

Hawks Tail - Section 1

Part of the Northeast Quarter of Section 4, Township 15 North, Range 7 East
Center Township, Hancock County, Indiana

A detailed map of the Hialeah area in Miami-Dade County, Florida. The map shows the intersection of Historic National Road (US Highway 40) and E 10th St. A black rectangle highlights the project location, which is situated east of the intersection, near the intersection of E 10th St and E 11th St. An arrow points from the text "PROJECT LOCATION" to the highlighted area. The map includes various streets, parks (e.g., Branchview Park, Hialeah Park), and landmarks (e.g., Hialeah Golf Course, Hialeah Village). The project location is in the northern part of the map, near the intersection of E 10th St and E 11th St.

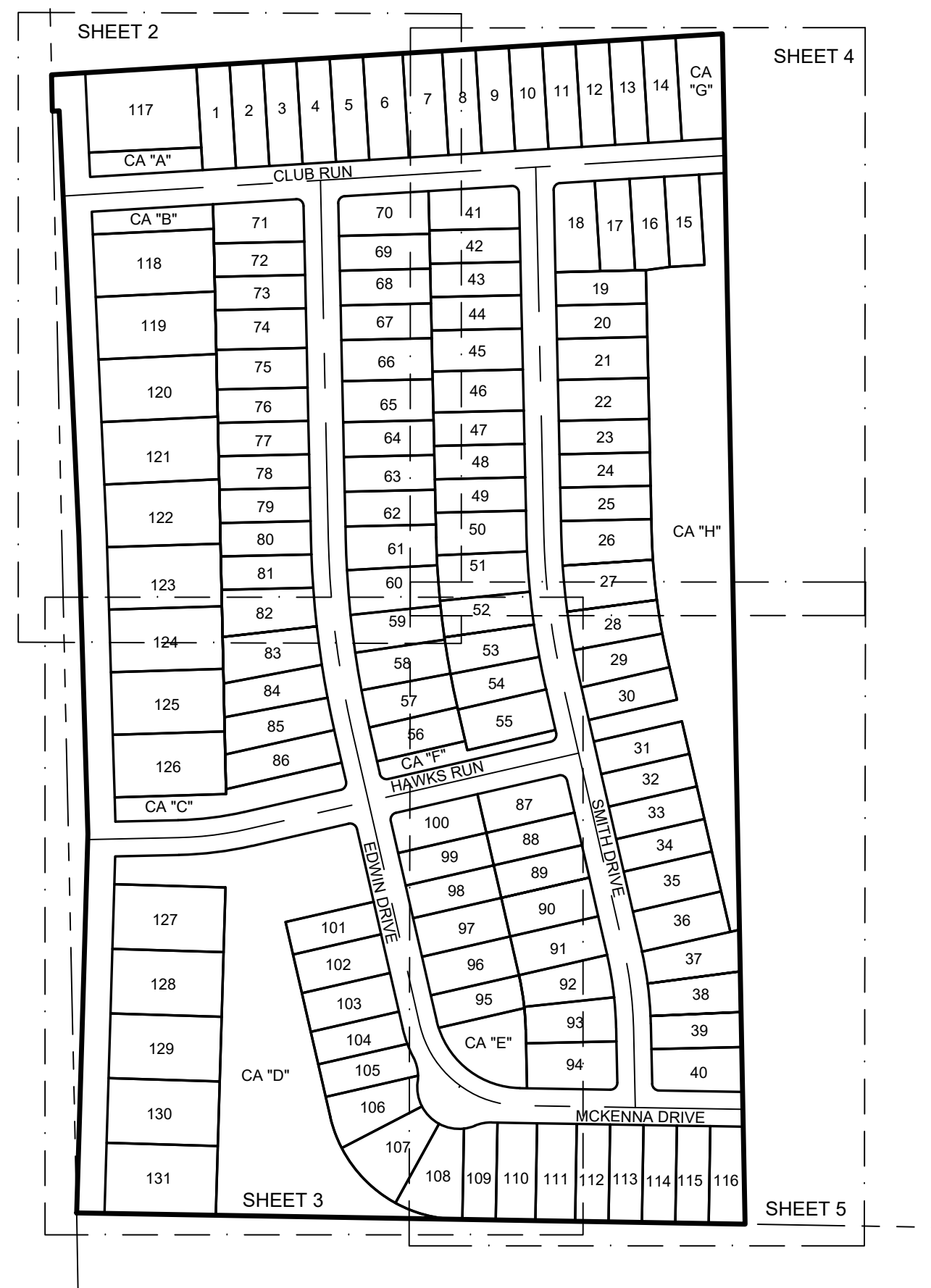
	PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT. MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).
○	A 5/8"x24" REBAR WITH CAP STAMPED "V3 PX IN FIRM #0092" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
●	DENOTES A STREET CENTERLINE MONUMENT, EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 24" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, AN ALUMINUM MONUMENT HAVING A "DIMPLE" IN THE TOP, A HARRISON MONUMENT OR A MAG NAIL (THE TYPE BEING DEPENDENT UPON JURISDICTIONAL REQUIREMENTS AND ALL BEING SET FLUSH WITH THE SURFACE OF THE PAVEMENT.)

