

SECONDARY PLAT OF YAMAHA PROPELLERS SUBDIVISION

IN THE CITY OF GREENFIELD, HANCOCK COUNTY, INDIANA

PART OF THE NW 1/4 OF SEC. 30-T16N-R7E

THIS INSTRUMENT WAS PREPARED BY:
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LAND DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #9700013 OF HAMILTON DESIGNS FOR PROJECT # 2019-0083 APRIL 5, 2019:

COMMENCING FROM A HARRISON MONUMENT FOUND AND MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 88 DEGREES 44 MINUTES 46 SECONDS WEST (STATE PLANE BEARING OBSERVED AT TIME OF SURVEY) ALONG THE NORTH LINE OF SAID QUARTER SECTION 263.24 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE SOUTH 01 DEGREES 25 MINUTES 46 SECONDS EAST ON AND ALONG THE WEST LINE OF QUITCLAIM DEED INSTRUMENT # 201506557 AND QUITCLAIM DEED INSTRUMENT # 201506555 A DISTANCE OF 1334.61 FEET TO THE NORTH LINE OF QUITCLAIM DEED INSTRUMENT # 20150656; THENCE SOUTH 87 DEGREES 45 MINUTES 40 SECONDS WEST ON AND ALONG SAID QUITCLAIM DEED 919.49 FEET; THENCE NORTH 01 DEGREES 15 MINUTES 14 SECONDS WEST 1350.41 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 44 MINUTES 46 SECONDS EAST 915.27 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 28.27 ACRES MORE OR LESS.

OFFSITE DRAINAGE EASEMENT

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN, HANCOCK COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION NORTH 87 DEGREES 45 MINUTES 40 SECONDS EAST 70.03 FEET TO THE EAST LINE OF A 70 FEET UTILITY EASEMENT CONVEYED TO THE CITY OF GREENFIELD, INDIANA IN INSTRUMENT # 07-0557 AND THE POINT OF BEGINNING OF THIS DESCRIBED EASEMENT; THENCE NORTH 00 DEGREES 30 MINUTES 41 SECONDS WEST ON AND ALONG SAID EAST LINE OF EASEMENT 30.01 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 40 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF SAID HALF QUARTER 1052.61 FEET; THENCE SOUTH 01 DEGREES 15 MINUTES 14 SECONDS EAST 30.00 FEET TO THE SOUTH LINE OF SAID HALF QUARTER; THENCE SOUTH 87 DEGREES 45 MINUTES 40 SECONDS WEST 1053.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED EASEMENT, CONTAINING 0.72 ACRES MORE OR LESS.

PLAN COMMISSION - CERTIFICATION 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 _____.

GREENFIELD CITY PLAN COMMISSION

_____(PRESIDENT)

_____(PRINTED)

PLAN COMMISSION - CERTIFICATION 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 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 _____.

GREENFIELD CITY PLAN COMMISSION

_____(PRESIDENT)

_____(PRINTED)

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)

_____(PRINTED)

_____(RECORDING SECRETARY)

_____(PRINTED)

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 YAMAHA PROPELLER'S SUBDIVISION. 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.

OWNER OF THE PARCEL IS RESPONSIBLE FOR INSTALLED INFRASTRUCTURE AFTER THE HOT TAP VALVE. THE CITY WILL MAINTAIN THE HOT TAP VALVE AT THE 16" WATER MAIN.

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, 2044, 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 _____.

_____(OWNER) _____(OWNER)

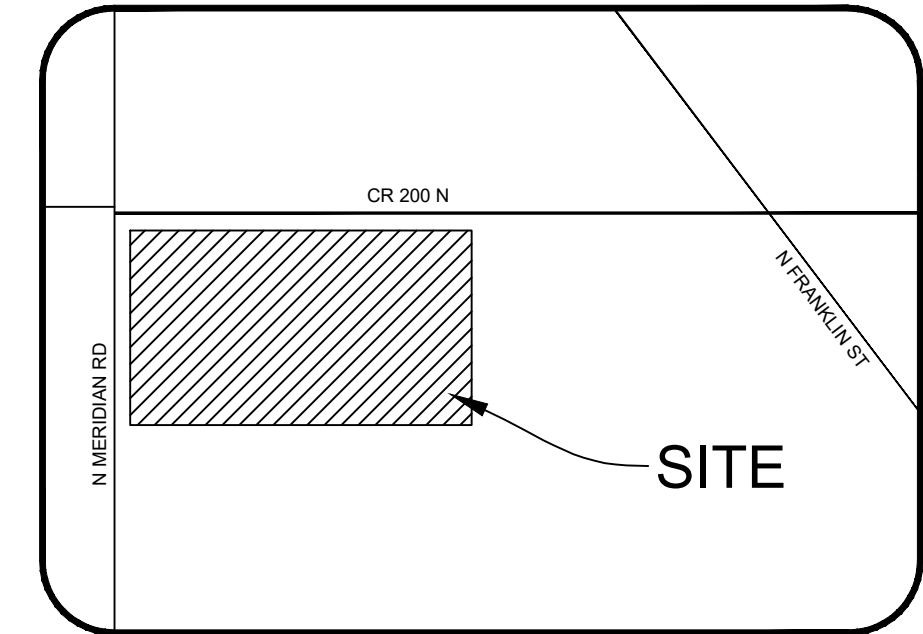
_____(PRINTED) _____(PRINTED)

STATE OF _____)
SS:
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 _____.

(NOTARY PUBLIC)



VICINITY MAP
NO SCALE

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, 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

_____(ZONING ADMINISTRATOR OF GREENFIELD) _____(DATE)

_____(PRINTED)

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE SURVEY PLAT RECORDED AS INSTRUMENT # _____ IN THE OFFICE OF THE RECORDER FOR BOONE COUNTY, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. 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. I FURTHER CERTIFY THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET; AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.

Terry D. Wright

TERRY D. WRIGHT, PS
REGISTERED LAND SURVEYOR
INDIANA #9700013

