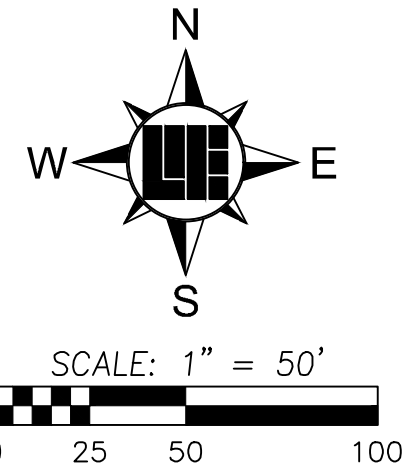
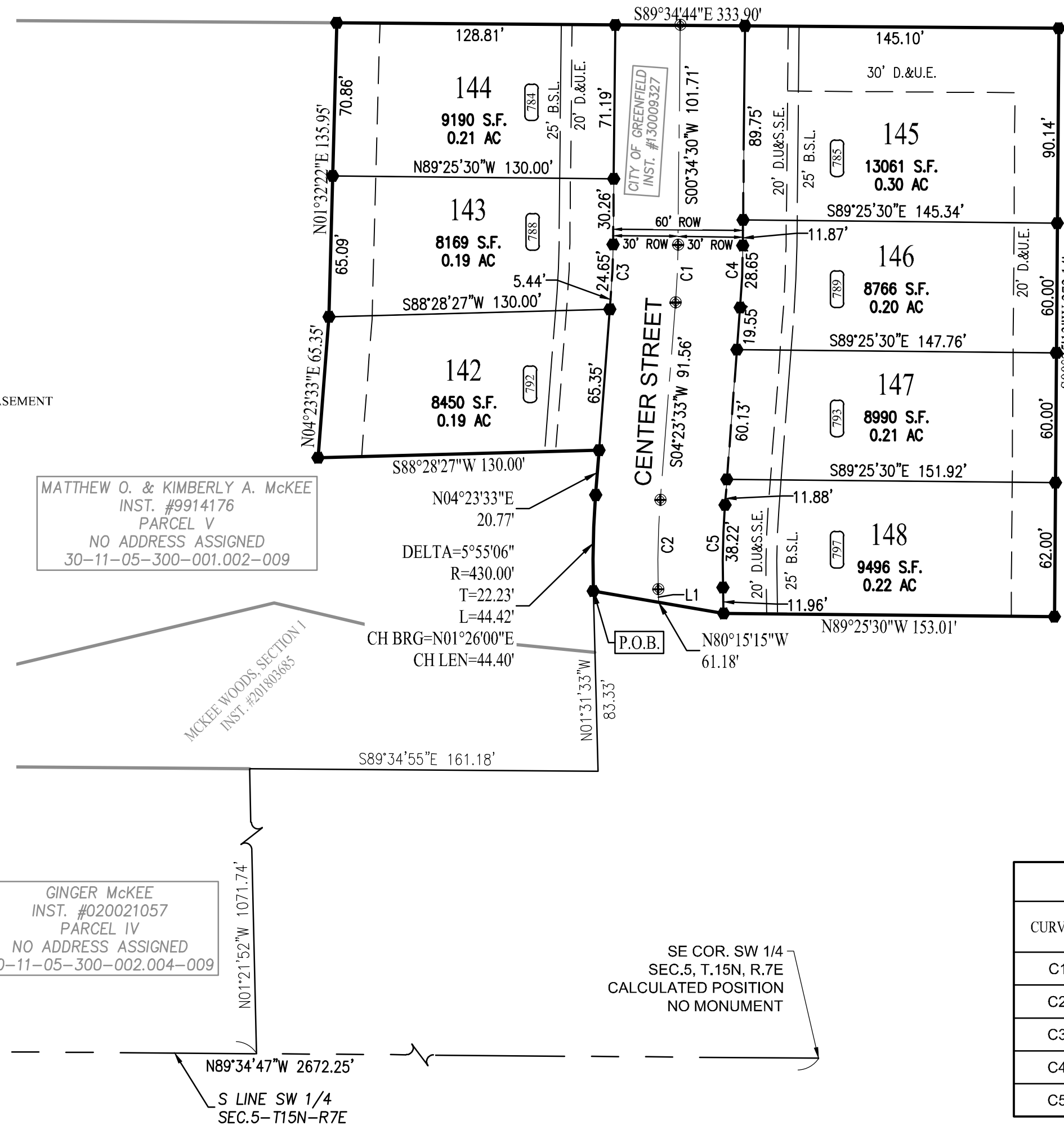


