

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

THIS INSTRUMENT PREPARED FOR:
HENDERSON INVESTMENTS, LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, INDIANA 46256
PHONE: (317) 501-9172
CONTACT PERSON: Richard Henderson

THE ENCLAVE AT DEER CROSSING

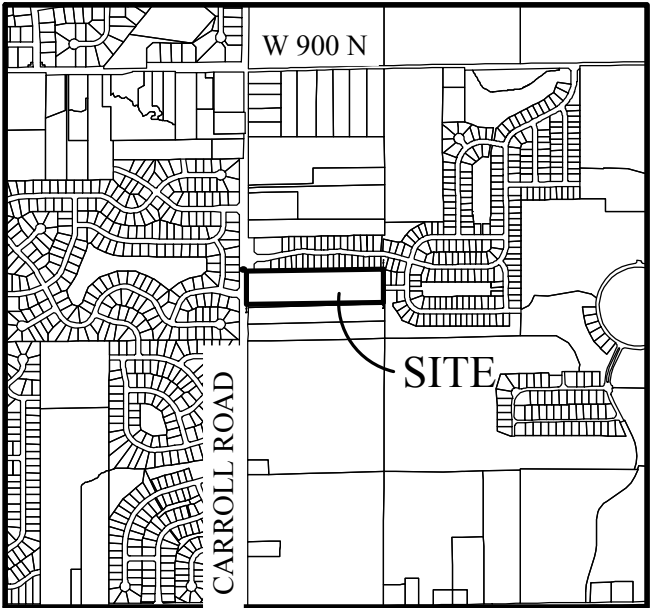
SECONDARY PLAT

A part of the West ½ of the Northwest ¼ of Sec. 23 T17N R5E
Vernon Township, Hancock County, Indiana

INSTRUMENT No.: _____

CABINET: _____

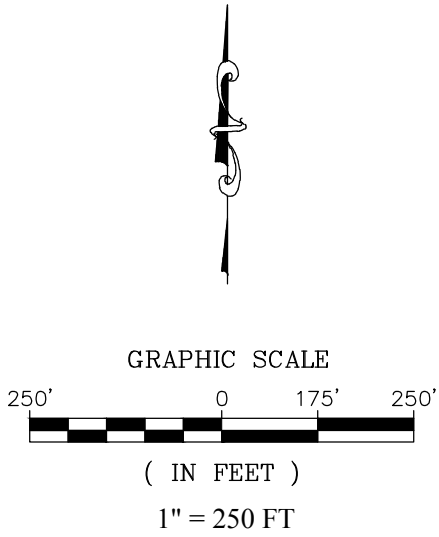
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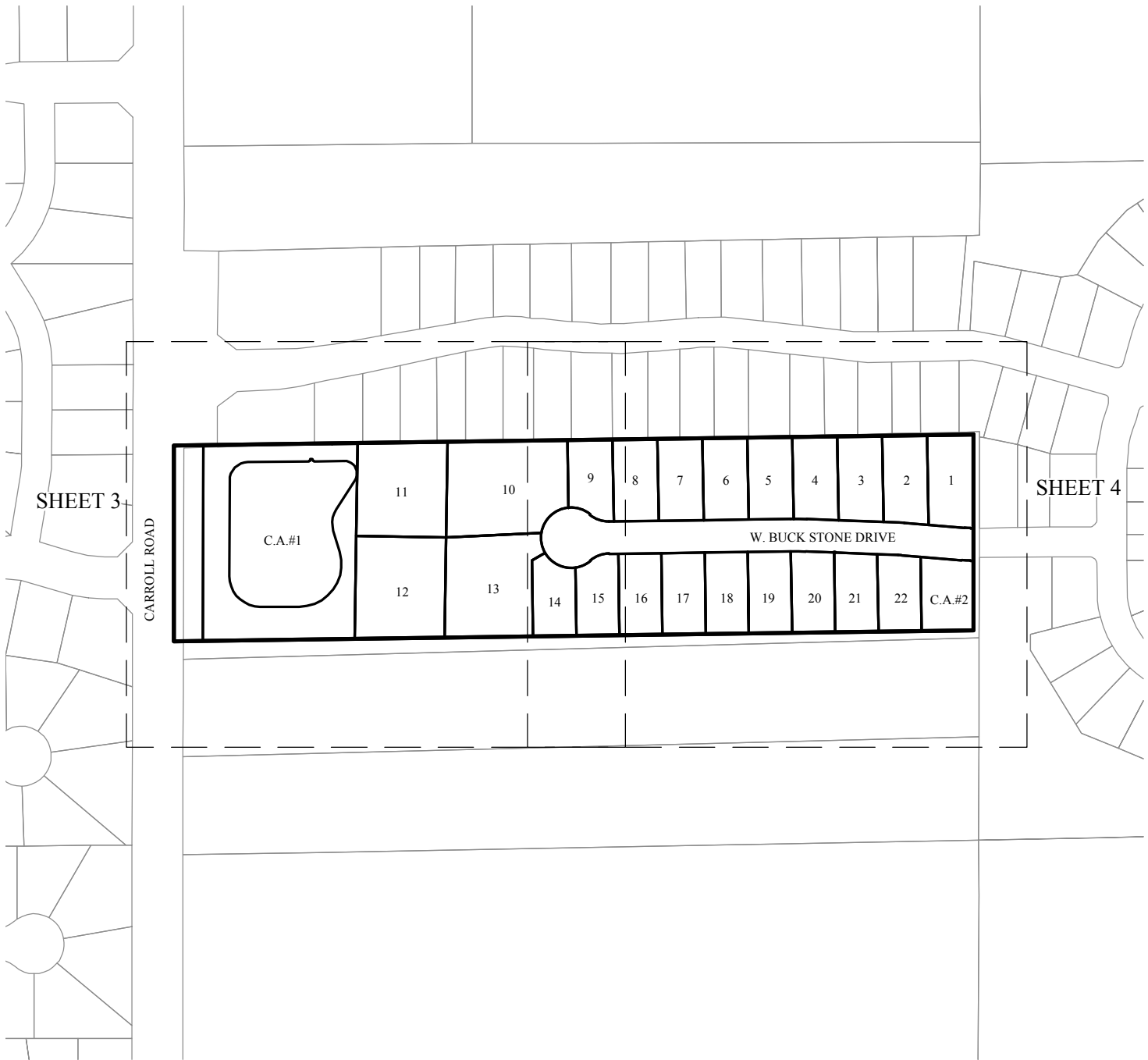
VICINITY MAP
NOT TO SCALE

