

THIS INSTRUMENT PREPARED BY:  
 DENNIS D. OLMSTEAD, RLS  
 STOEPPELWERTH & ASSOCIATES, INC.  
 7965 E. 106TH STREET  
 FISHERS, INDIANA 46038  
 PHONE: (317) 849-5935

OWNER/SUBDIVIDER:  
 D.R. HORTON - INDIANA, LLC  
 9210 NORTH MERIDIAN ST. SUITE 115  
 INDIANAPOLIS, INDIANA 46260  
 PHONE: (317) 844-0433  
 CONTACT PERSON: Mark Bridwell  
 EMAIL: mabridwell@westport-homes.com

SOURCE OF TITLE  
 GENERAL WARRANTY DEED INSTR. NO. 09-00259

ZONING "B" RESIDENTIAL  
 FRONT YARD = 25' or AS SHOWN ON PLAT  
 SIDE YARD = 10' min.  
 REAR YARD = 15' min.

# MERIDIAN NORTH AT SPRINGHURST

## SECTION 4B SECONDARY PLAT

(PART OF THE NORTHEAST QUARTER OF SECTION 31, T16N-R7E,  
 CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

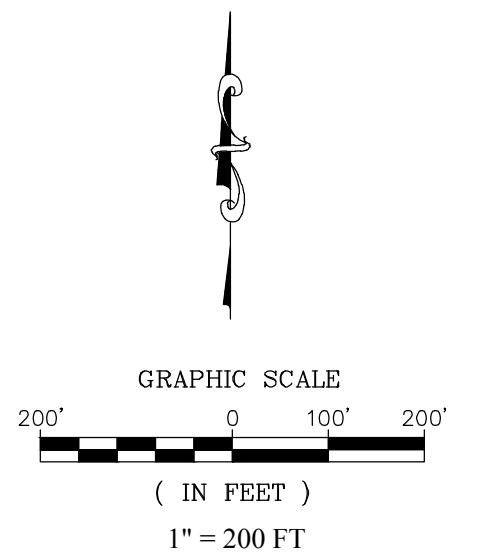
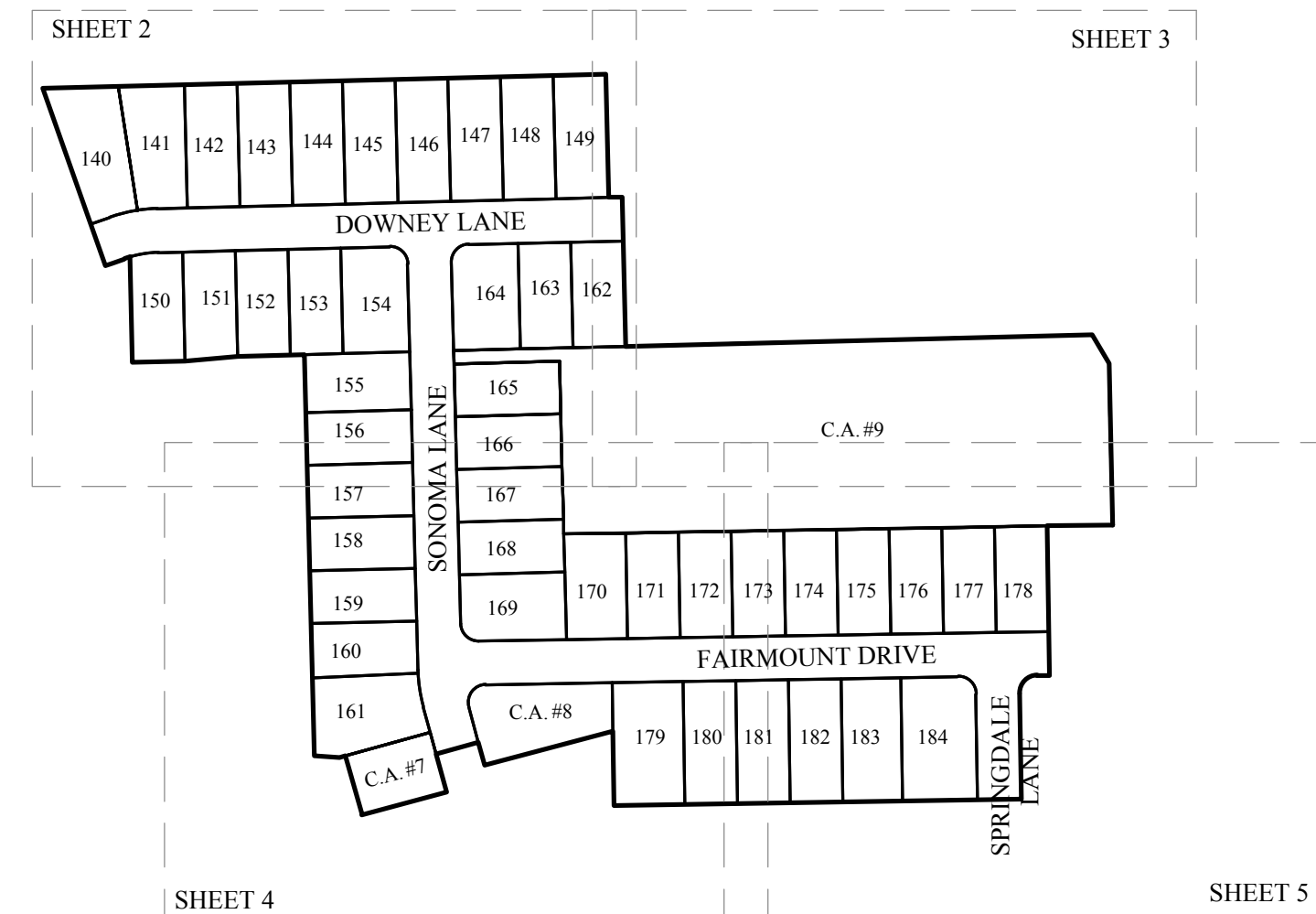
### SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 865 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT. A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
- DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).



