

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

OWNER/SUBDIVIDER:  
FORESTAR (USA) REAL ESTATE GROUP  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
PHONE: (317) 844-0433  
CONTACT PERSON: BRIAN GRAY

SOURCE OF TITLE  
GENERAL WARRANTY DEED INSTR. NO. 202118244

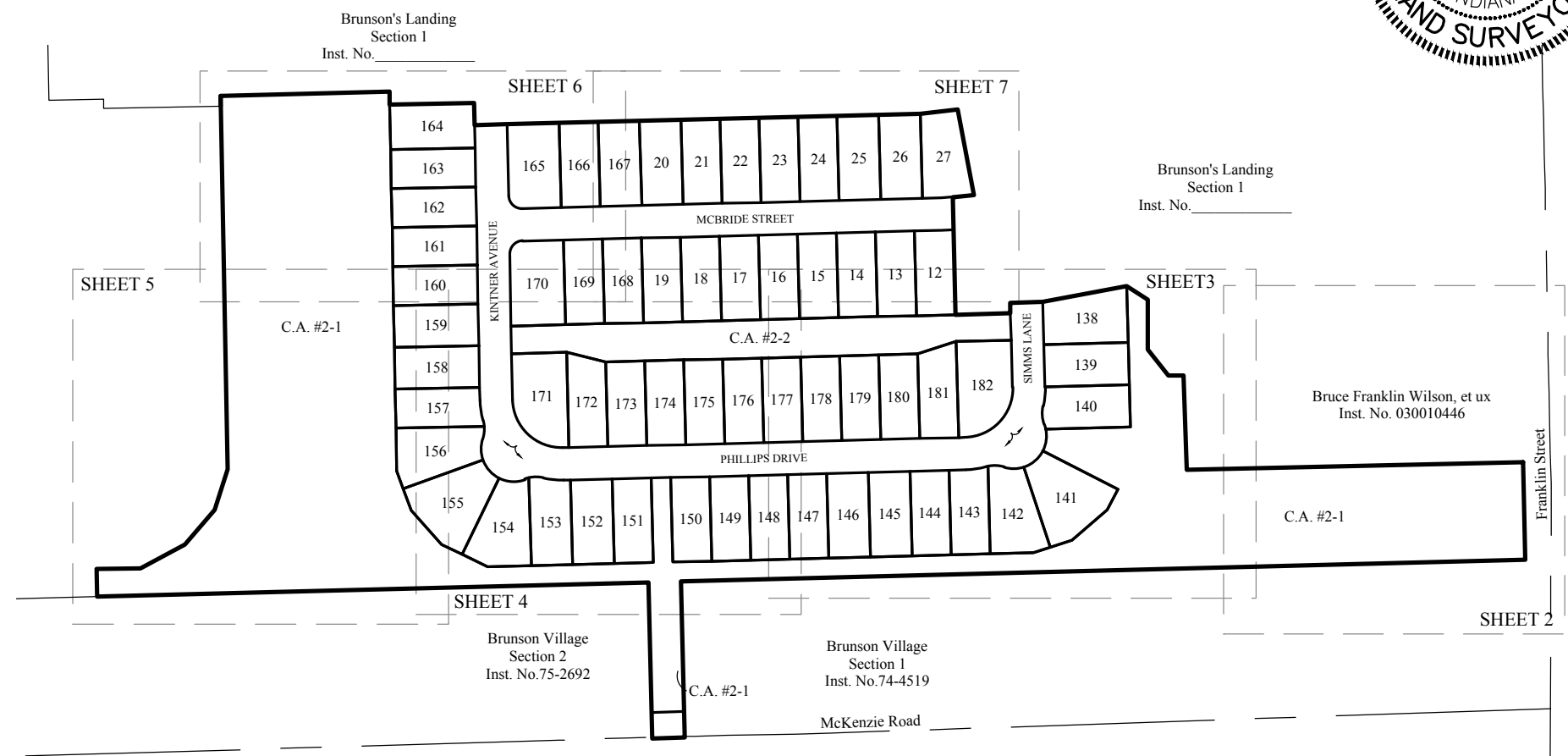
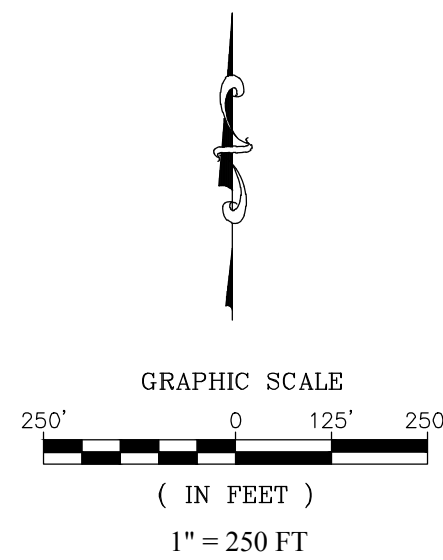
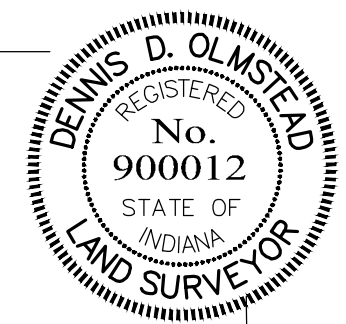
ZONING "RM" RESIDENTIAL  
FRONT YARD = 25' or AS SHOWN ON PLAT  
SIDE YARD = 5' min.  
AGGREGATE = 12' min.  
REAR YARD = 20' min. (from rear easement if applicable)  
BETWEEN STRUCTURES = 12' min.