LEGEND

18	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
B.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
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
W.E.	WATERMAIN EASEMENT
N.D.A.E.	NON-DRIVEWAY ACCESS EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
D.U.&L.M.A.E.	DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
I.E.D.&U.E.	INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT
I.E.D.U.&S.S.E.	INGRESS/EGRESS, DRAINAGE, UTILITY & SANITARY SEWER EASEMENT



STORM INVENTORY CHART	
12" R.C.P.	675 L.F.
15" R.C.P.	499 L.F.
18" R.C.P.	334 L.F.
TOTAL	1,508 L.F.



PUD, COVENANTS & OTHER NOTES:

- The subject tract is zoned The Enclave at Deer Crossing Amended PUD ORDINANCE No. 071222 recorded as Instrument #202211441 in the Office of the Recorder for Hancock County, Indiana being an ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410.
- The Homeowners Association shall be responsible for snow removal of all internal streets.

The Enclave at Deer Crossing Area "A" Lot and Side yard Requirements:

Maximum Number of Lots	18 lots
Minimum Lot Area	8,890 square feet
Minimum Lot Width at Building Line	72 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	6 feet
Minimum Rear Yard Setback	15 feet
Minimum Livable Floor Area	1,800 square feet (single story) 2,000 square feet (multi story)
Maximum Lot Coverage	45%
Maximum Height - Principal	35 feet

The Enclave at Deer Crossing Area "B" Lot and Side yard Requirements:

Maximum Number of Lots	4 lots (10-13)
Minimum Lot Area	23,000 square feet
Minimum Lot Width at Building Line	140 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	15 feet
Minimum Livable Floor Area	2,000 square feet (single story) 2,400 square feet (multi story)
Maximum Lot Coverage	40%
Maximum Height - Principal	35 feet

