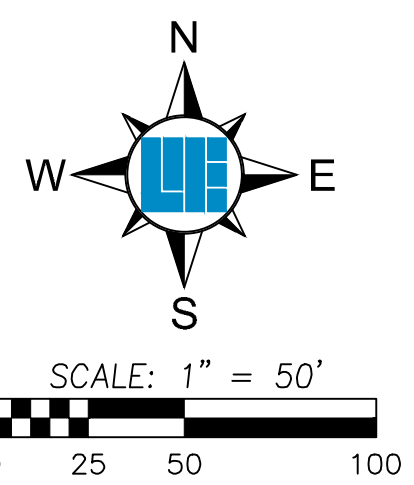


PARKROSE SECTION 1A SECONDARY PLAT A PART OF SW 1/4 SEC.5, T.15N, R.7E

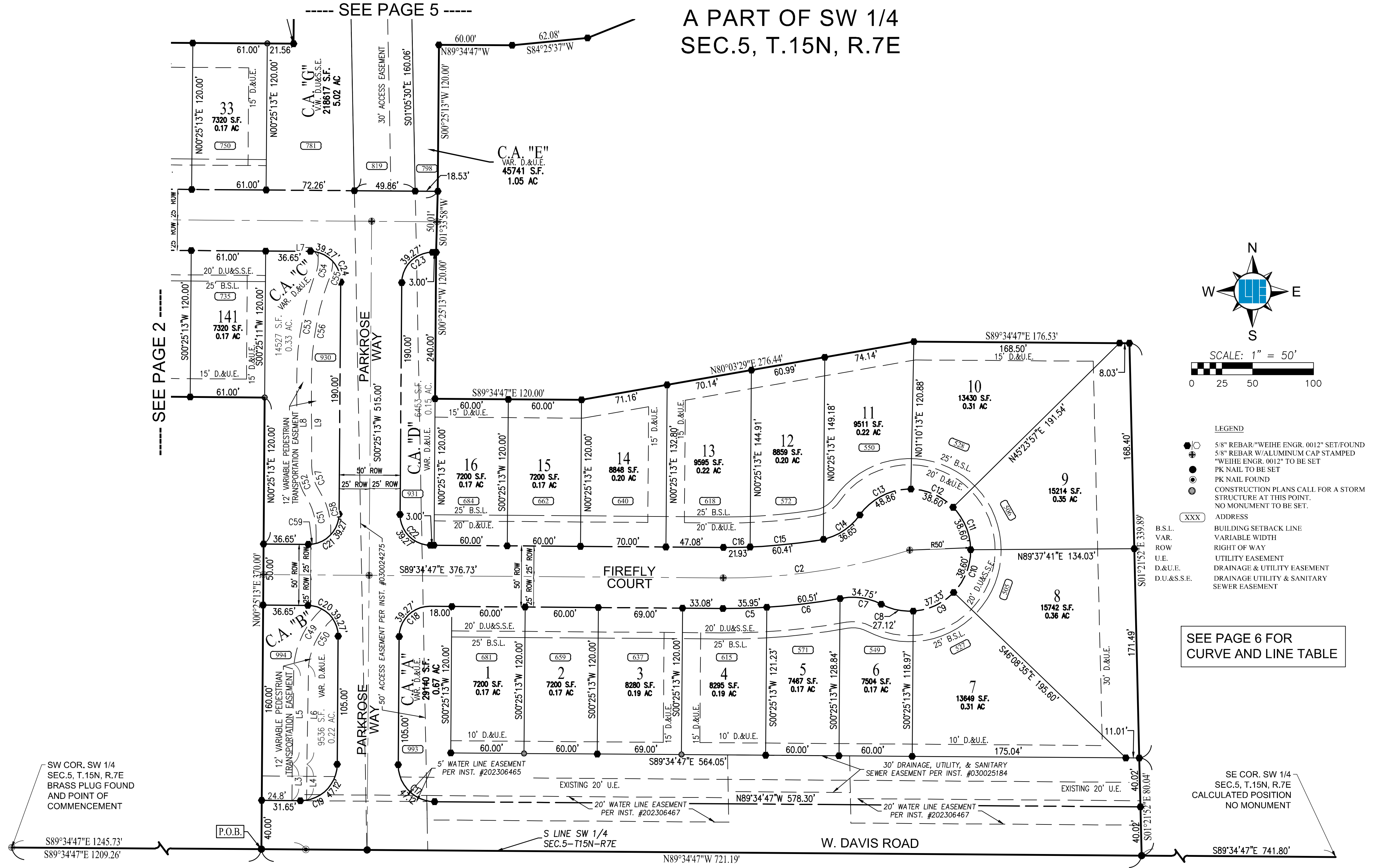
----- SEE PAGE 5 -----

----- SEE PAGE 2 -----



- LEGEND**
- 5/8" REBAR W/WEIHE ENGR. 0012" SET/FOUND
 - 5/8" REBAR W/ALUMINUM CAP STAMPED "WEIHE ENGR. 0012" TO BE SET
 - PK NAIL TO BE SET
 - PK NAIL FOUND
 - CONSTRUCTION PLANS CALL FOR A STORM STRUCTURE AT THIS POINT. NO MONUMENT TO BE SET.
 - ADDRESS
 - B.S.L. BUILDING SETBACK LINE
 - VAR. VARIABLE WIDTH
 - ROW RIGHT OF WAY
 - U.E. UTILITY EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT

SEE PAGE 6 FOR
CURVE AND LINE TABLE



SW COR. SW 1/4
SEC.5, T.15N, R.7E
BRASS PLUG FOUND
AND POINT OF
COMMENCEMENT

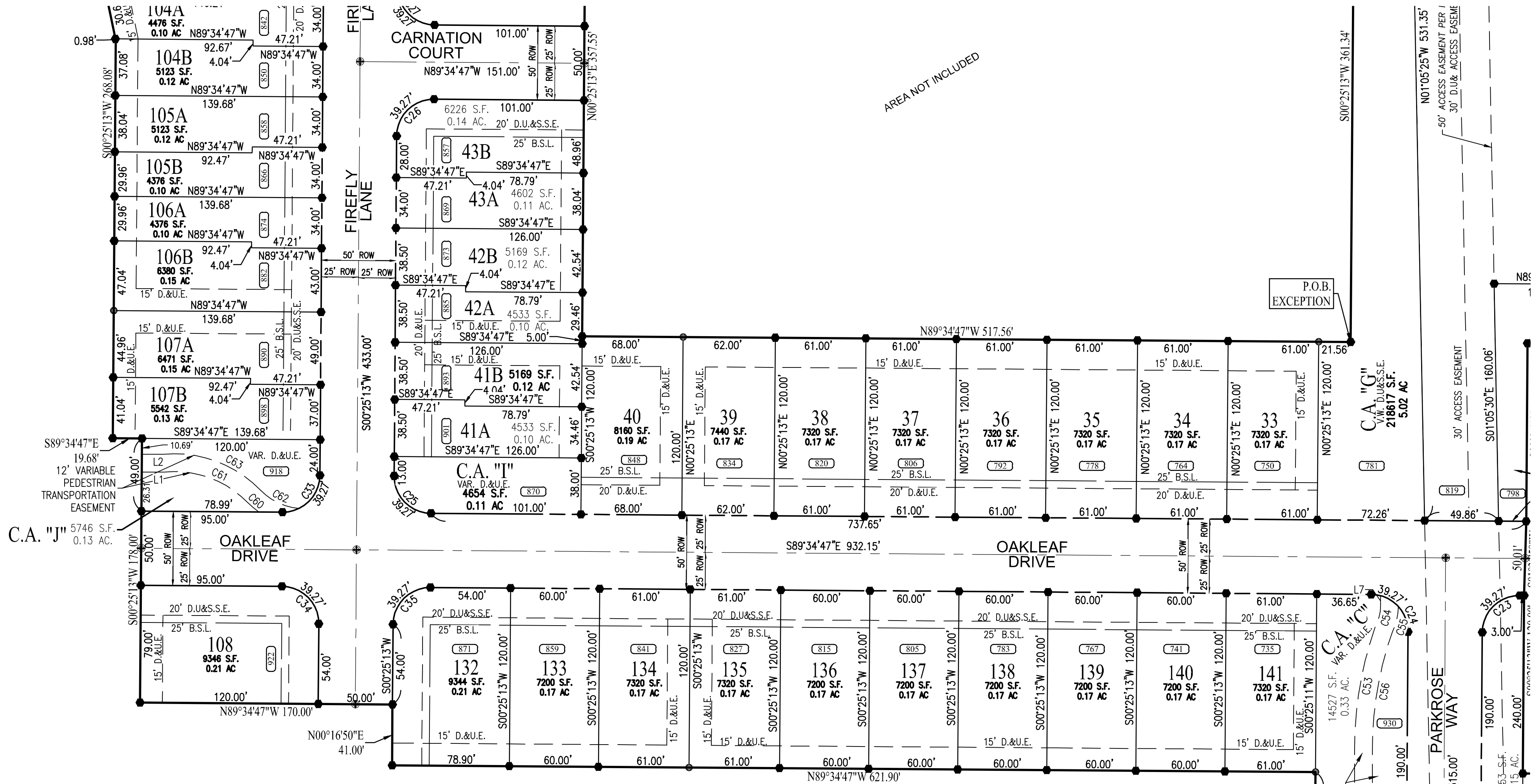
SE COR. SW 1/4
SEC.5, T.15N, R.7E
CALCULATED POSITION
NO MONUMENT

This instrument prepared for:
GRAND COMMUNITIES, LLC
ROB HAYES
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KENTUCKY 41018
PHONE: 513-213-7890

This instrument prepared by: Jacob T. Hoffman
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax
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PARKROSE SECTION 1A SECONDARY PLAT A PART OF SW 1/4 SEC.5, T.15N, R.7E

----- SEE PAGE 3 -----



AREA NOT INCLUDED

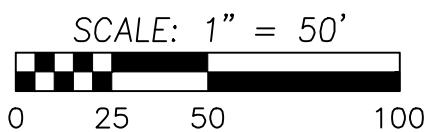
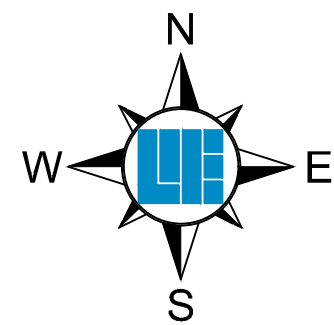
P.O.B.
EXCEPTION

