

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

OWNER/SUBDIVIDER:
GREENTREE DEVELOPMENT, LLC
8051 WICKER AVENUE, SUITE A
SAINT JOHN, INDIANA 46373
PHONE: (219)558-8080

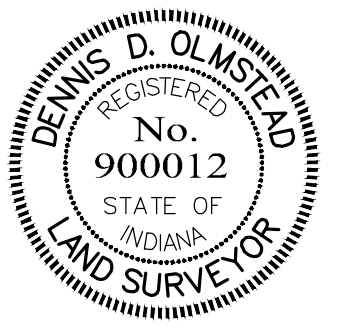
SOURCE OF TITLE
GENERAL WARRANTY DEED INSTR. NO. 201509244

ZONING "RM" RESIDENTIAL
FRONT YARD = 25' or AS SHOWN ON PLAT
SIDE YARD = 5' min. - AGGREGATE 12' min.
REAR YARD = 20' min. (From Rear Easement if Applicable)

EVERGREEN ESTATES

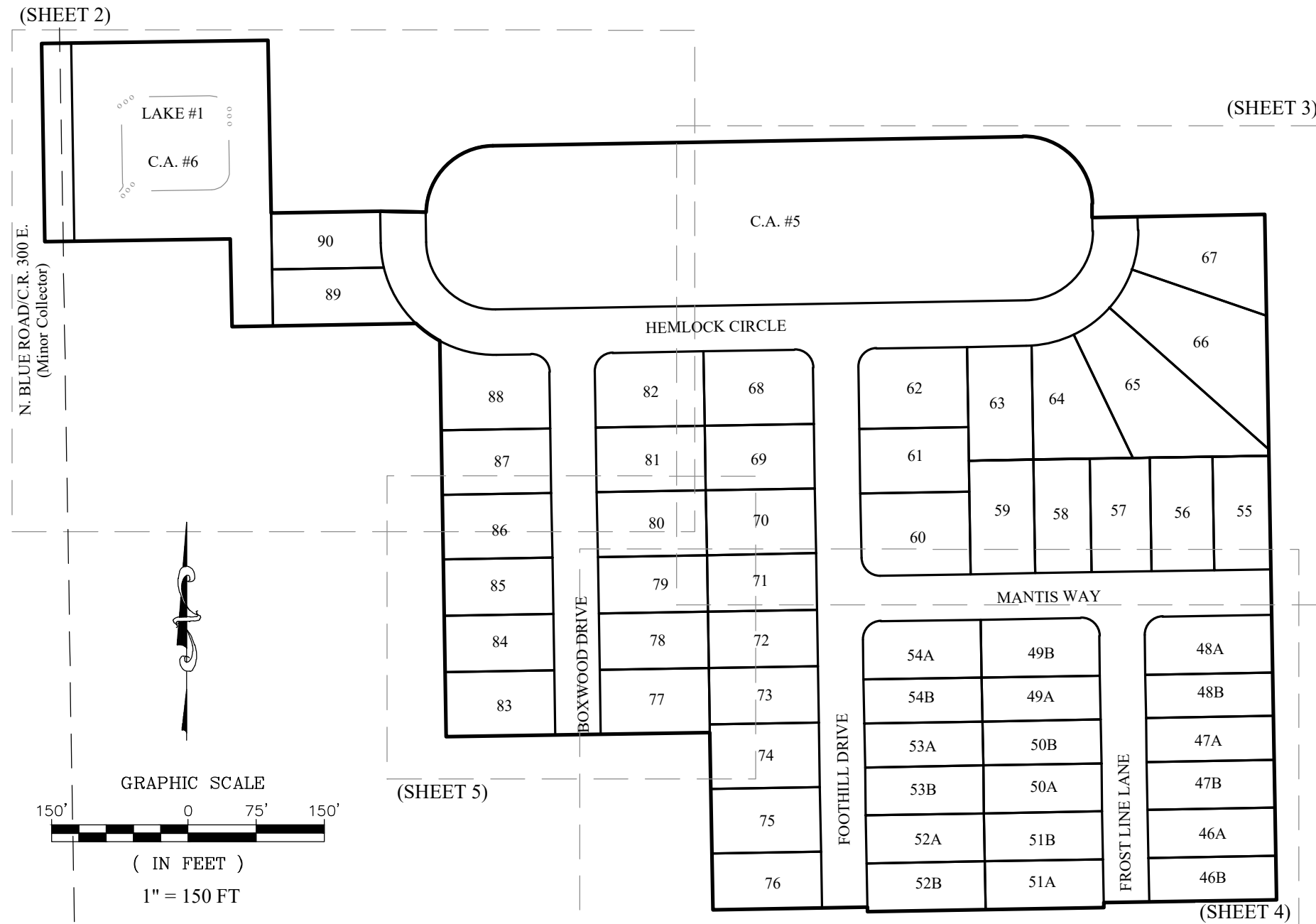
SECTION 2 SECONDARY PLAT

(PART OF THE SOUTHWEST QUARTER OF SECTION 22, T16N-R7E,
CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)



