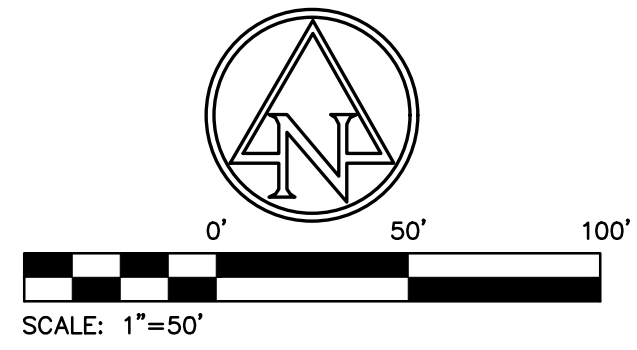


WOODFIELD POINTE - SECTION 2B - SECONDARY PLAT CITY OF GREENFIELD - HANCOCK COUNTY - INDIANA

PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST



- LEGEND**
- AC ACRES
 - B.S.L. BUILDING SETBACK LINE
 - C.A. COMMON AREA
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - SF SQUARE FEET
 - U.&D.E. UTILITY & DRAINAGE EASEMENT
 - U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
 - (N.R.) NON-RADIAL PROPERTY LINE
- 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
 - XXXX LOT ADDRESS

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C7	314.16	200.00	N45°51'17"W	282.84
C8	353.43	225.00	N45°51'17"W	318.20
C9	274.89	175.00	S45°51'17"E	247.49
C10	39.23	175.00	S07°16'35"E	39.15
C11	180.77	175.00	S43°17'23"E	172.84
C13	39.63	225.00	S05°54'02"E	39.58

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C14	54.13	225.00	S17°50'18"E	54.00
C15	54.13	225.00	S31°37'21"E	54.00
C16	54.13	225.00	S45°24'25"E	54.00
C17	17.91	225.00	S54°34'47"E	17.91
C23	30.13	73.00	N04°16'25"W	29.91

SEE SHEET 4



C.A. A-2B
746,022 SF
17.13 AC
D.E.

SEE SHEET 2

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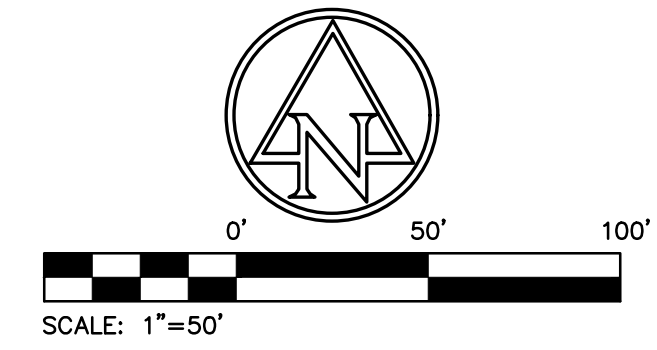
DEVELOPER:
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SHEET 3 of 5

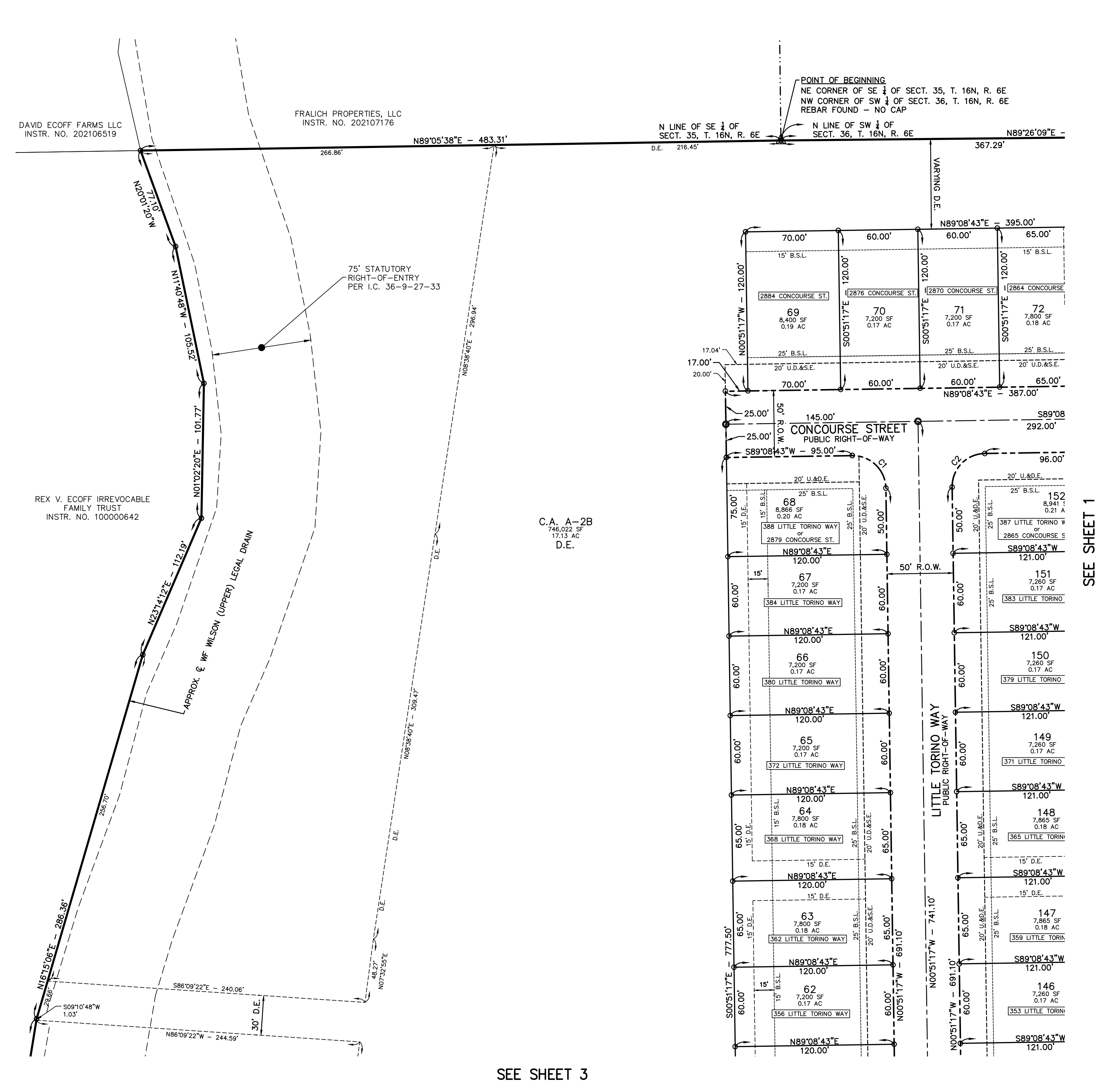
WOODFIELD POINTE - SECTION 2B - SECONDARY PLAT CITY OF GREENFIELD - HANCOCK COUNTY - INDIANA

PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST



- LEGEND**
- AC ACRES
 - B.S.L. BUILDING SETBACK LINE
 - C.A. COMMON AREA
 - D.E. DRAINAGE EASEMENT
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 - 5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
 - XXXX LOT ADDRESS

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	39.27	25.00	N45°51'17"W	35.36
C2	39.27	25.00	S44°08'43"W	35.36



C.A. A-2B
746,022 SF
17.13 AC
D.E.

SEE SHEET 1

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SHEET 4 of 5

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

PART OF THE SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 6 EAST

LEGAL DESCRIPTION Woodfield Pointe Section 2B

Part of the Southeast Quarter of Section 35, and part of the Southwest Quarter of Section 36, all in 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:

BEGINNING at a rebar at the northwest corner of said Southwest Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone); thence North 89 degrees 26 minutes 09 seconds East 417.29 feet along the north line of said Southwest Quarter to a northwest corner of Woodfield Pointe, Section 2A, per plat thereof, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana, the following nine (9) courses are along the west, north and south lines thereof;

- 1) thence South 00 degrees 51 minutes 17 seconds East 72.59 feet;
- 2) thence North 89 degrees 08 minutes 43 seconds East 120.00 feet;
- 3) thence South 00 degrees 51 minutes 17 seconds East 245.00 feet;
- 4) thence North 89 degrees 08 minutes 43 seconds East 25.00 feet;
- 5) thence South 00 degrees 51 minutes 17 seconds East 120.00 feet;
- 6) thence North 89 degrees 08 minutes 43 seconds West 25.00 feet;
- 7) thence South 00 degrees 51 minutes 17 seconds East 690.00 feet;
- 8) thence North 89 degrees 08 minutes 43 seconds West 25.00 feet;
- 9) thence South 00 degrees 51 minutes 17 seconds East 202.73 feet to the south line of the Northwest Quarter of said Southwest Quarter;

thence South 89 degrees 27 minutes 02 seconds West 512.11 feet along said south line to a mag nail with an "FWC" washer at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 10 minutes 19 seconds West 613.19 feet along the south line of the North Half of said Southeast Quarter to the southwest corner of the 83.461-acre parcel described in Instrument Number 201802464, on file in the Office of said Recorder; the following eleven (11) courses are along the west line of said 83.461-acre parcel and the approximate centerline of the William F. Wilson Legal Drain;

- 1) thence North 19 degrees 35 minutes 22 seconds West 1.21 feet;
- 2) thence North 00 degrees 04 minutes 29 seconds East 93.57 feet;
- 3) thence North 08 degrees 58 minutes 47 seconds West 179.16 feet;
- 4) thence North 03 degrees 38 minutes 50 seconds East 143.25 feet;
- 5) thence North 13 degrees 34 minutes 18 seconds East 108.21 feet;
- 6) thence North 09 degrees 10 minutes 48 seconds East 157.43 feet;
- 7) thence North 16 degrees 15 minutes 06 seconds East 286.36 feet;
- 8) thence North 23 degrees 14 minutes 12 seconds East 112.19 feet;
- 9) thence North 01 degree 02 minutes 20 seconds East 101.77 feet;
- 10) thence North 11 degrees 40 minutes 48 seconds West 105.52 feet;
- 11) thence North 20 degrees 01 minute 20 seconds West 77.10 feet to a rebar found at the northwest corner of said 83.461-acre parcel and on the north line of said Southeast Quarter;

thence North 89 degrees 05 minutes 38 seconds East 483.31 feet along said north line to the POINT OF BEGINNING. Containing 32.960 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 69 lots, numbered 48 through 80, and 117 through 152, and Common Areas "A-2B" and "B". 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 3.355 acres more or less and the linear footage is 3,002.

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.

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 _____, 2023.

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 _____, 2023.

(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 2B, an addition to the City of Greenfield, consisting of 69 lots, numbered 48 through 80, and 117 through 152 and Common Areas "A-2B" and "B".

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.

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 _____, 2023.

Notary Public
Resident of _____ County

My Commission Expires: _____

Printed Name: _____

EDIT DATE: 4/8/2023 8:01:07 AM
DRAWING FILE: P:\2020001923.D - Drawings\Survey\Plat\SZ\202001923.SV, 2023-04-08 08:11:MP_S2B.dwg
EDITED BY: TOOMSTOCK

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

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msmith@structurepoint.com

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

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

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SHEET
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