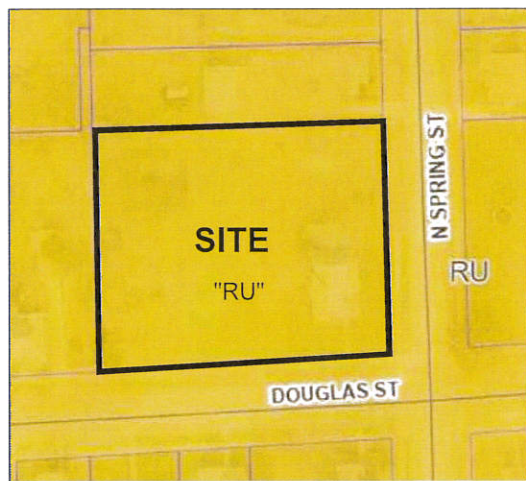


REPLAT OF LOT NUMBER 4 IN BLOCK 4 OF
BRADLEY'S ADDITION - PRIMARY PLAT
SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 EAST
CITY OF GREENFIELD, CENTER TOWNSHIP,
HANCOCK COUNTY, INDIANA



Soils Map
Br - Brookston Silty Clay Loam



Zoning Map
RU - Residential Urban Density

Flood Hazard Statement

The accuracy of the flood hazard information shown or identified hereon is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone X as said tract plots by scale on Community Panel Number 18059C0142E of the Flood Insurance Rate Maps for Hancock County, Indiana (maps dated December 4, 2007).

Land Description per Deed

Lot 4 in Block 4, in Bradley's Addition to the Town of Greenfield, as per plat thereof, recorded September 23, 1867 as shown on Plat Cabinet A Slides 15 and 16 in the Office of the Recorder of Hancock County, Indiana.

Christopher M. Cooper
Christopher M. Cooper
Professional Surveyor #21800010
May 30, 2023



Redaction Statement

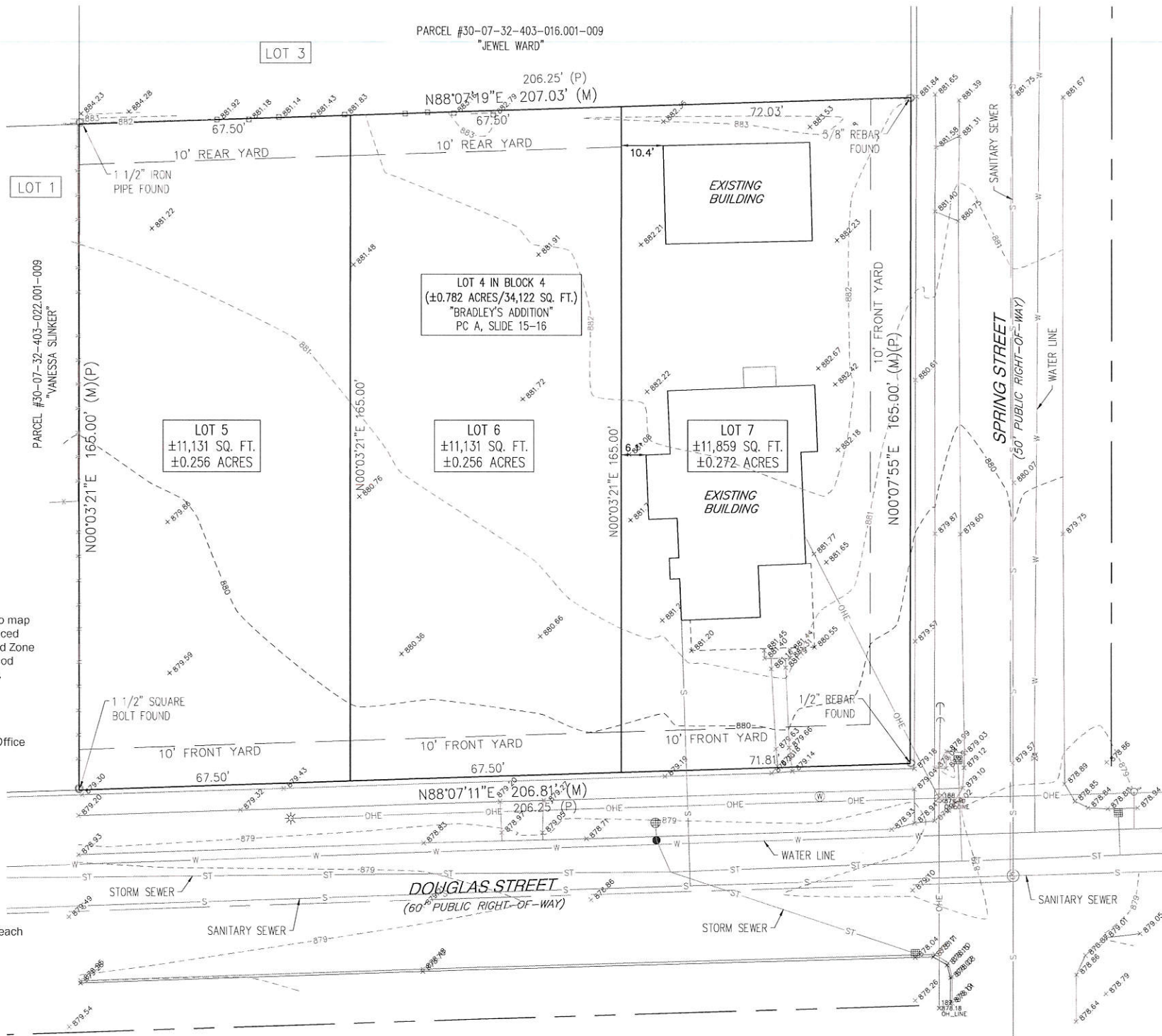
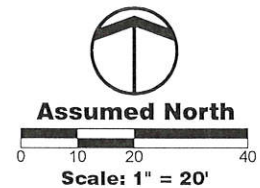
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Christopher M. Cooper

This instrument was prepared by Christopher M. Cooper.

DEVELOPED BY:
SUTO INVESTMENTS LLC - TOM DAY
2014 WINCHESTER DR.
INDIANAPOLIS, IN 46227
PHONE: (812) 369-9504

PARCEL #30-07-32-403-012.001-009
WARRANTY DEED
AVALON MANAGEMENT GROUP I, LLC
INST. #202211078

ADDRESS - 222 DOUGLAS STREET
GREENFIELD, IN 46140



REVISIONS		
DATE	DESCRIPTION	BY

COOR
consulting & land services
corporation

303 West Main Street, Knightstown, Indiana 46148
765-345-5943 www.coorconsulting.com

LOT NUMBER 4 IN BLOCK 4 OF BRADLEY'S ADDITION
SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 EAST
CITY OF GREENFIELD, CENTER TOWNSHIP,
HANCOCK COUNTY, INDIANA

PRIMARY PLAT
CLIENT: SUTO INVESTMENTS LLC
SITE ADDRESS: 222 DOUGLAS STREET, GREENFIELD, IN 46140

DRAWN BY CMC	JOB NUMBER 2022-093
CHECKED BY LMO	
DATE May 30, 2023	SHEET P 1.0 PRIMARY PLAT
SCALE AS SHOWN	

File Name: W:\COOR_JOBS\Jobs2022\2022-093 Day Replat\Design\CAD\Survey\22093_xPlat.dwg, Layout: P 1.0 By: cmmco Plot Date: May 30, 2023 Plot Time: 12:36pm

THIS INSTRUMENT PREPARED BY:

CHRISTOPHER M. COOPER
COOR CONSULTING
303 W. MAIN STREET
KNIGHTSTOWN, INDIANA 46140
PHONE: (765) 345-5943

DEVELOPED BY:
SUTO INVESTMENTS LLC - TOM DAY
2014 WINCHESTER DR.
INDIANAPOLIS, IN 46227
PHONE: (812) 369-9504

DATE: MAY 30, 2023

REPLAT OF LOT NUMBER 4 IN BLOCK 4 OF
BRADLEY'S ADDITION - SECONDARY PLAT
SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 EAST
CITY OF GREENFIELD, CENTER TOWNSHIP,
HANCOCK COUNTY, INDIANA

CABINET SLIDE
INST. NO.

ZONING INFORMATION

- SITE ZONED "RU" PER CITY OF GREENFIELD

LOT STANDARDS: 40' MIN.
LOT AREA: 3,000 SQ. FT. MIN.

- FRONT YARD SETBACK (F.Y.S.): 10' MIN.
- SIDE YARD SETBACK (S.Y.S.): 12' AGGREGATE FOR NEW SUBS. 5' MIN.
- REAR YARD SETBACK (R.Y.S.): 10' MIN.

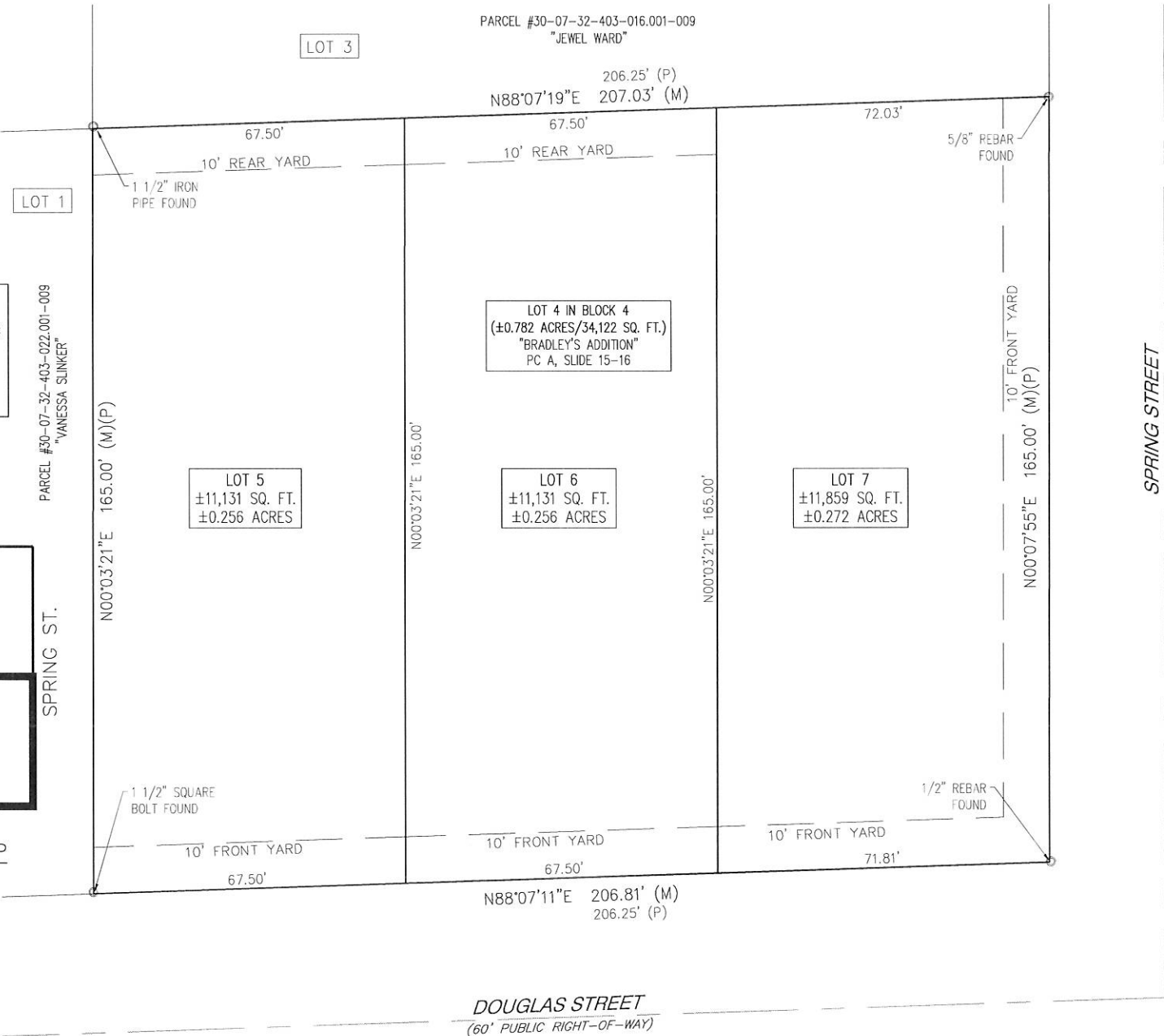
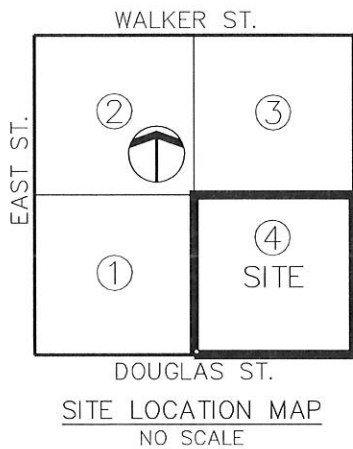
Flood Hazard Statement

