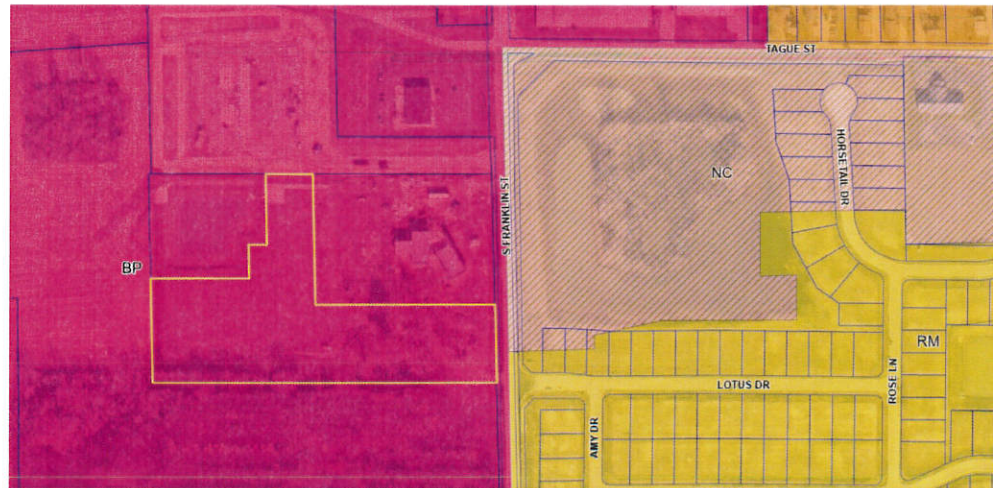


SUB23-10: 760 S. Franklin Road, City of Greenfield, Indiana Building Corporation, requests approval of a Replat of Lot 2 Fruth Farms dividing Lot 2 into Lots 3 and 4 approximately 6.052 acres +/- in the BP District.

EXHIBITS:

1. Plat Exhibit, file dated August 23, 2023
2. Fruth Farms Original Plat, dated April 2, 2021



SURROUNDING USES

- North** "BP" Business Park, Parker Electric Substation and 911 Center
- South** "BP" Business Park, vacant, wooded
- East** "NC" Neighborhood Commercial and "RM" Residential Moderate, Sandalwood Subdivision
- West** "BP" Business Park, vacant, agriculture

CURRENT PROPOSAL

The City of Greenfield Indiana Building Corporation, in order to receive financing for the construction of a new water tower, requests a replat of Lot 2 of Fruth Farms into Lots numbered 3 and 4. The water tower is intended to be located on the newly created Lot 3. The uses in the general area include industrial, business park, and parks. The location is in close proximity to a range of other city, county, and state users. It is directly west of the Sandalwood Subdivision, which has the northwestern area near Franklin and Tague as wetland and open spaces.

Common Areas

There is existing common area of just under two acres that contains the drainage pond for this subdivision.

Landscaping

Landscaping has already been installed on Lot 3 along Franklin Road.

Access and Connectivity

Access is available through the shared access and utility easement on the north side of Lot 1. The access road has already been improved asphalt during the construction of the new Animal Management Building.

Technical Review

The site has been through technical review; all utilities are available to the site.

Platting Requirements

Requests for plat approval must meet the requirements of the zoning code in order to be approved. This proposed plat conforms to the requirements of the BP district and has set aside the proper distances for setbacks, infrastructure requirements/easements, and dimensional requirements of the district.

• • •

Staff Recommendation: Approve the Replat of Lot 2 Fruth Farms with the following commitments:

1. All public improvements shall conform to the Public Improvements Design Manual. The design and installation of all public infrastructures shall be subject to the approval of the appropriate governmental agency.
2. Addresses shall be assigned in accordance with Chapter 158, Greenfield Addressing Code and recorded on the plat.

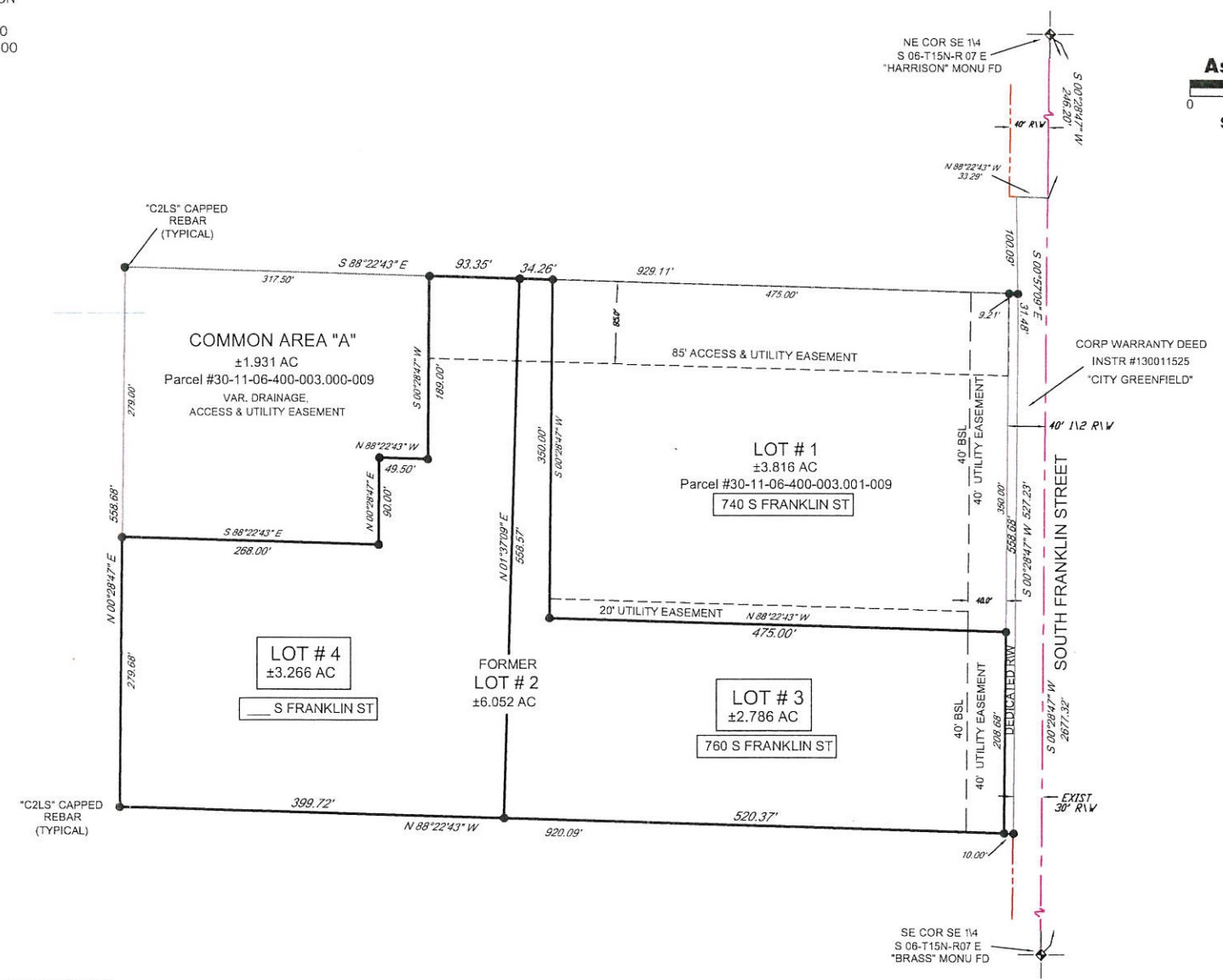
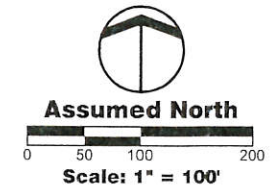
THIS INSTRUMENT PREPARED BY:

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

DEVELOPED BY:
 CITY OF GREENFIELD, INDIANA
 BUILDING CORPORATION
 10 SOUTH STATE ST
 GREENFIELD, IN 46140
 PHONE: (317)-477-4300

REPLAT OF LOT NUMBER 2 IN
 "FRUTH FARMS" - SECONDARY PLAT
 SECTION 06, TOWNSHIP 15 NORTH, RANGE 07 EAST
 CITY OF GREENFIELD, CENTER TOWNSHIP,
 HANCOCK COUNTY, INDIANA

CABINET SLIDE
 INST. NO.



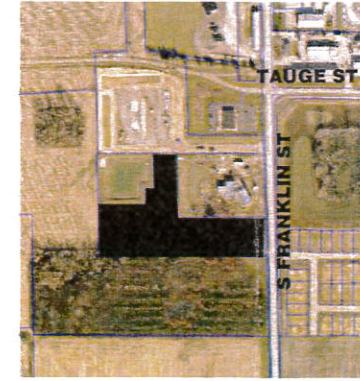
ZONING INFORMATION:

- SITE ZONED "BP" (BUSINESS PARK)
- Manufacturing / Large Scale:**
- Lot Area = N/A
 - Lot Width = N/A
 - Front Yard Setback (BSL) = 40' MIN.
 - Side Yard Setback = 10' MIN.
 - Rear Yard Setback = 10' MIN.
- Manufacturing / Small/Medium Scale:**
- Lot Area = N/A
 - Lot Width = N/A
 - Front Yard Setback (BSL) = 25' MIN.
 - Side Yard Setback = 10' MIN.
 - Rear Yard Setback = 10' MIN.
- Commercial, Multi-Unit, Mixed-Use, Non-Industrial Uses:**
- Lot Area = N/A
 - Lot Width = N/A
 - Front Yard Setback (BSL) = 20 to 35' MIN.
 - Side Yard Setback = 10' MIN.
 - Rear Yard Setback = 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 18059C0143E of the Flood Insurance Rate Maps for Hancock County, Indiana (maps dated December 4, 2007).

SITE MAP
 (NO SCALE)



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KNIGHTSTOWN, INDIANA 46140
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DEVELOPED BY:
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REPLAT OF LOT NUMBER 2 IN
"FRUTH FARMS" - SECONDARY PLAT
SECTION 06, TOWNSHIP 15 NORTH, RANGE 07 EAST
CITY OF GREENFIELD, CENTER TOWNSHIP,
HANCOCK COUNTY, INDIANA

CABINET SLIDE
INST. NO.

SOURCE OF TITLE:
QUITCLAIM DEED
CITY OF GREENFIELD, INDIANA
BUILDING CORPORATION
INSTR. #202107528

Land Description

Lot Number 2 in "Fruth Farms" Secondary Plat, as per plat thereof, recorded April 2, 2021 as shown on Plat Cabinet D Slide 134, Instrument number 202105334 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 August 16, 2023; 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
August 16, 2023



This Re-Plat of Lot Number 2, consists of 2 lots, Lot Number 3 and Lot Number 4 (all inclusive) together with Easements and Access Easements as shown on the within Re-Plat. The size of lots and easements are shown in figures denoting feet and decimal parts thereof. All monuments shown exists or will be set within a 2 year period from the recording date.

Cross reference is hereby made to a survey plat prepared by Coor Consulting on December 28, 2018 and is recorded as Instrument Number 201904428 in the office of the Recorder for Hancock County, Indiana.

Deed of Dedication

"I the undersigned, City of Greenfield, Indiana Building Corporation, 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 2 in "Fruth Farm" Secondary Plat, 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. 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."

Witness our Hands and Seals this _____ day of _____, 2023.

(Printed) (Signature)

(Title)

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 _____, 2023.

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 Greenfield Advisory Plan Commission as follows:

Approved by the Greenfield Advisory Plan Commission at a meeting held _____, 2023.

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 _____, 2023.

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 Greenfield Advisory Plan Commission as follows:

Approved by the Greenfield Advisory Plan Commission at a meeting held _____, 2023.

GREENFIELD ADVISORY PLAN COMMISSION

President printed Signature

Planning Director Certificate

The Greenfield Advisory 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 Advisory Plan Commission Staff

Planning Director of Greenfield, Indiana Signature

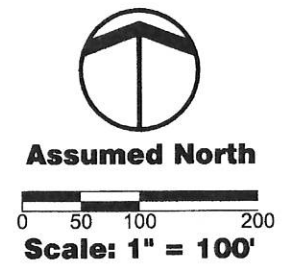
Date: _____, 2023.

Redaction Statement:

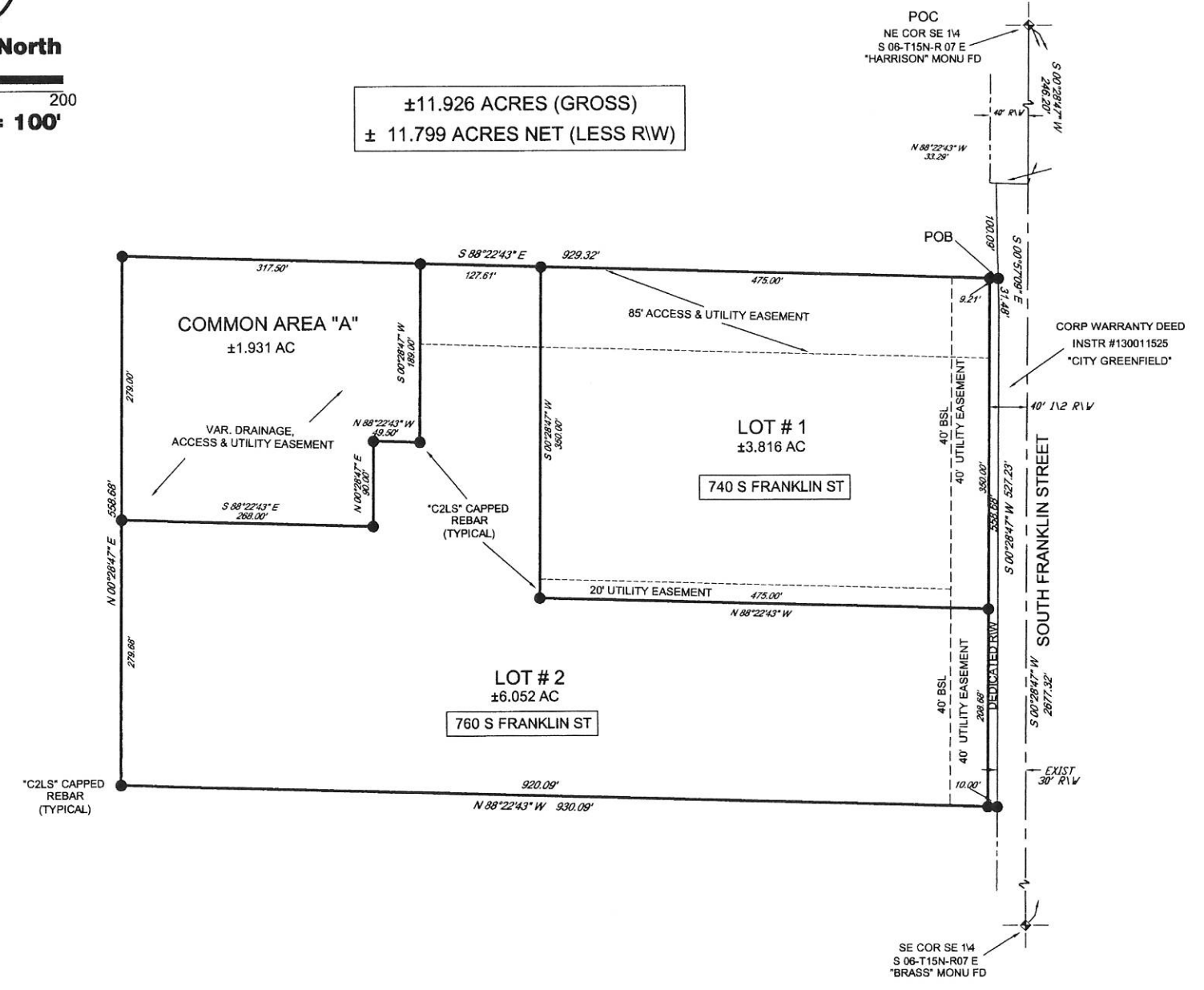
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Christopher M. Cooper

"FRUTH FARMS" Secondary Plat

A part of S06-T15N-R07E, Center Township, Hancock County, Indiana



±11.926 ACRES (GROSS)
± 11.799 ACRES NET (LESS R/W)



Prepared By:
Stephen M. Cooper
COOR
consulting & land services
corporation
303 West Main Street, Knightstown, Indiana 46148
Ph: (765)345-5943 Toll Free: (888)593-2667
Web: www.coorconsulting.com Email: coorconsulting@aol.com

Subdivider:
City of Greenfield
10 South State Street
Greenfield, IN 46140

"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."