----- SEE PAGE 5 -----

----- SEE PAGE 1 -----

LEGEND

- ○ 5/8" REBAR "WEIHE ENGR. 0012" SET/FOUND
- ○ 5/8" REBAR W/ALUMINUM CAP STAMPED
- ○ "WEIHE ENGR. 0012" TO BE SET
- ○ PK NAIL TO BE SET
- ○ PK NAIL FOUND
- ○ CONSTRUCTION PLANS CALL FOR A STORM STRUCTURE AT THIS POINT. NO MONUMENT TO BE SET.
- XXX ADDRESS
- B.S.L. BUILDING SETBACK LINE
- VAR. VARIABLE WIDTH
- ROW RIGHT OF WAY
- U.E. UTILITY EASEMENT
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SEE PAGE 6 FOR
CURVE AND LINE TABLE

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3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KENTUCKY 41018
PHONE: 513-213-7890

This instrument prepared by: Jacob T. Hoffman

**WEIHE
ENGINEERS**

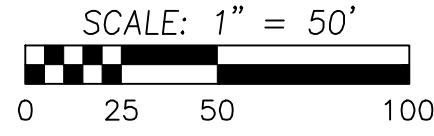
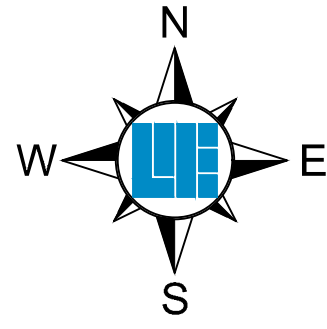
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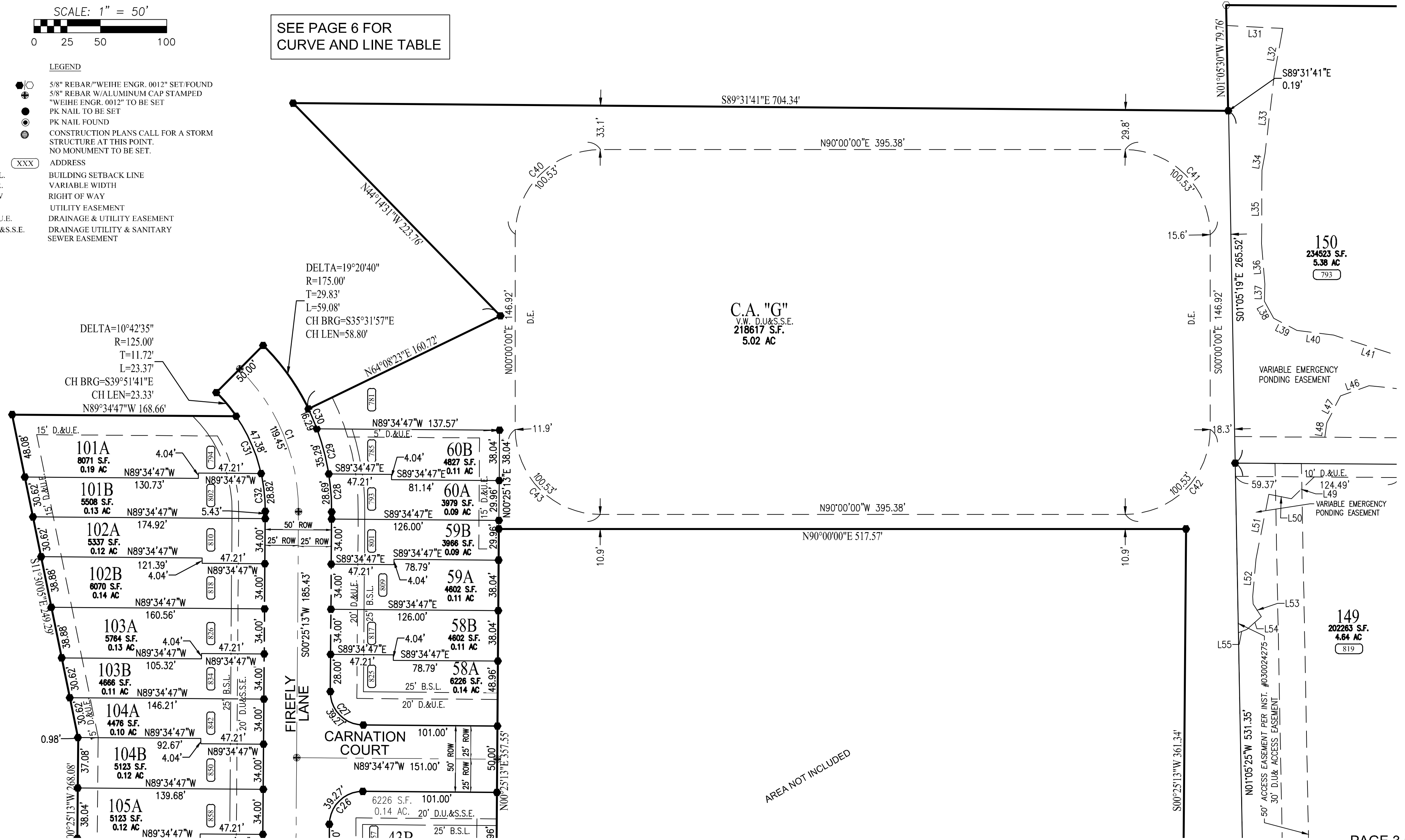
PARKROSE SECTION 1A SECONDARY PLAT A PART OF SW 1/4 SEC.5, T.15N, R.7E



SEE PAGE 6 FOR
CURVE AND LINE TABLE

LEGEND

- 5/8" REBAR W/WEIHE ENGR. 0012" SET/FOUND
- 5/8" REBAR W/ALUMINUM CAP STAMPED
- WEIHE ENGR. 0012" TO BE SET
- PK NAIL TO BE SET
- PK NAIL FOUND
- CONSTRUCTION PLANS CALL FOR A STORM STRUCTURE AT THIS POINT. NO MONUMENT TO BE SET.
- XXX ADDRESS
- B.S.L. BUILDING SETBACK LINE
- VAR. VARIABLE WIDTH
- ROW RIGHT OF WAY
- U.E. UTILITY EASEMENT
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- D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT



----- SEE PAGE 2 -----

----- SEE PAGE 4 -----

----- SEE PAGE 5 -----

<p>This instrument prepared for:</p> <p style="text-align: center;">GRAND COMMUNITIES, LLC</p> <p>ROB HAYES 3940 OLYMPIC BLVD, SUITE 400 ERLANGER, KENTUCKY 41018 PHONE: 513-213-7890</p>	<p>This instrument prepared by: Jacob T. Hoffman</p> <p style="text-align: center;">WEIHE ENGINEERS</p> <p>Land Surveying Civil Engineering Landscape Architecture</p> <p style="text-align: right; font-size: small;">10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net 317 846 - 6611 800 452 - 6408 317 843 - 0546/fax ALLAN H. WEIHE, P.E., L.S. - FOUNDER</p>
--	---

PARKROSE SECTION 1A SECONDARY PLAT A PART OF SW 1/4 SEC.5, T.15N, R.7E

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA BEING THAT 61.95 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON APRIL 26, 2024 BY JACOB T. HOFFMAN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS21100009 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W210316-100 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 7 EAST; THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST (GRID BEARINGS DERIVED FROM THE INDIANA STATE PLANE EAST ZONE, 2011 ADJUSTMENT WERE UTILIZED AS A BASIS OF BEARINGS FOR THIS DESCRIPTION) ALONG THE SOUTH LINE OF SAID SECTION QUARTER 1209.26 TO A PK NAIL ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST 370.00 FEET TO A STORM STRUCTURE; THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 621.90 FEET TO A 5/8 INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER KNOWN AS WEIHE REBAR); THENCE NORTH 00 DEGREES 16 MINUTES 50 SECONDS EAST 41.00 FEET TO A WEIHE REBAR; THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 170.00 FEET TO A WEIHE REBAR; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST 184.00 FEET TO A WEIHE REBAR; THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 19.68 FEET TO A STORM STRUCTURE; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST 262.08 FEET TO A WEIHE REBAR; THENCE NORTH 11 DEGREES 30 MINUTES 05 SECONDS WEST 249.29 FEET TO A WEIHE REBAR; THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST 168.66 FEET TO A WEIHE REBAR; THENCE NORTHWESTERLY 23.34 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CHORD HAVING A BEARING OF NORTH 39 DEGREES 51 MINUTES 20 SECONDS WEST AND A CHORD LENGTH OF 23.31 FEET; THENCE NORTH 44 DEGREES 47 MINUTES 43 SECONDS EAST 50.00 FEET TO A WEIHE REBAR; THENCE SOUTHEASTERLY 59.08 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 AND A CHORD HAVING A BEARING OF SOUTH 35 DEGREES 31 MINUTES 57 SECONDS EAST AND A CHORD LENGTH OF 58.80 FEET; THENCE NORTH 64 DEGREES 08 MINUTES 23 SECONDS EAST 160.72 FEET TO A WEIHE REBAR; THENCE NORTH 44 DEGREES 14 MINUTES 31 SECONDS WEST 223.76 FEET TO A WEIHE REBAR; THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS EAST 704.34 FEET TO A WEIHE REBAR; THENCE NORTH 01 DEGREES 05 MINUTES 30 SECONDS WEST 79.76 FEET TO A WEIHE REBAR; THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST 676.69 FEET TO A WEIHE REBAR; THENCE SOUTH 01 DEGREES 32 MINUTES 22 SECONDS WEST 135.95 FEET TO A WEIHE REBAR; THENCE SOUTH 04 DEGREES 23 MINUTES 33 SECONDS WEST 65.35 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 27 SECONDS EAST 130.00 TO A WEIHE REBAR; THENCE SOUTHERLY 44.16 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 423.52 FEET AND A CHORD HAVING A BEARING OF SOUTH 01 DEGREES 26 MINUTES 19 SECONDS WEST AND A CHORD LENGTH OF 44.14 FEET TO A WEIHE REBAR; THENCE SOUTH 80