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



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Curve Table: Alignments						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.32'	150.00'	6.16'	12.31'	N87°32'43"W	4°42'19"
C2	6.98'	150.00'	3.49'	6.98'	N86°31'32"W	2°39'56"
C3	26.02'	507.50'	13.01'	26.02'	N89°19'37"W	2°56'15"
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C4	10.10'	123.00'	5.05'	S87°32'43"E	10.10'	4°42'19"
C5	14.54'	177.00'	7.27'	N87°32'43"W	14.53'	4°42'19"
C6	8.23'	177.00'	4.12'	S86°31'32"E	8.23'	2°39'56"
C7	5.72'	123.00'	2.86'	N86°31'32"W	5.72'	2°39'56"
C8	22.04'	534.50'	11.02'	S89°02'22"E	22.04'	2°21'45"
C9	5.36'	534.50'	2.68'	N89°29'30"E	5.36'	0°34'30"
C10	24.28'	480.50'	12.14'	N89°18'22"W	24.28'	2°53'44"
C11	0.35'	480.50'	0.18'	N89°13'31"E	0.35'	0°02'31"
C12	34.82'	50.00'	18.15'	S70°50'43"E	34.12'	39°54'05"
C13	37.90'	50.00'	19.91'	S72°36'41"E	37.00'	43°26'02"
C14	66.46'	50.00'	39.17'	N47°35'35"E	61.67'	76°09'26"
C15	34.48'	50.00'	17.96'	N10°14'24"W	33.80'	39°30'31"
C16	60.00'	50.00'	34.21'	N64°22'20"W	56.46'	68°45'21"
C17	27.43'	50.00'	14.07'	S65°31'56"W	27.09'	31°26'07"
C18	34.37'	50.00'	17.90'	S69°30'34"W	33.70'	39°23'22"



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THE ENCLAVE AT DEER CROSSING

SECONDARY PLAT

A part of the West 1/2 of the Northwest 1/4 of Sec. 23 T17N R5E
Vernon Township, Hancock County, Indiana

