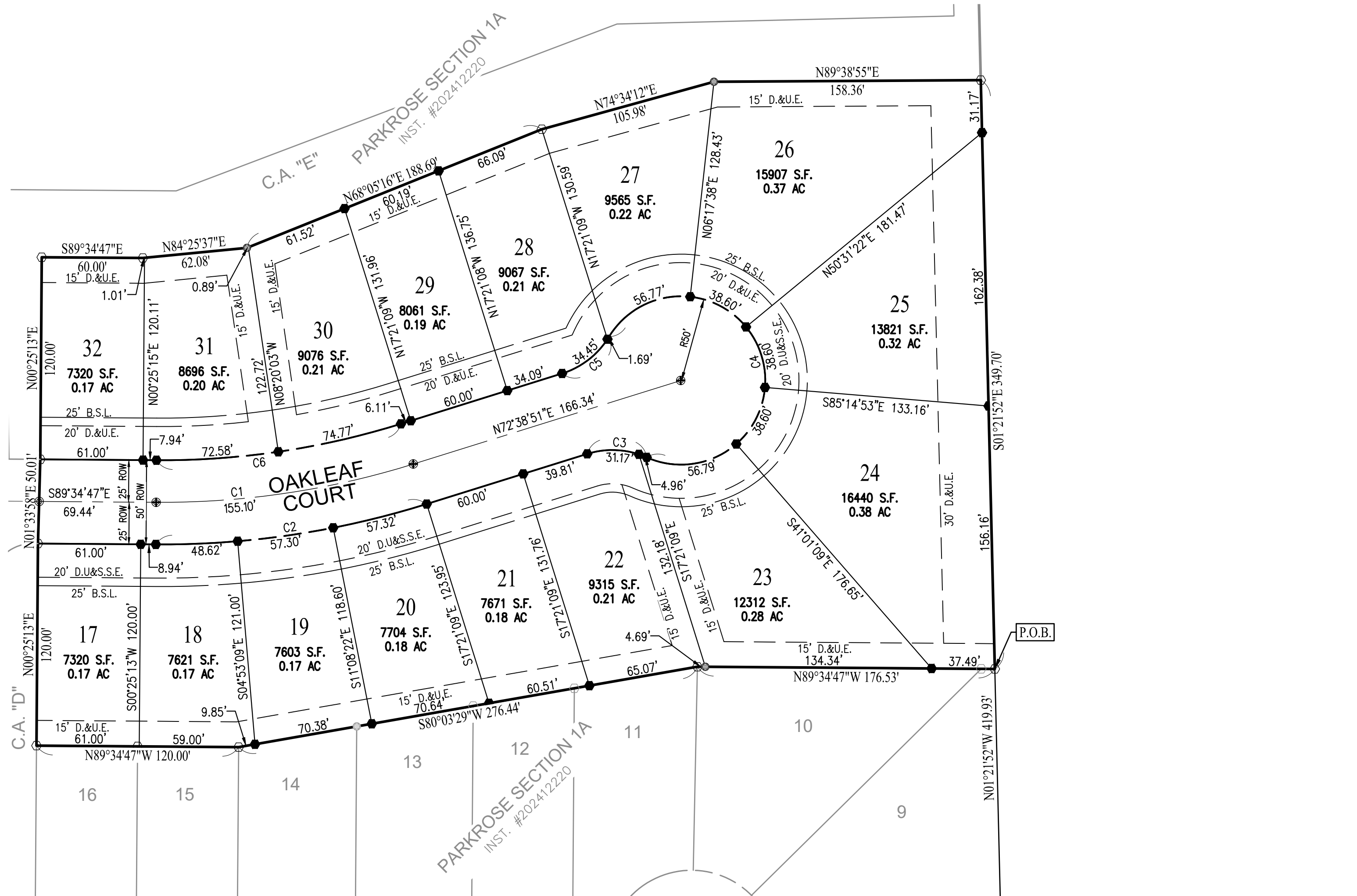


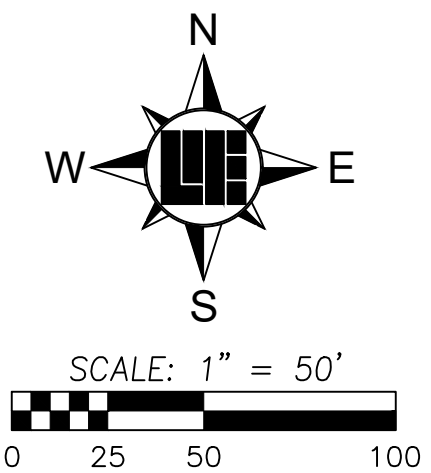
PARKROSE SECTION 3B SECONDARY PLAT

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



DEDICATED RIGHT OF WAY IN THIS MAJOR SUBDIVISION CONSISTS OF 0.58 ACRES

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



- 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
 - · - · D.&U.E. DRAINAGE & UTILITY EASEMENT
 - · - · D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
 - P.O.B. POINT OF BEGINNING
 - POINT OF COMMENCEMENT

SEE CURVE TABLE ON SHEET 2

SW COR. SW 1/4 SEC.5-T15N-R7E
 BRASS PLUG FOUND
 P.O.C.
 1930.46'
 N89°34'47"W 2672.25'