# BRUNSON'S LANDING

## SECTION 2 SECONDARY PLAT

(PART OF THE SOUTHEAST QUARTER OF SECTION 30, T16N-R7E,  
CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012



| Curve Table: Alignments |         |        |         |        |               |           |
|-------------------------|---------|--------|---------|--------|---------------|-----------|
| CURVE                   | RADIUS  | LENGTH | TANGENT | CHORD  | CHORD BEARING | DELTA     |
| C1                      | 100.00' | 78.54' | 41.42'  | 76.54' | S21°01'22"W   | 45°00'00" |
| C2                      | 100.00' | 78.54' | 41.42'  | 76.54' | S66°01'22"W   | 45°00'00" |
| C3                      | 100.00' | 78.86' | 41.61'  | 76.83' | N68°53'12"W   | 45°10'54" |
| C4                      | 100.00' | 78.86' | 41.61'  | 76.83' | N23°42'18"W   | 45°10'54" |
| C5                      | 500.00' | 17.56' | 8.78'   | 17.56' | S87°31'00"W   | 2°00'44"  |

| CURVE TABLE |         |         |         |         |               |           |
|-------------|---------|---------|---------|---------|---------------|-----------|
| CURVE       | RADIUS  | LENGTH  | TANGENT | CHORD   | CHORD BEARING | DELTA     |
| C6          | 525.00' | 17.56'  | 8.78'   | 17.56'  | N87°33'52"E   | 1°54'59"  |
| C7          | 475.00' | 50.15'  | 25.10'  | 50.12'  | S85°29'54"W   | 6°02'56"  |
| C8          | 125.00' | 30.66'  | 15.41'  | 30.58'  | N5°39'33"E    | 14°03'11" |
| C9          | 50.00'  | 28.74'  | 14.78'  | 28.35'  | N3°46'55"W    | 32°56'07" |
| C10         | 50.00'  | 6.56'   | 3.28'   | 6.55'   | N16°29'30"W   | 7°30'56"  |
| C11         | 50.00'  | 34.58'  | 18.02'  | 33.90'  | N7°04'52"E    | 39°37'50" |
| C12         | 50.00'  | 39.19'  | 20.67'  | 38.20'  | N49°21'12"E   | 44°54'50" |
| C13         | 50.00'  | 30.97'  | 16.00'  | 30.47'  | N89°33'09"E   | 35°29'04" |
| C14         | 50.00'  | 25.15'  | 12.85'  | 24.88'  | S87°06'50"E   | 28°49'03" |
| C15         | 50.00'  | 3.59'   | 1.80'   | 3.59'   | N76°25'06"E   | 4°07'04"  |
| C16         | 125.00' | 30.90'  | 15.53'  | 30.82'  | N81°26'28"E   | 14°09'47" |
| C17         | 125.00' | 31.10'  | 15.63'  | 31.02'  | S84°20'58"E   | 14°15'20" |
| C18         | 50.00'  | 22.07'  | 11.22'  | 21.90'  | S89°52'11"E   | 25°17'44" |
| C19         | 50.00'  | 6.85'   | 3.43'   | 6.85'   | N73°33'18"E   | 7°51'18"  |
| C20         | 50.00'  | 40.44'  | 21.40'  | 39.35'  | S87°12'08"E   | 46°20'27" |
| C21         | 50.00'  | 38.60'  | 20.32'  | 37.65'  | S41°54'53"E   | 44°14'02" |
| C22         | 50.00'  | 32.79'  | 17.01'  | 32.21'  | S1°00'30"E    | 37°34'44" |
| C23         | 50.00'  | 20.14'  | 10.21'  | 20.00'  | S6°14'38"W    | 23°04'26" |
| C24         | 50.00'  | 8.79'   | 4.41'   | 8.78'   | S10°19'53"E   | 10°04'36" |
| C25         | 125.00' | 31.10'  | 15.63'  | 31.02'  | S8°14'31"E    | 14°15'20" |
| C26         | 20.00'  | 31.54'  | 20.13'  | 28.37'  | N46°17'45"W   | 90°21'47" |
| C27         | 20.00'  | 31.29'  | 19.87'  | 28.19'  | N43°42'15"E   | 89°38'13" |
| C28         | 75.00'  | 118.29' | 75.48'  | 106.40' | N46°17'45"W   | 90°21'47" |
| C29         | 75.00'  | 117.81' | 75.00'  | 106.07' | S43°31'22"W   | 90°00'00" |

