

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: PAUL MUNOZ
PHONE: (765) 513—6535
EMAIL: pmunoz@fisherhomes.com

DATE PREPARED: 9/22/2023

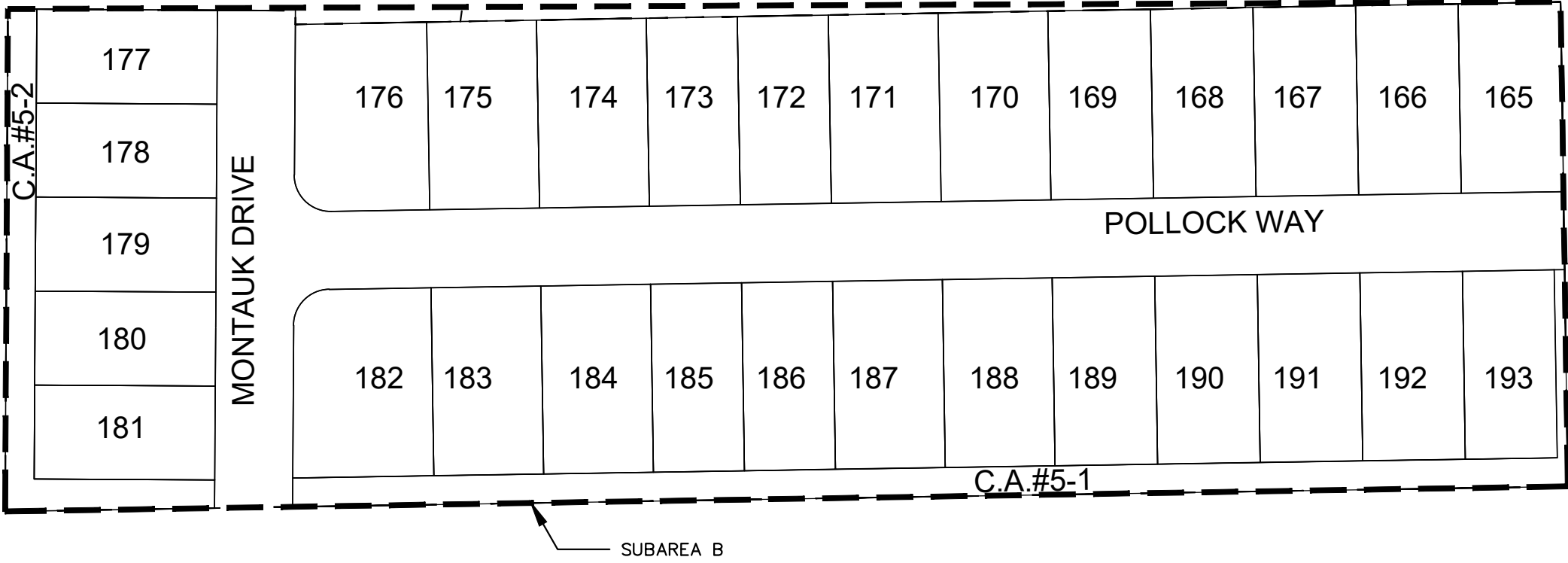
HAMPTON WALK - SECTION 5

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

HAMPTON WALK
LOT AND YARD REQUIREMENTS

	Subarea A. Townhome Collection	Subarea B. Designer Collection	Subarea C. Masterpiece Collection
Standard	M61	R5	R5
Default Zoning District Base Layer	M61	R5	R5
Max. Number of Lots	131	53	74
Min. Lot Area (sq ft)	3,300	7,200	5,700
Min. Living Area (sq ft)	1,500	1,500	1,500
Min. Ground Floor Living Area 1-story bldg (sq ft)	1,400	1,400	1,400
Min. Ground Floor Living Area multi-story bldg (sq ft)	1,400	1,400	1,400
Min. Lot Width at Bldg Line (ft)	20	60	50
Min. Front Yard Setback (ft)	10	25	25
Min. Side Yard Setback (ft)	5	5	5
Min. Rear Yard Setback (ft)	20	20	20
Max. Lot Coverage (% of all impervious surfaces)	None	50%	50%
Max. Principal Structure Height (ft)	40	40	40

