

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. _____

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

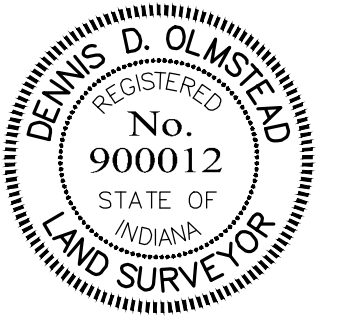
SECTION 1 SECONDARY PLAT

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

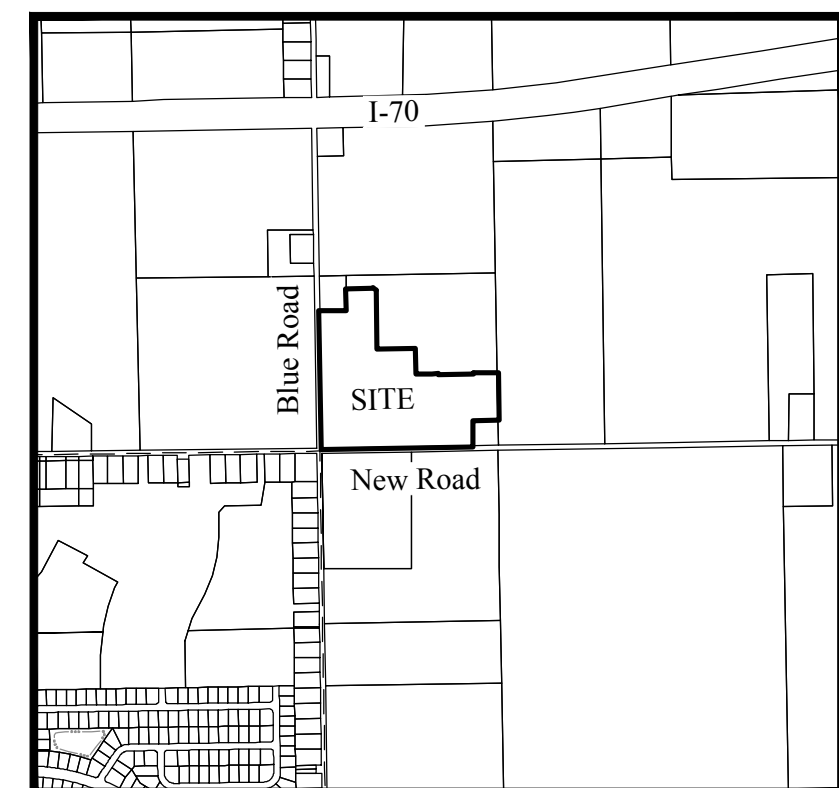
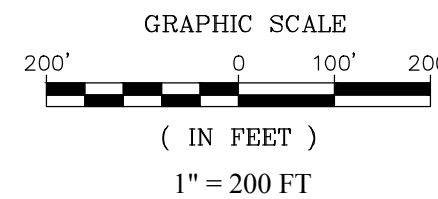
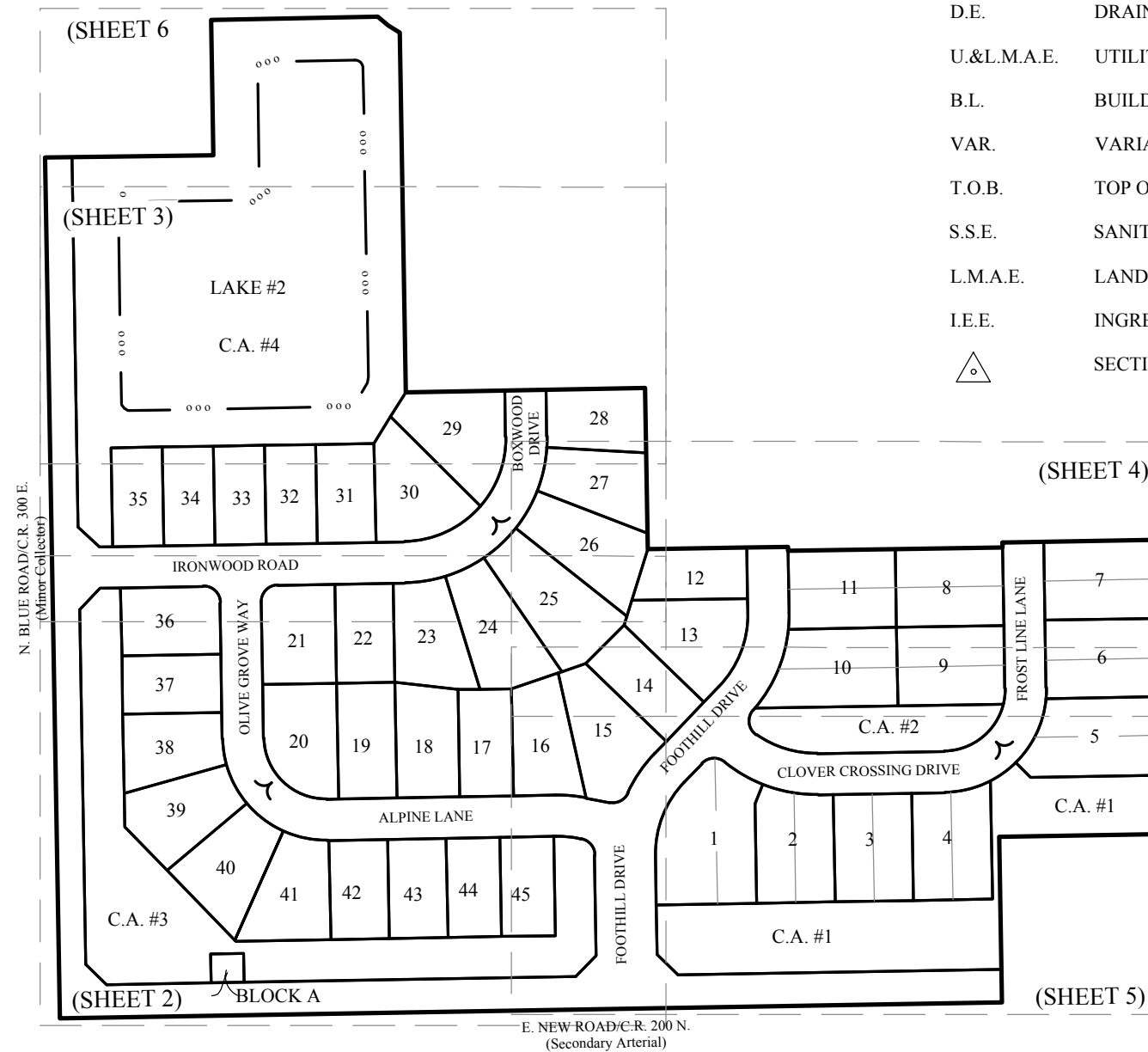
LEGEND

