

CU25-05 VAR25-02 1875 E. Main St, Steve Craney, Applicant, requests approval of a Conditional Use to allow an auction facility and variance of development standards to allow outdoor storage to be screened with a chain link fence with fabric fence cover, zoned National Road, 3.419 acres +/-

- EXHIBITS:
- Site plan file dated May 2, 2025
 - Statement of Intent filed dated May 2, 2025
 - Photo of previous retail use dated August 2024
 - Photo fabric cover dated 6.13.25



Aerial Map of Proposed Project Location

Surrounding Uses

- North: "NR" National Road
- South: "RM" Residential Moderate
- East: "NR" National Road
- West: "NR" National Road

Site History

This site contains a 16,990 square foot retail building, 100 space parking lot, and a chain link fenced outdoor storage area. According to county records these improvements were constructed on the property in 1975. Historically this property has been used as retail with outside storage for several different farm stores including Big Blue, Orscheln, and most recently Bomgaars.

Current Proposal

The current plan is to change the use of the property to an auction facility and retail. The building will be divided into two areas, the east half containing a 7,000 square foot auction facility with 3,900 square foot storage and office space. The west half will contain a 6,000 square foot retail space for tool rental. The site will use the existing parking lot layout which includes 81 spaces.

The auction facility will operate on the east half of the property and include indoor and outdoor storage and sales. The petitioner is proposing to use the exiting fenced area for outdoor storage and outside auction sales. Their petition includes a request for variance of development standards for this area. The exiting fenced area is enclosed with a chain link fence which they would like to utilize and improve it with a fabric fence cover to make it opaque. Section 155.064 states that chain link fences incorporating fabric shall not be deemed to satisfy the minimum screening requirements. They plan to employ 6 to 10 staff members.

The proposal for the west half of the building is for tool rental. This would include renting items such as scaffolding, drain snakes, metal detectors, tables, chair, mowers, trenchers, trailers and hand tools. The larger items to be stored outside will be within the fence area on the east side of the property. Hours of operation would be Monday thru Friday 8:00 am to 5:00 pm.

CONDITIONAL USE FINDINGS

Section 155.094 of the Greenfield Zoning Ordinance addresses the approval procedures for conditional uses. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions “if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:”

- (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire and catastrophe.**

Findings: There is adequate existing traffic flow and access for traffic and emergency response vehicles.

- (b) Off-street parking and loading areas, with particular attention to the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.**

Findings: The property currently exceeds the minimum parking requirements for the proposed uses. Per the UDO, the auction facility will need 40 spaces, and the retail (tool rental) will need 30. The petitioner will be using the existing 81 spaces. Four the existing parking spaces will have to be converted to handicap spaces, 3 with a 60" aisle and one that is van accessible. As to noise, glare or odor effects on adjoining properties staff has determined that parking will not have negative effects and will not be different than the previous use.

- (c) Refuse and service areas.**

Findings: The petitioner has not proposed a refuse area. The area needs to include a dumpster or dumpsters adequate to handle anticipated refuse in the side or rear yard enclosed with a four sided opaque enclosure.

- (d) Special screening and buffering with reference to type, dimensions, and character.**

Findings: No special screening or buffering is required for this project as there are similar commercial use on each side.

- (e) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.**

Findings: The petition does not include a request for signage. A signs shall meet the requirements of the UDO 155.065 Signs.

(f) Additional setback distances, yards, and other open space.

Findings: The structures are already located on the property, therefore no additional setbacks or yards are proposed or required by this petition.

(g) General compatibility with adjoining properties, with reference to site development standards designed for their mutual protection and the environmental harmony of the district.

Findings: The property, and surrounding properties have been used for retail with outdoor storage components dating back many years. The proposed use will be compatible with the surrounding environment.

155.094.3.E Conditional Uses of the Greenfield Zoning Code addresses additional approval procedures for Auction areas. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions “if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:”

(i) Minimum lot area. Two acres.

Findings: The subject property exceeds the minimum lot area. The lot is 3.419 acres

(ii) Minimum setbacks. For per Section 155.034. Side and rear as determined by the Board.

Findings: There are no plans to change the existing structure.

(iii) Parking Space. One per two employees plus one per each 200 square feet of display, sales and auction area.