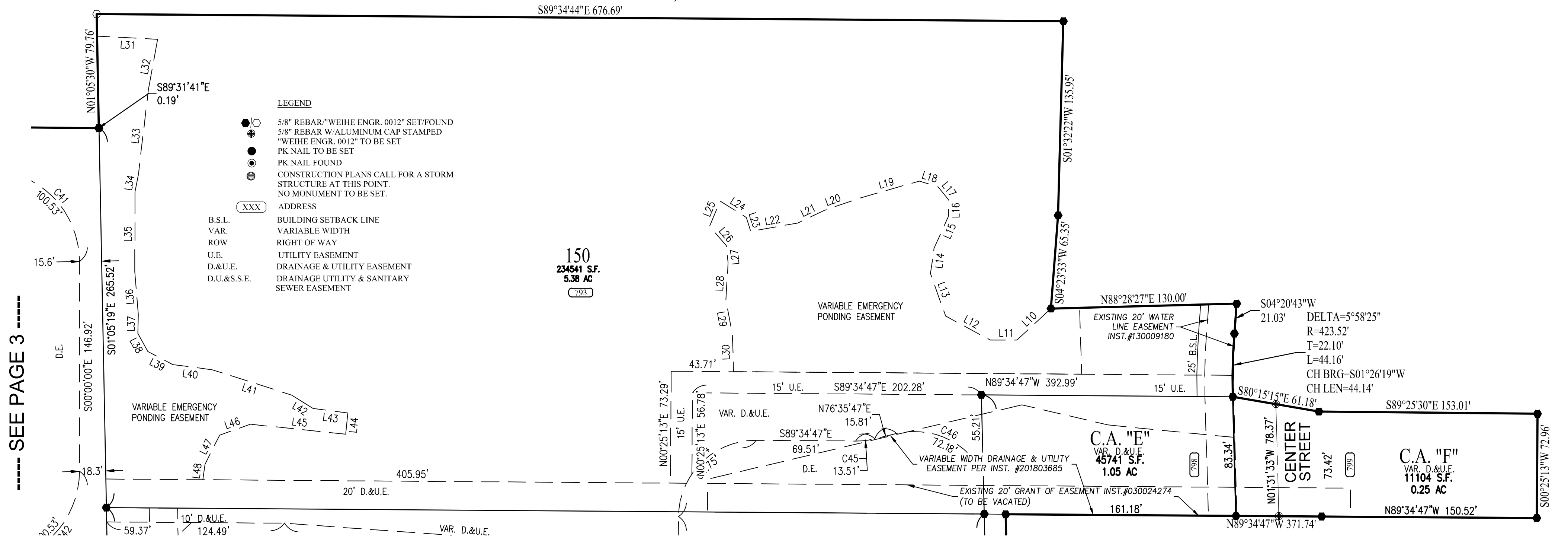
DEGREES 15 MINUTES 15 SECONDS EAST 61.18 FEET TO A WEIHE REBAR; THENCE SOUTH 89 DEGREES 25 MINUTES 30 SECONDS EAST 153.01 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS WEST 72.96 FEET TO A WEIHE REBAR; THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 371.74 FEET TO A WEIHE REBAR; THENCE SOUTH 01 DEGREES 21 MINUTES 52 SECONDS EAST 302.11 FEET TO A WEIHE REBAR; THENCE SOUTH 89 DEGREES 38 MINUTES 55 SECONDS WEST 158.36 FEET TO A WEIHE REBAR; THENCE SOUTH 74 DEGREES 34 MINUTES 12 SECONDS WEST 105.98 FEET TO A WEIHE REBAR; THENCE SOUTH 68 DEGREES 05 MINUTES 16 SECONDS WEST 188.69 FEET TO A WEIHE REBAR; THENCE SOUTH 84 DEGREES 25 MINUTES 37 SECONDS WEST 62.08 FEET TO A WEIHE REBAR; THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 60.00 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS WEST 120.00 FEET TO A WEIHE REBAR; THENCE SOUTH 01 DEGREES 33 MINUTES 58 SECONDS WEST 50.01 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS WEST 120.00 FEET TO A WEIHE REBAR; THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST 120.00 FEET TO A WEIHE REBAR; THENCE NORTH 80 DEGREES 03 MINUTES 29 SECONDS EAST 276.44 FEET TO A WEIHE REBAR; THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST 176.53 FEET TO A WEIHE REBAR; THENCE SOUTH 01 DEGREES 21 MINUTES 52 SECONDS EAST 339.89 FEET TO A WEIHE REBAR; THENCE SOUTH 01 DEGREES 21 MINUTES 52 SECONDS EAST 80.04 FEET TO A PK NAIL; THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST ALONG SAID SECTION QUARTER 721.19 FEET TO THE **POINT OF BEGINNING** CONTAINING 36.22 ACRES OF LAND, MORE OR LESS.

EXCEPTING

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 7 EAST, SITUATED IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 7 EAST; THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST (GRID BEARINGS DERIVED FROM THE INDIANA STATE PLANE EAST ZONE, 2011 ADJUSTMENT WERE UTILIZED AS A BASIS OF BEARINGS FOR THIS DESCRIPTION) ALONG THE SOUTH LINE OF SAID SECTION QUARTER 1245.73 FEET TO A PK NAIL; THENCE NORTH 00 DEGREES 52 MINUTES 25 SECONDS EAST 660.17 FEET TO A WEIHE REBAR ALSO BEING THE **POINT OF BEGINNING**; THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 517.56 FEET TO A WEIHE REBAR; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST 357.55 FEET TO A WEIHE REBAR; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 517.57 FEET TO A WEIHE REBAR; THENCE SOUTH 00 DEGREES 25 MINUTES 13 SECONDS WEST 361.34 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.27 ACRES OF LAND, MORE OR LESS.

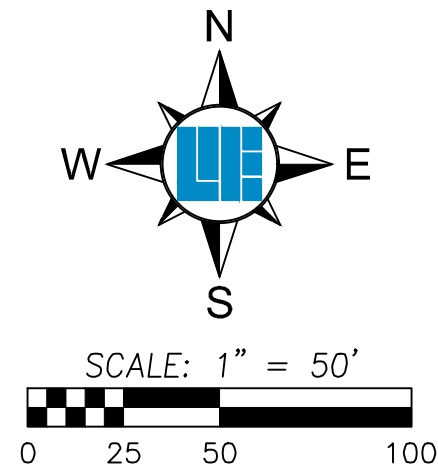
AFTER SAID EXCEPTION THE PLAT CONTAINS 33.83 ACRES, MORE OR LESS.



SEE PAGE 3

SEE PAGE 5

SEE PAGE 6 FOR
CURVE AND LINE TABLE



This instrument prepared for:
GRAND COMMUNITIES, LLC
ROB HAYES
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KENTUCKY 41018
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PARKROSE SECTION 1A
SECONDARY PLAT
A PART OF SW 1/4
SEC.5, T.15N, R.7E

----- SEE PAGE 4 -----

----- SEE PAGE 3 -----

----- SEE PAGE 2 -----

----- SEE PAGE 1 -----

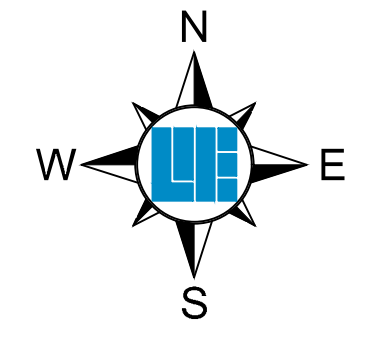
150
234541 S.F.
5.38 AC
793

149
202248 S.F.
4.64 AC
819

C.A. "G"
VAR. D.U.&S.S.E.
218617 S.F.
5.02 AC

C.A. "E"
VAR. D.&U.E.
45741 S.F.
1.05 AC

C.A. "F"
VAR. D.&U.E.
11104 S.F.
0.25 AC



SCALE: 1" = 50'

LEGEND

- /○ 5/8" REBAR/"WEIHE ENGR. 0012" SET/FOUND
- ⊕ 5/8" REBAR W/ALUMINUM CAP STAMPED
- "WEIHE ENGR. 0012" TO BE SET
- PK NAIL TO BE SET
- PK NAIL FOUND
- CONSTRUCTION PLANS CALL FOR A STORM STRUCTURE AT THIS POINT. NO MONUMENT TO BE SET.
- XXXX ADDRESS
- B.S.L. BUILDING SETBACK LINE
- VAR. VARIABLE WIDTH
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- U.E. UTILITY EASEMENT
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SEE PAGE 6 FOR
CURVE AND LINE TABLE

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PARKROSE SECTION 1A SECONDARY PLAT A PART OF SW 1/4 SEC.5, T.15N, R.7E

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	119.45'	150.00'	45°37'30"	S22°23'32"E	116.32'
C2	155.10'	500.00'	17°46'22"	N81°32'02"E	154.48'
C5	35.95'	525.00'	3°55'23"	S88°27'31"W	35.94'
C6	60.51'	525.00'	6°36'15"	S83°11'42"W	60.48'
C7	34.75'	50.00'	39°49'33"	N82°08'48"W	34.06'
C8	27.12'	50.00'	31°04'40"	S77°49'19"E	26.79'
C9	37.33'	50.00'	42°46'56"	N65°14'53"E	36.47'
C10	38.60'	50.00'	44°13'44"	S21°44'33"W	37.65'
C11	38.60'	50.00'	44°13'44"	S22°29'11"E	37.65'
C12	38.60'	50.00'	44°13'44"	S66°42'55"E	37.65'
C13	48.86'	50.00'	55°59'07"	N63°10'39"E	46.94'
C14	36.65'	50.00'	41°59'46"	N56°10'58"E	35.83'
C15	60.41'	501.68'	6°53'57"	N84°02'34"E	60.37'
C16	21.93'	475.00'	2°38'43"	N89°05'51"E	21.93'
C17	47.12'	30.00'	90°00'00"	N44°34'47"W	42.43'
C18	39.27'	25.00'	90°00'00"	N45°25'13"E	35.36'
C19	47.12'	30.00'	90°00'00"	S45°25'13"W	42.43'
C20	39.27'	25.00'	90°00'00"	S44°34'47"E	35.36'
C21	39.27'	25.00'	90°00'00"	S45°25'13"W	35.36'
C22	39.27'	25.00'	90°00'00"	N44°34'47"W	35.36'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C23	39.27'	25.00'	90°00'00"	N45°25'13"E	35.36'
C24	39.27'	25.00'	90°00'00"	S44°34'47"E	35.36'
C25	39.27'	25.00'	90°00'00"	S44°34'47"E	35.36'
C26	39.27'	25.00'	90°00'00"	S45°25'13"W	35.36'
C27	39.27'	25.00'	90°00'00"	S44°34'47"E	35.36'
C28	28.69'	175.00'	9°23'41"	S04°16'37"E	28.66'
C29	35.29'	175.00'	11°33'12"	S14°45'04"E	35.23'
C30	16.29'	175.00'	5°19'58"	N23°11'39"W	16.28'
C31	47.38'	125.00'	21°42'59"	N23°38'54"W	47.09'
C32	28.82'	125.00'	13°12'38"	N06°11'06"W	28.76'
C33	39.27'	25.00'	90°00'00"	N45°25'13"E	35.36'
C34	39.27'	25.00'	90°00'00"	N44°34'47"W	35.36'
C35	39.27'	25.00'	90°00'00"	S45°25'13"W	35.36'
C40	100.53'	64.00'	90°00'00"	N45°00'00"E	90.51'
C41	100.53'	64.00'	90°00'00"	S45°00'00"E	90.51'
C42	100.53'	64.00'	90°00'00"	S45°00'00"W	90.51'
C43	100.53'	64.00'	90°00'00"	N45°00'00"W	90.51'
C44	84.75'	54.00'	89°55'04"	N45°27'41"E	76.31'
C45	13.51'	56.00'	13°49'26"	N83°30'30"E	13.48'
C46	72.18'	54.00'	76°35'16"	S65°06'35"E	66.93'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C47	54.02'	54.00'	57°18'48"	S72°45'48"W	51.79'
C48	74.53'	54.00'	79°04'58"	N39°02'19"W	68.76'
C49	51.85'	73.36'	40°29'32"	S26°41'13"W	50.77'
C50	43.94'	61.36'	41°01'55"	S27°28'07"W	43.01'
C51	29.18'	50.75'	32°56'17"	S16°02'55"E	28.78'
C52	27.62'	49.00'	32°17'19"	S16°22'24"E	27.25'
C53	85.78'	250.13'	19°38'59"	S09°36'33"W	85.36'
C54	13.63'	27.94'	27°56'20"	S14°03'50"W	13.49'
C55	18.18'	39.94'	26°04'30"	S13°34'16"W	18.02'
C56	80.86'	238.13'	19°27'17"	S09°30'42"W	80.47'
C57	20.85'	37.00'	32°17'19"	S16°22'24"E	20.58'
C58	38.69'	63.34'	35°00'14"	S14°56'02"E	38.09'
C59	6.44'	25.00'	14°44'59"	N83°02'44"E	6.42'
C60	9.83'	52.88'	10°39'07"	N49°22'19"W	9.82'
C61	61.96'	68.56'	51°47'08"	N69°56'19"W	59.88'
C62	29.39'	40.88'	41°11'25"	N64°38'28"W	28.76'
C63	72.19'	80.56'	51°20'46"	N69°43'08"W	69.80'

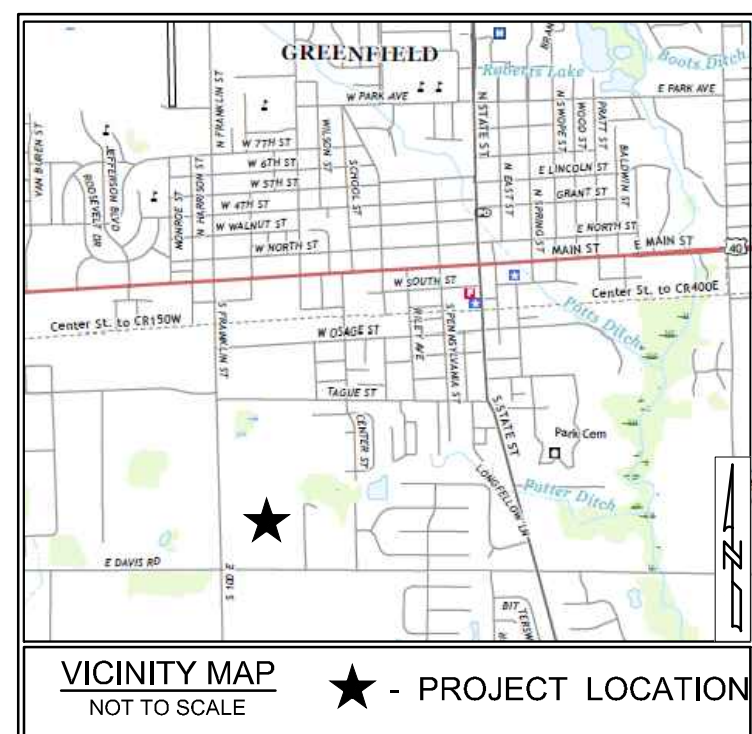
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°50'04"W	15.11'
L2	S89°50'04"W	14.41'
L3	S00°25'13"W	30.03'
L4	S00°25'13"W	29.52'
L5	S00°58'02"W	81.68'
L6	S00°58'02"W	81.02'
L7	S00°25'13"W	6.98'
L8	S00°12'56"E	70.49'
L9	S00°12'56"E	70.49'
L10	N47°21'56"E	32.52'
L11	S89°48'31"E	18.50'
L12	S61°49'05"E	35.54'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S19°39'17"E	31.55'
L14	S08°04'07"W	17.83'
L15	S24°10'50"W	24.73'
L16	S00°00'00"E	11.48'
L17	S39°07'59"E	11.42'
L18	S72°16'33"E	13.73'
L19	N74°02'56"E	44.27'
L20	N70°48'22"E	25.16'
L21	N64°37'30"E	20.94'
L22	N80°02'50"E	33.44'
L23	S17°31'46"E	10.17'
L24	S57°55'37"E	21.64'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N22°35'47"E	19.01'
L26	N40°17'23"W	18.03'
L27	N06°00'36"W	11.87'
L28	N03°25'55"E	25.98'
L29	N10°28'27"W	24.80'
L30	N01°58'22"W	25.93'
L31	N87°04'01"W	42.40'
L32	N10°16'53"E	36.15'
L33	N06°46'01"E	58.90'
L34	N10°39'52"E	12.87'
L35	N00°11'07"E	55.62'
L36	N04°43'43"W	30.29'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L37	N01°29'03"E	13.13'
L38	N28°38'51"W	14.53'
L39	N62°34'11"W	19.77'
L40	N82°30'28"W	27.83'
L41	N72°19'18"W	58.38'
L42	N58°15'58"W	17.64'
L43	N82°27'30"W	24.38'
L44	N05°40'39"E	14.89'
L45	S84°05'14"E	66.93'
L46	N70°39'44"E	22.88'
L47	N26°44'35"E	22.91'
L48	N07°48'23"E	10.85'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L49	N46°26'34"E	23.71'
L50	S79°15'07"E	17.35'
L51	N11°09'58"E	49.71'
L52	N04°59'29"E	28.25'
L53	N32°25'27"W	11.30'
L54	N47°44'25"E	14.43'
L55	N69°00'34"E	6.96'