- 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

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



JOB No. 89271OLF-S1
SHEET 1 OF 8



JOB No. 89271OLF-S1
SHEET 1 OF 8
LOCATION MAP
NS

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	23.159 Acres
R/W AREA	4.874 Acres
NET AREA	18.285 Acres

CURVE TABLE

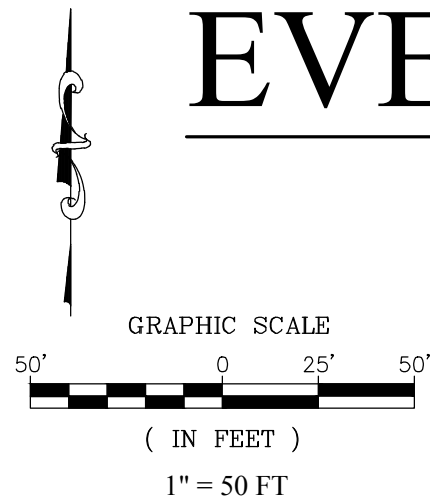
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	235.54'	150.00'	149.92'	N44°01'26"E	212.07'	89°58'06"
C2	157.08'	100.00'	100.00'	S45°59'34"E	141.42'	89°59'54"
C3	32.47'	150.00'	16.30'	S84°47'29"E	32.40'	12°24'05"
C4	32.76'	150.00'	16.45'	N5°09'07"E	32.70'	12°30'53"
C5	85.31'	150.00'	43.85'	N27°42'12"E	84.17'	32°35'16"
C6	117.70'	150.00'	62.07'	N21°31'06"E	114.70'	44°57'26"
C7	117.78'	150.00'	62.12'	S68°29'51"E	114.78'	44°59'21"
C8	157.02'	100.00'	99.94'	N44°01'26"E	141.38'	89°58'06"
C9	105.46'	125.00'	56.10'	N64°50'22"E	102.36'	48°20'14"
C10	90.82'	125.00'	47.52'	N19°51'19"E	88.84'	41°37'51"
C11	13.13'	175.00'	6.57'	S1°11'21"W	13.13'	4°17'55"
C12	54.30'	175.00'	27.37'	S12°13'38"W	54.08'	17°46'39"
C13	52.53'	175.00'	26.46'	S29°42'54"W	52.33'	17°11'53"
C14	52.53'	175.00'	26.46'	S46°54'47"W	52.33'	17°11'53"
C15	52.53'	175.00'	26.46'	S64°06'41"W	52.33'	17°11'53"
C16	49.78'	175.00'	25.06'	S80°51'33"W	49.61'	16°17'51"
C17	31.42'	20.00'	20.00'	S44°00'26"W	28.28'	90°00'06"
C18	117.81'	75.00'	75.00'	S45°59'34"E	106.06'	89°59'54"
C19	37.88'	175.00'	19.01'	S84°47'29"E	37.80'	12°24'05"
C20	26.76'	20.00'	15.81'	N63°04'50"E	24.81'	76°39'27"
C21	58.78'	175.00'	29.67'	N34°22'28"E	58.51'	19°14'43"
C22	98.08'	125.00'	51.72'	N21°31'06"E	95.58'	44°57'26"
C23	19.94'	175.00'	9.98'	S2°18'15"W	19.93'	6°31'43"
C24	105.40'	175.00'	54.35'	S22°49'23"W	103.82'	34°30'33"
C25	33.55'	20.00'	22.26'	S6°50'32"E	29.75'	96°07'18"
C26	78.73'	125.00'	40.72'	S72°56'51"E	77.44'	36°05'20"
C27	98.63'	75.00'	57.91'	N51°20'10"E	91.67'	75°20'38"
C28	19.14'	75.00'	9.62'	S6°21'07"W	19.09'	14°37'27"
C29	13.21'	125.00'	6.61'	S2°04'03"W	13.20'	6°03'19"
C30	87.49'	125.00'	45.62'	S25°08'45"W	85.71'	40°06'06"
C31	38.31'	125.00'	19.31'	N53°58'36"E	38.16'	17°33'35"
C32	57.27'	125.00'	29.15'	S75°52'56"W	56.77'	26°15'06"
C33	68.73'	175.00'	34.81'	N79°44'26"W	68.29'	22°30'10"
C34	53.88'	175.00'	27.15'	N59°40'09"W	53.67'	17°38'24"
C35	29.72'	20.00'	18.38'	S86°34'26"W	27.06'	85°09'14"
C36	98.40'	125.00'	51.91'	S21°26'45"W	95.88'	45°06'09"
C39	54.73'	125.00'	27.81'	S78°26'57"E	54.29'	25°05'08"
C40	56.50'	125.00'	28.74'	S52°57'28"E	56.02'	25°53'51"
C41	53.33'	125.00'	27.07'	N27°47'15"W	52.92'	24°26'34"
C42	31.79'	125.00'	15.98'	S8°16'48"E	31.71'	14°34'21"
C43	31.42'	20.00'	20.00'	N45°59'34"W	28.28'	89°59'54"
C45	27.06'	125.00'	13.58'	S84°47'29"E	27.00'	12°24'05"
C46	27.28'	20.00'	16.24'	S39°31'10"E	25.21'	78°08'33"
C47	2.28'	199.00'	1.14'	S0°46'36"E	2.28'	0°39'26"
C48	3.48'	175.00'	1.74'	S40°38'54"W	3.48'	1°08'27"

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8051 WICKER AVENUE, SUITE A
SAINT JOHN, INDIANA 46373
PHONE: (219) 558-8080

SOURCE OF TITLE
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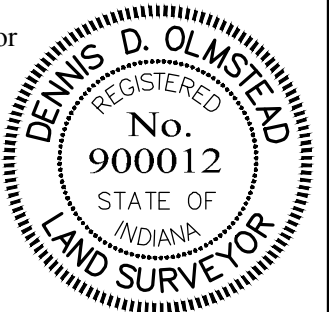


EVERGREEN ESTATES

SECTION 1 SECONDARY PLAT

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

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



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



S Line, SW 1/4, Sec. 22-T16N-R7E

EAST NEW ROAD (C.R. 200 N.)

Now or Formerly
Brandywine Community Church, Inc.

