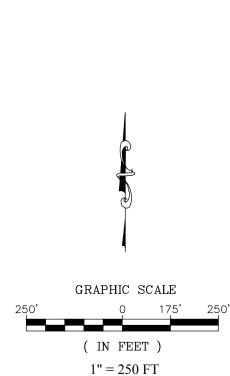
THIS INSTRUMENT PREPARED FOR: HENDERSON INVESTMENTS, LLC 11691 FALL CREEK ROAD, SUITE 210 INDIANAPOLIS, INDIANA 46256 PHONE: (317) 501-9172 CONTACT PERSON: Richard Henderson

THE ENCLAVE AT DEER CROSSING

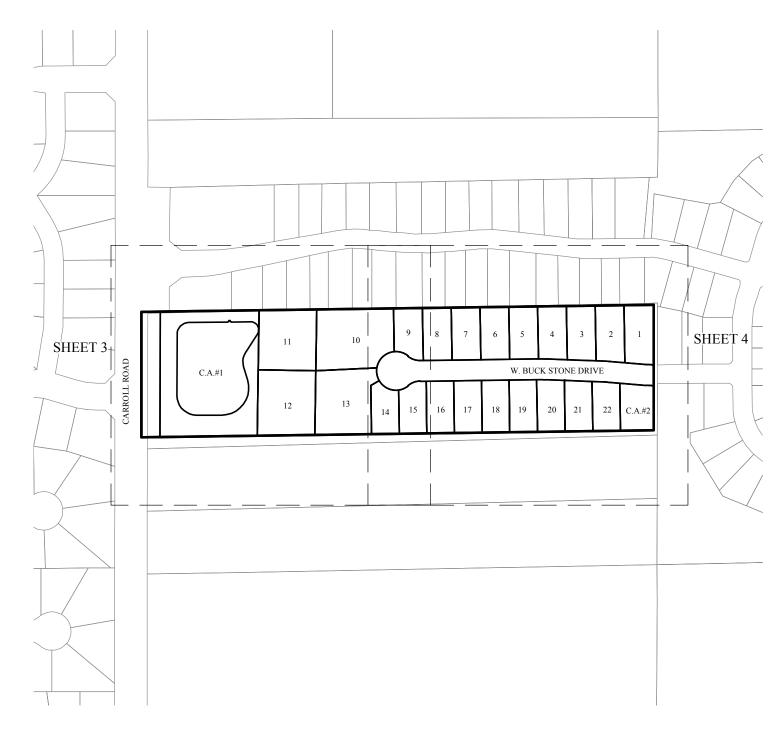
SECONDARY PLAT

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

| INSTRUMENT No.: |
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| CABINET: |
| SLIDE: |



| STORM INVEN | TORY 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:

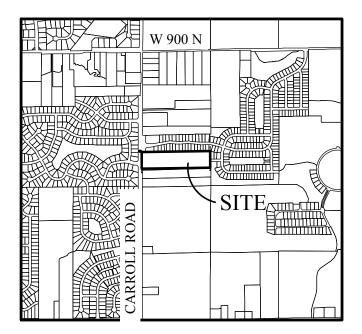
- 1. The subject tract is zoned The Enclave at Deer Crossing Amended PUD ORDINANCE No. <u>071222</u> recorded as Instrument #202211441 in the Office of the Recorder for Hancock County, Indiana being an ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410.
- 2. The Homeowners Association 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:

| Lot and Side yard | Lot and Side yard Requirements. | | | | |
|-------------------------|---------------------------------|---|--|--|--|
| Maximum Number of Lot | :S | 4 lots (10-13) | | | |
| Minimum Lot Area | | 23,000 square feet | | | |
| Minimum Lot Width at B | uilding Line | 140 feet | | | |
| Minimum Front Yard Setl | oack | 25 feet | | | |
| Minimum Side Yard Setb | ack | 10 feet | | | |
| Minimum Rear Yard Setb | ack | 15 feet | | | |
| Minimum Livable Floor | Area | 2,000 square feet (single story) 2,400 square feet (multi story) | | | |
| Maximum Lot Coverage | | 40% | | | |
| Maximum Height - Princi | pal | 35 feet | | | |



VICINTY M

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

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 & SANITARY SEWER EASEMENT I.E.D.U.&S.S.E. INGRESS/EGRESS, DRAINAGE, UTILITY & SANITARY SEWER EASEMENT

