

THIS INSTRUMENT SURVEYED & PREPARED BY:
 DENNIS D. OLMSTEAD, P.L.S.
 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 2A

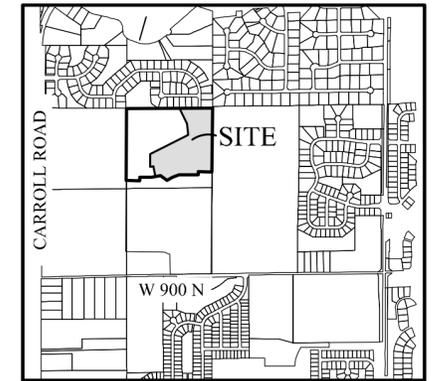
SECONDARY PLAT

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, SEC. 14 T17N R5E
 VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

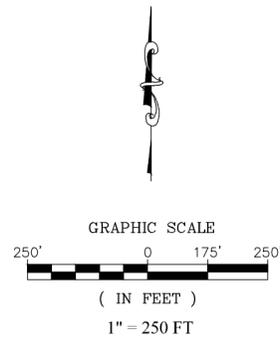
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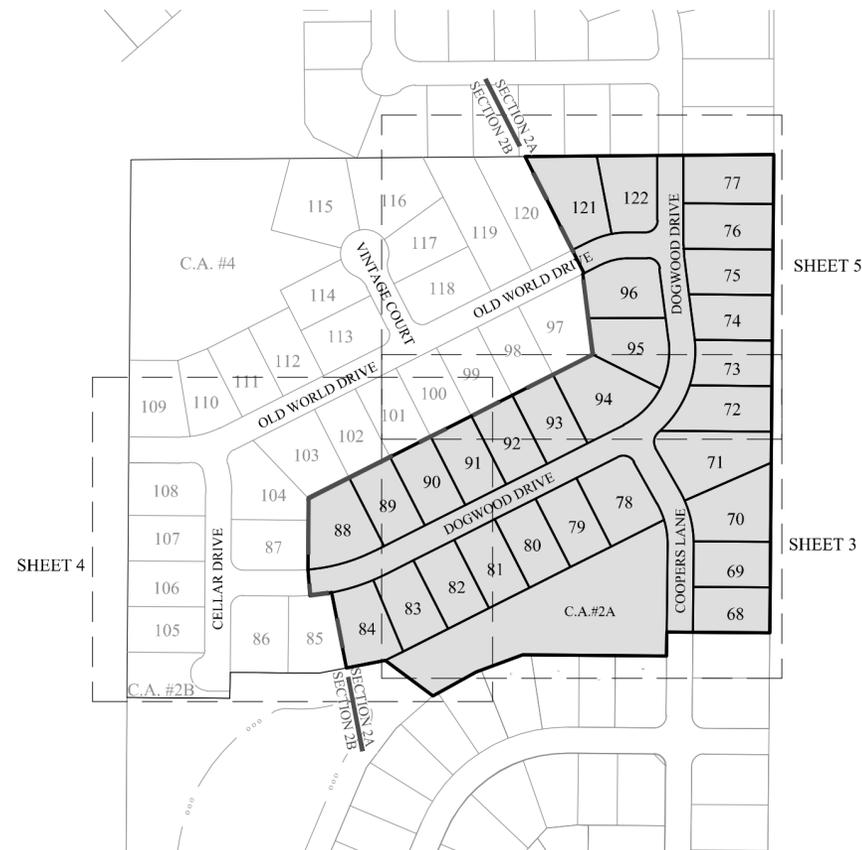
VICINITY MAP
 NOT TO SCALE

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
L.M.S.E.	LANDSCAPE MAINTENANCE SIGN EASEMENT



STORM INVENTORY CHART	
12" R.C.P.	213 L.F.
15" R.C.P.	384 L.F.
18" R.C.P.	557 L.F.
21" R.C.P.	224 L.F.
24" R.C.P.	671 L.F.
30" R.C.P.	138 L.F.
36" R.C.P.	380 L.F.
42" R.C.P.	107 L.F.
TOTAL	2,674 L.F.