INSTRUMENT No.: _____

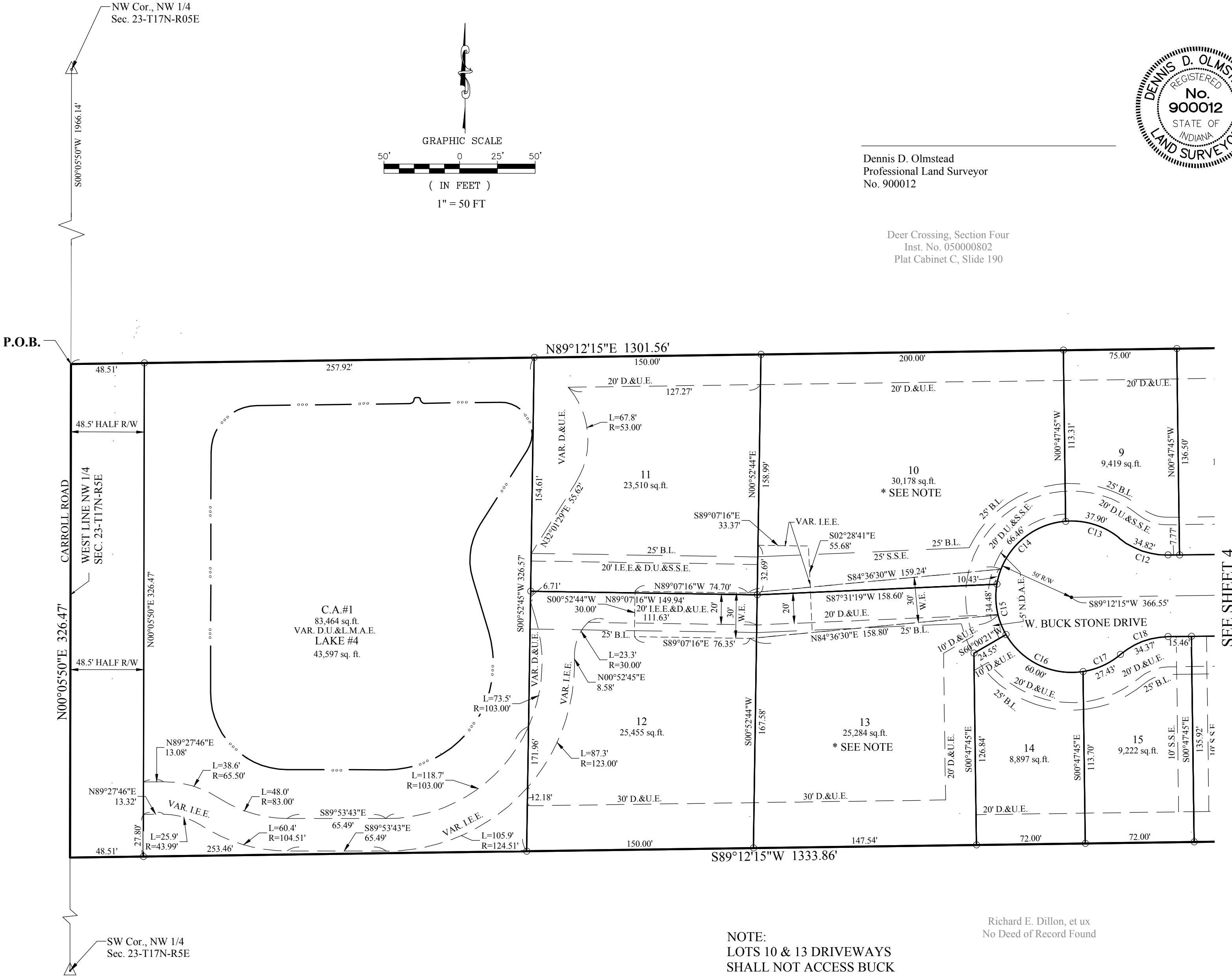
CABINET: _____

SLIDE: _____



Dennis D. Olmstead
Professional Land Surveyor
No. 900012

Deer Crossing, Section Four
Inst. No. 050000802
Plat Cabinet C, Slide 190



SEE SHEET 4

Richard E. Dillon, et ux
No Deed of Record Found

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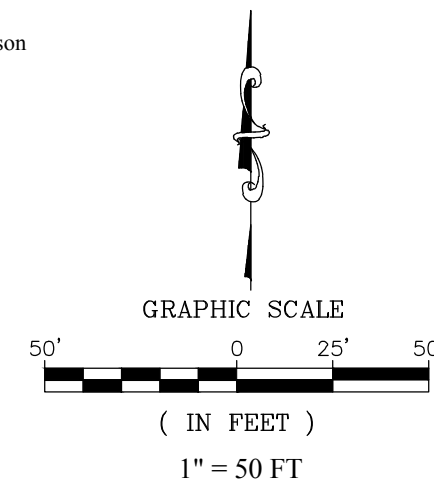
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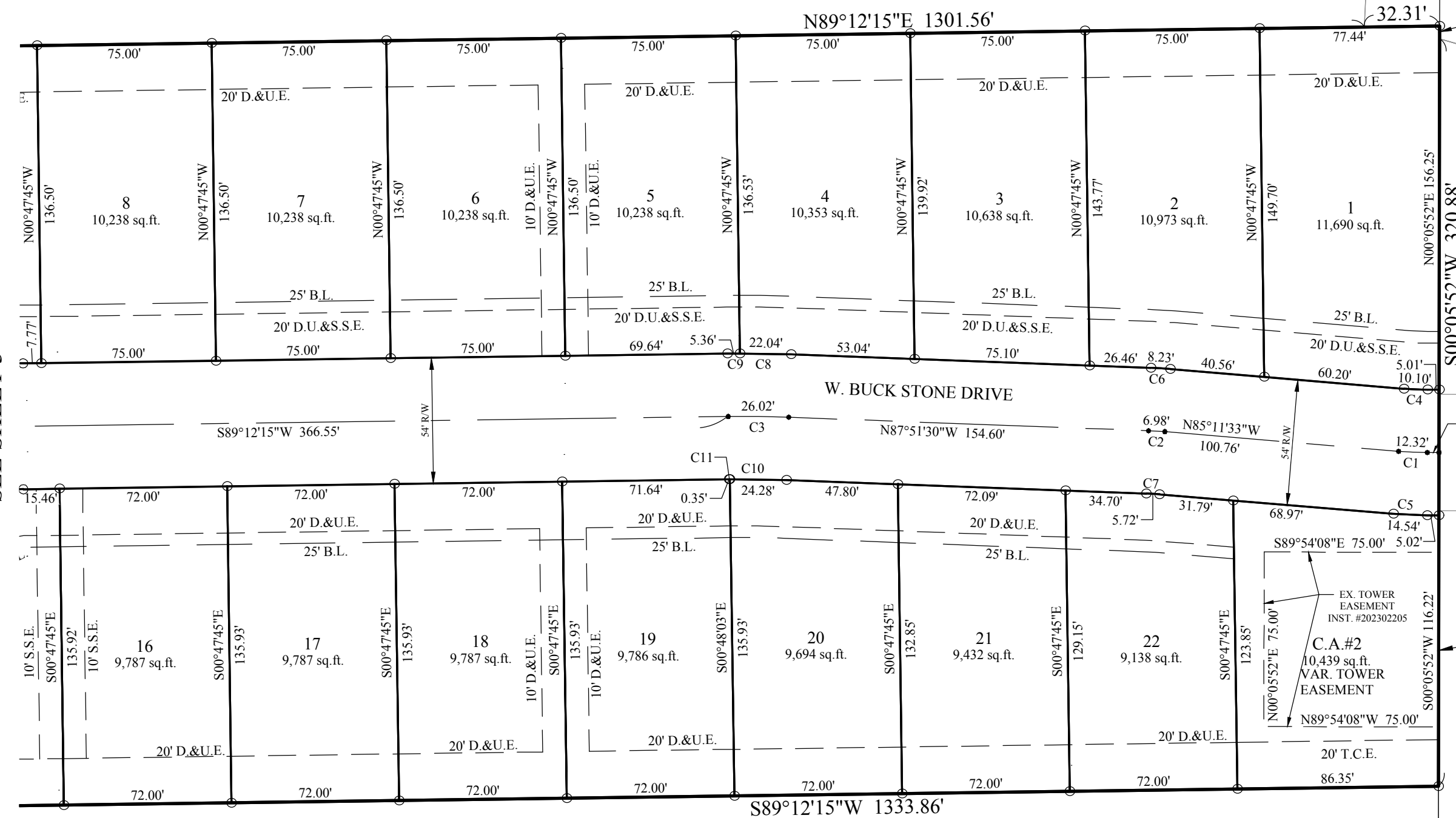
Deer Crossing, Section Four
Inst. No. 050000802
Plat Cabinet C, Slide 190

