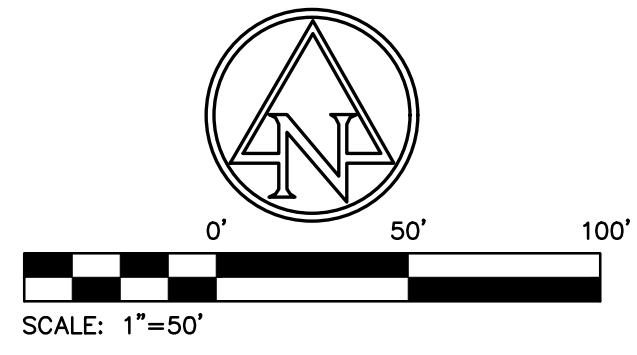


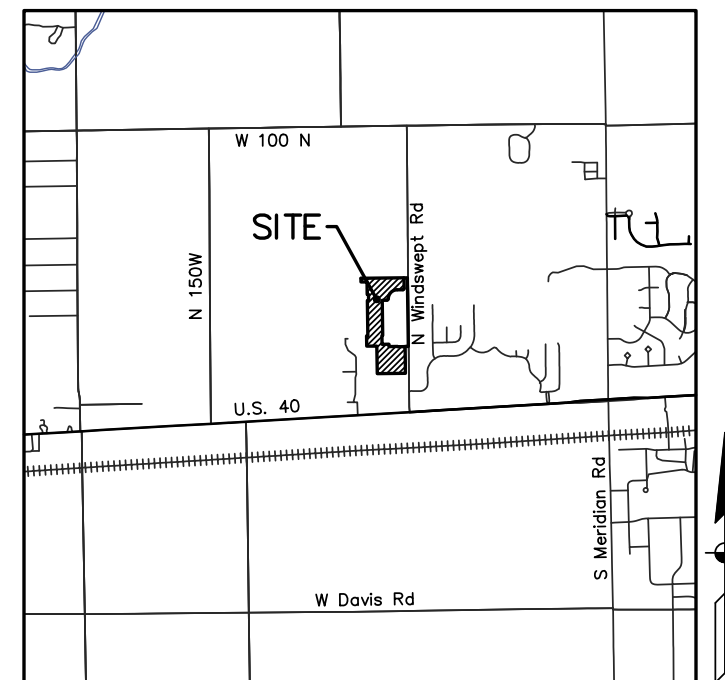
WOODFIELD POINTE - SECTION 2A - SECONDARY PLAT CITY OF GREENFIELD - HANCOCK COUNTY - INDIANA

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST



LEGEND

- AC ACRES
- A.E. ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- R. RADIUS
- R.O.W. RIGHT-OF-WAY
- SF SQUARE FEET
- T.C.E. TREE CONSERVATION EASEMENT
- U.&D.E. UTILITY & DRAINAGE EASEMENT
- U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
- (N.R.) NON-RADIAL PROPERTY LINE



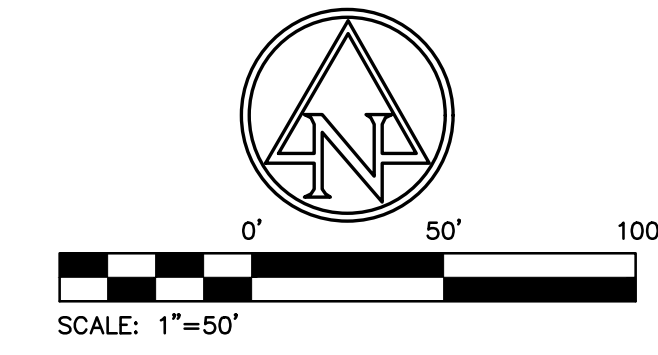
Curve Table

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	39.27	25.00	S44°08'43"W	35.36
C2	275.48	175.00	S44°02'58"W	247.90
C3	39.35	25.00	S44°02'58"W	35.41
C15	100.21	175.00	S15°21'30"W	98.85
C16	175.26	175.00	S60°27'15"W	168.03

- 5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
- 5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
- XXX LOT ADDRESS