By: *Stephen M. Cooper*

FILE: 2018-138_PLAT_P22.DWG

"FRUTH FARMS" Secondary Plat

A part of S06-T15N-R07E, Center Township, Hancock County, Indiana

Land Description

A part of the Southeast Quarter of Section 06, Township 15 North, Range 07 East, in Center Township, Hancock County, Indiana, being described as follows:

Commencing at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 28 minutes 47 seconds West (bearing system per plat for the Hancock County Emergency Operations Center Subdivision) along the East line thereof a distance of 246.20 feet to the Southeast corner of the plat for Hancock County Emergency Operations Center Subdivision as recorded in Instrument Number 120002317 in the Office of the Recorder for Hancock County, Indiana; thence North 88 degrees 22 minutes 43 seconds West along the South line thereof a distance of 33.29 feet to the West right of way line of Franklin Street as recorded in Instrument Number 130011525 in said Recorder's Office; thence South 00 degrees 57 minutes 09 seconds East along said right of way line a distance of 100.09 feet to the Point of Beginning; thence continuing South 00 degrees 57 minutes 09 seconds East along said right of way line a distance of 31.48 feet; thence South 00 degrees 28 minutes 47 seconds West a distance of 527.23 feet; thence North 88 degrees 22 minutes 43 seconds West a distance of 930.09 feet; thence North 00 degrees 28 minutes 47 seconds East parallel with the East line of said Southeast Quarter Section a distance of 558.68 feet; thence South 88 degrees 22 minutes 43 seconds East a distance of 929.32 feet to the Point of Beginning. Containing 11.926 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Stephen M. Cooper, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana.

Cross reference is hereby made to a survey plat prepared by Coor Consulting on December 28, 2018 and deed recorded as Instrument Number 201904428; in the office of the Recorder for Hancock County, Indiana.


Stephen M. Cooper, Professional Surveyor No. 50557



DEED OF DEDICATION

We the undersigned, City of Greenfield, Indiana, 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 "FRUTH FARMS"; BEING A PART OF SECTION 06, TOWNSHIP 15 NORTH, RANGE 07 EAST IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA, and addition to the City of Greenfield, Indiana. The subdivision shall consist of two lots, Lot 1 (one) and Lot 2 (two), along with one (1) common area, Common Area "A". 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 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 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.

Subject to a Pond Covenant, Maintenance of Pond in Common Area "A" to be shared equally between Lot 1 (One) and 2 (Two)

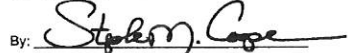
COVENANTS AND RESTRICTIONS

The foregoing agreement is to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2030, at which time said agreement 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 that agreement, in whole or in part. Invalidation of the foregoing agreement by judgment or court order shall in no way affect any other agreement, which shall remain in full force and effect.

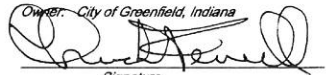
Prepared By:
Stephen M. Cooper
COOR
consulting & land services
corporation

303 West Main Street, Knightstown, Indiana 46148
Ph:(765)345-5943 Toll Free:(888)593-2667
Web: www.coorconsulting.com Email: coorconsulting@aol.com

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.

By: 

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 reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Owner: City of Greenfield, Indiana

Signature
CHUCK FEWELL, MAYOR
Printed Name and Title

Before me the undersigned Notary Public, in and for the County and State, personally appeared CHUCK FEWELL, 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 23RD day of MARCH, 2021.

Gregg H. Macrelock Gregg H. Macrelock
(Notary Public) Signature

Commission Expires 3/27/24 County of Residence HANCOCK

State of Indiana)
County of Hancock)



PLAN COMMISSION CERTIFICATE FOR PRIMARY APPROVAL

Under the 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 Feb 8, 2021

Rebecca Riley VP
Printed Name and Title
Rebecca Riley

PLAN COMMISSION CERTIFICATE FOR SECONDARY APPROVAL

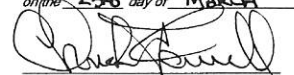
Under the authority provided by the Indiana Advisory Planning Law, IC 36-7-4, enacted by the General Assembly of the state, and all acts amendatory thereto, and an ordinance adopted by the City Council, this plat was given secondary approval by the City Plan Commission as follows:

Approved by the Greenfield City Plan Commission at a meeting held Feb 8, 2021

Rebecca Riley VP
Printed Name and Title
Rebecca Riley

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 23rd day of MARCH, 2021.


Chairperson - Chuck Fewell
Lori Elmore
Recording Secretary - Lori Elmore

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, 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
Joanie Fitzwater
Zoning Administrator of Greenfield, Indiana - Joanie Fitzwater
Date: 2-25 2021

FILE: 2021-03-PLAT-222.DWG