

THIS INSTRUMENT PREPARED BY:

CHRISTOPHER M. COOPER  
COOR CONSULTING  
303 W. MAIN STREET  
KNIGHTSTOWN, INDIANA 46148  
PHONE: (765) 345-5943

DEVELOPED BY:  
CITY OF GREENFIELD  
10 S. STATE STREET  
GREENFIELD, IN 46140

DATE: JANUARY 16, 2026

LABCORP FRONTAGE SUBDIVISION  
SECONDARY PLAT  
SECTION 6, TOWNSHIP 15 NORTH, RANGE 7 EAST  
CITY OF GREENFIELD, CENTER TOWNSHIP,  
HANCOCK COUNTY, INDIANA

CABINET SLIDE  
INST. NO.

SOURCE OF TITLE  
PARCEL #30-11-06-500-001.000-009  
SPECIAL WARRANTY DEED  
"COVANCE LABORATORIES INC."  
INST. #080010736

Land Description

A part of the Northwest Quarter of Section 6, Township 15 North, Range 7 East, in Center Township, Hancock County, Indiana, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter; thence South 00 degrees 39 minutes 55 seconds West (assumed bearing) along the West line thereof a distance of 547.69 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 39 minutes 55 seconds West along the West line thereof a distance of 358.73 feet; thence North 88 degrees 34 minutes 28 seconds East a distance of 1910.51 feet; thence North 00 degrees 59 minutes 19 seconds East a distance of 612.12 feet to the South right-of-way of US 40; thence South 88 degrees 29 minutes 21 seconds West along the South right-of-way of US 40 a distance of 1035.83 feet to the East corner of an INDOT right-of-way as described in Instrument Number 99-7315 in the Office of the Recorder for Hancock County (the next five (5) courses along the lines of said right-of-way); (1) thence South 83 degrees 43 minutes 32 seconds West a distance of 301.04 feet; (2) thence South 88 degrees 29 minutes 21 seconds West a distance of 300.00 feet; (3) thence South 85 degrees 10 minutes 12 seconds West a distance of 251.86 feet; (4) thence South 01 degrees 26 minutes 21 seconds West a distance of 182.00 feet; (5) thence South 18 degrees 00 minutes 46 seconds West a distance of 31.30 feet; thence North 89 degrees 20 minutes 19 seconds West a distance of 16.50 feet to the POINT OF BEGINNING, containing 26.188 acres, more or less.

Deed of Dedication

"We the undersigned, Labcorp Early Development Laboratories, Inc., a Delaware corporation, successor by merger to Covance Laboratories, Inc., a Delaware corporation, 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. 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 LabCorp Frontage Subdivision 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 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.

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, 2048, (a 25-year period is suggested), 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 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."

Witness our Hands and Seals this 22 day of April, 2026.

SARAH ELIZABETH WALL  
(Printed)

*[Signature]*  
(Signature)

DIRECTOR, SITE LEAD  
(Title)



State of Indiana )  
County of Madison )

Before me the undersigned Notary Public, in and for the County and State, personally appeared SARAH ELIZABETH WALL, 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 22 day of April, 2026.

My commission expires January 22, 2028 Nichole Sarah James  
(Notary Public)

Residing in Madison County

Redaction Statement

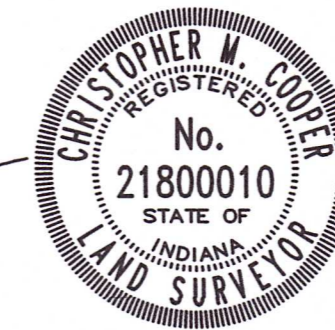
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Christopher M. Cooper

Surveyor's certificate

I, Christopher M. Cooper, hereby certify that I am a registered land surveyor, licensed in compliance with the laws of the State of Indiana. That this plat correctly represents a survey completed by me on July 29, 2025; that all the monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met.

*[Signature]*

Christopher M. Cooper  
Professional Surveyor #21800010  
January 16, 2026



This Secondary Plat consists of 1 lot, Lot Number 1, and Block "A" (all inclusive) together with Easements and Access Easements as shown on the within Secondary 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 on July 29, 2025 and is recorded as Instrument Number 202514013 in the office of the Recorder for Hancock County, Indiana.

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 at a meeting held \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
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 Commission's Administrative Staff on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Planning Director

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

Date: