

THIS INSTRUMENT PREPARED BY:  
**BANNING ENGINEERING**  
KEVIN W. ROWLAND  
BANNING ENGINEERING, PC  
853 COLUMBIA ROAD, SUITE #101  
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THIS INSTRUMENT PREPARED FOR:  
BRANDYWINE AT GREENFIELD, LLC  
C/O MARK GRADISON  
6330 EAST 75TH STREET, SUITE 156  
INDIANAPOLIS, IN 46250  
PHONE: 317-594-7575

# BRANDYWINE FARMS, SECTION 3 - FINAL PLAT

PART OF THE NE 1/4, SEC. 28-T16N-R7E  
GREENFIELD, HANCOCK COUNTY, INDIANA

NW COR., NE1/4  
SEC. 28-T16N-R7E  
BRASS MONUMENT  
FOUND



NOTE: SEE PAGE 3 FOR NOTE  
REGARDING MONUMENTS

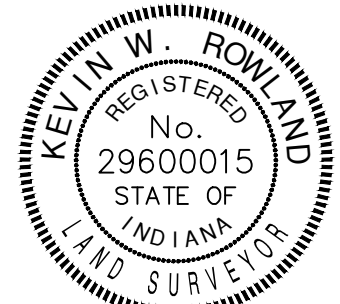
POINT OF BEGINNING

N1° 00' 37" W  
60.00'  
40.00' R/W  
40.00'

SW COR., NE1/4  
SEC. 28-T16N-R7E  
BRASS MONUMENT  
FOUND

**LEGEND**  
D. . . . . DRAINAGE  
U. . . . . UTILITY  
IRR. . . . . IRREGULAR  
E. . . . . EASEMENT  
R/W . . . . . RIGHT OF WAY  
B.S.L. . . . . BUILDING SETBACK LINE  
sq. ft. . . . . SQUARE FEET

Brandywine Farms, Section 3			
Zoning	Existing "RM"	Approved "g"	Approved "C"
Applicable Lots	0-5 units/acre	Lots 174-175	Lots 176-240
Density	N/A	N/A	N/A
Min. Lot Width	60 Feet	50 Feet	50 Feet
Min. Lot Area	7,000 SF	7,200 SF	6,000 SF
Min. Front Setback	25 Feet	25 Feet	25 Feet
Min. Side Setback	5 Feet (12 lot aggregate)	10 Feet	5 Feet
Min. Rear Setback	20 Feet	15 Feet	10 Feet
Max. Building Height	35 Feet	35 Feet	35 Feet



Kevin W. Rowland  
Professional Surveyor No. LS29600015  
State of Indiana

Certified this 10th day of April, 2024.

PAGE 1 OF 3  
PROJECT # 17111-53  
DRAWN BY: CH 3-16-24

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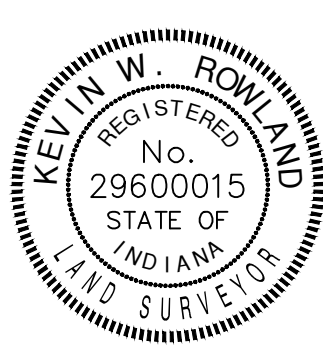
PART OF THE NE 1/4, SEC. 28-T16N-R7E  
GREENFIELD, HANCOCK COUNTY, INDIANA

R = 225.00'  
L = 7.61'  
D = 1° 56' 13"



NOTE: SEE PAGE 3 FOR NOTE  
REGARDING MONUMENTS

**LEGEND**  
D. . . . . DRAINAGE  
U. . . . . UTILITY  
IRR. . . . . IRREGULAR  
E. . . . . EASEMENT  
R/W . . . . . RIGHT OF WAY  
B.S.L. . . . . BUILDING SETBACK LINE  
sq. ft. . . . . SQUARE FEET



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State of Indiana

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PAGE 2 OF 3  
PROJECT # 17111-53  
DRAWN BY: CH 3-16-24

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DEED OF DEDICATION

We, the undersigned Brandywine at Greenfield, LLC, owners 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 and designated as Brandywine Farms, Section 3, an addition to the City of Greenfield consisting of 67 Lots Numbered 174 through 240 and 3 Common Areas numbered 18 through 20. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. 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 erected or maintained no building or structure.

A perpetual 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 "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 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 plat and 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 or the rights herein granted.

The subdivision is subject to Restrictive Covenants, Easements, and Declarations as recorded in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Hancock County, Indiana.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until twenty-five years from the date of recording, at which time said covenants and restrictions 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 judgment or court order shall in no way affect any of the other covenants or restrictions, 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 this subdivision and to their heirs and assigns.

Witness our Hands and Seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature
Mark D. Gradison, Manager
Brandywine at Greenfield, LLC
State of Indiana )
County of \_\_\_\_\_ )

Before me the undersigned Notary Public, in and for the County and State, personally appeared Mark D. Gradison, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature
Printed
County of Residence
My Commission Expires \_\_\_\_\_

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDED OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.
ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.
DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.
DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.
DENOTES A MAG NAIL WITH TAG STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

BRANDYWINE FARMS, SECTION 3 - FINAL PLAT

PART OF THE NE 1/4, SEC. 28-T16N-R7E
GREENFIELD, HANCOCK COUNTY, INDIANA

PLAN COMMISSION APPROVAL - PRIMARY

Under authority provided by the Indiana Advisory Planning Law, I.C. 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 \_\_\_\_\_, 20\_\_.

