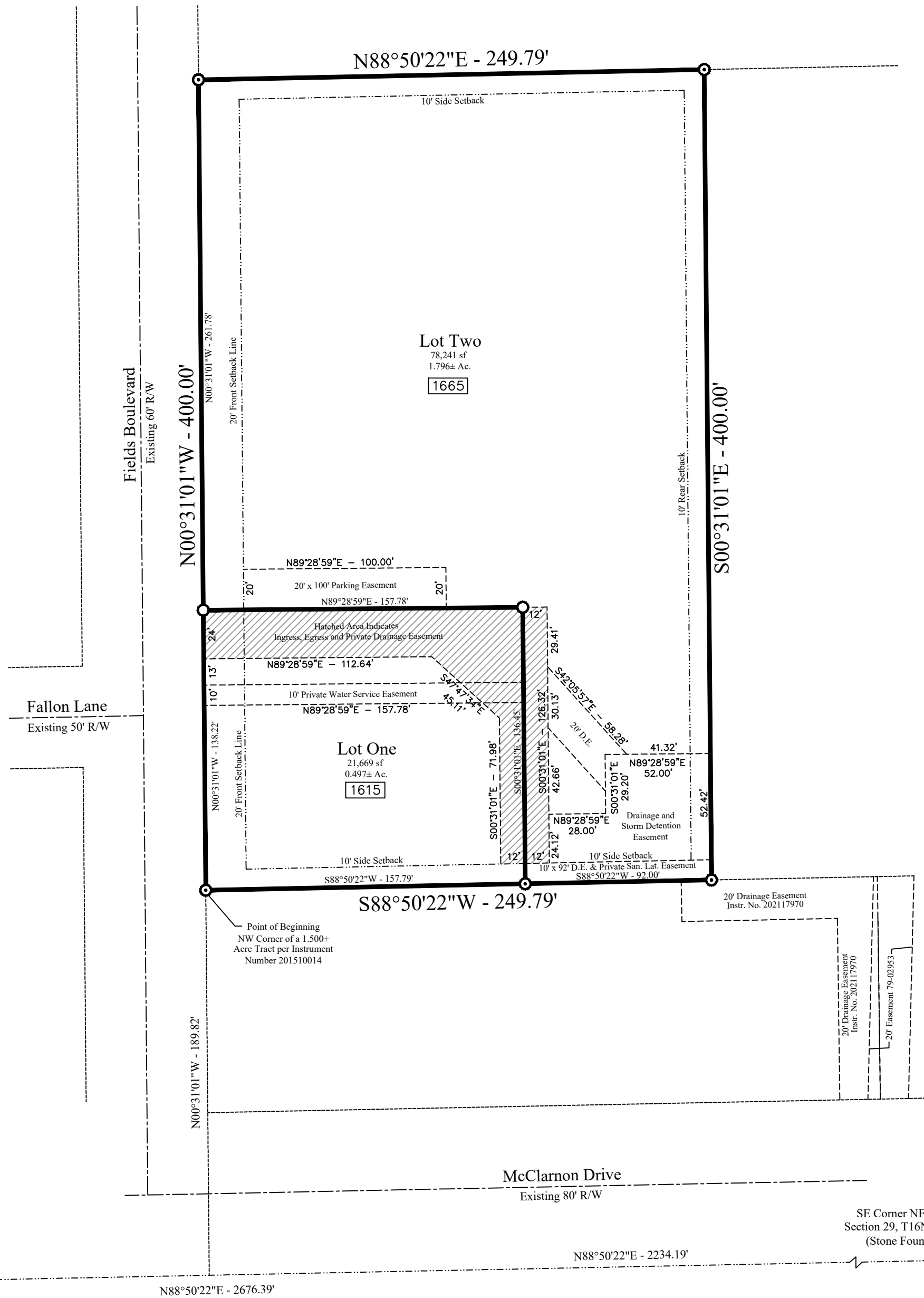
Know what's below.
Call before you dig.

LEGEND

- - Denotes capped Rebar Set (marked ACCURA)
- - Denotes Mag Spike Set
- ▲ - Denotes Section Monument found
- 0000 Denotes Lot Address Number

(IC 36-2-7.5)
I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Philip D. Going
Philip D. Going



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CABINET	SLIDE
INSTR. #	

Fields Business Park

An Addition to the City of Greenfield, Indiana

-Record Plat-

All Public Right of way shown on this record plat currently exists and no additional public right of way is being dedicated by this plat.

This subdivision consists of 2 Lots numbered One and Two inclusive. The dimensions are shown in feet and decimal parts thereof.

