

THIS INSTRUMENT PREPARED BY:

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COOR CONSULTING  
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KNIGHTSTOWN, INDIANA 46140  
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DEVELOPED BY:  
IN Greenfield Barrett, LLC  
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# REPLAT OF LOT "B" IN THE REPLAT OF LOT "B" IN THE GREENFIELD BUSINESS PARK SECTION 5 - SECONDARY PLAT

CITY OF GREENFIELD, CENTER TOWNSHIP,  
HANCOCK COUNTY, INDIANA

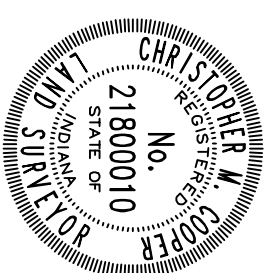
### Land Description

Lot "B" in the Replat of Lot "B" of the Greenfield Business Park Section 5, Secondary Plat as recorded in Instrument Number 110009316, Plat Cabinet C, Slide 306, in the Office of the Recorder for Hancock County, Indiana.

### Surveyor's Certificate

I, Christopher M. Cooper, 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 15, 2024 that all the monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met.

  
Christopher M. Cooper  
Professional Surveyor #21800010  
March 8, 2024



This Re-Plat of Lot "B" consists of Two Lots, Lot "L" and Lot "M" (all inclusive) together with Easements and Access Easements as shown on the within Re-Plat. The size of lots and easements are shown in figures denoting feet and decimal parts thereof. All monuments shown exists or will be set within a 2 year period from the recording date.

Cross reference is hereby made to a survey plat prepared by Coor Consulting dated March 13, 2002 and is recorded as Instrument Number 02-6731 in the Office of the Recorder for Hancock County, Indiana.

### Deed of Dedication

We the undersigned, IN GREENFIELD BARRETT, LLC, owner 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. I do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as the **REPLAT OF LOT "B" IN THE REPLAT OF LOT "B" IN THE GREENFIELD BUSINESS PARK SECTION 5 - SECONDARY PLAT**, an addition to the City of Greenfield, Indiana. 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 either upon the plat and marked "Utility Easement", but same may be used for gardens, 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, structures, landscaping and other purposes that do not then or later interfere with the aforesaid user of the rights herein granted.

### COVENANTS AND RESTRICTIONS

There is a certain reciprocal easement and operation agreement recorded on June, 14, 2002 as Instrument Number 0209673, and any subsequent amendments as referenced in the Office of the Recorder of Hancock County, Indiana, which are incorporated herein.

The foregoing agreement is to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2049, at which time said agreement 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 that agreement, in whole or in part. Invalidation of the foregoing agreement by judgment or court order shall in no way affect any other agreement, which shall remain in full force and effect.

### MAINTENANCE AGREEMENT

The maintenance of the platted drainage easement and the North Martindale Drive landscape maintenance easement area shall be the perpetual responsibility of all owners of Greenfield Business park, Section 5, Lots "J", "K", "L" and "M". 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
(Printed) Philip J. Wilson \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title) Manager \_\_\_\_\_

State of Indiana )  
County of Hancock )

Before me the undersigned Notary Public, in and for the County and State, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, 2024.

My commission expires: \_\_\_\_\_ (Notary Public) \_\_\_\_\_

Residing in \_\_\_\_\_ County

### Plan Commission Certificate for Primary Approval

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 \_\_\_\_\_, 2024.

GREENFIELD ADVISORY PLAN COMMISSION

\_\_\_\_\_  
President Printed \_\_\_\_\_  
Signature \_\_\_\_\_

### Board of Public Works and Safety Certificate

(The following certificate shall be used for subdivisions that require improvements or installations.)

This plat was given primary approval by the Board of Public Works and Safety of the City of Greenfield, Indiana, at a meeting held \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson printed \_\_\_\_\_  
Signature \_\_\_\_\_

\_\_\_\_\_  
Recording Secretary printed \_\_\_\_\_  
Signature \_\_\_\_\_

### Plan Commission Certificate for Secondary Approval

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 the 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 Administrative Staff on \_\_\_\_\_, 2024, or by the Greenfield City Plan Commission at a meeting held \_\_\_\_\_, 2024.

GREENFIELD CITY PLAN COMMISSION

\_\_\_\_\_  
President (printed) \_\_\_\_\_  
Signature \_\_\_\_\_

or \_\_\_\_\_

\_\_\_\_\_  
Planning Director of Greenfield (printed) \_\_\_\_\_  
Signature \_\_\_\_\_

Date: \_\_\_\_\_, 2024

### 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

\_\_\_\_\_  
Planning Director of Greenfield, Indiana \_\_\_\_\_  
Signature \_\_\_\_\_

Date: \_\_\_\_\_, 2024.

### Redaction Statement:

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Christopher M. Cooper