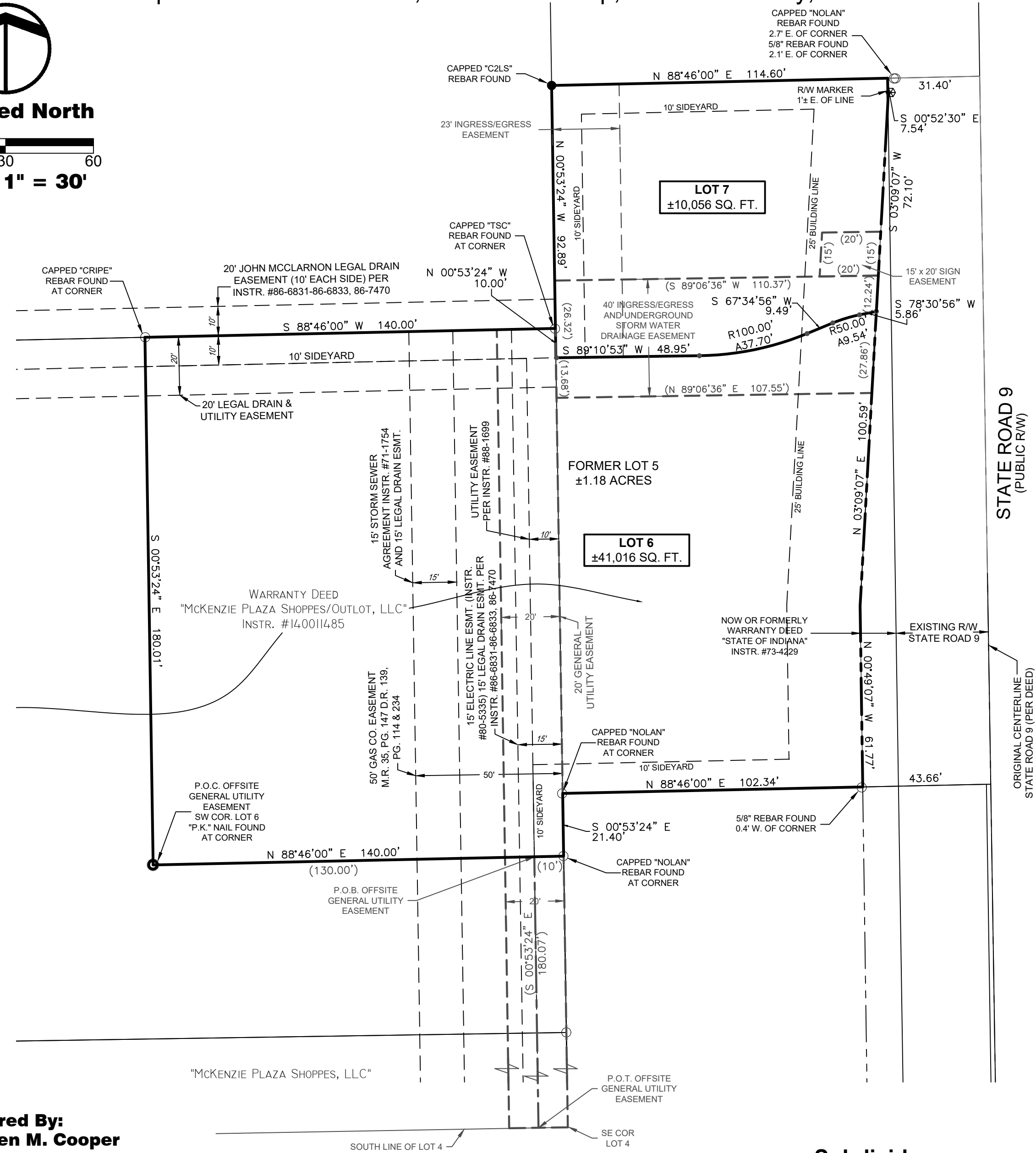
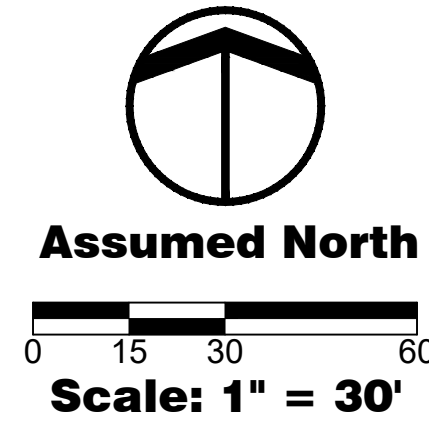


CABINET NO. \_\_\_\_\_ SLIDE NO. \_\_\_\_\_ INST. NO. \_\_\_\_\_

# REPLAT OF LOT 5 IN MCKENZIE PLAZA

A part of S29-T16N-R07E, Center Township, Hancock County, Indiana



STATE ROAD 9  
(PUBLIC R/W)

ORIGINAL CENTERLINE  
STATE ROAD 9 (PER DEED)

Prepared By:  
**Stephen M. Cooper**  
**COOR**  
consulting & land services  
corporation

303 West Main Street, Knightstown, Indiana 46148  
Ph: (765)345-5943 Toll Free: (888)593-2667 Fax: (765)345-5692  
Web: www.coorconsulting.com Email: coorconsulting@aol.com

"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."

