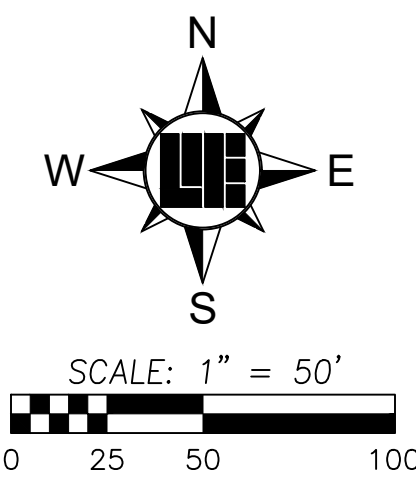
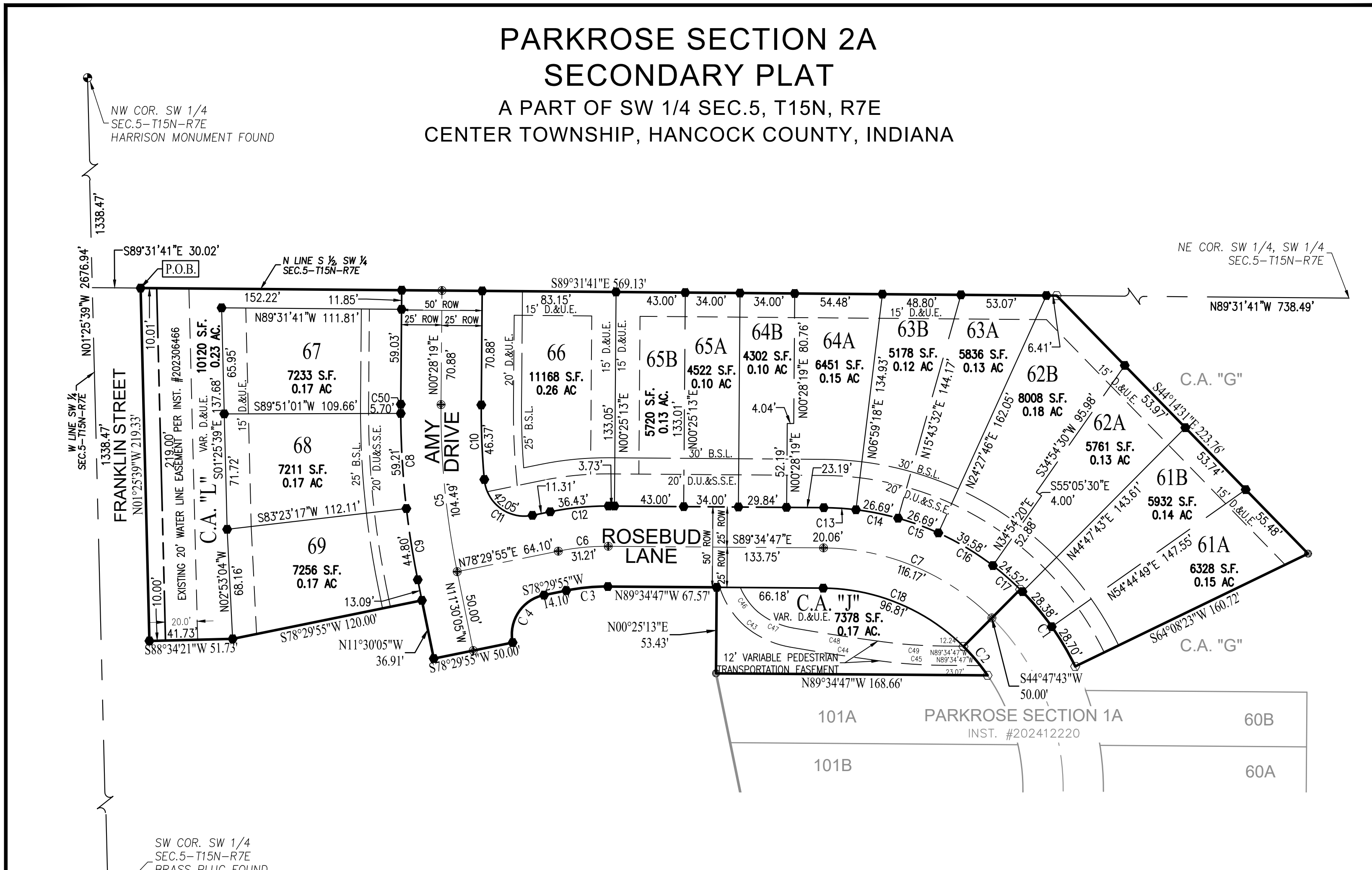


# PARKROSE SECTION 2A SECONDARY PLAT

A PART OF SW 1/4 SEC.5, T15N, R7E  
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA



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

DEDICATED RIGHT OF WAY IN THIS MAJOR SUBDIVISION CONSISTS OF 0.63 ACRES

- MINIMUM BUILDING SETBACKS**
- FRONT YARD: AS SHOWN
  - SIDE YARD: 5' MIN/12' AGG
  - REAR YARD: 20 FEET

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	59.08'	175.00'	19°20'40"	N35°31'57"W	58.80'
C2	23.34'	125.00'	10°41'54"	S39°51'20"E	23.31'
C3	26.01'	125.00'	11°55'18"	S84°27'34"W	25.96'
C4	39.27'	25.00'	90°00'00"	S33°29'55"W	35.36'
C5	104.49'	500.00'	11°58'23"	N05°30'53"W	104.30'
C6	31.21'	150.00'	11°55'18"	N84°27'34"E	31.15'
C7	116.17'	150.00'	44°22'30"	S67°23'32"E	113.29'
C8	59.21'	525.00'	6°27'44"	S03°22'51"E	59.18'
C9	44.80'	525.00'	4°53'22"	S09°03'24"E	44.79'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C10	46.37'	475.00'	5°35'38"	N02°19'30"W	46.36'
C11	42.05'	25.00'	96°22'46"	N53°18'42"W	37.27'
C12	36.43'	158.77'	13°08'44"	S84°27'34"W	36.35'
C13	20.06'	175.00'	6°34'04"	N86°17'45"W	20.05'
C14	26.69'	175.00'	8°44'14"	N78°38'35"W	26.66'
C15	26.69'	175.00'	8°44'14"	N69°54'21"W	26.66'
C16	39.58'	175.00'	12°57'31"	N59°03'29"W	39.50'
C17	24.52'	175.00'	8°01'44"	N48°33'52"W	24.50'

SHEET 1 OF 3

C:\Users\jacob\OneDrive\Documents\Projects\W210316-100-2A\_Sec5\_Plat.dwg  
 DATE: 07/2023  
 TIME: 11:22am  
 PLOT BY: jacob

This instrument prepared for:

**GRAND COMMUNITIES, LLC**

PAUL MUNOZ  
3940 OLYMPIC BLVD, SUITE 400  
ERLANGER, KENTUCKY 41018

This instrument prepared by: Jacob T. Hoffman

**WEIHE ENGINEERS**

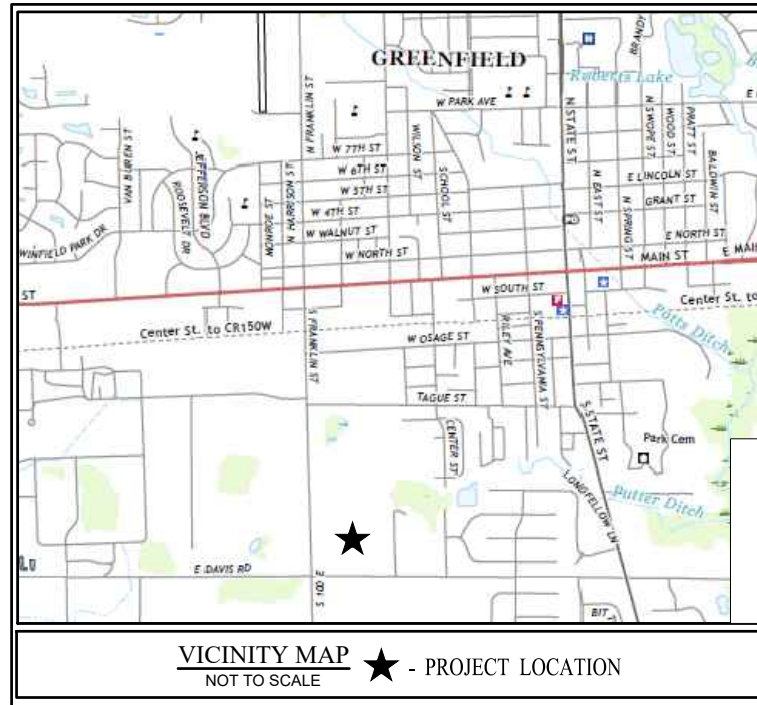
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER



# PARKROSE SECTION 2A SECONDARY PLAT

A PART OF SW 1/4 SEC.5, T15N, R7E  
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

