

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #20500007
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, IN 46077

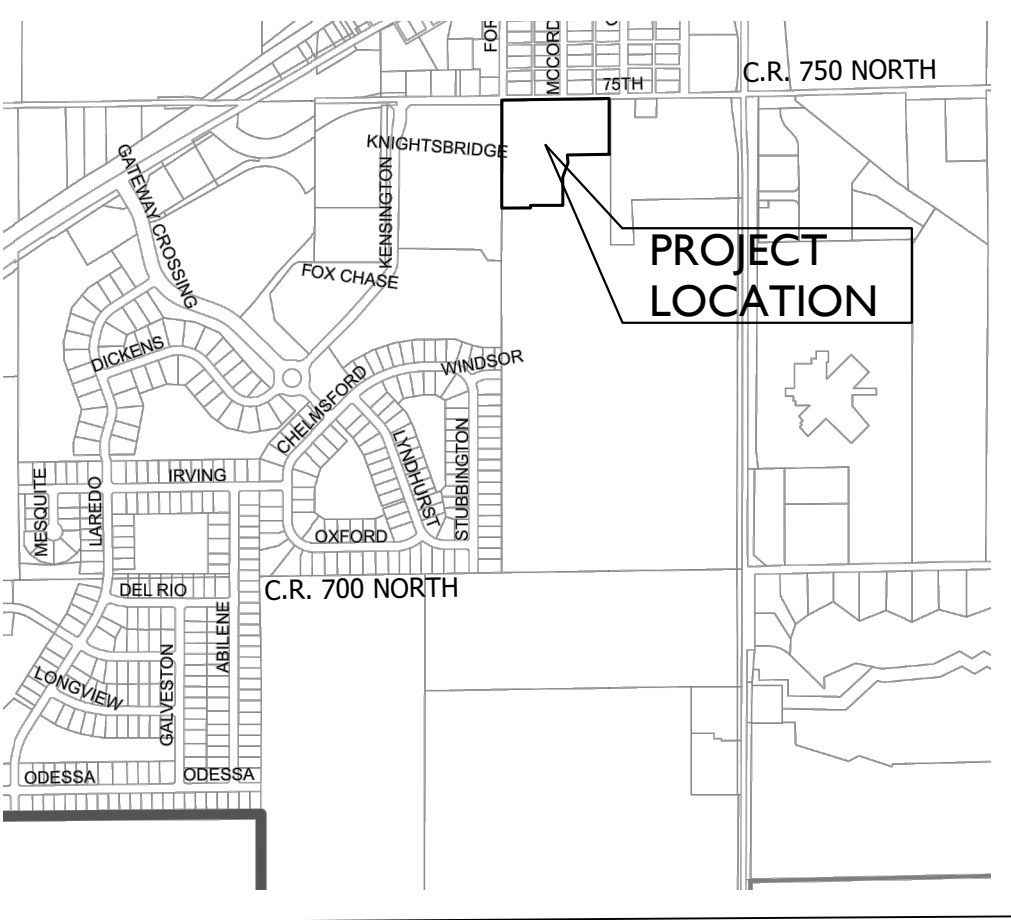
INSTRUMENT PREPARED FOR:

CW-HAMPTON WALK, LLC
C/O FISCHER HOMES INDIANAPOLIS II, LLC
6602 E. 75TH STREET, SUITE 400
INDIANAPOLIS IN, 46250
CONTACT:
PHONE: (317) 348-2500
EMAIL: @fisherhomes.com

DATE PREPARED: 9/21/2023

LOCATION MAP

(NOT TO SCALE)



LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.S.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY

SUBDIVISION MONUMENTATION

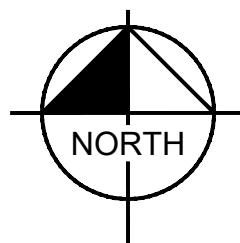
AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 865 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

- DENOTES A 5/8"x24" REBAR WITH CAP STAMPED "K&G LS FIRM 0141" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT, A REBAR WITH ALUMINUM CAP, STAMPED "K&G LS FIRM 0141, SET FLUSH WITH THE FINISHED SURFACE COAT.

HAMPTON WALK - SECTION 4

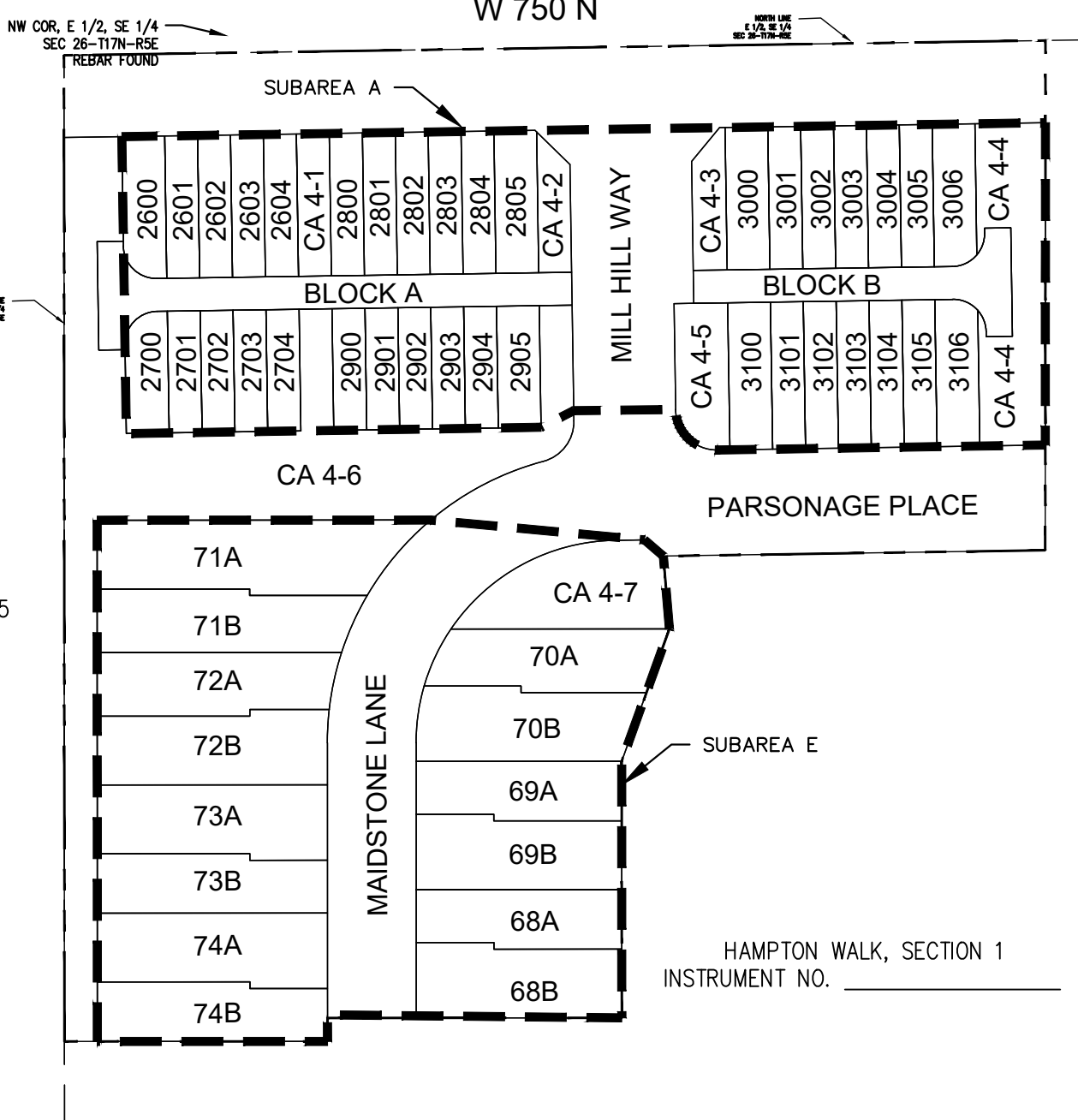
PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