JOB No. 892710LF-S1
SHEET 2 OF 8

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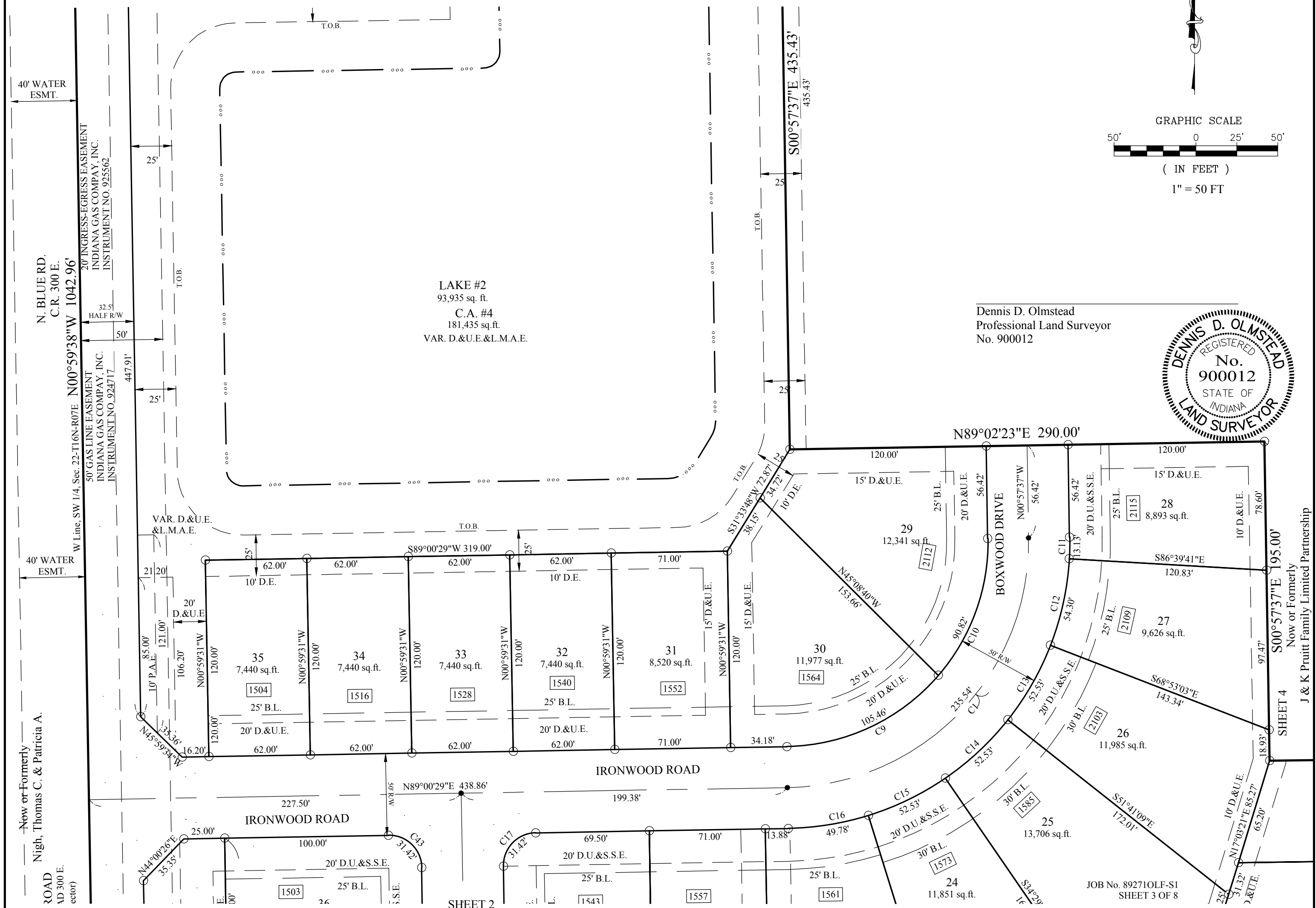
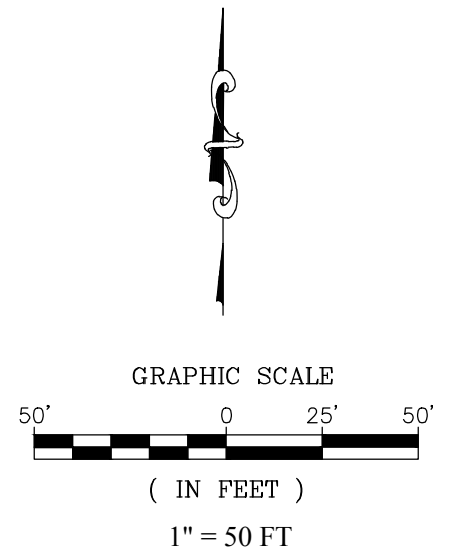
EVERGREEN ESTATES

SECTION 1 SECONDARY PLAT

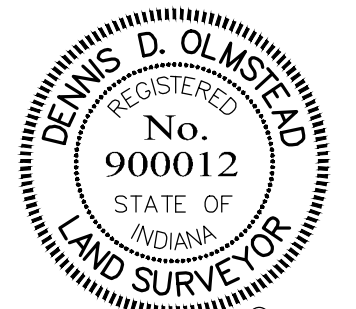
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SHEET 6



Dennis D. Olmstead
 Professional Land Surveyor
 No. 900012



Now or Formerly
 Nigh, Thomas C. & Patricia A.