### 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 THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING MARKED BY A BRASS PLUG; THENCE ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 01 DEGREES 25 MINUTES 39 SECONDS WEST (BEARINGS ARE DERIVED FROM COORDINATED BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83 (2011)) 1338.47 FEET TO THE MID-POINT OF SAID QUARTER SECTION; PROCEED THENCE ON AND ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID QUARTER SECTION FOR THE FOLLOWING TWO (2) CALLS: 1) THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS EAST 30.02 FEET TO THE **POINT OF BEGINNING** BEING MARKED BY A 5/8-INCH REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS WEIHE REBAR); 2) THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS EAST 569.13 FEET TO A PERIMETER CORNER OF PARKROSE SECTION 1 PLAT RECORDED AS INSTRUMENT NUMBER \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY; PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID PLAT FOR THE FOLLOWING SIX (6) CALLS: 1) THENCE SOUTH 44 DEGREES 14 MINUTES 31 SECONDS EAST 223.76 FEET; 2) THENCE SOUTH 64 DEGREES 08 MINUTES 23 SECONDS WEST 160.72 FEET TO A WEIHE REBAR; 3) THENCE NORTHWESTERLY 59.08 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CHORD HAVING A BEARING OF NORTH 35 DEGREES 31 MINUTES 57 SECONDS WEST WITH A CHORD LENGTH OF 58.80 FEET TO A WEIHE REBAR; 4) THENCE SOUTH 44 DEGREES 47 MINUTES 43 SECONDS WEST 50.00 FEET TO A WEIHE REBAR; 5) THENCE SOUTHEASTERLY 23.34 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CHORD HAVING A BEARING OF SOUTH 39 DEGREES 51 MINUTES 20 SECONDS EAST AND A CHORD LENGTH OF 23.31 FEET TO A WEIHE REBAR; 6) THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 168.66 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST 53.43 FEET TO A WEIHE REBAR; THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 67.57 FEET TO A WEIHE REBAR; THENCE SOUTHWESTERLY 26.01 FEET ALONG A TANGENT CURVE TO LEFT HAVING A RADIUS OF 125.00 FEET AND A CHORD HAVING A BEARING OF SOUTH 84 DEGREES 27 MINUTES 34 SECONDS WEST AND A CHORD LENGTH OF 25.96 FEET TO A WEIHE REBAR; THENCE SOUTH 78 DEGREES 29 MINUTES 55 SECONDS WEST 14.10 FEET TO A WEIHE REBAR; THENCE SOUTHWESTERLY 39.27 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CHORD HAVING A BEARING OF 33 DEGREES 29 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 35.36 FEET TO A WEIHE REBAR; THENCE SOUTH 78 DEGREES 29 MINUTES 55 SECONDS WEST 50.00 FEET TO A WEIHE REBAR; THENCE NORTH 11 DEGREES 30 MINUTES 05 SECONDS WEST 36.91 FEET TO A WEIHE REBAR; THENCE SOUTH 78 DEGREES 29 MINUTES 55 SECONDS WEST 120.00 FEET TO A WEIHE REBAR; THENCE SOUTH 88 DEGREES 34 MINUTES 21 SECONDS WEST 51.73 FEET TO A WEIHE REBAR; THENCE NORTH 01 DEGREES 25 MINUTES 39 SECONDS WEST 219.33 FEET TO THE **POINT OF BEGINNING** CONTAINING 3.17 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

THIS PLAT OF SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PARKROSE SECTION 2A, CONSISTING OF A TOTAL OF 9 LOTS NUMBERED 61A THROUGH 65B, 66 THROUGH 69, AND 1 COMMON AREA DESIGNATED C.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

In accordance with Indiana code, 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. Jacob T. Hoffman and;  
  
this instrument was prepared by Jacob T. Hoffman of Weihe Engineers, Inc.

SHEET 2 OF 3

This instrument prepared for:

**GRAND COMMUNITIES, LLC**

PAUL MUNOZ  
3940 OLYMPIC BLVD, SUITE 400  
ERLANGER, KENTUCKY 41018

This instrument prepared by: Jacob T. Hoffman

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**PARKROSE SECTION 2A  
SECONDARY PLAT**  
A PART OF SW 1/4 SEC.5, T15N, R7E  
CENTER TOWNSHIP, HANCOCK COUNTY, 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 2A, 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 2A SECONDARY PLAT AND ALL OF THE REAL ESTATE, LOTS AND COMMON AREAS DESCRIBED HEREIN, ARE SUBJECT IN ALL RESPECTS BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EASEMENTS RECORDED WITH THE RECORDER OF HANCOCK COUNTY, INDIANA ON \_\_\_\_\_ DAY \_\_\_\_\_ 20\_\_\_\_, AS INSTRUMENT NO. \_\_\_\_\_.

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 2 SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MICHAEL KADY, PRESIDENT GRAND COMMUNITIES, LLC

STATE OF \_\_\_\_\_ )  
 )

COUNTY OF \_\_\_\_\_ )

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 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:

**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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
GREENFIELD ADVISORY PLAN COMMISSION

**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:

**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

This instrument prepared for:

**GRAND COMMUNITIES, LLC**  
PAUL MUNOZ  
3940 OLYMPIC BLVD, SUITE 400  
ERLANGER, KENTUCKY 41018

This instrument prepared by: Jacob T. Hoffman

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 User: jhoffman  
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