ASSUMED NORTH



GRAPHIC SCALE IN FEET
0 50 100 200

ADJOINER
HUNTERWOOD LLC
INSTRUMENT NO. 070013085



HAMPTON WALK
LOT AND YARD REQUIREMENTS

	Subarea A Townhome Collection	Subarea B Designer Collection	Subarea C Maple Street Collection
Standard			
Default Zoning District Base Layer	MF1	R5	R5
Max. Number of Lots	125	75	58
Min. Lot Area (sq ft)	1,800	2,000	3,708
Min. Lot Depth (ft)	70	125	175
Min. Living Area multi-story bldg (sq ft)	2,000	2,200	1,550
Min. Ground Floor Living Area 1-story bldg (sq ft)	N/A	1,800	2,400
Min. Ground Floor Living Area multi-story bldg (sq ft)	350	1,000	875
Min. Lot Width at Bldg Line (ft)	20	65	55
Min. Front Yard Setback (ft)**	10	25	25
Min. Side Yard Setback (ft)**	0	5	5
Min. Building Separation (ft)	20	10	10
Min. Rear Yard Setback (ft)	20/10***	15	15
Max. Lot Coverage (% of all impervious surfaces)	85%	50%	50%
Max. Principal Structure Height (ft)	45	40	40

	Subarea D Patio Collection	Subarea E Paired-Patio Collection	Subarea F Masterpiece Collection
Standard			
Default Zoning District Base Layer	R2	MF1	R4
Max. Number of Lots	22	42	16
Min. Lot Area (sq ft)	3,600	3,600	10,425
Min. Lot Depth (ft)	175	320	150
Min. Living Area multi-story bldg (sq ft)	N/A	2,000***	2,400
Min. Ground Floor Living Area 1-story bldg (sq ft)	1,700	1,200	2,100
Min. Ground Floor Living Area multi-story bldg (sq ft)	N/A	N/A	2,500
Min. Lot Width at Bldg Line (ft)	55	30	20
Min. Front Yard Setback (ft)**	25	25	30
Min. Side Yard Setback (ft)**	5	0	5
Min. Building Separation (ft)	10	10	10
Min. Rear Yard Setback (ft)	15	15	15
Max. Lot Coverage (% of all impervious surfaces)	50%	75%	45%
Max. Principal Structure Height (ft)	40	40	40

NOTES

1. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALLED IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
2. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
3. PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON AREAS.
4. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVEMENT LOCATED IN BLOCK "A" AND BLOCK "B".

CURVE TABLE: STREET CENTERLINE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C7	150.00'	116.71'	N66°50'41"E	113.79'	44°34'50"	61.49'
C8	150.00'	116.71'	N22°15'51"E	113.79'	44°34'50"	61.49'

PUD NOTE:

THE SUBJECT TRACT IS ZONED _____, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 121410, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, _____.