SURVEYORS CERTIFICATE:

I, Philip D. Going, 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 March 31, 2021 and recorded as Instrument Number 1665; that all the monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows:

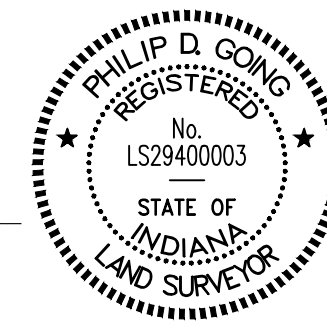
A part of the Northeast Quarter of Section 29, Township 16 North, Range 7 East in Center Township, Hancock County, Indiana, said part being more particularly described as follows:

Commencing at a stone found marking the Southwest corner of said Quarter Section; thence North 88 degrees 50 minutes 22 seconds East (North American Datum of 1983, Indiana East Zone) along the South line of said Quarter Section 442.20 feet to the Southerly extension of the Easterly right of way line of Fields Boulevard; thence North 00 degrees 31 minutes 01 second West along said right of way line, and its extension, a distance of 189.82 feet to the Northwest corner of a 1.500 acre tract of land as described in Instrument Number 201510014 in the Office of the Recorder of Hancock County, Indiana, and being the POINT OF BEGINNING of this description; thence continuing North 00 degrees 31 minutes 01 second West along said Easterly right of way line 400.00 feet to the Northwest corner of a tract of land recorded as Instrument Number 1979-02951 in the Office of the Recorder of Hancock County, Indiana; thence North 88 degrees 50 minutes 22 seconds East along the North line of said Instrument 1979-02951, a distance of 249.79 feet to the Northwest corner of a 6.531 acre tract of land described in Instrument Number 060002899 in the Office of said Recorder; thence South 00 degrees 31 minutes 01 second East along the West line of said 6.531 acre tract a distance of 400.00 feet to the North line of the previously stated 1.500 acre tract; thence South 88 degrees 50 minutes 22 seconds West along said North line 249.79 feet to the Point of Beginning, containing 2.294 acres, more or less.

Subject, however, to all legal highways, rights of way, easements and restrictions of record.

CERTIFIED: December 29, 2022

Philip D. Going
PHILIP GOING, Professional
Surveyor, LS29400003



Subdivider:
Gus Ventures, LLC
1615 Fields Boulevard
Greenfield, IN 46140
Contact:
Keith Mathews
317.507.6321

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 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.

GREENFIELD CITY PLAN COMMISSION

PRESIDENT

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 as follows:

Approved by the Greenfield City Plan Commission at a meeting held _____, 2023.

GREENFIELD CITY PLAN COMMISSION

PRESIDENT

BOARD OF WORKS AND PUBLIC SAFETY

This plat was given approval by the Board of Public Works and Safety of the City of Greenfield, Indiana, at a meeting held on the _____ day of _____, 2023.

CHAIRMAN

CLERK TREASURER

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.

DATE: _____, 2023.

GREENFIELD CITY PLAN COMMISSION STAFF

PLANNING DIRECTOR OF
GREENFIELD, INDIANA

DEED OF DEDICATION:

I, the undersigned, Daniel J. Van Treese on behalf of 1615 Fields Boulevard Business District, owner of the real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided, and hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as FIELDS BUSINESS PARK, an Addition to the City of Greenfield, Indiana.

All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public.

The official zoning regulations now in effect, along with any variances and modifications from the standards approved for this subdivision, shall be observed.

There is hereby created an easement within all areas designated herein as "DRAINAGE AND UTILITY EASEMENT" for the installation and maintenance of all utilities, including without limitations, electricity, telephone services, water and sewer distribution and collection services, and any other utilities or services that may, in the future, be engaged or caused to be installed by the developer, its successors or assigns and/or the owners of the property within the subdivision; such easement being in favor of the utility or service companies duly authorized to do business within and franchised for, the subject area.

No permanent buildings, fences sheds, mini-burns or trees, shrubs or landscape structures shall be placed in said areas designated as "DRAINAGE AND UTILITY EASEMENT".

1. Front yard building setback lines are hereby established as shown on the plat, between which lines and the property line of the street, there shall be erected or maintained no building or structure.

Fields Business Park is also subject to Supplementary Declaration of Covenants and Conditions recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana.

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, 2048, 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 building sites covered by these covenants in whole or in part.

Invalidation of any one of the foregoing covenants by judgement or court order shall in no way affect any of the other covenants, 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 the subdivision and to their heirs and assigns.

IN WITNESS WHEREOF: 1615 Fields Boulevard Business District, by Daniel J. Van Treese, has caused the presents to be signed this _____ day of _____, 2023.

STATE OF INDIANA)
COUNTY OF HANCOCK) SS:

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Daniel J. Van Treese and acknowledged the execution of the foregoing instrument as his own voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 2023.

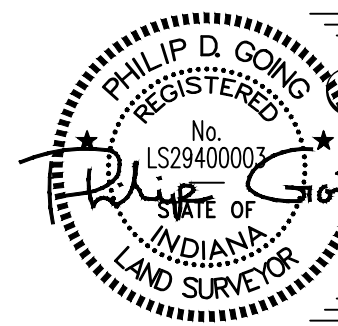
Notary Public

Resident of _____ County

My Commission Expires: _____

This Instrument Prepared By:
Accura Express, LLC - Philip D. Going, PS29400003
PO Box 786 - Greenfield, IN 46140 (317) 462-3734

Plan Date: December 29, 2022



Fields Business Park
Record Plat

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