OVERALL AREA	15.771 Acres
R/W AREA	2.424 Acres
NET AREA	13.347 Acres

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)

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.
- The buyers' of each Lot in Vintner's Park shall be notified of the existence of Daniel's Vineyard, an adjoining venue that operates outdoor events and activities that may impact nearby properties.

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

Maximum Number of Lots	75 lots
Minimum Lot Area	15,000 square feet
Minimum Lot Width at Building Line	95 feet
Minimum Front Yard Setback	30 feet
Corner Lot Minimum Front Yard Setback	25 feet
A. Applicable to secondary frontage of corner lots.	
B. Front elevation remains 30 feet.	
Minimum Side Yard Setback	6 feet
Minimum Rear Yard Setback	20 feet
Minimum Livable Floor Area	2,200 square feet (single story) 2,600 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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VINTNER'S PARK SECTION 2A

SECONDARY PLAT

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, SEC. 14 T17N R5E
 VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

Curve Table: Alignments - Section 2A

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	200.00'	103.94'	53.17'	102.78'	N14°24'23"W	29°46'37"
C2	200.00'	237.03'	134.66'	223.40'	N26°45'10"E	67°54'16"
C3	200.00'	25.36'	12.70'	25.34'	N3°34'02"W	7°15'52"
C4	150.00'	69.13'	35.19'	68.52'	S76°19'32"W	26°24'26"
C5	200.00'	8.44'	4.22'	8.44'	N61°54'49"E	2°25'01"
C6	400.00'	190.55'	97.12'	188.76'	N76°46'10"E	27°17'41"

CURVE TABLE - Section 2A

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C7	227.00'	7.96'	3.98'	7.95'	S00°31'19"E	2°00'28"
C8	227.00'	87.58'	44.34'	87.04'	S12°34'43"E	22°06'20"
C9	227.00'	22.44'	11.23'	22.43'	S26°27'48"E	5°39'49"
C10	173.00'	53.14'	26.78'	52.93'	N08°19'02"W	17°35'54"
C11	173.00'	36.77'	18.46'	36.70'	N23°12'21"W	12°10'43"
C12	25.00'	38.22'	23.97'	34.60'	N73°05'11"W	87°34'59"
C13	25.00'	34.07'	20.28'	31.50'	S09°45'03"W	78°05'29"
C14	427.00'	29.78'	14.90'	29.77'	S65°07'12"W	3°59'45"
C15	427.00'	89.91'	45.12'	89.75'	S73°09'01"W	12°03'52"
C16	373.00'	144.42'	73.13'	143.52'	N74°12'51"E	22°11'04"
C17	227.00'	7.06'	3.53'	7.06'	S47°54'20"W	1°46'54"
C18	173.00'	109.77'	56.80'	107.94'	N44°56'40"E	36°21'19"
C19	227.00'	113.46'	57.94'	112.28'	S32°41'44"W	28°38'18"
C20	173.00'	102.56'	52.84'	101.06'	N09°47'01"E	33°57'59"
C21	227.00'	96.20'	48.83'	95.48'	S06°14'10"W	24°16'52"
C22	227.00'	5.13'	2.57'	5.13'	S06°33'07"E	1°17'41"
C23	173.00'	14.19'	7.10'	14.18'	S04°51'01"E	4°41'54"
C24	173.00'	7.75'	3.87'	7.75'	S01°13'05"E	2°33'58"
C25	25.00'	36.33'	22.22'	33.22'	N48°50'06"W	83°16'17"
C26	25.00'	39.04'	24.77'	35.19'	N44°47'50"E	89°27'51"
C27	177.00'	31.95'	16.02'	31.90'	N84°21'31"E	10°20'30"
C28	177.00'	49.63'	24.98'	49.47'	N71°09'17"E	16°03'56"
C29	123.00'	56.69'	28.86'	56.19'	S76°19'32"W	26°24'26"
C30	427.00'	45.64'	22.84'	45.62'	N82°14'40"E	6°07'27"