WOODFIELD POINTE - SECTION 2A - SECONDARY PLAT CITY OF GREENFIELD - HANCOCK COUNTY - INDIANA

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST



LEGEND

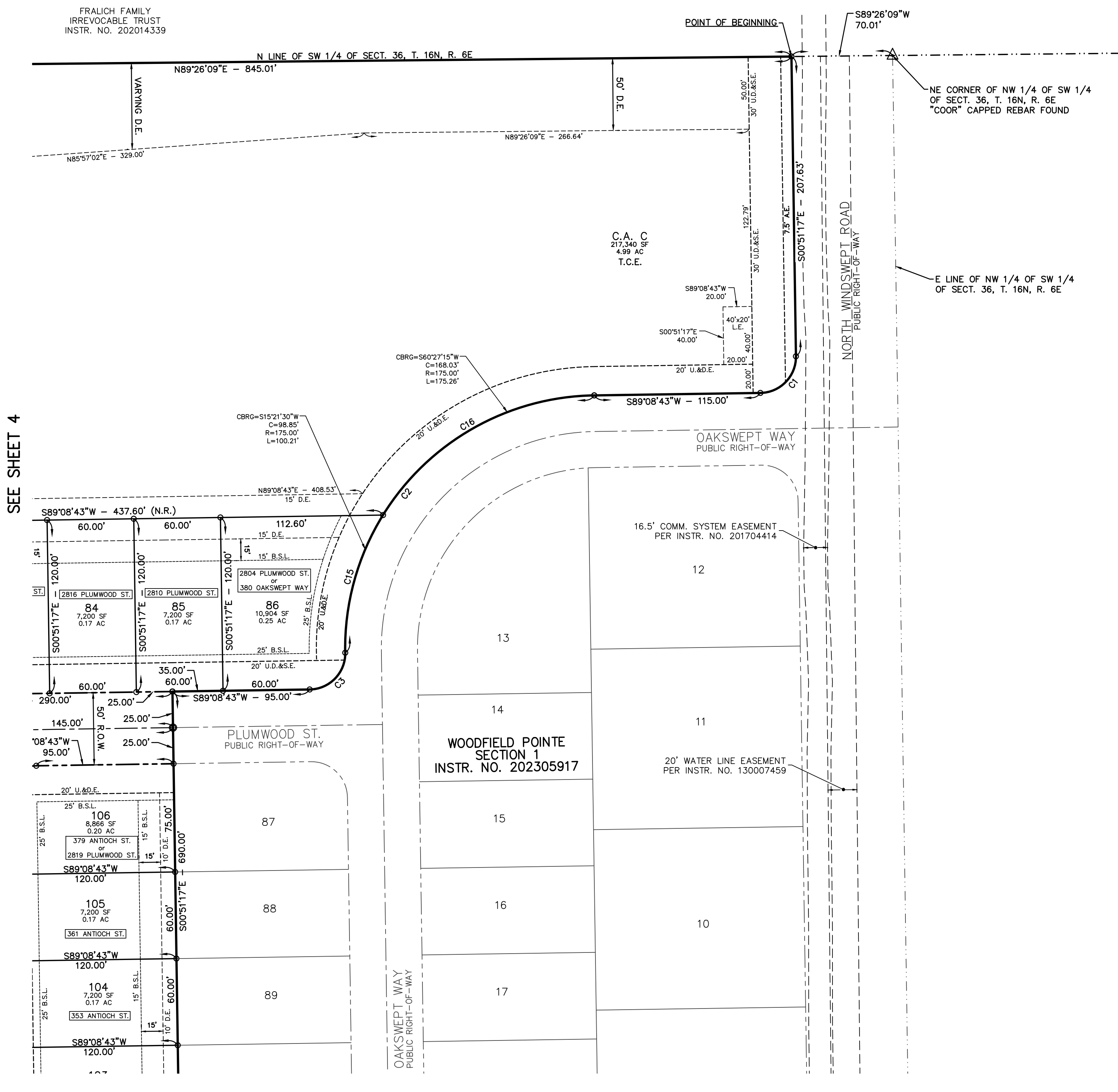
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Curve Table

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C5	39.27	25.00	S44°08'43"W	35.36
C7	39.27	25.00	S45°51'17"E	35.36