Findings: The proposed number of parking spaces exceeds the total required for the two proposed uses as addressed in the off-street parking analysis above.

(iv) Noise. Noise shall be confined to the premises.

Findings: Live auctions at the subject property will be held both inside and outside the building. The fenced area on the east side of the property will be where the outside auction sales will take place. Staff finds that noise from sound amplifying equipment shall meet the requirements of the City’s Municipal Code Section 95.05 Noise.

(v) Entrance. Not more than one entrance from the street.

Findings: Petitioner does not propose any changes to the existing parking lot or entrances.

(vi) Outside Storage. No outside storage is permitted.

Findings: The petitioner proposes to utilize the existing fenced area on the east side of the property for outdoor storage. Further, they propose to add a fabric fence wrap to make the enclosure opaque. Staff finds that outdoor storage of auction items to be similar to the legal non-conforming storage of sales items that has taken place on this and surrounding properties. With this petition outdoor storage that has existed outside of the fenced area will no longer happen.

(vii) Signs and Lighting. Outdoor advertising signs and outdoor artificial light shall be approved by the Board.

Findings: All signs to be placed on the property shall meet the requirements of the UDO 155.065 Signs. The petitioner does not propose changes to existing exterior lighting. If changes need to be made to the lighting the petitioner will need to seek additional Board of Zoning Appeals approval.

(viii) **Height. Maximum height of the structure shall be 35 feet.**

Findings: There are no plans to change the existing structure.

Section 155.093 (B) of the Zoning Ordinance of Greenfield addresses variances from development standards. "The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the Zoning Code, unless already heard by the Plan Commission during the platting process. In approving variances, the Board of Zoning Appeals may attach such conditions to the variances as it deems necessary to assure compliance with the purpose of the Zoning Ordinance. If the conditions of the variance are not completely and continuously adhered to after the granting of the variance, the property and/or owner may be subject to enforcement actions and revocation of the terms of approval. A variance may be approved under this section only upon a determination in writing that:"

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings: The proposal **would not be** injurious to the public health, safety, morals and general welfare of the community. With the addition of the opaque fabric fence cover the intent to screen outside storage is met and is an improvement to the existing and past outside storage use on the property.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings: The proposal **would not** affect the adjacent area in a substantially adverse manner. Unscreened outdoor storage has been common in this stretch of the corridor. There are similar retail uses to the east and west of the site that currently utilize unscreened outdoor storage and display. The petitioner is proposing to improve the outdoor storage with an opaque screen of fabric on the existing chain link fence.

(3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

Findings: A strict application of the Ordinance **would** result in practical difficulty. The chain link fence outdoor storage area already exists, and is a re-use of existing improvements.

(4) There **are** exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district.

Findings: Extraordinary conditions **do** exist for this property. This property is already improved with a chain link fenced outdoor storage area. Other properties within the vicinity do not have screened outdoor storage and utilizes legal non-conforming outdoor storage and display. The addition of the fabric cover will create an opaque screen and improve the look of the property.

All conditional use approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.) Conditional use approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

Staff Recommendation: Approve the conditional use to allow an auction facility in an existing commercial building, zoned NR, with the following conditions:

1. Any change to the existing exterior lighting be brought before the Board of Zoning Appeals for approval.
2. There be no outdoor storage or display of items outside of the fence area.
3. No sales of items are to take place outdoors after 10:00 p.m.
4. Refuse area to be placed in the side or rear yard and enclosed with a four-sided opaque screen of brick, masonry, stone, wood or similar material.
5. All required permits and inspections are obtained.
6. Changes to exterior lighting shall result in the need to seek additional Board of Zoning Appeals Approval.
7. The required 4 handicap spaces be provided.

All variance approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.) Variance approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

Section 155.093, 2, A of the Zoning Ordinance of Greenfield states that “A variance may be approved under this section only upon a determination in writing that [the above four criteria]” are met in the petitioner’s favor. If the Board does not ascertain findings in the Petitioner’s favor in all criteria, then it may not legally approve the variance.

Staff Recommendation: Approve the variance of development standards to allow outdoor storage to be screened with the existing chain link fence with fabric fence cover with the following conditions:

1. The fabric fence cover be maintained in a neat and orderly manner. Failure to comply with this condition will result in non-compliance and the items stored outside will need to be removed until such time as the cover is properly repaired or replaced.
2. No items stored within the fence area shall extend above the height of the fence so as to not be visible from the right-of-way.