By: *Stephen M. Cooper*

Subdivider:  
**McKenzie Plaza Shoppes/Outlot, LLC**  
1314 North State Street  
Greenfield, IN 46140

SHEET 1 OF 2

CABINET NO. \_\_\_\_\_ SLIDE NO. \_\_\_\_\_ INST. NO. \_\_\_\_\_

# REPLAT OF LOT 5 IN MCKENZIE PLAZA

A part of S29-T16N-R07E, Center Township, Hancock County, Indiana

### LAND DESCRIPTION

Lot 5 being a replat of a part of Lot 4 in McKenzie Plaza and a part of the Southeast Quarter of the Southeast Quarter of Section 29, Township 16 North, Range 7 East in Center Township, Hancock County, Indiana, the plat of which is recorded in Plat Cabinet C, Slide 340-341 as Instrument Number 140011485 in the Office of the Recorder of Hancock County, Indiana.

### Together with an Offsite General Utility Easement

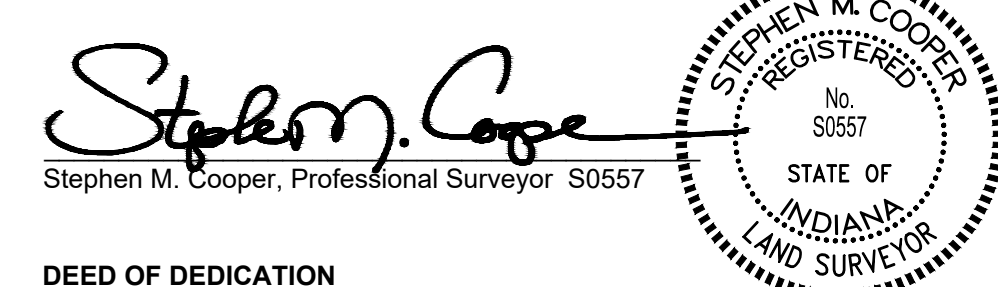
A 20 foot wide easement being a part of the Southeast Quarter of the Southeast Quarter of Section 29, Township 16 North, Range 7 East and being a part of Lot Number 4 in McKenzie Plaza, the plat of which is recorded in Plat Cabinet B, Slide 24 as Instrument Number 876896 in Center Township, Hancock County, Indiana, the centerline of said easement being more particularly described as follows:

Commencing at the Southwest corner of Lot Number 6; thence North 88 degrees 46 minutes 00 seconds East along the South line of said Lot Number 6 a distance of 130.00 feet to the Point of Beginning; thence South 00 degrees 53 minutes 24 seconds East a distance of 180.07 feet to the South line of said Lot Number 4 and the Point of Terminus, containing 3,600 square feet, more or less.

### SURVEYOR'S CERTIFICATE

I, Stephen M. Cooper, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana.

That this plat correctly represents a survey completed by me on January 17, 2019 and deed recorded as Instrument Number 140011485; that all the monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met.



### DEED OF DEDICATION

We the undersigned, McKenzie Plaza Shoppes/Outlot, LLC and McKenzie Plaza Shoppes, LLC, 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 TWO LOT subdivision shall be known and designated as REPLAT OF LOT 5 IN MCKENZIE PLAZA BEING A PART OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 EAST IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA, and 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 utility 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 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.

### COVENANTS AND RESTRICTIONS

The foregoing agreement is to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2027, at which time said agreement 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 that agreement, in whole or in part. Invalidity of the foregoing agreement by judgment or court order shall in no way affect any other agreement, which shall remain in full force and effect.

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By: *Stephen M. Cooper*

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 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 \_\_\_\_\_.

McKenzie Plaza Shoppes/Outlot, LLC and McKenzie Plaza Shoppes, LLC

Owner - R. Lynn Greenwalt

(State of Indiana)

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 expresses.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_.

(Notary Public)

### PLAN COMMISSION CERTIFICATE FOR PRIMARY APPROVAL

Under the 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 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 \_\_\_\_\_.

Vice President

### PLAN COMMISSION CERTIFICATE FOR SECONDARY APPROVAL

Under the 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 an ordinance adopted by the City Council, this plat was given secondary approval by the City Plan Commission as follows:

Approved by the Greenfield City Plan Commission at a meeting held \_\_\_\_\_.

Vice 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 on the \_\_\_\_\_ day of \_\_\_\_\_.

Chairperson - Chuck Fewell

Recording Secretary - Larry Breese

### ZONING ADMINISTRATOR 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, IC 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

Zoning Administrator of Greenfield, Indiana - Joanie Fitzwater

Date: \_\_\_\_\_

SHEET 2 OF 2