Dennis D. Olmstead, PLS
Professional Land Surveyor
No. 900012

JOB No. 89271OLF-S2
SHEET 1 OF 7



LEGEND

25	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.&L.M.A.E.	UTILITY & LANDSCAPE MAINTENANCE EASEMENT
B.L.	BUILDING LINE
VAR.	VARIABLE WIDTH
T.O.B.	TOP OF BANK
S.S.E.	SANITARY SEWER EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
	SECTION CORNER

Curve Table: Alignments

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	100.00'	4.09'	2.05'	4.09'	S0°12'44"W	2°20'41"
C2	100.00'	157.08'	100.00'	141.42'	S45°57'37"E	90°00'00"
C3	100.00'	157.08'	100.00'	141.42'	N44°02'23"E	90°00'00"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C4	125.00'	5.12'	2.56'	N0°12'44"E	5.11'	2°20'41"
C5	125.00'	27.10'	13.60'	N7°10'14"W	27.05'	12°25'15"
C6	125.00'	71.78'	36.91'	N29°49'57"W	70.80'	32°54'10"
C7	125.00'	64.81'	33.15'	N76°06'28"W	64.08'	29°42'18"
C8	20.00'	31.42'	20.00'	N45°57'37"W	28.28'	90°00'00"
C9	20.00'	31.42'	20.00'	S44°02'23"W	28.28'	90°00'00"
C10	20.00'	31.42'	20.00'	N45°57'37"W	28.28'	90°00'00"
C11	20.00'	31.42'	20.00'	S44°02'23"W	28.28'	90°00'00"
C12	125.00'	6.00'	3.00'	S87°39'51"W	6.00'	2°45'05"
C13	125.00'	48.12'	24.36'	S75°15'36"W	47.82'	22°03'25"
C14	125.00'	49.35'	25.00'	S52°55'18"W	49.03'	22°37'12"
C15	125.00'	49.35'	25.00'	S30°18'06"W	49.03'	22°37'12"
C16	125.00'	43.53'	21.99'	S9°00'57"W	43.31'	19°57'07"
C17	20.00'	31.42'	20.00'	S45°57'37"E	28.28'	90°00'00"
C18	20.00'	31.42'	20.00'	S44°02'23"W	28.28'	90°00'00"
C19	20.00'	31.42'	20.00'	N45°57'37"W	28.28'	90°00'00"
C20	20.00'	31.42'	20.00'	S44°02'23"W	28.28'	90°00'00"
C21	75.00'	117.81'	75.00'	N45°57'37"W	106.07'	90°00'00"
C22	75.00'	117.81'	75.00'	S44°02'23"W	106.07'	90°00'00"

SUBDIVISION MONUMENTATION

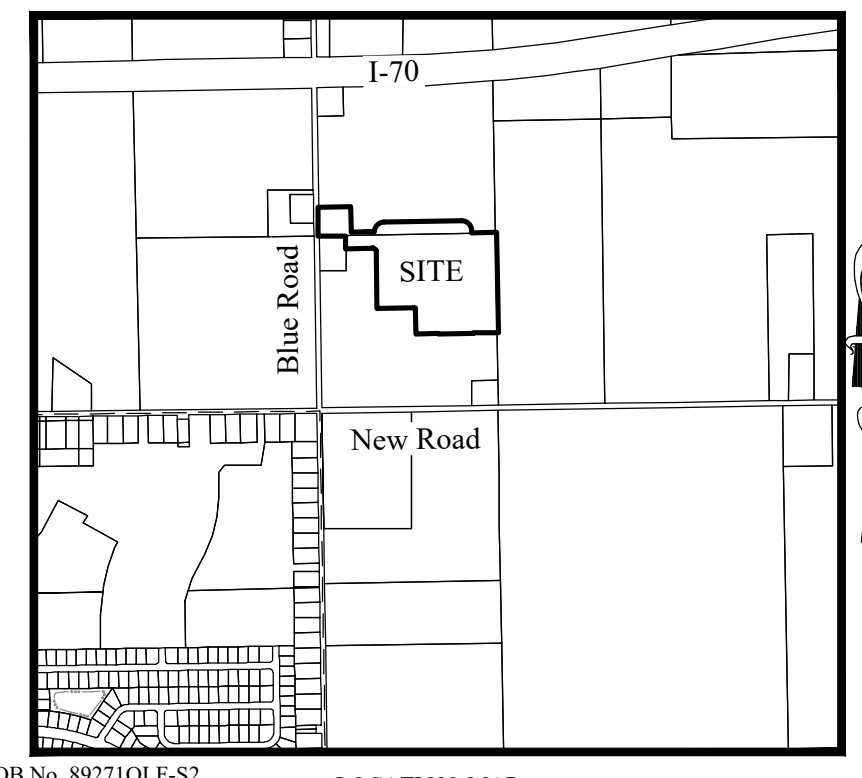
PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).

○ DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE

● DENOTES A STREET CENTERLINE MONUMENT. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

OVERALL AREA	17.805 Acres
R/W AREA	3.164 Acres
NET AREA	14.641 Acres



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 PHONE: (219)558-8080

SOURCE OF TITLE
 GENERAL WARRANTY DEED INSTR. NO. 201509244

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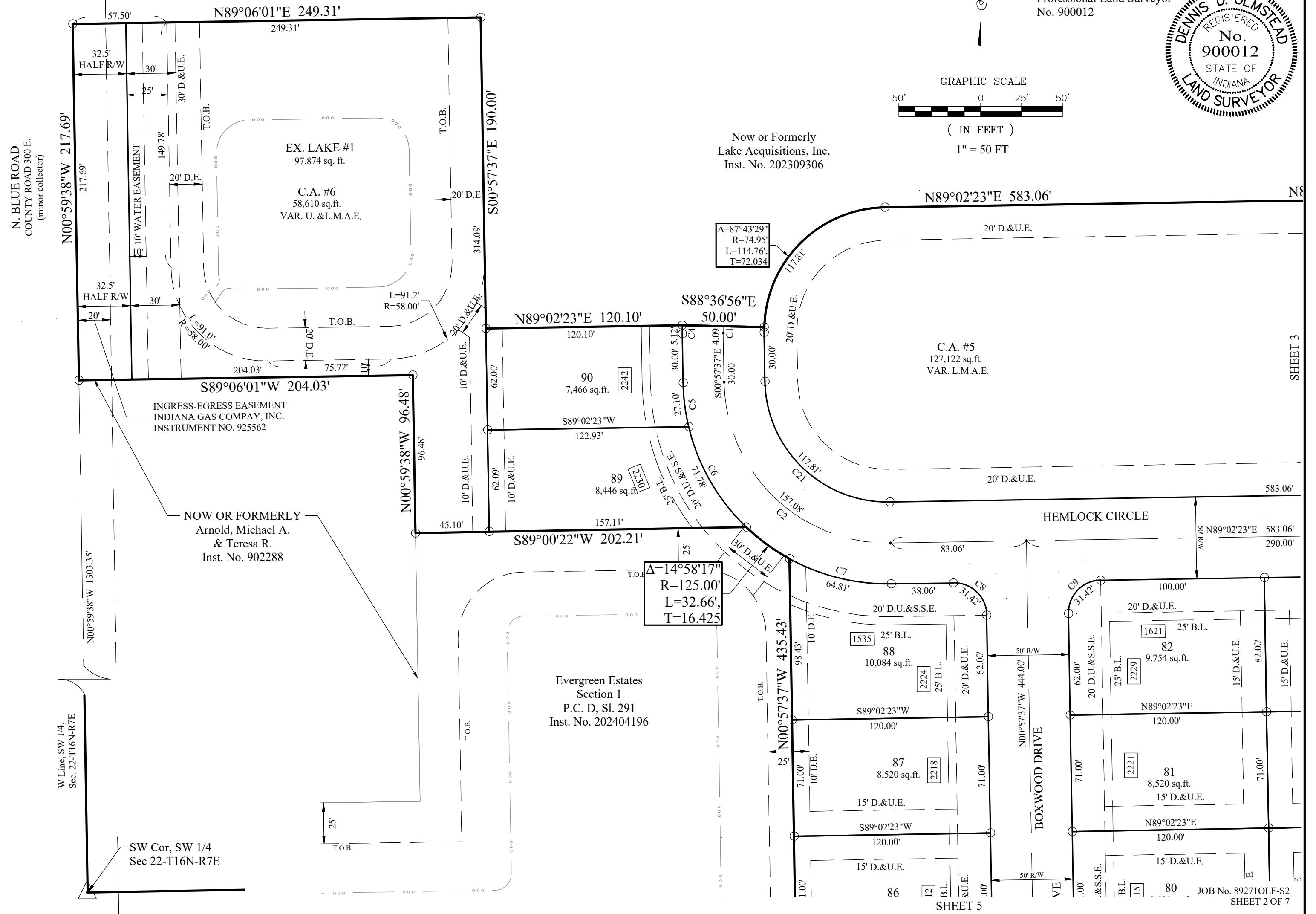
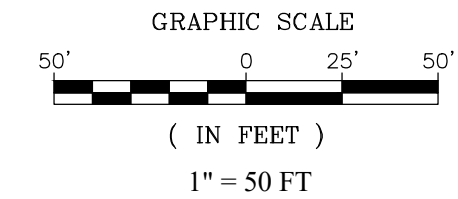
EVERGREEN ESTATES