Craney Auctions Presentation to the Greenfield Board of Zoning Appeals

Introduction

Craney Auctions, of Hancock County for 27 years, is proud to serve the Greenfield community with professional auction and real estate services. Based in Greenfield, Indiana, our family-owned business has built a reputation for integrity, transparency, and excellence. We are here to request the Board of Zoning Appeals’ approval to continue our operations, ensuring full compliance with local zoning regulations while contributing to the economic and social vitality of our community.

Our Services/Intent

Craney Auctions provides a comprehensive suite of services tailored to meet the diverse needs of individuals, families, estates, and businesses:

- **Auction Services:** We specialize in estate sales, household goods, farm equipment, vehicles, and business liquidations, offering both live and online auction formats to maximize participation and accessibility.
- **Real Estate Services:** We facilitate property sales through competitive auctions and traditional listings, handling residential, commercial, and agricultural properties with professional marketing and negotiation.
- **Appraisal Services:** Our certified appraisers provide accurate valuations for personal property, & Household estates.
- **Client-Centric Approach:** From asset cataloging to final settlement, we ensure a seamless, transparent process that prioritizes client satisfaction.

Business Overview

- **Mission:** To deliver efficient, transparent, and professional auction and real estate services that meet client needs and enhance the Greenfield community’s economic landscape.
- **Experience:** With 27 years in Hancock County, we have conducted Hundreds of auctions and real estate transactions, earning trust through consistent performance.
- **Target Market:** We serve a broad clientele, including local residents, regional businesses, and estates, Striving to help Greenfield’s growth and economic activity.

- **Competitive Advantage:** Our dual expertise in auctions and real estate, coupled with a deep understanding of the local market, sets us apart. Our established client network and innovative online platforms further enhance our reach.
- **Revenue Streams:**
 - Auction Sales
 - Real estate commissions from auctions and traditional listings.
 - Fees for appraisal and ancillary services (e.g., asset organization, marketing).
- **Goals:**
 - Sustain and expand our client base in Hancock County and surrounding areas.
 - Enhance marketing to attract regional and national buyers.
 - Maintain strict adherence to zoning and regulatory standards.
 - Continue delivering unparalleled service with a focus on community impact.

Operational Plan

Our operations are designed for efficiency, professionalism, and compliance:

- > Proposed Site 1875 E Main St This property Boast 16990 Sq Ft of Space. We would like Split this Space into 2 areas using the east half for the for the Auction Area and the west Half for Tool, Equipment Rental & Sales. We would use approx 6000 Sq Ft for Tool Rental approx 7000 Sq Ft for Auction area & 3900 Sq ft for Storage & office areas Any Outside Auction Sales would be confined to to the current fenced in area to the East and Would be Shrouded with Approved Fence covering.

Parking There is room for approx 100 Parking spaces, Parking spaces would be used Between rental business & Auction. Most Generally the rental would be closed during Any Large live auction events.
- **Leadership and Staffing:** Managed by licensed auctioneers and real estate professionals with decades of experience, supported by a dedicated team of appraisers, marketing specialists, and event coordinators.

- **Facilities:** Our Proposed central Greenfield office will serves as the hub for client consultations, appraisals, and administrative tasks. Auctions are conducted at client properties, approved local venues, or online to align with zoning requirements.
- **Auction Process:**
 1. **Consultation:** Engage with clients to assess assets and recommend the optimal sales approach (auction or listing).
 2. **Appraisal:** Provide expert valuations to ensure fair market pricing.
 3. **Marketing:** Utilize online platforms, social media, email campaigns, and local advertising to attract bidders regionally and nationally.
 4. **Execution:** Host live or online auctions with transparent bidding processes, ensuring competitive outcomes.
 5. **Settlement:** Deliver detailed reports and facilitate smooth asset transfers and payments.
- **Real Estate Operations:**
 1. Auction properties for unique or distressed assets, leveraging competitive bidding to maximize value.
 2. Offer traditional listings with professional staging, photography, and market analysis.
 3. Ensure compliance with Indiana real estate laws and local regulations.
- **Technology Integration:** Our robust online auction platform allows global participation, reducing the need for large-scale on-site events and minimizing land use impacts.
- Rental Operations Would consist of Tools & Equip such as scaffolding, Drain Snakes, Metal Detectors, Tables, Chairs, Mowers, Trenchers, Trailers, Hand Tools, etc. Hours of operation would be M-F 8-5

