

A&F Engineering, LLC. ("Petitioner") is hereby filing a petition on behalf of 523 Madison Townhomes, LLC and 523 Madison Apartments, LLC ("Developer") to vacate certain City of Greenwood Right-of-Way ("Public Way"). The areas of Public Way or ("Vacation Area") shall join with and become part of the adjacent platted lots/block.

1. The real estate in question is described as follows:
 - a. The Public Way described in Exhibit A. Vacation Area shall become part of the adjacent platted Block F as described in Final Plat "The Madison" as recorded in the Recorder's Office of Johnson County as Instrument # 2021-028898 being part of the west half of the southeast quarter of Section 32, Township 17 North, Range 4 East, Pleasant Township, Johnson County, Indiana.
 - b. The Public Way described in Exhibit A.1, The Encroachment Area shown in Exhibit A.1. Vacation Area shall become part of the adjacent platted Lots in Block C as described in The Madison Subplat of Block C as recorded in the Recorder's Office of Johnson County as Instrument # 2023-015516 being part of the west half of the southeast quarter of Section 32, Township 17 North, Range 4 East, Pleasant Township, Johnson County, Indiana.
 - c. The Public Way described in Exhibit A.2, The Encroachment Area shown in Exhibit A.2. Vacation Area shall become part of the adjacent platted Lots in Block D as described in The Madison Subplat of Block D as recorded in the Recorder's Office of Johnson County as Instrument # 2023-015515 being part of the west half of the southeast quarter of Section 32, Township 17 North, Range 4 East, Pleasant Township, Johnson County, Indiana.

Approximate location: the west side of Meridian Street, EAST SIDE OF MADISON, SOUTH OF Surina Way and NORTH OF Smith Valley Road.

2. The Public Ways need to be vacated prior to re-platting. After vacation of the Public Ways, a Replat of Block C, Block D and Block F will be recorded.
3. The Public Way to be vacated is described in Exhibit A, A.1 and A.2.
4. The name and address of the property owner of Block F, where the Public Way is to be vacated:
523 Madison Apartments, LLC.
8425 Woodfield Crossing Boulevard, Suite 550W
Indianapolis, IN 46240
5. The name and address of the property owner of Block C, where the Public Way is to be vacated:
523 Madison Townhomes, LLC.
8425 Woodfield Crossing Boulevard, Suite 550W
Indianapolis, IN 46240
6. The name and address of the property owner of Block D, where the Public Way is to be vacated:
523 Madison Townhomes, LLC.
8425 Woodfield Crossing Boulevard, Suite 550W
Indianapolis, IN 46240
7. A plat map of the proposed Public Ways to be vacated is attached.

8. A copy of the encroachment agreement for Block C and Block D is attached.

9. Adjacent landowners include:

Roman Catholic Archdiocese of Indianapolis
335 S. Meridian Street
Greenwood, IN 46143

City of Greenwood
300 S. Madison Avenue
Greenwood, IN 46142

WHEREFORE, the petitioner respectfully requests that the Common Council grant this petition vacating the subject Public Ways.

A&F Engineering, LLC.
By: Karen Collins, P.E.

COUNTY: JOHNSON
SECTION: 32
TOWNSHIP: 14 NORTH
RANGE: 4 EAST

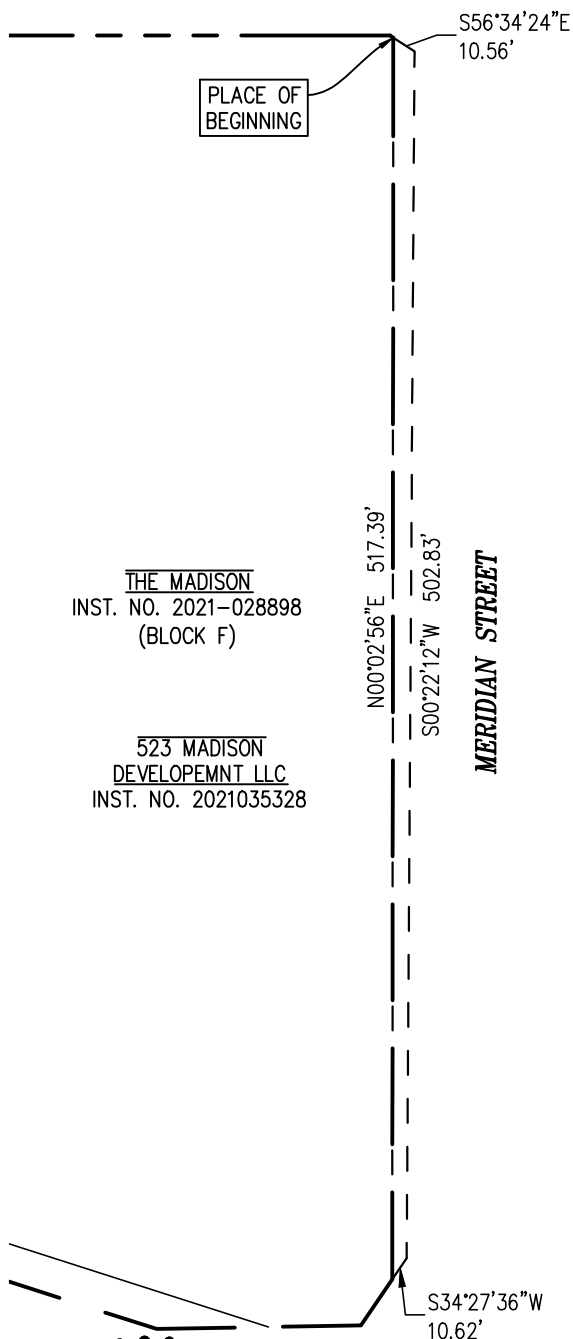
EXHIBIT "A"

DRAWN BY : DEP 10/27/23
CHECKED BY : GWC

RIGHT-OF-WAY VACATION



HATCHED AREA IS THE
APPROXIMATE VACATION AREA



**PART OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSON COUNTY,
INDIANA, DESCRIBED AS FOLLOWS:**

BEGINNING AT THE NORTHEAST CORNER OF BLOCK F IN THE
MADISON, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT
NUMBER 2021-028898 IN THE OFFICE OF THE RECORDER OF
JOHNSON COUNTY, INDIANA; THENCE SOUTH 56 DEGREES 34
MINUTES 24 SECONDS EAST A DISTANCE OF 10.56 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST A
DISTANCE OF 502.83 FEET; THENCE SOUTH 34 DEGREES 27
MINUTES 36 SECONDS WEST A DISTANCE OF 10.62 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS EAST A
DISTANCE OF 517.39 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.087 ACRES, MORE OR LESS.

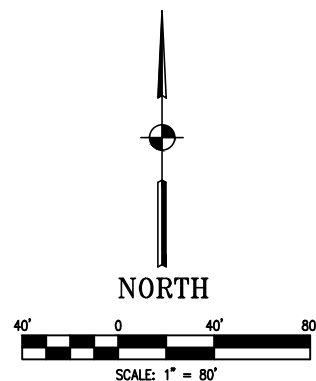


THIS PLOT AND BASIS OF BEARING IS BASED ON A PLAT RECORDED AS
INSTRUMENT NUMBER 2021-028898 IN THE OFFICE OF THE RECORDER OF
JOHNSON COUNTY, INDIANA.

G. W. Charles II

GEORGE W. CHARLES, II
INDIANA LAND SURVEYOR
NO. LS 20800117

10-27-23
DATE



PREPARED BY:



COUNTY: JOHNSON
SECTION: 32
TOWNSHIP: 14 NORTH
RANGE: 4 EAST

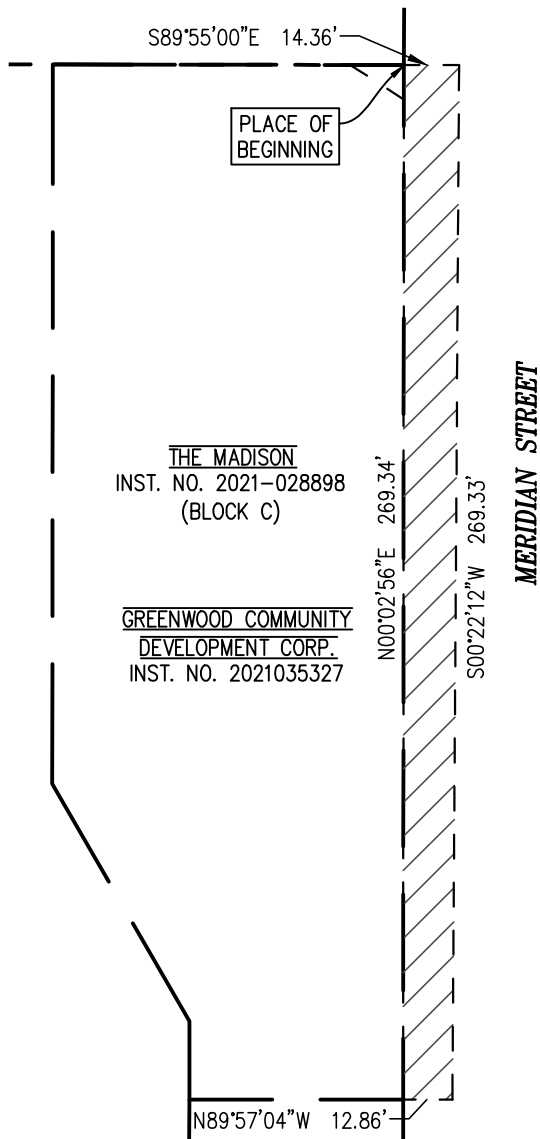
EXHIBIT "A.1"

DRAWN BY : DEP 08/21/23
CHECKED BY : GWC

ENCROACHMENT AREA



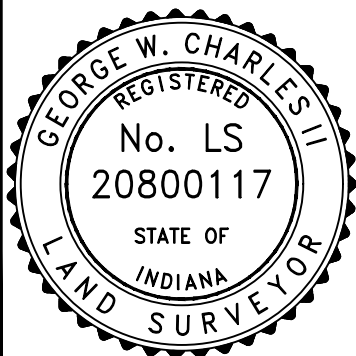
HATCHED AREA IS THE
APPROXIMATE ENCROACHMENT AREA



PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK C IN THE MADISON, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 2021-028898 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF 14.36 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST A DISTANCE OF 269.33 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 04 SECONDS WEST A DISTANCE OF 12.86 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK C; THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK C A DISTANCE OF 269.34 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 0.084 ACRES, MORE OR LESS.

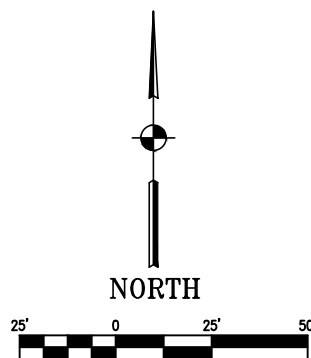


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G. W. Charles II

GEORGE W. CHARLES, II
INDIANA LAND SURVEYOR
NO. LS 20800117

08-21-23
DATE



NORTH

SCALE: 1" = 50'

PREPARED BY:



COUNTY: JOHNSON
SECTION: 32
TOWNSHIP: 14 NORTH
RANGE: 4 EAST

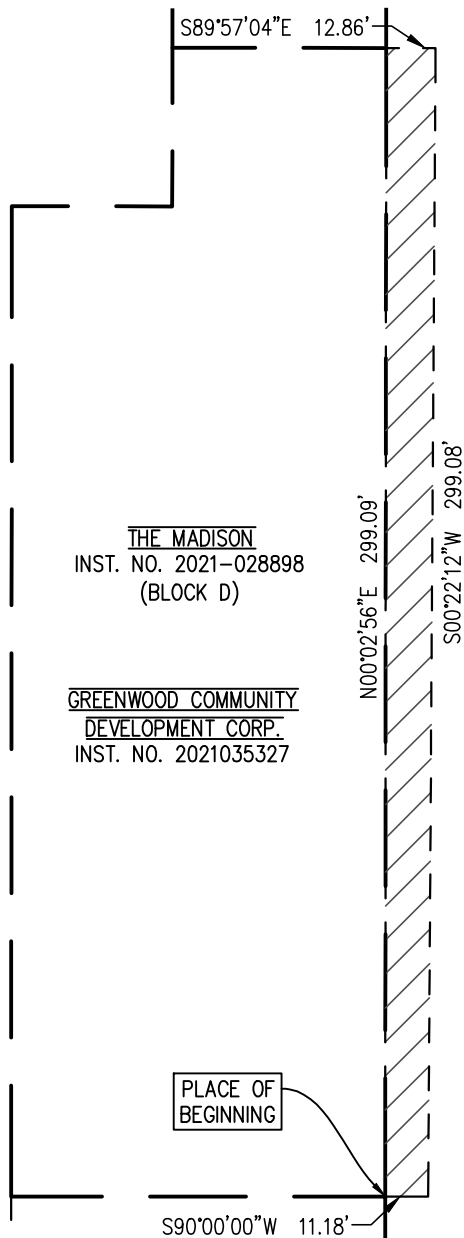
EXHIBIT "A.2"

DRAWN BY : DEP 08/21/23
CHECKED BY : GWC

ENCROACHMENT AREA



HATCHED AREA IS THE
APPROXIMATE ENCROACHMENT AREA



**PART OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSON COUNTY,
INDIANA, DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK D IN THE
MADISON, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT
NUMBER 2021-028898 IN THE OFFICE OF THE RECORDER OF
JOHNSON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 02
MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID
BLOCK D A DISTANCE OF 299.09 FEET TO THE NORTHEAST
CORNER OF SAID BLOCK D; THENCE SOUTH 89 DEGREES 57
MINUTES 04 SECONDS EAST A DISTANCE OF 12.86 FEET;
THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST A
DISTANCE OF 299.08 FEET; THENCE SOUTH 90 DEGREES 00
MINUTES 00 SECONDS WEST A DISTANCE OF 11.18 FEET TO
THE **PLACE OF BEGINNING**.

CONTAINING 0.083 ACRES, MORE OR LESS.

MERIDIAN STREET



NORTH



SCALE: 1" = 50'

PREPARED BY:



THIS PLOT AND BASIS OF BEARING IS BASED ON A PLAT RECORDED AS
INSTRUMENT NUMBER 2021-028898 IN THE OFFICE OF THE RECORDER OF
JOHNSON COUNTY, INDIANA.

G. W. Charles II

08-21-23
DATE

GEORGE W. CHARLES, II
INDIANA LAND SURVEYOR
NO. LS 20800117



SHEET 2 MATCH LINE

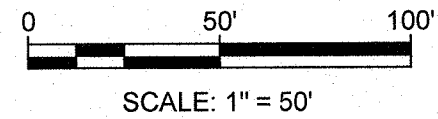
SHEET 2 MATCH LINE

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
George W. Charles II

UNIFIED DEVELOPMENT ORDINANCE

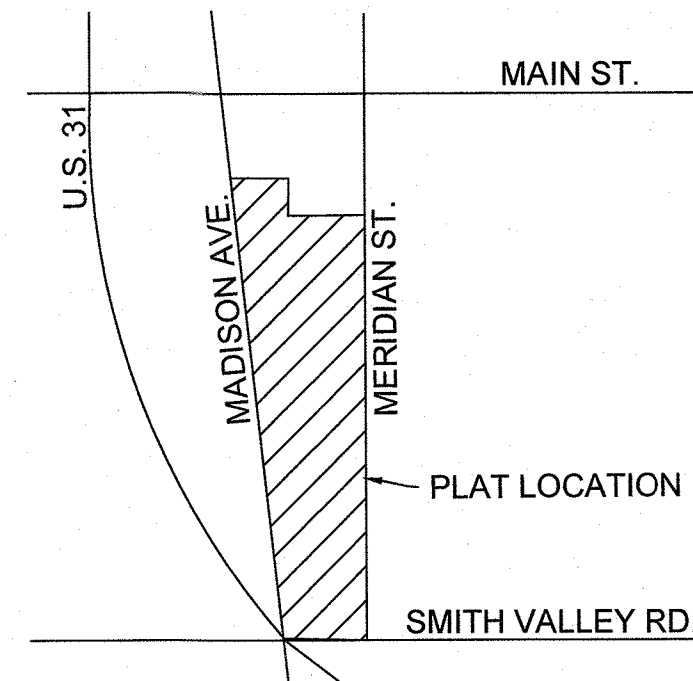
OLD TOWN DISTRICT
FRONT YARD SETBACK: 10' UNLESS OUTDOOR CAFE SPACE OR PORCH, 15 FEET ALLOWED
SIDE YARD SETBACK: 0' MINIMUM; 25' MAXIMUM
REAR YARD SETBACK: N/A
BUILDING HEIGHT: 24' MINIMUM; 80' MAXIMUM

(INFO TAKEN FROM SEC. 10-02-25 PER GREENWOOD COMMON COUNCIL ORDINANCE 20-29, ADOPTED OCTOBER 5, 2020.)



LEGEND

- 1" O.D. PIPE W/ CAP "GWCHARLES LS0800117" SET FLUSH IN CONCRETE
- 1" O.D. PIPE W/ CAP "GWCHARLES LS0800117" SET FLUSH
- 2" MAG NAIL W/ WASHER "GEORGE W CHARLES LS0800117" SET FLUSH
- MONUMENT FOUND (TYPE AS SHOWN)
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- R/W RIGHT-OF-WAY



VICINITY MAP

ORIGINATING BENCHMARK

DESIGNATION - X 245
PID - KA0177
STATE/COUNTY - IN/MARION
USGS QUAD - BEECH GROVE (1980)

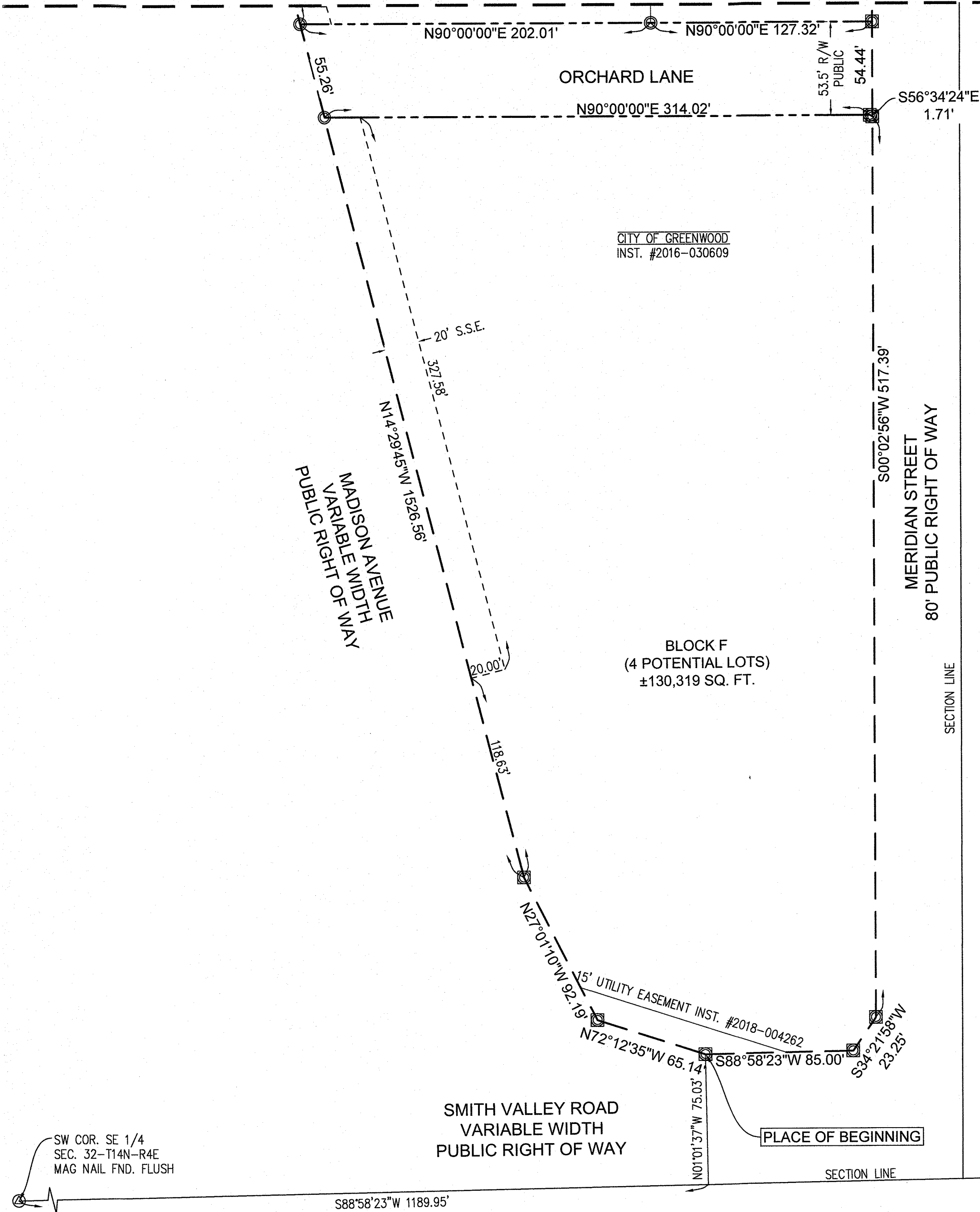
VERT ORDER - FIRST CLASS II

DESCRIBED BY COAST AND GEODETIC SURVEY 1947
4.6 MI SE FROM INDIANAPOLIS.

ABOUT 4.65 MILES SOUTHEAST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE UNION STATION AT INDIANAPOLIS, AT 35-FOOT CONCRETE BRIDGE NO. 462 OVER LICK CREEK, SET IN THE TOP OF THE NORTHEAST WING WALL, 8 RAILS SOUTHEAST OF MILE POST 105, 4 RAILS NORTHWEST OF A LIGHT SIGNAL, 8.0 FEET NORTHEAST OF THE NORTHEAST RAIL AND 2.5 FEET BELOW THE TRACK.

ELEVATION = 799.56 (NAVD 88)

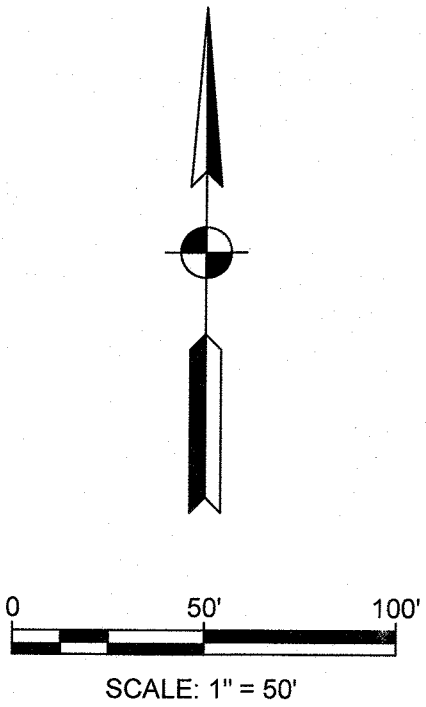
NOTE:
GREENWOOD TECHNICAL STANDARDS CH. 2(A)(3)(C)
REQUIRES THAT DRAINAGE EASEMENTS HAVE
SENIOR RIGHT OVER OTHER UTILITIES.



3	9-13-2021	REVIEW COMMENTS	C.J.L.	GWC
2	8-23-2021	PLANNING COMMENTS	C.J.L.	GWC
1	7-15-2021	LOT LINES	C.J.L.	GWC
NO.	DATE	REVISIONS	BY	APPR.
PREPARED BY:		FINAL PLAT "THE MADISON"		
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA		DRAWN: C.J.L. APPROVED: TEN		
DATE: APRIL 16, 2021		CHECKED: GWC		SHEET 1 OF 4

CURVE TABLE	
C1	R=22.16' L=55.73' CHORD=N69°33'53"E 42.16'
C2	R=71.00' L=31.91' CHORD=S50°16'49"E 31.64'
C3	R=64.00' L=27.31' CHORD=S83°07'21"E 27.11'

LINE TABLE	
L1	N75°23'30"E 1.43'
L2	N75°30'15"E 11.48'

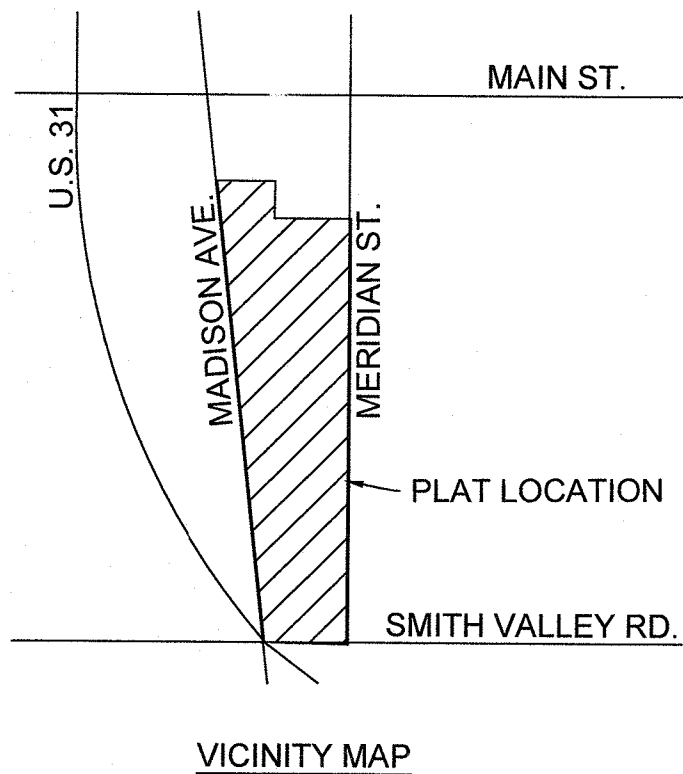


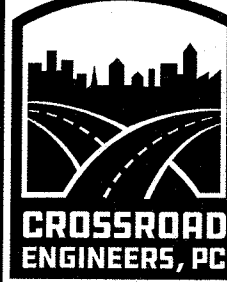
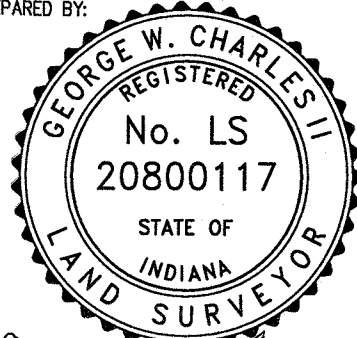
SHEET 1 MATCH LINE

SHEET 1 MATCH LINE

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George W. Charles II

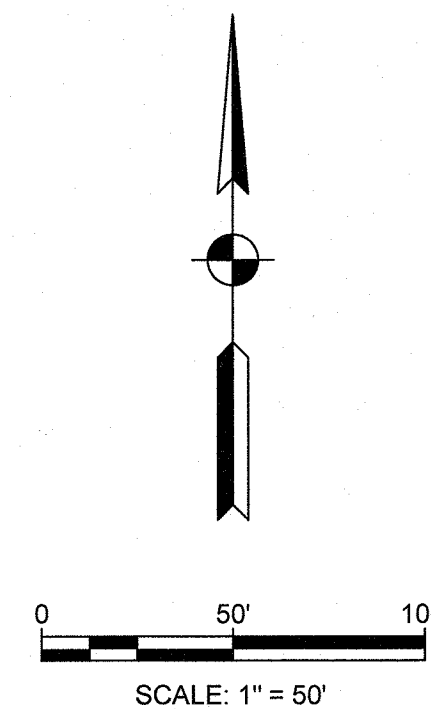
LEGEND	
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	MONUMENT FOUND (TYPE AS SHOWN)
U.E. UTILITY EASEMENT	
D.E. DRAINAGE EASEMENT	
A.E. ACCESS EASEMENT	
S.S.E. SANITARY SEWER EASEMENT	
R/W RIGHT-OF-WAY	



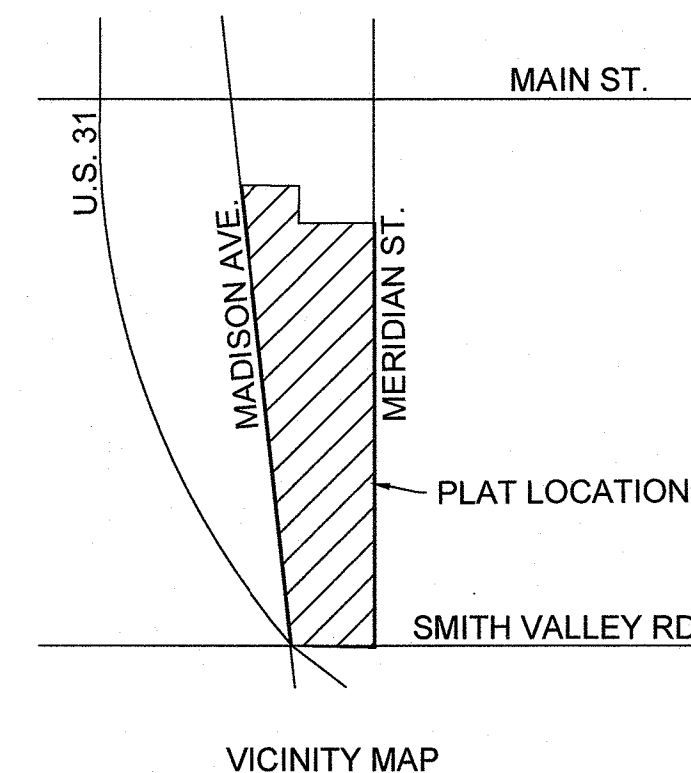
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1	7-15-2021		LOT LINES	C.J.L.	GWC
NO.	DATE		REVISIONS	BY	APPR.
PREPARED BY:		<div>FINAL PLAT "THE MADISON"</div> <div>PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA</div>			<div><div>CROSSROAD ENGINEERS, PC</div></div>
<div><div>GEORGE W. CHARLES II REGISTERED No. LS 20800117 STATE OF INDIANA LAND SURVEYOR</div></div>					
DATE: APRIL 16, 2021		DRAWN: C.J.L.	APPROVED: TEN	SHEET 2 OF 4	
CHECKED: GWC					

EASEMENTS

95016154	FOR BENEFIT OF GREENWOOD PUBLIC LIBRARY A LIMITED EXCLUSIVE PARKING EASEMENT, A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT, AND A NON-EXCLUSIVE OVERFLOW PARKING EASEMENT.
BK. 150 PG 585	RELEASE OF EASEMENT FROM PUBLIC SERVICE COMPANY OF INDIANA, INC. TO CITY OF GREENWOOD, INDIANA
2017-012433	FOR BENEFIT OF DUKE ENERGY INDIANA, LLC

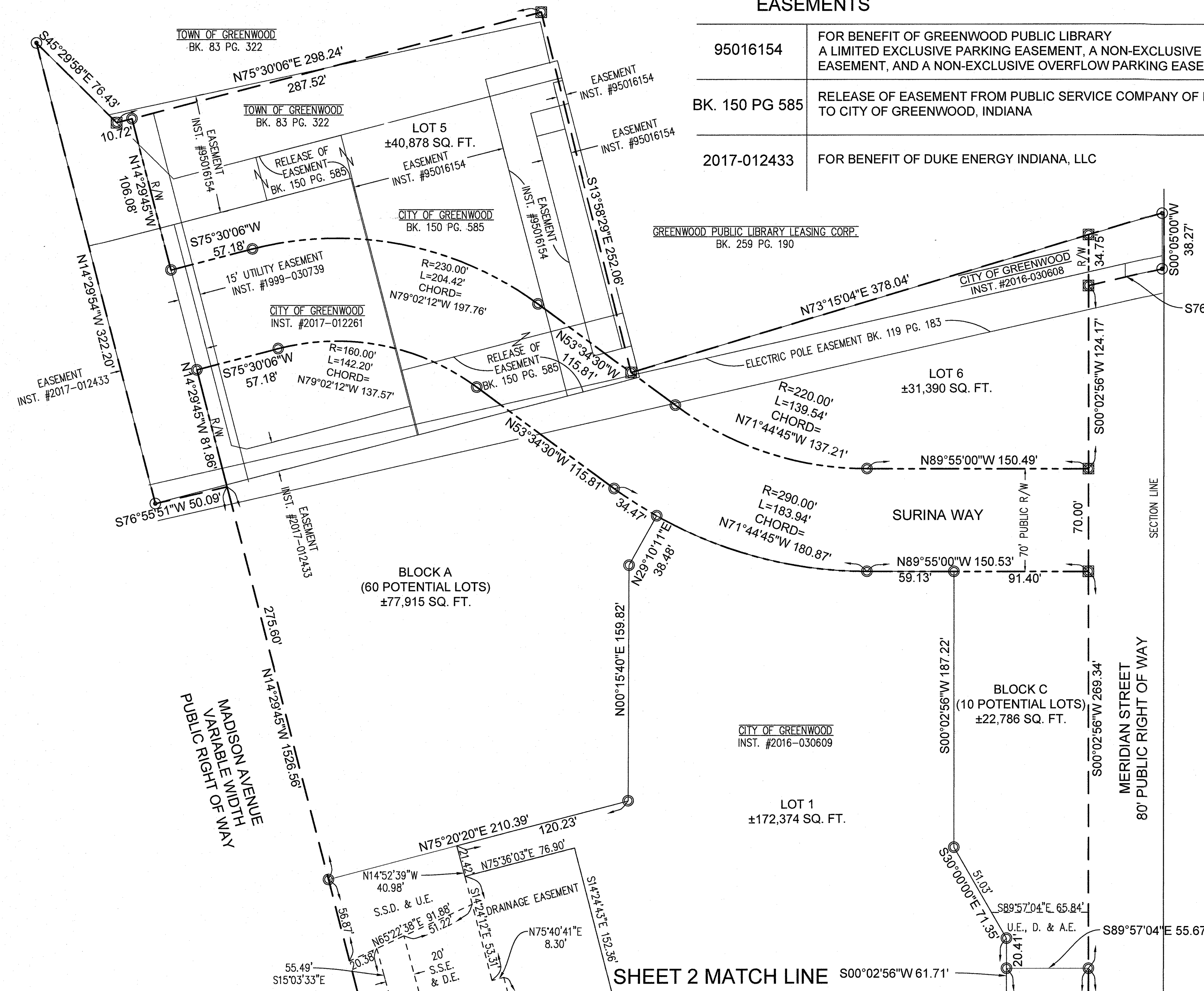


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George W. Charles II



LEGEND	
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NO.	DATE	REVISIONS	BY	APPR.
PREPARED BY:		<div> </div>		
		<div> FINAL PLAT "THE MADISON" PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA </div>		
		DRAWN: C.J.L.	APPROVED: TEN	<div> </div>
		DATE: APRIL 16, 2021	CHECKED: GWC	
				SHEET 3 OF 4



PLAT DESCRIPTION

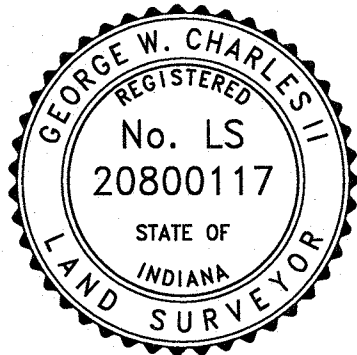
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 58 MINUTES 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1189.95 FEET; THENCE NORTH 01 DEGREE 01 MINUTE 37 SECONDS WEST A DISTANCE OF 75.03 FEET TO THE NORTH BOUNDARY OF SMITH VALLEY ROAD AND THE PLACE OF BEGINNING; THENCE NORTH 72 DEGREES 12 MINUTES 35 SECONDS WEST ALONG SAID NORTH BOUNDARY A DISTANCE OF 65.14 FEET TO THE EAST BOUNDARY OF MADISON AVENUE; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING TWO COURSES: 1) NORTH 27 DEGREES 01 MINUTE 10 SECONDS WEST A DISTANCE OF 92.19 FEET; 2) NORTH 14 DEGREES 29 MINUTES 45 SECONDS WEST A DISTANCE OF 1526.56 FEET; THENCE SOUTH 76 DEGREES 55 MINUTES 51 SECONDS WEST A DISTANCE OF 50.09 FEET TO THE CENTER LINE OF SAID MADISON AVENUE; THENCE NORTH 14 DEGREES 29 MINUTES 54 SECONDS WEST ALONG SAID CENTER LINE A DISTANCE OF 322.20 FEET; THENCE SOUTH 45 DEGREES 29 MINUTES 58 SECONDS EAST A DISTANCE OF 76.43 FEET; THENCE NORTH 75 DEGREES 30 MINUTES 06 SECONDS EAST A DISTANCE OF 298.24 FEET; THENCE SOUTH 13 DEGREES 58 MINUTES 29 SECONDS EAST A DISTANCE OF 252.06 FEET; THENCE NORTH 73 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 378.04 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 38.27 FEET; THENCE SOUTH 76 DEGREES 55 MINUTES 51 SECONDS WEST A DISTANCE OF 52.39 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 56 SECONDS WEST A DISTANCE OF 1695.22 FEET TO THE NORTH BOUNDARY OF SAID SMITH VALLEY ROAD; THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING TWO COURSES: 1) SOUTH 34 DEGREES 21 MINUTES 58 SECONDS WEST A DISTANCE OF 23.25 FEET; 2) SOUTH 88 DEGREES 58 MINUTES 23 SECONDS WEST A DISTANCE OF 85.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 16.928 ACRES, MORE OR LESS.

LAND SURVEYOR CERIFICATE

I, GEORGE W. CHARLES, II, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA; THIS PLAT IS BASED ON INFORMATION FROM AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY GEORGE W. CHARLES II, TITLED "THE MADISON", REGISTERED LAND SURVEYOR NO. LS20800117. I FURTHER CERTIFY THAT TO THE BEST OF MY BELIEF AND KNOWLEDGE THIS DESCRIPTION IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.



RECORDING NOTE

I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
GEORGE W. CHARLES II

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED, HEREBY MAKE, PLAT, SUBDIVIDE AND LAYOFF SAID DESCRIBED REAL ESTATE INTO BLOCKS IN ACCORDANCE WITH THIS CERTIFIED PLAT, AND THAT ALL THE BLOCKS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, SAID RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS:

- THE STREETS AND RIGHTS OF WAY SHOWN HEREON, TOGETHER WITH THE SIDEWALKS TO BE CONSTRUCTED, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION OVER THEM.
- THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D & U.E." (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
- ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE IND. CODE § 36-9-27.
- DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE BOARD OF PUBLIC WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASS WAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH TO THAT SAID DRAINAGE SWALES (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE BOARD OF PUBLIC WORKS AND SAFETY.
- ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (DITCHES) WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME IF NO ACTION IS TAKEN BY THE OWNER, THE BOARD OF PUBLIC WORKS AND SAFETY WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.
- THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S. D. & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPERTY AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
- WHERE SANITARY DRAINAGE SYSTEM CAN DISCHARGE INTO THE SEWER BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION, WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12" ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM NEAREST MANHOLE CASTING, NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM NEAREST MANHOLE CASTING, NEAREST TO THE SUBJECT LATERAL CONNECTION.
- THE SANITARY SEWER, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER NO STORMWATER, RUN-OFF WATER, DOWNSPOUTS, FOOTING DRAINS (PERIMETER DRAINS), OR SUBSOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL SUMP PUMPS TO BE INSTALLED ON ANY LOT OF THIS DEVELOPMENT MUST BE CONNECTED, VIA A HARD PIPE CONNECTION, TO A DEFINED STORMWATER DRAINAGE SYSTEM IN A MANNER WHICH IS ACCEPTABLE TO THE CITY.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET, SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS), OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.
- THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO DRIVEWAY SHALL BE LOCATED WITHIN 70 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES. IF THE AVAILABLE DISTANCE IS LESS THAN 70 FEET, THE DRIVEWAY SHALL BE LOCATED AT THE GREATEST DISTANCE FROM THE INTERSECTION OF THE STREET CENTERLINES.
- THIS SUBDIVISION HAS BEEN DESIGNED TO INCLUDE A STORMWATER QUALITY BEST MANAGEMENT PRACTICE (BMP(S)) THAT MUST BE MAINTAINED BY THE BMP(S) OWNER. SAID BMP(S) IS CURRENTLY MAINTAINED BY THE DEVELOPER; HOWEVER UPON THE ACTIVATION OF THE HOMEOWNERS ASSOCIATION, THE OPERATIONS AND MAINTENANCE MANUAL FOR SUCH BMP(S) SHALL BECOME THE RESPONSIBILITY OF SAID ASSOCIATION SUBJECT TO ALL FEES AND OTHER CITY REQUIREMENTS.
- SUMP PUMP LATERAL AND UNDERDRAIN PIPES FOR SUMP PUMP LATERALS, LOCATED WITHIN DRAINAGE EASEMENTS, ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, INDIVIDUAL SUMP PUMP LATERALS ARE TO BE MAINTAINED BY INDIVIDUAL LOTS OWNERS.
- STORM SEWERS AND TILE DRAINS 12-INCH OR LARGER WITHIN DESIGNATED DRAIN EASEMENTS ARE EXTENSIONS OF THE CITY'S STORMWATER DRAINAGE SYSTEM AND ARE THE RESPONSIBILITY OF THE CITY. DRAINAGE SWALES, DETENTION AND RETENTION PONDS, AND POST CONSTRUCTION STORMWATER QUALITY MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNER'S ASSOCIATION. IF NO HOMEOWNER'S ASSOCIATION EXISTS OR A HOMEOWNER'S ASSOCIATION DISSOLVES, OWNERS OF EACH LOT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE. IN THE EVENT THE PROPERTY OWNER(S) OR THE ASSOCIATION FAILS TO EXERCISE ITS OBLIGATION, THE CITY MAY PERFORM THE REQUIRED MAINTENANCE AND SHALL HAVE THE RIGHT TO ASSESS EACH LOT IN THE SUBDIVISION A PROPORTIONATE AMOUNT OF THE ASSOCIATED COSTS. IF NECESSARY, A NOTICE OF LIEN SHALL BE FILED AGAINST THE AFFECTED LOTS. THE LIEN SHALL BE ENFORCED IN THE SAME MANNER AS A MORTGAGE LIEN UNDER INDIANA LAW AND, THEREFORE, SHALL INCLUDE REIMBURSEMENT OF ATTORNEY'S FEES, TITLE EXPENSES, INTEREST, AND COSTS OF COLLECTION.