PUD LOTS 1-116	
MIN. BSL	15'
MIN. DISTANCE BETWEEN BUILDINGS	12'
MIN. SIDE YARD SETBACK	5'
MIN. AGGREGATE SIDE YARD SETBACK	12'
MIN. REAR YARD SETBACK	15' + EASEMENTS
MIN. LOT WIDTH	48'
MIN. LOT DEPTH	120'
RESIDENTIAL LOW DENSITY (RL) LOTS 117-131	
MIN. BSL	30'
MIN. DISTANCE BETWEEN BUILDINGS	30'
MIN. SIDE YARD SETBACK	15'
MIN. REAR YARD SETBACK	20' + EASEMENTS
MIN. LOT WIDTH	80'
MIN. LOT AREA	12,000 SF

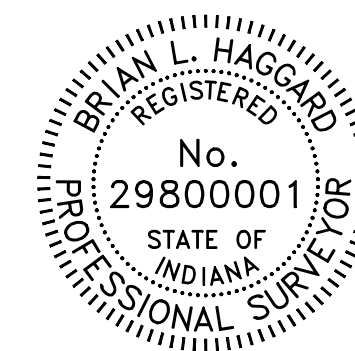
25 LOT NUMBER

SF SQUARE FEET

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	10.00'	15.32'	N 42°36'59" E	13.86'	087°46'04"
C2	10.00'	16.10'	S 47°23'01" E	14.41'	092°13'56"
C3	1025.00'	208.79'	N 07°06'11" W	208.43'	011°40'15"
C4	1050.00'	213.88'	N 07°06'11" W	213.51'	011°40'15"
C5	1075.00'	218.97'	S 07°06'11" E	218.60'	011°40'15"
C6	10.00'	15.71'	S 32°03'42" W	14.14'	090°00'00"
C7	10.00'	15.71'	N 57°56'18" W	14.14'	090°00'00"
C8	525.00'	106.94'	N 07°06'11" W	106.76'	011°40'15"
C9	550.00'	112.03'	N 07°06'11" W	111.84'	011°40'15"
C10	525.00'	106.94'	N 07°06'11" W	106.76'	011°40'15"
C11	10.00'	15.32'	N 45°09'20" W	13.87'	087°46'35"
C12	10.00'	16.10'	N 44°50'04" E	14.41'	092°13'25"
C13	395.00'	80.46'	N 07°06'11" W	80.32'	011°40'15"
C14	60.00'	24.78'	S 79°14'32" W	24.60'	023°39'42"
C15	60.00'	125.60'	N 52°37'04" W	103.89'	119°56'33"
C16	60.00'	36.40'	N 10°01'26" W	35.84'	034°45'19"
C17	175.00'	44.18'	N 20°10'12" W	44.06'	014°27'48"
C18	150.00'	199.24'	N 50°59'28" W	184.92'	076°06'19"
C19	125.00'	166.04'	S 50°59'28" E	154.10'	076°06'19"
C20	190.00'	252.37'	S 50°59'33" E	234.22'	076°06'09"
C21	10.00'	15.71'	S 32°03'42" W	14.14'	090°00'00"
C22	10.00'	15.71'	N 57°56'20" W	14.14'	090°00'00"
C23	10.00'	15.71'	S 32°03'42" W	14.14'	090°00'00"
C24	10.00'	15.71'	N 57°56'18" W	14.14'	090°00'00"
C25	525.00'	106.94'	S 82°53'49" W	106.76'	011°40'15"
C26	500.00'	101.85'	N 82°53'49" E	101.67'	011°40'15"
C27	475.00'	96.76'	S 82°53'49" W	96.59'	011°40'15"
C28	1335.00'	271.93'	N 07°06'11" W	271.46'	011°40'15"
C29	1360.00'	277.03'	N 07°06'11" W	276.55'	011°40'15"
C30	1385.00'	282.12'	S 07°06'11" E	281.63'	011°40'15"
C31	1205.00'	245.45'	S 07°06'11" E	245.03'	011°40'15"
C32	10.00'	15.32'	N 42°36'59" E	13.86'	087°46'04"
C33	10.00'	16.10'	S 47°23'01" E	14.41'	092°13'56"
C34	895.00'	182.31'	N 07°06'11" W	181.99'	011°40'15"



