THE YARD AT DEPOT PARK

SECONDARY PLAT

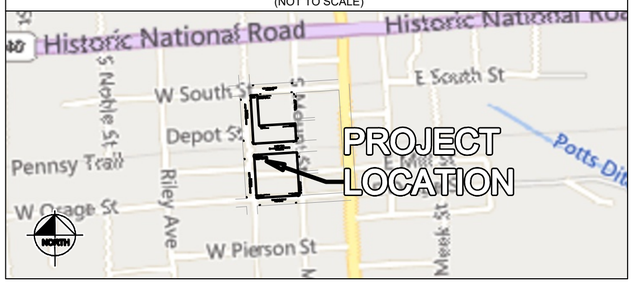
PART OF SECTION 5 OF TOWNSHIP 15 NORTH, RANGE 7 EAST IN CENTER TOWNSHIP, HANCOCK COUNTY, GREENFIELD, INDIANA

OWNER:	LAND SURVEYOR:
THE YARD AT GREENFIELD, LLC 3225 SOUTH HOYT AVENUE MUNCIE, IN 47302	SCHNEIDER GEOMATICS 8901 OTIS AVENUE INDIANAPOLIS, IN 46216 JOSEE MOSSON-BAUM, PS (317) 826-7101
ZONING: DT (DOWNTOWN) RTO (RECREATIONAL TRAIL OVERLAY)	

GRAPHIC SCALE IN FEET
0 25' 50' 100'

LOCATION MAP

(NOT TO SCALE)



LAND DESCRIPTION

LAND DESCRIPTION
LOT 1

A part of Lot 107 of Block No. 20 in Wingfield's Reserve of Original Plat of the Town, now City of Greenfield, Indiana, recorded in Plat Book 1, Page 1 and part of Lots 3, 4, and 5 of Block No. 1 of Pierson's Addition to the City of Greenfield, Indiana, recorded in Plat Book A, Page 8, being a portion of the tract of land granted to the City of Greenfield ('City Tract'), recorded as Instrument Number 9804986, also being a portion of Tract I (said Lots 3-5) and Tract II granted to 121 S Penn, LLC ('Penn Tract'), recorded as Instrument Number 202404109, and a part of the 16.00-foot-wide east/west vacated alley ('Vacated Alley') located between West South Street and Pennsy Trail (formerly Rail Road Street), the northern 8.00 feet of the alley were platted per said Wingfield's Reserve and the southern 8.00 feet of the alley were platted per said Pierson's Addition, vacated per Instrument Number 202510593, all in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

BEGINNING at the northwestern corner of said Lot 107, being the intersection of the southern right-of-way line of West South Street and the eastern right-of-way line of South Pennsylvania Street also being the northwestern corner of said City Tract; thence North 86 degrees 31 minutes 51 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 41.81 feet along the northern line of said Lot 107 and said City Tract; thence South 03 degrees 28 minutes 44 seconds East 191.31 feet passing from said Lot 107 through said Vacated Alley and into Tract II of said Penn Tract; thence North 86 degrees 31 minutes 16 seconds East 225.74 feet passing from said Tract II through said Lots 5, 4, and 3 to the eastern line thereof and the western right-of-way line of a 16.50-foot-wide north/south platted alley between South Pennsylvania Street and South State Street; thence South 03 degrees 19 minutes 12 seconds East 109.58 feet along said western right-of-way line coincident with the eastern line of said Lot 3 to the southeastern corner thereof being the intersection of said western right-of-way line and the northern right-of-way line of Pennsy Trail (formerly Rail Road Street); thence South 86 degrees 26 minutes 38 seconds West 267.25 feet along said northern right-of-way line and the southern lines of said Lots 3, 4, and 5 and the southern line of said Tract II to the southwestern corner thereof, being the intersection of said northern right-of-way line and the western right-of-way line of said South Pennsylvania Street; thence North 03 degrees 28 minutes 44 seconds West 301.26 feet along said western right-of-way line and the western lines of said Tract II, said Vacated Alley, and said Lot 107 to the POINT OF BEGINNING, containing 37,349.1 square feet (0.857 acres), more or less.