City of Greenwood, Indiana

BY: Mark W. Myers
PRINTED

Attest:

Jeanine Myers
Printed

BY: Mark W. Myers
SIGNATURE

Jeanine Myers
Signature

TITLE: Mayor

Clerk
Title

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED Mark W. Myers, Mayor FOR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS 27th DAY OF September, 2021.

NOTARY PUBLIC: Amanda Leach



AMANDA LEACH
NOTARY PUBLIC - INDIANA
COMMISSION #657422
JOHNSON COUNTY
MY COMM. EXP. OCTOBER 24, 2022
RESIDENT OF Johnson COUNTY, INDIANA
MY COMMISSION EXPIRES: 10-24-2022

CERTIFICATE OF APPROVAL

THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF GREENWOOD, INDIANA, TO-WIT: SECONDARY PLAT APPROVAL IS HEREBY GRANTED BY THE DESIGNATED OFFICIAL FOR GREENWOOD ADVISORY PLAN COMMISSION ON THE 27th DAY OF September, 2021.

Dale C. Davis
DALE C. DAVIS, DESIGNATED OFFICIAL

Stephanie Jarrett
STEPHANIE JARRETT, RECORDING SECRETARY

ACCEPTANCE:

WHEREAS UNDERSIGNED HAS THIS DAY FILED WITH THE CITY OF GREENWOOD DEDICATIONS OF CERTAIN REAL ESTATE FOR THE PURPOSE OF ESTABLISHING A CITY OF RIGHT-OF-WAY AND EASEMENT WHICH DEDICATIONS ARE HEREIN ABOVE SET FORTH. AND WHEREAS, THE CITY OF GREENWOOD, IS OF THE OPINION THAT SAID DEDICATIONS IS DESIRABLE AND NECESSARY: NOW THEREFORE, SAID CITY OF GREENWOOD, BY THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY, UNDER AND BY VIRTUE OF THE POWER CONFERRED UPON IT BY STATUTES OF THE STATE OF INDIANA, FOR AND ON BEHALF OF SAID CITY, ACCEPTS SAID DEDICATION FOR THE PURPOSES OF PUBLIC RIGHT-OF-WAY AND EASEMENTS, AND ORDER THAT THE SAME BE RECORDED IN THE RECORDER'S OFFICE OF THE COUNTY OF JOHNSON, STATE OF INDIANA, AND SAID DESCRIBED REAL ESTATE IS HEREBY DECLARED OPEN AND DEDICATED.

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 27th DAY OF September, 2021.

Kevin A. Hoover
KEVIN A. HOOVER
MEMBER

Clarence S. Rutherford
CLARENCE S. RUTHERFORD
MEMBER

JEFFREY A. COLVIN
MEMBER

AMANDA LEACH
BPWS - CLERK

RECEIVED BY THE JOHNSON COUNTY ASSESSOR:

Mark Alexander
MARK ALEXANDER, ASSESSOR

Mark Alexander
PRINTED NAME

ENTER FOR TAXATION THIS 27 DAY OF September, 2021.

Pamela J. Burton
PAMELA J. BURTON, AUDITOR

Pamela J. Burton
PRINTED NAME

INSTRUMENT NO. 2021-028898

RECEIVED FOR RECORD THIS 27 DAY OF September, 2021. AT 2:59pm

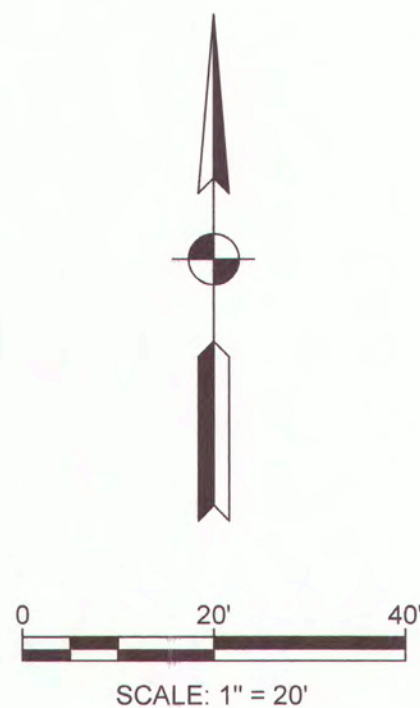
AND RECORDED IN PLAT CABINET E, PAGE 529

Teresa K. Petro
TERESA K. PETRO, RECORDER
PRINTED NAME

2021-028898
RECORDED ON
09/27/2021 02:59:19 PM
TERESA K. PETRO
JOHNSON COUNTY RECORDER
REC FEE: 25.00
PAGES: 4
RECORDED AS PRESENTED

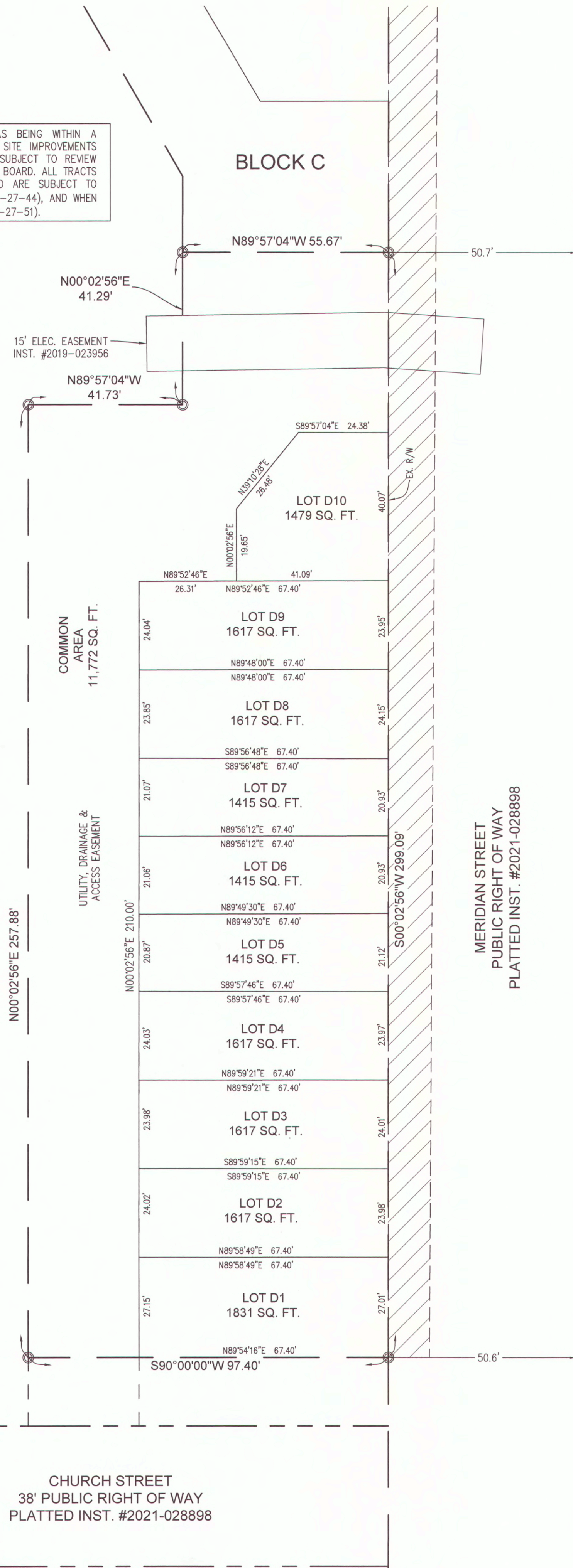
3	9-13-2021	REVIEW COMMENTS	C.J.L.	GWC
2	8-23-2021	PLANNING COMMENTS	C.J.L.	GWC
1	7-15-2021	LOT LINES	C.J.L.	GWC
NO.	DATE	REVISIONS	BY	APPR.
<div> <div> <div>PREPARED BY:</div> <div> </div> </div> <div> <div>FINAL PLAT</div> <div>"THE MADISON"</div> </div> </div> <div> <div>PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA</div> <div> <div>DRAWN: C.J.L.</div> <div>APPROVED: TEN</div> </div> </div> <div> <div>DATE: APRIL 16, 2021</div> <div>CHECKED: GWC</div> </div> <div> </div>				
SHEET			4 OF 4	

NOTE: THIS SITE PLOTS BY SCALE AS BEING WITHIN A REGULATED WATERSHED. ANY AND ALL SITE IMPROVEMENTS WITHIN A REGULATED WATERSHED ARE SUBJECT TO REVIEW BY THE JOHNSON COUNTY DRAINAGE BOARD. ALL TRACTS WITHIN A REGULATED DRAIN WATERSHED ARE SUBJECT TO ASSESSMENTS FOR MAINTENANCE (IC36-9-27-44), AND WHEN PRACTICABLE, RECONSTRUCTION (IC 36-9-27-51).



CITY OF GREENWOOD
INST. #2016-030609

THE MADISON (LOT 1)
INST. #2021-028898



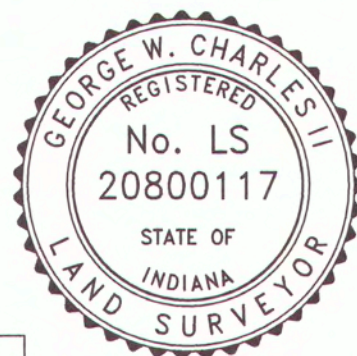
PLAT DESCRIPTION

BLOCK D OF "THE MADISON" PLAT AS RECORDED IN THE RECORDER'S OFFICE OF JOHNSON COUNTY AS INSTRUMENT #2021-028898 BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA.

LAND SURVEYOR CERIFICATE

I, GEORGE W. CHARLES, II, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA; THIS PLAT IS BASED ON INFORMATION FROM AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY GEORGE W. CHARLES II, TITLED "THE MADISON", REGISTERED LAND SURVEYOR NO. LS20800117. I FURTHER CERTIFY THAT TO THE BEST OF MY BELIEF AND KNOWLEDGE THIS DESCRIPTION IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.

GEORGE W. CHARLES II
INDIANA LAND SURVEYOR
NO. LS 20800117
gcharles@crossroadengineers.com



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
George W. Charles II

LEGEND

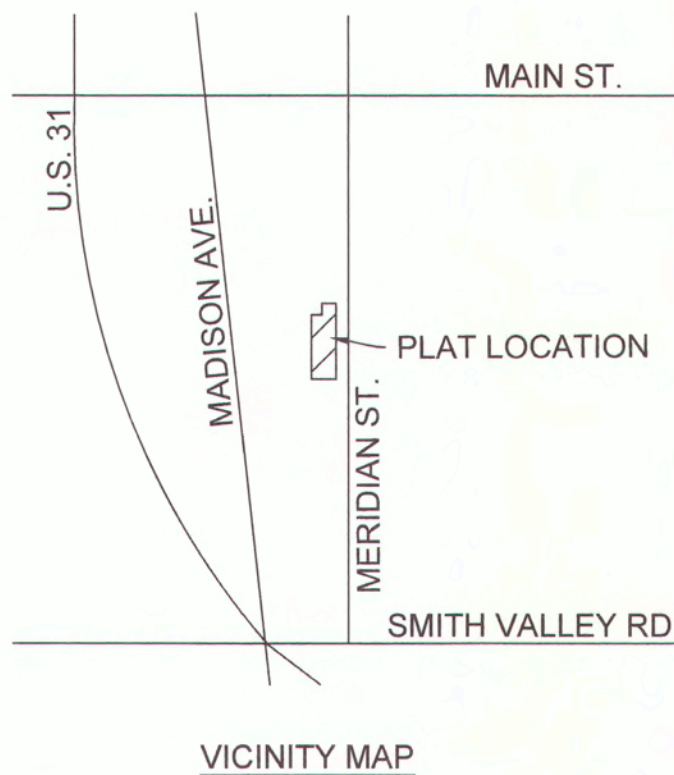
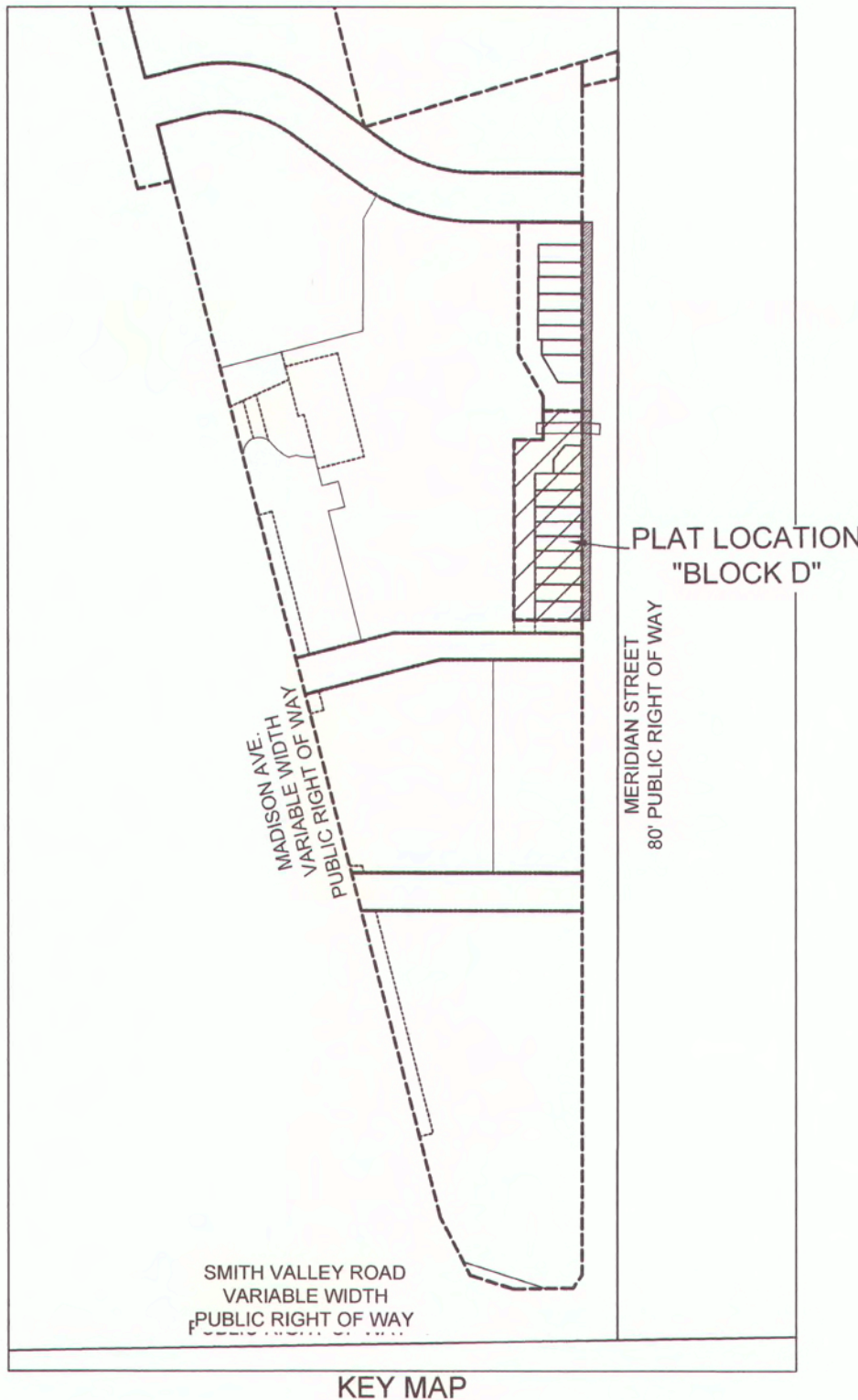
- ☒ 1" O.D. PIPE W/ CAP "GWCHARLES LS0800117" SET FLUSH IN CONCRETE
- ☐ 1" O.D. PIPE W/ CAP "GWCHARLES LS0800117" SET FLUSH
- ☒ MONUMENT FOUND (TYPE AS SHOWN)
- R/W RIGHT-OF-WAY
- S.S.E. SANITARY SEWER EASEMENT
- ENCROACHMENT AREA

NOTE:
GREENWOOD TECHNICAL STANDARDS CH. 2(A)(3)(C)
REQUIRES THAT DRAINAGE EASEMENTS HAVE
SENIOR RIGHT OVER OTHER UTILITIES.

UNIFIED DEVELOPMENT ORDINANCE

OLD TOWN DISTRICT (OT)
FRONT YARD SETBACK: 0' MINIMUM; 10' MAXIMUM
UNLESS OUTDOOR CAFE SPACE OR PORCH, 15' ALLOWED
SIDE YARD SETBACK: 0' MINIMUM; 25' MAXIMUM
REAR YARD SETBACK: N/A
BUILDING HEIGHT: 24' MINIMUM; 80' MAXIMUM

(INFO TAKEN FROM SEC. 10-02-25 PER
GREENWOOD COMMON COUNCIL ORDINANCE
20-29, ADOPTED OCTOBER 5, 2020.)



RECORDING NOTE

I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
GEORGE W. CHARLES II

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED, HEREBY MAKE, PLAT, SUBDIVIDE AND LAYOFF SAID DESCRIBED REAL ESTATE INTO BLOCKS IN ACCORDANCE WITH THIS CERTIFIED PLAT, AND THAT ALL THE BLOCKS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, SAID RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS:

- THE STREETS AND RIGHTS OF WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION OVER THEM.
- THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D & U.E." (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
- ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE IND. CODE § 36-9-27.
- DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASS WAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY.
- ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (DITCHES) WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME IF NO ACTION IS TAKEN BY THE OWNER, THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.
- THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S. D. & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY OF GREENWOOD FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPERTY AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
- WHERE SANITARY DISCHARGE CAN ENTER INTO PUBLIC OR PRIVATE SANITARY SEWER SYSTEM BY GRAVITY FLOW, THE LOWEST ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.
- THE SANITARY SEWER, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORMWATER, RUN-OFF WATER, DOWNSPOUTS, FOOTING DRAINS (PERIMETER DRAINS), OR SUBSOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL SUMP PUMPS TO BE INSTALLED ON ANY LOT OF THIS DEVELOPMENT MUST BE CONNECTED, VIA A HARD PIPE CONNECTION, TO A DEFINED STORMWATER DRAINAGE SYSTEM IN A MANNER WHICH IS ACCEPTABLE TO THE CITY OF GREENWOOD.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET, SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS), OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.
- THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO DRIVEWAY SHALL BE LOCATED WITHIN 70 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES. IF THE AVAILABLE DISTANCE IS LESS THAN 70 FEET, THE DRIVEWAY SHALL BE LOCATED AT THE GREATEST DISTANCE FROM THE INTERSECTION OF THE STREET CENTERLINES.
- THIS SUBDIVISION HAS BEEN DESIGNED TO INCLUDE A STORMWATER QUALITY BEST MANAGEMENT PRACTICE (BMP(S)) THAT MUST BE MAINTAINED BY THE BMP(S) OWNER. SAID BMP(S) IS CURRENTLY MAINTAINED BY THE DEVELOPER; HOWEVER UPON THE ACTIVATION OF THE HOMEOWNERS ASSOCIATION, THE OPERATIONS AND MAINTENANCE MANUAL FOR SUCH BMP(S) SHALL BECOME THE RESPONSIBILITY OF SAID ASSOCIATION SUBJECT TO ALL FEES AND OTHER CITY REQUIREMENTS.
- SUMP PUMP LATERAL AND UNDERDRAIN PIPES FOR SUMP PUMP LATERALS, LOCATED WITHIN DRAINAGE EASEMENTS, ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. INDIVIDUAL SUMP PUMP LATERALS ARE TO BE MAINTAINED BY INDIVIDUAL LOTS OWNERS.
- STORM SEWERS AND TILE DRAINS 12-INCH OR LARGER WITHIN DESIGNATED DRAIN EASEMENTS ARE EXTENSIONS OF THE CITY'S STORMWATER DRAINAGE SYSTEM AND ARE THE RESPONSIBILITY OF THE CITY. DRAINAGE SWALES, DETENTION AND RETENTION PONDS, AND POST CONSTRUCTION STORMWATER QUALITY MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNER'S ASSOCIATION. IF NO HOMEOWNER'S ASSOCIATION EXISTS OR A HOMEOWNER'S ASSOCIATION DISSOLVES, OWNERS OF EACH LOT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE. IN THE EVENT THE PROPERTY OWNER(S) OR THE ASSOCIATION FAILS TO EXERCISE ITS OBLIGATION, THE CITY MAY PERFORM THE REQUIRED MAINTENANCE AND SHALL HAVE THE RIGHT TO ASSESS EACH LOT IN THE SUBDIVISION A PROPORTIONATE AMOUNT OF THE ASSOCIATED COSTS. IF NECESSARY, A NOTICE OF LIEN SHALL BE FILED AGAINST THE AFFECTED LOTS. THE LIEN SHALL BE ENFORCED IN THE SAME MANNER AS A MORTGAGE LIEN UNDER INDIANA LAW AND, THEREFORE, SHALL INCLUDE REIMBURSEMENT OF ATTORNEY'S FEES, TITLE EXPENSES, INTEREST, AND COSTS OF COLLECTION.
- THE AREA BETWEEN THE BACK (WEST SIDE) OF THE PUBLIC SIDEWALK ALONG AND PARALLEL TO MERIDIAN STREET AND THE FACE OF THE BUILDINGS/UNITS CONSTRUCTED ALONG THE WEST SIDE OF MERIDIAN STREET SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS IN THE SUB-PLAT AND/OR BY THE HOMEOWNERS'S ASSOCIATION.

523 Madison Townhomes, LLC

BY: Clayton A. Scheetz
PRINTED

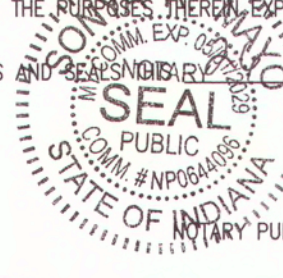
BY:
SIGNATURE

TITLE: Manager

STATE OF INDIANA)
COUNTY OF JOHNSON)

BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED Clayton A. Scheetz, Manager FOR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEAL OF OFFICE, THIS 26 DAY OF September, 2023.



RESIDENT OF Johnson COUNTY, INDIANA

MY COMMISSION EXPIRES: May 1, 2029

CERTIFICATE OF APPROVAL

THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF GREENWOOD, INDIANA, TO-WIT: SECONDARY PLAT APPROVAL IS HEREBY GRANTED BY THE DESIGNATED OFFICIAL FOR GREENWOOD ADVISORY PLAN COMMISSION ON THE THE 22 DAY OF August, 2023.

GABRIEL J. NELSON, DESIGNATED OFFICIAL

STEPHANIE R. JARRETT, RECORDING SECRETARY

ACCEPTANCE:

WHEREAS UNDERSIGNED HAS THIS DAY FILED WITH THE CITY OF GREENWOOD DEDICATIONS OF CERTAIN REAL ESTATE FOR THE PURPOSE OF ESTABLISHING A CITY OF RIGHT-OF-WAY AND EASEMENT WHICH DEDICATIONS ARE HEREIN ABOVE SET FORTH, AND WHEREAS, THE CITY OF GREENWOOD, IS OF THE OPINION THAT SAID DEDICATIONS IS DESIRABLE AND NECESSARY: NOW THEREFORE, SAID CITY OF GREENWOOD, BY THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY, UNDER AND BY VIRTUE OF THE POWER CONFERRED UPON IT BY STATUTES OF THE STATE OF INDIANA, FOR AND ON BEHALF OF SAID CITY, ACCEPTS SAID DEDICATION FOR THE PURPOSES OF PUBLIC RIGHT-OF-WAY AND EASEMENTS, AND ORDER THAT THE SAME BE RECORDED IN THE RECORDER'S OFFICE OF THE COUNTY OF JOHNSON, STATE OF INDIANA, AND SAID DESCRIBED REAL ESTATE IS HEREBY DECLARED OPEN AND DEDICATED.

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 21st DAY OF August, 2023.

KEVIN A. HOOVER
MEMBER

CLARENCE S. RUTHERFORD
MEMBER

JEFFREY K. COLVIN
MEMBER

AMANDA LEACH
BPWS - CLERK

RECEIVED BY THE JOHNSON COUNTY ASSESSOR:

MIKE WATKINS, ASSESSOR

MICHAEL S. WATKINS
PRINTED NAME

ENTER FOR TAXATION THIS 26 DAY OF September, 2023.

ELIZABETH ALVEY, AUDITOR

ELIZABETH A. ALVEY
PRINTED NAME

INSTRUMENT NO. 2023-015515

RECEIVED FOR RECORD THIS 26 DAY OF September, 2023, AT 2:28 PM

AND RECORDED IN PLAT CABINET E, PAGE 643

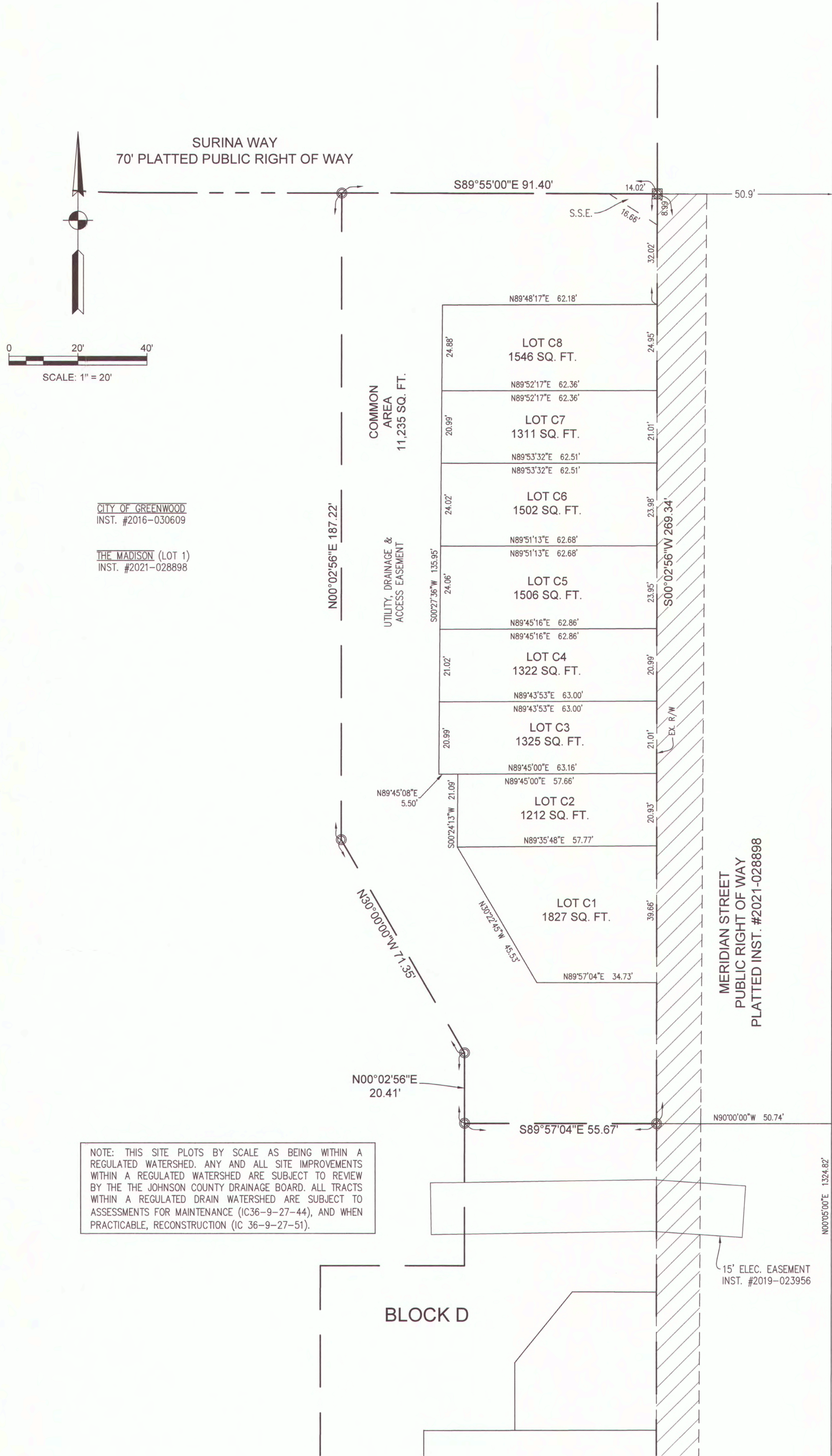
TERESA K. PETRO, RECORDER

PRINTED NAME

2023-015515
RECORDED ON
09/26/2023 02:52:30 PM
TERESA K. PETRO
JOHNSON COUNTY RECORDER
REC. FEE: 25.00
PAGES: 1
RECORDED AS PRESENTED

NO.	DATE	REVISIONS	BY	APPR.
4	08.21.23	REVISED PER COMMENTS FROM CLIENT	C.J.L.	GWC
3	08.10.23	REVISED PER COMMENTS FROM CLIENT	GWC	GWC
2	08.01.23	REVISED PER CITY OF GREENWOOD PLANNING DIVISION COMMENTS	GWC	GWC
1	08.23.23	REVISED PER CITY OF GREENWOOD PLANNING DIVISION COMMENTS	GWC	GWC
THE MADISON SUBPLAT OF BLOCK D				
PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA				
DRAWN: DEP		APPROVED: TEN		
DATE: JUNE 02, 2023		CHECKED: GWC		





PLAT DESCRIPTION

BLOCK C OF "THE MADISON" PLAT AS RECORDED IN THE RECORDER'S OFFICE OF JOHNSON COUNTY AS INSTRUMENT #2021-028898 BEING A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA.

LAND SURVEYOR CERTIFICATE

I, GEORGE W. CHARLES II, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA; THIS PLAT IS BASED ON INFORMATION FROM AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY GEORGE W. CHARLES II, TITLED "THE MADISON", REGISTERED LAND SURVEYOR NO. LS20800117. I FURTHER CERTIFY THAT TO THE BEST OF MY BELIEF AND KNOWLEDGE THIS DESCRIPTION IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.

G. W. Charles II

GEORGE W. CHARLES II
INDIANA LAND SURVEYOR
NO. LS 20800117
gcharles@crossroadengineers.com

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
George W. Charles II

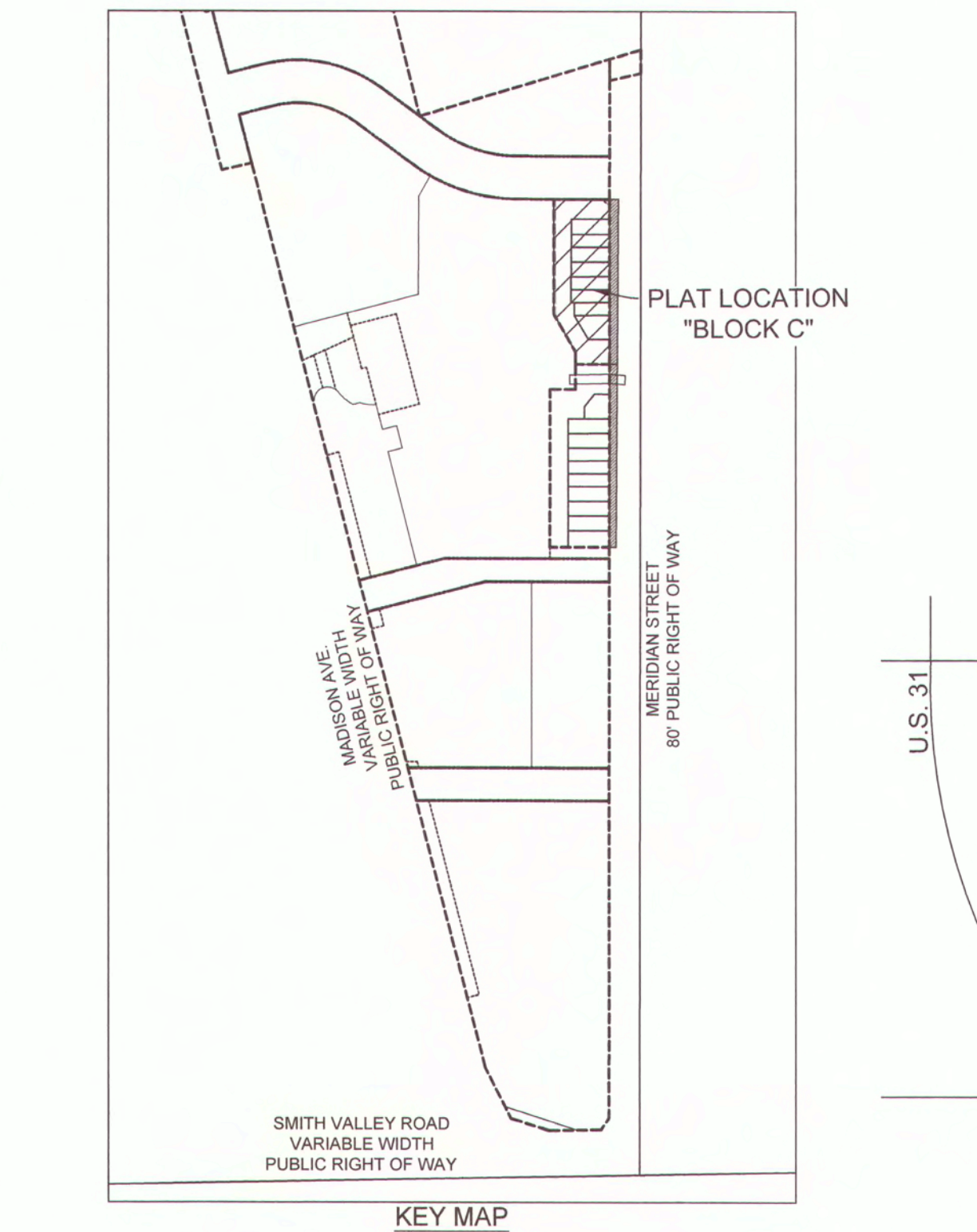
LEGEND

1" O.D. PIPE W/ CAP "GWCHARLES LS0800117" SET FLUSH IN CONCRETE
O 1" O.D. PIPE W/ CAP "GWCHARLES LS0800117" SET FLUSH
MONUMENT FOUND (TYPE AS SHOWN)
R/W RIGHT-OF-WAY
S.S.E. SANITARY SEWER EASEMENT
ENCROACHMENT AREA

NOTE:
GREENWOOD TECHNICAL STANDARDS CH. 2(A)(3)(C) REQUIRES THAT DRAINAGE EASEMENTS HAVE SENIOR RIGHT OVER OTHER UTILITIES.

UNIFIED DEVELOPMENT ORDINANCE

OLD TOWN DISTRICT (OT)
FRONT YARD SETBACK: 0' MINIMUM; 10' MAXIMUM UNLESS OUTDOOR CAFE SPACE OR PORCH, 15' ALLOWED
SIDE YARD SETBACK: 0' MINIMUM; 25' MAXIMUM
REAR YARD SETBACK: N/A
BUILDING HEIGHT: 24' MINIMUM; 80' MAXIMUM
(INFO TAKEN FROM SEC. 10-02-25 PER GREENWOOD COMMON COUNCIL ORDINANCE 20-29, ADOPTED OCTOBER 5, 2020.)



WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED, HEREBY MAKE, PLAT, SUBDIVIDE AND LAYOFF SAID DESCRIBED REAL ESTATE INTO BLOCKS IN ACCORDANCE WITH THIS CERTIFIED PLAT, AND THAT ALL THE BLOCKS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, SAID RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS:

- THE STREETS AND RIGHTS OF WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION OVER THEM.
- THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D & U.E." (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
- ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE IND. CODE § 36-9-27.
- DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SLOPED GRASS WAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY.
- ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (DITCHES) WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME IF NO ACTION IS TAKEN BY THE OWNER, THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.
- THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S. & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY OF GREENWOOD FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPERTY AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
- WHERE SANITARY DISCHARGE CAN ENTER INTO PUBLIC OR PRIVATE SANITARY SEWER SYSTEM BY GRAVITY FLOW, THE LOWEST ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.
- THE SANITARY SEWER, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORMWATER, RUN-OFF WATER, DOWNSPUTS, FOOTING DRAINS (PERIMETER DRAINS), OR SUBSOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL SUMP PUMPS TO BE INSTALLED ON ANY LOT OF THIS DEVELOPMENT MUST BE CONNECTED, VIA A HARD PIPE CONNECTION, TO A DEFINED STORMWATER DRAINAGE SYSTEM IN A MANNER WHICH IS ACCEPTABLE TO THE CITY OF GREENWOOD.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET, SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS), OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.
- THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT. NO DRIVEWAY SHALL BE LOCATED WITHIN 70 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES, IF THE AVAILABLE DISTANCE IS LESS THAN 70 FEET, THE DRIVEWAY SHALL BE LOCATED AT THE GREATEST DISTANCE FROM THE INTERSECTION OF THE STREET CENTERLINES.
- THIS SUBDIVISION HAS BEEN DESIGNED TO INCLUDE A STORMWATER QUALITY BEST MANAGEMENT PRACTICE (BMP(S)) THAT MUST BE MAINTAINED BY THE BMP(S) OWNER. SAID BMP(S) IS CURRENTLY MAINTAINED BY THE DEVELOPER; HOWEVER UPON THE ACTIVATION OF THE HOMEOWNERS ASSOCIATION, THE OPERATIONS AND MAINTENANCE MANUAL FOR SUCH BMP(S) SHALL BECOME THE RESPONSIBILITY OF SAID ASSOCIATION SUBJECT TO ALL FEES AND OTHER CITY REQUIREMENTS.
- SUMP PUMP LATERAL AND UNDERDRAIN PIPES FOR SUMP PUMP LATERALS, LOCATED WITHIN DRAINAGE EASEMENTS, ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, INDIVIDUAL SUMP PUMP LATERALS ARE TO BE MAINTAINED BY INDIVIDUAL LOTS OWNERS.
- STORM SEWERS AND TILE DRAINS 12-INCH OR LARGER WITHIN DESIGNATED DRAIN EASEMENTS ARE EXTENSIONS OF THE CITY'S STORMWATER DRAINAGE SYSTEM AND ARE THE RESPONSIBILITY OF THE CITY. DRAINAGE SWALES, DETENTION AND RETENTION PONDS, AND POST CONSTRUCTION STORMWATER QUALITY MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNER'S ASSOCIATION. IF NO HOMEOWNER'S ASSOCIATION EXISTS OR A HOMEOWNER'S ASSOCIATION DISSOLVES, OWNERS OF EACH LOT SHALL BE EQUALLY RESPONSIBLE FOR MAINTENANCE. IN THE EVENT THE PROPERTY OWNER(S) OR THE ASSOCIATION FAILS TO EXERCISE ITS OBLIGATION, THE CITY MAY PERFORM THE REQUIRED MAINTENANCE AND SHALL HAVE THE RIGHT TO ASSESS EACH LOT IN THE SUBDIVISION A PROPORTIONATE AMOUNT OF THE ASSOCIATED COSTS. IF NECESSARY, A NOTICE OF LIEN SHALL BE FILED AGAINST THE AFFECTED LOTS. THE LIEN SHALL BE ENFORCED IN THE SAME MANNER AS A MORTGAGE LIEN UNDER INDIANA LAW AND, THEREFORE, SHALL INCLUDE REIMBURSEMENT OF ATTORNEY'S FEES, TITLE EXPENSES, INTEREST, AND COSTS OF COLLECTION.
- THE AREA BETWEEN THE BACK (WEST SIDE) OF THE PUBLIC SIDEWALK ALONG AND PARALLEL TO MERIDIAN STREET AND THE FACE OF THE BUILDINGS/UNITS CONSTRUCTED ALONG THE WEST SIDE OF MERIDIAN STREET SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS IN THE SUB-PLAT AND/OR BY THE HOMEOWNER'S ASSOCIATION.

523 Madison Townhomes, LLC

BY: *Clayton A. Scheetz*
PRINTED

BY: *CS*
SIGNATURE

TITLE: *Manager*

STATE OF INDIANA)
COUNTY OF JOHNSON)

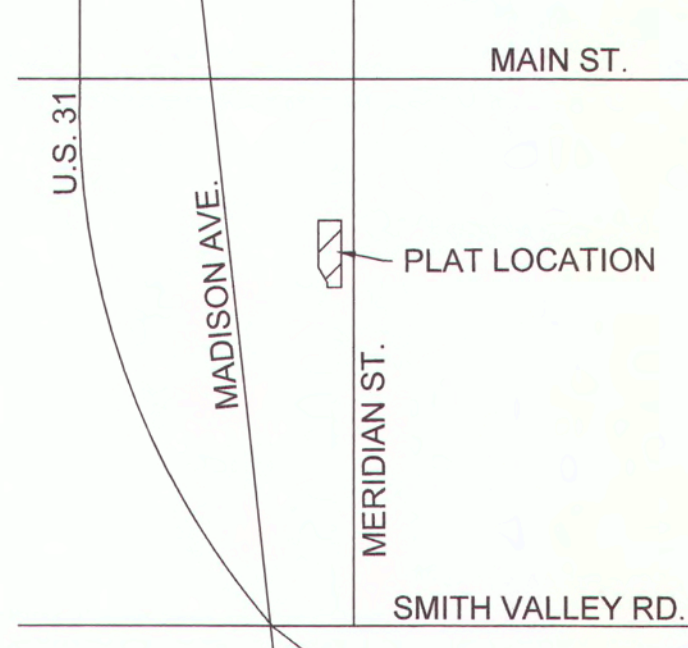
BEFORE ME THE UNDERSIGNED, NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED *Clayton A. Scheetz, Manager* FOR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS *22* DAY OF *September*, 2023.

NOTARY PUBLIC *Sonya E Mayo*

RESIDENT OF *Johnson* COUNTY, INDIANA

MY COMMISSION EXPIRES: *May 1, 2029*



VICINITY MAP

CERTIFICATE OF APPROVAL

THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF GREENWOOD, INDIANA, TO-WIT: SECONDARY PLAT APPROVAL IS HEREBY GRANTED BY THE DESIGNATED OFFICIAL FOR GREENWOOD ADVISORY PLAN COMMISSION ON THE *22* DAY OF *August*, 2023.

Gabriel Nelson
GABRIEL J. NELSON, DESIGNATED OFFICIAL

Stephanie R Jarrett
STEPHANIE R. JARRETT, RECORDING SECRETARY

ACCEPTANCE:

WHEREAS UNDERSIGNED HAS THIS DAY FILED WITH THE CITY OF GREENWOOD DEDICATIONS OF CERTAIN REAL ESTATE FOR THE PURPOSE OF ESTABLISHING A CITY OF RIGHT-OF-WAY AND EASEMENT WHICH DEDICATIONS ARE HEREIN ABOVE SET FORTH, AND WHEREAS, THE CITY OF GREENWOOD, IS OF THE OPINION THAT SAID DEDICATIONS IS DESIRABLE AND NECESSARY; NOW THEREFORE, SAID CITY OF GREENWOOD, BY THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY, UNDER AND BY VIRTUE OF THE POWER CONFERRED UPON IT BY STATUTES OF THE STATE OF INDIANA, FOR AND ON BEHALF OF SAID CITY, ACCEPTS SAID DEDICATION FOR THE PURPOSES OF PUBLIC RIGHT-OF-WAY AND EASEMENTS, AND ORDER THAT THE SAME BE RECORDED IN THE RECORDER'S OFFICE OF THE COUNTY OF JOHNSON, STATE OF INDIANA, AND SAID DESCRIBED REAL ESTATE IS HEREBY DECLARED OPEN AND DEDICATED.

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS *21st* DAY OF *August*, 2023.

Kevin A. Hoover *Clarence S. Rutherford*
KEVIN A. HOOVER CLARENCE S. RUTHERFORD
MEMBER MEMBER

Jeffrey A. Colvin *Amanda Leach*
JEFFREY A. COLVIN AMANDA LEACH
MEMBER BPWS - CLERK

RECEIVED BY THE JOHNSON COUNTY ASSESSOR:

Michael S. Watkins *Michael S. Watkins*
MIKE WATKINS, ASSESSOR PRINTED NAME

ENTER FOR TAXATION THIS *21st* DAY OF *September*, 2023.

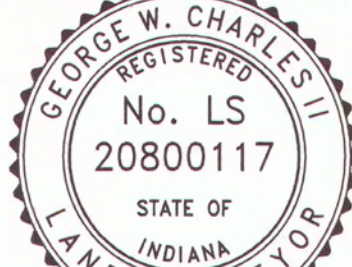

Elizabeth A. Alvey *Elizabeth A. Alvey*
ELIZABETH ALVEY, AUDITOR PRINTED NAME

INSTRUMENT NO. *2023-015516*

RECEIVED FOR RECORD THIS *22nd* DAY OF *September*, 2023. *12:52 PM*

AND RECORDED IN PLAT CABINET *E*, PAGE *1644*

Teresa K. Petro
TERESA K. PETRO, RECORDER
PRINTED NAME
2023-015516
RECORDED ON
09/26/2023 02:52:31 PM
TERESA K. PETRO
JOHNSON COUNTY RECORDER
REC. FEE: 25.00
PAGES: 1
RECORDED AS PRESENTED

4	08.21.23	REVISED PER COMMENTS FROM CLIENT	C.J.	GWC	
3	08.10.23	REVISED PER COMMENTS FROM CLIENT	GWC	GWC	
2	08.01.23	REVISED PER CITY OF GREENWOOD PLANNING DIVISION COMMENTS	GWC	GWC	
1	08.23.23	REVISED PER CITY OF GREENWOOD PLANNING DIVISION COMMENTS	GWC	GWC	
NO.	DATE	REVISIONS	BY	APPR.	
PREPARED BY:					
		<p><i>THE MADISON SUBPLAT OF BLOCK C</i></p> <p>PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA</p>			
G. W. Charles II		DRAWN: DEP	APPROVED: TEN		
DATE: JUNE 02, 2023		CHECKED: GWC			
				SHEET 1 of 1	

* COPY *

2023-015514
RECORDED ON
09/26/2023 02:37:11 PM
TERESA K. PETRO
JOHNSON COUNTY RECORDER
REC FEE: 25.00
PAGES: 9
RECORDED AS PRESENTED

FILED
SUBJECT TO FINAL ACCEPTANCE

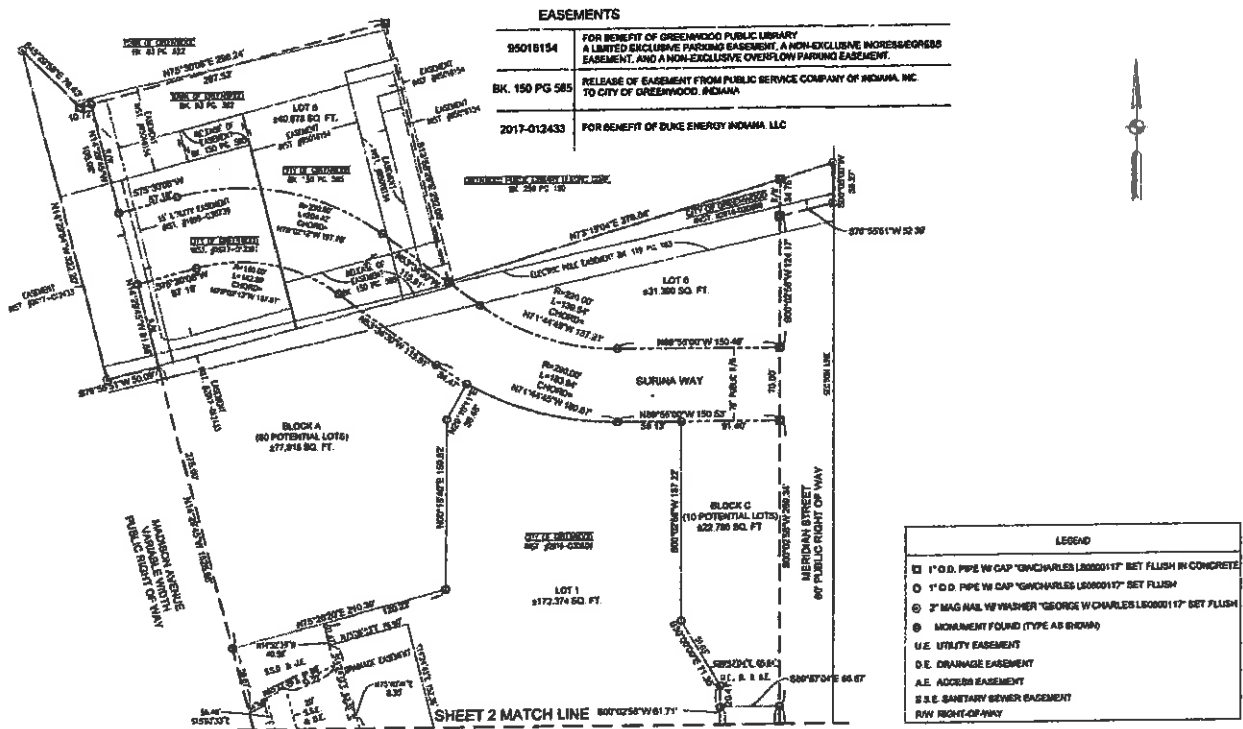
SFP 26 2023

**COVENANT AND AGREEMENT REGARDING SIDEWALKS, ENTRY STEPS,
AUDIOPHONES, OVERHANGS, GRASS, PLANTINGS, FENCING, AND SIGN STRUCTURE
ENCROACHMENTS UPON PUBLIC RIGHT-OF-WAY**

THIS COVENANT AND AGREEMENT ("Agreement") is entered into effective as of the 26th day of August, 2023, by and between the City of Greenwood, Indiana ("CITY"), and 523 Madison Townhomes, LLC, an Indiana limited liability company ("OWNER"), as owner of certain real property abutting the improved roadway commonly known as South Meridian Street in the City of Greenwood, Indiana.

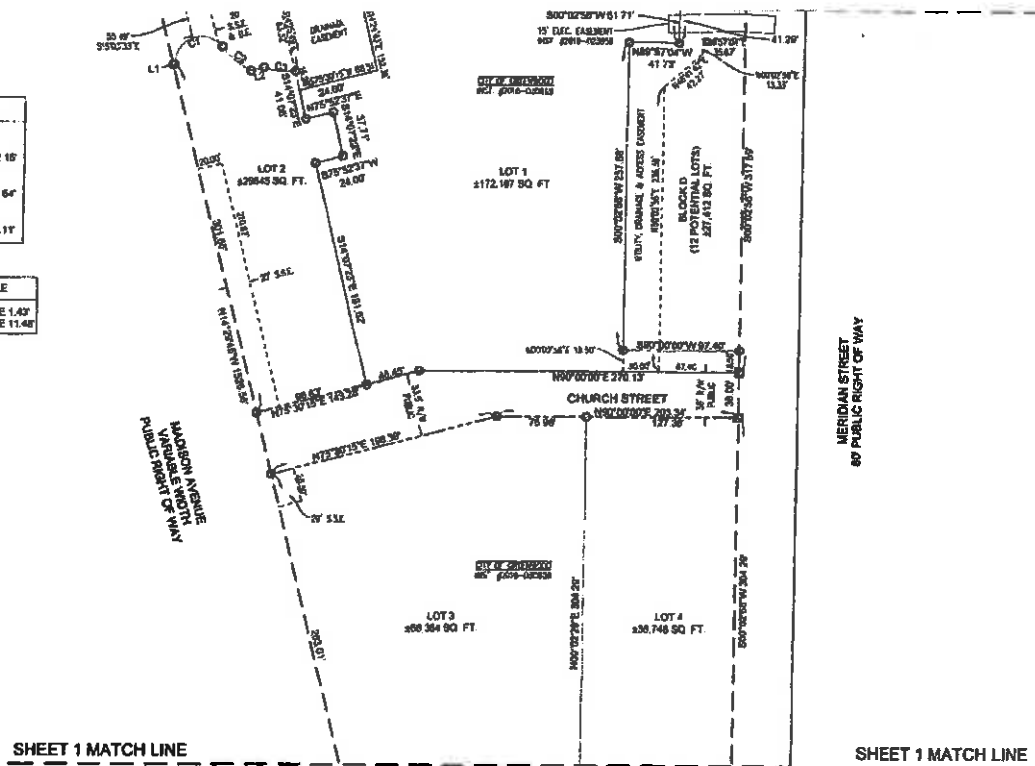
WITNESSETH:

WHEREAS, to induce the CITY to consent to OWNER'S encroachment upon the platted eighty foot (80') public right-of-way along the west side of Meridian Street, Greenwood, Indiana, dedicated to CITY on The Madison Final Plat, recorded as Instrument Number 2021-028898 on September 27, 2021 in Plat Cabinet E, Page 529, in the Office of the Recorder of Johnson County, Indiana, as shown below (the "Right-of-Way"):



CURVE TABLE	
C1	R=22.18' L=55.73' CHORD=168°33'33"E 42.16'
C2	R=71.00' L=101.81' CHORD=550°16'48"E 31.64'
C3	R=64.00' L=77.31' CHORD=883°10'21"E 27.11'

LINE TABLE	
L1	N75°23'30"E 1.43'
L2	N75°30'15"E 11.48'

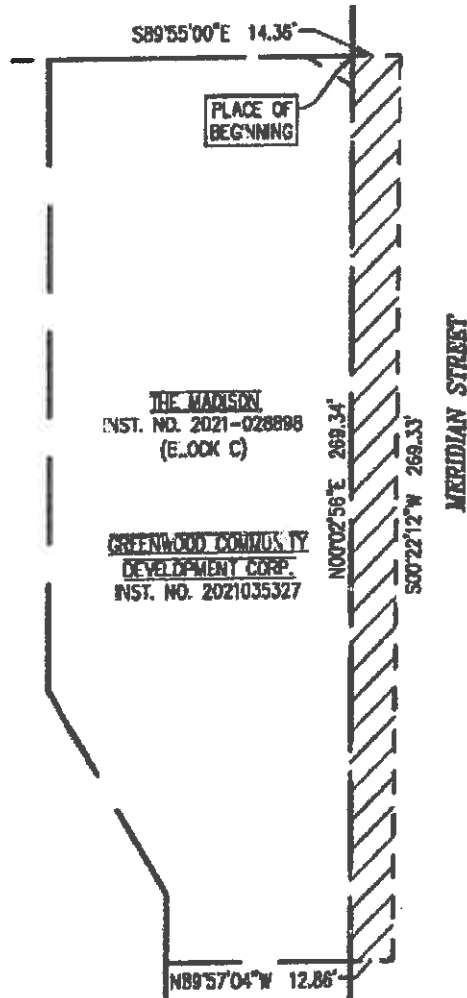


and which Right-of-Way contains roadway improvements and utility structures and facilities, in the area of encroachment described and shown as follows:

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Block C Encroachment Area

 HATCHED AREA IS THE APPROXIMATE ENCROACHMENT AREA



PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK C IN THE MADISON, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 2021-028888 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF 14.36 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST A DISTANCE OF 269.33 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 04 SECONDS WEST A DISTANCE OF 12.86 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK C; THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK C A DISTANCE OF 269.34 FEET TO THE PLACE OF BEGINNING.

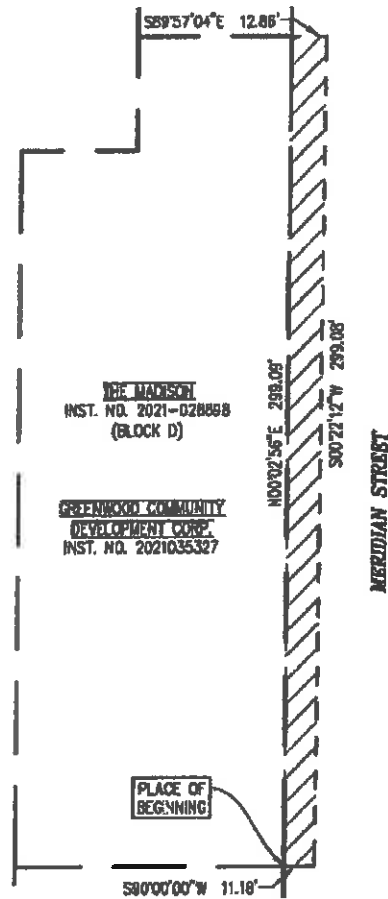
CONTAINING 0.084 ACRES, MORE OR LESS.



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Block D Encroachment Area

 HATCHED AREA IS THE APPROXIMATE ENCROACHMENT AREA



PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 4 EAST, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK D IN THE MADISON, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 2021-028888 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK D A DISTANCE OF 299.08 FEET TO THE NORTHEAST CORNER OF SAID BLOCK D; THENCE SOUTH 89 DEGREES 57 MINUTES 04 SECONDS EAST A DISTANCE OF 12.86 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST A DISTANCE OF 299.08 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 11.18 FEET TO THE PLACE OF BEGINNING.

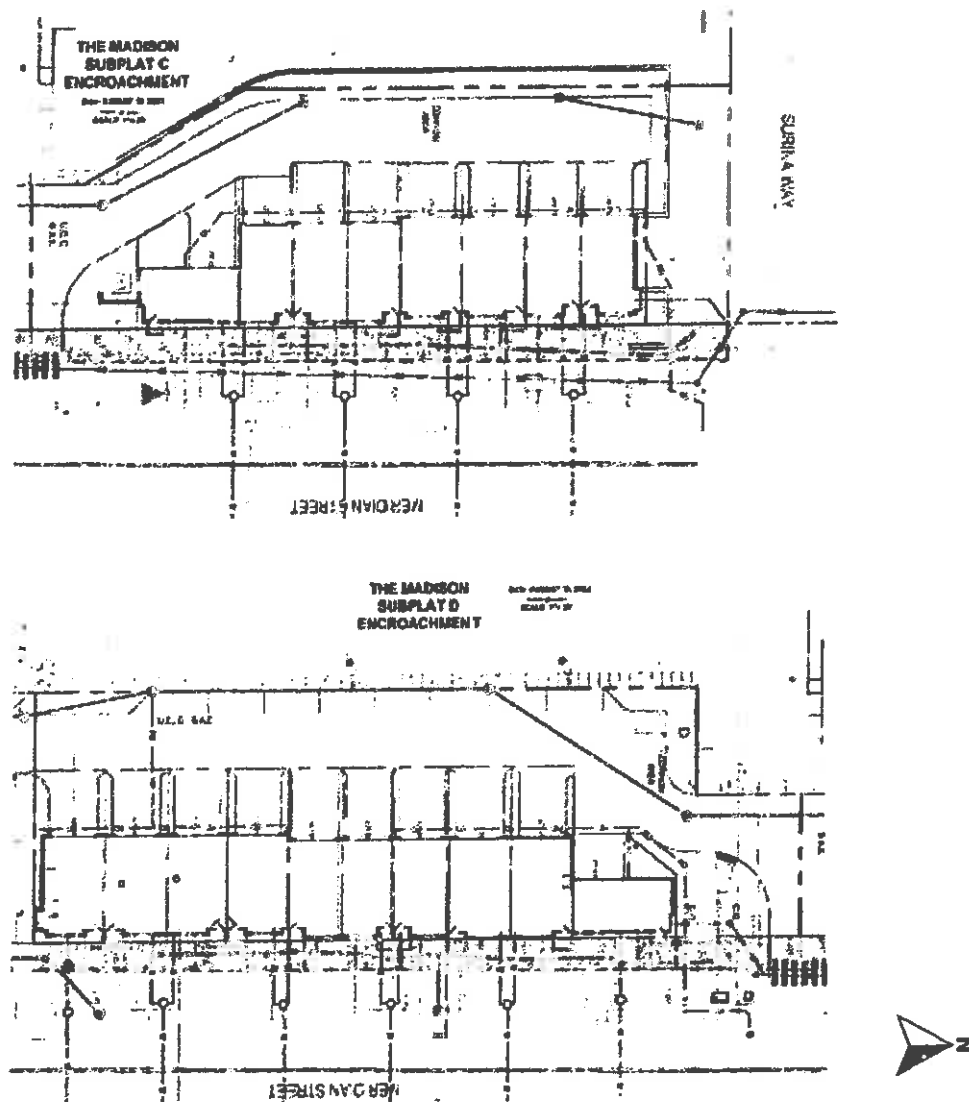
CONTAINING 0.083 ACRES, MORE OR LESS.



("Encroachment Area") for construction, installation, placement, and maintenance of OWNER'S sidewalks, covered or uncovered front entry steps, porches, and overhangs of OWNER'S residential town home structures, the planting and maintenance of grass, landscaping, and fencing, and the installation and maintenance of reasonable way finding signage (the "Improvements") in the Right-of-Way as generally depicted on the following diagram and rendering;

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Depiction of Encroachment Area (Subplat C and Subplat D)



in consideration of the promises and covenants contained herein, CITY does hereby grant unto OWNER, its heirs, grantees, devisees, successors and assigns, its consent to encroach upon the Encroachment Area; provided, however, that the encroachment shall be limited to the exclusive and perpetual use of the Encroachment Area for the construction and maintenance of the Improvements described herein.

OWNER agrees it shall place, construct, and install the Improvements so as to not interfere with the use and operation of existing sanitary sewer lines. Upon vacation of the Right-of-Way within the Encroachment Area, OWNER shall grant to CITY and to existing utilities located in the Encroachment Area an easement for the utilities located therein in the Re-plats of the Sub-plats of Block C and Block D in a form reasonably satisfactory and acceptable to CITY.

OWNER, by acceptance of this instrument, hereby agrees for itself, its heirs, grantees, devisees, successors, and assigns to indemnify and hold CITY harmless from any and all damages or loss from injury or damage resulting to person or property by reason of CITY allowing the encroachment of the Improvements in the Right-of-Way, or resulting from OWNER'S placement, construction, installation, maintenance or presence of the Improvements in the Right-of-Way, or OWNER'S use of the Encroachment Area as permitted herein.

OWNER, by acceptance of this instrument, hereby agrees for itself, its heirs, grantees, devisees, successors, and assigns: (1) that OWNER shall be responsible for the cost and expense of any and all repairs, reconstruction, maintenance (including, without limitation mowing or other landscaping maintenance), removal, or alterations of any improvements within the Encroachment Area; and (2) to waive any right to damages against CITY and the utilities, their successors and assigns, which may be caused by CITY or utilities in the exercise of repair and maintenance of their facilities in the Encroachment Area including any underground utilities contained therein.

This instrument shall not be construed as a release of any rights of CITY or any utility in the Encroachment Area other than CITY'S and Utility's right to object to the specific purposes of the encroachment as herein described.

The encroachment shall be perpetually available to OWNER seven days a week for 24 hours a day.

CITY and utilities, at their own expense, shall be responsible for the maintenance, repair and replacement of the underground utilities located within the Encroachment Area, and OWNER, at its own expense, shall be responsible for the maintenance, repair, and replacement of any improvements and/or landscaping within the Encroachment Area such that the Encroachment Area shall be kept in (i) an orderly and safe condition, (ii) good condition and repair, and (iii) a manner consistent with a first-class residential use and in compliance with all applicable laws at any and all times. Such maintenance and repair by OWNER shall include, but not be limited to, general maintenance, resurfacing, mowing, landscape maintenance, snow and ice removal, and routine cleaning of the Encroachment Area to keep it reasonably free of litter and debris. OWNER shall not change the location of any structural Improvements without obtaining the approval of the City, nor shall OWNER increase the size or location of any structural Improvements within the said Right-of-Way without obtaining the approval of the CITY. CITY shall provide OWNER with written notice prior to the commencement of any maintenance, repair, or replacement work within the Encroachment Area and CITY shall perform such work in a manner to minimize damage and disruption of OWNER's use of the Encroachment Area.

Any and all revenues generated from the Encroachment Area, with the exception of utility revenues arising from the presence of utilities in the Encroachment Area, shall exclusively belong to OWNER.

CITY shall, from time to time, execute, acknowledge and deliver such further reasonable instruments, and perform such additional reasonable acts, including, but not limited to, any amendments to this Agreement, as OWNER and/or any financing provider of OWNER may reasonably request in order to effectuate the intent and purposes of this Agreement and/or to address reasonable operational requests.

The rights created by this Agreement, together with the benefits thereof, shall inure to the benefit of the parties and their heirs, grantees, devisees, successors and assigns. The rights created by this Agreement, together with the burdens thereof shall (a) run with and bind the Encroachment Area. It is the intent of the parties that this covenant and agreement and the covenants contained therein, shall be binding upon the OWNER, its personal representatives, heirs, devisees, grantees, successors, and assigns so long as the Right-of-Way burdens any of the real property owned by it and the Improvements encroach upon said Right-of-Way. OWNER shall have the right, from time to time, to freely transfer, grant, assign, and convey in whole or in part the rights granted to it under this Agreement to its tenants, licensees, invitees, agents, employees and designees, with the consent of CITY. OWNER shall have the right, from time to time, to freely assign to one or more transferees the rights and obligations under this Agreement. Upon any such assignment, OWNER shall be relieved of liability for the obligations to be performed or observed by any such assignee. CITY shall execute any reasonable acknowledgment requested by OWNER confirming CITY's consent to any such assignment and release.

The parties agree that this covenant and agreement shall be in recordable form and recorded. OWNER shall be responsible for all the recording fees necessitated by or connected with this covenant and agreement.

OWNER, following recording of this Agreement and the recording of the sub-plats of Block C and Block D, shall initiate the process to vacate the Right-of-Way along Meridian Street within the Encroachment Area in coordination with CITY staff and shall re-plat the sub-plats after the vacation is in place and recorded so that all improvements for each town home will be out of the City right-of-way and located entirely on a re-platted lot for each town home, and so that all utilities are located within a designated easement.

OWNER warrants that it is the sole owner of the real estate pursuant to a Limited Warranty Deed recorded December 1, 2021, as Instrument Number 2021-035329 in the Office of the Recorder of Johnson County, Indiana, and this covenant and agreement will be recorded in the chain of title of the real estate.

Any notice required or permitted to be given by either party of this Agreement shall be in writing, and shall be deemed to have been given when: (a) delivered in person to the other party; or (b) received by national overnight delivery service, addressed as follows:

If to CITY :	City of Greenwood_ c/o Legal Department: 300 S. Madison Avenue Greenwood, IN 46142
If to GRANTEE:	523 Madison Townhomes, LLC c/o Clay Scheetz 8425 Woodfield Crossing Boulevard, Suite 550W Indianapolis, IN 46240

or to such other address as either party shall specify to the other by notice given as provided above.

The conditions, terms and provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Indiana. This Agreement and the exhibits herein described and shown set forth the entire agreement of the parties and shall not be amended or modified except by a written instrument signed by the parties and expressly stating that it is a modification or an amendment of this Indenture. Nothing contained herein shall be construed as either creating a dedication or grant of any rights to the public or causing any party to be a joint venturer or partner of any other party. The invalidity or unenforceability of any covenant, condition, term or provision in this Indenture shall not affect the validity and enforceability of any other covenant, condition, term or provision. This Agreement may be executed in counterparts, and by each of the parties on separate counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one in the same instrument.

The individuals executing this Agreement on behalf of the parties hereto warrant their capacity and authority to execute this Indenture on behalf of said parties, respectively.

*[Remainder of page intentionally left blank;
signatures page follows.]*

IN WITNESS WHEREOF, GRANTOR and GRANTEE have caused the execution of this Indenture effective as of the date first above written.

CITY OF GREENWOOD

By: Mark W. Myers
Printed: Mark W. Myers
Title: Mayor

523 MADISON TOWNHOMES, LLC

By: Clayton A. Scheetz
Printed: Clayton A. Scheetz
Title: Manager

COUNTY OF JOHNSON)
) SS:
STATE OF INDIANA)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mark W. Myers, the Mayor of the City of Greenwood, who acknowledged the execution of the foregoing Indenture for and on behalf of said entity on the date of its execution set forth above.

WITNESS my hand and Seal this 23rd day of September, 2023.

My Commission Expires:

January 31, 2024

Lisa Edwards
Notary Public
Resident of Johnson County, Indiana

COUNTY OF Johnson)
) SS:
STATE OF INDIANA)



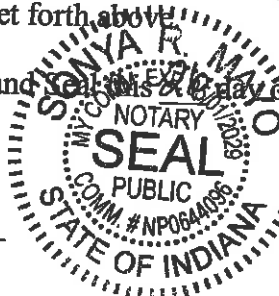
LISA EDWARDS
NOTARY PUBLIC - INDIANA
COMMISSION #676216
JOHNSON COUNTY
MY COMM. EXP. JANUARY 31, 2024

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clayton A. Scheetz, the Manager of 523 Madison Townhomes, LLC, who acknowledged the execution of the foregoing Indenture for and on behalf of said entity on the date of its execution set forth above.

WITNESS my hand and Seal this 23rd day of September, 2023.

My Commission Expires:

May 1, 2029



Sonya R. May
Notary Public
Resident of Johnson County, Indiana

This instrument was prepared by Grant Chapman, Esq., 805 City Center Drive, Carmel, Indiana 46032. 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. Grant Chapman