# THIS INSTRUMENT PREPARED BY: BENGINEERING KEVIN W. ROWLAND, PS BANNING ENGINEERING, PC

# HELM'S MILL, SECTION 1 - FINAL PLAT

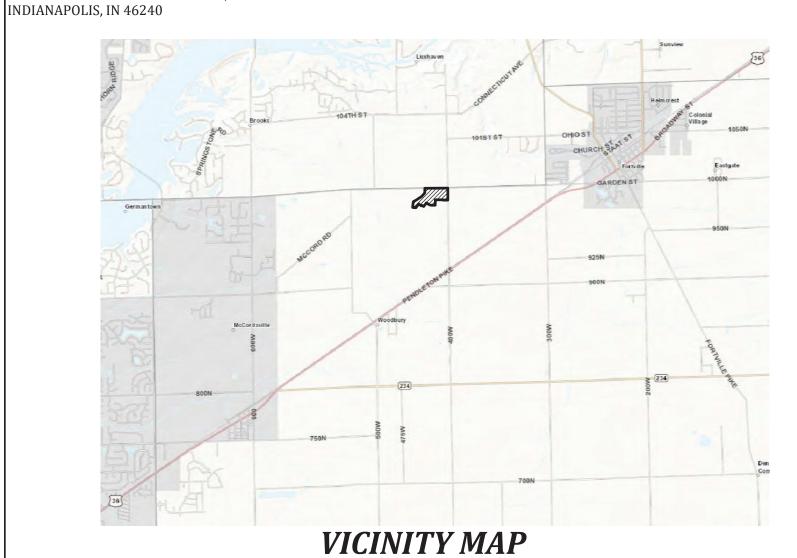
PART OF THE NE 1/4, SEC. 18-T17N-R6E HANCOCK COUNTY, INDIANA

INSTR. NO. :\_\_\_\_\_CABINET :\_\_\_\_\_SLIDE :\_\_\_\_

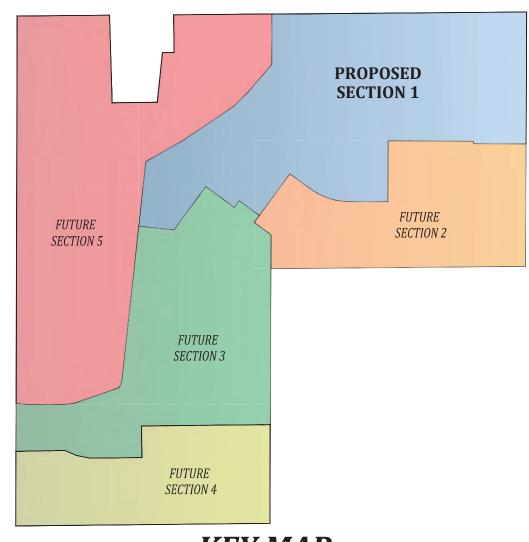
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, INDIANA 46168
PHONE: 317-707-3700
EMAIL: BANNING@BANNING-ENG.COM
WEB: WWW.BANNNINGENGINEERING.COM

THIS INSTRUMENT PREPARED FOR:

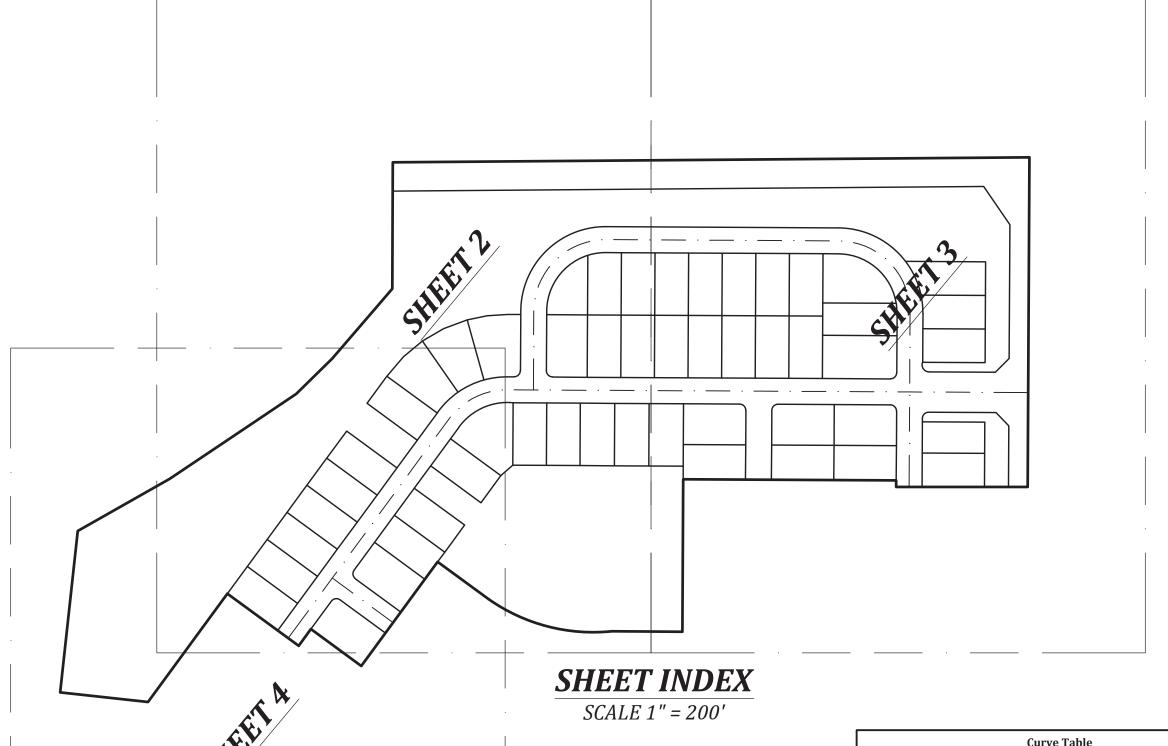
M/I HOMES OF INDIANA, L.P. C/O MICHAEL REEVE 8425 WOODFIELD CROSSING BLVD, SUITE 100W



