

THIS INSTRUMENT PREPARED BY:

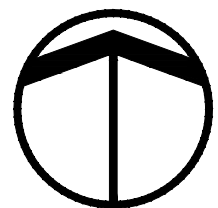
CHRISTOPHER M. COOPER
COOR CONSULTING
303 W. MAIN STREET
KNIGHTSTOWN, INDIANA 46140
PHONE: (765) 345-5943

DEVELOPED BY:
CITY OF GREENFIELD
10 S. STATE STREET
GREENFIELD, IN 46140

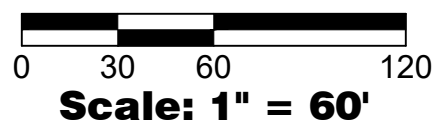
DATE: AUGUST 25, 2025

REPLAT OF LOT NUMBER 2 AND COMMON AREA "A" IN FRUTH FARMS SECONDARY PLAT SECTION 6, TOWNSHIP 15 NORTH, RANGE 7 EAST CITY OF GREENFIELD, CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

CABINET SLIDE
INST. NO.



Assumed North



LEGEND

- - 5/8" REBAR WITH CAP MARKED "C2LS FIRM #0035"
- D.&U.E. - DRAINAGE & UTILITY EASEMENT

ZONING INFORMATION:
SITE ZONED "BP" (BUSINESS PARK)

MANUFACTURING/LARGE SCALE:

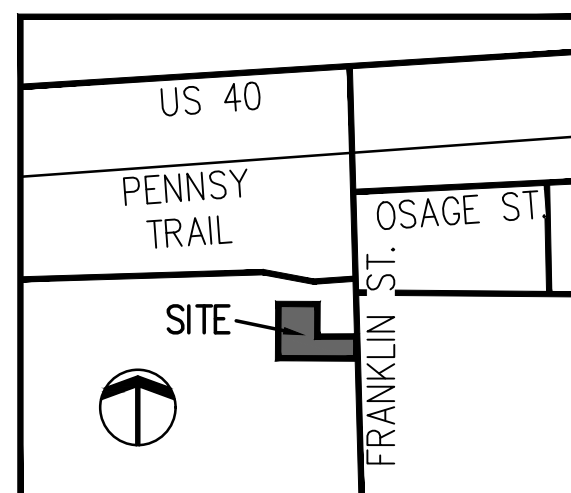
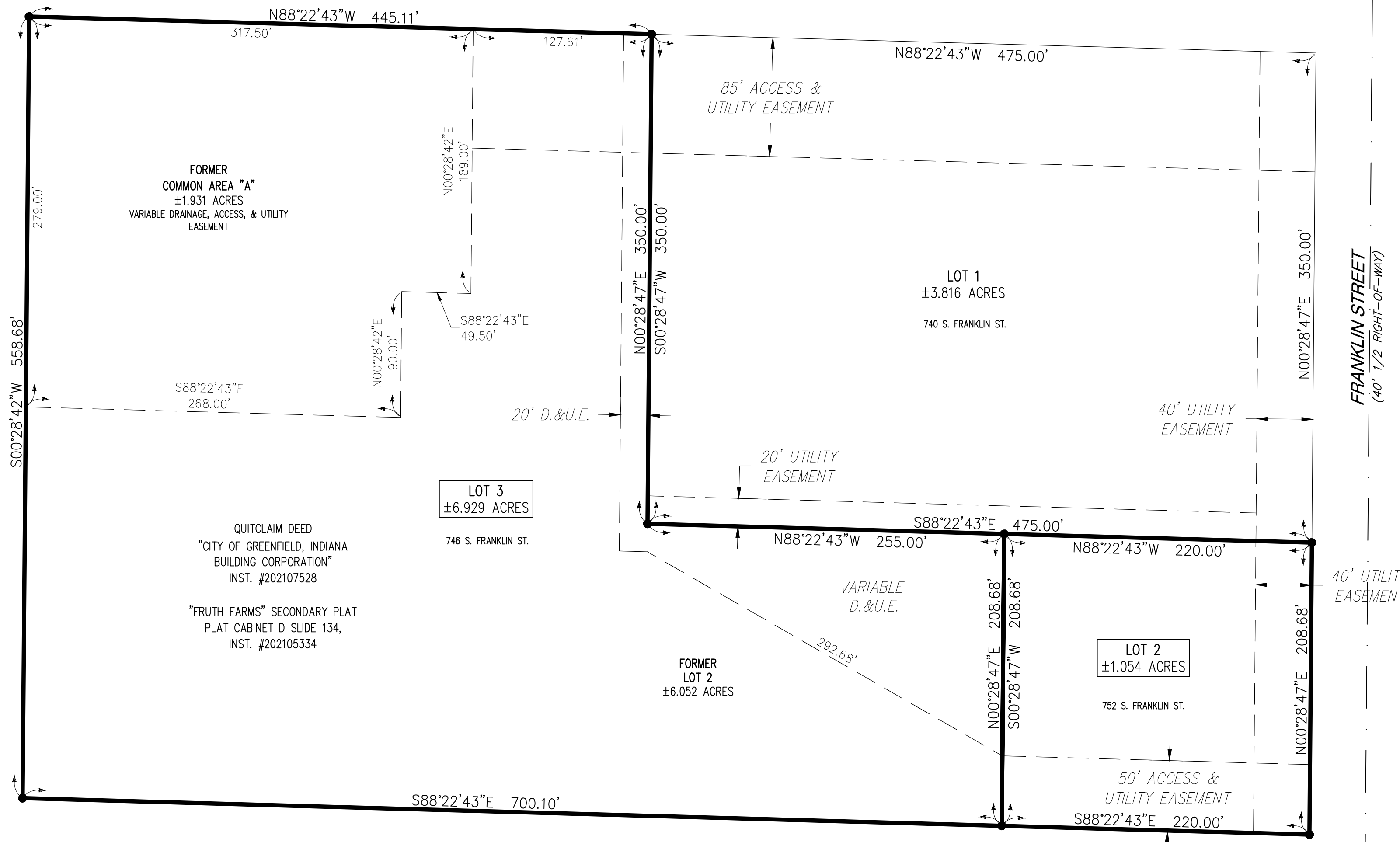
- FRONT YARD SETBACK = 40' MIN.
- SIDE YARD SETBACK = 10' MIN.
- REAR YARD SETBACK = 10' MIN.