### LEGEND

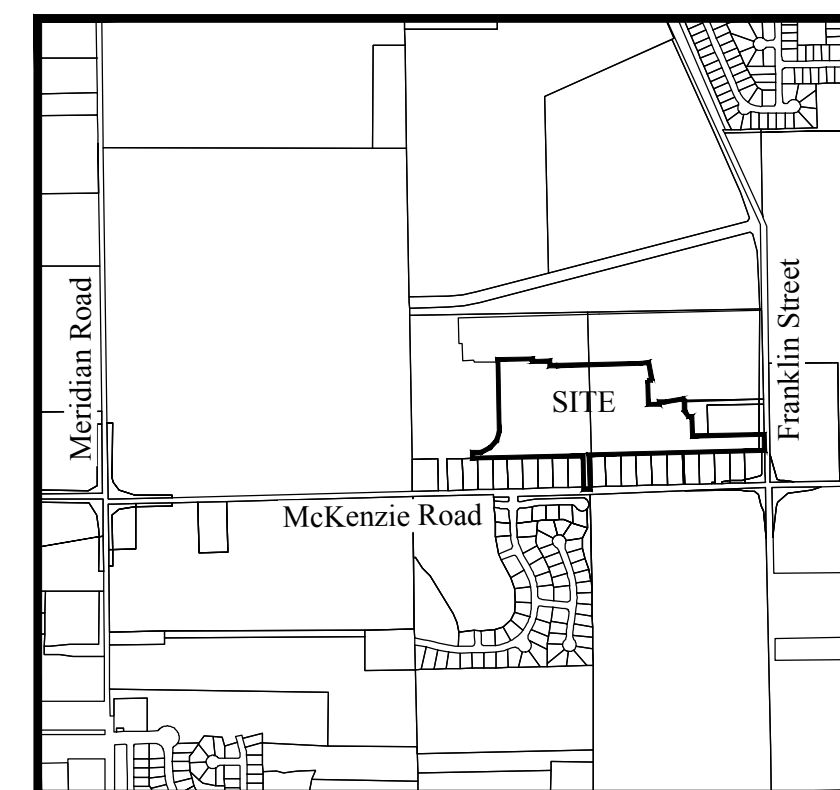
- 25 LOT NUMBER
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&L.M.A.E. DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE EASEMENT
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- VAR. VARIABLE WIDTH
- T.O.B.E. TOP OF BANK EASEMENT
- △ SECTION CORNER

### 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"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
- 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).



LOCATION MAP  
NTS

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# BRUNSON'S LANDING

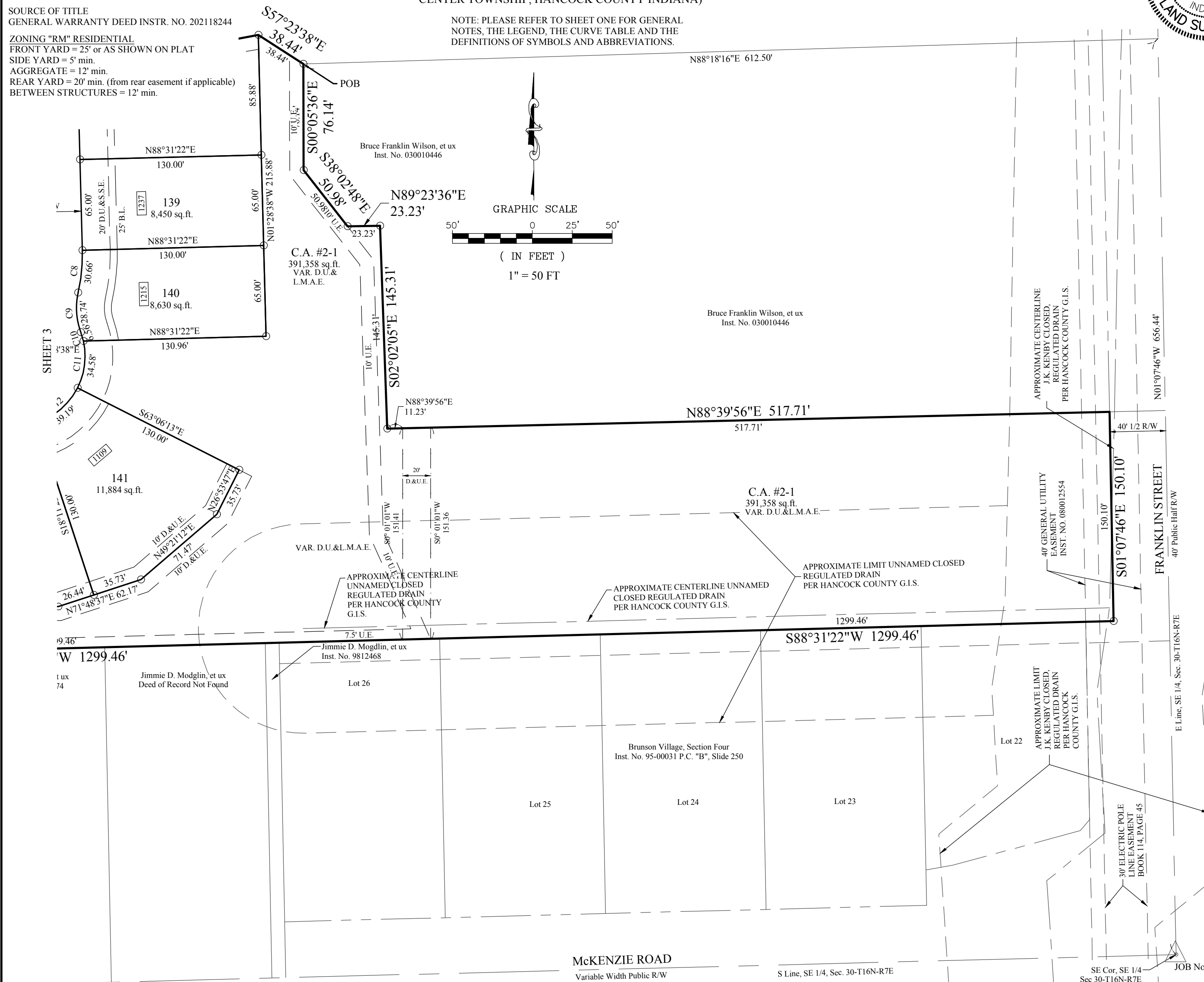
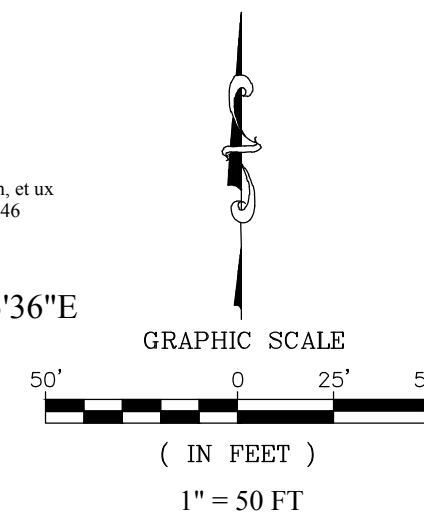
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 CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

Dennis D. Olmstead  
 Professional Land Surveyor  
 No. 900012



NOTE: PLEASE REFER TO SHEET ONE FOR GENERAL  
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Hancock County Public Library  
 Inst. No. 2004-07818

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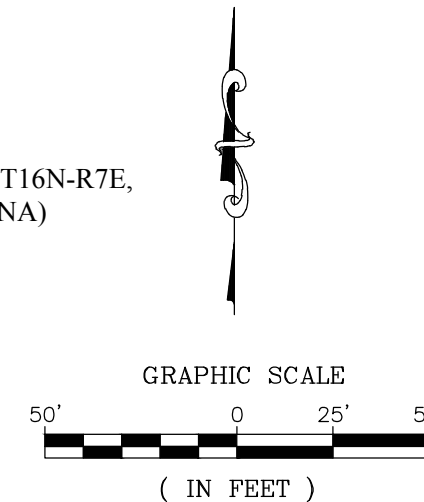
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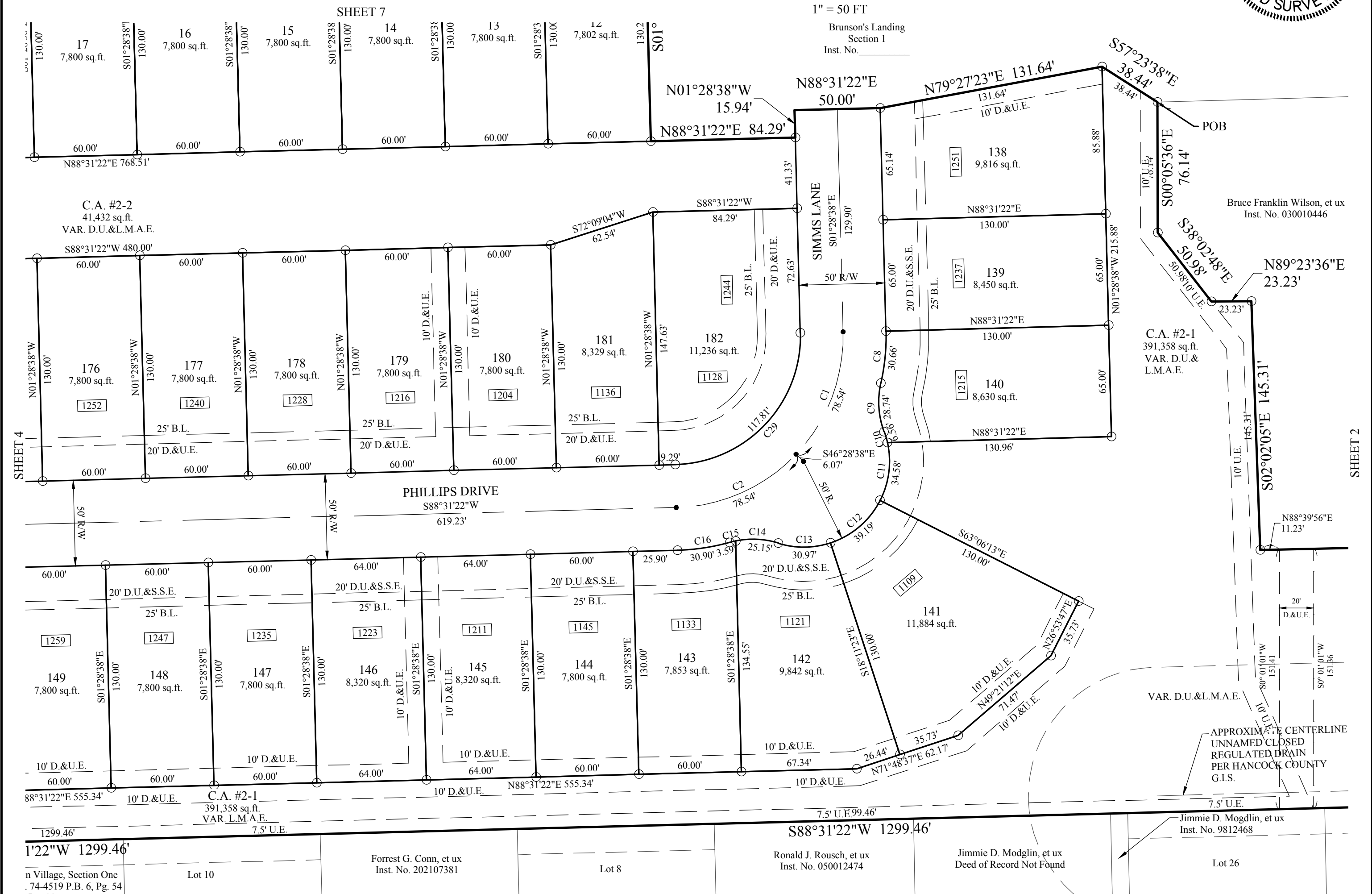
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Dennis D. Olmstead  
 Professional Land Surveyor  
 No. 900012



