

Accura Land Surveying
Philip D. Goings, Owner
PO Box 786
Greenfield, IN 46140
(317) 462-3734
Fax: (888) 585-9642
accura@prodigy.net



A part of the East Half of the Southwest Quarter of Section 4, Township 15 North, Range 6 East in Sugar Creek Township, Hancock County, Indiana, said part being more particularly described as follows:

Commencing at a brass monument marking the Southwest corner of said Southwest Quarter Section; thence North 89 degrees 42 minutes 00 seconds East (North American Datum of 1983, Indiana East Zone) along the South line of said Quarter Section 1340.41 feet to the Southwest corner of the East Half of said Southwest Quarter Section, and being the POINT OF BEGINNING of this description; thence continuing North 89 degrees 42 minutes 00 seconds East along the South line of said Half Quarter Section 1290.41 feet to a mag spike which is 50.00 feet West of a brass monument marking the Southeast corner of said Half Quarter Section; thence North 00 degrees 54 minutes 15 seconds West parallel with the East line of said Half Quarter Section 1080.08 feet to a capped 5/8 inch rebar (Accura); thence South 62 degrees 30 minutes 34 seconds West 445.11'; thence South 64 degrees 59 minutes 20 seconds West 50.05 feet; thence South 69 degrees 30 minutes 34 seconds West 337.44 feet; thence North 22 degrees 41 minutes 41 seconds West 201.71 feet; thence 89 degrees 02 minutes 08 seconds West 454.79 feet to a capped 5/8 inch rebar (Accura) on the West line of the East Half of said Southwest Quarter Section; thence South 00 degrees 57 minutes 52 seconds East along said West line 920.53 feet to the Point of Beginning, containing 26.728 acres, more or less.

Subject, however, to all legal highways, rights of way, easements and restrictions of record.

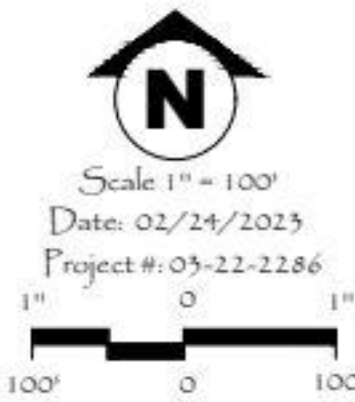
Rockfield Estates

- Section One -

Part of Section 4, T15N, R6E
Sugar Creek Township, Hancock County, Indiana

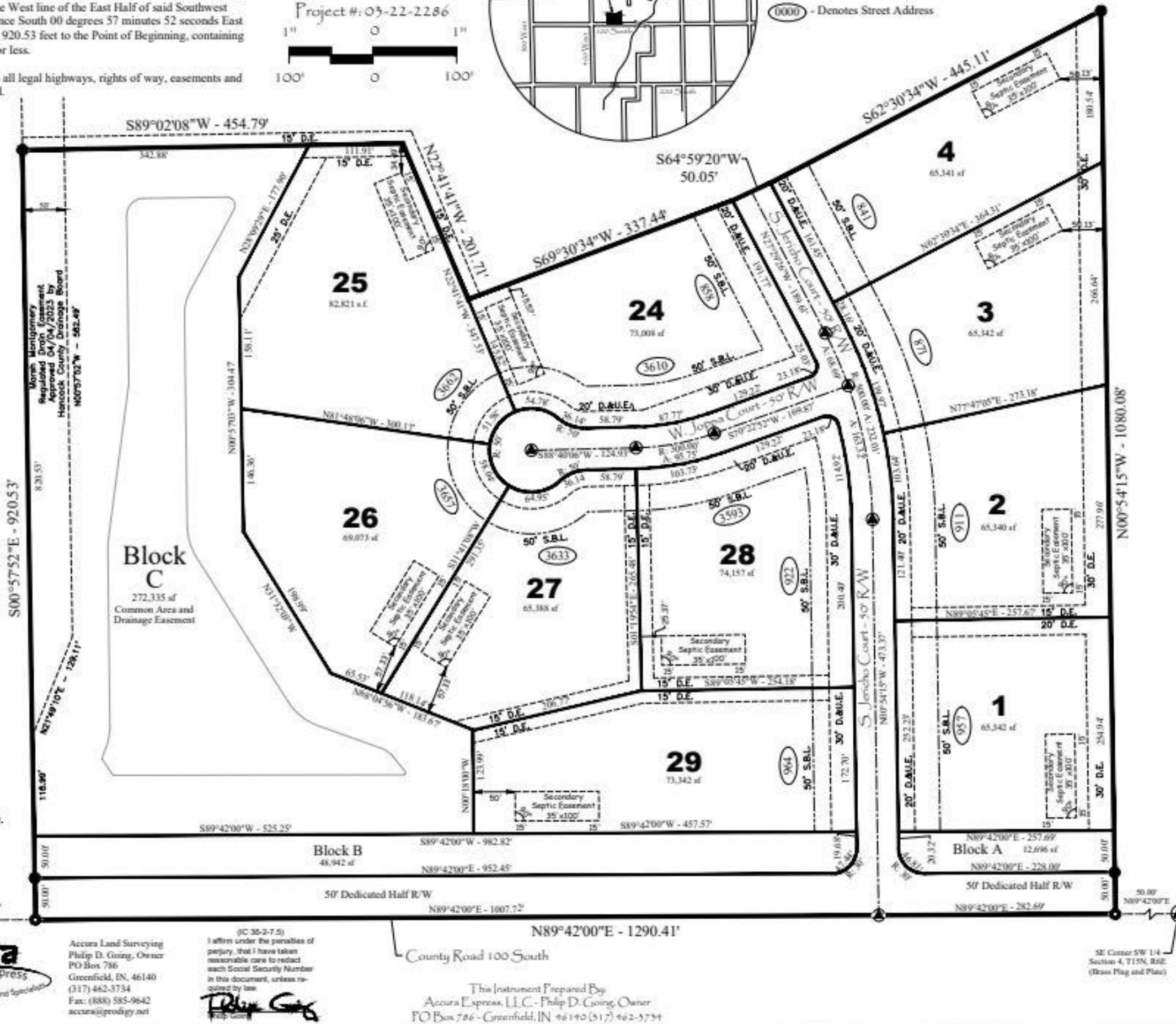
Dedicated Right of way in this major subdivision consists of 3.011 acres.

CABINET	SLIDE
INSTR. #	



- LEGEND**
- S.B.L.: Building Line - Denotes Minimum Building Setback Line
 - D.&U.E.: Denotes Drainage & Utility Easement
 - D.E.: Denotes Drainage Easement
 - Denotes Capped Rebar Set (Accura)
 - Denotes Mag Spike Set
 - ▲ Denotes Street Monument
 - (0000) - Denotes Street Address

Subdivider:
R & F Development Co.
1111 W. Main Street
Suite K
Greenfield, IN 46140
Contact:
Steve Reilly
(317) 945-2792



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I affirm under the penalties of perjury that I have taken reasonable care to verify each Social Security Number in this document, unless required by law.

This Instrument Prepared By
Accura Express, L.L.C. - Philip D. Goings, Owner
PO Box 786 - Greenfield, IN 46140 (317) 462-3734

Rockfield Estates

- Section One -

Part of Section 4, T15N, R6E
Sugar Creek Township, Hancock County, Indiana

CABINET	SLIDE
INSTR. #	

DEED OF DEDICATION:
I, the undersigned owner of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as ROCKFIELD ESTATES, SECTION ONE. All streets and alleys and public open spaces shown and not previously dedicated, are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Easement" are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper 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 lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

CERTIFICATE OF OWNERSHIP

State of Indiana)
County of Hancock) JSS:

I, R & F Development, Inc., by Steven R. Reilly, member, do hereby certify that I am the owner of the property described in the above caption and that as such owner I have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as my own free and voluntary act and deed.

R & F Development, Inc., Steven R. Reilly (Member)

State of Indiana)
County of Hancock) JSS:

I, _____, a Notary Public in and for said County and State, do hereby certify that Steven R. Reilly, member of R & F Development, Inc., personally known to me to be the same person whose name is subscribed to the above certificate appeared before me this day in person and acknowledged that he signed the above certificate as his own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2023.

NOTARY PUBLIC _____
Printed Name _____
My Commission Expires _____
County of Residence _____

ACCEPTANCE OF DEDICATIONS

Be it resolved by the Board of County Commissioners, Hancock County, Indiana, that the dedications shown on this plat are hereby approved and accepted this _____ day of _____, 2023.

Bill Spalding, Gary McDaniel, John Jessup
President Vice President Commissioner

PLAN COMMISSION APPROVAL

Approved by the Hancock County Area Plan Commission in accordance with the Subdivision Control Ordinance:

By: _____, _____, _____, 2023.
President Secretary Date

Void unless recorded before _____, 20____.

SURVEYORS CERTIFICATE:
I, Philip D. Goings, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on June 3, 2022, and recorded as Instrument Number 202207712; that all the monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met. I do hereby further certify that I have subdivided the same into Three Blocks lettered A, B, and C, as well as Ten Lots numbered 1 through 4, and 24 through 29 inclusive. This plat correctly represents said survey and subdivision in every detail. Monuments shown are in place as located. All lot corners are marked with a capped 5/8" rebar. Dimensions are in feet and decimal parts thereof.

I further certify that the real estate described herein is NOT located in a special Flood Hazard Zone "A" per the FEMA Flood Insurance Rate Map Numbered 18059C0138 D, dated December 4, 2007. The accuracy of this flood hazard statement is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map.

CERTIFIED: February 24, 2023

Philip Goings
PHILIP GOINGS, Professional
Surveyor, LS2940003



Ordinance 155.006 (D) APPENDIX BB: RIGHT TO FARM DEED RESTRICTION
The owners of the herein described real estate, for themselves, and for all future owners and occupants of said real estate, or any parcel or division thereof, for and in consideration of the right to develop the real estate for other than agricultural uses, hereby:

- 1) Acknowledge and agree that the real estate is adjacent to an area zoned or used for agricultural purposes, which uses include, but are not limited to: a) production of crops; b) animal husbandry; c) land application of animal waste; d) raising, breeding and sale of livestock and poultry, including confinement feeding operations; e) use of farm machinery; and/or f) the sale of farm products.
- 2) Waive any and all objections to any agricultural uses within two miles of any boundary of the real estate.
- 3) Agree that agricultural uses do not constitute a nuisance so long as they are not negligently maintained, do not cause bodily injury to third parties, or directly endanger human health.
- 4) Agree that this covenant is for the benefit of Hancock County, Indiana, and for all persons engaged in agricultural uses within two miles of any boundary of the real estate and is enforceable by any of the foregoing.

COVENANTS
Declaration of Covenants, Conditions and Restrictions for Rockfield Estates are recorded as Instrument Number 2023_____ in the Office of the Recorder of Hancock County, Indiana.

The following additional Covenants shall also apply to this development:
A1) Open channel and tile drains within the drain easement shall be regulated subject to Indiana Code 36-9-27 and its amendments.

A2) It shall be the responsibility of the owner/s of the lots or parcels of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Hancock County Drainage Board through its agents, the Hancock County Surveyor and the Hancock County Engineer, and the requirements of all drainage permits for this plat by said Hancock County Drainage Board.

A3) The property shall be graded pursuant to the final construction plan and may not thereafter be changed without the written approval of the Hancock County Surveyor, whose decision may be appealed to the Hancock County Drainage Board.

Ordinance 154.033
A4) No trees or shrubs shall be planted, nor any structures or fences erected in the drainage easements, unless otherwise accepted in writing by the County Drainage Board and/or County Surveyor and/or County Engineer.

Ordinance 155.072(G)(3)
No sump pump drains or other drains shall outlet onto the street.

Ordinance 155.072(G)(4)
No trees shall be planted in the county (or highway) right of way.

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NOTE: Any variation from the approved plan must be approved in writing by Accura Express, L.L.C. Any evidence found in the field that differs from that shown on the plan shall be brought to the attention of Accura Express, L.L.C. immediately.



Plan Date: February 24, 2023

Rockfield Estates
Section 1
Record Plat

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