**Know what's below.
Call before you dig.**




Brian L. Haggard
PS No. LS29800001
State of Indiana

Surveyed and Prepared By:



171 N. Main Street
Martinsville, IN 46151
Ph: 765.600.2501

Visio, Vertere, Virtute
WWW.V3CO.COM

Sheet No. 1 of 6

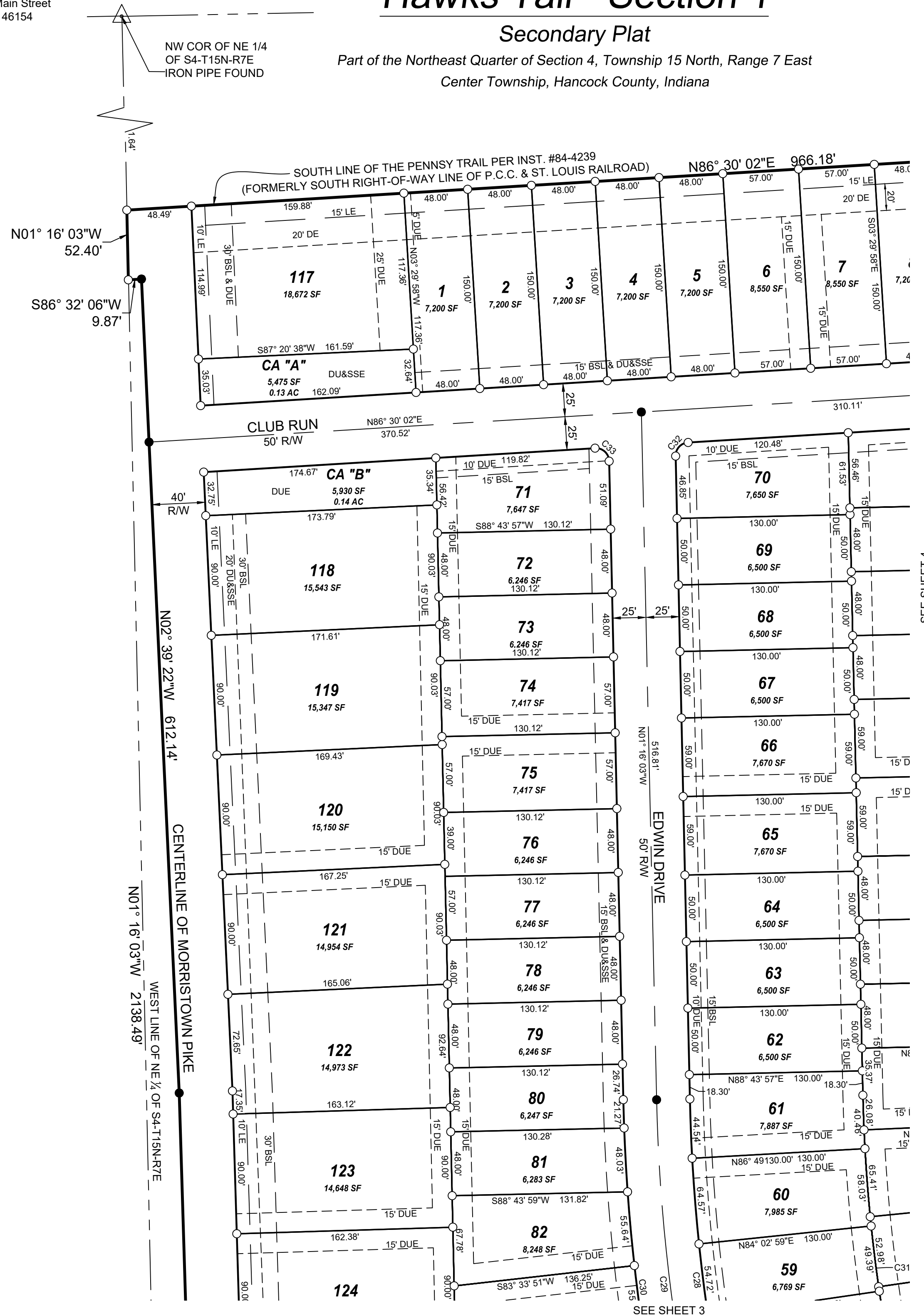
This Instrument Prepared for:
William Eric Group, LLC
238 North Main Street
Maxwell, IN 46154

Hawks Tail - Section 1

Secondary Plat

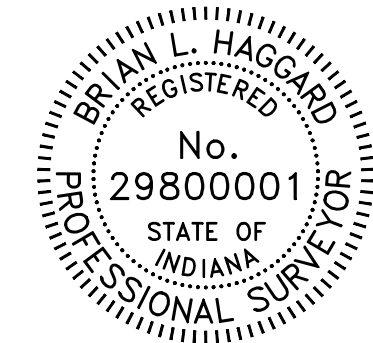
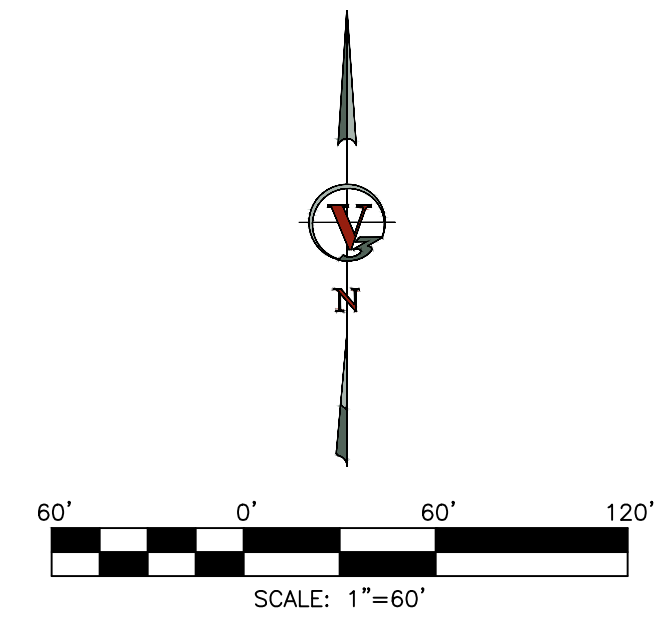
Part of the Northeast Quarter of Section 4, Township 15 North, Range 7 East
Center Township, Hancock County, Indiana

CABINET _____ SLIDE _____



- LEGEND**
- SECTION CORNER
 - 25** LOT NUMBER
 - AC ACRES
 - BSL BUILDING SETBACK LINE
 - DE DRAINAGE EASEMENT
 - DUE DRAINAGE & UTILITY EASEMENT
 - DU&SSE DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
 - LE LANDSCAPE EASEMENT
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET

*SEE SHEET 1 FOR CURVE TABLE



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Project Number:	230291
Date Plotted:	April 25, 2025
Revisions:	
5/2/25	revise lot layout
5/6/25	add D&UE, revise lot dimensions
5/20/25	revisions per review comments
5/29/25	revisions per review comments
Drawn By: HMS	Sheet No. 2 of 6