	Subarea D. Patio Collection	Subarea E. Paired Patio Collection	Subarea F. Masterpiece Collection
Standard	R5	M11	R4
Default Zoning District Base Layer	R5	M11	R4
Max. Number of Lots	27	47	48
Min. Lot Area (sq ft)	4,000	1,600	10,400
Min. Living Area (sq ft)	1,500	1,500	1,500
Min. Ground Floor Living Area 1-story bldg (sq ft)	1,400	1,400	1,400
Min. Ground Floor Living Area multi-story bldg (sq ft)	1,400	1,400	1,400
Min. Lot Width at Bldg Line (ft)	55	30	80
Min. Front Yard Setback (ft)	25	25	30
Min. Side Yard Setback (ft)	5	5	5
Min. Rear Yard Setback (ft)	20	10	25
Max. Lot Coverage (% of all impervious surfaces)	50%	None	85%
Max. Principal Structure Height (ft)	40	40	40



LEGEND

- 100 LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- D.&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
- T.O.B.E. TOP OF BANK EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT

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 845 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"x30" REBAR WITH CAP STAMPED "HAMILTON - FIRM #0104" 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, EITHER A ALUMINUM MONUMENT STAMPED "HAMILTON FIRM 0104, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

PUD NOTE:

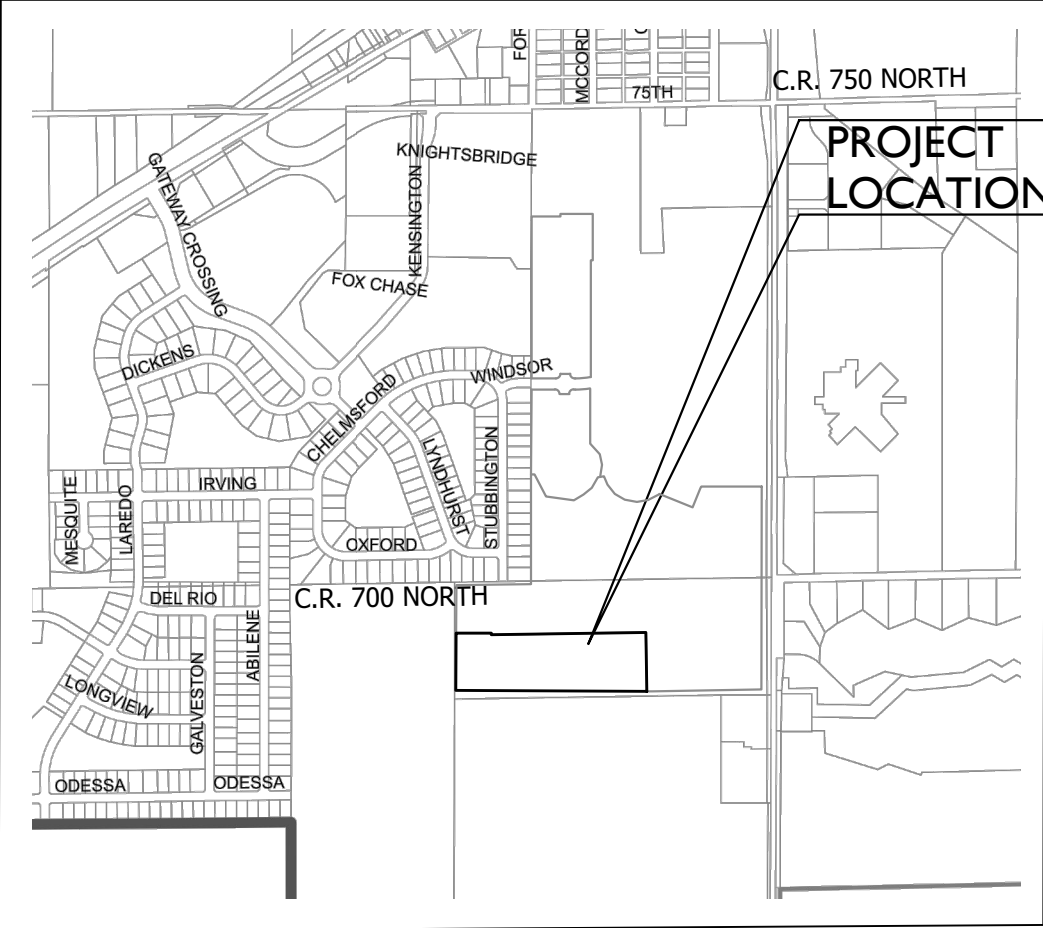
THE SUBJECT TRACT IS ZONED _____, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 121410, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, _____.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	38.73'	S44°42'17"W	34.97'	88°45'26"	24.46'
C2	25.00'	39.81'	S45°17'43"E	35.74'	91°14'34"	25.55'

