COLONNADE, SECTION 3A - FINAL PLA

PART OF THE SW 1/4 SEC. 25-T17N-R5E HANCOCK COUNTY, INDIANA



PLAINFIELD, IN 46168

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

E-MAIL: Banning@BanningEngineering.com

WEB: www.BanningEngineering.com

Signature_____

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011

AT	INSTR. NO. : CABINET : SLIDE :						COLONN	
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	D. <td></td> <td></td> <td></td> <td></td> <td>LOT 401 23,280 sq. ft.</td> <td>$\begin{array}{c ccccccccccccccccccccccccccccccccccc$</td>					LOT 401 23,280 sq. ft.	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	
			SW COR. OF THE . OF SEC. 25, T17N, BRASS DISK FOUL	SW 1/4 , R5E. ND AG	27.33' 13"E	N43° 48' N66° 18'	5.31' 13"E 5.78' '13"E 5.99'	
ARY PLAT Date: C		Drawn: CH Scale: 1"=50' Date: 3/14/2022 Project: 21177-S3A Sheet 1 of 5	3/18/2022 9:29 AM	Signature		day of		









Witness my signature this day of, 20	BANNING	PRELIMIN Checked:
Signature	853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com	visions
Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011	WEB: www.BanningEngineering.com	Re

COLONNADE, SECTION 3A - FINAL PLAT PART OF THE SW 1/4 SEC. 25-T17N-R5E

HANCOCK COUNTY, INDIANA

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

Land Description Colonnade, Section 3A

A part 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:

COMMENCING at a mag nail marking the Northeast corner of the Southwest Quarter of said Section 25; thence South 00 degree 08 minutes 14 seconds West along the east line of said Southwest Quarter 2080.22 feet to the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 14 seconds West along said east line 564.12 feet to a brass disk marking the Southeast corner of said Southwest Quarter; thence South 88 degrees 48 minutes 13 seconds West along the south line of said Southwest Quarter 1,742.55 feet, said point being the southeast corner of the land of Mt. Vernon Community School Corp. as described in Instrument Number 06029899452 in the Office of the Recorder of Hancock County; thence North 00 degrees 01 minute 47 seconds East along the east line of said Mt. Vernon Community School Corp. land 1,443.89 feet; thence South 89 degrees 58 minutes 13 seconds East 379.00 feet; thence South 00 degrees 01 minute 47 seconds West 337.50 feet; thence South 89 degrees 58 minutes 13 seconds East 25.00 feet; thence South 00 degrees 01 minute 47 seconds West 724.00 feet; thence South 89 degrees 58 minutes 13 seconds East 1,104.80 feet; thence North 00 degrees 08 minutes 14 seconds East 16.77 feet to the beginning of a tangent curve to the left having a radius of 123.00 feet and a central angle of 39 degrees 44 minutes 46 seconds; thence northwesterly along the arc of said curve 85.32 feet to a point which bears North 50 degrees 23 minutes 29 seconds East from said radius point; thence North 50 degrees 23 minutes 29 seconds East 194.00 feet; thence South 89 degrees 51 minutes 46 seconds East 113.26 feet to the POINT OF BEGINNING, containing 25.264 acres, more or less

This subdivision consists of 41 lots number 305 through 329, 350 through 351, & 401 through 414 and 3 Common Area labeled "BB", "CC" and "DD". 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, P.S #LS21500011 - State of Indiana

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Colonnade Developer, LLC, owner of the real estate described in Instrument Number _ 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 3A. 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 ty, 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.

Bulk Standards D	Data Table			
Development Standards for Area D - 80' Wide				
Minimum Lot Area	11,200 Square Feet			
Minimum Lot Width at Building Line	80 feet			
Minimum Front Yard Setback	30 feet			
Minimum Side Yard Setback	15 feet			
Minimum Rear Yard Setback	15 feet			
Minimum Lot Coverage	50%			
Maximum Height- Principal	35 feet			
Minimum Building Separation	30 feet			
Minimum setback on either side o	f the structure. Homes with			
masonry on the side elevations ma	y encroach in the Min. side-			
yard setback a maximum of 6 inches.	Minimum building separatio			
does not nclude roof overhan	gs or masonry wainscot			
Development Standards fo	or Area E - 100' Wide			
Minimum Lot Area	14,000 Square Feet			
Minimum Lot Width at Building Line	100 feet			
Minimum Front Yard Setback	30 feet			
Minimum Side Yard Setback	10 feet			
Minimum Rear Yard Setback	15 feet			
Minimum Lot Coverage	45%			
Maximum Height- Principal	35 feet			
Minimum Building Separation	30 feet			
Minimum setback on either side o	f the structure. Homes with			
masonry on the side elevations ma	y encroach in the Min. side-			

does not nclude roof overhangs or masonry wainscot

PER TITLE 865 LA.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.

O 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.

NOTES: 1) Cross-reference is hereby made to a ALTA _____ in the Office of the Recorder

DRAINAGE COVENANT

			(
Curve #	Length	Radius	Delt
C1	20.42'	13.00'	090°00
C2	20.42'	13.00'	090°00
С3	20.42'	13.00'	090°00
C4	20.44'	13.00'	090°06
C5	20.40'	13.00'	089°53
C6	40.75'	150.00'	015°33
C7	40.75'	150.00'	015°33
C8	104.05'	150.00'	039°44
С9	122.78'	177.00'	039°44



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

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	nas caus	ed the said	above des						
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recorder of this instruments a bis voluntary of an ad dood and affeed his segenture indexes. tenses we segunture and ead this	ounty of _)						
reprints:									and acknowledged
tendence by the Macadeville Town Consell of MaCanteville, Infiline, that the dedications shown on this plat are approved and endorse in any endormal en	itness my	v signature a	and seal this	s day	of	, 20			
tendence by the Macadeville Town Consell of MaCanteville, Infiline, that the dedications shown on this plat are approved and endorse in any endormal en									
repeat bit	otary Pub	lic							
CONSTRUE ADVISORY PLAN COMMISSION is been approved by the McGerdaville Advisory Plan Commission the day of						sville, Indiar	na, that the dedicatio	ons shown on this plat	are approved and
CONSTRUE ADVISORY PLAN COMMISSION is been approved by the McGerdaville Advisory Plan Commission the day of	esident-'	Tom Strave							
		2		N COMMISS	ION				
Conservence is hereing mode to a ALTAY, NSPS Land TILe Survey of record, recorded as, instrument Number in the Office of the Recorder of Hancek County, Indiana. Dedicated Right-of-Way in this subdivision consists of 5.443 acres and 3053 lineal feet as measured along the centerline of the road. The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley. The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley. The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley. The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley. The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley. The Town of McCordsville shall not be responsible for any maintenance of any lundscape, squape, or other features installed in the her down. THE Town of McCordsville shall not be responsible for any maintenance of any lundscape, squape, or other features installed in the her down. TOWN OF CLARTON DELANTON DE							Cordsville Advisory	Plan Commission t	he day of
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(the "Covenants"), and this constitutes, a supplement declaration within the meaning of the Covenants. (the "tange", inlets and outlets of detention and retention ponds, and appurtenances thereto within designated in casements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville bits with Commissioner. Drainage swates and tile drains less than 8-inch in inside meter shall be the responsibility of the property owner or homeowner association. retition addressed to the McCordsville Datamage Board has been filed in duplicate with the McCordsville Town Engineer, requesting the subdivision's storm drainage system and it estements be accorded into the regulated drain system. Cardsville Datamage fights of wavester drainage system and its environ frainger system and retention ponds, and appurtenances thereto within designated drain system are delineated on the plat as Regulated Drainage Easements are accepted in to the regulated inage system are delineated on the plat as Regulated Drainage Easements are accepted in to the responsibility of the McOrdsville, Drainage Board and/or the Cordsville Stormwater drainage ensements are actabilised under authority of the Indiana Drainage de and the said Board may exercise powers and duties as provided in said code. All other storm drainage easements are actabilised under authority of the Indiana Drainage de and the said Board may exercise powers and duties as provided in said code. All other storm drainage eastents in the account of the motion system. The subdivision instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168. This mudate the polson diverse size and/or of the subdivision instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168. The under the penalties for perjury, that I have taken reasonable care to redsct each Soci	nis plat, t	ogether wit	h all lots, st	reets, comr					
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Cordsville Public Works Commissioner: Drainage svales and Life drainaleg system and its easements that are accepted in to the regulated intage system are delineated on the plat as Regulated Drainage Resements (RDF's). Regulated Drainage Easements are at each work of way that are hereby dedicated to the public and to McCordsville. Indiana, for the sole and exclusive prose of controlling surface water and/or for installation, operation, and maintenance of storm sever and tile drains as defined in controlling surface water and/or for installation, operation, and maintenance of storm sever and tile drains as defined in control to work system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the pretual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The ford Multiper to said improvements or the maintenance thereof. This subdivision trains linear feet of open ditches and feet of subsurface drains that will be included in the Town's Regulated Drainage term. is instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168. firm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless juired by law. Jonathan D. Polson C2 20.42' 13.00' N44*058*13*W 18.38' C3 20.42' 13.00' 044*058*13*W 18.38' C4 20.44' 13.00' 044*058*13*W 18.38' C4 20.42' 13.00' 04*05*05*01*W 18.37' 18.38' 104.05'<	r larger, i	nlets and c	outlets of d	letention ar	nd retention po	nds, and ap	purtenances thereto	within designated dr	ain easements are
ements and drainage rights of way that are hereby dedicated to the public and to McCordsWile, Indiana, for the sole and exclusive propose of controlling surface water and/or for installation, operation, and maintenance of storm server and tile drains as defined in CordsWile Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage de and the said Board may exercise powers and duties as provided in said code. All other storm drainage easements have not been epited into the town's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the protual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The cordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision tatins linear feet of open ditches and feet of subsurface drains that will be included in the Town's Regulated Drainage term. is instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168. from under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless juired by law. Jonathan D. Polson Curve Table Curve Table C1 20.42' 13.00' 090°00'00' 13.00' N44°58'13"W 18.38' C2 20.42' 13.00' 090°00'00' 13.00' N44°58'13"W 18.38' C4 20.44' 13.00' 090°00'00' 13.00' N44°58'13"W 18.38' C5 20.40'	cCordsvil the prop	le Public Wo erty owner	orks Comm or homeov	issioner. Dr vner associa	ainage swales a ation. The storm	nd tile drain n drainage s	s less than 8-inch in i ystem and its easem	nside diameter shall be ents that are accepted	e the responsibility in to the regulated
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