1299.46'  
 1'22"W 1299.46'  
 n Village, Section One  
 74-4519 P.B. 6, Pg. 54

Forrest G. Conn, et ux  
 Inst. No. 202107381

Ronald J. Rousch, et ux  
 Inst. No. 050012474

Jimmie D. Mogdlin, et ux  
 Deed of Record Not Found

Jimmie D. Mogdlin, et ux  
 Inst. No. 9812468

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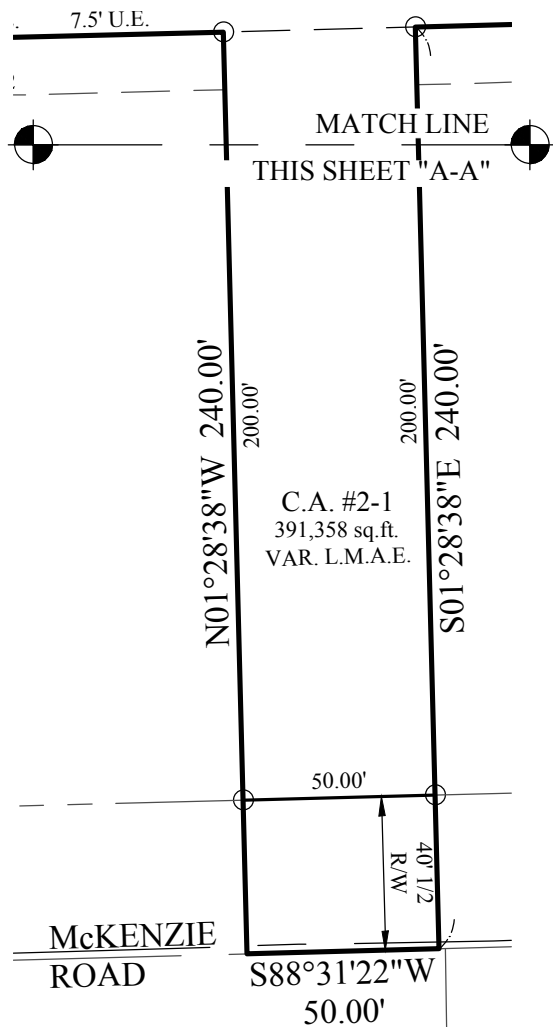
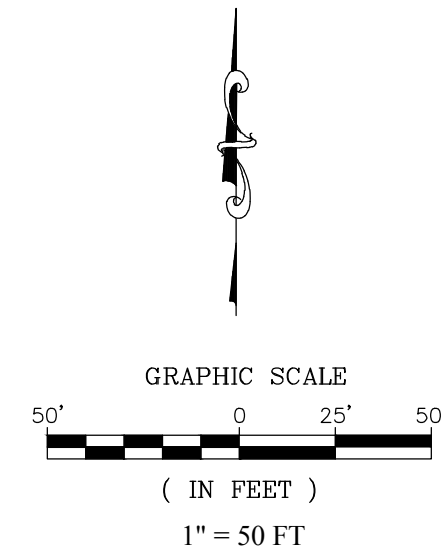
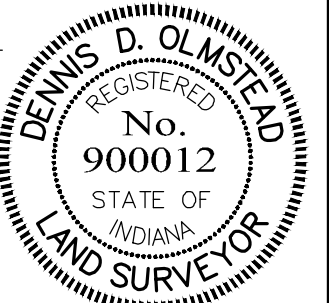
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Dennis D. Olmstead  
 Registered Professional Land Surveyor  
 No. 900012



Lot 14  
 Lot 13  
 Brunson Village, Section Two  
 Inst. No. 75-2692

Lot 12  
 Lot 11  
 Brunson Village, Section One  
 Inst. No. 74-4519 P.B. 6, Pg. 54  
 JOB No. 96735FOR-S2  
 SHEET 4 OF 9