Zoning Compliance

Craney Auctions is committed to operating within Greenfield’s zoning framework:

- **Designated Zones:** We conduct business activities in approved commercial or industrial zones, as stipulated by local ordinances.
- **Minimal Land Use Impact:** By hosting auctions at client sites, approved venues, or online, we reduce the need for permanent large-scale facilities.

- **Coordination with Authorities:** We maintain open communication with the Greenfield Board of Zoning Appeals and other regulatory bodies to ensure all activities align with zoning requirements.
- **Environmental Responsibility:** Our operations prioritize sustainability, with digital marketing and online auctions reducing paper waste and travel-related emissions.
- **Proactive Compliance:** We regularly review zoning updates and seek guidance to ensure ongoing adherence, addressing any concerns promptly.

Community and Economic Contributions

Craney Auctions is deeply invested in Greenfield’s prosperity:


- **Economic Impact:** Our operations generate significant local revenue through auction commissions, real estate transactions, and related services, contributing to the tax base.
- **Employment Opportunities:** We employ 6-10 local staff, including auctioneers, real estate agents, and support personnel, while also engaging local contractors for event setup, catering, and logistics.
- **Community Engagement:**
 - Conduct benefit auctions for local charities, raising funds for schools, nonprofits, and community initiatives.
 - Participate in Greenfield events, such as festivals and activities, to promote economic vitality.
 - Foster goodwill through transparent practices and active involvement in community dialogues.
- **Client Success Stories:** Over 27 years, we have helped countless families navigate estate transitions, supported businesses through liquidations, and facilitated property sales that reinvest capital into the local economy.

Conclusion and Request

Craney Auctions is more than a business—it is a trusted partner in the Greenfield community, with a 27-year legacy of service, integrity, and economic contribution. We respectfully request the Board of Zoning Appeals’ approval to continue our operations, pledging to uphold all zoning regulations and maintain our commitment to excellence. By granting this approval, the Board will enable us to continue supporting Hancock County’s residents, businesses, and economy while preserving the community’s values and regulatory standards. We thank you for your time and consideration.

