

THIS INSTRUMENT PREPARED BY:
JEFFREY D. KNARR
GREENWOOD SURVEYING, INC. d.b.a. PROJECTS PLUS
1257 AIRPORT PARKWAY, SUITE A
GREENWOOD, IN 46143
(317) 882-5003



LOCATION MAP
NOT TO SCALE



PATRICK HENDERSON MINOR PLAT

RESIDENTIAL SUBDIVISION

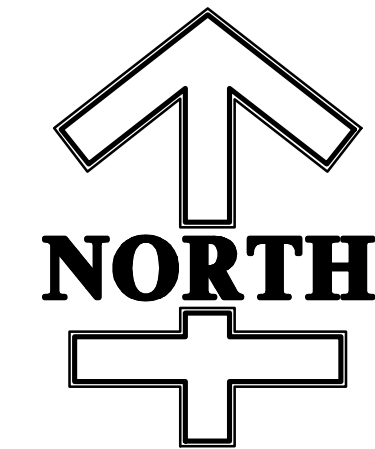
PRELIMINARY PLAT

WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

ZONED: R-2

PERTINENT INFORMATION:

PROPERTY OWNERS: PATRICK B. AND NICOLE E. HENDERSON
PROPERTY ADDRESS: 1192 S. MORGANTOWN ROAD
GREENWOOD, INDIANA 46143
TOTAL ACRES: 6.061 ACRES
TOTAL DWELLING LOTS: 2
LOT 1 AREA: 1.740 ACRES
LOT 2 AREA: 4.321 ACRES
PROPOSED STREETS: NO PUBLIC STREETS



0 100' 200' 300' 400'
SCALE: 1" = 200'

NOTE: STORM WATER PERMITS MAY BE
REQUIRED THROUGH JOHNSON COUNTY
PLANNING & ZONING.

LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH
RANGE 3 EAST JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT ON, THE EAST LINE OF THE ABOVE MENTIONED QUARTER SECTION, SAID
POINT BEING 315.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION AND
RUNNING SOUTH 675.00 FEET THENCE WEST 545.00 FEET; THENCE NORTH 675.00 FEET; THENCE
EAST 645.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

EXCEPT:
A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH,
RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY,
INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A P-K NAIL FOUND IN PLACE AND MARKING THE NORTHEAST CORNER OF THE
SAID EAST HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES EAST (ASSUMED
BEARING) ON AND ALONG THE EAST LINE OF SAID EAST HALF QUARTER SECTION 321.40 FEET TO A
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PLACE OF BEGINNING, CONTAINING 3.50 ACRES, MORE OR LESS.

JOHNSON COUNTY CHECKPOINT AGENCIES

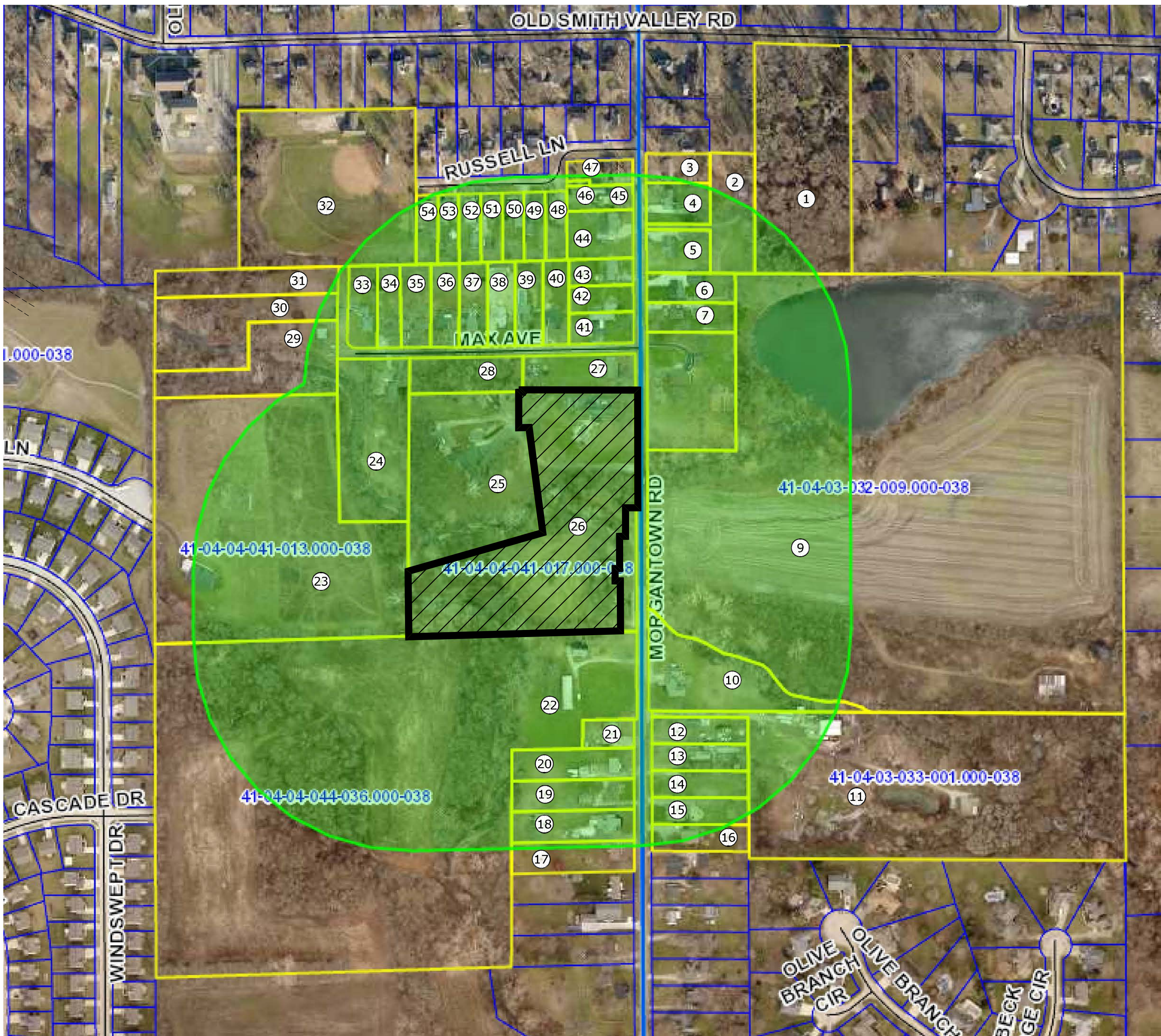
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WHITE RIVER TOWNSHIP
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jpell@wrtfd.org

COUNTY SOIL AND WATER
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ric-schollsser@iaswcd.org
CENTER GROVE SCHOOL DISTRICT
BILL LONG, SUPERINTENDENT
34800 W. STONES CROSSING ROAD
GREENWOOD, IN 46143
(317) 881-9326
longw@centergrove.k12.in.us



LEGEND :

(8) DENOTES PROPERTY OWNER

ADJOINING PROPERTY OWNERS

NUMBER	PARCEL NUMBER	PARCEL OWNER	OWNER ADDRESS	TOWNSHIP	CITY	STATE
1	41-04-03-023-000-038	DEPHART RAYMOND	4078 TERRY LN	GREENWOOD	IN 46143	
2	41-04-03-023-000-038	CHANEY JANET SUE	1382 S. RAYMOND RD	GREENWOOD	IN 46143-8105	
3	41-04-03-023-000-038	M.A.L.L. HOME RENOVALS, LLC	1406 BIRCHFIELD DR	GREENWOOD	IN 46143	
4	41-04-03-023-000-038	LONG CLARENCE E. & MARY D	1091 S. MORGANTOWN RD	GREENWOOD	IN 46143-8812	
5	41-04-03-023-000-038	ROGERS BRANDON	1125 S. MORGANTOWN RD	GREENWOOD	IN 46143	
6	41-04-03-023-000-038	WRIGHT MARY J	1143 S. MORGANTOWN RD	GREENWOOD	IN 46143-8812	
7	41-04-03-023-000-038	LAWSON BENNY J	4700 WALKER ST	GREENWOOD	IN 46143	
8	41-04-03-023-000-038	ROUSE SCOTT E. & DANE S	1185 S. MORGANTOWN RD	GREENWOOD	IN 46143-8842	
9	41-04-03-023-000-038	CHANEY JANET SUE	1382 S. RAYMOND RD	GREENWOOD	IN 46143-8105	
10	41-04-03-023-000-038	WENDLIN REX & DIANNA	1050 E. EDGEWOOD AVE	INDIANAPOLIS	IN 46227	
11	41-04-03-023-000-038	JOH RENALDS LLC	340 PERSIMMON DR	NORTH VERNON	IN 47259	
12	41-04-03-023-000-038	JOH RENALDS LLC	340 PERSIMMON DR	NORTH VERNON	IN 47259	
13	41-04-03-023-000-038	ANDERSON ERNEST E. & MARY W	1401 S. MORGANTOWN RD	GREENWOOD	IN 46143	
14	41-04-03-023-000-038	MICHAEL J. & JENNIFER S. BROWN REVOCABLE LIVING TRUST	1401 S. MORGANTOWN RD	GREENWOOD	IN 46143	
15	41-04-03-023-000-038	SANSA MATTHEW G	1405 S. MORGANTOWN RD	GREENWOOD	IN 46143	
16	41-04-03-023-000-038	KING TERRY L	1401 S. MORGANTOWN RD	GREENWOOD	IN 46143-8842	
17	41-04-04-044-000-038	HALOM LETTA	1514 S. MORGANTOWN RD	GREENWOOD	IN 46143	
18	41-04-04-044-000-038	BREALEY JAMES S. & WINTER BARRETT	1508 S. MORGANTOWN RD	GREENWOOD	IN 46143	
19	41-04-04-044-000-038	MILLER KYLE & MARYANNE	1410 S. MORGANTOWN RD	GREENWOOD	IN 46143	
20	41-04-04-044-000-038	EVANS KATHLEEN ANN	1382 S. MORGANTOWN RD	GREENWOOD	IN 46143	
21	41-04-04-044-000-038	GENTRY ANNAMARE DECLARATION OF TRUST	279 INDEPENDENCE AVE	PALM HARBOR	FL 34684-0000	
22	41-04-04-044-000-038	YOUNG ANNA SARAH & JOY ELLAN	5219 MIDWAY LN	GREENWOOD	IN 46143	
23	41-04-04-041-010-038	MINOY ROSALEE L	1194 S. MORGANTOWN RD	GREENWOOD	IN 46143-8842	
24	41-04-04-041-010-038	MATY LEO	501 N. PINEVILLE RD	INDIANAPOLIS	IN 46204	
25	41-04-04-041-010-038	TOOD DEREK WAYNE	1172 S. MORGANTOWN RD	GREENWOOD	IN 46143-8842	
26	41-04-04-041-010-038	TOOD DEREK WAYNE	1172 S. MORGANTOWN RD	GREENWOOD	IN 46143-8842	
27	41-04-04-041-010-038	BRISTOW DUKE K	15430 CRAWFORD ST	SHERMAN OAKS	CA 91403	
28	41-04-04-041-010-038	BRISTOW DUKE K	15430 CRAWFORD ST	SHERMAN OAKS	CA 91403	
29	41-04-04-041-010-038	BRISTOW DUKE K	15430 CRAWFORD ST	SHERMAN OAKS	CA 91403	
30	41-04-04-041-010-038	BRISTOW DUKE K	15430 CRAWFORD ST	SHERMAN OAKS	CA 91403	
31	41-04-04-041-010-038	SMITH VALLEY COMM CENTER	5157 OLD SMITH VALLEY RD	GREENWOOD	IN 46143-8818	
32	41-04-04-041-010-038	COUCH ROBERT E	5114 MAX AVE	GREENWOOD	IN 46143-0000	
33	41-04-04-041-010-038	PERKINS CALIB D	5086 MAX AVE	GREENWOOD	IN 46143	
34	41-04-04-041-010-038	PERKINS CALIB D	5086 MAX AVE	GREENWOOD	IN 46143	
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53	41-04-04-041-010-038	PERKINS CALIB D	5086 MAX AVE	GREENWOOD	IN 46143	
54	41-04-04-041-010-038	PERKINS CALIB D	5086 MAX AVE	GREENWOOD	IN 46143	

ADJOINING PROPERTY OWNERS MAP

SCALE : 1"=300'



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PROJECTS plus
GREENWOOD SURVEYING COMPANY

SEAL
JEFFREY D. KNARR
REGISTERED
No. 201000069
STATE OF INDIANA
LAND SURVEYOR
2/2/23

JOB NUMBER
20002
SHEET

1

OF THREE SHEETS

DATE
FEBRUARY 2, 2023



VICINITY MAP
NOT TO SCALE



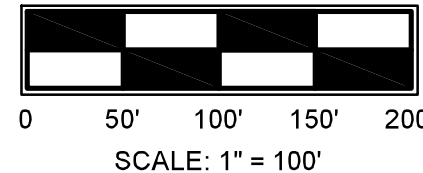
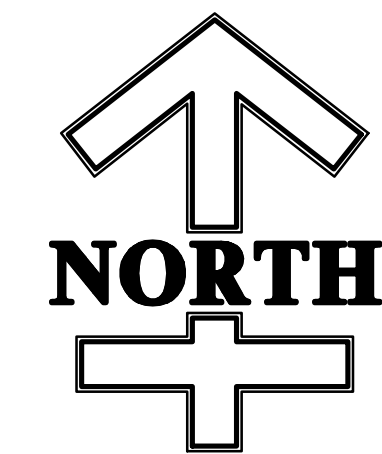
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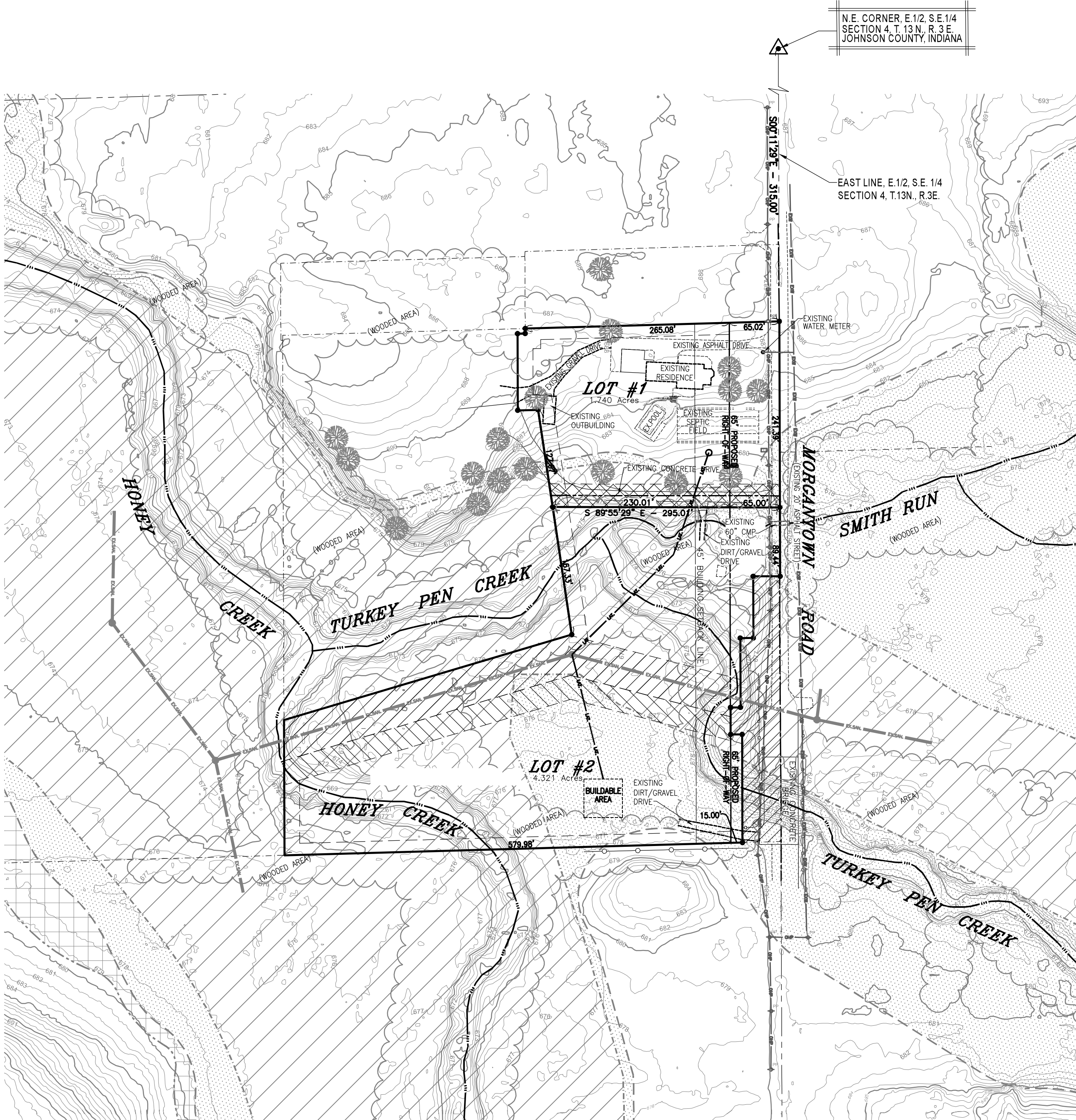
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BEGINNING, CONTAINING 3.50 ACRES, MORE OR LESS.



LEGEND :

- LOT #2** LOT NUMBER
5.03 ACRES LOT AREA
- 5/8" x 24" REBAR WITH CAP
STAMPED "PROJECTS PLUS 0029"
- SECTION CORNER
- D. & U. E. DRAINAGE & UTILITY EASEMENT
- EXISTING STORM CULVERT
- EXISTING WATER MAIN
- EXISTING WATER METER
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING TELECOMMUNICATIONS BOX
- EXISTING CONTOUR LINE
- EXISTING TREE
- FLOODWAY AREA
- 100-YEAR FLOODPLAIN AREA
- 500-YEAR FLOODPLAIN AREA
- FLOODWAY LINE
- 100-YEAR FLOODPLAIN LINE
- 500-YEAR FLOODPLAIN LINE
- WATERSHED FLOW LINE

GENERAL NOTES

- FOR THIS PATRICK HENDERSON MINOR PLAT THERE NOT BE STORMWATER STORAGE OR
COLLECTING OF ANY KIND AND THE SURFACE STORMWATER WILL DRAIN DIRECTLY INTO
EITHER HONEY CREEK, TURKEY PEN CREEK OR SMITH RUN.
- PROPOSED LOT #2 DOES NOT CURRENTLY HAVE A BUILDABLE AREA OUTSIDE THE 100-YEAR
FLOODPLAIN. IF A PERMANENT STRUCTURE IS PROPOSED IN THE FUTURE A CONSTRUCTION
WITHIN THE FLOODPLAIN PERMIT FROM DNR WOULD BE REQUIRED.
- NO CONSTRUCTION OR IMPROVEMENTS SHALL IMPAIR OR NEGATIVELY IMPACT ANY PRIVATE
DRAIN TILE (IC 36-9-27-2), OR NATURAL SURFACE WATERCOURSE (IC 36-9-27-4-3).
WHEN ENCOUNTERED SAID TILE OR WATERCOURSE WILL BE RE-ROUTED SO AS NOT TO
IMPAIR OR NEGATIVELY IMPACT SURFACE OR SUBSURFACE WATER FLOW.
- A RESIDENTIAL DRIVEWAY PERMIT WILL BE REQUIRED FOR PROPOSED LOT #2. THE ONLY
LOCATION A RESIDENTIAL DRIVE WILL BE ALLOWED TO EXIT ONTO S. MORGANTOWN ROAD
IS AT THE CURRENT LOCATION OF A FIELD ENTRANCE SOUTH OF THE EXISTING BRIDGE.
- EXISTING TREES, SHRUBS, FENCING, POSTS AND OTHER EXISTING MATERIALS WITHIN THE
PROPOSED 65' RIGHT-OF-WAY MAY BE REQUIRED TO IMPROVE SIGHT LINE ALONG S.
MORGANTOWN ROAD.
- NO ON-SITE SEPTIC SYSTEM WILL BE ALLOWED TO BE INSTALLED IN A FLOODPLAIN OR
FLOODWAY.
- SEPTIC SYSTEMS ARE NOT ALLOWED ON FLOODPLAIN OR FLOODWAY AREAS THAT HAVE BEEN
RAISED ABOVE THE FLOODPLAIN OR FLOODWAY ELEVATIONS.



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GREENWOOD, IN 46143
(317) 882-5003

DATE	REVISION	SYMBOL	SCALE	AS SHOWN	DRAWN	MP	CHECKED	JDK	CERTIFIED
PROJECT					HENDERSON MINOR PLAT				
					WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA				
					MINOR PLAT - PRELIMINARY PLAT				
					GREENWOOD SURVEYING COMPANY				
					SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT				
					1257 Airport Parkway Suite A - Greenwood, Indiana 46143				
					(317)-882-5003				
					JEFREY D. KNARR				
					No. 201000069				
					STATE OF INDIANA				
					LAND SURVEYOR				
					2/2/23				
					JOB NUMBER 20002				
					SHEET 2				
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					DATE FEBRUARY 2, 2023				