This instrument prepared for:

GRAND COMMUNITIES, LLC

ROB HAYES
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KENTUCKY 41018
PHONE: 513-213-7890

This instrument prepared by: Jacob T. Hoffman

WEIHE ENGINEERS

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Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PARKROSE SECTION 1A SECONDARY PLAT A PART OF SW 1/4 SEC.5, T.15N, R.7E

SURVEYOR'S CERTIFICATE

THIS SUBDIVISION CONTAINS 35 OF SINGLE FAMILY DETACHED LOTS AND 26 OF SINGLE FAMILY ATTACHED LOTS FOR A TOTAL OF 48 OF LOTS NUMBERED 1-16, 33-43, 58-60, 101-108, 132-141, 149 AND 150 AND 10 COMMON AREAS DESIGNATED C.A. "A"- "J" TOGETHER WITH STREETS, RIGHT OF WAYS AND EASEMENTS AS SHOWN HEREIN. THE SIZES OF TRACTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

ALL MONUMENTS SHOWN DO OR WILL EXIST. AN AFFIDAVIT, CROSS REFERENCING THIS PLAT, WILL BE RECORDED ATTESTING TO THE SETTING OF MONUMENTS WITHIN THE SUBDIVISION NO LATER THAN TWO YEARS AFTER THE RECORDING OF THIS PLAT.

ALL OF THE MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE SET IN ACCORDANCE WITH 865 IAC 1-12. ALL MONUMENTS SET ON THIS PLAT WILL BE CONFIRMED ON A MONUMENT AFFIDAVIT RECORDED AND CROSS REFERENCED TO THIS PLAT. ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

CROSS REFERENCE IS HEREBY PLANNED UNIFIED DEVELOPMENT RECORDED AS INSTRUMENT NUMBER 202310696 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

CROSS REFERENCE IS HEREBY MADE TO AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY UNDER WEIHE ENGINEERS, INC. PROJECT NO. W210316-100 AND RECORDED AS INSTRUMENT NUMBER 202403979 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, THERE HAVE BEEN NO CHANGES IN SURVEY MATTERS SINCE THAT SURVEY.

I, JACOB HOFFMAN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT REPRESENTS A SURVEY COMPLETED BY BE ON _____, 20____; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

JACOB T. HOFFMAN
PS NO. LS21100009
STATE OF INDIANA

DEED OF DEDICATION

WE THE UNDERSIGNED _____, 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 PARKROSE SECTION 1A, 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 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 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 AND 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 SERVICES 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 US 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.

PARKROSE, SECTION 1A SECONDARY PLAT AND ALL OF THE REAL ESTATE, LOTS AND COMMON AREAS DESCRIBED HEREIN, ARE SUBJECT IN ALL RESPECTS BY THE DECLARATION OF RESTRICTIONS RECORDED WITH THE RECORDER OF HANCOCK COUNTY, INDIANA ON _____ 20____, AS INSTRUMENT NO. _____.

HEREAFTER THE RECORDING OF PARKROSE SECTION 1A, THE FOLLOWING PLATS SHALL BE VACATED.
BONVILLA, SECTION 1 RECORDED ON NOVEMBER 25, 2003 WITH AN INSTRUMENT NUMBER 030025184.
MCKEE WOODS, SECTION 1 RECORDED ON APRIL 17, 2018 WITH AN INSTRUMENT NUMBER 20180368.

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, 20____, (A 25-YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS, (OR RESTRICTIONS), SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF THEN 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 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.

FOR PURPOSES OF ESTABLISHING PUBLIC STREETS AND PUBLIC RIGHTS-OF-WAY, WE, THE UNDERSIGNED, DOES HEREBY DEDICATE TO THE CITY OF GREENFIELD, INDIANA AS PUBLIC STREETS ALL STREETS IDENTIFIED AS "RIGHT-OF-WAY" (ROW) ON THIS PLAT OF PARKROSE, SECTION 1 SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

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 _____, 20____.

(NOTARY PUBLIC)

PLAN COMMISSION CERTIFICATE OF 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 PLAT COMMISSION AT A MEETING HELD _____, 20____.

GREENFIELD ADVISORY PLAN COMMISSION

PRESIDENT

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE.

(THE FOLLOWING CERTIFICATE SHALL BY 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 ON THE ____ DAY OF _____, 20____.

CHAIRPERSON

RECORDING SECRETARY

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 UNDER AUTHORITY PROVIDED BY CHAPTER 155.072 OF THE GREENFIELD UNIFIED DEVELOPMENT ORDINANCE, THIS PLAT WAS GIVEN SECONDARY APPROVAL BY THE CITY PLAN COMMISSIONS ADMINISTRATIVE STAFF:

APPROVED BY THE GREENFIELD CITY PLAN COMMISSION ADMINISTRATIVE STAFF ON _____ OR BY THE GREENFIELD CITY PLAN COMMISSION AT A MEETING HELD _____, 20____.

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, I.C. 36-7-4-706, AND HEREBY CERTIFIES THAT HIS PLAT MEETS ALL OF THE MINIMUM REQUIREMENTS IN THE CODE OF ORDINANCES OF GREENFIELD, INDIANA.

GREENFIELD CITY OF PLAN COMMISSION STAFF

PLANNING DIRECTOR OF GREENFIELD, INDIANA

DATE:

This instrument prepared for:

GRAND COMMUNITIES, LLC

ROB HAYES
3940 OLYMPIC BLVD, SUITE 400
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