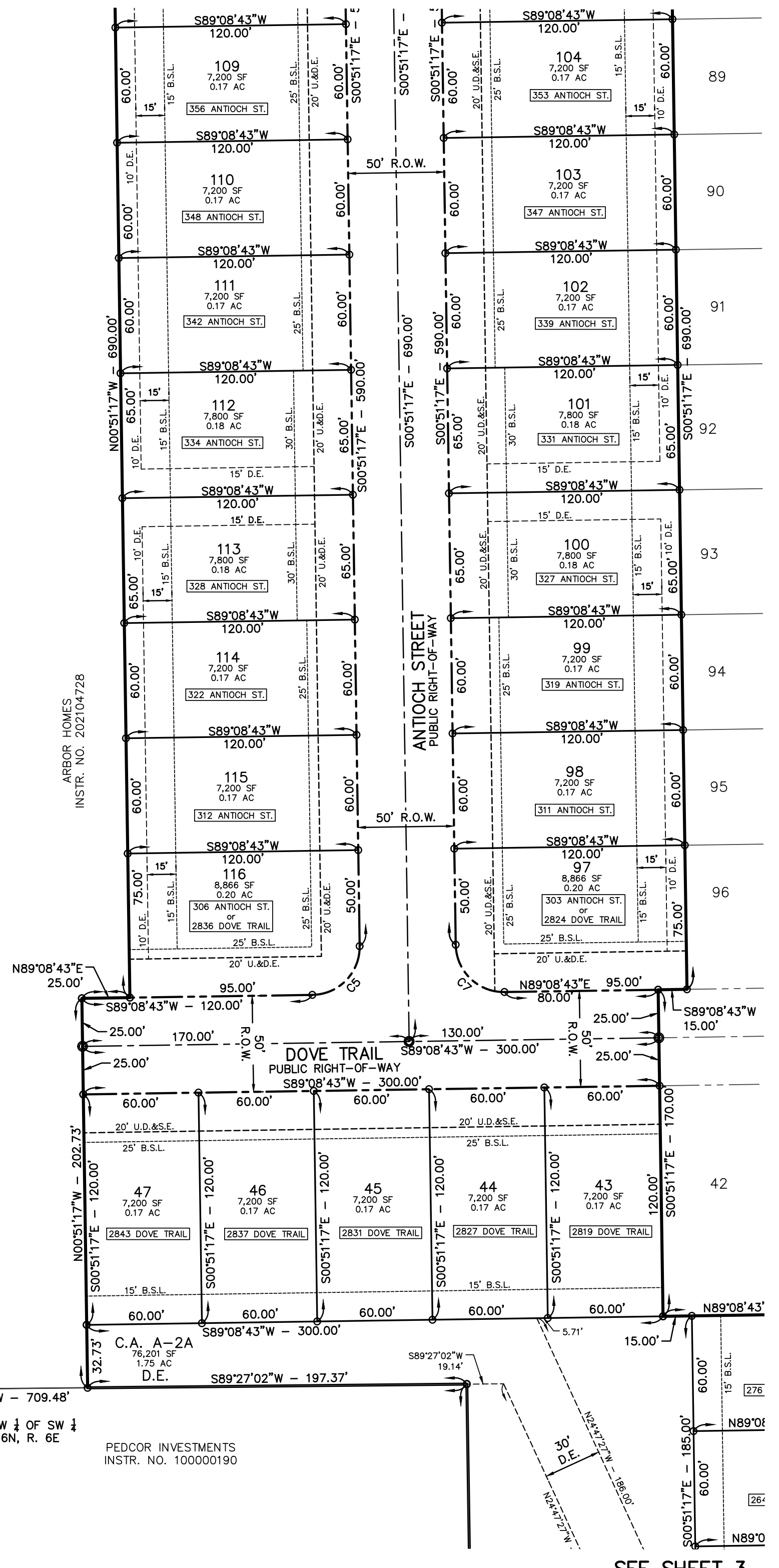
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- XXX LOT ADDRESS

