This subdivision consists of 42 Lots numbered Thirty-five through Seventy-six inclusive, and 3 Blocks listed as Block D, Block E and Block F. 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 January 24, 2020, and recorded as Instrument Number 202010864; 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 West Half of the Northwest Quarter of Section 27, Township 16 North, Range 7 East in Center Township, Hancock County, Indiana, said part being more particularly described as follows:

Commencing at a brass monument marking the Northwest corner of said Quarter Section; thence South 00 degrees 52 minutes 08 seconds East (North American Datum of 1983, Indiana East Zone), along the West line of said Quarter Section 1299.19 feet to a mag spike marking the Southwest corner of a 40.00 acre exception tract as described in Instrument Number 201509246 in the Office of the Recorder of Hancock County, Indiana, and also being the POINT OF BEGINNING of this description; thence continuing South 00 degrees 52 minutes 08 seconds East along said West line 269.94 feet to the Northwest corner of Eagle Ridge, as per the plat thereof recorded March 10, 2021 as Instrument Number 202103873 in the Office of the Recorder of Hancock County, Indiana (the next two calls are along the North and East lines of said Eagle Ridge);

1) North 89 degrees 07 minutes 52 seconds East 240.00 feet; 2) South 00 degrees 52 minutes 08 seconds East 226.45 feet to the Northwest corner of Williams Run, Section One, as per the plat thereof recorded March 10, 2021 as Instrument Number 202103872 in the Office of said Recorder; the next six calls are along the Northerly lines of said Williams Run, Section One);

1) South 75 degrees 52 minute 34 seconds East 190.28 feet; 2) South 72 degrees 28 minutes 10 seconds East 50.02 feet;

3) South 76 degrees 29 minutes 45 seconds East 144.63 feet;

4) North 12 degrees 50 minutes 50 seconds East 44.06 feet;

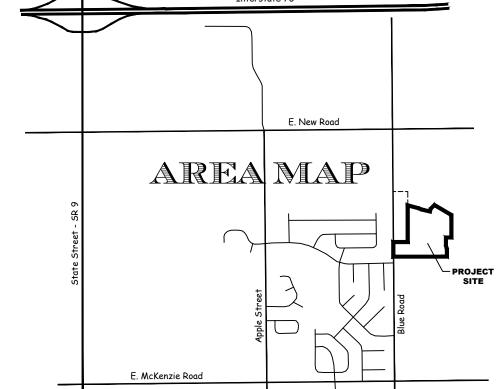
5) North 44 degrees 07 minutes 52 seconds East 88.78 feet; 6) South 60 degrees 12 minutes 01 second East 328.75 feet; thence North 16 degrees 51 minutes 04 seconds East 86.49 feet; thence North 63 degrees 40 minutes 55 seconds East 105.09 feet; thence North 89 degrees 09 minutes 01 second East 252.18 feet to the East line of said Half Quarter Section; thence North 00 degrees 50 minutes 59 seconds West along said East line 533.88 feet to the Southeast corner of the previously described 40.00 acre exception tract; thence South 89 degrees 05 minutes 44 seconds West along the South line of said 40.00 acre exception tract 1340.93 feet to the Point of Beginning, containing 15.455 acres, more or less.

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

CERTIFIED: January 28, 2022

Surveyor, LS29400003

LS29400003 Hilip Groix ____ STATE OF PHILIP GOING, Professiona VDIN Interstate 70





An Addition to the City of Greenfield, S

-Record Elat-The right of way being dedicated to the public with this plat contains 103,972 square feet ($2.387\pm$ Acres).

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 _, 202___.

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 ______, 202____.

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

Subdivider: **JH Williams Run LLC 123 W. Main Street** Greenfield, IN 46140 **Contact:** Tom Joyner 317.468.2330

Williams Run - Section 2 An Addition to the City of Greenfield, Sndiana

| \sim | CABINET SLIDE |
|--|---|
| 1 TWO Indiana | |
| | INSTR. # |
| Vnalana | |
| | |
| 15 | |
| | |
| | |
| DEED OF DEDICATION: I, the undersigned, Tom Joyner on behalf of JH Williams of the real estate shown and described herein, do hereby of laid off, platted and subdivided, and hereby lay off, plat a real estate in accordance with the within plat. | ertify that I have |
| This subdivision shall be known and designated as WILL SECTION TWO, an Addition to the City of Greenfield, I | |
| All streets and alleys shown and not heretofore dedicated dedicated to the public. | are hereby |
| The official zoning regulations now in effect, along with modifications from the standards approved for this subdively be beserved. | |
| There is hereby created an easement within all areas designed to the second sec | |
| 'DRAINAGE AND UTILITY EASEMENT" for the inst maintenance of all utilities, including without limitations telephone services, water and sewer distribution and colle | electricity, |
| any other utilities or services that may, in the future, be e to be installed by the developer, its successors or assigns | ngaged or caused |
| of the property within the subdivision; such easement bei utility or service companies duly authorized to do busines | ng in favor of the |
| franchised for, the subject area. | |
| No permanent buildings, fences sheds, mini-barns or tree andscape structures shall be placed in said areas designation 'DRAINAGE AND UTILITY EASEMENT". | |
| Front yard building setback lines are hereby established plat, between which lines and the property line of the stree erected or maintained no building or structure. | |
| Williams Run, Section One is also subject to Supplement | ary Declaration of |
| Covenants and Conditions recorded as Instrument Number the Office of the Recorder of Hancock County, Indiana. | |
| The foregoing covenants are to run with the land and sha parties and all persons claiming under them until January | |
| time said covenants shall be automatically extended for s of ten years unless changed by vote of a majority of the the building sites covered by these covenants in whole or in | accessive periods ten owners of the |
| Invalidation of any one of the foregoing covenants by jud | |
| order shall in no way affect any of the other covenants, w in full force and effect. | |
| The right to enforce these provisions by injunction, toget | |
| to cause the removal, by due process of law, of any struct erected, or maintained in violation hereof, is hereby dedic | ure or part thereof ated to the public, |
| and reserved to the several owners of the several lots in the to their heirs and assigns. | e subdivision and |
| IN WITNESS WHEREOF: JH Williams Run LLC, by To | • |
| President, has caused the presents to be signed this, 2023. | day of |
| | |
| | |
| STATE OF INDIANA)) SS: | |
| COUNTY OF HANCOCK) | |
| Before me, the undersigned Notary Public, in and for the personally appeared Tom Joyner and acknowledged the e foregoing instrument as his own voluntary act and deed, it therein expressed. | xecution of the |
| Witness my hand and notarial seal this day | of |
| , 2023. | |
| Notary Public | |
| Resident of County | |
| My Commission Expires: | |
| , <u>P</u> | |
| | |
| In addition to the covenants stated on this docume | viect to the |
| of the lots within this subdivision shall also be sul Declaration of Covenants Conditions and Restrict | ions of Williams |
| of the lots within this subdivision shall also be sub Declaration of Covenants Conditions and Restrict Run as recorded March 10, 2021 as Instrument N | ions of Williams |
| of the lots within this subdivision shall also be sul Declaration of Covenants Conditions and Restrict | ions of Williams |
| of the lots within this subdivision shall also be sub Declaration of Covenants Conditions and Restrict Run as recorded March 10, 2021 as Instrument N | ions of Williams imber |



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



Plan Date: January 28, 2022

