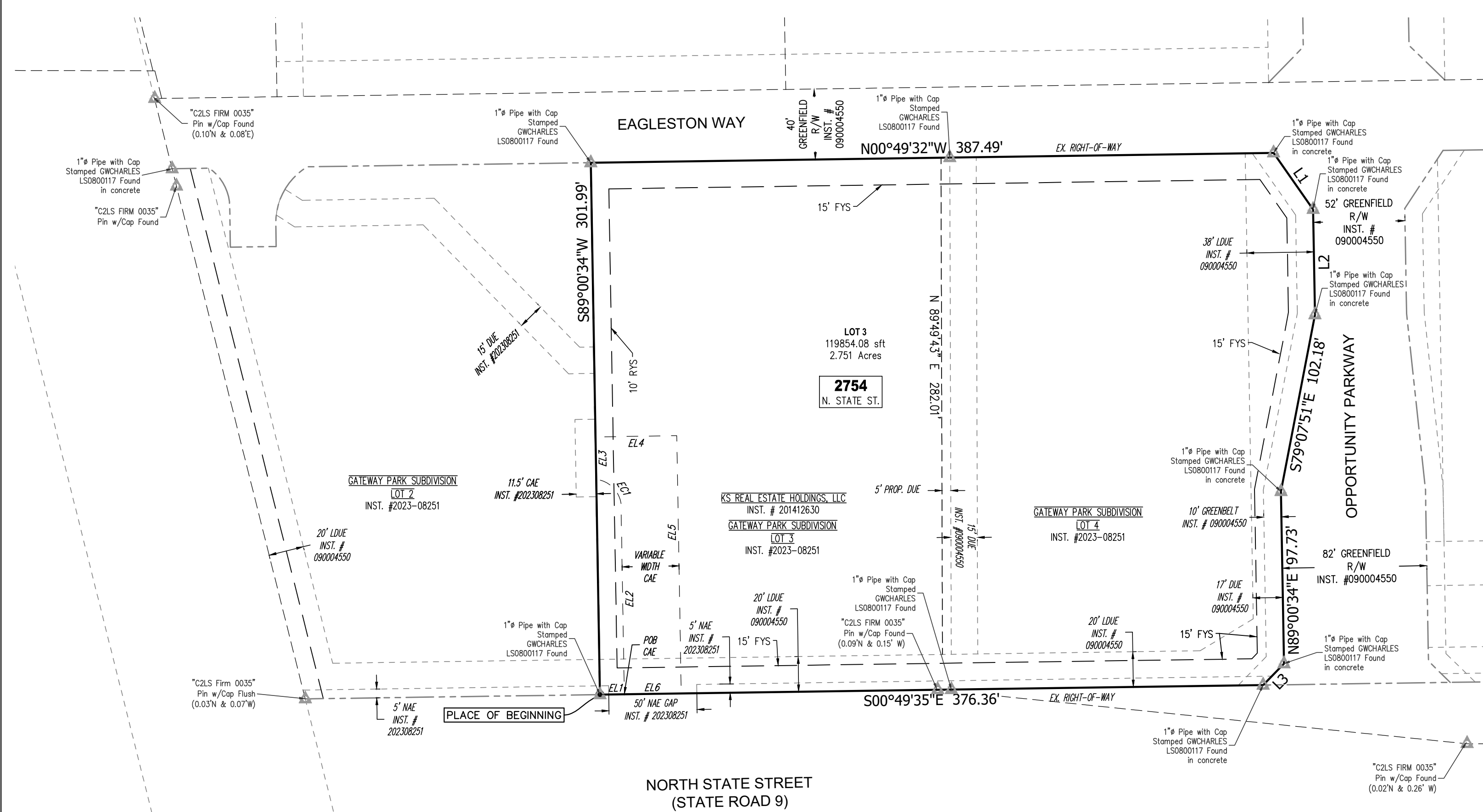
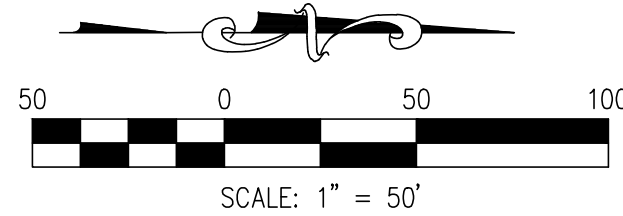


GATEWAY PARK SUBDIVISION REPLAT OF LOTS 3 & 4

A PART OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 16 NORTH, RANGE 7 EAST OF
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

Line #	Direction	Length
L1	N54°58'51"E	39.17'
L2	N89°00'34"E	59.78'
L3	S45°49'35"E	16.99'



Curve #	Length	Radius	Chord Direction	Chord Length
EC1	21.22'	15.97'	S44°25'31"W	19.69'

Line #	Direction	Length
EL1	N00°49'35"W	13.82'
EL2	S89°00'34"W	108.21'
EL3	S89°00'34"W	24.07'
EL4	N00°59'26"W	46.13'
EL5	N89°00'34"E	146.39'
EL6	S00°49'35"E	32.30'

