

Witness my signature this ____ day of _____, 20____. Signature _____ Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011	 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com		PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH	
			Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=40'	
	Revisions									Date: 2/15/2022
										Project: 21177-S1
								Sheet 2 of 3		

THIS INSTRUMENT PREPARED BY:

BANNING

ENGINEERING

JONATHAN D. POLSON, PS

BANNING ENGINEERING, PC

853 COLUMBIA ROAD, SUITE #101

PLAINFIELD, INDIANA 46168

PHONE: 317-707-3700

EMAIL: BANNING@BANNING-ENG.COM

WEB: WWW.BANNNINGENGINEERING.COM

THIS INSTRUMENT PREPARED FOR:

COLONNADE DEVELOPER, LLC

TIMOTHY J. WALTER, VICE PRESIDENT

9757 WESTPOINT DRIVE, SUITE 600

INDIANAPOLIS, IN 46256

PHONE: 317-863-2057

SOURCE OF TITLE: INSTR. # 100011704

COLONNADE, SECTION 1 - FINAL PLAT

PART OF THE E. 1/2, SW 1/4 SEC. 25-T17N-R5E

HANCOCK COUNTY, INDIANA

INSTR. NO. : _____

CABINET : _____

SLIDE : _____

Land Description

Colonnade, Section 1

Part of the East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

BEGINNING at PK nail marking the Northwest corner of said East Half; thence North 88 degrees 23 minutes 47 seconds East along the north line of said East Half 1,343.49 feet to a mag nail marking the Northeast corner of said Southwest Quarter; thence South 00 degrees 08 minutes 14 seconds West along the east line of said Southwest Quarter 40.02 feet to a rebar with cap stamped "Banning Eng Firm #0060" (hereinafter referred to as capped rebar); thence South 88 degrees 23 minutes 47 seconds West 632.17 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 293.30 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 31.43 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 110.00 feet to a capped rebar; thence South 89 degrees 54 minutes 58 seconds East 346.00 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 111.50 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 19.20 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 110.50 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 359.28 feet to a capped rebar; thence North 57 degrees 19 minutes 35 seconds West 202.03 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 263.30 feet to a capped rebar; thence South 00 degrees 05 minutes 02 seconds West 17.32 feet to a capped rebar; thence North 89 degrees 54 minutes 58 seconds West 213.54 feet to a capped rebar on the west line of said East Half of the Southwest Quarter; thence North 00 degrees 05 minutes 02 seconds East along said west line 552.87 feet to the POINT OF BEGINNING, containing 11.425 acres, more or less.

This subdivision consists of 59 lots numbered 101-116, 1001-1004, 2001-2004, 3001-3005, 4001-4004, 5001-5005, 6001-6004, 7001-7004, 8001-8005, 9001-9004 & 10001-10004 and 9 Common Area labeled "A" through "I". The size of lots and width of streets are shown in feet and decimal parts thereof.

I further certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross-referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the new subdivision.

Witness my signature this ____ day of _____, 20____.

Jonathan D. Polson

#LS21500011 - State of Indiana

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Oaklandon Associates, owners of the real estate described in Instrument Number 100011704 as recorded in the Hancock County Recorder's Office, do hereby certify that we have laid off, platted and subdivided, said real estate in accordance with the within plat. We do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Colonnade, Section 1, All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

A perpetual utility easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement", to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, internet, cable tv, electric and gas, sewer and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Utility Easement," but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

In addition, this Deed shall dedicate to the Town of McCordsville, Indiana, any and all sewer infrastructure installed for, by or on behalf of the undersigned, said infrastructure to include but not be limited to the sewer collection system, force main, lift station, or any other component part of the sewer system which serves the subject subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

CERTIFICATE OF OWNERSHIP

Oaklandon Associates, does hereby certify that it is the owner of the property described in the above caption and that as such owner it has caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as its free and voluntary act and deed.

Signature _____

Printed _____

Title _____

State of Indiana)

County of _____)

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Mark Todd Roberts and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature hereto.

Witness my signature and seal this ____ day of _____, 20____.

Notary Public

Be it resolved by the McCordsville Town Council of McCordsville, Indiana, that the dedications shown on this plat are approved and accepted this ____ day of _____, 20____.

President- Barry A. Wood

McCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the ____ day of _____, 20____, under the authority provided by:

NOTES:

1) Cross-reference is hereby made to a ALTA/ NSPS Land Title Survey of record, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana.

2) Dedicated Right-of-Way in this subdivision consists of 3.278 acres and 3368 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned _____.

4) The Town of McCordsville is not responsible for snow plowing of the local roads within this subdivision.

SUPPLEMENTARY DECLARATION

This plat, together with all lots, streets, common areas, and real estate described herein is subject in all respects to the Declaration of Covenants Conditions and Restrictions of _____ recorded with the Recorder of Hancock County Indiana, in Instrument # _____ (the "Covenants"), and this constitutes, a supplement declaration within the meaning of the Covenants.

DRAINAGE COVENANT

Channels, tile drains 8-inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8-inch in inside diameter shall be the responsibility of the property owner or homeowner association. The storm drainage system and its easements that are accepted in to the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage rights of way that are hereby dedicated to the public and to McCordsville, Indiana, for the sole and exclusive purpose of controlling surface water and/or for installation, operation, and maintenance of storm sewer and tile drains as defined in McCordsville Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code. All other storm drainage easements have not been accepted into the town's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The McCordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains ____ linear feet of open ditches and ____ feet of subsurface drains that will be included in the Town's Regulated Drainage System.

This instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Jonathan D. Polson

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

DENOTES A MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

BANNING

ENGINEERING

853 COLUMBIA ROAD, SUITE #101

PLAINFIELD, IN 46168

BUS: (317) 707-3700, FAX: (317) 707-3800

E-MAIL: Banning@BanningEngineering.com

WEB: www.BanningEngineering.com

PRELIMINARY PLAT

Checked: Date:

FINAL PLAT

Checked: Date:

RECORDING

Checked: Date:

Drawn: CH

Scale: 1"=40'

Date: 2/15/2022

Project: 21177-S1

Sheet 3 of 3

Revisions