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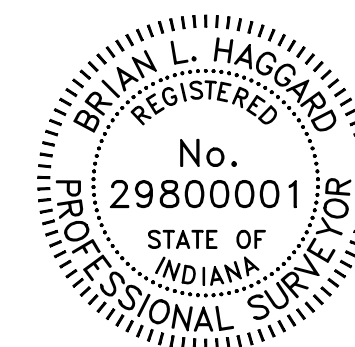
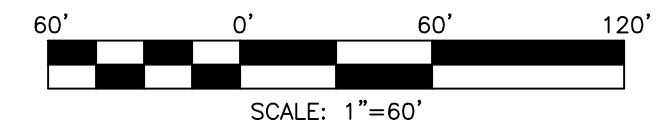
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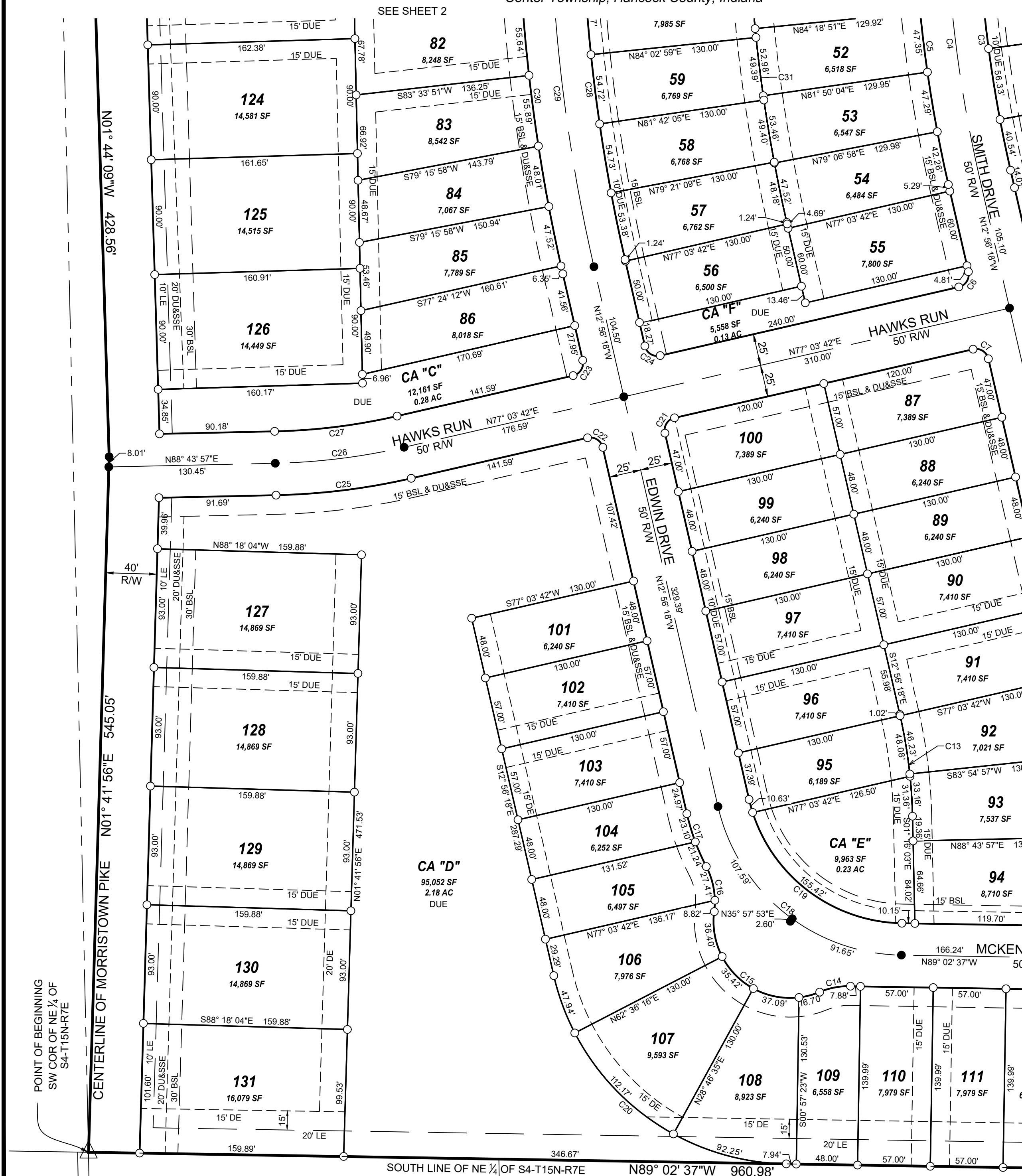
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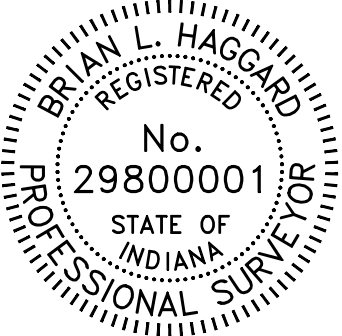
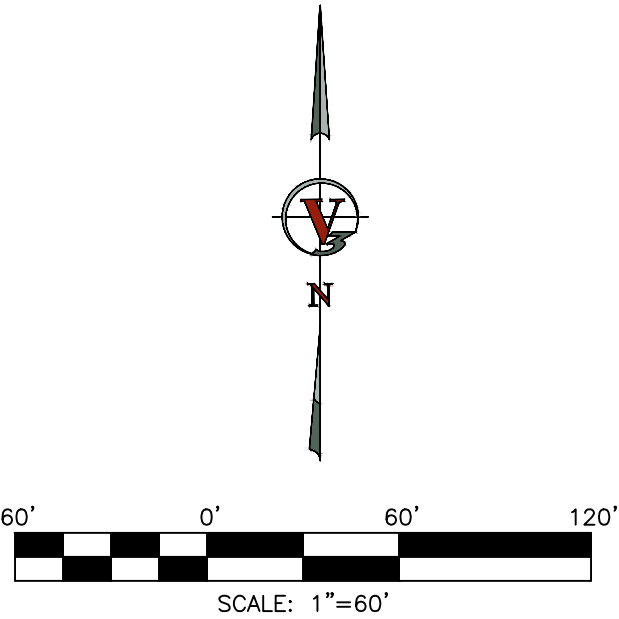
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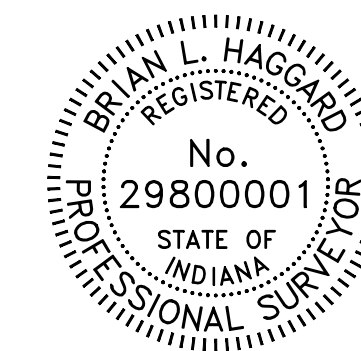
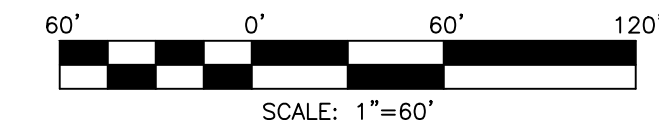
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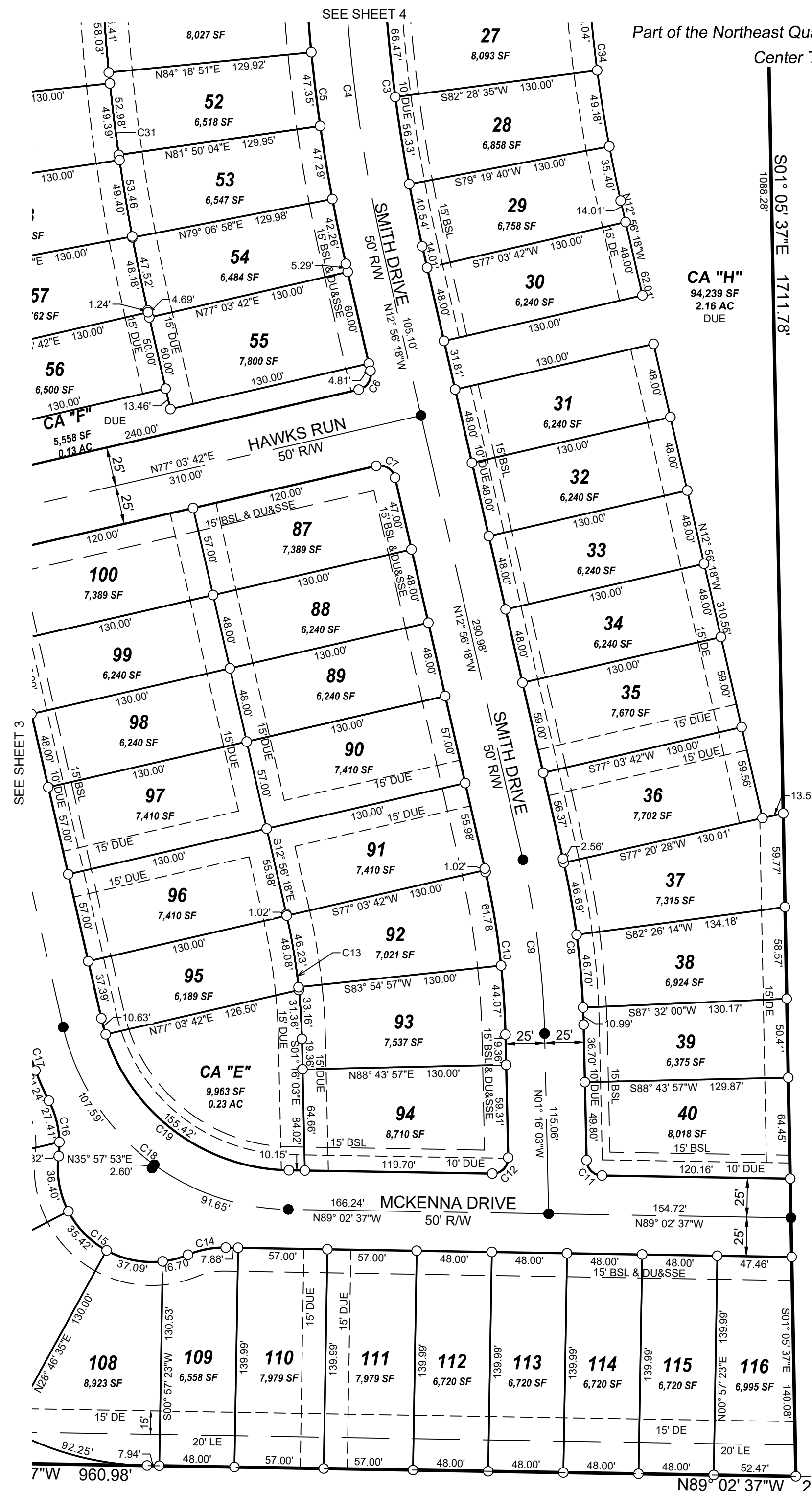
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Drawn By: HMS Sheet No. 5 of 6