Now or Formerly
 J & K Pruitt Family Limited Partnership

JOB No. 89271OLF-S1
 SHEET 3 OF 8

THIS INSTRUMENT PREPARED BY:
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PHONE: (317) 849-5935

OWNER/SUBDIVIDER:
OLTHOF HOMES
11350 NORTH MERIDIAN STREET
STE. #100
CARMEL, INDIANA 46032
PHONE: (317) 506-6537
CONTACT PERSON: ED RECKTENWALL

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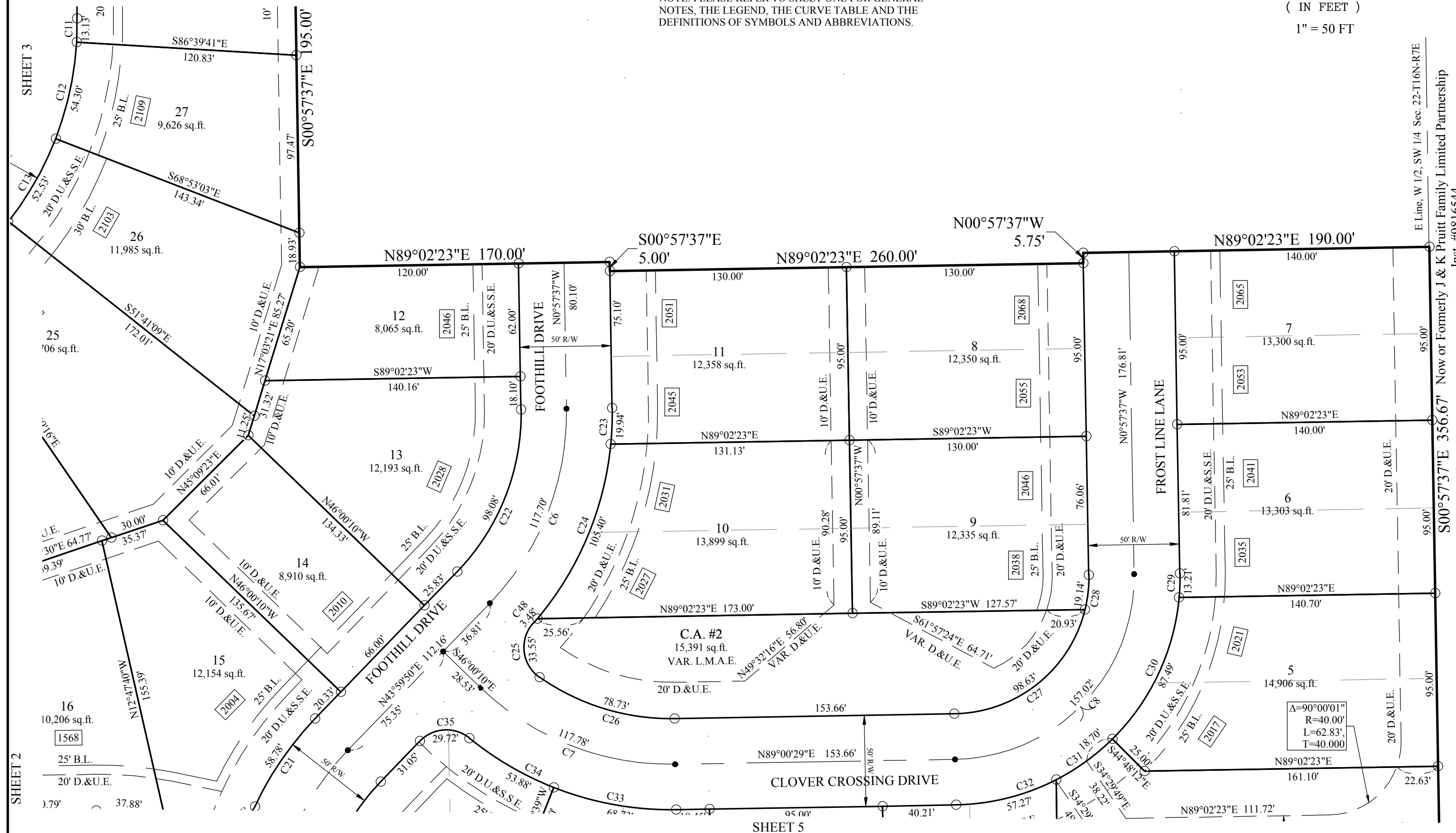
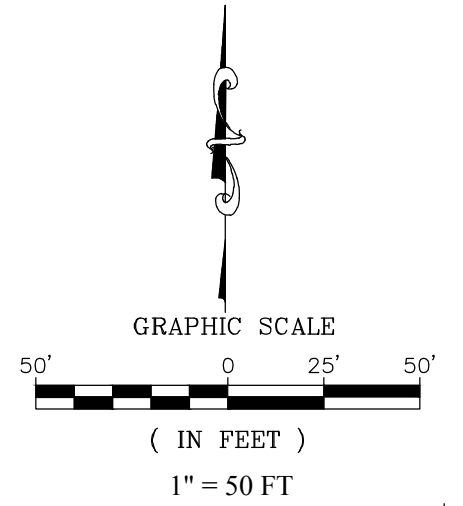
SOURCE OF TITLE
GENERAL WARRANTY DEED INSTR. NO. 2015-09243