SECTION 2 SECONDARY PLAT

(PART OF THE SOUTHWEST QUARTER OF SECTION 22, T16N-R7E,
 CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

NOTE: PLEASE REFER TO SHEET ONE FOR GENERAL
 NOTES, THE LEGEND, THE CURVE TABLE AND THE
 DEFINITIONS OF SYMBOLS AND ABBREVIATIONS.

Dennis D. Olmstead, PLS
 Professional Land Surveyor
 No. 900012



Evergreen Estates
 Section 1
 P.C. D. Sl. 291
 Inst. No. 202404196

SHEET 3

SHEET 5

JOB No. 89271OLF-S2
 SHEET 2 OF 7

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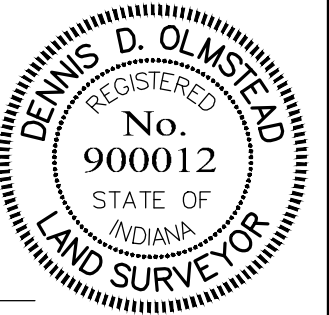
EVERGREEN ESTATES

SECTION 2 SECONDARY PLAT

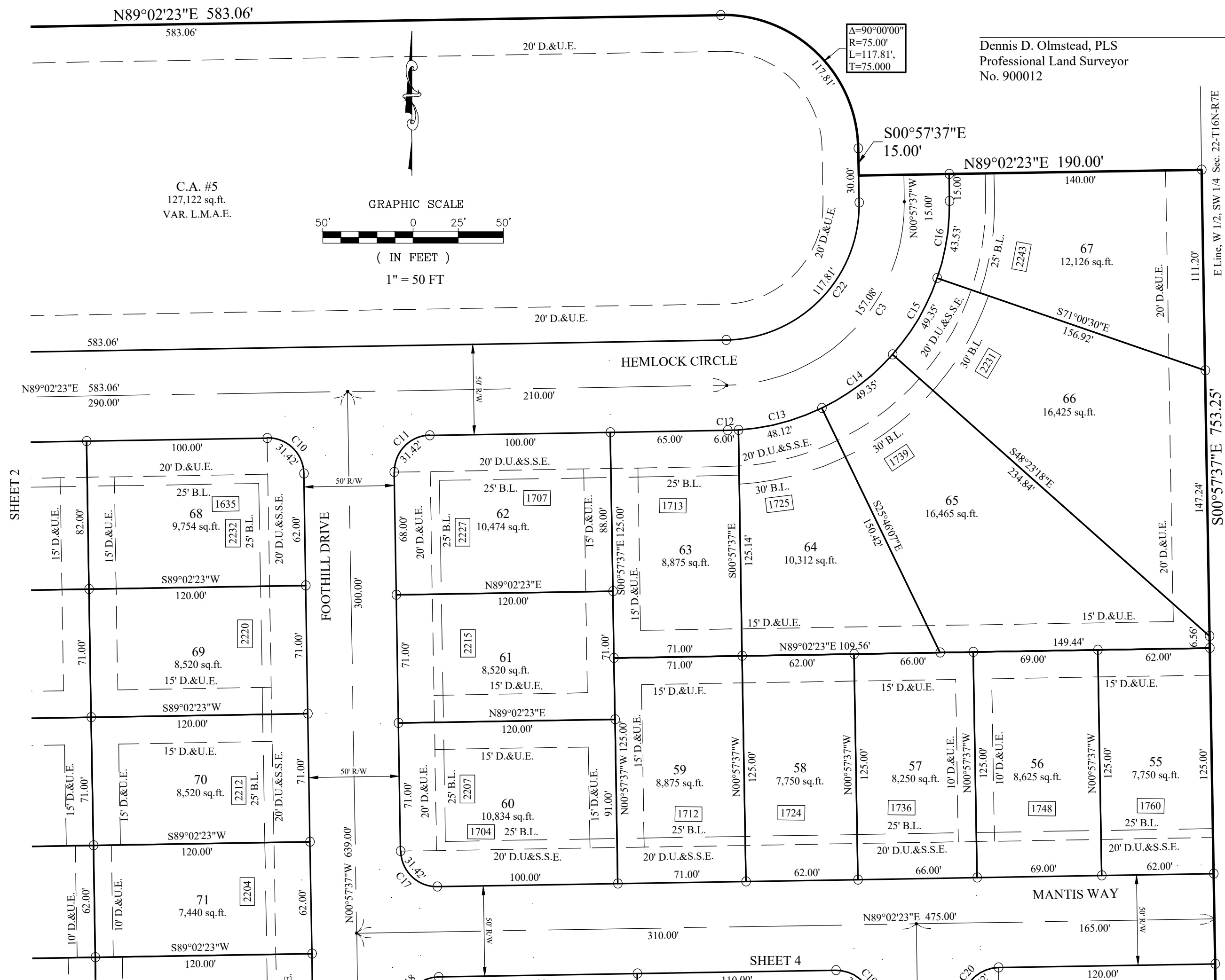
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Now or Formerly
 Lake Acquisitions, Inc.
 Inst. No. 202309306