MANUFACTURING/SMALL/MEDIUM SCALE:

- FRONT YARD SETBACK = 25' MIN.
- SIDE YARD SETBACK = 10' MIN.
- REAR YARD SETBACK = 10' MIN.

COMMERCIAL, MULTI-UNIT, MIXED-USE, NON-INDUSTRIAL USES:

- FRONT YARD SETBACK = 20 TO 35' MIN.
- SIDE YARD SETBACK = 10' MIN.
- REAR YARD SETBACK = 10' MIN.



SITE LOCATION MAP
NO SCALE

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).

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

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DATE: AUGUST 25, 2025

REPLAT OF LOT NUMBER 2 AND COMMON AREA "A" IN FRUTH FARMS
SECONDARY PLAT
SECTION 6, TOWNSHIP 15 NORTH, RANGE 7 EAST
CITY OF GREENFIELD, CENTER TOWNSHIP,
HANCOCK COUNTY, INDIANA

SOURCE OF TITLE
QUITCLAIM DEED
"CITY OF GREENFIELD,
INDIANA BUILDING
CORPORATION"
INST. #202107528

CABINET SLIDE
INST. NO.

Land Description

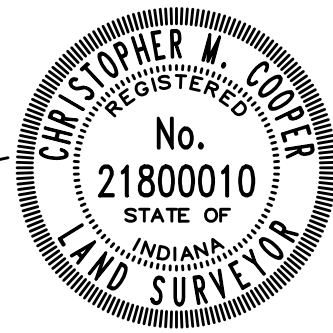
Lot Number 2 and Common Area "A" in "Fruth Farms" Secondary Plat, as per plat thereof, recorded April 2, 2021 as shown on Plat Cabinet D Slide 134, Instrument number 202105334 in the Office of the Recorder of Hancock County, Indiana.

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 25, 2025; 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
October 1, 2025



This Re-Plat of Lot Number 2 and Common Area "A", consists of 2 lots, Lot Number 2 and Lot Number 3 (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 and Common Area "A" in "Fruth Farms" 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 _____, 2025.

(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 _____, 2025.

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 City Plan Commission at a meeting held on February 8, 2021.

GREENFIELD ADVISORY PLAN COMMISSION

President

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 _____, 2025.

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 on _____.

Planning Director

Redaction Statement

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