1 OF 3

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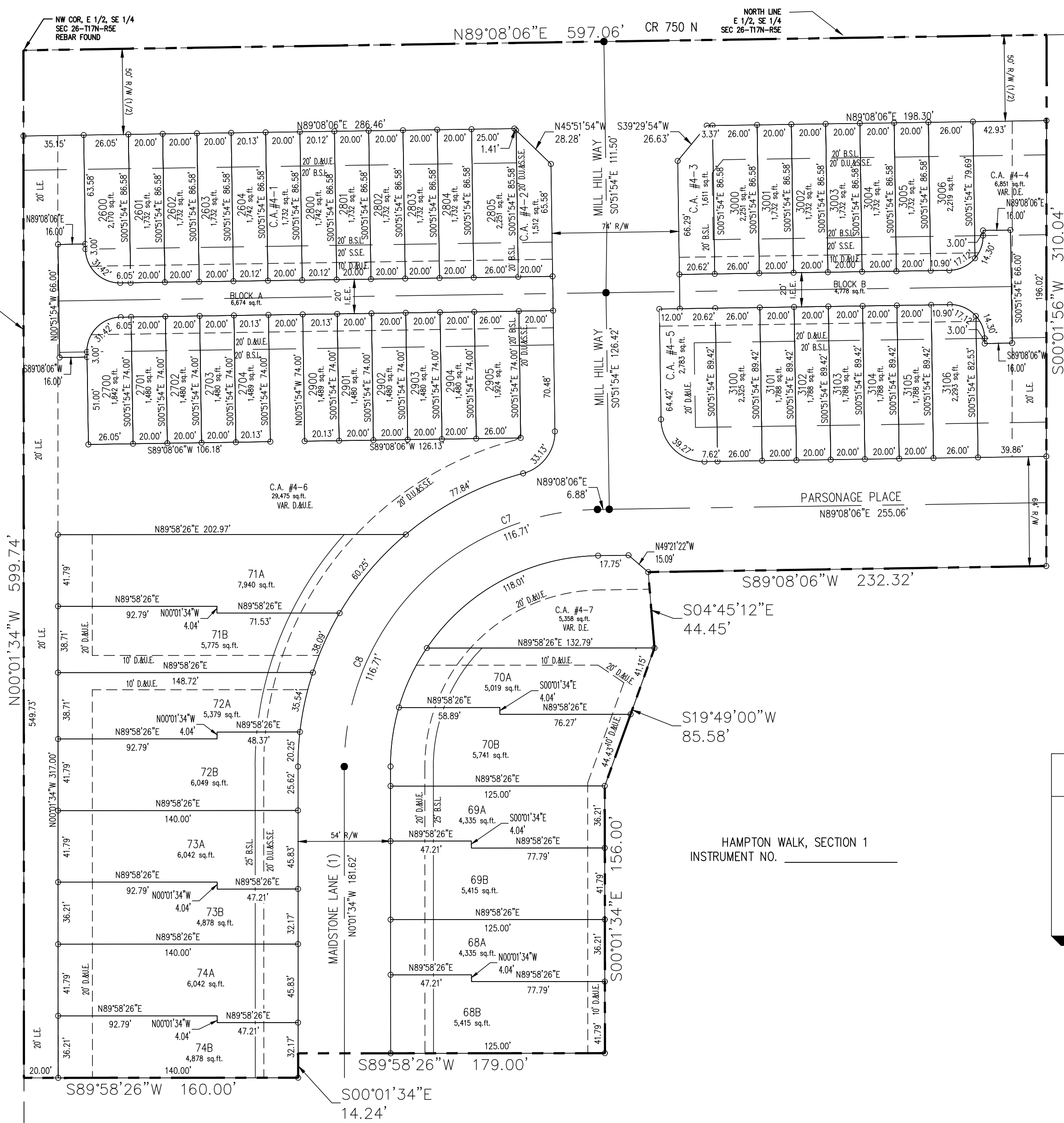
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C/O FISCHER HOMES INDIANAPOLIS II, LLC
6602 E. 75TH STREET, SUITE 400
INDIANAPOLIS IN, 46250
CONTACT: BRAD KRINER
PHONE: (317) 348-2500
EMAIL: bkriner@fisherhomes.com

DATE PREPARED: 9/6/2023

HAMPTON WALK - SECTION 4

PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

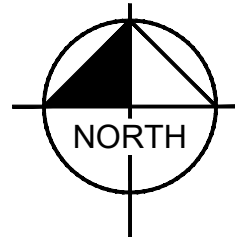
ADJOINER
HUNTERWOOD LLC
INSTRUMENT NO. 070013085



ROBERT LARRY VAIL
REVOCABLE TRUST
INSTRUMENT NO. 090012712

NOTES

1. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALLED IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
2. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.