PARKROSE SECTION 1B SECONDARY PLAT A PART OF THE SW 1/4 SEC.5, T.15N,R.7E



- LEGEND**
- 5/8" REBAR™ WEIHE ENGR. 0012" SET
 - ⊕ 5/8" REBAR W/ALUMINUM CAP STAMPED "WEIHE ENGR. 0012" TO BE SET
 - XXX ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - ROW RIGHT OF WAY
 - D.&U.E. DRAINAGE AND UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY AND SANITARY SEWER EASEMENT



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA BEING THAT 61.95 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON APRIL 26, 2024 BY JACOB T. HOFFMAN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS21100009 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W210316-100 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 7 EAST; THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST (GRID BEARINGS DERIVED FROM THE INDIANA STATE PLANE EAST ZONE, 2011 ADJUSTMENT WERE UTILIZED AS A BASIS OF BEARINGS FOR THIS DESCRIPTION) ALONG THE SOUTH LINE OF SAID SECTION QUARTER 1930.46 FEET TO THE SOUTHEAST CORNER OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 020021057 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE ON AND ALONG THE EAST LINE OF SAID WARRANTY DEED NORTH 01 DEGREES 21 MINUTES 52 SECONDS WEST 1071.74 FEET TO A POINT ON THE SOUTH LINE OF MCKEE WOODS, SECTION 1 PLAT RECORDED AS INSTRUMENT NUMBER 201803685 IN SAID RECORDER'S OFFICE; PROCEED THENCE ON AND ALONG THE SOUTH AND EAST LINE OF SAID PLAT FOR THE FOLLOWING TWO (2) CALLS: 1) THENCE SOUTH 89 DEGREES 34 MINUTES 55 SECONDS EAST 161.18 FEET; 2) THENCE NORTH 01 DEGREES 31 MINUTES 33 SECONDS WEST AND EXTENDING THEREFROM ALONG THE EAST LINE OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 9914176 IN SAID RECORDER'S OFFICE 83.33 FEET TO THE POINT OF BEGINNING BEING MARKED BY A 5/8-INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS WEIHE REBAR); PROCEED THENCE ON AND ALONG THE EAST LINE OF SAID WARRANTY DEED FOR THE FOLLOWING TWO (2) CALLS: 1) THENCE NORTHERLY 44.42 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET AND A LONG CHORD HAVING A BEARING OF NORTH 01 DEGREES 26 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 44.40 FEET TO A WEIHE REBAR; 2) THENCE NORTH 04 DEGREES 23 MINUTES 33 SECONDS EAST 20.77 FEET TO A WEIHE REBAR; THENCE SOUTH 88 DEGREES 28 MINUTES 27 SECONDS WEST 130.00 FEET TO A WEIHE REBAR; THENCE NORTH 04 DEGREES 23 MINUTES 33 SECONDS EAST 65.35 FEET TO A WEIHE REBAR; THENCE NORTH 01 DEGREES 22 SECONDS EAST 135.95 FEET TO THE NORTH LINE OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 9914176 IN SAID RECORDER OFFICE MARKED BY A WEIHE REBAR; THENCE ON AND ALONG THE NORTH LINE OF SAID WARRANTY DEED AND EXTENDING THEREFROM ALONG THE NORTH LINES OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 130009327 IN SAID RECORDER'S OFFICE AND A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 9914176 IN SAID RECORDER'S OFFICE SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST 333.90 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED BEING MARKED BY A WEIHE REBAR; THENCE ALONG THE EAST LINE OF SAID WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 9914176 SOUTH 00 DEGREES 25 MINUTES 13 SECONDS WEST 272.14 FEET TO A WEIHE REBAR; THENCE NORTH 89 DEGREES 25 MINUTES 30 SECONDS WEST 153.01 FEET TO A WEIHE REBAR; THENCE NORTH 80 DEGREES 15 MINUTES 15 SECONDS WEST 61.18 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 1.89 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.65'	400.00'	3°49'03"	S02°29'02"W	26.65'
C2	41.32'	400.00'	5°55'06"	S01°26'00"W	41.30'
C3	24.65'	370.00'	3°49'03"	S02°29'02"W	24.65'
C4	28.65'	430.00'	3°49'03"	S02°29'02"W	28.64'
C5	38.22'	370.00'	5°55'06"	S01°26'00"W	38.20'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01°31'33"E	5.98'

This instrument prepared for:
GRAND COMMUNITIES, LLC
ROB HAYES
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KENTUCKY 41018
PHONE: 513-213-7890

This instrument prepared by: Jacob T. Hoffman
WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER
Build with confidence.