Dennis D. Olmstead
 Professional Land Surveyor
 No. 900012

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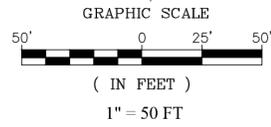
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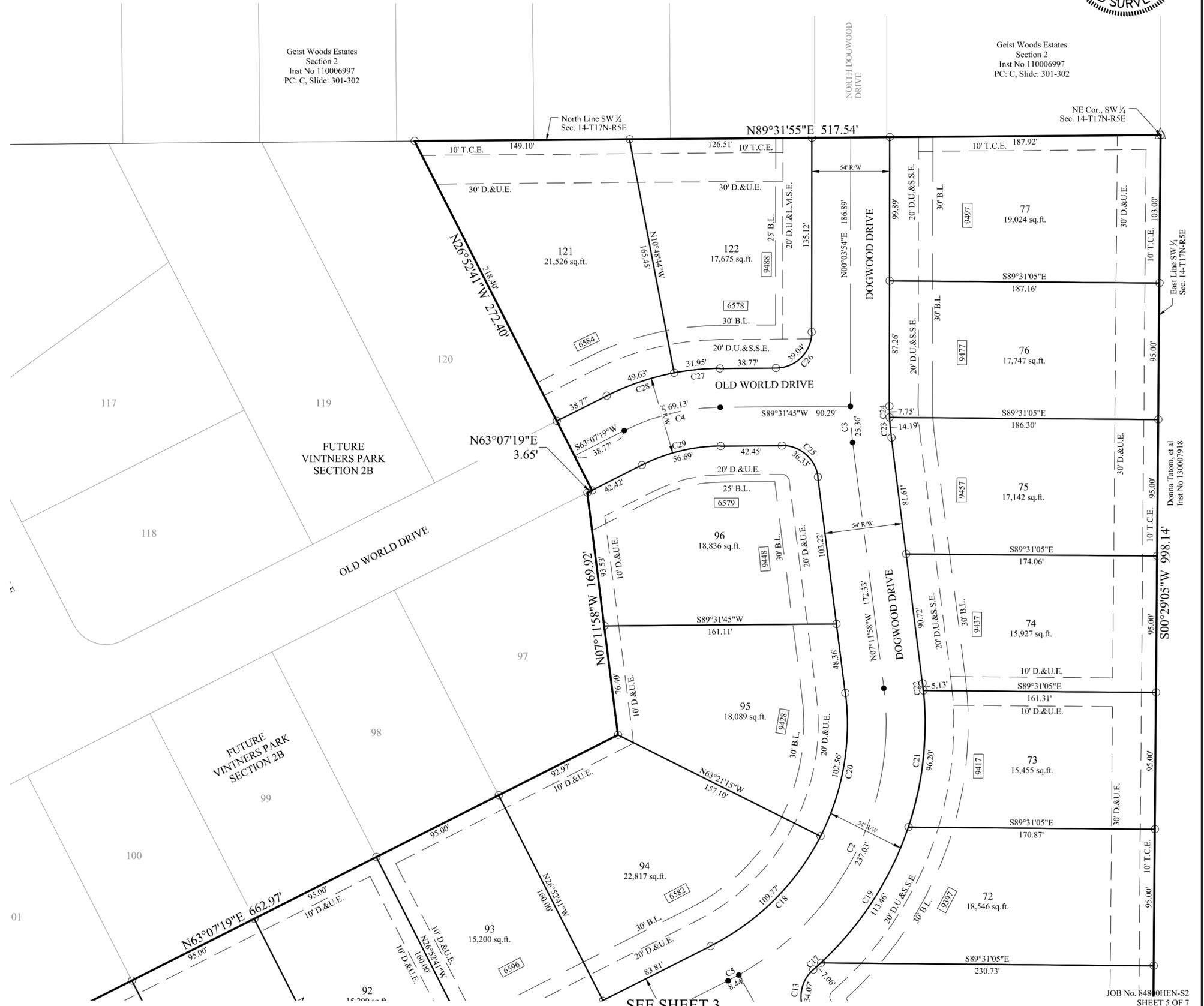