GREENFIELD ADVISORY PLAN COMMISSION

Becky Riley, President

PLAN COMMISSION APPROVAL SECONDARY

Under authority provided by the Indiana Advisory Planning Law, I.C. 36-7-4, enacted by the General Assembly of the state, and all acts amendatory thereto, and under authority provided by Chapter 155.072 of Greenfield Unified Development Ordinance, this plat was given secondary approval by the City Plan Commission's Administrative Staff:

Approved by the Greenfield City Plan Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

GREENFIELD CITY PLAN COMMISSION

Becky Riley, President

BOARD OF PUBLIC WORKS AND SAFETY APPROVAL

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 \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, Chairperson
\_\_\_\_\_, Recording Secretary

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, 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

Joan M. Fitzwater
Planning Director of Greenfield, Indiana

Date: \_\_\_\_\_

Land Description

Brandywine Farms, Section 3

A part of the Northeast Quarter of Section 28, Township 16 North, Range 7 East of the Second Principal Meridian in the City of Greenfield, Hancock County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence South 01 degree 00 minutes 37 seconds East along the west line of said quarter 1406.55 feet to the POINT OF BEGINNING; thence North 89 degrees 07 minutes 59 seconds East 300.00 feet to a 5/8 inch rebar with cap stamped "Banning Eng Firm #0060" (hereinafter referred to as capped rebar); thence North 01 degree 00 minutes 38 seconds West 230.00 feet to a capped rebar; thence North 89 degrees 07 minutes 59 seconds East 15.00 feet to a capped rebar; thence South 86 degrees 15 minutes 02 seconds East 180.15 feet to a capped rebar; thence North 89 degrees 07 minutes 59 seconds East 514.88 feet to a capped rebar; thence South 82 degrees 14 minutes 24 seconds East 50.00 feet to a capped rebar and the beginning of a non-tangent curve to the right having a radius of 225.00 feet and a central angle of 01 degree 56 minutes 13 seconds; the radius point of which bears South 82 degrees 14 minutes 24 seconds East; thence along the arc of said curve 7.61 feet to a capped rebar; thence North 89 degrees 07 minutes 59 seconds East 222.44 feet to a capped rebar; thence South 00 degrees 52 minutes 01 second East 39.58 feet to a capped rebar; thence South 82 degrees 14 minutes 42 seconds East 122.37 feet to a capped rebar; thence South 15 degrees 08 minutes 30 seconds West 53.87 feet to a capped rebar; thence South 12 degrees 11 minutes 21 seconds West 22.87 feet to a capped rebar; thence South 09 degrees 14 minutes 11 seconds West 67.29 feet to a capped rebar; thence South 04 degrees 49 minutes 45 seconds West 67.29 feet to a capped rebar; thence South 87 degrees 22 minutes 29 seconds East 120.00 feet to a capped rebar and the beginning of a non-tangent curve to the left having a radius of 755.00 feet and a central angle of 03 degrees 29 minutes 32 seconds; the radius point of which bears South 87 degrees 22 minutes 29 second East; thence along the arc of said curve 46.02 feet to a capped rebar; thence South 00 degrees 52 minutes 01 seconds East 77.46 feet to a capped rebar and the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence along the arc of said curve 23.56 feet to a capped rebar; thence South 00 degrees 52 minutes 01 second East 50.00 feet to a capped rebar and the beginning of a non-tangent curve to the right having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; the radius point of which bears South 00 degrees 52 minutes 01 second East; thence along the arc of said curve 23.56 feet to a capped rebar thence South 00 degrees 52 minutes 01 second East 104.99 feet to a capped rebar; thence South 89 degrees 07 minutes 59 seconds West 1,107.08 feet to a capped rebar; thence North 01 degrees 00 minutes 38 seconds West 304.50 feet to a capped rebar; thence South 89 degrees 07 minutes 59 seconds West 375.00 feet to the west line of said Northeast Quarter; thence North 01 degree 00 minutes 37 seconds West along said west line 60.00 feet to the POINT OF BEGINNING, containing 14.910 acres, more or less.

Surveyor's Certificate

I, Kevin W. Rowland, 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 this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ that all the monuments shown thereon actually exist; there have been no changes from the matters of survey revealed by the survey cross-referenced hereon on any lines that are common with this plat; and that all other requirements specified herein, done by me, have been met.

Signature
Prepared by: Kevin W. Rowland
Professional Surveyor No. LS29600015
State of Indiana



Certified this 10th day of April, 2024.

NOTES:

- 1. Cross reference is hereby made to the boundary survey of record recorded as Instrument Number 202209530 in the Office of the Recorder of Hancock County Indiana.
2. Cross reference is hereby made to the owner's record source of title in Instrument Number 202209663 in the Office of the Recorder of Hancock County Indiana.
3. Dedicated Right of Way in this major subdivision consists of 4.939 acres +/-

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. Kevin W. Rowland

Table with 7 columns: Curve #, Length, Radius, Delta, Tangent, Chord Bearing, Chord Distance. Contains 13 rows of curve data (C1-C13).



KEY MAP
NO SCALE