SEE SHEET 4



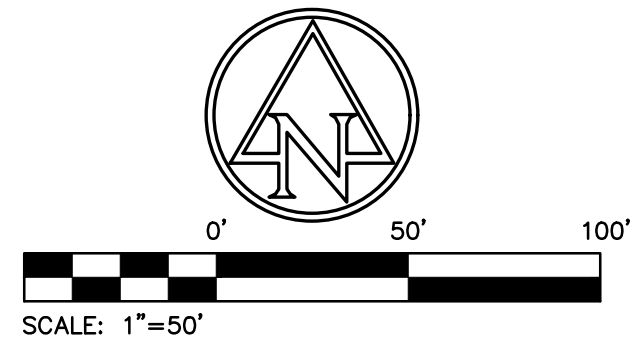
SEE SHEET 4

SEE SHEET 2



WOODFIELD POINTE - SECTION 2A - SECONDARY PLAT CITY OF GREENFIELD - HANCOCK COUNTY - INDIANA

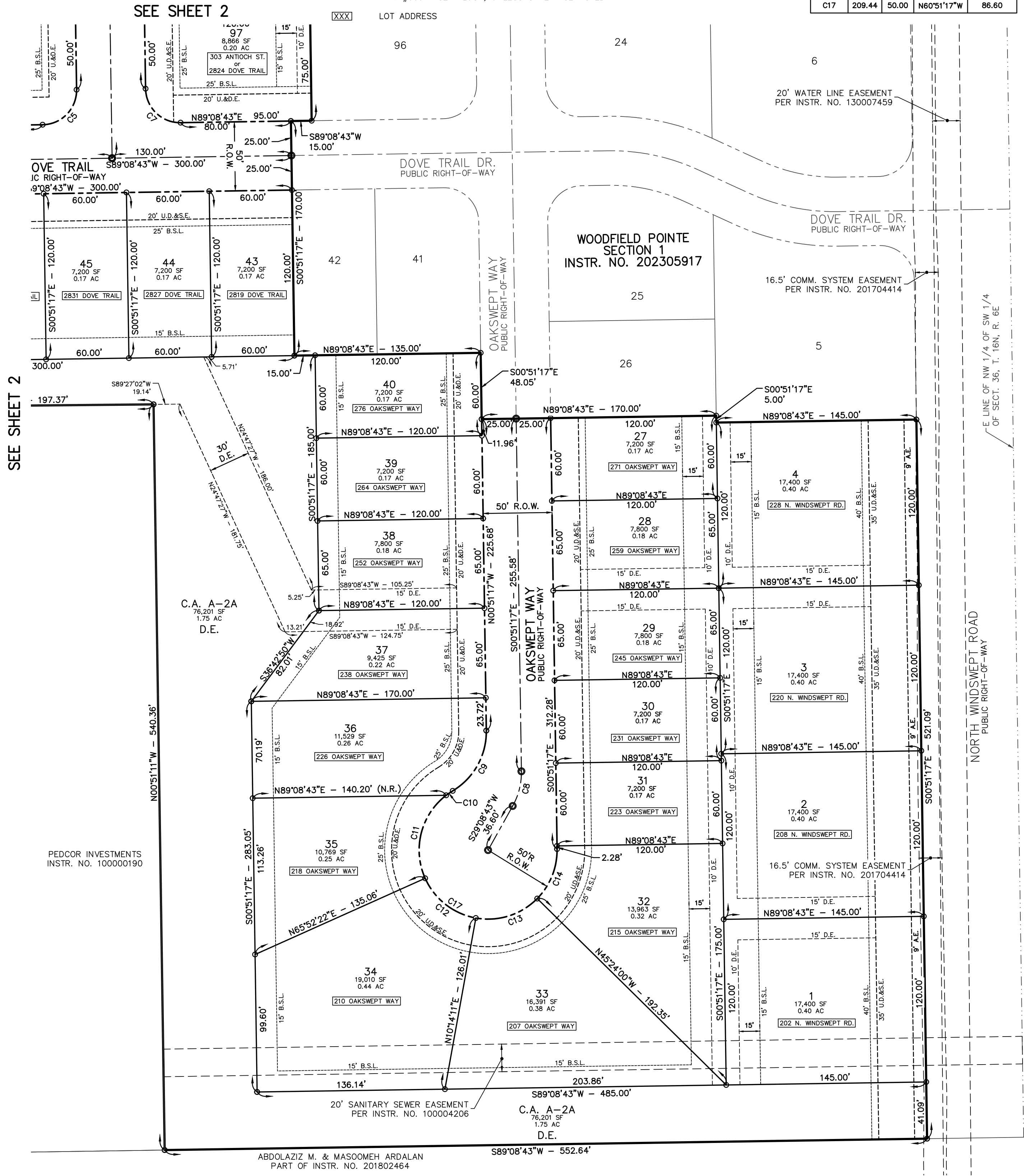
PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST



- LEGEND**
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 - A.E. ACCESS EASEMENT
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Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C5	39.27	25.00	S44°08'43"W	35.36
C7	39.27	25.00	S45°51'17"E	35.36
C8	26.18	50.00	S14°08'43"W	25.88
C9	52.36	50.00	N29°08'43"E	50.00
C10	5.75	50.00	S55°51'04"W	5.75
C11	66.92	50.00	S14°12'53"W	62.04
C12	48.55	50.00	S51°56'44"E	46.67
C13	48.55	50.00	N72°25'06"E	46.67
C14	39.67	50.00	N21°52'22"E	38.63
C17	209.44	50.00	N6°51'17"W	86.60

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- XXXX LOT ADDRESS



PREPARED BY:
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INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

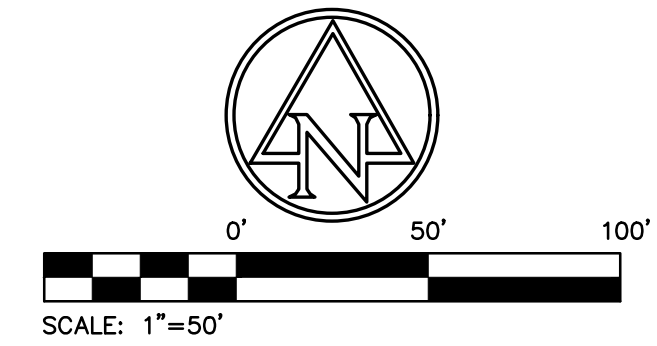
DEVELOPER:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
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www.structurepoint.com

SHEET 3 of 5

WOODFIELD POINTE - SECTION 2A - SECONDARY PLAT CITY OF GREENFIELD - HANCOCK COUNTY - INDIANA

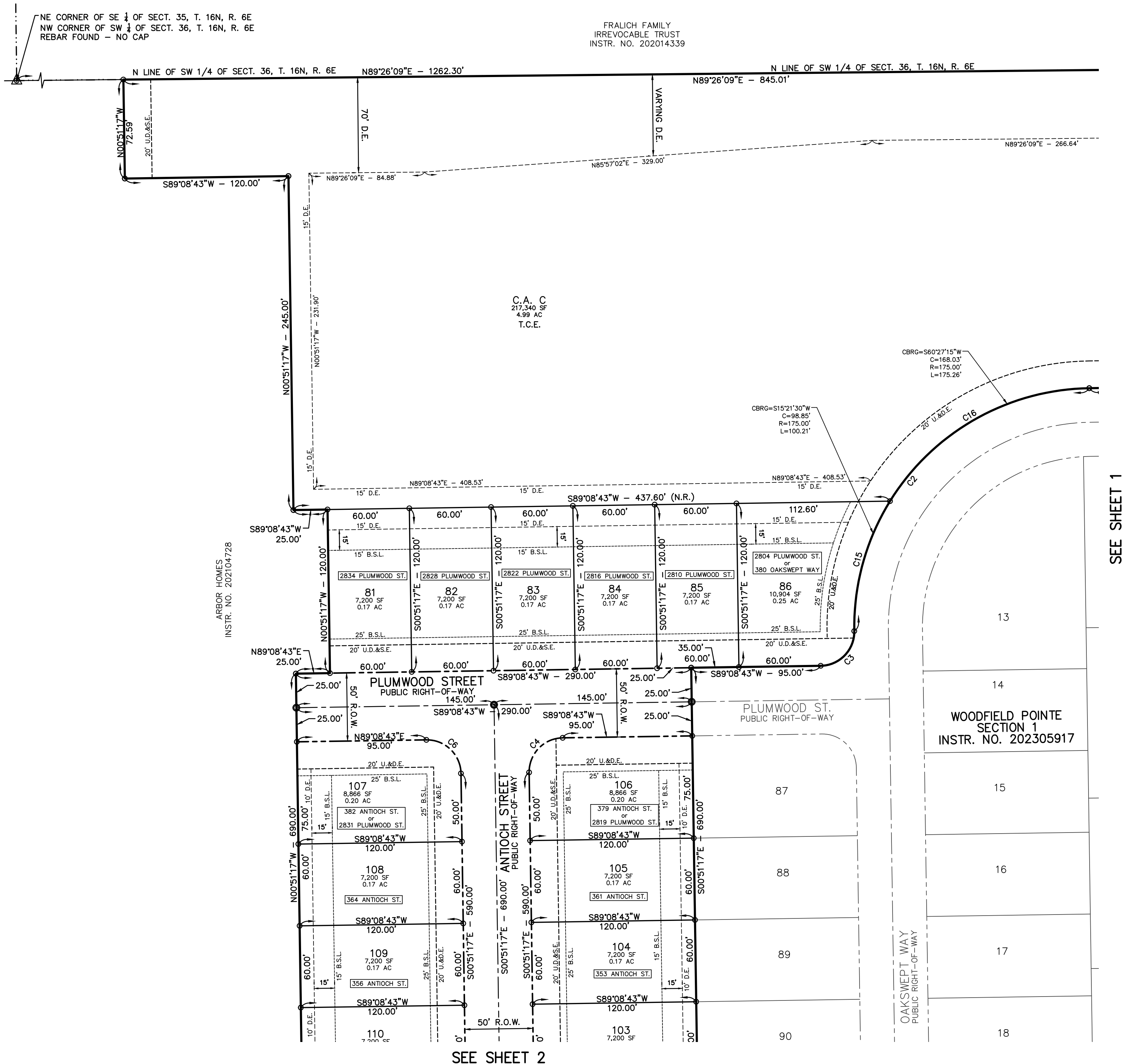
PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST



- LEGEND**
- AC ACRES
 - A.E. ACCESS EASEMENT
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 - C.A. COMMON AREA
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Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C2	275.48	175.00	S44°02'58"W	247.90
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C4	39.27	25.00	S44°08'43"W	35.36
C6	39.27	25.00	S45°51'17"E	35.36
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SHEET 4 of 5

WOODFIELD POINTE - SECTION 2A - SECONDARY PLAT CITY OF GREENFIELD - HANCOCK COUNTY - INDIANA

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST

LEGAL DESCRIPTION Woodfield Pointe Section 2A

Part of the Southwest Quarter of Section 36, Township 16 North, Range 6 East of the Second Principal Meridian, Hancock County, Indiana, being part of that 65.179-acre tract of land shown on the ALTA/NSPS Land Title Survey dated September 21, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.01923, more particularly described as follows:

Commencing at a "COOR" capped rebar at the northeast corner of the Northwest Quarter of said Southwest Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone); thence South 89 degrees 26 minutes 09 seconds West 70.01 feet along the north line of said Southwest Quarter to a northwest corner of Woodfield Pointe Section 1, per plat thereof, recorded as Instrument Number 202305917 in the Office of the Recorder of Hancock County, Indiana, which is the POINT OF BEGINNING, the following fifteen (15) courses are along the west, north, and south boundaries of said Woodfield Pointe Section 1:

- 1) thence South 00 degrees 51 minutes 17 seconds East 207.63 feet
- 2) thence Southwesterly 39.27 feet along a tangent curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 44 degrees 08 minutes 43 seconds West and a length of 35.36 feet;
- 3) thence South 89 degrees 08 minutes 43 seconds West 115.00 feet;
- 4) thence Southwesterly 275.48 feet along a tangent curve to the left having a radius of 175.00 feet and subtended by a long chord having a bearing of South 44 degrees 02 minutes 58 seconds West and a length of 247.90 feet;
- 5) thence Southwesterly 39.35 feet along a tangent curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 44 degrees 02 minutes 58 seconds West and a length of 35.41 feet;
- 6) thence South 89 degrees 08 minutes 43 seconds West 95.00 feet;
- 7) thence South 00 degrees 51 minutes 17 seconds East 690.00 feet;
- 8) thence South 89 degrees 08 minutes 43 seconds West 15.00 feet;
- 9) thence South 00 degrees 51 minutes 17 seconds East 170.00 feet;
- 10) thence North 89 degrees 08 minutes 43 seconds East 135.00 feet;
- 11) thence South 00 degrees 51 minutes 17 seconds East 48.05 feet;
- 12) thence North 89 degrees 08 minutes 43 seconds East 170.00 feet;
- 13) thence South 00 degrees 51 minutes 17 seconds East 5.00 feet;
- 14) thence North 89 degrees 08 minutes 43 seconds East 145.00 feet;
- 15) thence South 00 degrees 51 minutes 17 seconds East 521.09 feet to the south line of the parcel conveyed to Arbor Homes in Instrument Number 202104728, in the Office of said Recorder;

thence South 89 degrees 08 minutes 43 seconds West 552.64 feet along said south line to a rebar found at a southeast corner of the 12.437-acre parcel described in Instrument Number 100000190, on file in the Office of said Recorder; thence North 00 degrees 51 minutes 11 seconds West 540.36 feet along the east line of said 12.437-acre parcel to a rebar found on the south line of the Northwest Quarter of said Southwest Quarter; thence South 89 degrees 27 minutes 02 seconds West 197.37 feet along said south line; thence North 00 degrees 51 minutes 17 seconds West 202.73 feet; thence North 89 degrees 08 minutes 43 seconds East 25.00 feet; thence North 00 degrees 51 minutes 17 seconds West 690.00 feet; thence North 89 degrees 08 minutes 43 seconds East 25.00 feet; thence South 89 degrees 08 minutes 43 seconds West 120.00 feet; thence North 00 degrees 51 minutes 17 seconds West 72.59 feet the north line of said Southwest Quarter; thence North 89 degrees 26 minutes 09 seconds East 845.01 feet along said north line to the POINT OF BEGINNING. Containing 18,900 acres, more or less.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows

This subdivision consists of 49 lots, numbered 1 through 4, 27 through 40, 43 through 47, 81 through 86, and 97 through 116 and Common Areas "A-2A" and "C". The dimensions are shown in feet and decimal points thereof. Area within the subdivision dedicated to City of Greenfield for use of dedicated street right-of-way is 1.922 acres more or less and the linear footage is 1,598.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number 202104556 in the Office of the Recorder of Hancock County, Indiana.

Michael J. Smith
Professional Surveyor
Indiana Registration License No. 20500025

The drainage easements shown are created and established by this plat as regulated drain easements and are under control of the Hancock County Drainage Board. Any approved drainage tile, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

There are strips of ground shown on this plat and marked "Access Easement", reserved for the use of and installation of public trail. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the trail.

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 as follows:

Approved by the Greenfield City Plan Commission at a meeting held January 11, 2021.

GREENFIELD CITY PLAN COMMISSION

President

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 an ordinance adopted by the City Council, this plat was given secondary approval by the City Plan Commission as follows:

Approved by the Greenfield City Plan Commission at a meeting held _____, 202__.

GREENFIELD CITY 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 _____, 202__.

(Chairperson)

(Recording Secretary)

ZONING ADMINISTRATOR 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

Joan M. Fitzwater
Zoning Administrator of Greenfield, Indiana

Date: _____

DEED OF TITLE

Instrument Number 202104728

DEED OF DEDICATION

I, the undersigned, Arbor Homes, 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, Woodfield Pointe Section 2A, an addition to the City of Greenfield, consisting of 49 lots, numbered 1 through 4, 27 through 40, 43 through 47, 81 through 86, and 97 through 116 and Common Areas "A-2A" and "C".

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 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.

Tree Conservation Easements are shown on this Secondary Plat as Tree Conservation Easement (T.C.E.). As shown, Tree Conservation Easements are located in Common Areas or lots. Except as noted below Owner shall endeavor to preserve trees within the Tree Conservation Easement and shall not remove trees, small trees and/or underbrush within the Tree Conservation Easement.

1. The clearing of dead trees by the Master Declarant or the Master Association shall be allowed;
2. The removal of trees and underbrush by the Master Declarant as necessary for the installation of utilities, drainage improvements and infrastructure, landscaping, walls and fencing shall be allowed;
3. The removal of trees for public health and safety shall be allowed, but only when such removal is first approved by the Architectural Review Board, unless there exists an emergency necessitating immediate removal, in which case the removal may occur before the approval of the Architectural Review Board, provided that the Architectural Review Board shall thereafter review the circumstances surrounding the removal.

The subdivision is subject to Restrictive Covenants, Easements and Declarations as recorded in Instrument Number _____ in the office of the Recorder of Hancock County, Indiana.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and persons and all persons claiming under them until January 1, 20____ (a 25-year period is suggested), at which time said covenants and restrictions 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 and restrictions in whole or part. Invalidation of any one of the foregoing covenants and restrictions by judgment or court order shall in no way affect any other covenants and 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.

Curtis A. Rector
President, Arbor Homes

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a notary public in for said county and state, personally appeared Curtis A. Rector, President of Arbor Homes, and acknowledged the execution of the forgoing secondary plat, for and on behalf of Arbor Homes.

Given under my hand and notarial seal this _____ day of _____, 202__.

Notary Public
Resident of _____ County

My Commission Expires: _____

Printed Name: _____

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.
Michael J. Smith

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
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INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

DEVELOPER:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN
STRUCTUREPOINT

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SHEET
5 of 5