GRAPHIC SCALE IN FEET
0 25 50 100

2 OF 3

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DATE PREPARED: 9/6/2023

HAMPTON WALK
SECTION 4

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 08 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION 597.06 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 090012712 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 310.04 FEET TO A POINT ON THE BOUNDARY OF HAMPTON WALK, SECTION 1 RECORDED AS INSTRUMENT NO. _____, IN SAID RECORDERS OFFICE, THE FOLLOWING SEVEN (7) COURSES BEING ON AND ALONG SAID BOUNDARY: 1) THENCE SOUTH 89 DEGREES 08 MINUTES 06 SECONDS WEST 232.32 FEET; 2) THENCE SOUTH 04 DEGREES 45 MINUTES 12 SECONDS EAST 44.45 FEET; 3) THENCE SOUTH 19 DEGREES 49 MINUTES 00 SECONDS WEST 85.58 FEET; 4) THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 156.00 FEET; 5) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 179.00 FEET; 6) THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS EAST 14.24 FEET; 7) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 160.00 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SECTION 26; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 599.74 FEET TO THE POINT OF BEGINNING, CONTAINING 6.52 ACRES MORE OR LESS.

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

HAMPTON WALK - SECTION 4
PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

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 HOMEOWNERS ASSOCIATION.

THIS SUBDIVISION CONTAINS 1,997 LINEAR FEET OF OPEN DITCHES AND 11,020 FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE TOWN'S STORMWATER DRAINAGE SYSTEM.

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED CW-HAMPTON WALK, LLC A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT HERETOFORE RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE PLATTED HEREON 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 HAMPTON WALK-SECTION 4. RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN CONSISTS OF 0.76 ACRES AND 470 LF AS MEASURED ALONG THE CENTERLINE OF THE ROAD.

BLOCK A AND BLOC B SHOWN ON THIS PLAT WILL BE PRIVATE AND IS NOT HERETOFORE DEDICATED AS PUBLIC RIGHT-OF-WAY. THE TOWN WILL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIRS OR SNOW REMOVAL TO THIS BLOCK.

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 7.08 ACRES AND 4,934 LF 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, GUTS, 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.

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 _____, 2023.

GREGORY J. BREWER
TOWN COUNCIL PRESIDENT

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HAMPTON WALK SUBDIVISION RECORDED AS INSTRUMENT NUMBER _____ IN PLAT BOOK _____, PAGE(S) _____, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA AND ANY AMENDMENTS THERETO.

PER THE PUD ORDINANCE, PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON AREAS. THOSE LOTS WHICH PRIVACY FENCES ARE PROHIBITED ON ARE: LOTS

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HAMPTON WALK, SECTION 4 AND CONSISTS OF 50 LOTS NUMBERED 68A-68B, 69A-69B, 70A-70B, 71A-71B, 72A-72B, 73A-73B, 74A-74B, 2600-2604, 2700-2704, 2800-2805, 2900-2905, 3000-3006, 3100-3106 AND 7 COMMON AREAS LABELED AS #4-1 THROUGH #4-7 AND 2 BLOCKS LABEL BLOCK A AND BLOCK B.

CERTIFICATE OF OWNERSHIP

WE, CW-HAMPTON WALK, LLC A DELAWARE LIMITED LIABILITY COMPANY, DO 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.

CW-HAMPTON WALK, LLC, BY
FISCHER HOMES INDIANAPOLIS II, LLC ITS ATTORNEY-IN FACT, UNDER DOCUMENT
RECORDED 02-03-2023 AS INSTRUMENT NUMBER 202301043

BY: _____

STATE OF _____)
) SS:
COUNTY _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED BRADLEY A. KRINER AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, 2023.

SIGNATURE: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY OF RESIDENCE: _____

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY 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 SURVEY RECORDED AS INSTRUMENT NO. 202300795 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, AND EXCEPT AS NOTED, 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. I FURTHER CERTIFY THAT SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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." -- BRADY KUHN

BRADY KUHN, PS
INDIANA REGISTRATION NO 20500007