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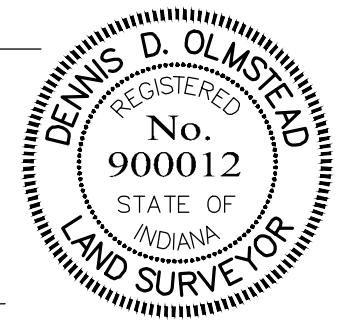
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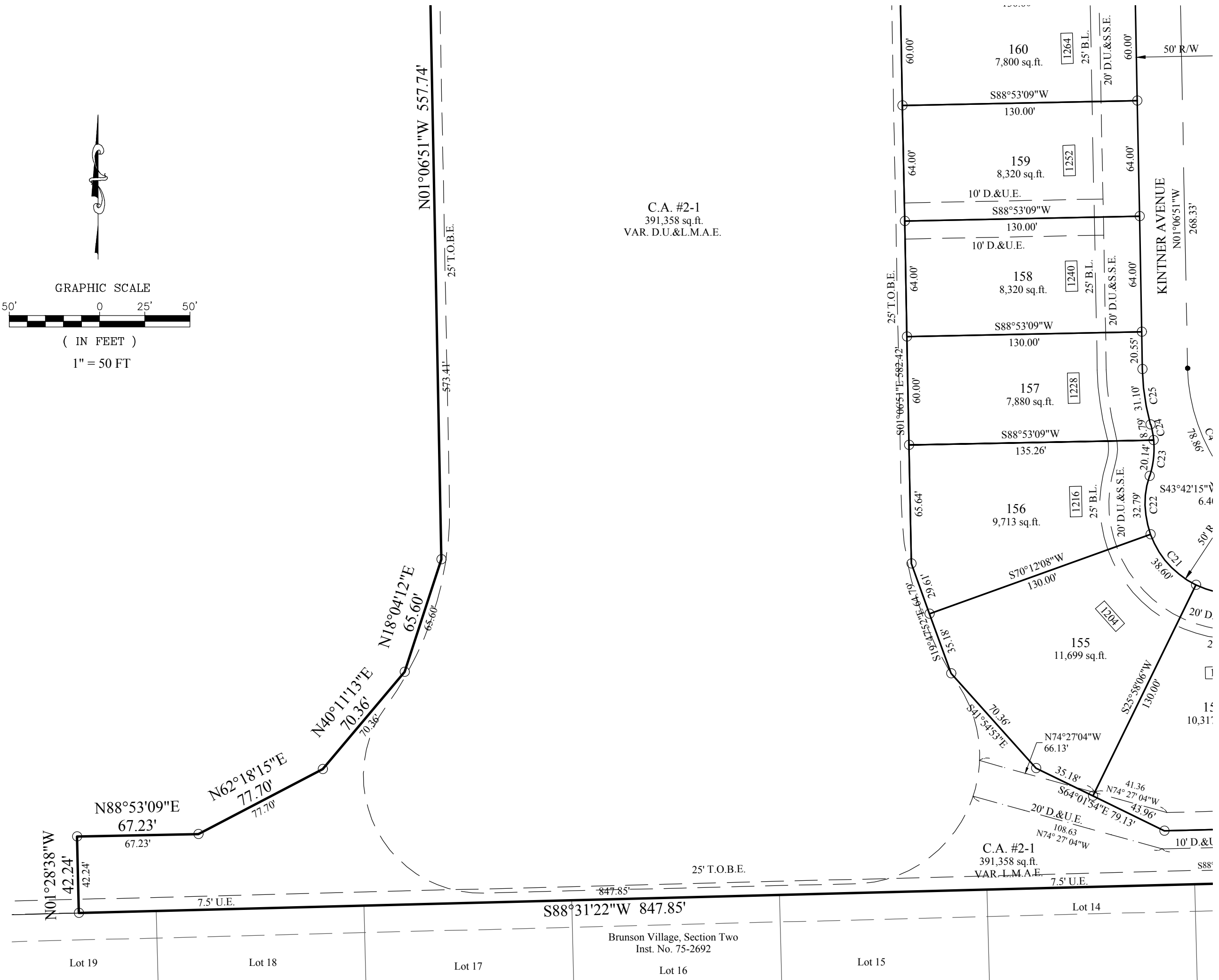
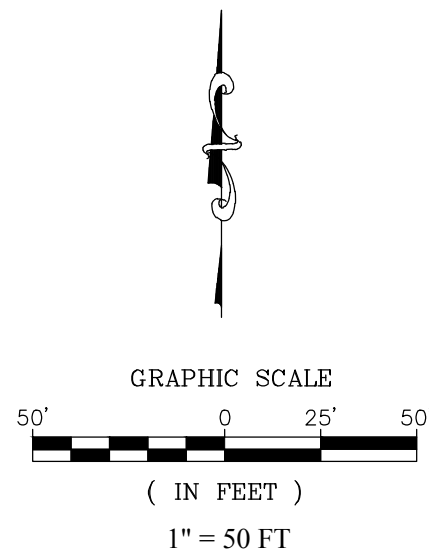
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SHEET 6