NE Cor., W 1/2 NW 1/4
Sec. 23-T17N-R5E

Deer Crossing, Section 5
Inst. No. 070007012
Plat Cabinet C, Slide 256, 257

Deer Crossing, Section 6
Inst. No. 140001448
Plat Cabinet C, Slide 330, 331

SEE SHEET 3



SE Cor., W 1/2 NW 1/4
Sec. 23-T17N-R5E

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THE ENCLAVE AT DEER CROSSING LAND DESCRIPTION

I, the undersigned Professional Land Surveyor, hereby certify the included Plat correctly represents a subdivision of a part of the West Half of the Northwest Quarter of Section 23, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter said Section 23; thence South 00 degrees 05 minutes 50 seconds West along the West line of said Northwest Quarter 1,966.14 feet to the southwest corner of Deer Crossing Section Four recorded as Instrument Number 050000802 in Plat Cabinet C, Slide 190 in the Office of the Recorder for Hancock County, Indiana, said point also being the POINT OF BEGINNING of this description; thence North 89 degrees 12 minutes 15 seconds East along the South line of Deer Crossing Section 4 a distance of 1,301.56 feet to a point on the boundary of Deer Crossing Section 5 recorded as Instrument Number 070007012 in Plat Cabinet C Slide 256 and 257, the following two (2) courses being on and along said boundary as follows: 1) continuing North 89 degrees 12 minutes 15 seconds East 32.31 feet to a point on the East line of the West Half of the aforesaid Northwest Quarter; 2) South 00 degrees 05 minutes 52 seconds West along said East line 5.59 feet to a point on the boundary of Deer Crossing Section 6 recorded as Instrument Number 140001448 in Plat Cabinet C, Slides 330 and 331 in the aforesaid Recorders Office; thence continuing South 00 degrees 05 minutes 52 seconds West along said Deer Crossing Section 6 boundary 320.88 feet; thence South 89 degrees 12 minutes 15 seconds West 1,333.86 feet to a point on the West line of the aforesaid Northwest Quarter; thence North 00 degrees 05 minutes 50 seconds East, along said West line 326.47 feet to the place of beginning, containing 9.996 acres, more or less. Subject to all legal highways, rights-of-way, easements and restrictions of record.

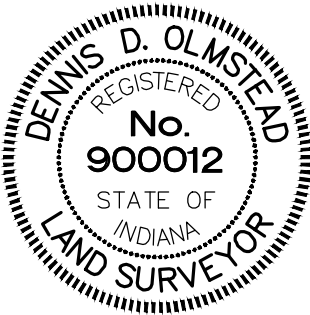
This subdivision consists of 22 lots numbered 1-22 (all inclusive) and two (2) Common Areas labeled C.A.#1 and C.A.#2. The dimensions of lots and width of streets are shown in feet and decimal parts thereof.

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 I am licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross referenced survey, and 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 _____, 2023.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



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CERTIFICATE OF OWNERSHIP

We, Henderson Investments, LLC, do hereby certify that we are the owners of the property described herein and as such owners it has caused said property to be surveyed and subdivided as shown on the plat drawn herein, as our free and voluntary act and deed.

Owner/Developer
HENDERSON INVESTMENTS, LLC

By: _____
Richard Henderson

State of Indiana)
) SS
County of Hancock)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , Richard Henderson for Henderson Investments, LLC, 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 _____, 2023.

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 sewers 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 _____, 2023, under the authority provided by:

Signature _____

Signature _____

Printed Name _____

Printed Name

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