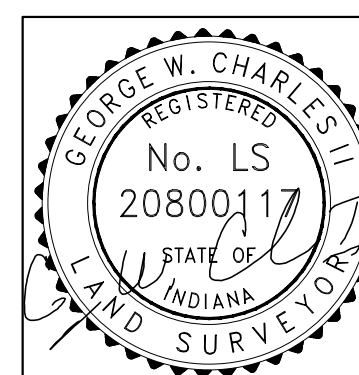
R/W	RIGHT-OF-WAY
NAE	NON-ACCESS EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
LDUE	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
CAE	CROSS-ACCESS EASEMENT
FYS	FRONT YARD SETBACK
RYS	REAR YARD SETBACK
SFT	SQUARE FEET
▲	MONUMENT FOUND

DOCUMENT PREPARED BY: GEORGE W. CHARLES II

This plat was prepared from information obtained from ALTA/NSPS Land Title Survey Certification of "Block A in Gateway Park Subdivision". No field work was performed; therefore, the property is subject to any overlaps, gaps, or other inconsistencies that said survey might reveal.

SURVEYOR
CROSSROAD ENGINEERS, PC
115 N. 17TH AVENUE
BEECH GROVE, IN 46107
PHONE: (317) 780-1555
CONTACT: GEORGE W. CHARLES II

OWNER
KS REAL ESTATE HOLDINGS, LLC
2700 W. MAIN STREET
GREENFIELD, INDIANA 46140
PHONE: (317) 468-2515
CONTACT: KEITH WHITE



PROJECT NO.	DRAWN	LMC	CHECKED	DJM
DATE	MARCH 7, 2025	DESIGNED	DJM	APPROVED
			GWC	
				SHEET 1 OF 2

GATEWAY PARK SUBDIVISION REPLAT OF LOTS 3 & 4

A PART OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 16 NORTH, RANGE 7 EAST OF
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

SURVEYOR'S CERTIFICATE

I, GEORGE W. CHARLES II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM ALTA/NSPS LAND TITLE SURVEY CERTIFICATION OF "BLOCK A IN GATEWAY PARK SUBDIVISION" PREPARED BY CROSSROAD ENGINEERS, PC. NO FIELD WORK WAS PERFORMED; THEREFORE, THE PROPERTY IS SUBJECT TO ANY OVERLAPS, GAPS, OR OTHER INCONSISTENCIES THAT SAID SURVEY MIGHT REVEAL.

G. W. Charles II



GEORGE W. CHARLES II
INDIANA LAND SURVEYOR
NO. LS 20800117
EMAIL: gwacharles@crossroadengineers.com
WEBSITE: crossroadengineers.com

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 GREENFIELD 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 ON THE DAY OF _____, 2025.

GREENFIELD ADVISORY PLAN COMMISSION

BECKY RILEY, 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 _____, 2025.

GUY TITUS, CHAIRPERSON

RECORDING SECRETARY

RECORDING NOTE

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.

GEORGE W. CHARLES II

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

JOANIE FITZWATER, PLANNING DIRECTOR OF GREENFIELD, INDIANA

DATE: _____

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 OR BY THE PLAN COMMISSION:

APPROVED BY THE GREENFIELD CITY PLAN COMMISSION ADMINISTRATIVE STAFF ON _____

PLANNING DIRECTOR OF GREENFIELD, INDIANA

JOANIE FITZWATER

WE THE UNDERSIGNED, KS REAL ESTATE HOLDINGS, 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 NOT FURTHER CERTIFY THAT THIS PLAT IS MADE AND SUBMITTED WITH OUR FREE CONSENT AND DESIRES.

THIS SUBDIVISION SHALL BE KNOWN AS THE REPLAT OF LOTS 3 & 4 WITHIN THE GATEWAY PARK SUBDIVISION, 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 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 U.E. - "UTILITY EASEMENT", TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE CONDUITS, CABLES, PIPES, POLES AND WIRES, OVERHEAD AND UNDERGROUND, WITH ALL NECESSARY BRACES, JOYS, 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 USER OR THE RIGHTS HEREIN GRANTED.

DRAINAGE & UTILITY EASEMENTS (DUE) ARE CREATED TO PROVIDE PATHS AND COURSES FOR AREA AND LOCAL STORM DRAINAGE, EITHER OVERLAND OR IN UNDERGROUND CONDUIT, TO SERVE THE NEEDS OF THE SUBDIVISION AND ADJOINING GROUND AND/OR PUBLIC DRAINAGE SYSTEM; AND IT SHALL BE THE INDIVIDUAL RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN THE DRAINAGE ACROSS HIS OWN LOT. UNDER NO CIRCUMSTANCES SHALL SAID EASEMENT BE BLOCKED IN ANY MANNER BY THE CONSTRUCTION OR RECONSTRUCTION OF ANY IMPROVEMENT, NOR SHALL ANY GRADING RESTRICT THE WATER FLOW IN ANY MANNER. SAID AREAS ARE SUBJECT TO CONSTRUCTION OR RECONSTRUCTION (ANY EXTENT NECESSARY TO OBTAIN ADEQUATE DRAINAGE AT ANY TIME BY ANY PUBLIC OR MUNICIPAL UTILITY PROVIDING SERVICES WITH RESPECT THERETO OR ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER DRAINAGE OR BY THE DEVELOPER OF THE SUBDIVISION.