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 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: 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.: |
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| CADINET. |
| SLIDE: |

| | | Cu | ırve Table: 1 | Alignmen | ts | | |
|-------------|--------|---------|---------------|-------------|---------|---------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD I | BEARING | DELTA |
| C1 | 12.32' | 150.00' | 6.16' | 12.31' | N87°32 | 2'43"W | 4°42'19" |
| C2 | 6.98' | 150.00' | 3.49' | 6.98' | N86°3 | 1'32"W | 2°39'56" |
| C3 | 26.02' | 507.50' | 13.01' | 26.02' | N89°19 | 9'37"W | 2°56'15" |
| CURVE TABLE | | | | | | | |
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | CHORD | DELTA |
| C4 | 10.10' | 123.00' | 5.05' | S87°32'43"I | Ξ | 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"F | Ξ | 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"F | Ξ | 22.04' | 2°21'45" |
| С9 | 5.36' | 534.50' | 2.68' | N89°29'30" | Е | 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" | Е | 0.35' | 0°02'31" |
| C12 | 34.82' | 50.00' | 18.15' | S70°50'43"H | 3 | 34.12' | 39°54'05" |
| C13 | 37.90' | 50.00' | 19.91' | S72°36'41"E | Ξ | 37.00' | 43°26'02" |
| C14 | 66.46' | 50.00' | 39.17' | N47°35'35" | Е | 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"\ | V | 27.09' | 31°26'07" |
| C18 | 34.37' | 50.00' | 17.90' | S69°30'34"\ | V | 33.70' | 39°23'22" |



THIS INSTRUMENT PREPARED BY: THE ENCLAVE AT DEER CROSSING DENNIS D. OLMSTEAD, PLS STOEPPELWERTH AND ASSOCIATES INC. 7965 EAST 106th STREET FISHERS, INDIANA 46038 PHONE: (317) 849-5935 SECONDARY PLAT THIS INSTRUMENT PREPARED FOR: HENDERSON INVESTMENTS, LLC 11691 FALL CREEK ROAD, SUITE 210 A part of the West ½ of the Northwest ¼ of Sec. 23 T17N R5E Vernon Township, Hancock County, Indiana INDIANAPOLIS, INDIANA 46256 PHONE: (317) 501-9172 CONTACT PERSON: Richard Henderson -NW Cor., NW 1/4 Sec. 23-T17N-R05E 900012 GRAPHIC SCALE Dennis D. Olmstead Professional Land Surveyor No. 900012 (IN FEET) 1'' = 50 FTDeer Crossing, Section Four Inst. No. 050000802 Plat Cabinet C, Slide 190 P.O.B. -N89°12'15"E 1301.56' 20' D.&U.E. 20' D.&U.E. __L=67.8' R=53.00' 48.5' HALF R/W 9,419 sq.ft. 10 30,178 sq.ft. WEST LINE NW 1/4 SEC. 23-T17N-R5E 11 23,510 sq.ft. * SEE NOTE S89°07'16"E VAR. I.E.E. 20' I.E.E.& D.U.&S.S.E. \$00°52'44"W N89°07|16"W 149.94' 30.00' 20' I.E.E.&D.&U.E. & 111.63' S89°12'15"W 366.55' C.A.#1 20' D.&U.E. 83,464 sq.ft. VAR. D.U.&L.M.A.E. N84°36'30"E 158.80' 25' B.L. LAKE #4 43,597 sq. ft. 48.5' HALF R/W _N00°52'45"E R=103.00' 25,455 sq.ft. 25,284 sq.ft. N89°27'46"E * SEE NOTE 9,222 sq.ft. 13.08' 8,897 sq.ft. R=123.00' R=103.00' L=48.0'30' D<u>.&U.</u>E. 30' D.&U.E. R=83.00' 13.32' 20' <u>D.&</u>U.<u>E.</u> 65.49' ___S89°53'43"E _L=60.4' < L=105.9' 72.00' 65.49' 147.54' 150.00' N=43.99' S89°12'15"W 1333.86' Richard E. Dillon, et ux No Deed of Record Found NOTE: -SW Cor., NW 1/4 Sec. 23-T17N-R5E LOTS 10 & 13 DRIVEWAYS SHALL NOT ACCESS BUCK STONE DRIVE.

> JOB No. 102300-S1 SHEET 3 OF 6

THIS INSTRUMENT PREPARED FOR:

HENDERSON INVESTMENTS, LLC 11691 FALL CREEK ROAD, SUITE 210

CONTACT PERSON: Richard Henderson

INDIANAPOLIS, INDIANA 46256

PHONE: (317) 501-9172

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: _____

SLIDE: _____



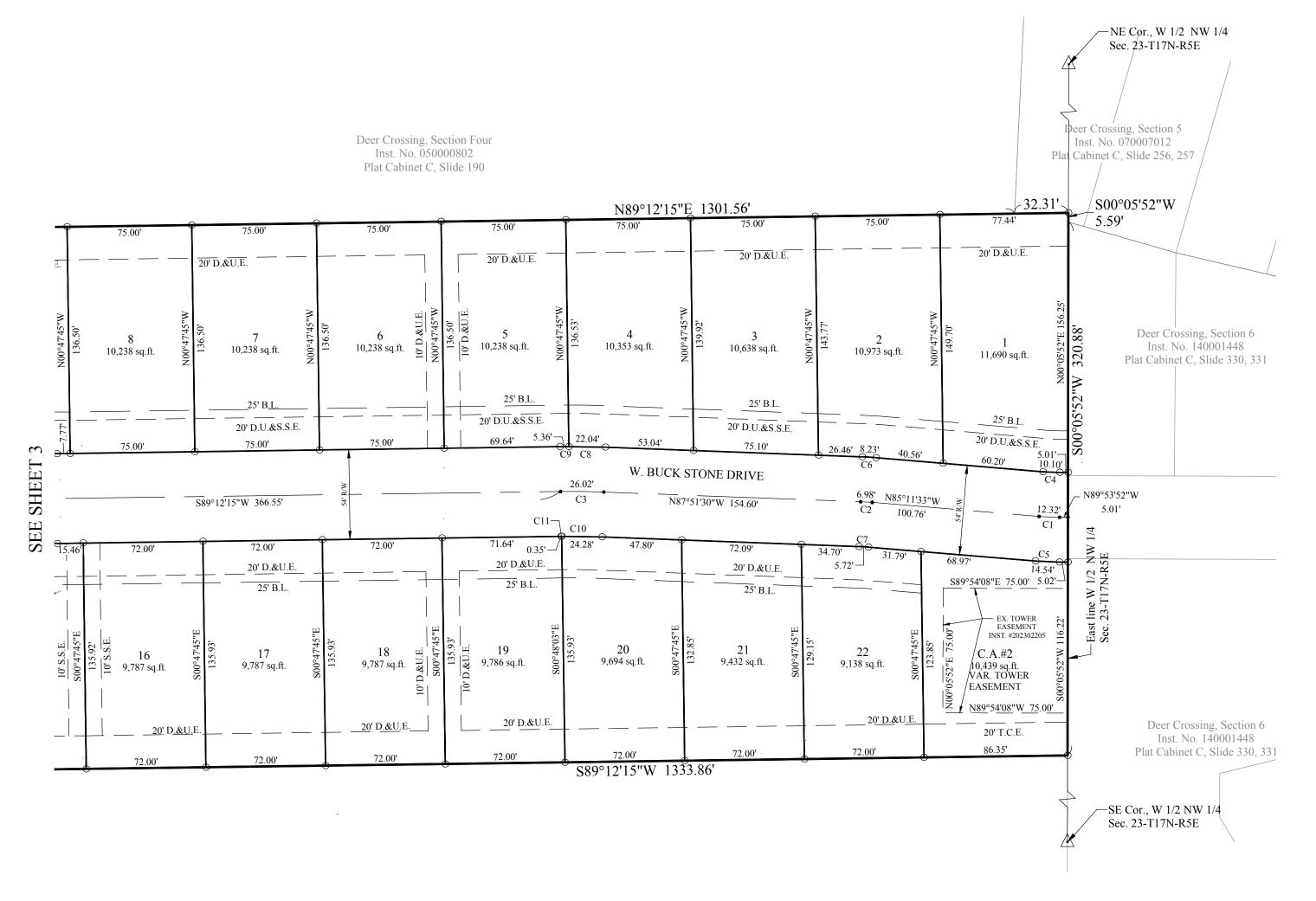
NO. 900012
STATE OF

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OUT

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SURV

Dennis D. Olmstead Professional Land Surveyor No. 900012



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

| INSTRUMENT No.: . |
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| CABINET: |
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A part of the West ½ of the Northwest ¼ of Sec. 23 T17N R5E Vernon Township, Hancock County, Indiana

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

THIS INSTRUMENT PREPARED FOR:

CONTACT PERSON: Richard Henderson

HENDERSON INVESTMENTS, LLC 11691 FALL CREEK ROAD, SUITE 210

INDIANAPOLIS, INDIANA 46256

PHONE: (317) 501-9172

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

| STRUMENT No.: | |
|---------------|--|
| CABINET: | |
| SLIDE: | |

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Henderson Investments, LLC, 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 The Enclave at Deer Crossing. 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 The Enclave at Deer Crossing, 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 0.95 acres and 672.24 lineal feet as measured along the centerline of the road.

The Town of McCordsville is not responsible for repairs or maintenance on any private drive and/or any street which does not meet all town standards.

The Town of McCordsville is not responsible for snow plowing of any internal street or private drive.

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.

"Non-Driveway Access Easements" are created for the specific purpose of restricting access to residential lots from existing public streets. No driveway, either permanent or temporary will be permitted across designated non-driveway access easements.

Tree Conservation Areas ("TCA" or "TCE") shall be established as easements shown on The Enclave at Deer Crossing PUD plans. Within the tree conservation area, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency; or (2) to accommodate the installation of drainage utilities, street connections, walking path or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree conservation area.

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 | n Council, McCordsville, Indiana, | that the dedications shown of | on this plat are hereby approved and |
|-------------------|-----------------------|-----------------------------------|-------------------------------|--------------------------------------|
| accepted this | day of | , 2023. | | |
| | | | | |
| | | | | |
| President | | | | |

CERTIFICATE OF OWNERSHIP

) SS

State of Indiana

County of Hancock

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 |
|----------------------------|
| |
| |
| D |
| By: |
| Richard Henderson |

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

| 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 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 | in the Town's Regulated Dramage System. | |
|--------------------------------|--|-----|
| McCORDSVILLE ADVISORY PLAN COM | MISSION: | |
| | red by the McCordsville Advisory Plan Commission thenuthority provided by: | day |
| Signature | Signature | |
| 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