SHEET 4

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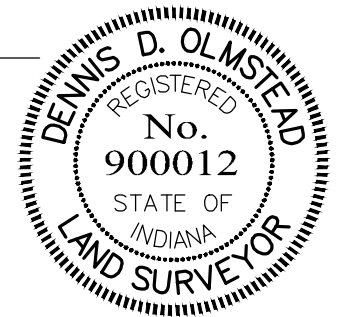
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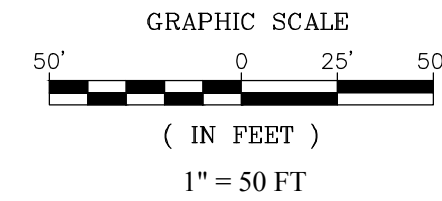
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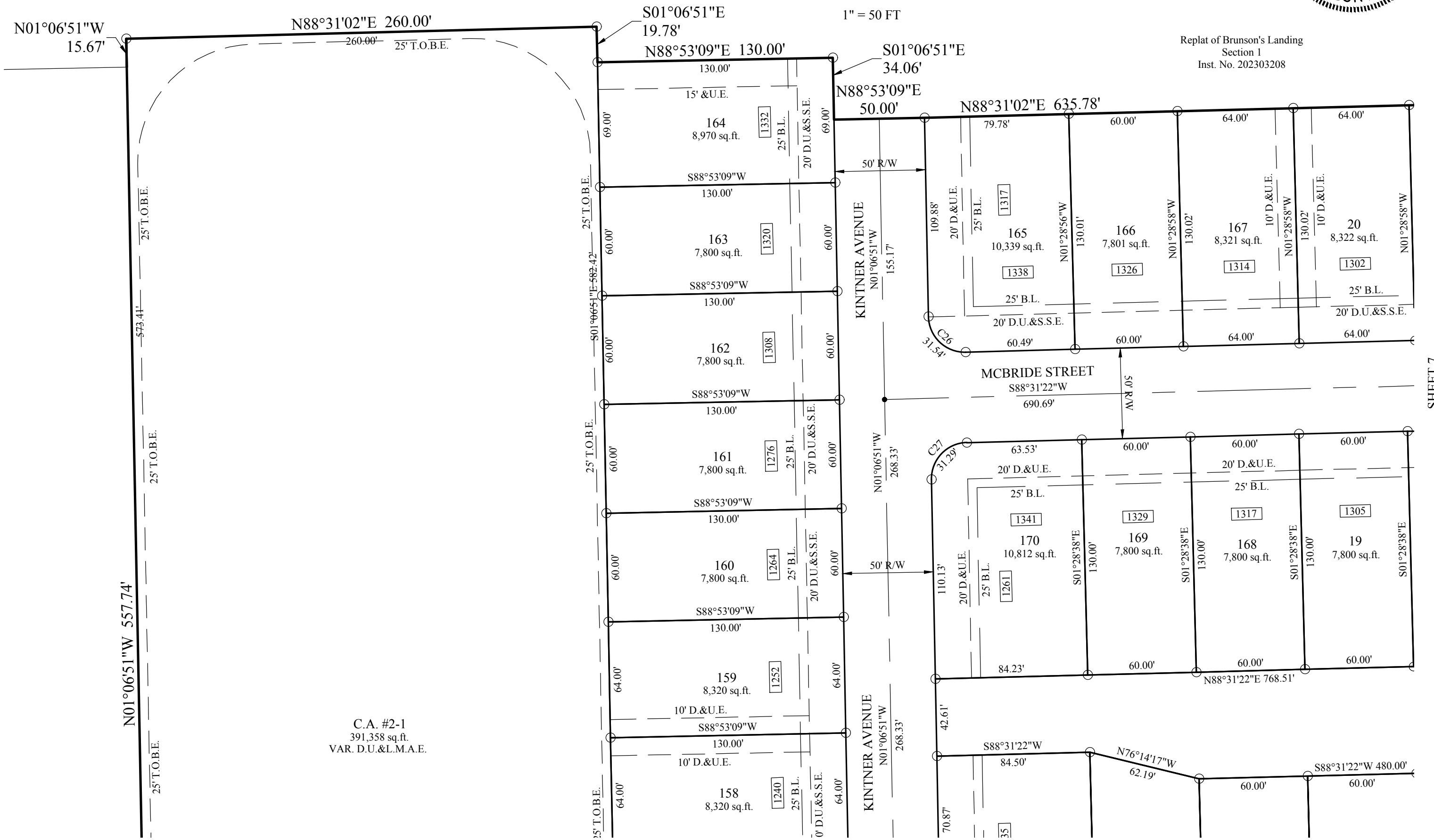
Dennis D. Olmstead  
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 No. 900012



Replat of Brunson's Landing  
 Section 1  
 Inst. No. 202303208



Replat of Brunson's Landing  
 Section 1  
 Inst. No. 202303208



C.A. #2-1  
 391,358 sq.ft.  
 VAR. D.U.&L.M.A.E.

SHEET 5

SHEET 4

SHEET 7

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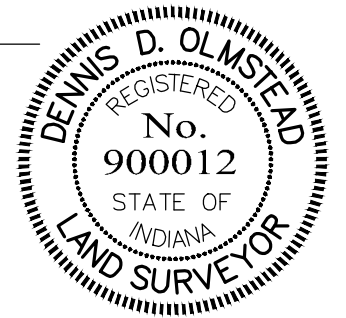
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## SECTION 2 SECONDARY PLAT (PART OF THE SOUTHEAST QUARTER OF SECTION 30, T16N-R7E, CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