LOCATION MAP  
 NTS



CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	47.42'	23.91'	47.22'	N79°30'13"E	18°06'49"
C2	150.00'	36.23'	18.20'	36.14'	N8°21'30"W	13°50'15"

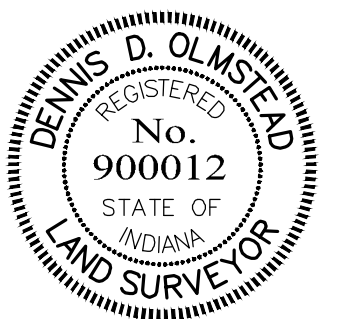
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C3	175.00'	32.97'	16.53'	32.92'	N75°50'36"E	10°47'35"
C4	175.00'	22.36'	11.19'	22.34'	N84°54'01"E	7°19'14"
C5	125.00'	32.73'	16.46'	32.64'	S81°03'30"W	15°00'15"
C6	20.00'	31.42'	20.00'	28.28'	N46°26'22"W	90°00'00"
C7	175.00'	3.32'	1.66'	3.32'	N1°58'58"W	1°05'12"
C8	175.00'	38.95'	19.55'	38.87'	N8°54'05"W	12°45'03"
C9	20.00'	36.41'	25.74'	31.59'	S36°52'29"W	104°18'13"
C10	20.00'	31.42'	20.00'	28.28'	N45°58'24"W	90°00'00"
C11	20.00'	31.25'	19.84'	28.17'	S46°12'23"E	89°32'02"
C12	20.00'	31.42'	20.00'	28.28'	S43°33'38"W	90°00'00"

### LEGEND

- 25 LOT NUMBER
- D.U.&S.S.E. DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- D.U.&L.M.A.E. DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE EASEMENT
- B.L. BUILDING LINE
- VAR. VARIABLE WIDTH
- △ SECTION CORNER