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Hawks Tail - Section 1

Secondary Plat

Part of the Northeast Quarter of Section 4, Township 15 North, Range 7 East
Center Township, Hancock County, Indiana

CABINET _____ SLIDE _____

LAND DESCRIPTION

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

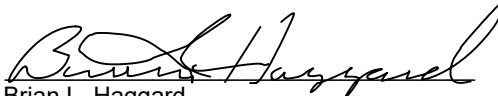
BEGINNING at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence along the centerline of Morristown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the Northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 966.18 feet; thence South 01 degree 05 minutes 37 seconds East 1,711.78 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the POINT OF BEGINNING, containing 36.330 acres, more or less.

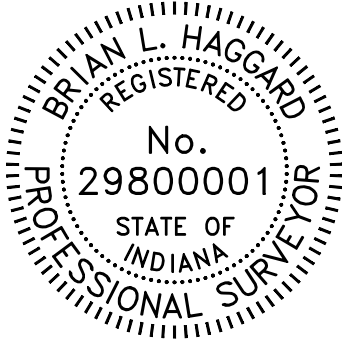
This subdivision consists of 131 lots numbered 1-131 (all inclusive) and eight (8) Common Areas labeled CA "A-H" (all inclusive). The dimensions of lots, common areas, and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey prepared by V3 Companies, in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana.