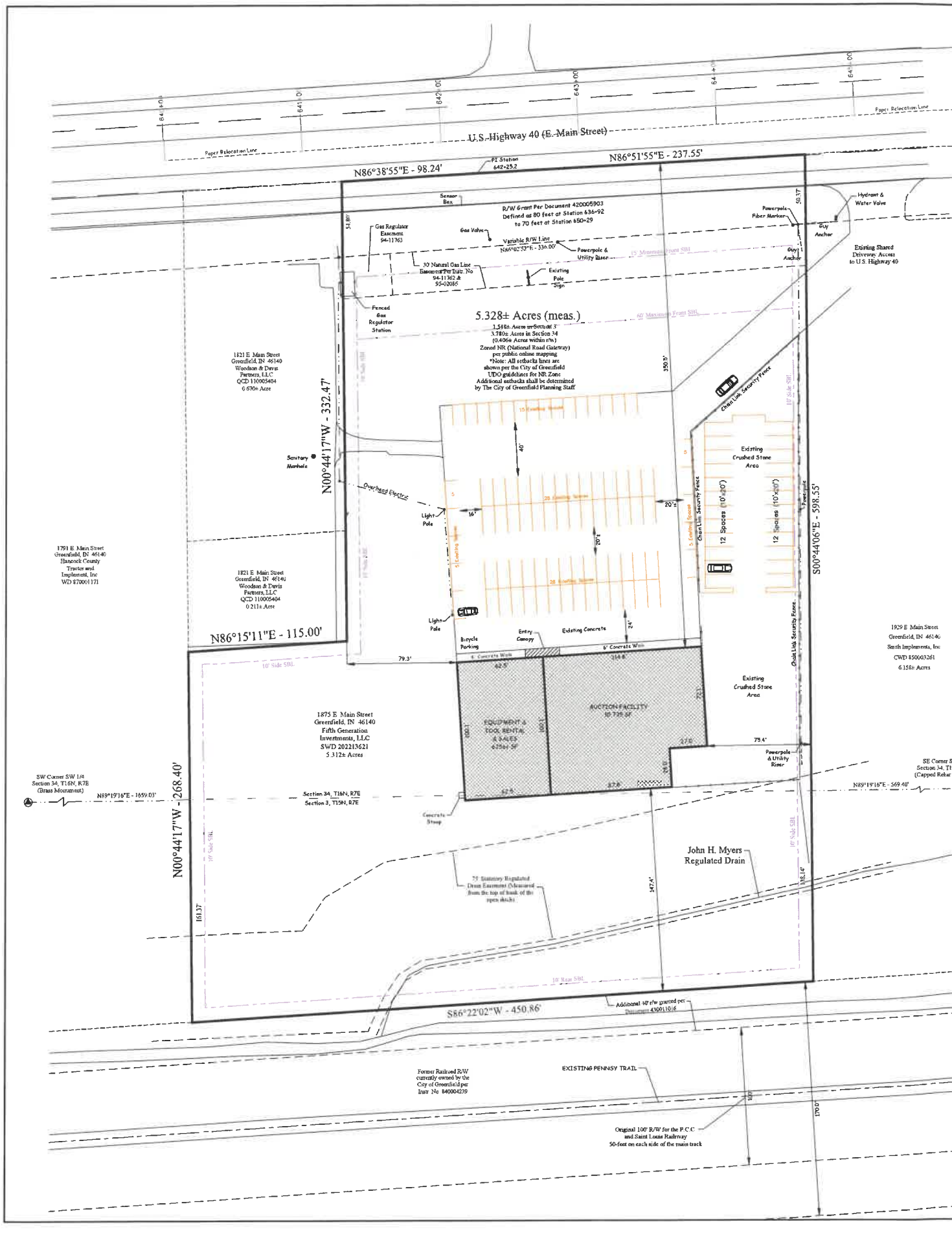


Greenfield, Indiana

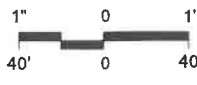
 Google Street View

Aug 2024 [See more dates](#)





Scale 1" = 40'
Date: 05/02/2025
Project #: 03-25-2594



**PART OF THE SW 1/4
SECTION 34, T16N, R7E
&
PART OF THE NW 1/4
SECTION 3, T15N, R7E
CENTER TOWNSHIP
HANCOCK COUNTY, INDIANA**
Prepared For: Steve Craney and Mark Elsberry

Accura
express
Land Specialists

Accura Land Surveying
Philip D. Going, Owner
PO Box 786
Greenfield, IN 46140
(317) 462-3774
Fax: (888) 585-9642
accura@prodigy.net

Legal Description Per Special Warranty Deed 202215621:
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF
SECTION 34, TOWNSHIP 16 NORTH, RANGE 7 EAST AND THE
NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH,
RANGE 7 EAST, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE
EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34
AND THE CENTERLINE OF NATIONAL ROAD (SAID CENTERLINE
NOW RUNS DOWN THE CENTERLINE OF THE EASTBOUND LANE OF
WHAT IS NOW U.S. 40) PER INDIANA STATE HIGHWAY PLANS NO.
7-IND-13-1942-10 & 11; THENCE ON AN ASSUMED BEARING OF
NORTH 86 DEGREES 39 MINUTES 00 SECONDS EAST ALONG SAID
CENTERLINE A DISTANCE OF 320.0 FEET TO THE POINT OF
BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND,
THENCE CONTINUE NORTH 86 DEGREES 39 MINUTES 00 SECONDS
EAST ALONG SAID CENTERLINE A DISTANCE OF 213.20 FEET,
THENCE NORTH 86 DEGREES 52 MINUTES 00 SECONDS EAST ALONG
SAID CENTERLINE A DISTANCE OF 237.55 FEET, THENCE SOUTH 00
DEGREES 43 MINUTES 30 SECONDS EAST A DISTANCE OF 598.55
FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE P.C.C. ST.
LOUIS RAILROAD, THENCE SOUTH 86 DEGREES 40 MINUTES 00
SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF
450.75 FEET, THENCE NORTH 00 DEGREES 43 MINUTES 41 SECONDS
WEST A DISTANCE OF 599.31 FEET TO THE POINT OF BEGINNING OF
THE ABOVE DESCRIBED PARCEL OF LAND, ALL SITUATE LYING
AND BEING IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA,
CONTAINING 6.19 ACRES.