NO SCALE



**KEY MAP**SCALE 1" = 500'





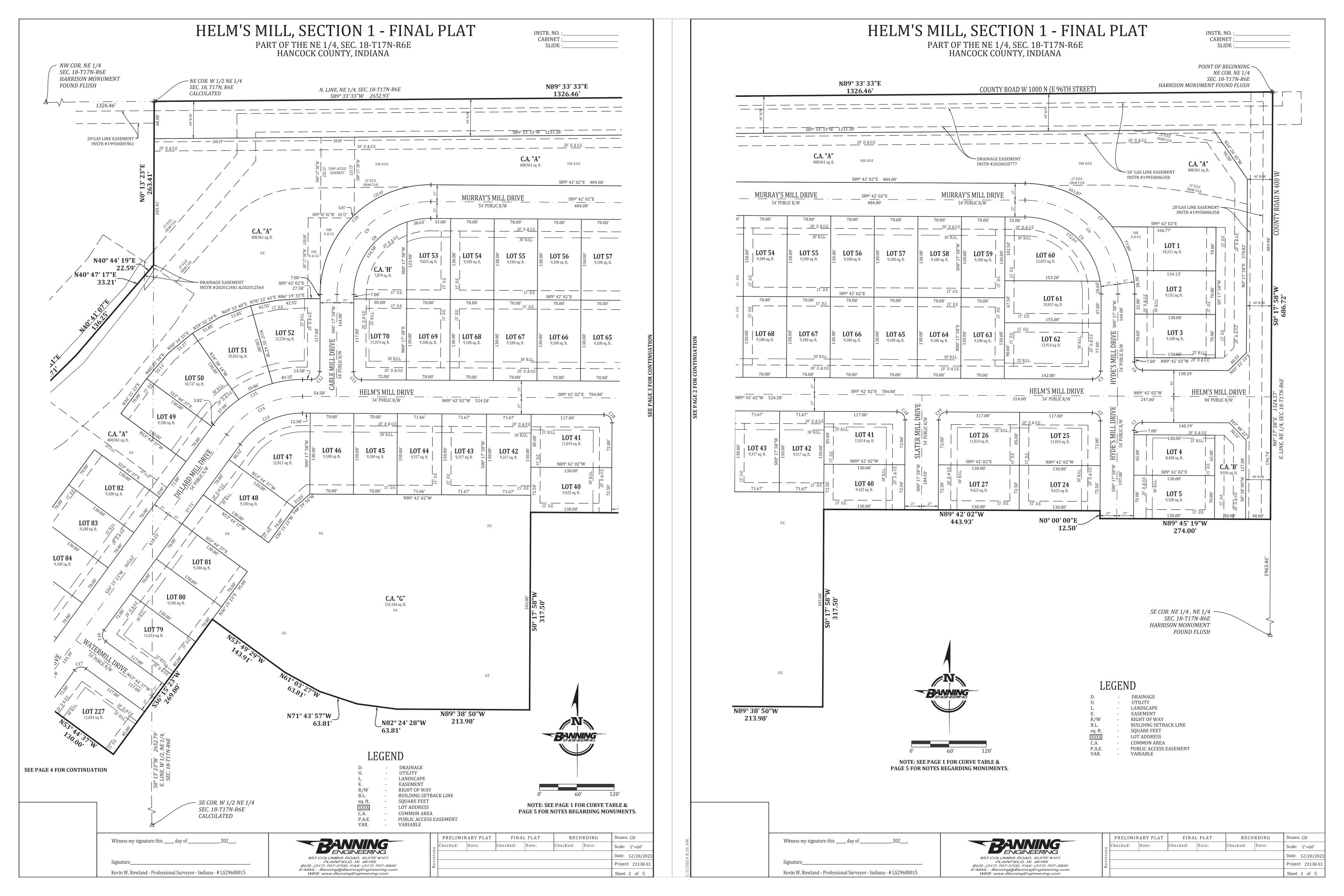
			Curv	e Table		
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	20.42'	13.00'	090°00'00"	13.00'	N45°17'58"E	18.38'
C2	20.42'	13.00'	090°00'00"	13.00'	S44°42'02"E	18.38'
C3	20.42'	13.00'	090°00'00"	13.00'	N45°17'58"E	18.38'
C4	20.42'	13.00'	090°00'00"	13.00'	S44°42'02"E	18.38'
C5	193.21'	123.00'	090°00'00"	123.00'	N44°42'02"W	173.95'
C6	235.62'	150.00'	090°00'00"	150.00'	N44°42'02"W	212.13'
C7	278.03'	177.00'	090°00'00"	177.00'	N44°42'02"W	250.32'
C8	193.21'	123.00'	090°00'00"	123.00'	S45°17'58"W	173.95'
C9	235.62'	150.00'	090°00'00"	150.00'	S45°17'58"W	212.13'
C10	278.03'	177.00'	090°00'00"	177.00'	N45°17'58"E	250.32'
C11	20.42'	13.00'	090°00'00"	13.00'	S44°42'02"E	18.38'
C12	20.42'	13.00'	090°00'00"	13.00'	N45°17'58"E	18.38'
C13	116.02'	123.00'	054°02'34"	62.73'	N63°16'40"E	111.76'
C14	141.48'	150.00'	054°02'34"	76.50'	S63°16'40"W	136.30'
C15	166.95'	177.00'	054°02'34"	90.27'	N63°16'40"E	160.83'
C16	20.42'	13.00'	090°00'00"	13.00'	N08°44'37"W	18.38'
C17	20.42'	13.00'	090°00'00"	13.00'	N81°15'23"E	18.38'
C18	20.42'	13.00'	090°00'00"	13.00'	S44°42'02"E	18.38'
C19	20.42'	13.00'	090°00'00"	13.00'	N45°17'58"E	18.38'

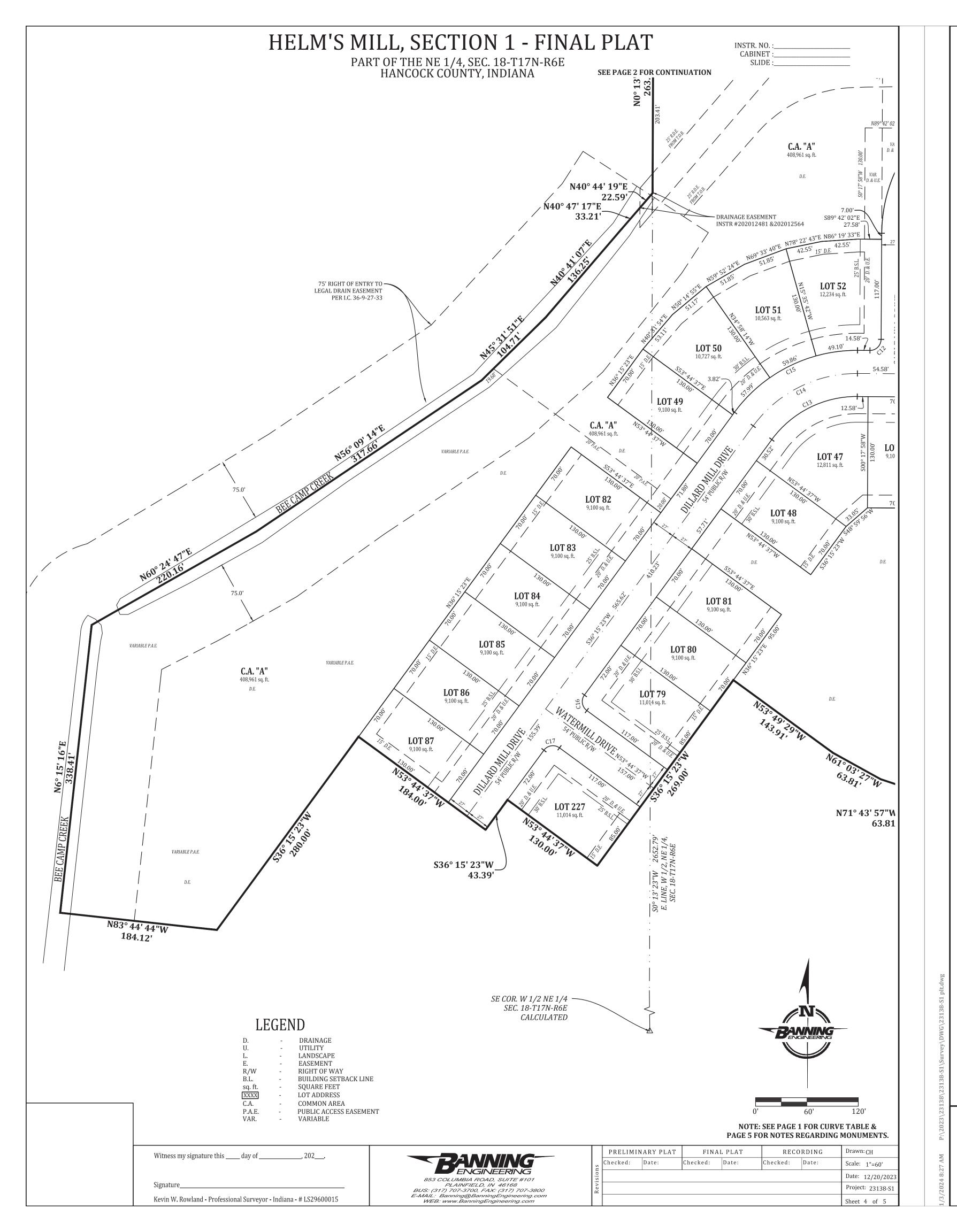
Witness my signature this day of, 202
Signature
Kevin W. Rowland - Professional Surveyor - Indiana - # LS29600015