EVERGREEN ESTATES

SECTION 1 SECONDARY PLAT

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E Line, W 1/2, SW 1/4 Sec. 22-T16N-R7E
Inst. #9816544



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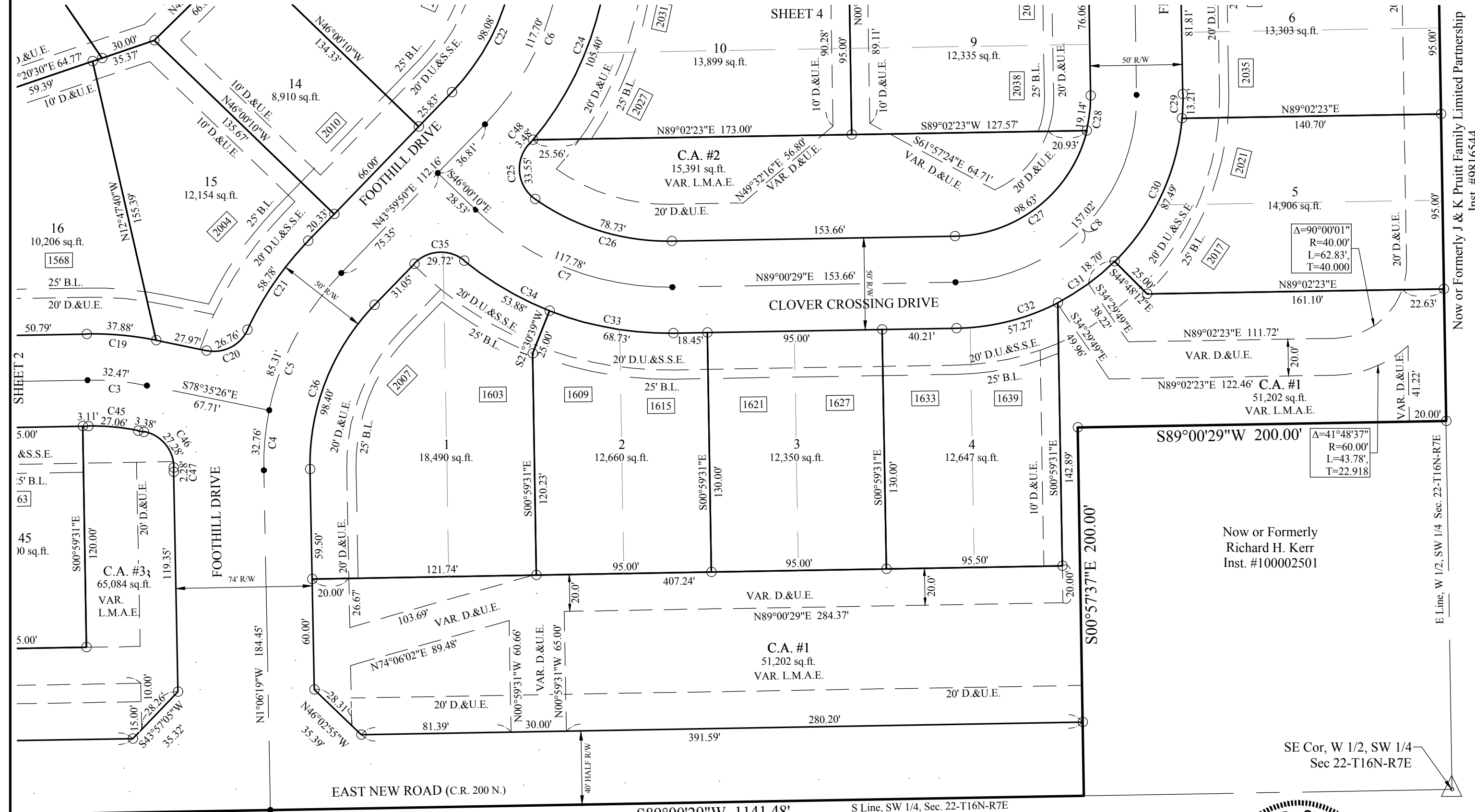
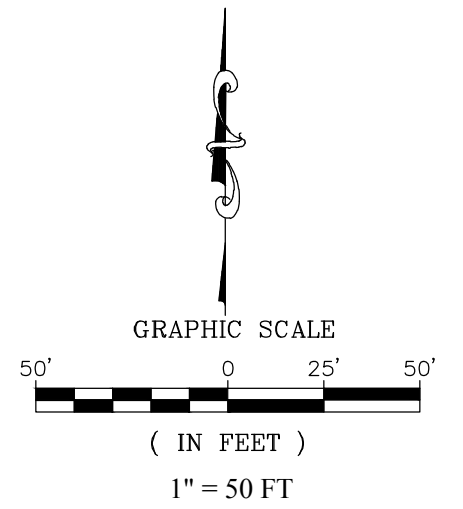
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Now or Formerly J & K Pruitt Family Limited Partnership
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E Line, W 1/2, SW 1/4 Sec. 22-T16N-R7E



