

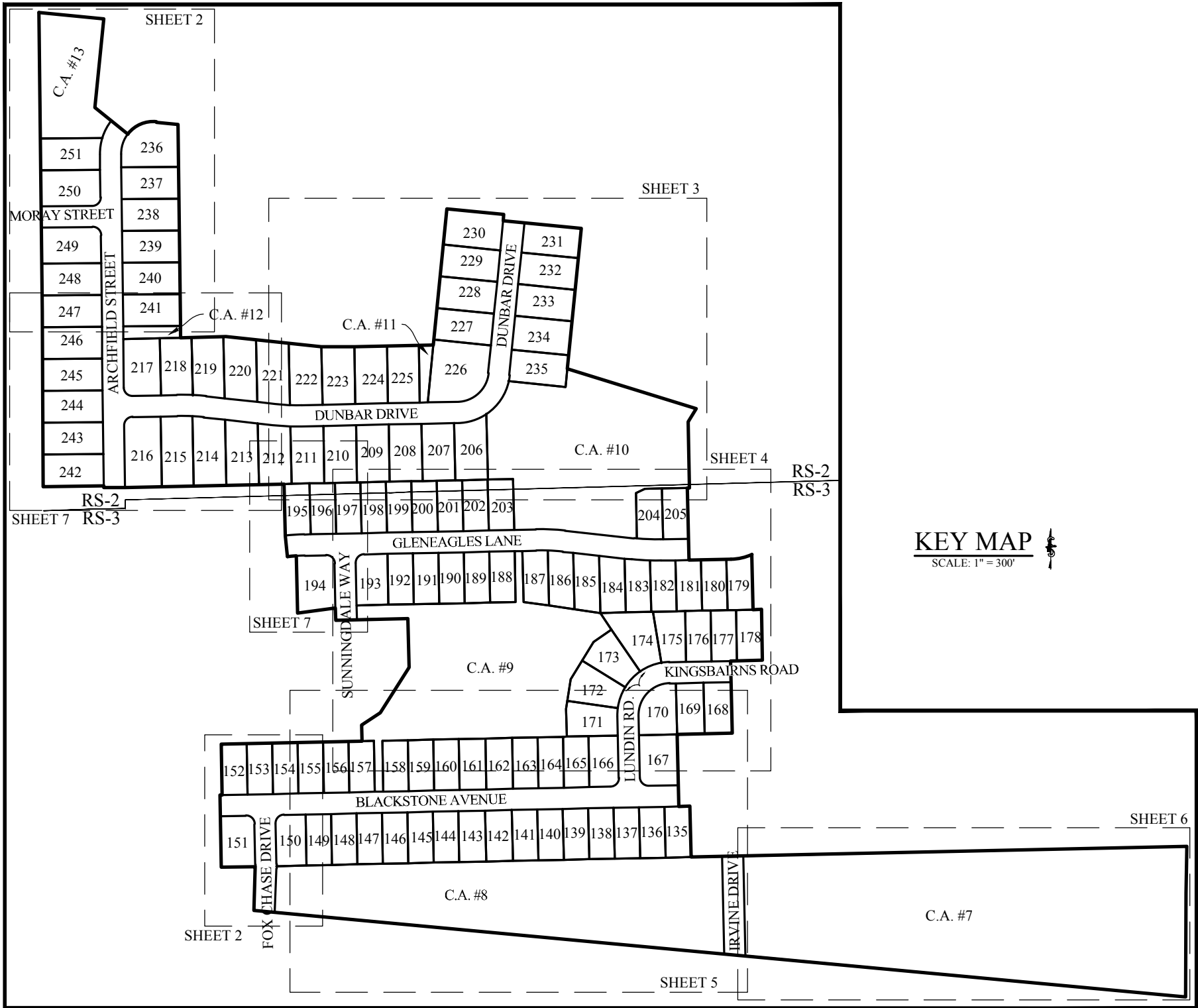
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD, PLS  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
FORESTAR (USA) REAL ESTATE GROUP  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
PHONE: (317) 447-5118  
CONTACT: BRIAN GRAY

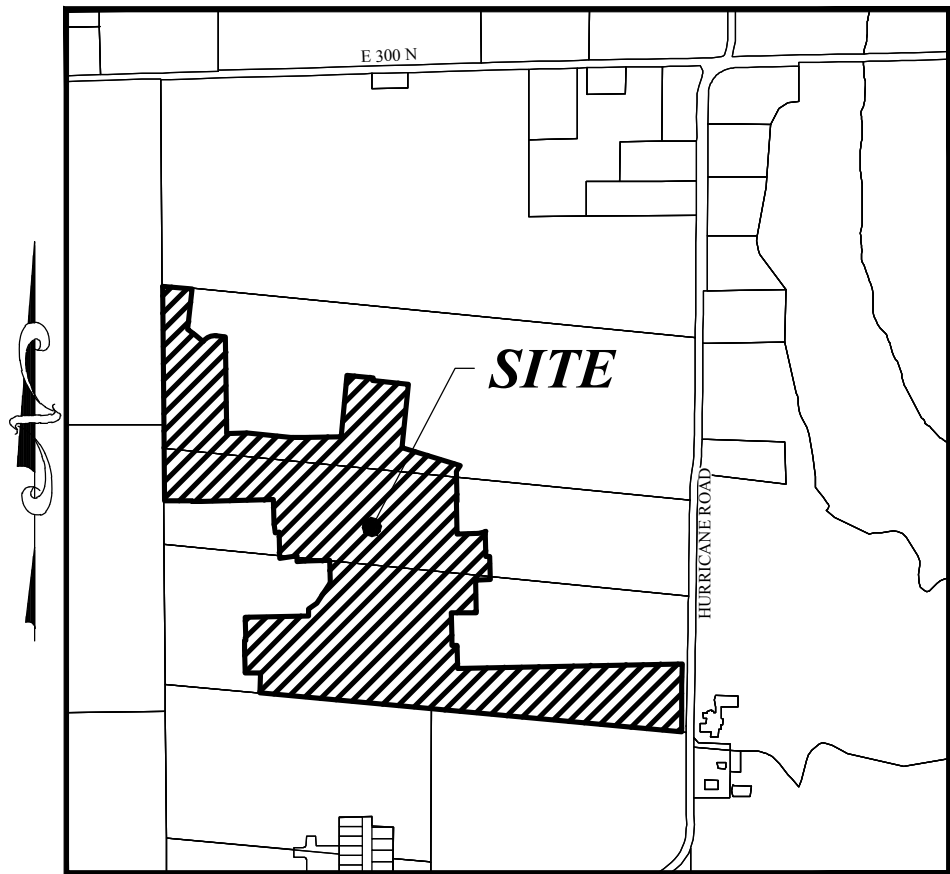
# WINTERFIELD, SECTION 3

## MAJOR SUBDIVISION

## SECONDARY PLAT



KEY MAP  
SCALE: 1" = 300'



LOCATION MAP  
SCALE: 1" = 1,000'

SUBDIVISION MONUMENTATION	
	PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT. MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/ PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).
○	A 5/8"X30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
●	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).

Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	100.00'	68.29'	35.54'	66.97'	N18°55'41"E	39°07'37"
C2	500.00'	65.57'	32.83'	65.53'	S87°29'22"E	7°30'51"
C3	500.00'	65.57'	32.83'	65.53'	S87°29'22"E	7°30'51"
C4	100.00'	144.98'	88.57'	132.61'	N47°13'15"E	83°03'55"
C5	500.00'	42.99'	21.51'	42.98'	S86°17'25"W	4°55'36"
C6	500.00'	65.57'	32.83'	65.53'	N87°29'21"W	7°30'51"
C7	500.00'	65.57'	32.83'	65.53'	N87°29'22"W	7°30'51"
C8	150.00'	8.89'	4.45'	8.89'	S0°27'06"W	3°23'47"
C9	100.00'	157.08'	100.00'	141.42'	S43°45'13"W	90°00'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C10	125.00'	45.58'	23.05'	N28°02'41"E	45.33'	20°53'38"
C11	125.00'	39.78'	20.06'	N8°28'52"E	39.61'	18°13'59"
C12	20.00'	31.42'	20.00'	N44°21'53"E	28.28'	90°00'00"
C13	20.00'	31.42'	20.00'	N45°38'07"W	28.28'	90°00'00"
C14	20.00'	31.20'	19.79'	S44°03'33"W	28.13'	89°23'20"
C15	475.00'	35.56'	17.79'	N89°06'07"W	35.55'	4°17'20"
C16	475.00'	26.74'	13.37'	N85°20'42"W	26.74'	3°13'31"
C17	525.00'	42.26'	21.14'	N86°02'17"W	42.25'	4°36'43"
C18	525.00'	26.59'	13.30'	N89°47'43"W	26.59'	2°54'08"
C19	125.00'	72.30'	37.19'	S72°10'59"W	71.30'	33°08'28"
C20	125.00'	94.57'	49.68'	N33°56'16"E	92.33'	43°20'58"
C21	125.00'	14.34'	7.18'	S8°58'32"W	14.34'	6°34'29"
C22	75.00'	108.73'	66.43'	N47°13'15"E	99.46'	83°03'55"
C23	475.00'	26.60'	13.30'	S89°38'33"E	26.59'	3°12'29"
C24	475.00'	35.70'	17.86'	S85°53'07"E	35.69'	4°18'22"
C25	525.00'	31.30'	15.65'	S85°26'24"E	31.29'	3°24'56"
C26	525.00'	37.55'	18.79'	S89°11'50"E	37.55'	4°05'55"
C27	20.00'	31.63'	20.21'	S45°56'27"E	28.43'	90°36'40"
C28	75.00'	126.09'	83.77'	S47°31'35"W	111.75'	96°19'25"
C29	525.00'	45.14'	22.59'	N86°17'25"E	45.13'	4°55'36"
C30	525.01'	68.85'	34.48'	N87°29'21"W	68.80'	7°30'51"
C31	475.00'	55.71'	27.89'	N87°53'04"W	761.36'	6°43'10"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C32	125.00'	50.75'	25.73'	S77°07'25"W	50.40'	23°15'36"
C33	525.00'	25.65'	12.83'	N89°50'49"W	25.64'	2°47'56"
C34	525.00'	43.21'	21.61'	N86°05'23"W	43.19'	4°42'55"
C35	475.00'	34.81'	17.41'	N85°49'54"W	34.80'	4°11'57"
C36	475.00'	27.48'	13.75'	N89°35'20"W	27.48'	3°18'54"
C37	20.00'	31.42'	20.00'	S43°45'13"W	28.28'	90°00'00"
C38	20.00'	31.42'	20.00'	N46°14'47"W	28.28'	90°00'00"
C39	475.00'	20.09'	10.05'	N87°32'30"E	20.09'	2°25'25"
C40	20.00'	31.42'	20.00'	N43°45'13"E	28.28'	90°00'00"
C41	125.00'	20.37'	10.21'	N3°25'22"E	20.35'	9°20'18"
C42	125.00'	51.83'	26.29'	N19°58'14"E	51.46'	23°45'27"
C43	125.00'	51.83'	26.29'	N43°43'40"E	51.46'	23°45'27"
C44	125.00'	54.22'	27.54'	N68°01'58"E	53.80'	24°51'08"
C45	125.00'	18.10'	9.06'	N84°36'22"E	18.08'	8°17'41"
C46	75.00'	117.81'	75.00'	S43°45'13"W	106.07'	90°00'00"
C47	20.00'	31.42'	20.00'	S46°14'47"E	28.28'	90°00'00"
C48	20.00'	31.42'	20.00'	S43°45'13"W	28.28'	90°00'00"
C49	175.00'	4.44'	2.22'	S0°31'10"E	4.44'	1°27'15"
C50	175.00'	5.93'	2.97'	N1°10'43"E	5.93'	1°56'32"
C51	125.00'	4.44'	2.22'	N0°13'42"W	4.44'	2°02'09"
C52	20.00'	31.42'	20.00'	N46°14'47"W	28.28'	90°00'00"
C53	475.00'	6.59'	3.29'	N84°08'52"W	6.59'	0°47'41"

### Overall Site Data

Zoning	RS-2 & RS-3
Gross Area	130.6 ac±
Proposed Public R/W	20.6 ac± (15.8%)
Common Area	32.2 ac± (24.6%)
Pond Area	7.5 ac± (5.7%)
Lot Area	70.2 ac± (53.8%)

RS-2 (75x135)	128
RS-3 (60x120)	192
Total Lots	320
Gross Density	2.45u/a

Minimum Lot Area	
RS-2	10,125 sq.ft.
RS-3	7,200 sq.ft.
Minimum Setbacks (RS-2 / RS-3)	
Front Local	20'
Front Arterial	50'
Side	10' / 8'
Rear	20' / 15'

Hurricane Road Frontage (minor arterial)	2,064 ln.ft.
--	--------------

LEGEND	
0000	ADDRESS
25	LOT NUMBER
VAR.	VARIABLE
R/W	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S. E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
L.M.A.E.	LANDSCAPE & LAKE MAINTENANCE ACCESS EASEMENT
△	SECTION CORNER



Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012

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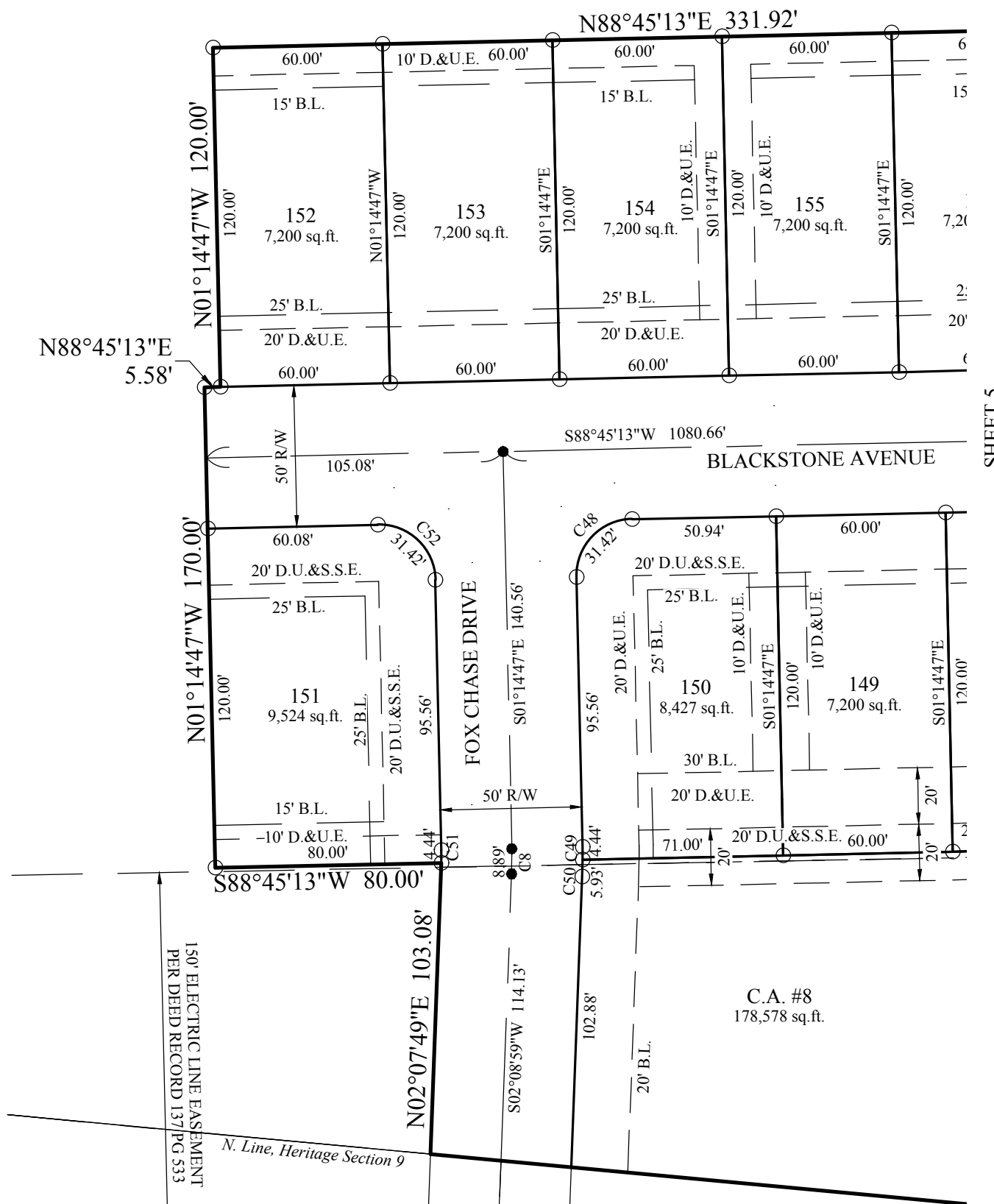
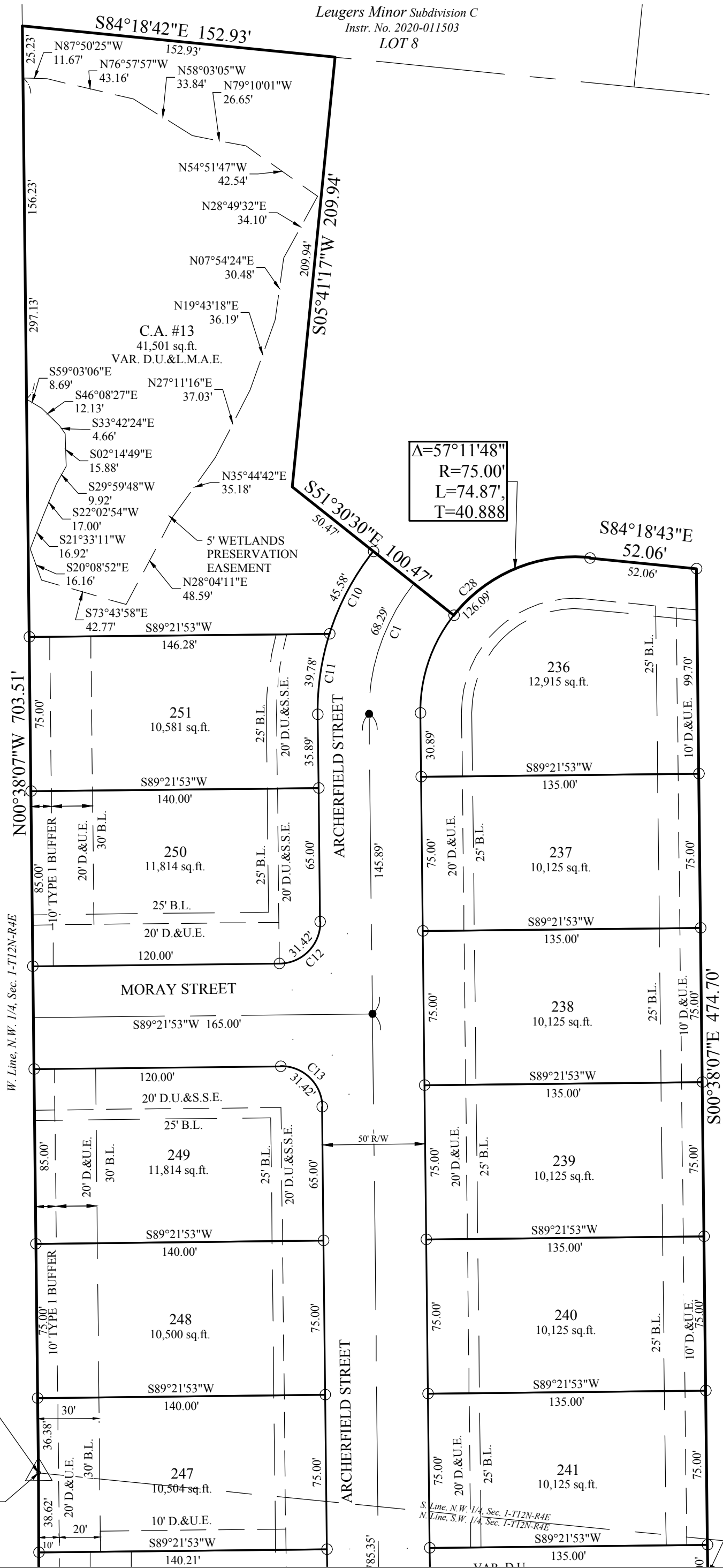
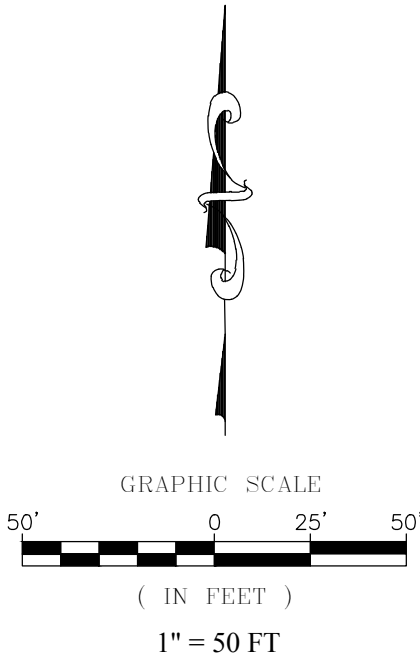
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# WINTERFIELD, SECTION 3