**PARKROSE SECTION 1B
SECONDARY PLAT
A PART OF THE SW 1/4 SEC.5, T.15N,R.7E**

SURVEYOR'S CERTIFICATE

THIS SUBDIVISION CONTAINS 7 OF SINGLE FAMILY DETACHED LOTS NUMBERED 142-148 TOGETHER WITH STREETS, RIGHT OF WAYS AND EASEMENTS AS SHOWN HEREIN. THE SIZES OF TRACTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

ALL MONUMENTS SHOWN DO OR WILL EXIST. AN AFFIDAVIT, CROSS REFERENCING THIS PLAT, WILL BE RECORDED ATTESTING TO THE SETTING OF MONUMENTS WITHIN THE SUBDIVISION NO LATER THAN TWO YEARS AFTER THE RECORDING OF THIS PLAT.

ALL OF THE MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE SET IN ACCORDANCE WITH 865 IAC 1-12. ALL MONUMENTS SET ON THIS PLAT WILL BE CONFIRMED ON A MONUMENT AFFIDAVIT RECORDED AND CROSS REFERENCED TO THIS PLAT. ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

CROSS REFERENCE IS HEREBY PLANNED UNIFIED DEVELOPMENT RECORDED AS INSTRUMENT NUMBER 202310696 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

CROSS REFERENCE IS HEREBY MADE TO AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY UNDER WEIHE ENGINEERS, INC. PROJECT NO. W210316-100 AND RECORDED AS INSTRUMENT NUMBER 202403979 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, THERE HAVE BEEN NO CHANGES IN SURVEY MATTERS SINCE THAT SURVEY.

I, JACOB HOFFMAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT REPRESENTS A SURVEY COMPLETED BY BE ON _____, 20____; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

JACOB T. HOFFMAN
PS NO. LS21100009
STATE OF INDIANA

DEED OF DEDICATION

WE THE UNDERSIGNED _____, 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 PARKROSE SECTION 1B, AN ADDITION TO 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 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 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 AND 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 SERVICES 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 US 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.

PARKROSE, SECTION 1B SECONDARY PLAT AND ALL OF THE REAL ESTATE, LOTS DESCRIBED HEREIN, ARE SUBJECT IN ALL RESPECTS BY THE DECLARATION OF RESTRICTIONS RECORDED WITH THE RECORDER OF HANCOCK COUNTY, INDIANA ON _____ 20____, AS INSTRUMENT NO. _____.

HEREAFTER THE RECORDING OF PARKROSE SECTION 1B, THE FOLLOWING PLATS SHALL BE VACATED.

BONVILLA, SECTION 1 RECORDED ON NOVEMBER 25, 2003 WITH AN INSTRUMENT NUMBER 030025184.
MCKEE WOODS, SECTION 1 RECORDED ON APRIL 17, 2018 WITH AN INSTRUMENT NUMBER 20180368.

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, 20____, (A 25-YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS, (OR RESTRICTIONS), SHALL BE

AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF THEN 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.

FOR PURPOSES OF ESTABLISHING PUBLIC STREETS AND PUBLIC RIGHTS-OF-WAY, WE, THE UNDERSIGNED, DOES HEREBY DEDICATE TO THE CITY OF GREENFIELD, INDIANA AS PUBLIC STREETS ALL STREETS IDENTIFIED AS "RIGHT-OF-WAY" (ROW) ON THIS PLAT OF PARKROSE, SECTION 1 SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

SIGNATURE

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 _____, 20____.

(NOTARY PUBLIC)

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 HIS PLAT MEETS ALL OF THE MINIMUM REQUIREMENTS IN THE CODE OF ORDINANCES OF GREENFIELD, INDIANA.

GREENFIELD CITY OF PLAN COMMISSION STAFF

PLANNING DIRECTOR OF GREENFIELD, INDIANA

DATE:

PLAN COMMISSION CERTIFICATE OF 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 PLAT COMMISSION AT A MEETING HELD _____, 20____.

GREENFIELD ADVISORY PLAN COMMISSION

PRESIDENT

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE.

(THE FOLLOWING CERTIFICATE SHALL BY 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 ON THE _____ DAY OF _____, 20____.

CHAIRPERSON

RECORDING SECRETARY

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 COMMISSIONS ADMINISTRATIVE STAFF:

APPROVED BY THE GREENFIELD CITY PLAN COMMISSION ADMINISTRATIVE STAFF ON _____ OR BY THE GREENFIELD CITY PLAN COMMISSION AT A MEETING HELD _____, 20____.

GREENFIELD CITY PLAN COMMISSION

GREENFIELD CITY PLAN COMMISSION, PRESIDENT

OR

PLANNING DIRECTOR OF GREENFIELD, INDIANA

DATE:

This instrument prepared for:

GRAND COMMUNITIES, LLC

ROB HAYES
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KENTUCKY 41018
PHONE: 513-213-7890

This instrument prepared by: Jacob T. Hoffman

WEIHE ENGINEERS

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10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER