

THIS INSTRUMENT SURVEYED & PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DREES HOMES
900 E. 96TH STREET, SUITE 100
INDIANAPOLIS, INDIANA 46240
PHONE: (317) 501-9172

VINTNER'S PARK SECTION 1A

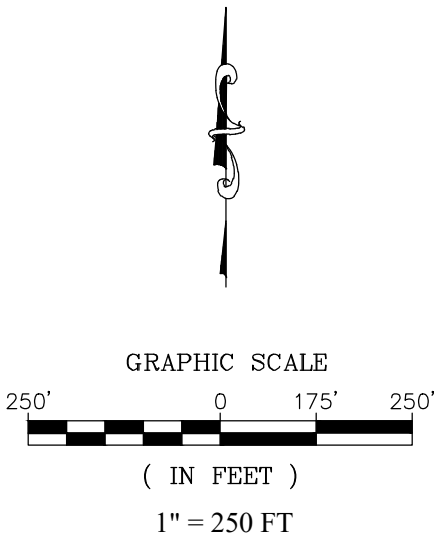
SECONDARY PLAT

PART OF THE E. ½ OF THE S.W. ¼, SEC. 14 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____



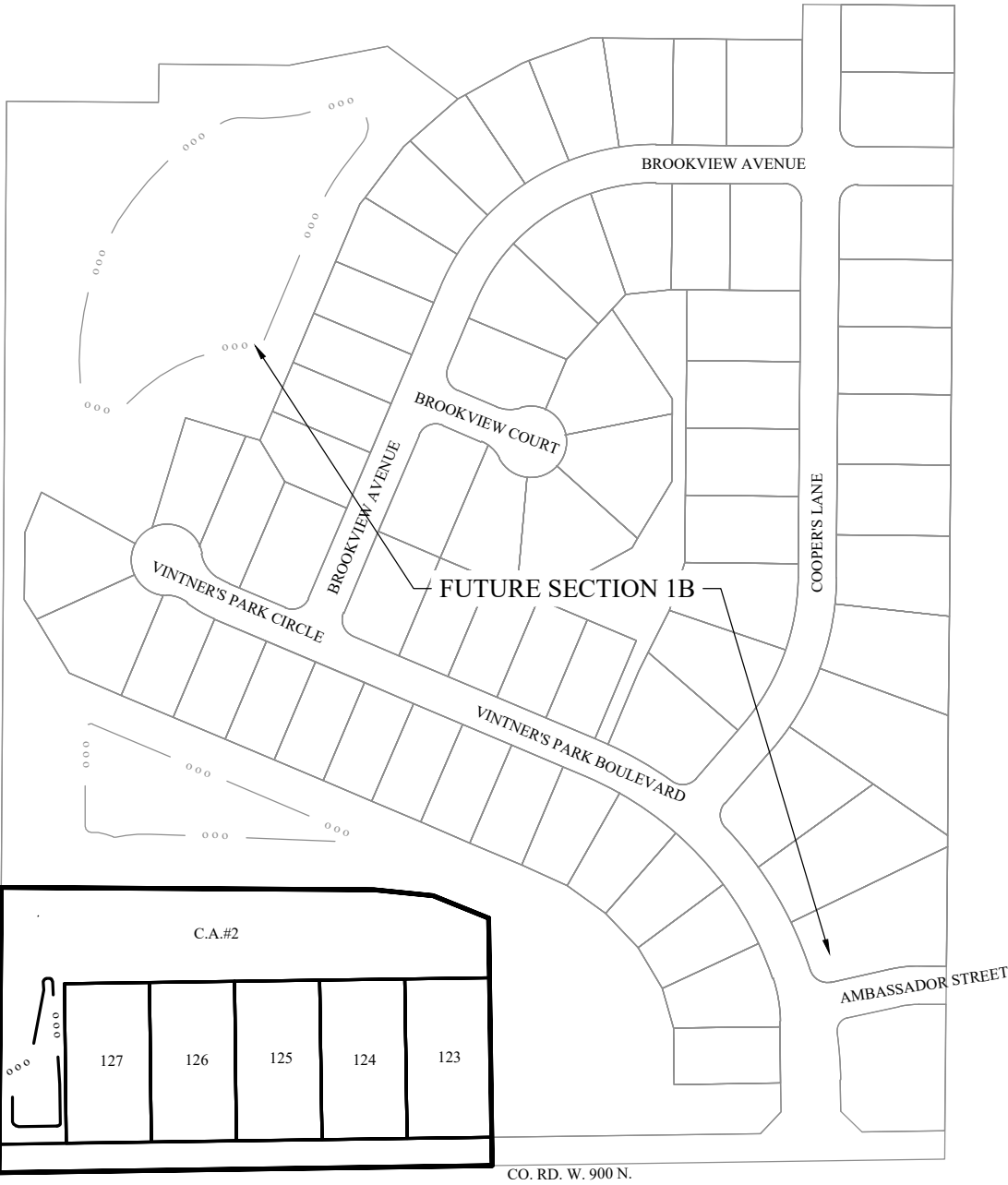
STORM INVENTORY CHART	
12" R.C.P.	74 L.F.
15" R.C.P.	144 L.F.
30" R.C.P.	46 L.F.
TOTAL	264 L.F.

PUD, COVENANTS & OTHER NOTES:

- The subject tract is zoned Vintner's Park Amended PUD ORDINANCE No. 030921C, an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.
- The Homeowners Association shall be responsible for snow removal of all internal streets.

Vintner's Park Area "A"
Lot and Side yard Requirements:

Maximum Number of Lots	5 lots
Minimum Lot Area	27,000 square feet
Minimum Lot Width at Building Line	120 feet
Minimum Front Yard Setback	40 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	30 feet
Minimum Livable Floor Area	2,200 square feet (single story) 2,800 square feet (multi story)
Maximum Lot Coverage	40%
Maximum Height - Principal	35 feet

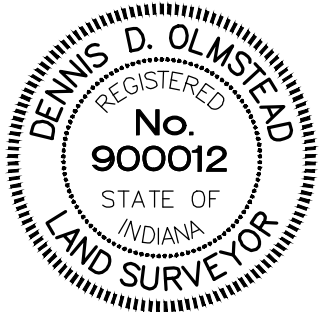


VICINITY MAP
NOT TO SCALE

LEGEND	
185	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
B.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.C.E.	TREE CONSERVATION EASEMENT
U.E.	UTILITY EASEMENT
T.O.B.	TOP OF BANK
FW	FLOODWAY
FWF	FLOODWAY FRINGE
FW(FIRM)	FLOODWAY LIMITS ZONE "AE"

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).
○	DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE
□	DENOTES A 4" SQUARE X 36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP SET FLUSH WITH THE FINISH GRADE
●	DENOTES A STREET CENTERLINE MONUMENT--A COPPERWELD MONUMENT, A 5/8" DIAMETER STEEL ROD WITH A BRASS CAP HAVING A CUT "X" IN THE TOP, AN ALUMINUM MONUMENT HAVING A "DIMPLE" IN THE TOP, A HARRISON MONUMENT OR A MAG NAIL (THE TYPE BEING DEPENDENT UPON JURISDICTIONAL REQUIREMENTS AND ALL BEING SET FLUSH WITH THE SURFACE OF THE PAVEMENT)

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



THIS INSTRUMENT PREPARED FOR:
DREES HOMES
900 E. 96TH STREET, SUITE 100
INDIANAPOLIS, INDIANA 46240
PHONE: (317) 501-9172

SECONDARY PLAT

INSTRUMENT No.: _____


CABINET: _____

SLIDE: _____



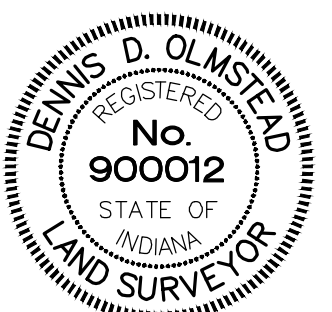
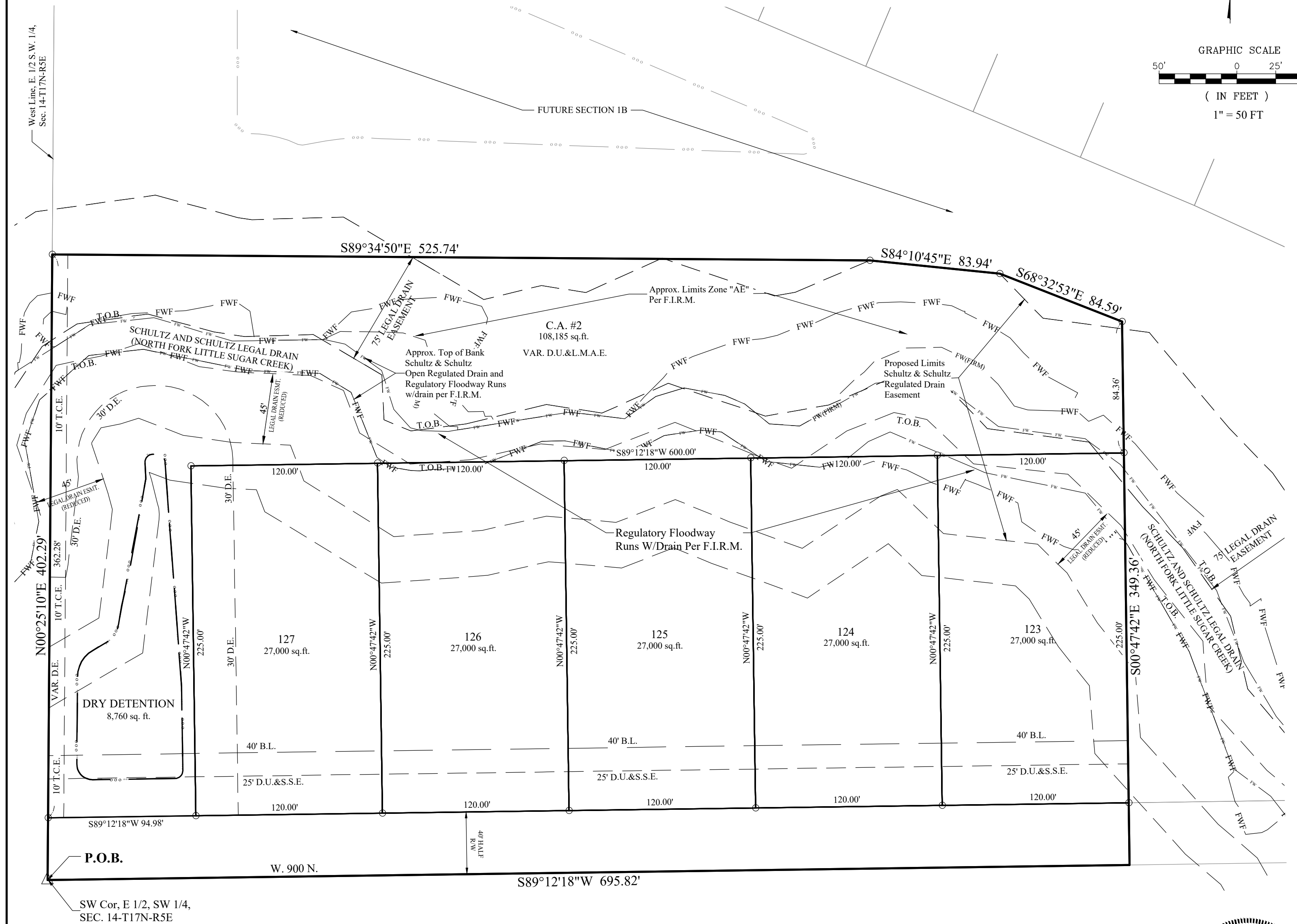
GRAPHIC SCALE

50' 0 25' 50'



(IN FEET)

1" = 50 FT



Dennis D. Olmstead
Professional Land Surveyor
No. 900012

JOB No. 84800HEN-S1
SHEET 2 OF 4

THIS INSTRUMENT SURVEYED & PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DREES HOMES
900 E. 96TH STREET, SUITE 100
INDIANAPOLIS, INDIANA 46240
PHONE: (317) 501-9172

VINTNER'S PARK SECTION 1A

SECONDARY PLAT

PART OF THE E. 1/2 OF THE S.W. 1/4, SEC. 14 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

Vintner's Park
Section 1A

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a part of the East Half of the Southwest Quarter of Section 14, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, this description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 84800HEN, certified on January 30, 2022, and being more particularly described as follows:

Beginning at the Southwest corner of said Half-Quarter Section; thence North 00 degrees 25 minutes 10 seconds East, along the West line of said Half-Quarter Section, a distance of 402.29 feet; thence South 89 degrees 34 minutes 50 seconds East a distance of 525.74 feet; thence South 84 degrees 10 minutes 45 seconds East a distance of 83.94 feet; thence South 68 degrees 32 minutes 53 seconds East a distance of 84.59 feet; thence South 00 degrees 47 minutes 42 seconds East a distance of 349.36 feet to the South line of said Half-Quarter Section; thence South 89 degrees 12 minutes 18 seconds West a distance of 695.82 feet to the Point of Beginning, Containing 6.221 acres, more or less.

This subdivision consists of 5 lots numbered 123-127 (all inclusive) and one (1) Common Area labeled C.A.#2. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number _____ in the Office of the Recorder for Hancock County, Indiana.

I further certify that I am a Registered 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 survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this _____ day of _____, 2022.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



THIS INSTRUMENT SURVEYED & PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DREES HOMES
900 E. 96TH STREET, SUITE 100
INDIANAPOLIS, INDIANA 46240
PHONE: (317) 501-9172

VINTNER'S PARK SECTION 1A

SECONDARY PLAT

PART OF THE E. ½ OF THE S.W. ¼ , SEC. 14 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Drees Home, owners of the real estate shown and described on the plat herein and recorded in the office of the Recorder for Hancock County, Indiana, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Vintner's Park, Section 1A. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for Vintner's Park, recorded as Instrument Number# _____ in the Office of the Recorder for Hancock County, Indiana, as the same may be amended or supplemented. Such Declaration and the Covenants and Restrictions set forth therein run with the land described hereon and are incorporated herein by reference. Each owner of a lot depicted on this plat shall take title to such lot subject to the terms and conditions of the Declaration.

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.

Right of way shown on this plat and heretofore dedicated to the Town consists of 7.009 acres and 4,248.23 lineal feet as measured along the centerline of the road.

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.

Tree Conservation Areas ("TCA" or "TCE") shall be established as easements shown on the Vintner's Park PUD plans. Within the TCA no trees with a diameter at breast height (DBH) of six inches (6") or greater shall be removed by the developer, builder, town, or anyone acting on their behalf or at their request, unless the tree is damaged, diseased, an invasive species, dead, or must be removed in order to: (1) comply with the safety requirements of any governmental agency, or (2) to accommodate the installation and/or maintenance of drainage improvements.

With respect to the TCA, on Lots 115-116, 119-122, & 77 along the border of the Geist Woods Estates neighborhood, if there is any existing gap between trees (6" DBH or larger) greater than thirty (30) feet, measured from center of trunk to center of trunk, the developer, builder, or anyone acting on their behalf or at their request, shall plant a new tree planting(s), so that there is not any gap greater than thirty (30) feet, center of trunk to center of trunk. If trees are removed, as permitted, or required by paragraph 1, in a manner that creates a gap between trees greater than twenty-five (25) feet, new tree planting(s) shall be installed. Such planting(s) shall occur within the TCA, shall be planted as close to the removed tree(s) as possible, shall be planted as close to the property border with Geist Woods Estates as possible, and located to prevent any gap between trees, caused by tree removal as permitted herein, to be greater than twenty-five (25) feet. However, under no circumstance shall any newly planted tree(s) be closer than fifteen (15) feet to a subsurface drain. Additionally, if any trees are removed in a manner that is not permitted above, replacement of the tree(s) as close to the removed tree(s) as possible is required by new tree planting(s) that are equal to the total DBH of the removed tree(s), so long as there is appropriate spacing between trees to allow for proper growth and development of all new tree planting(s) and existing tree(s). Under no circumstance shall replaced trees be closer than ten (10) feet to each other or any existing tree. The minimum size for all new tree planting(s) shall be as prescribed by the Zoning Ordinance, and all new evergreen tree planting(s) shall be a minimum of six (6) feet tall.

Paragraph 2 only applies to the developer, builder, or anyone acting on their behalf or at their request, while the following restrictions shall apply to the TCA along the border of Geist Woods Estates and shall apply to all future Vintner's Park lot owners and the Vintner's Park HOA (Future Owners). Within the TCA no trees with a diameter at breast height (DBH) of six inches (6") or greater shall be removed, unless the tree is damaged, diseased, an invasive species, dead, or poses a risk to health and safety. Any Future Owner which removes a tree(s) in a manner inconsistent with this paragraph shall be required to replace the removed tree(s) with new tree planting(s) that are equal to the total DBH of the removed tree(s), so long as there is appropriate spacing between trees to allow for proper growth and development of all new tree planting(s) and existing tree(s). These new plantings shall occur within the TCA, shall be planted as close to the removed tree(s) as possible, and shall be planted as close to the property border with Geist Woods Estates as possible. Under no circumstance shall replaced trees be closer than ten (10) feet to each other or any existing tree. The minimum size for all new tree planting(s) shall be as prescribed by the Zoning Ordinance, and all new evergreen tree planting(s) shall be a minimum of six (6) feet tall. The town, developer, builder, Vintner's Park HOA, Geist Woods Estates HOA, or other aggrieved parties may enforce this paragraph.

All landscaping, fencing and columns within the median is the responsibility of the HOA to maintain.

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.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the dedications shown on this plat are hereby approved and accepted this _____ day of _____, 2022.

President

REDACTION STATEMENT:

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

CERTIFICATE OF OWNERSHIP

We, Premier Land Company II LLC, 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.

Owner/Developer
Drees Home

By: _____
Lee Phillips

State of Indiana)
) SS
County of Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , Lee Phillips.

Drees Home, 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 _____, 2022.

Notary Public

Printed Name

County of Residence: _____

My commission expires: _____

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.

A petition addressed to the McCordsville Drainage Board has been filed in duplicate with the McCordsville Town Engineer, requesting that the subdivision's storm drainage system and its easements be accepted into the regulated drain system. 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 sewers 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 0 linear feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

TOWN APPROVAL

McCORDSVILLE ADVISORY PLAN COMMISSION:

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the _____ day of _____, 2022, under the authority provided by:

Signature

Signature

Printed Name

Printed Name

PUD, COVENANTS & OTHER NOTES:

The subject tract is zoned Vintner's Park Amended PUD ORDINANCE No. _____ an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