LOT 2

All of Lots 1, 2, 3, 4, 9, 10, 11, and 12 of Block No. 6 of Pierson's Addition to the City of Greenfield, Indiana, recorded in Plat Book A, Page 8, being the tracts of land granted to the City of Greenfield ('City Tracts'), recorded as Instrument Number 201708510, being the tract of land granted to DMJR Development, LLC ('DMJR Tracts'), recorded as Instrument Number 202203535, and the tracts of land granted to Muegge Rentals, LLC ('Muegge Tracts'), recorded as Instrument Number 110006597, also the 16.50-foot-wide vacated alley ('Vacated Alley'), recorded as Instrument Number 110004921, also the 16.50-foot-wide east/west vacated alley ('E/W Vacated Alley') located between Pennsy Trail and West Osage Street, and the 16.50-foot-wide north/south vacated alley ('N/S Vacated Alley') located between South Pennsylvania Street and a 16.50-foot-wide north/south alley, both platted per said Pierson's Addition, and both vacated per Instrument Number 202510593, all in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

BEGINNING at the northwestern corner of said Lot 1, being the intersection of the southern right-of-way line of Pennsy Trail and the eastern right-of-way line of South Pennsylvania Street; thence North 86 degrees 26 minutes 38 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 267.06 feet along the southern right-of-way line of Pennsy Trail and the northern lines of said Lots 1, 3, and 4 coincident with the northern lines of said City Tracts and said Vacated Alley to the northeastern corner of said City Tracts common with the northeastern corner of said Lot 4; thence South 03 degrees 19 minutes 12 seconds East 268.15 feet along the eastern lines said Lot 4, E/W Vacated Alley, and Lot 9 also being the eastern lines of said City Tracts and said Muegge Tracts to the southeastern corner of said Muegge Tracts common with the southeastern corner of said Lot 9, being the intersection of the northern right-of-way line of West Osage Street and the western right-of-way line of a 16.50-foot-wide north/south platted alley between South Pennsylvania Street and South State Street; thence South 86 degrees 32 minutes 23 seconds West 266.31 feet along said northern right-of-way line coincident with the southern lines of said Lots 9, 10, N/S Vacated Alley and Lot 11, also being the southern lines of said Muegge Tracts and said DMJR Tracts to the southwestern corner thereof common with the southwestern corner of said Lot 11, being the intersection of the northern right-of-way line of West Osage Street and the eastern right-of-way line of South Pennsylvania Street; thence North 03 degrees 28 minutes 44 seconds West 267.71 feet along said eastern right-of-way line coincident with the western lines of said Lots 11, 12, E/W Vacated Alley, Lot 2, and Lot 1, also being the western lines of said DMJR Tracts and said City Tracts to the POINT OF BEGINNING, containing 71,452.3 square feet (1.640 acres), more or less.

SURVEYOR CERTIFICATION

THIS SUBDIVISION CONSISTS OF 2 LOTS, NUMBERED LOT 1 AND 2.

THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY COMPLETED ON FEBRUARY 5, 2025 AND RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF TEH RECORDED OF HANCOCK COUNTY, INDIANA, EXCEPT AS SHOWN. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL MONUMENTS AND MARKERS ACTUALLY EXIST, AND THEIR LOCATION, SIZE, AND TYPE OF MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY SIGNATURE THIS 10TH DAY OF MARCH, 2026.

Josee L. Mosson-Baum
_____
JOSEE L. MOSSON-BAUM
STATE OF INDIANA
PROFESSIONAL LAND SURVEYOR No. 22400012

JOSEE L. MOSSON-BAUM REGISTERED No. 22400012 STATE OF INDIANA LAND SURVEYOR

COMMISSION CERTIFICATE FOR SECONDARY APPROVAL

UNDER 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 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 _____, 20__ OR BY THE GREENFIELD CITY PLAN COMMISSION AT A MEETING HELD _____, 20__.

GREENFIELD CITY PLAN COMMISSION

_____ _____ OR _____
GREENFIELD CITY PLAN COMMISSION PRESIDENT — PLANNING DIRECTOR OF GREENFIELD, INDIANA

DATE: _____ DATE: _____

BOARD OF WORKS AND PUBLIC SAFETY

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GREENFIELD, INDIANA, AT A MEETING HELD ON _____ DAY OF _____, 20__.

_____
CHAIRMAN

_____
CLERK TREASURER

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 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: _____

OWNER'S CERTIFICATION & DEED OF DEDICATION

THE UNDERSIGNED THE YARD AT GREENFIELD, LLC, OWNER OF THE REAL ESTATE SHOWN HEREIN AND RECORDED IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA AS INSTRUMENT NO. _____, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE YARD AT DEPOT PARK.

ALL RIGHTS OF WAYS SHOWN AND NOT HEREFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT.

THE OFFICIAL ZONING REGULATIONS NOW IN EFFECT, ALONG WITH ANY VARIANCE AND MODIFICATIONS FROM THE STANDARDS APPROVED FOR THIS SUBDIVISION, SHALL BE OBSERVED.

THIS ___ DAY OF _____, 20__.