Dennis D. Olmstead  
 Registered Land Surveyor  
 No. 900012



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# MERIDIAN NORTH AT SPRINGHURST

## SECTION 4B

### SECONDARY PLAT

(PART OF THE NORTHEAST QUARTER OF SECTION 31, T16N-R7E,  
CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)



S.W. Cor., N.W.1/4  
Sec. 31-T16N-R7E

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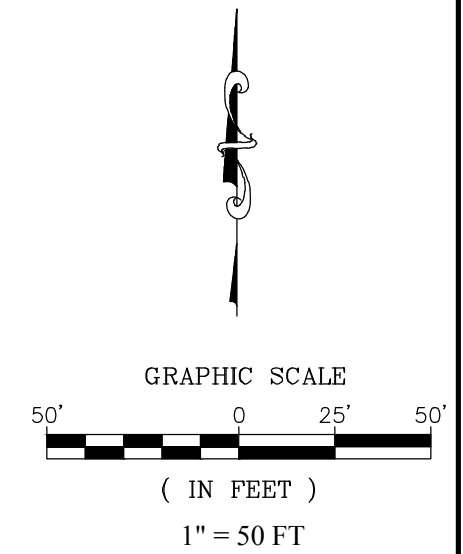
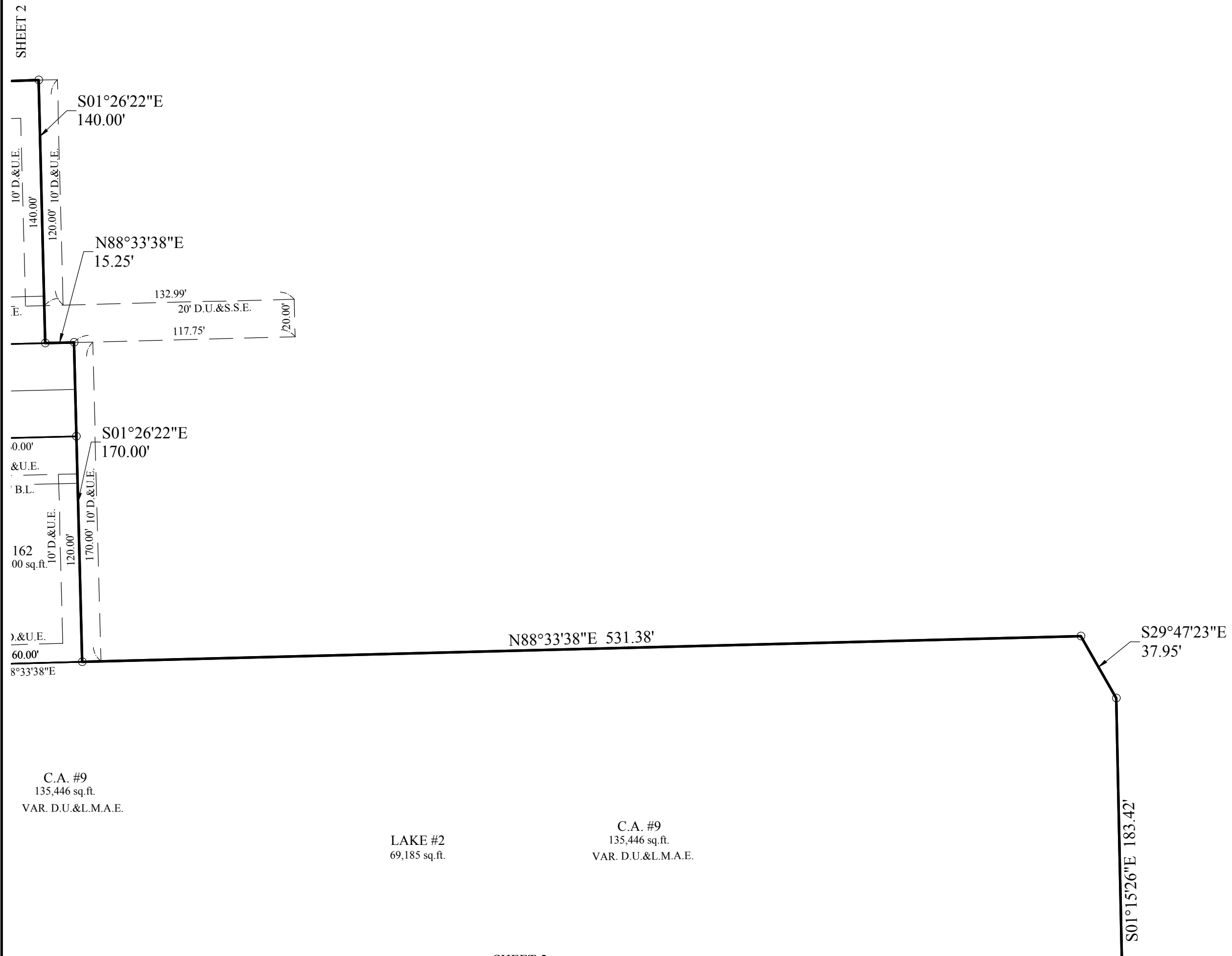
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Dennis D. Olmstead  
 Registered Land Surveyor  
 No. 900012

NOTE: PLEASE REFER TO SHEET ONE FOR GENERAL  
 NOTES, THE LEGEND, THE CURVE TABLE AND THE  
 DEFINITIONS OF SYMBOLS AND ABBREVIATIONS.



C.A. #9  
 135,446 sq.ft.  
 VAR. D.U.&L.M.A.E.

LAKE #2  
 69,185 sq.ft.

C.A. #9  
 135,446 sq.ft.  
 VAR. D.U.&L.M.A.E.

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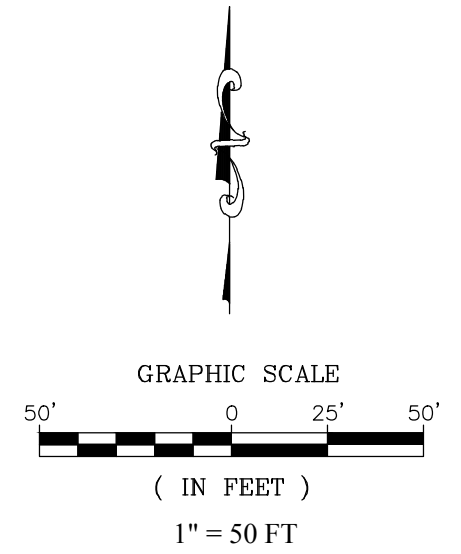
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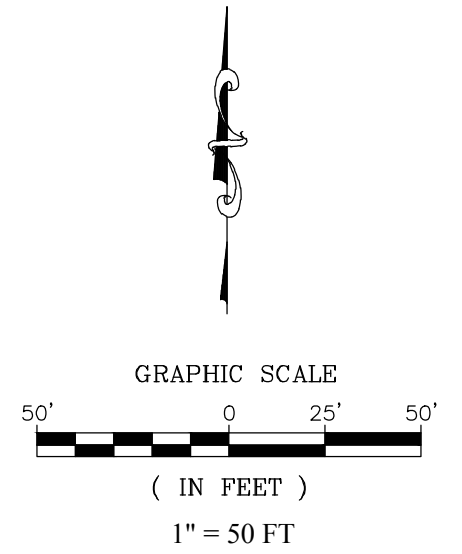
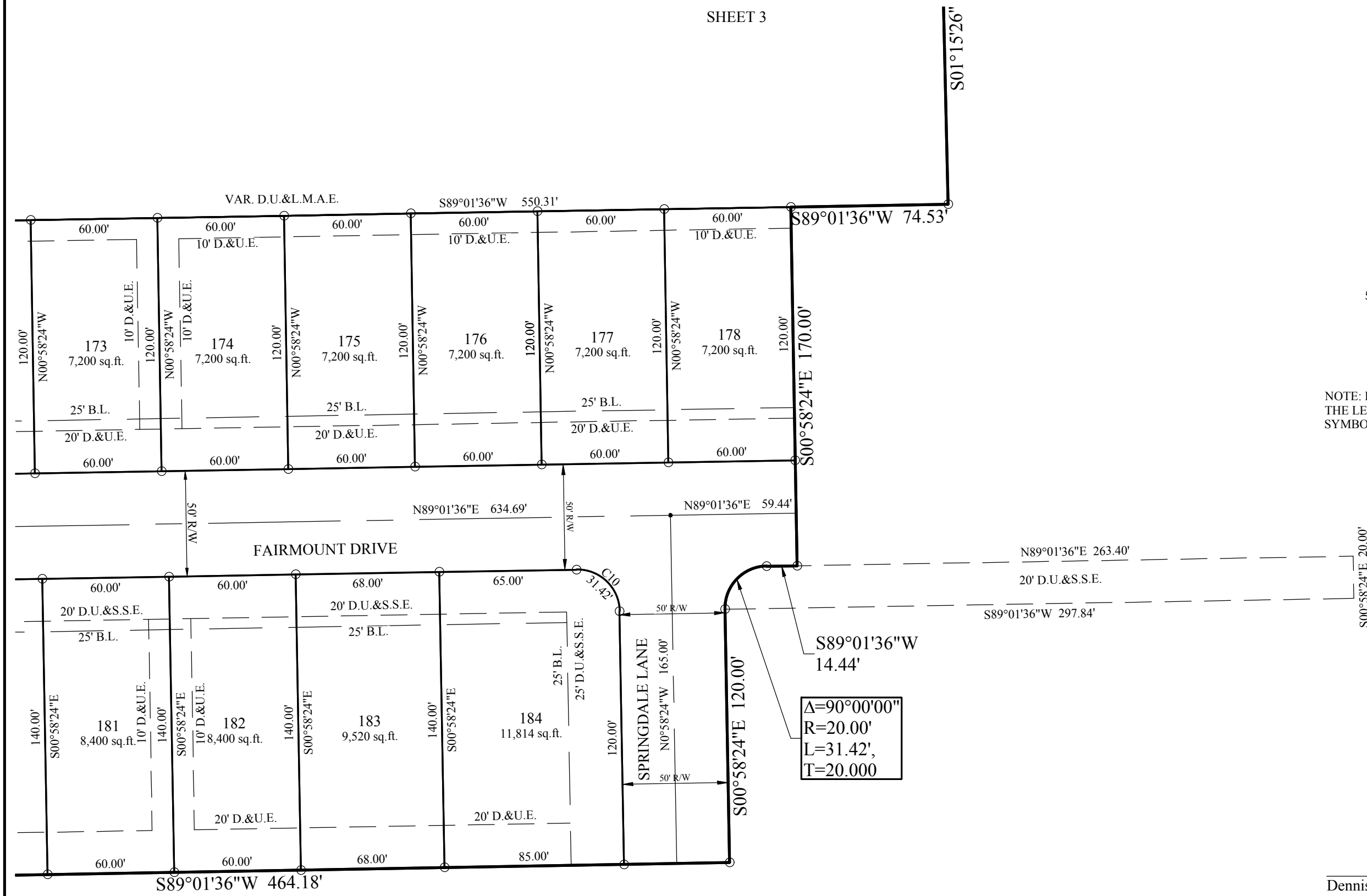
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## SECTION 4B SECONDARY PLAT

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SHEET 3



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## SECTION 4B

### SECONDARY PLAT

(PART OF THE NORTHEAST QUARTER OF SECTION 31, T16N-R7E,  
CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

#### MERIDIAN NORTH AT SPRINGHURST SECTION 4B

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a part of the Northwest Quarter and a part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 16 North, Range 7 East in Center Township, Hancock County, Indiana being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 31; thence North 00 degrees 28 minutes 33 seconds West (assumed bearing) along the West line of said Northwest Quarter a distance of 1014.27 feet to a Northwest corner of Meridian East at Springhurst, Section One, a subdivision in Hancock County, Indiana, the plat of which is recorded as Instrument Number I 06-000593, Plat Cabinet C, Slide 222-223, in the Office of the Recorder, Hancock County, Indiana; thence continuing North 00 degrees 28 minutes 33 seconds West a distance of 630.96 feet along said West line to the Northwest corner of a 1.004 acre tract of land described in deed to Springhurst Land Company, LLC recorded as Instrument No. 040001346 in said Recorder's Office; thence the next two (2) calls are along the boundaries of said 1.004 acre tract: (1) North 88 degrees 33 minutes 37 seconds East a distance of 437.34 feet; (2) South 00 degrees 28 minutes 33 seconds East a distance of 50.00 feet to the POINT OF BEGINNING of this description; thence North 88 degrees 33 minutes 37 seconds East a distance of 641.04 feet along the South line of a 1.726 acre tract of land (Parcel 5) owned by Landman Properties LLC recorded as Instrument No. 2016-000388 in said Recorder's Office; thence South 01 degree 26 minutes 22 seconds West 140.00 feet; thence North 88 degrees 33 minutes 37 seconds East 15.25 feet; thence South 01 degrees 26 minutes 22 seconds East 170.00 feet; thence North 88 degrees 33 minutes 38 seconds East 531.38 feet; thence South 29 degrees 47 minutes 23 seconds East 37.95 feet; thence South 01 degree 15 minutes 26 seconds East 183.42 feet; thence South 89 degrees 01 minute 36 seconds West 74.53 feet; thence South 00 degrees 58 minutes 24 seconds East 170.00 feet; thence South 89 degrees 01 minute 36 seconds West 14.44 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 58 minutes 24 Seconds East 20.00 feet from said point; thence southwesterly along said curve 31.42 feet to the point of tangency of said curve, said point being South 89 degrees 01 minute 36 seconds West 20.00 feet from the radius point of said curve; thence South 00 degrees 58 minutes 24 seconds East 120.00 feet to the North boundary of Meridian East at Springhurst, Section 3, a subdivision in Hancock County, Indiana, the plat of which is recorded as Instrument Number 2017-013025, Plat Cabinet D, Slides 10-12, in said Recorder's Office; thence South 89 degrees 01 minutes 36 seconds West 464.18 feet along the North line of said subdivision to a point on the West line of the East Half of the Northwest Quarter of said Section 31 and said point being on a boundary of said Meridian East at Springhurst, Section One; thence the next ten (10) courses being along the boundary of said Meridian East at Springhurst, Section One: (1) North 00 degrees 42 minutes 55 seconds West a distance of 84.75 feet along said West line; (2) South 75 degrees 16 minutes 28 seconds West 150.98 feet; (3) North 15 degrees 16 minutes 37 seconds West 26.67 feet; (4) South 74 degrees 43 minutes 23 seconds West 50.00 feet; (5) thence South 15 degrees 16 minutes 37 seconds East 44.72 feet; (6) South 74 degrees 43 minutes 30 seconds West 100.14 feet; (7) North 01 degrees 19 minutes 09 seconds West 2.10 feet; (8) North 15 degrees 35 minutes 14 seconds West (measured, North 14 degrees 21 minutes 57 seconds West, by plat) a distance of 67.97 feet; (9) South 74 degrees 43 minutes 10 seconds West 7.02 feet; (10) North 86 degrees 17 minutes 43 seconds West 28.52 feet; thence North 01 degrees 26 minutes 22 seconds West 456.63 feet; thence South 88 degrees 33 minutes 38 seconds West 76.00 feet; thence South 84 degrees 29 minutes 52 seconds West 60.15 feet; thence South 88 degrees 33 minutes 38 seconds West 60.00 feet; thence North 01 degrees 26 minutes 22 seconds West 120.00 feet to the point of curvature of a curve concave southwesterly, the radius point of said curve being South 16 degrees 26 minutes 38 Seconds East 125.00 feet from said point; thence westerly along said curve 6.78 feet to the point of tangency of said curve, said point being North 19 degrees 33 minutes 11 seconds West 125.00 feet from the radius point of said curve; thence South 70 degrees 26 minutes 49 seconds West 22.44 feet; thence North 19 degrees 33 minutes 11 seconds West 213.77 feet to the point of beginning, containing 14.198 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

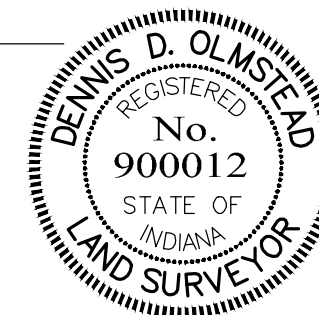
This subdivision consists of 45 lots numbered 140 - 184 (all inclusive) and 3 Common Areas labeled C.A.#7, C.A.#8, and C.A.#9. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey plat prepared by Stoepfelwerth and Associates, Inc. dated March 20, 2019 and recorded as Instrument Number 2019009864 in the Office of the Recorder for Hancock County, Indiana.

I further 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 cross-referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



#### DEED OF DEDICATION

"We the undersigned D.R. Horton - Indiana, 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 subdivision shall be known and designated as Meridian North at Springhurst, SECTION 4B, an addition to City of Greenfield. 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 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 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 use or the rights herein granted. "Utility Easements" may be combined with Drainage and /or Sewer Easements as noted in Legend on Sheet 1 of this plat.

This plat is subject to Declaration of Covenants, Conditions and Restrictions of Meridian North at Springhurst, recorded as Instrument # \_\_\_\_\_ and any amendments, or supplements thereto.

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, 2029 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 judgement 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 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 \_\_\_\_\_, 2019.

Owner/Developer  
D.R. Horton - Indiana, LLC

\_\_\_\_\_  
Steven M. Dunn, President

State of Indiana )  
County of Hancock )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven M. Dunn, known by me to be the President of Westport Homes, Inc. (A subsidiary of D.R. Horton - Indiana, LLC.), and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

WITNESS MY HAND AND NOTARIAL SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
(Notary Public)

My commission expires: \_\_\_\_\_

My County of Residence: \_\_\_\_\_



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## SECTION 4B

### SECONDARY PLAT

(PART OF THE NORTHEAST QUARTER OF SECTION 31, T16N-R7E,  
CENTER TOWNSHIP, HANCOCK COUNTY INDIANA)

#### (A) Surveyor's Certificate

Engineer's certificate:

I, Dennis D. Olmstead, hereby certify that I am a Registered Professional Engineer or Land Surveyor, as the case may be, licensed in compliance with the laws of the State of Indiana, and that I have inspected during their construction and installation all improvements and installations required for this subdivision, designated specifically as Meridian North at Springhurst, SECTION 4A and that such required improvements and installations have been made and installed in accordance with the specifications heretofore approved therefore.

\_\_\_\_\_  
Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



#### Registered Land Surveyor's Certificate -

I, Dennis D. Olmstead, 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 \_\_\_\_\_, that all the monuments shown hereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

\_\_\_\_\_  
Dennis D. Olmstead  
Registered Land Surveyor  
No. 900012



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.

Dennis D. Olmstead

#### (B) Plan Commission certificate for primary 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 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 ADVISORY PLAN COMMISSION

\_\_\_\_\_  
Stephen Cooper President

#### (C) 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 \_\_\_\_\_.

\_\_\_\_\_  
Chuck Fewell, Mayor

\_\_\_\_\_  
Lori Elmore, Attest

#### (D) Plan 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 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

\_\_\_\_\_  
Stephen Cooper, President

#### (E) 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

\_\_\_\_\_  
Joan Fitzwater, Zoning Administrator of Greenfield, Indiana

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