Dennis D. Olmstead, PLS
 Professional Land Surveyor
 No. 900012



SHEET 2

SHEET 4

Now or Formerly
 J & K Pruitt Family Limited Partnership

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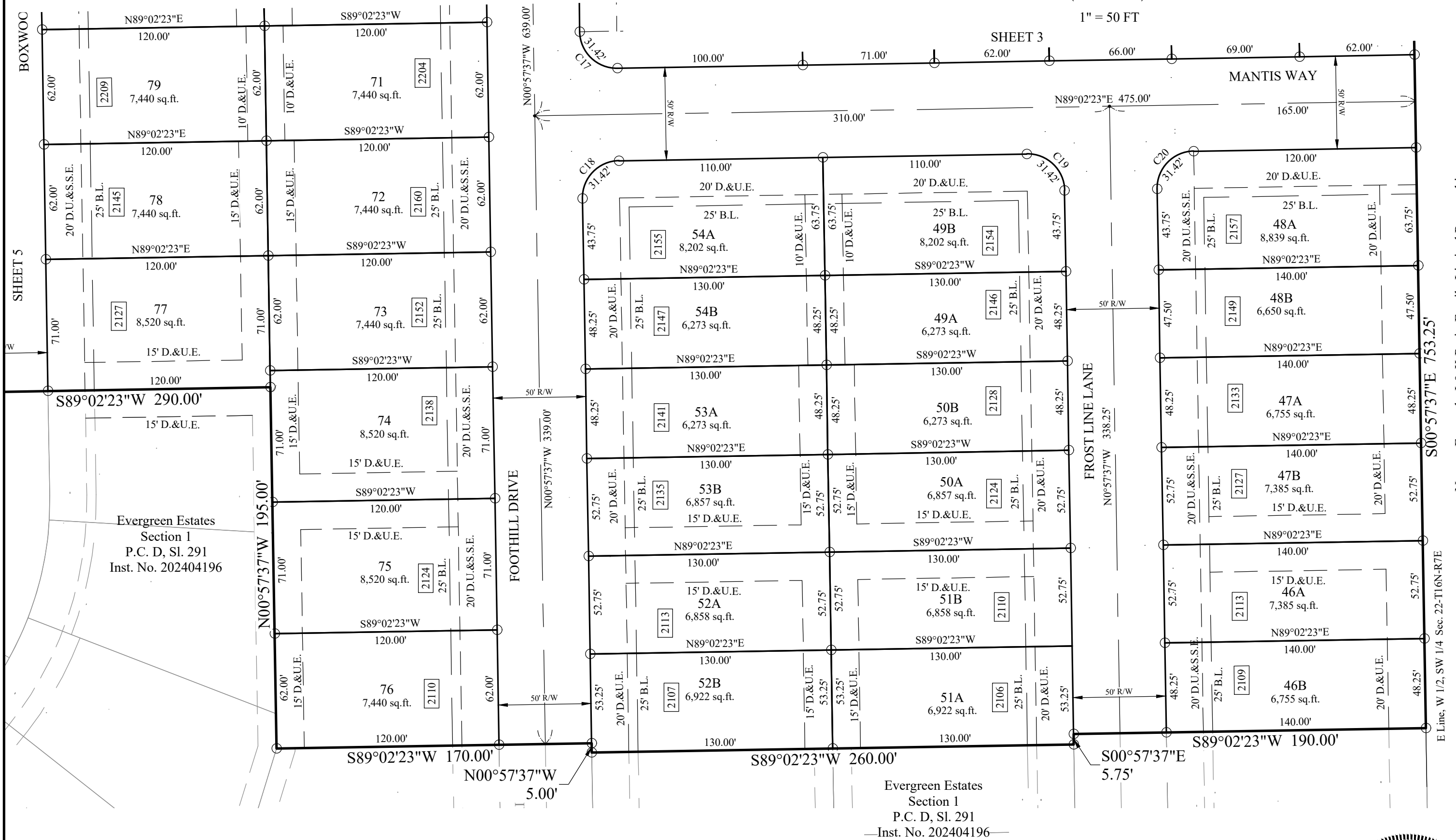
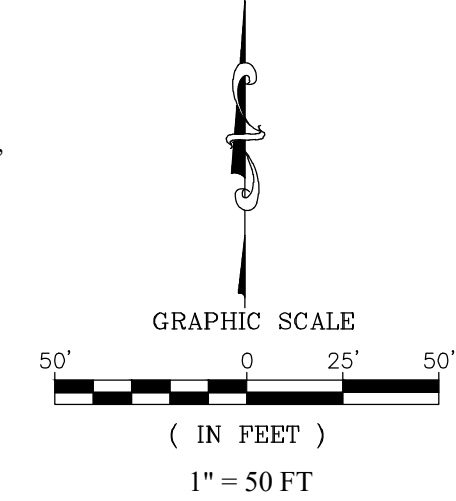
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EVERGREEN ESTATES