EXCEPT:
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF
SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH,
RANGE SEVEN (7) EAST, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE
EAST HALF OF THE SOUTHWEST QUARTER AND THE CENTERLINE
OF NATIONAL ROAD (SAID CENTERLINE NOW RUNS DOWN THE
CENTERLINE OF THE EASTBOUND LANE OF WHAT IS NOW U.S. 40
PER INDIANA STATE HIGHWAY PLANS NO. 7-IND-13-1942-10 & 11;
THENCE ON AN ASSUMED BEARING OF NORTH 86 DEGREES 39
MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE
OF 320.0 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING
DESCRIBED PARCELS OF LAND, THENCE CONTINUE NORTH 86
DEGREES 39 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE
A DISTANCE OF 114.96 FEET, THENCE SOUTH 00 DEGREES 43
MINUTES 41 SECONDS EAST A DISTANCE OF 252.47 FEET, THENCE
SOUTH 86 DEGREES 15 MINUTES 47 SECONDS WEST A DISTANCE OF
115.00 FEET, THENCE NORTH 00 DEGREES 43 MINUTES 41 SECONDS
WEST A DISTANCE OF 253.25 FEET TO THE POINT OF BEGINNING OF
THE ABOVE DESCRIBED PARCEL OF LAND, SITUATE IN CENTER
TOWNSHIP, CONTAINING 0.667 (CALCULATED) ACRES, MORE OR
LESS.

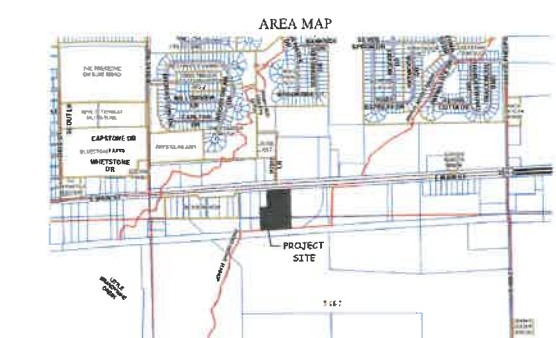
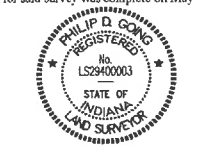
ALSO EXCEPT:
A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP
16 NORTH, RANGE 7 EAST, HANCOCK COUNTY, INDIANA,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE
EAST HALF OF SAID QUARTER SECTION WITH THE CENTERLINE OF
THE NATIONAL ROAD (SAID CENTERLINE NOW RUNS DOWN THE
CENTERLINE OF THE EAST-BOUND LANE OF U.S. 40) PER INDIANA
STATE HIGHWAY PLANS NO. 7-IND-13-1942-10 & 11, THENCE NORTH
86 DEGREES 39 MINUTES 00 SECONDS EAST (ASSUMED BEARING)
320.0 FEET ALONG SAID CENTERLINE, THENCE SOUTH 00 DEGREES
43 MINUTES 41 SECONDS EAST 253.25 FEET TO THE POINT OF
BEGINNING OF THIS DESCRIPTION, THENCE NORTH 86 DEGREES 15
MINUTES 47 SECONDS EAST 115.00 FEET, THENCE SOUTH 00
DEGREES 43 MINUTES 41 SECONDS EAST 80.00 FEET, THENCE
SOUTH 86 DEGREES 15 MINUTES 47 SECONDS WEST 115.00 FEET;
THENCE NORTH 00 DEGREES 43 MINUTES 41 SECONDS WEST 80.00
FEET TO THE POINT OF BEGINNING AND CONTAINING 0.211 ACRES,
MORE OR LESS.

CONTAINING AFTER SAID EXCEPTIONS, 5.312 ACRES
(CALCULATED), MORE OR LESS.