## MAJOR SUBDIVISION

## SECONDARY PLAT

Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012



S.W. Cor., N.W. 1/4,  
Sec. 1-T12N-R4E  
N.W. Cor., S.W. 1/4,  
Sec. 1-T12N-R4E  
Stone Found, 5/8" Dia.  
Rebar Found 0.6' South

P.O.B.

DATED: 07/11/2024

JOB No. 100405FOR-S3  
SHEET 2 OF 8

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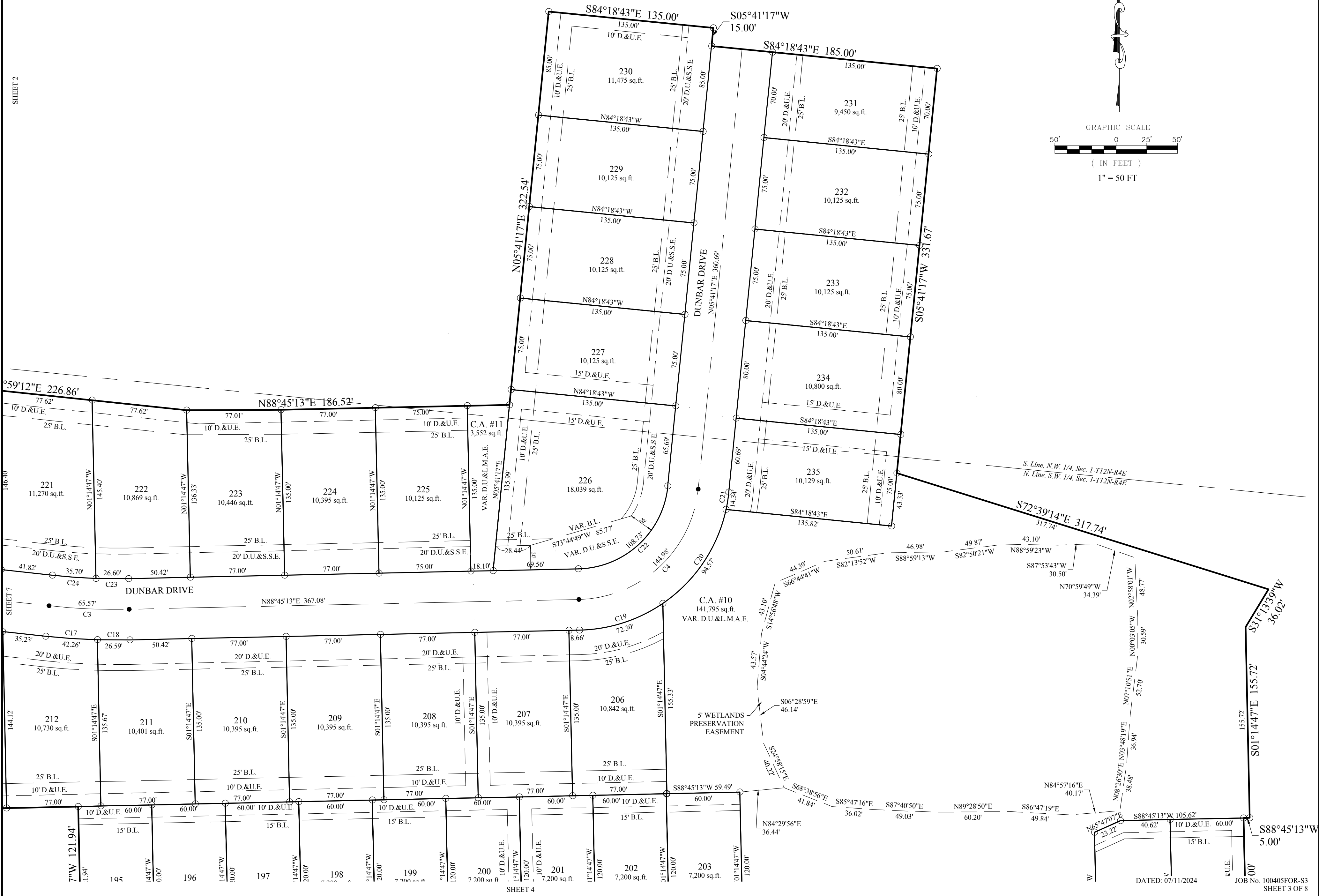
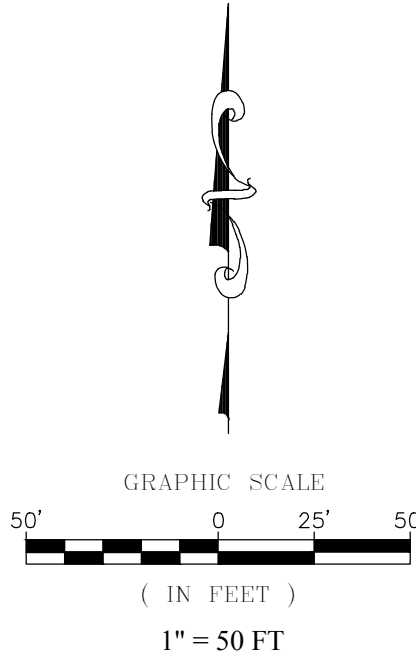
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NOTE

REFER TO SHEET 1 FOR GENERAL  
NOTES, LEGEND, CURVE TABLES,  
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# WINTERFIELD, SECTION 3 MAJOR SUBDIVISION SECONDARY PLAT

Dennis D. Olmstead  
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DATED: 07/11/2024

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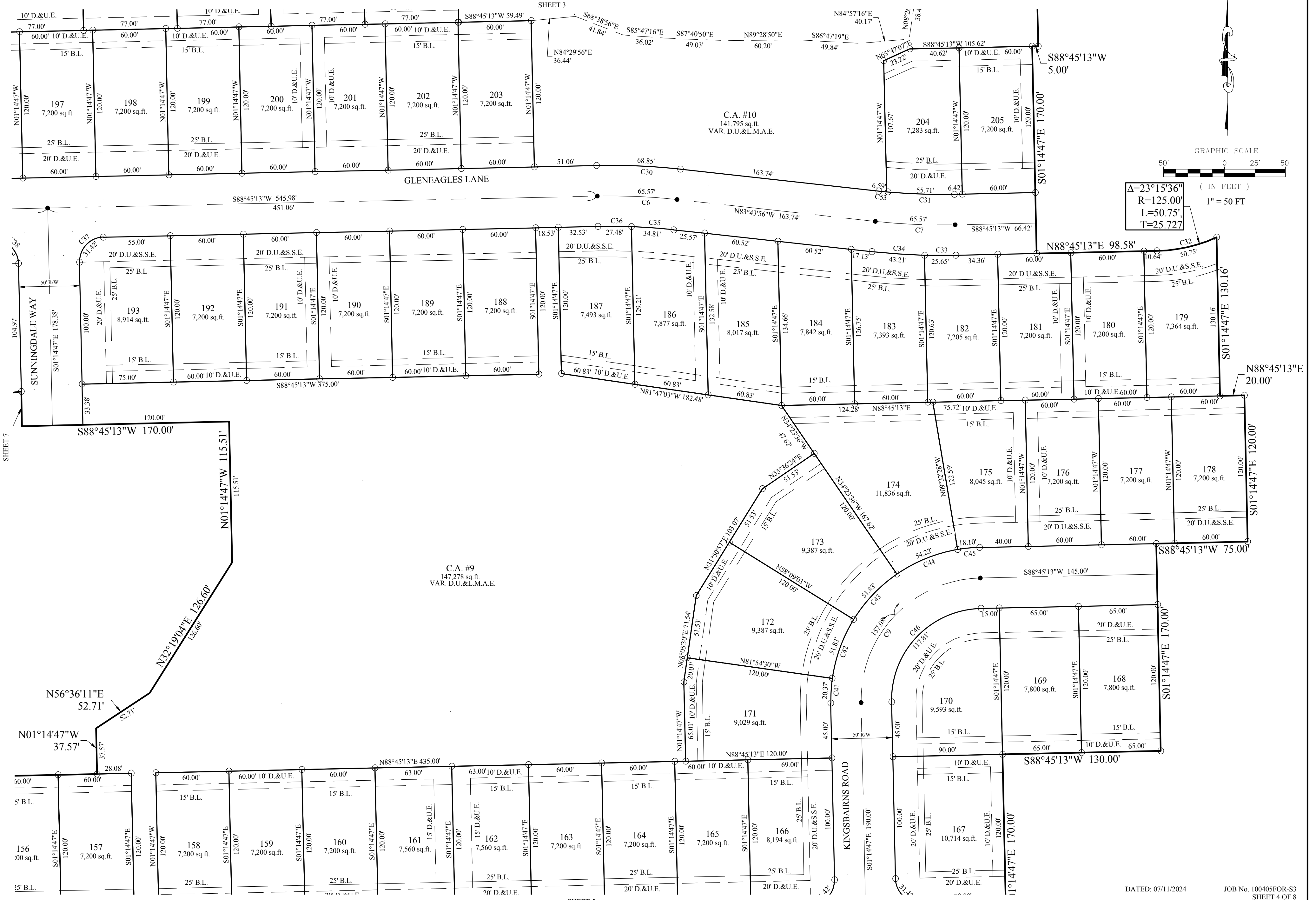
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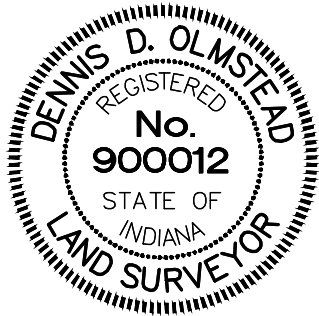
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# WINTERFIELD, SECTION 3

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SHEET 4



SHEET 6



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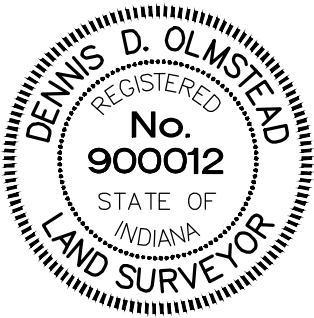
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## MAJOR SUBDIVISION

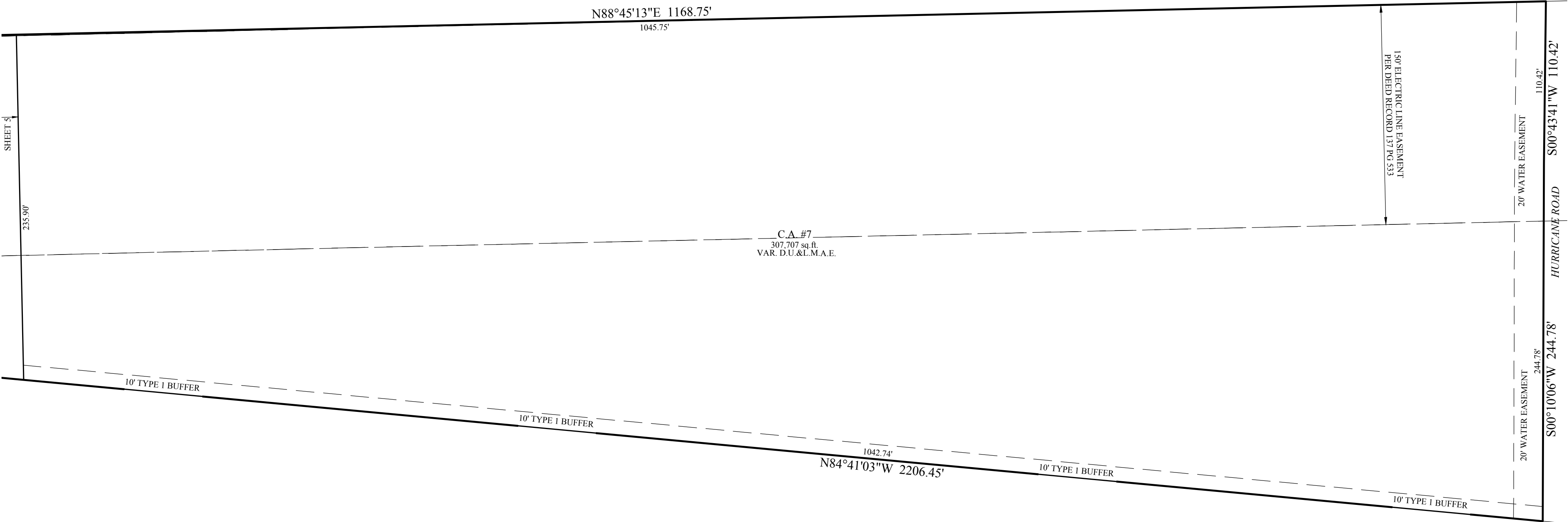
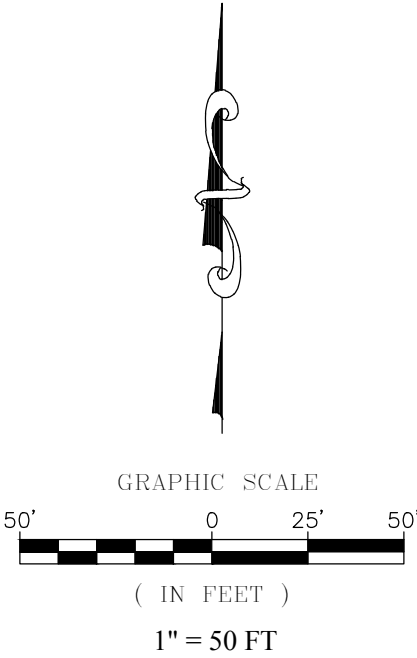
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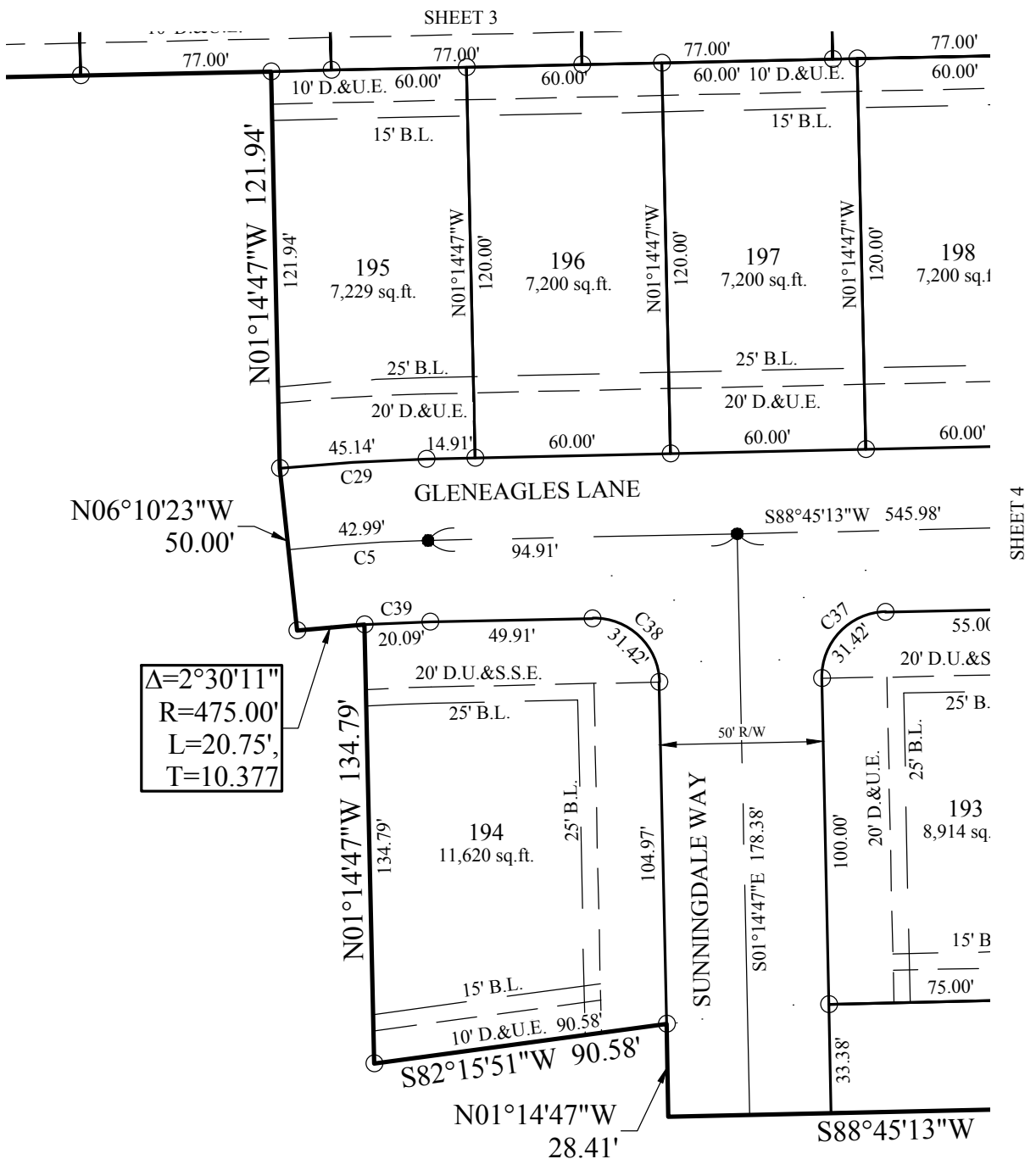
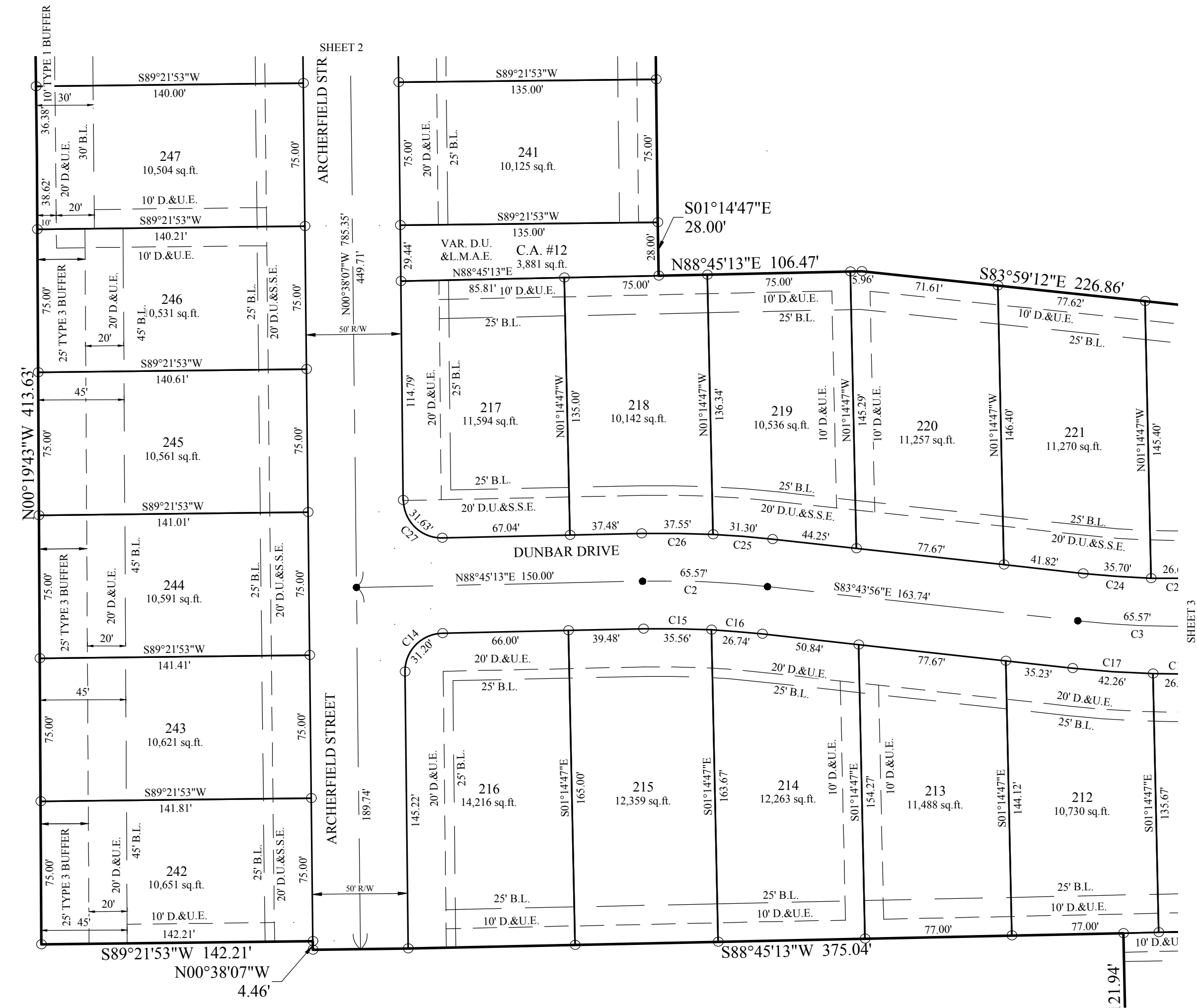
## MAJOR SUBDIVISION

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# WINTERFIELD, SECTION 3

## MAJOR SUBDIVISION

## SECONDARY PLAT

### WINTERFIELD, SECTION 3

I, the undersigned professional land surveyor, hereby certify the included plat correctly represents a subdivision of a part of the Northwest Quarter and a part of the Southwest Quarter, all in Section 1, Township 12 North, Range 4 East of the Second Principal Meridian, Needham Township, Johnson County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Northwest Quarter of said Section 1; thence North 00 degrees 38 minutes 07 seconds West along the West line of said Quarter Section 703.51 feet; to the Northwest corner of the land described in Instrument Number 2014-010023 in the Office of the Recorder of Johnson County, Indiana; thence South 84 degrees 18 minutes 42 seconds East, along the North line of said land, 152.93 feet; thence South 05 degrees 41 minutes 17 seconds West 209.94 feet; thence South 51 degrees 30 minutes 30 seconds East 100.47 feet to a point on a curve concave southeasterly, the radius point of said curve being South 51 degrees 30 minutes 30 seconds East 75.00 feet from said point; thence Northeast along said curve 74.87 feet to the point of tangency of said curve, said point being North 05 degrees 41 minutes 18 seconds East 75.00 feet from the radius point of said curve; thence South 84 degrees 18 minutes 43 seconds East 52.06 feet; thence South 00 degrees 38 minutes 07 seconds East 474.70 feet; thence South 01 degree 14 minutes 47 seconds East 28.00 feet; thence North 88 degrees 45 minutes 13 seconds East 106.47 feet; thence South 83 degrees 59 minutes 12 seconds East 226.86 feet; thence North 89 degrees 44 minutes 42 seconds East 77.01 feet; thence North 88 degrees 45 minutes 13 seconds East 186.52 feet; thence North 05 degrees 41 minutes 17 seconds East 322.54 feet; thence South 84 degrees 18 minutes 43 seconds East 135.00 feet; thence South 05 degrees 41 minutes 17 seconds West 15.00 feet; thence South 84 degrees 18 minutes 43 seconds East 185.00 feet; thence South 05 degrees 41 minutes 17 seconds West 331.67 feet; thence South 72 degrees 39 minutes 14 seconds East 317.74 feet; thence South 31 degrees 13 minutes 39 seconds West 36.02 feet; thence South 01 degree 14 minutes 47 seconds East 155.72 feet; thence South 88 degrees 45 minutes 13 seconds West 5.00 feet; thence South 01 degree 14 minutes 47 seconds East 170.00 feet; thence North 88 degrees 45 minutes 13 seconds East 98.58 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 01 degree 14 minutes 47 seconds West 125.00 feet from said point; thence East along said curve 50.75 feet to the point of tangency of said curve, said point being South 24 degrees 30 minutes 23 seconds East 125.00 feet from the radius point of said curve; thence South 01 degree 14 minutes 47 seconds East 130.16 feet; thence North 88 degrees 45 minutes 13 seconds East 20.00 feet; thence South 01 degree 14 minutes 47 seconds East 120.00 feet; thence South 88 degrees 45 minutes 13 seconds West 75.00 feet; thence South 01 degree 14 minutes 47 seconds East 170.00 feet; thence South 88 degrees 45 minutes 13 seconds West 130.00 feet; thence South 01 degree 14 minutes 47 seconds East 170.00 feet; thence North 88 degrees 45 minutes 13 seconds East 26.36 feet; thence South 01 degree 14 minutes 47 seconds East 120.00 feet; thence North 88 degrees 45 minutes 13 seconds East 1,168.75 feet; thence South 00 degrees 43 minutes 41 seconds West 110.42 feet; thence South 00 degrees 10 minutes 06 seconds West 244.78 feet to the South line of the North Half of said Southwest Quarter Section; thence North 84 degrees 41 minutes 03 seconds West along said South line 2,206.45 feet; thence North 02 degrees 07 minutes 49 seconds East 103.08 feet; thence South 88 degrees 45 minutes 13 seconds West 80.00 feet; thence North 01 degree 14 minutes 47 seconds West 170.00 feet; thence North 88 degrees 45 minutes 13 seconds East 5.58 feet; thence North 01 degree 14 minutes 47 seconds West 120.00 feet; thence North 88 degrees 45 minutes 13 seconds East 331.92 feet; thence North 01 degree 14 minutes 47 seconds West 37.57 feet; thence North 56 degrees 36 minutes 11 seconds East 52.71 feet; thence North 32 degrees 19 minutes 04 seconds East 126.60 feet; thence North 01 degree 14 minutes 47 seconds West 115.51 feet; thence South 88 degrees 45 minutes 13 seconds West 170.00 feet; thence North 01 degree 14 minutes 47 seconds West 28.41 feet; thence South 82 degrees 15 minutes 51 seconds West 90.58 feet; thence North 01 degree 14 minutes 47 seconds West 134.79 feet to a point on a curve concave southerly, the radius point of said curve being South 03 degrees 40 minutes 12 seconds East 475.00 feet from said point; thence West along said curve 20.75 feet to the point of tangency of said curve, said point being North 06 degrees 10 minutes 23 seconds West 475.00 feet from the radius point of said curve; thence North 06 degrees 10 minutes 23 seconds West 50.00 feet; thence North 01 degree 14 minutes 47 seconds West 121.94 feet; thence South 88 degrees 45 minutes 13 seconds West 375.04 feet; thence South 89 degrees 21 minutes 53 seconds West 50.00 feet; thence North 00 degrees 38 minutes 07 seconds West 4.46 feet; thence South 89 degrees 21 minutes 53 seconds West 142.21 feet; thence North 00 degrees 19 minutes 43 seconds West 413.63 feet to the place of beginning, containing 49.190 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 100405FOR certified on March 4, 2022.

This subdivision consists of 117 lots numbered 135 - 251 (all inclusive) and 7 Common Areas labeled C.A. #7, C.A. #8, C.A. #9, C.A. #10, C.A. #11, C.A. #12, & C.A. #13. The size of lots and common area and width of streets are shown in feet and decimal parts thereof.

Cross-Reference ins hereby made to a survey prepared by American Structurepoint, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code certified \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_ in the Office of the Recorder for Johnson County, Indiana.

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

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

This subdivision is subject to all drainage system design and construction standards of the Franklin Subdivision Control Ordinance, all other applicable adopted standards of the City of Franklin, and the requirements of the City Engineer that provide for the repair and maintenance of the system.

Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012



### PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Dennis D. Olmstead, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana:

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  
Professional 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, PLS

I, Kempis Wilkerson, Director of Land Development, Midwest Division, for Forestar (USA) Real Estate Group, do hereby lay off and plat the described real estate into the subdivision to be known as Winterfield, Section 3, in Johnson County, Indiana. All streets shown and not heretofore dedicated, are hereby dedicated to the City of Franklin, Johnson County, Indiana.

The strips of or areas of land marked D.E., U.E. or Sanitary Sewer Easement (S.S.E.) or any combination thereof not heretofore dedicated and shown on this plat are here by dedicated and shall be reserved for the use, installation and maintenance of public utilities and drainage facilities subject at all times to the proper authorities. Within Drainage Easements or Sanitary Sewer Easements, no structures, planting or other material shall be placed or permitted to remain which may damage or change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. Except for those improvements for which a public utility is responsible, the Drainage Easement of each lot and all improvements in the Drainage Easement, including the slope and drainage pattern, shall be continuously maintained as a yard area by the owner of the land.

The street trees and sidewalks along the frontage of each individual lot shall be installed as part of the construction phase of the home on each individual lot.

This plat is hereby made subject to the Declaration of Covenants, Conditions and Restrictions of Winterfield recorded as Instrument No. 20\_\_\_\_\_-\_\_\_\_\_ and any amendments thereto.

This plat is hereby made subject to the Re-zoning Commitments of Winterfield recorded as Instrument No. 2021-033184 for Ordinance 2021-18, and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Owner:  
Forestar (USA) Real Estate Group  
9292 North Meridian Street  
Indianapolis, IN 46260

\_\_\_\_\_  
Kempis Wilkerson,  
Director of Land Development  
Midwest Division  
State of Indiana )  
 ) SS  
County of \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Curtis A. Rector, President, of Arbor Homes, and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
County of Residence Notary Public

\_\_\_\_\_  
My commission expires Printed Name

### CERTIFICATE OF APPROVAL

After having given public notice of the time, place and nature of hearing on the application for primary approval of this subdivision by publication in a newspaper of local circulation more than ten (10) days before the hearing thereon, under authority provided by the General Assembly of the State of Indiana, this plat was given approval by a majority of the members of the Franklin Plan Commission at a meeting held on the 10th day of March, 2022.

City of Franklin Plan Commission by:

\_\_\_\_\_  
Norman L. Gabehart, President Jim Martin, Secretary

This plat is hereby recommended for acceptance by the City of Franklin by:

\_\_\_\_\_  
Joanna Tennell, Senior Planner Mark A. Richards, City Engineer

BE IT RESOLVED by the Board of Public Works and Safety, City of Franklin, Johnson County, Indiana, that that the dedications shown on this plat are hereby approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Steve Barnett, Mayor Ken Austin, Member

\_\_\_\_\_  
Tina Gross, Member Michelle Murray, Clerk-Treasurer

Instrument No. \_\_\_\_\_ Received for record this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ and recorded in Plat Cabinet \_\_\_\_\_. Slide \_\_\_\_\_.

\_\_\_\_\_  
Teresa Petro, County Recorder

Copy Received by the County Assessor \_\_\_\_\_  
Mike Watkins, County Assessor

Entered for Taxation this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Elizabeth Alvey, County Auditor