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Evergreen Estates
Section 1
P.C. D. Sl. 291
Inst. No. 202404196

Evergreen Estates
Section 1
P.C. D. Sl. 291
Inst. No. 202404196

Now or Formerly J & K Pruitt Family Limited Partnership
Inst. #9816544



Dennis D. Olmstead, PLS
Professional Land Surveyor
No. 900012

JOB No. 89271OLF-S2
SHEET 4 OF 7

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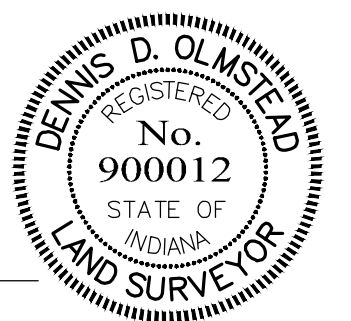
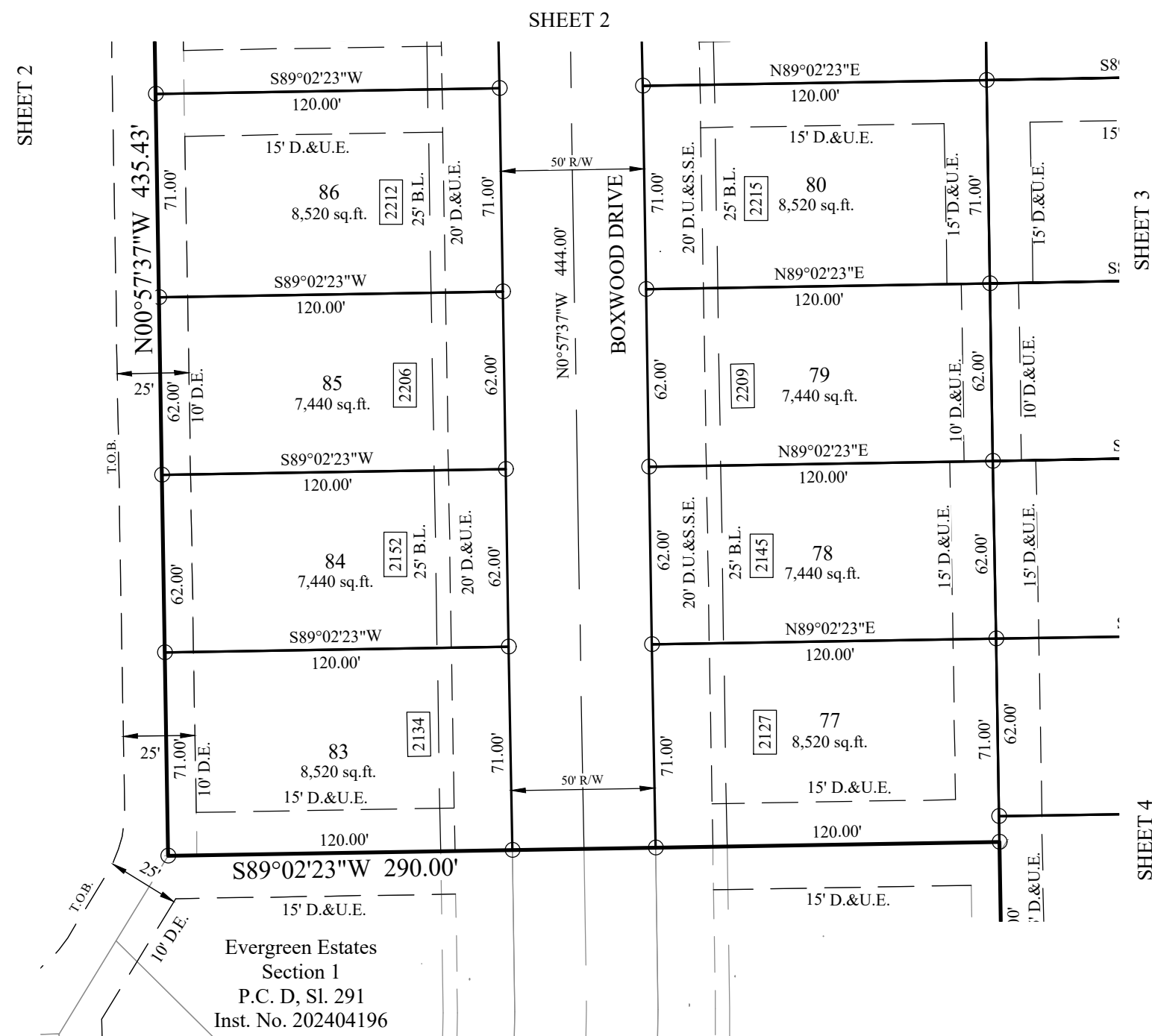
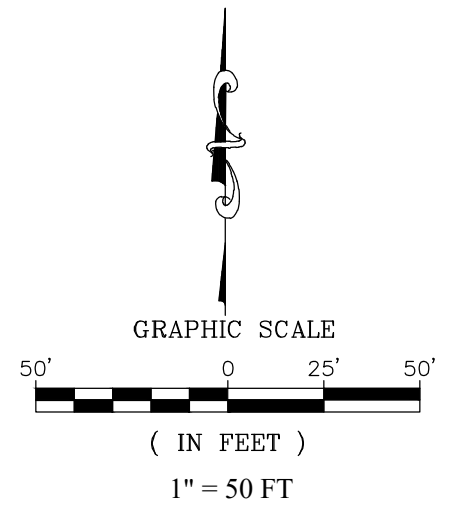
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DEED OF DEDICATION