A CROSS ACCESS EASEMENT (CAE) IS HEREBY GRANTED TO ALLOW FOR THE INGRESS/EGRESS ACROSS SAID STRIP. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS SAID STRIP.

THE FOREGOING COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2034, AT WHICH TIME SAID COVENANTS 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.

GATEWAY PARK SUBDIVISION IS TO BE SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS AND EASEMENTS RECORDED IN INSTRUMENT NO. 090004550 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

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 OF THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2025.

KS REAL ESTATE HOLDINGS, LLC
2700 W. MAIN STREET
GREENFIELD, INDIANA 46140

DATE: _____ BY: _____

STATE OF INDIANA }
 } SS:
COUNTY OF HANCOCK

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ OF KS REAL ESTATE HOLDINGS, LLC, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT AND CERTIFICATE, FOR AND ON BEHALF OF SAID CORPORATION.

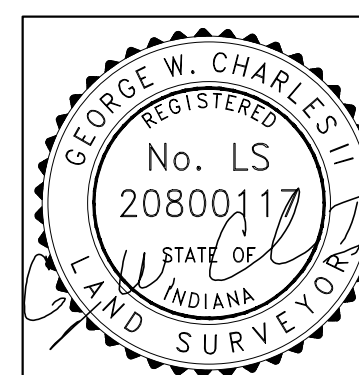
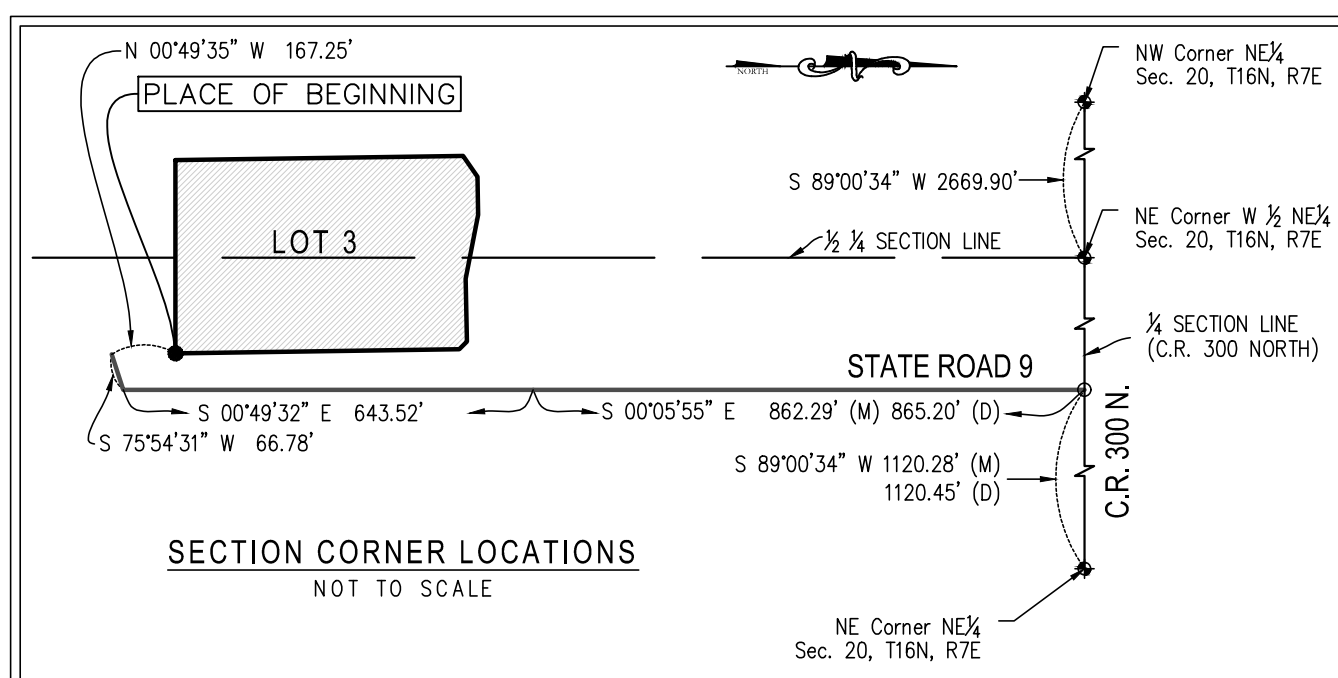
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINTED NAME _____

RESIDING IN _____ COUNTY



PROJECT NO.	DRAWN	LMC	CHECKED	DJM
DATE	MARCH 7, 2025	DESIGNED	DJM	APPROVED
			GWC	
				SHEET 2 OF 2