SE COR. SW 1/4 SEC.5-T15N-R7E

S LINE SW 1/4 SEC.5-T15N-R7E

SHEET 1 OF 3

This instrument prepared for:
GRAND COMMUNITIES, LLC
 PAUL MUNOZ
 3940 OLYMPIC BLVD, SUITE 400
 ERLANGER, KENTUCKY 41018

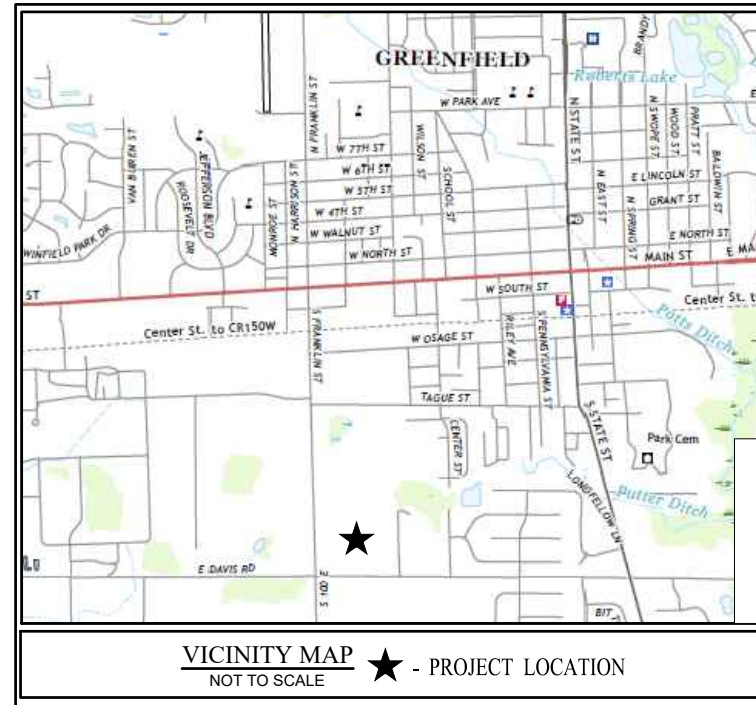
This instrument prepared by: Jacob T. Hoffman
WEIHE ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture
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 Indianapolis, Indiana 46280
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 ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: C:\Users\jacobh\OneDrive\Documents\Projects\W210316-100-3B_Sec3B_Plat.dwg
 DATE: 7/16/2025
 TIME: 10:25:00 AM
 PLOTTED BY: jacobh

PARKROSE SECTION 3B 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 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 1930.46 FEET TO A PERIMETER CORNER OF PARKROSE SECTION 1A RECORDED AS INSTRUMENT NUMBER 20241220 IN THE RECORDER'S OFFICE OF HANCOCK COUNTY BEING MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS WEIHE NAIL); PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID PLAT FOR THE FOLLOWING TWELVE (12) CALLS: 1) THENCE NORTH 01 DEGREES 21 MINUTES 52 SECONDS WEST 419.93 FEET TO THE **POINT OF BEGINNING** BEING MARKED BY A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS WEIHE REBAR); 2) THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 176.53 FEET TO A WEIHE REBAR; 3) THENCE SOUTH 80 DEGREES 03 MINUTES 29 SECONDS WEST 276.44 FEET TO A WEIHE REBAR; 4) THENCE NORTH 89 DEGREES 34 MINUTES 47 SECONDS WEST 120.00 FEET TO A WEIHE REBAR; 5) THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST 120.00 FEET TO A WEIHE REBAR; 6) THENCE NORTH 01 DEGREES 33 MINUTES 58 SECONDS EAST 50.01 FEET TO A WEIHE REBAR; 7) THENCE NORTH 00 DEGREES 25 MINUTES 13 SECONDS EAST 120.00 FEET TO A WEIHE REBAR; 8) THENCE SOUTH 89 DEGREES 34 MINUTES 47 SECONDS EAST 60.00 FEET TO A WEIHE REBAR; 9) THENCE NORTH 84 DEGREES 25 MINUTES 37 SECONDS EAST 62.08 FEET; 10) THENCE NORTH 68 DEGREES 05 MINUTES 16 SECONDS EAST 188.69 FEET TO A WEIHE REBAR; 11) THENCE NORTH 74 DEGREES 34 MINUTES 12 SECONDS EAST 105.98 FEET; 12) THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS EAST 158.36 FEET TO A WEIHE REBAR; THENCE SOUTH 01 DEGREES 21 MINUTES 52 SECONDS EAST 349.70 FEET TO THE **POINT OF BEGINNING** CONTAINING 4.19 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS PLAT OF SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PARKROSE SECTION 3B, CONSISTING OF A TOTAL OF 16 LOTS NUMBERED 17 THROUGH 32 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.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	155.10'	500.00'	17°46'22"	N81°32'02"E	154.48'
C2	162.85'	525.00'	17°46'22"	N81°32'02"E	162.20'
C3	36.14'	50.00'	41°24'35"	S86°38'52"E	35.36'
C4	229.35'	50.00'	262°49'09"	N17°21'09"W	75.00'
C5	36.14'	50.00'	41°24'35"	S51°56'33"W	35.36'
C6	147.34'	475.00'	17°46'22"	S81°32'02"W	146.75'

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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**PARKROSE SECTION 3B
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 3B, 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 3B 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 _____, 20____, 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, PRESIDENT

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

SHEET 3 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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