Dennis D. Olmstead
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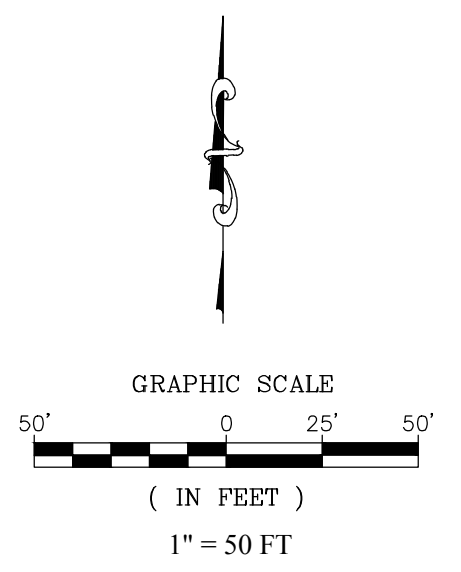
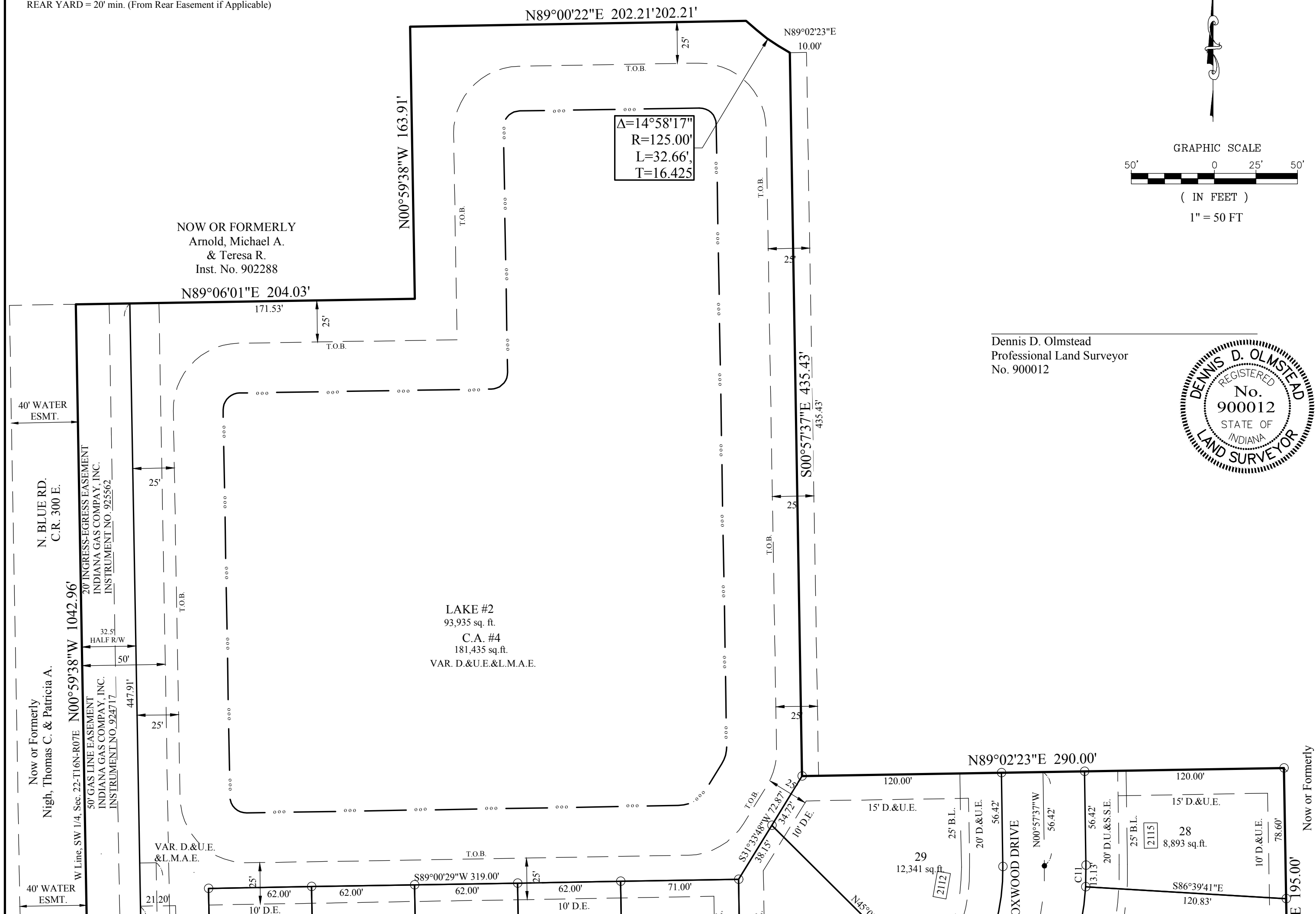
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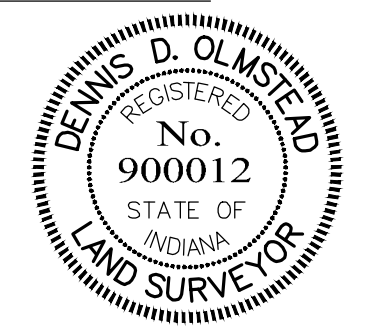
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EVERGREEN ESTATES