I further certify I am licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross-referenced survey and to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey and any lines that are common with the new subdivision.

Witness by signature this ____ day of _____, 2025.


Brian L. Haggard
PS No. LS29800001
State of Indiana



REDACTION STATEMENT

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law. Brian L. Haggard

PREPARED BY STATEMENT

This instrument was prepared by Brian L. Haggard, V3 Companies Ltd., 171 N. Main Street, Martinsville, IN 46151.

DEDICATION CERTIFICATE

We, the undersigned _____, owners of the real estate shown and described on the plat herein and recorded in the Office of the Recorder of Hancock County, Indiana, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We further certify this plat is made and submitted with our free consent and desires.

This subdivision shall be known as "Hawks Tail, Section 1". All streets and rights-of-way 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 said lines and the right-of-way lines of the streets, there shall be erected or maintained no building or structure.

Perpetual utility easements are hereby granted to any private or public utility or municipal department, their successors and assigns, within the areas shown on the plat and marked "UE or 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, internet, cable TV, 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 the purposes of 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 their rights herein granted.

Drainage & Utility Easements (DUE) are created to provide paths and courses for area and local storm drainage, either overland or in underground conduit, to serve the needs of the subdivision and adjoining ground and/or public drainage system; and it shall be the individual responsibility of the lot owner to maintain the drainage across his own lot. Under no circumstances shall said easement be blocked in any manner by the construction or reconstruction of any improvement, not shall any grading restrict the water flow in any manner. Said areas are subject to construction or reconstruction to any extent necessary to obtain adequate drainage at any time by any public or municipal utility providing services with respect thereto or any governmental authority having jurisdiction over drainage or by the developer of the subdivision.

The foregoing covenants are to run with the land and shall be binding on all parties and persons claiming them until _____, at which time said covenants shall by automatically extended for successive periods of ten years unless changed by a vote of a majority of the then owners of the lots covered by these covenants or restrictions, in whole or in part. Invalidaion of any one of the foregoing covenants, or restrictions, by judgement or court order shall in now way affect any of the other covenants or restrictions, which shall remain in full force and effect.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for Hawks Tail, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana, as the same may be amended or supplemented. Such Declaration and the Covenants and Restrictions set forth therein run with the land described hereon and are incorporated herein by reference. Each owner of a lot depicted on this plat shall take title to such lot subject to the terms and conditions of said Declaration.

The right to enforce these provision 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 maintained in violation hereof, is hereby dedicated to the City of Greenfield, Indiana, its assigns or dedicated agent or representative.

We, William Eric Group, LLC, do hereby certify that we are the owner of the property described in the above caption and that as such owner it has caused the said above described property to be surveyed and subdivided as shown on the plat drawn herein, as its free and voluntary act and deed.

Owner
William Eric Group, LLC

By: _____
[printed name, title]

State of Indiana)
County of _____) SS

Before me, the undersigned, a Notary Public in and fore said County and State, personally appeared, _____, of William Eric Group, LLC, as his/her voluntary act and deed and affixed his/her signature thereto.

Witness by signature and seal this ____ day of _____, 2025.

Notary Public

County of Residence: _____

My commission expires: _____

PLANNING DIRECTOR CERTIFICATE

The Greenfield City Plan Commission staff has reviewed the application for this plat for the 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

, Planning Director of Greenfield, Indiana

Date: _____

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 _____, 2025.

Guy Titus, Chairperson

Lori Elmore, Recording Secretary

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 Greenfield 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 on the ____ day of _____, 2025.

Greenfield Advisory Plan Commission

Becky Riley, 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 under authority provided by Chapter 155.072 of the Greenfield Unified Development Ordinance, this plat was given Secondary Approval by the City Plan Commission's Administrative Staff or by the Plan Commission:

Approved by the Greenfield City Plan Commission Administrative Staff on _____.

, Planning Director of Greenfield, Indiana

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Drawn By: HMS Sheet No. 6 of 6		