### BRUNSON'S LANDING SECTION 2

### DEED OF DEDICATION

I, the undersigned Professional Land Surveyor, hereby certify the included plat correctly represents a part of the Southeast Quarter of Section 30, 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 southeast corner of the Southeast Quarter of said Section 30; thence North 01 degree 07 minutes 46 seconds West along the East line of said Southeast Quarter 656.44 feet to the northeast corner of a parcel of land described in Instrument Number 030010446 recorded in the Office of the Recorder for Hancock County, Indiana; thence South 88 degrees 18 minutes 16 seconds West along the North line of said parcel of land 612.50 feet to the northwest corner of said parcel and the POINT OF BEGINNING of this description; thence with the lines of the following five (5) courses being on and along the boundary of said parcel of land as follows: 1) South 00 degrees 05 minutes 36 seconds East 76.14 feet; 2) South 38 degrees 02 minutes 48 seconds East 50.98 feet; 3) North 89 degrees 23 minutes 36 seconds East 23.23 feet; 4) South 02 degrees 02 minutes 05 seconds East 145.31 feet; 5) North 88 degrees 39 minutes 56 seconds East 517.71 feet to a point on the West right-of-way line of Franklin Street; thence South 01 degree 07 minutes 46 seconds East along said right-of-way 150.10 feet to a point on the North line of Brunson Village, Section Four recorded as Instrument Number 95-00031 in Plat Cabinet B, Slide 250 in the aforesaid Recorder's Office; thence South 88 degrees 31 minutes 22 seconds West along said North line and its extension 1,299.46 feet to the northwest corner of Lot 11 in Brunson Village Section One recorded as Instrument Number 74-4519 in Plat Book 6, Page 54 in the aforesaid Recorder's Office; thence South 01 degree 28 minutes 38 seconds East along the West line of said Lot 11 and its extension 240.00 feet to a point on the South line of the aforesaid Southeast Quarter; thence South 88 degrees 31 minutes 22 seconds West along said South line 50.00 feet to the extended East line of Lot 12 in Brunson Village Section Two recorded as Instrument Number 75-2692 in the aforesaid Recorder's Office; thence North 01 degree 28 minutes 38 seconds West along said East line and its extension 240.00 feet to the northeast corner of said Lot 12; thence South 88 degrees 31 minutes 22 seconds West along the North line of said Brunson Village Section Two 847.85 feet; thence North 01 degree 28 minutes 38 seconds West 42.24 feet; thence North 88 degrees 53 minutes 09 seconds East 67.23 feet; thence North 62 degrees 18 minutes 15 seconds East 77.70 feet; thence North 40 degrees 11 minutes 13 seconds East 70.36 feet; thence North 18 degrees 04 minutes 12 seconds East 65.60 feet; thence North 01 degree 06 minutes 51 seconds West 557.74 feet to a point on the boundary of Brunson's Landing Section One recorded as Instrument Number 202303208 in the aforesaid Recorder's Office the following sixteen (16) courses being on and along said boundary as follows: 1) Continuing North 01 degrees 06 minutes 51 seconds West 15.67 feet; 2) North 88 degrees 31 minutes 02 seconds East 260.00 feet; 3) South 01 degree 06 minutes 51 seconds East 19.78 feet; 4) North 88 degrees 53 minutes 09 seconds East 130.00 feet; 5) South 01 degree 06 minutes 51 seconds East 34.06 feet; 6) North 88 degrees 53 minutes 09 seconds East 50.00 feet; 7) North 88 degrees 31 minutes 02 seconds East 635.78 feet; 8) North 83 degrees 47 minutes 15 seconds East 58.08 feet; 9) South 10 degrees 32 minutes 37 seconds East 133.89 feet to a point on a curve concave northerly, the radius point being North 07 degrees 31 minutes 34 seconds West 475.00 feet from said point; 10) westerly along said curve 32.59 feet to a point on said curve, said point being South 03 degrees 35 minutes 44 seconds East 475.00 feet from the radius point of said curve; 11) South 01 degree 28 minutes 38 seconds East 180.32 feet; 12) North 88 degrees 31 minutes 22 seconds East 84.29 feet; 13) North 01 degree 28 minutes 38 seconds West 15.94 feet; 14) North 88 degrees 31 minutes 22 seconds East 50.00 feet; 15) North 79 degrees 27 minutes 23 seconds East 131.64 feet; 16) South 57 degrees 23 minutes 38 seconds East 38.44 feet to the place of beginning, containing 24.416 acres, more or less, subject to all legal highways, rights-of-way, easements, and restrictions of record.

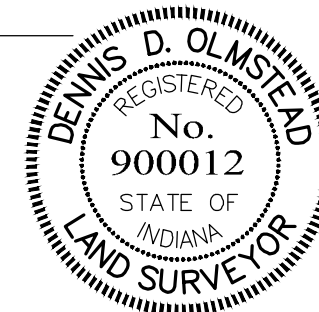
This subdivision consists of 61 lots numbered 12-27 and 138-182 (all inclusive) and 2 Common Areas labeled C.A. #2-1 and C.A. #2-2. The dimensions of lots, common areas and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey prepared by Stoepelwerth and Associates, Inc. dated June 1, 2021 and recorded as Instrument Number 202208404 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 that the within plat represents a subdivision of the land surveyed within the cross-referenced survey, and that 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 \_\_\_\_\_, 2023.

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

"We the undersigned Forestar (USA) Real Estate Group, 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 Brunson's Landing, Section 2, an addition to City of Greenfield. All streets 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 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 Brunson's Landing, recorded as Instrument #202210672 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 \_\_\_\_\_, 2023.

Owner/Developer: Forestar (USA) Real Estate Group  
by: Forestar (USA) Real Estate Group  
9210 North Meridian Street  
Indianapolis, IN 46260

Kempis A. Wilkerson  
Director of Land Development  
Midwest Division

State of Indiana )  
) SS  
County of \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kempis A. Wilkerson, known by me to be the Director of Land Development for Forestar (USA) Real Estate Group, 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
(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:  
FORESTAR (USA) REAL ESTATE GROUP  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
PHONE: (317) 844-0433  
CONTACT PERSON: BRIAN GRAY

SOURCE OF TITLE  
GENERAL WARRANTY DEED INSTR. NO. 202118244

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)  
BETWEEN STRUCTURES = 12' min.

# BRUNSON'S LANDING

## SECTION 2 SECONDARY PLAT

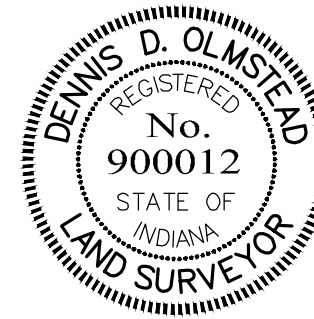
(PART OF THE SOUTHEAST QUARTER OF SECTION 30, T16N-R7E,  
CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

(A) Surveyor's Certificate;

I, Dennis D. Olmstead, hereby certify I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana:

That this plat correctly represents a survey completed by Stoepfelwerth & Associates, Inc. on June 1, 2021; that all monuments shown hereon actually exist; and that all other requirements specified herein, done by me, have been met.

\_\_\_\_\_  
Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012



(B) 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: August 9, 2021

GREENFIELD ADVISORY PLAN COMMISSION

\_\_\_\_\_  
, President

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

(C) Board of Public Works and Safety certificate,

(the following certificate shall be 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 held on the \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
, (Chairperson)

\_\_\_\_\_  
, (Recording Secretary)

(D) 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:

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: \_\_\_\_\_

(E) 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: \_\_\_\_\_