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EVERGREEN ESTATES SECTION 1

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:

Beginning 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 1,042.96 feet to a point on the boundary of a parcel of land described in Instrument Number 902288 recorded in the Office of the Recorder for Hancock County; the following two (2) courses being on and along said boundary as follows: 1) North 89 degrees 06 minutes 01 seconds East 204.03 feet; 2) North 00 degrees 59 minutes 38 seconds West 163.91 feet; thence North 89 degrees 00 minutes 22 seconds East 202.21 feet to a point on a non-tangent curve concave northeasterly, the radius point North 43 degrees 42 minutes 58 seconds East 125.00 feet from said point; thence southeasterly along said curve 32.66 feet to a point on said curve, said point being South 28 degrees 44 minutes 41 seconds West 125.00 feet from the radius point of said curve; thence South 00 degrees 57 minutes 37 seconds East 435.43 feet; thence North 89 degrees 02 minutes 23 seconds East 290.00 feet; thence South 00 degrees 57 minutes 37 seconds East 195.00 feet; thence North 89 degrees 02 minutes 23 seconds East 170.00 feet; thence South 00 degrees 57 minutes 37 seconds East 5.00 feet; thence North 89 degrees 02 minutes 23 seconds East 260.00 feet; thence North 00 degrees 57 minutes 37 seconds West 5.75 feet; thence North 89 degrees 02 minutes 23 seconds East 190.00 feet to a point on the East line of the West Half of the aforesaid Southwest Quarter; thence South 00 degrees 57 minutes 37 seconds East along said East line 356.67 feet to a point on the boundary of a parcel of land described in Instrument Number 100002501 in the aforesaid Recorder's Office; the following two (2) courses being on and along said boundary as follows: 1) South 89 degrees 00 minutes 29 seconds West 200.00 feet; 2) South 00 degrees 57 minutes 37 seconds East 200.00 feet to a point on the South line of the aforesaid Southwest Quarter; thence South 89 degrees 00 minutes 29 seconds West, along said south line 1,141.48 feet to the place of beginning, containing 23.160 acres, more or less. Subject to all highways, rights-of-way and easements of record.

This subdivision consists of 45 lots numbered 1- 45 (all inclusive) 4 Common Areas labeled C.A. #1, C.A. #2, C.A. #3, and C.A. #4 and one block labeled Block "A". The dimensions of lots, common areas, blocks and width of streets are shown in feet and decimal parts thereof.

Cross-reference is hereby made to a survey prepared by Stoepelwerth & 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
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

DEED OF DEDICATION

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 1, 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 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, Section 1, recorded as Instrument # _____ and any amendments, or supplements thereto.

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, Inc. Its General Manager for
Northeast Indianapolis 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: _____

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. _____

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 1 SECONDARY PLAT

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

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: _____