LOCATION MAP

(NOT TO SCALE)



1 OF 3

K:\IND_LDEV\170227003_HAMPTON WALK_Sec_5

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

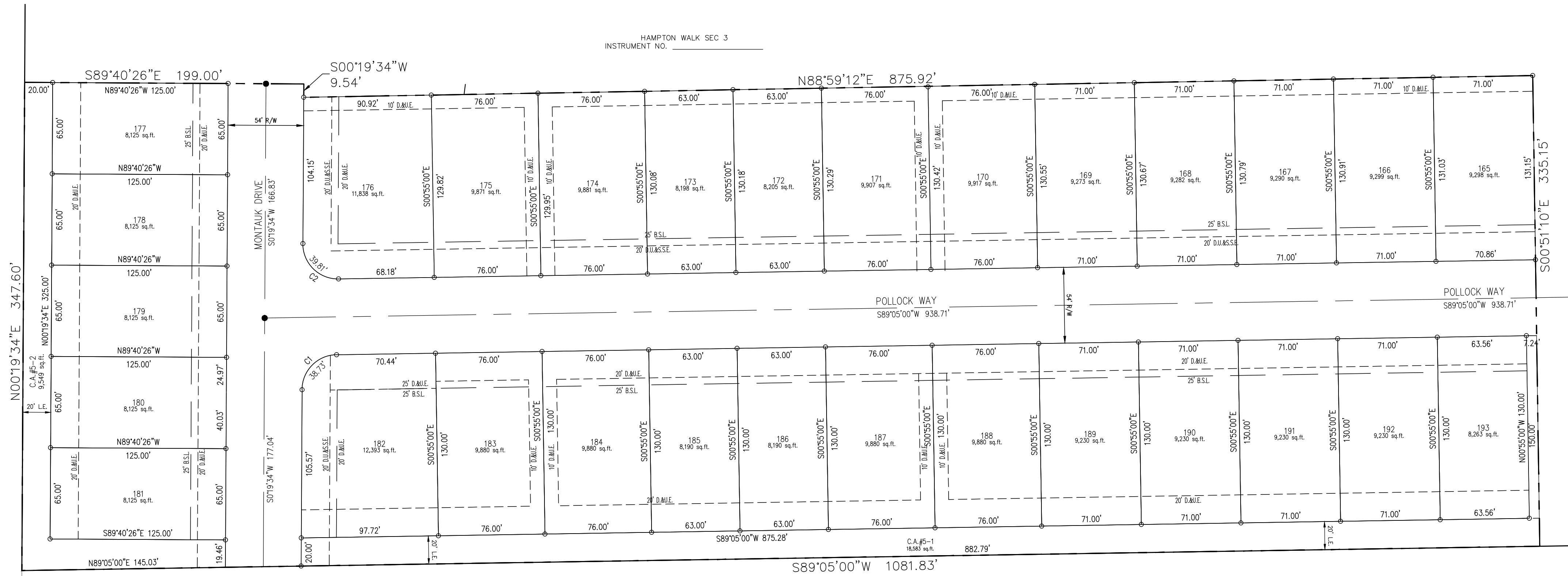
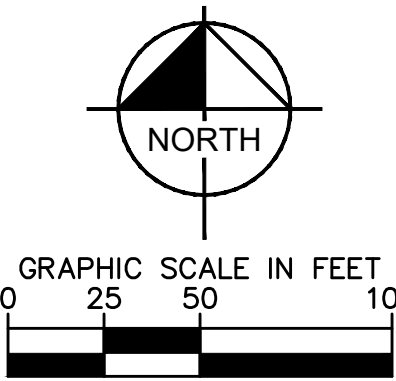
INSTRUMENT PREPARED FOR:

CW—HAMPTON WALK, LLC
C/O FISCHER HOMES INDIANAPOLIS II, LLC
6602 E. 75TH STREET, SUITE 400
INDIANAPOLIS IN, 46250
CONTACT: PAUL MUNOZ
PHONE: (765) 513—6535
EMAIL: pmunoz@fisherhomes.com

DATE PREPARED: 9/22/2023

HAMPTON WALK - SECTION 5

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



K:\IND_LDEV\170227003_HAMPTON WALK_Sec_5

2 OF 3

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: PAUL MUNOZ
PHONE: (765) 513-6535
EMAIL: pmunoz@fischerhomes.com

DATE PREPARED: 9/22/2023

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 5

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

BEGINNING AT THE SOUTHWEST CORNER OF HAMPTON WALK, SECTION 3, RECORDED AS INSTRUMENT NUMBER _____, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING FOUR (4) COURSES BEING ON AND ALONG THE BOUNDARY OF SAID HAMPTON WALK, SECTION 1; 1) THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS EAST 199.00 FEET; 2) THENCE SOUTH 00 DEGREES 19 MINUTES 34 SECONDS WEST 9.54 FEET; 3) THENCE NORTH 88 DEGREES 59 MINUTES 12 SECONDS EAST 875.92 FEET; 4) THENCE SOUTH 00 DEGREES 51 MINUTES 10 SECONDS EAST 335.15 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LAIN FARMS INC. RECORDED AS INSTRUMENT NUMBER 82-2778 IN SAID RECORDERS OFFICE; THENCE SOUTH 89 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE 1,081.83 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 82-2776 IN THE AFORESAID RECORDERS OFFICE; THENCE NORTH 00 DEGREES 19 MINUTES 34 SECONDS EAST ALONG SAID EAST LINE 347.60 FEET TO THE POINT OF BEGINNING, CONTAINING 8.33 ACRES MORE OR LESS.

TREE PRESERVATION AREA

WITHIN THE TREE PRESERVATION AREA, NO TREES WITH A DIAMETER AT BREAST HEIGHT ("DBH") IN EXCESS OF SIX INCHES (6") OR EVERGREENS EIGHT FEET (8') OR MORE IN HEIGHT (THE "PROTECTED TREES") SHALL BE REMOVED UNLESS THE TREE IS DAMAGED, DISEASED, DEAD, CLASSIFIED AS AN INVASIVE PLANT SPECIES, IS REQUIRED TO BE REMOVED IN ORDER TO COMPLY WITH SAFETY REQUIREMENTS OF ANY GOVERNMENTAL AGENCY, OR IS REQUIRED TO BE REMOVED TO ACCOMMODATE ROAD EXTENSIONS, UTILITY EXTENSIONS, UTILITY ACCESS, DRAINAGE IMPROVEMENTS, OR OTHER INFRASTRUCTURE (INCLUDING, BUT NOT LIMITED TO, FENCING). IF A PROTECTED TREE IS DAMAGED OR OTHERWISE REMOVED BY THE OWNER OF THE REAL ESTATE, EXCEPT AS PERMITTED TO BE REMOVED AS LISTED ABOVE, THEN THE OWNER OF THE REAL ESTATE SHALL REESTABLISH THE PROTECTED TREE WITH A TREE OR TREES OF COMBINED EQUAL OR GREATER DBH SUBJECT TO AVAILABILITY OF SPACE FOR THEIR HEALTHY GROWTH.

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 5, COUNTY ROAD 600, HAMPTON WALK BOULEVARD, BAYVIEW RUN, POLLOCK WAY, AND MONTAUK DRIVE ARE HEREBY DEDICATED TO THE PUBLIC. ALLEY T IS NOT HEREBY DEDICATED TO THE PUBLIC AND WILL BE PRIVATE.

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 6.28 ACRES.

THE TOWN SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALLED WITHIN THE RIGHT-OF-WAY. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.

PRIVACY FENCES ARE NOT PERMITTED WITHIN THIS COMMUNITY.

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.

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.

PRESIDENT

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.

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:_____

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023 BY _____ OF CW-HAMPTON WALK, LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

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 CROSS-REFERENCED SURVEY PLAT, AND AS 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 THE 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

STATE OF _____)
_____, _____) SS:
_____, _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED TERRY WRIGHT 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:_____

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.