EVERGREEN ESTATES SECTION 2

I, the undersigned Professional Land Surveyor, hereby certify the included plat correctly represents a part of the Southwest Quarter of Section 22, Township 16 North, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana being more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 22; thence North 00 degrees 59 minutes 38 seconds West, along the West line of said Southwest Quarter 1303.35 feet to the northwest corner of a parcel of land described in Instrument Number 902288 in the Office of the Recorder for Hancock County Indiana, said point also being the POINT OF BEGINNING of this description; thence continuing North 00 degrees 59 minutes 38 seconds West along said West line 217.69 feet to a point on the boundary of a parcel of land described in Instrument Number 202309306 in the aforesaid Recorder's Office; the following nine (9) courses being on and along the boundary of said parcel of land; 1) North 89 degrees 06 minutes 01 seconds East 249.31 feet; 2) South 00 degrees 57 minutes 37 seconds East 190.00 feet; 3) North 89 degrees 02 minutes 23 seconds East 120.10 feet; 4) South 88 degrees 36 minutes 56 seconds East 50.00 feet to a point on a non-tangent curve concave southeasterly, the radius point being South 88 degrees 39 minutes 01 seconds East 74.95 feet from said point; 5) northeasterly along said curve 114.76 feet to the point of tangency of said curve, said point being North 00 degrees 55 minutes 32 seconds West 74.95 feet from the radius point of said curve; 6) North 89 degrees 02 minutes 23 seconds East 583.06 feet to the point of curvature of said curve, the radius point being South 00 degrees 57 minutes 37 seconds East 75.00 feet from said point; 7) southeasterly along said curve 117.81 feet to the point of tangency of said curve, said point being North 89 degrees 02 minutes 23 seconds East 75.00 feet from the radius point of said curve; 8) South 00 degrees 57 minutes 37 seconds East 15.00 feet; 9) North 89 degrees 02 minutes 23 seconds East 190.00 feet to a point on the East line of the West Half of said Southwest Quarter; thence South 00 degrees 57 minutes 37 seconds East, along said East line 753.25 feet to a point on the boundary of Evergreen Estates Section 1 recorded as Instrument Number 202404196, Plat Cabinet D, Slide 291 in the aforesaid Recorder's Office; the following ten (10) courses being on and along said boundary; 1) South 89 degrees 02 minutes 23 seconds West 190.00 feet; 2) South 00 degrees 57 minutes 37 seconds East 5.75 feet; 3) South 89 degrees 02 minutes 23 seconds West 260.00 feet; 4) North 00 degrees 57 minutes 37 seconds West 5.00 feet; 5) South 89 degrees 02 minutes 23 seconds West 170.00 feet; 6) North 00 degrees 57 minutes 37 seconds West 195.00 feet; 7) South 89 degrees 02 minutes 23 seconds West 290.00 feet; 8) North 00 degrees 57 minutes 37 seconds West 435.43 feet to a point on a non-tangent curve concave northeasterly, the radius point being North 28 degrees 44 minutes 41 seconds East 125.00 feet from said point; 9) northwesterly along said curve 32.66 feet to a point on said curve, said point being South 43 degrees 42 minutes 58 seconds West 125.00 feet from the radius point of said curve; 10) South 89 degrees 00 minutes 22 seconds West 202.21 feet to a point on the East line of the aforementioned parcel of land described in Instrument Number 902288; thence North 00 degrees 59 minutes 38 seconds West, along said East line 96.48 feet to the Northeast corner of said parcel of land; thence South 89 degrees 06 minutes 01 seconds West along the North line of said parcel of land 204.03 feet to the place of beginning, containing 17.805 acres, more or less.

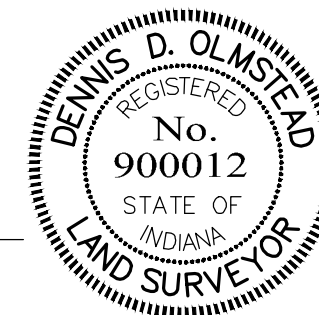
This subdivision consists of 54 lots numbered 46A - 54B and 55- 90 (all inclusive) 2 Common Areas labeled C.A. #5 and C.A. #6. The dimensions of lots, common areas, and width of streets are shown in feet and decimal parts thereof.

Cross-reference is hereby made to a survey prepared by Stoeppelwerth & Associates, Inc. recorded as Instrument Number 202115791 in the Office of the Recorder for Hancock County, Indiana.

I further certify I am licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the land surveyed within the cross-referenced survey, and to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this _____ day of _____, 2024.

Dennis D. Olmstead, PLS
Professional Land Surveyor
No. 900012



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.

Dennis. D. Olmstead, PLS

We, the undersigned GREENTREE DEVELOPMENT, 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 EVERGREEN ESTATES, SECTION 2, an addition to the City of Greenfield. 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 these lines and the property lines of the street, there shall be erected or maintained no building or structure.

A perpetual utility 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 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 use or the rights herein granted. "Utility Easements" may be combined with Drainage and /or Sewer Easements as noted in Legend on Sheet 1 of this plat.

This plat is subject to Declaration of Covenants, Conditions and Restrictions of Evergreen Estates Community, recorded as Instrument #202406490 and any amendments, or supplements thereto.

This plat is subject to Declaration of Covenants, Conditions and Restrictions of Evergreen Paired Villas, recorded as Instrument #202406491 and any amendments, or supplements thereto.

This plat is subject to Declaration of Covenants, Conditions and Restrictions of Evergreen Estates, recorded as Instrument #202406492 and any amendments, or supplements thereto.

Waiver of Liability Concerning Easement Encroachment, recorded as Instrument #202406494.

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2031 at which time said covenants, (or restriction), 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 judgement 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 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.

Owner/Developer: GREENTREE DEVELOPMENT, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
(219) 558-8080
CONTACT PERSON: Todd Olthof

Todd M. Olthof, President of OD Enterprises
for Greentree Development, LLC

State of Indiana)

County of _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Todd M. Olthof, known by me to be the President of OD Enterprises for Greentree Development LLC, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

WITNESS MY HAND AND NOTARIAL SEAL this _____ day of _____, 2024.

(Notary Public)

My commission expires: _____

My County of Residence: _____

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Plan 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: _____

GREENFIELD ADVISORY PLAN COMMISSION

President

Board of Public Works and Safety Certificate,

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 _____.

CITY OF GREENFIELD

Guy Titus, (Mayor)

Lori Elmore, (Recording Secretary)

Plan 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 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 or the Plan Commission:

Approved by the Greenfield City Plan Commission Administrative Staff on _____ or
by the Greenfield City Plan Commission at a meeting held _____.

GREENFIELD CITY PLAN COMMISSION

Greenfield City Plan Commission President _____

OR

Planning Director of Greenfield, Indiana

Date: _____

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.

GREENFIELD CITY PLAN COMMISSION STAFF

Joan Fitzwater, Planning Director of Greenfield, Indiana

Date: _____