LAND SURVEYOR CERTIFICATE
I, Philip D. Going, hereby certify that I am a Land Surveyor, licensed in
compliance with the Laws of the State of Indiana, and that to the best of my
knowledge and belief, the plat within represents a survey made under my
supervision in accordance with Title 86.5, Article 1, Rule 12 of the Indiana
Administrative Code. The field work for said survey was complete on May 1, 2025.

CERTIFIED: May 2, 2025
Philip D. Going, Registered
Land Surveyor, LS29400003
Revised: June 12, 2025 - Revised
parking stripes for existing painted
spaces per client



This document prepared by Philip
Going, R.L.S., Accura Express LLC. 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.



- LEGEND**
- Denotes capped Rebar Set (marked ACCURA)
 - Denotes Mag Spike Set
 - Denotes Wood Lath Set
 - ⊙ Denotes Section Monument

SURVEYOR'S REPORT

I, the undersigned Professional Surveyor, hereby
certify to the parties named herein that a retracement
survey was performed under my direct supervision,
for the purpose of retracing the boundary lines and
corners of an existing 5+ acre tract of land as
described in Instrument Number 202213621 and as
described herein. To the best of my professional
knowledge, information and belief this drawing is an
accurate representation of that survey of the real estate
described herein.

Title 86.5, Article 1, Chapter 12, Sections 1 through 29
of the Administrative Code requires that observations
and opinions regarding uncertainties in the locations
of the lines and corners established by this survey are
to be defined within this survey document. These
observations are as follows:

RELATIVE POSITIONAL ACCURACY (RPA)
The Relative Positional Accuracy of this survey meets
the requirements for a Rural Survey as defined in 86.5
IAC 1-12-7 (d) (3) which is plus or minus 0.26 feet
plus 200 parts per million.

REFERENCE MONUMENTS
A brass monument was found marking the Southwest
corner of the Southwest Quarter of the subject Section
34 per references found on the GIS website for the
Hancock County Surveyor. This monument is at the
surface of the ground within a lawn area.

A capped rebar was found marking the South Quarter
corner of the subject Section 34 per reference ties
found on the GIS website for the Hancock County
Surveyor.

A brass monument was found marking the West
Quarter corner of the subject Section 34 per reference
ties found on the GIS website for the Hancock County
Surveyor. This monument is at the surface of the
pavement within Blue Road.

The center of the subject Section 34 was calculated
from monuments found within Indigo Springs Section
One. No reference ties exist for a monument at this
location at the date of this survey.

LINE OF OCCUPATION
The physical access to this parcel is at a location
shared with the Easterly adjoiner. Neither deed for the
subject parcel or the adjoiner made clear reference to
an easement for access at this location. This access
point has been used jointly in a demonstrative fashion

for a significant number of years. Although the
current physical access point is located on the Easterly
adjoiner, the subject parcel maintains over 335 feet of
road frontage on U.S. Highway 40.

RECORD DOCUMENTS
This subject parcel and the adjoining parcels make
similar calls from the same defining half quarter line.
However, the half-quarter line is not well defined and
could be left open to interpretation. I computed the
midline of the Southwest Quarter based on the Section
corner monuments described in the section above.
This determination agrees with physical evidence
found in the field within two feet or less.

A copy of the 1942 plans referenced in some of the
area deeds was provided by INDOT. I computed the
location of the Old National Road based on the
evidence provided on the highway right of way plans.

The original right of way of the P.C.C. and Saint
Louis Railroad was defined as 50 feet on each side of
the main track, being a total width of 100-feet.
However, in the vicinity of this survey, and additional
40-feet was deeded to the railroad on the South side,
and an additional 30-feet was deeded to the railroad on
the North side. The additional right of way affecting
this subject real estate was found as document number
430011016. The City of Greenfield took title to all of
this former railroad right of way per Instrument
Number 840004239.

OTHER NOTES
This survey was performed using GPS equipment
referenced to the INDOT network and assisted by a
robotic total station. All measurements taken were
based on the North American Datum of 1983, Indiana
East Zone.

No underground utilities were marked or identified
with this survey. It is possible that underground
features may exist that are not necessarily shown on
this plat of survey. The Indiana Underground Plant
Protection Service (Call 811) should be contacted
prior to any new construction considerations for this
real estate.

This survey was performed without the benefit of a
current title policy or commitment. It is possible that
easement rights may exist on this real estate and not
be shown on this plat of survey.