GREENFIELD PARKING GARAGE

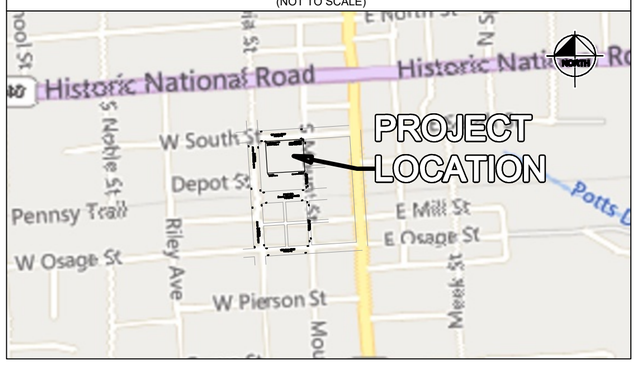
SECONDARY PLAT

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

OWNER:	LAND SURVEYOR:
THE CITY OF GREENFIELD 10 SOUTH STATE STREET GREENFIELD, IN 46140	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

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A part of Lot 107 and all of Lots 108 and 109 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 northeastern corner of said Lot 109, being the intersection of the southern right-of-way line of West South 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, also being the northeastern corner of said City Tract; thence South 03 degrees 19 minutes 12 seconds East (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 191.27 feet along said western right-of-way line coincident with the eastern line of said Lot 109 and said City Tract, the eastern line of said Vacated Alley, and part of the eastern line of said Lot 3; thence South 86 degrees 31 minutes 16 seconds West 225.74 feet passing through said Lots 3, 4, and 5, and into Tract II of said Penn Tract; thence North 03 degrees 28 minutes 44 seconds West 191.31 feet passing through said Tract II, said Vacated Alley, and said Lot 107 to the northern line thereof; thence North 86 degrees 31 minutes 51 seconds East 226.27 feet along the northern lines of said Lots 107, 108, and 109 also being the northern line of said City Tract to the POINT OF BEGINNING, containing 43,232.5 square feet (0.992 acres), more or less.

SURVEYOR CERTIFICATION

THIS SUBDIVISION CONSISTS OF 1 LOT.

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 THE RECORDER 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, REGISTERED, No. 22400012, STATE OF INDIANA, LAND SURVEYOR

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

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 CITY OF GREENFIELD, 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 GREENFIELD PARKING GARAGE.

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 CITY OF GREENFIELD

_____

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: _____

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

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

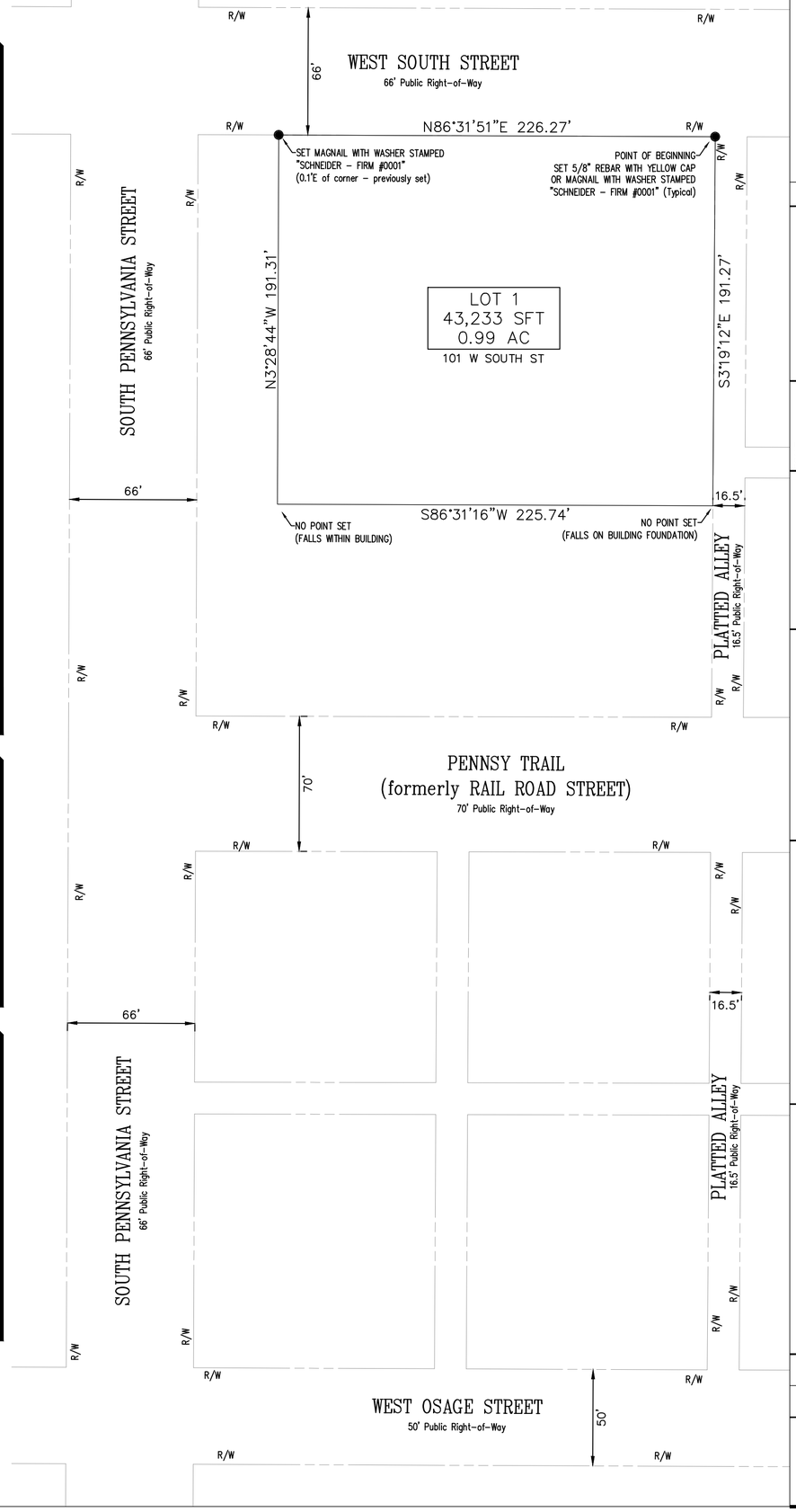
_____ _____
GREENFIELD CITY PLAN COMMISSION
PRESIDENT

DATE: _____

OR

_____
PLANNING DIRECTOR OF GREENFIELD, INDIANA

DATE: _____



No.	REVISIONS	DATE	BY

Kimley»Horn
©2026 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: FGS | DRAWN BY: JLC | CHECKED BY: JLMB

Schneider GEOMATICS

SECONDARY PLAT

GREENFIELD PARKING GARAGE

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_JN\3 Correspondence_From_Others_Survey\2026-03-11_Updated Plats and Legal Descriptions\20251029-Secondary Plat-Garage - edited_18x24.dwg 1 OF 1 Mar 11, 2026 3:24pm by: Douglas.Fuchs
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