The accuracy of the flood hazard information shown or identified hereon is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone X as said tract plots by scale on Community Panel Number 18059C0075E of the Flood Insurance Rate Maps for Hancock County, Indiana (maps dated December 4, 2007).



Assumed North
Scale: 1" = 20'

PARCEL #30-07-32-403-012.001-009
WARRANTY DEED
AVALON MANAGEMENT GROUP I, LLC
INST. #202211078
ADDRESS - 222 DOUGLAS STREET
GREENFIELD, IN 46140



Plot Date: May 30, 2023 Plot Time: 12:37pm File Name: W:\COOR JOBS\Jobs2022\2022-083 Day Replat\Design\CAD\Survey\22093.xPlat.dwg, Layout: SECONDARY PLAT By: chmco

By: chmco SECONDARY PLAT File Name: W:\COOR_JOBS\Jobs\2022-093_Day Replat\Design\CAD\Survey\22093.xPlot.dwg, Layout: Plot Date: May 30, 2023 Plot Time: 12:38pm

THIS INSTRUMENT PREPARED BY:

CHRISTOPHER M. COOPER
COOR CONSULTING
303 W. MAIN STREET
KNIGHTSTOWN, INDIANA 46140
PHONE: (765) 345-5943

DEVELOPED BY:

SUTO INVESTMENTS LLC - TOM DAY
2014 WINCHESTER DR.
INDIANAPOLIS, IN 46227
PHONE: (812) 369-9504

DATE: MAY 30, 2023

REPLAT OF LOT NUMBER 4 IN BLOCK 4 OF
BRADLEY'S ADDITION - SECONDARY PLAT
SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 EAST
CITY OF GREENFIELD, CENTER TOWNSHIP,
HANCOCK COUNTY, INDIANA

CABINET SLIDE
INST. NO.

SOURCE OF TITLE:
WARRANTY DEED
AVALON MANAGEMENT GROUP I, LLC
INST. #202211078

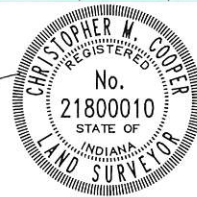
Land Description per Deed

Lot 4 in Block 4, in Bradley's Addition to the Town of Greenfield, as per plat thereof, recorded September 23, 1867 as shown on Plat Cabinet A Slides 15 and 16 in the Office of the Recorder of Hancock County, Indiana.

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 November 8, 2022; that all the monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met.

Christopher M. Cooper
Christopher M. Cooper
Professional Surveyor #21800010
May 30, 2023



Cross reference is hereby made to a survey plat prepared by Coor Consulting on November 8, 2022 and deed recorded as Instrument Number _____ in the office of the Recorder for Hancock County, Indiana.

Deed of Dedication

"I the undersigned, Avalon Management Group I, LLC (Dave Short), owner 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 Replat of Lot Number 4 in Block 4 in Bradley's Addition, 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. Invalidating 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 _____ day of _____.

(Signature)

State of Indiana)

County of Hancock)

Before me the undersigned Notary Public, in and for the County and State, personally appeared _____, 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 _____ day of _____.

My commission expires: _____
(Notary Public)

Residing in _____ County

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 _____.

GREENFIELD ADVISORY PLAN COMMISSION

President printed Signature

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 _____.

Chairperson printed Signature

Recording Secretary printed Signature

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 _____.

GREENFIELD CITY PLAN COMMISSION

President printed Signature

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 of Greenfield, Indiana Signature

Date:

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