OWNER
THE YARD AT GREENFIELD, LLC

_____

STATE OF INDIANA)
) SS
COUNTY OF HANCOCK)

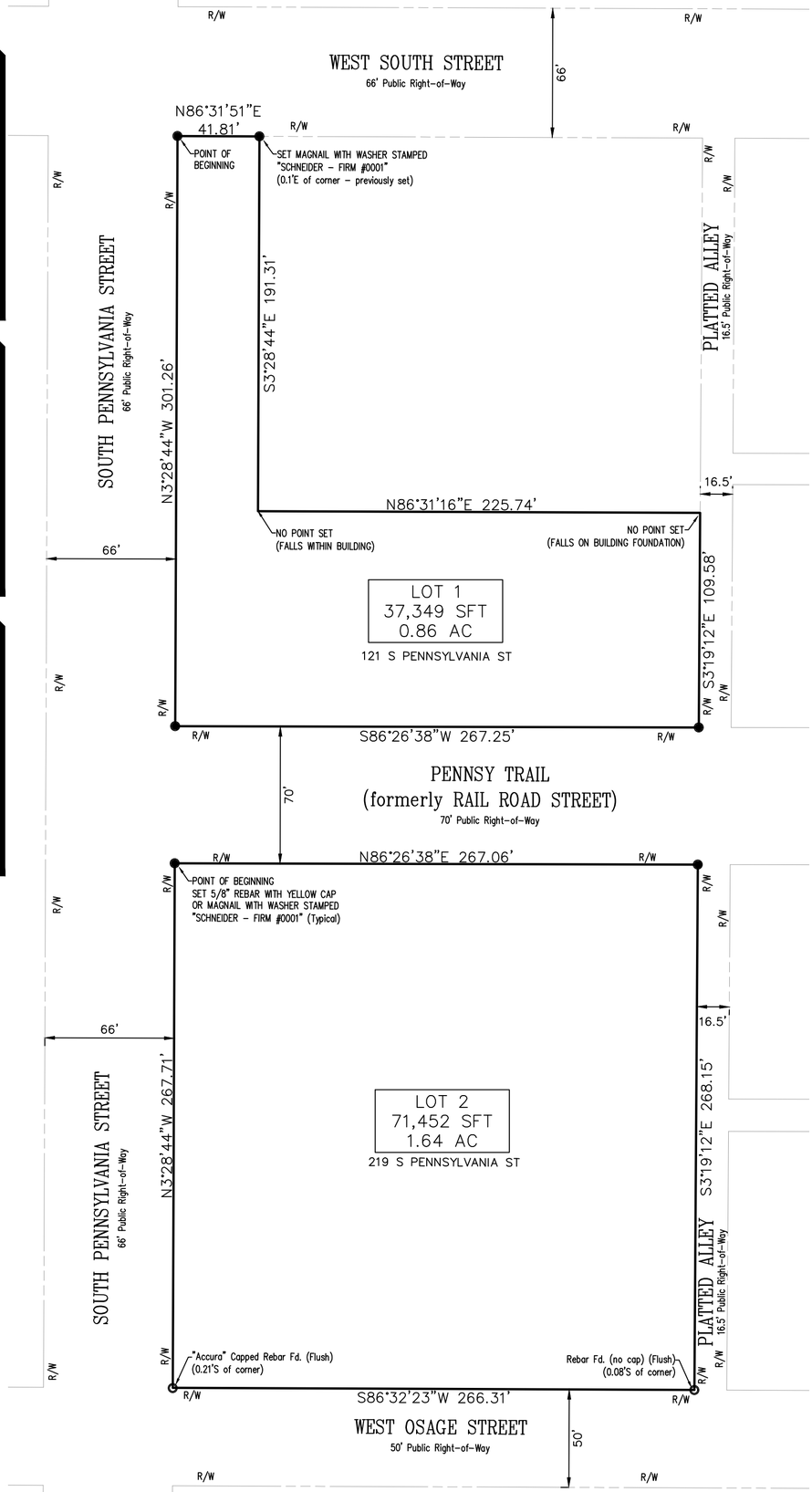
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, DULY AUTHORIZED SIGNATORS FOR WHO ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED AND AFFIX HIS OR HER SIGNATURE THERETO.

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 20__

_____
NOTARY PUBLIC

_____
PRINTED NAME

COUNTY OF RESIDENCE: _____
MY COMMISSION EXPIRES: _____



No.	REVISIONS	DATE	BY

Kimley»Horn
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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-5560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: PGS
DRAWN BY: JLC
CHECKED BY: JLMB

Schneider GEOMATICS

SECONDARY PLAT

THE YARD AT DEPOT PARK

ORIGINAL ISSUE: 03/10/2026
KHA PROJECT NO. 170373003
SHEET NUMBER
1 OF 1

Drawing name: K:\IND_LDEV\170373003_TRG_121 S Pennsylvania Street_Greenfield_IN\3 Correspondence\1_From_Others_Survey\2026-03-11_Updated Plats and Legal Descriptions\20251029-Secondary Plat - edited_18x24.dwg 1 OF 1 Mar 11, 2026 3:23pm by: Douglas.Fuchs
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