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 Professional Land Surveyor
 No. 900012



Geist Woods Estates
 Section 2
 Inst No 110006997
 PC: C, Slide: 301-302

Geist Woods Estates
 Section 2
 Inst No 110006997
 PC: C, Slide: 301-302



Dennis D. Olmstead, et al
 Inst No 130007918

SEE SHEET 3

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Vintner's Park
Section 2A

I, the undersigned Professional Land Surveyor, hereby certify the included plat correctly represents a subdivision of a part of the East Half of the Southwest Quarter of Section 14, 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 southeast corner of the Southwest Quarter of said Section 14, said point also being the southeast corner of Vintner's Park Section 1B recorded as Instrument Number 202301495, Plat Cabinet "D", Slide 225 in the Office of the Recorder for Hancock County, Indiana; the following eight (8) courses being on and along the boundary of said Vintner's Park Section 1B as follows: 1) North 00 degrees 29 minutes 05 seconds East along the East line of said Southwest Quarter 1627.00 feet to the POINT OF BEGINNING of this description; 2) North 89 degrees 30 minutes 55 seconds West 214.00 feet; 3) South 00 degrees 29 minutes 05 seconds West 50.00 feet; 4) North 89 degrees 30 minutes 55 seconds West 299.62 feet; 5) South 69 degrees 34 minutes 05 seconds West 103.11 feet; 6) South 60 degrees 56 minutes 35 seconds West 102.22 feet; 7) North 53 degrees 23 minutes 13 seconds West 123.92 feet; 8) South 79 degrees 11 minutes 06 seconds West 82.66 feet; thence North 10 degrees 49 minutes 03 seconds West 160.06 feet to a point on a curve concave northerly, the radius point being North 10 degrees 49 minutes 03 seconds West 427.00 feet from said point; thence westerly along said curve 45.64 feet to a point on said curve, said point being South 04 degrees 41 minutes 36 seconds East 427.00 feet from said radius point; thence North 04 degrees 41 minutes 36 seconds West 54.00 feet; thence North 00 degrees 25 minutes 00 seconds East 148.97 feet; thence North 63 degrees 07 minutes 19 seconds East 662.97 feet; thence North 07 degrees 11 minutes 58 seconds West 169.92 feet; thence North 63 degrees 07 minutes 19 seconds East 3.65 feet; thence North 26 degrees 52 minutes 41 seconds West 272.40 feet to a point on the North line of the aforesaid Southwest Quarter, said point also being a point on the South line of Geist Woods Estates Section 2 recorded as Instrument Number 110006997 in the aforesaid Recorders Office; thence North 89 degrees 31 minutes 55 seconds East along the North line of said Southwest Quarter and said South line of Geist Woods Estates Section 2 a distance of 517.54 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 29 minutes 05 seconds West along the East line of said Southwest Quarter 998.14 feet to the place of beginning, containing 15.771 acres, more or less, subject to all highways, rights-of-way, easements and restrictions of record.

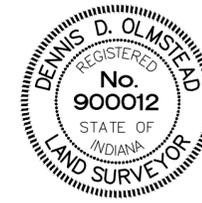
This subdivision consists of 28 lots numbered 68-84, 88-96 and 121-122 (all inclusive) and one (1) Common Area labeled C.A.#2A. The dimensions of lots, common area and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey prepared by Stoepelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number 202201748 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



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, PLS

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ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Drees Premier Homes, Inc., 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 2A. 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# 202214167 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 of McCordsville, Indiana consists of 2.48 acres and 2000.06 lineal feet as measured along the centerline of the streets.

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.

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.

CERTIFICATE OF OWNERSHIP

We, Drees Premier Homes, Inc., do hereby certify that we are 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 Premier Homes, Inc.

By: _____
Randy McNutt, Division 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.

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 _____, 2023, under the authority provided by:

Signature

Signature

Printed Name

Printed Name

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

State of Indiana)
) SS
County of Hancock)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Randy McNutt, Division President, Drees Premier Homes, Inc., 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 _____, 2023.

Notary Public

Printed Name

County of Residence: _____

My commission expires: _____

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.