WEB: www.BanningEngineering.com

	PRELIMI	NARY PLAT	FINA	L PLAT	RECO	ORDING	Drawı	n: CH
	Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale:	1"=200'
ıs		•			•		Date:	12/20/23
ision							Projec	t: 23138-S1
Rev							Sheet	1 of 5





## HELM'S MILL, SECTION 1 - FINAL PLAT

PART OF THE NE 1/4, SEC. 18-T17N-R6E HANCOCK COUNTY, INDIANA

CERTIFICATE OF OWNERSHIP

State of Indiana

its free and voluntary act and deed.

INSTR. NO. :_	
CABINET :_	
SLIDE :_	

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

#### **Land Description** Helm's Mill, Section 1

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that 155.296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at a Harrison Monument marking the Northeast corner of said Northeast Quarter of Section 18; thence South 00 degrees 17 minutes 58 seconds West along the east line of said Northeast Quarter 686.72 feet; thence North 89 degrees 45 minutes 19 seconds West 274.00 feet to a 5/8 inch rebar with "Banning Eng Firm #0060" cap set (hereinafter referred to as capped rebar set); thence North 00 degrees 00 minutes 00 seconds West 12.50 feet to a capped rebar set; thence North 89 degrees 42 minutes 02 seconds West 443.93 feet to a capped rebar set; thence South 00 degrees 17 minutes 58 seconds West 317.50 feet to a capped rebar set; thence North 89 degrees 38 minutes 50 seconds West 213.98 feet to a capped rebar set; thence North 82 degrees 24 minutes 28 seconds West 63.81 feet to a capped rebar set; thence North 71 degrees 43 minutes 57 seconds West 63.81 feet to a capped rebar set; thence North 61 degrees 03 minutes 27 seconds West 63.81 feet to a capped rebar set; thence North 53 degrees 49 minutes 29 seconds West 143.91 feet to a capped rebar set; thence South 36 degrees 15 minutes 23 seconds West 269.00 feet to a capped rebar set; thence North 53 degrees 44 minutes 37 seconds West 130.00 feet to a capped rebar set; thence South 36 degrees 15 minutes 23 seconds West 43.39 feet to a capped rebar set; thence North 53 degrees 44 minutes 37 seconds West 184.00 feet to a capped rebar set; thence South 36 degrees 15 minutes 23 seconds West 280.00 feet to a capped rebar set; thence North 83 degrees 44 minutes 44 seconds West 184.12 feet to the centerline of Bee Camp Creek (the following seven (7) calls are along the centerline thereof); 1) thence North 06 degrees 15 minutes 16 seconds East 338.41 feet; 2) thence North 60 degrees 24 minutes 47 seconds East 220.16 feet; 3) thence North 56 degrees 09 minutes 14 seconds East 317.66 feet; 4) thence North 45 degrees 31 minutes 51 seconds East 104.71 feet; 5) thence North 40 degrees 41 minutes 07 seconds East 136.25 feet; 6) thence North 40 degrees 47 minutes 17 seconds East 33.21 feet; 7) thence North 40 degrees 44 minutes 19 seconds East 22.59 feet to the east line of the West Half of said Northeast Quarter; thence North 00 degrees 13 minutes 23 seconds East 263.41 feet along said east line to the northeast corner of said West Half; thence North 89 degrees 33 minutes 33 seconds East along the north line of said West Half 1,326.46 feet to the POINT OF BEGINNING, containing 31.390 acres, more or less.

This subdivision consists of 50 lots numbered 1 through 5, 24 through 27, 40 through 70, 79 through 87 and 227 along with 4 Common Areas labeled "A", "B", "G" and "H". The size of lots and width of streets are shown in feet and decimal parts thereof.

I further certify that I am a Professional 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 that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the

$^\prime$ itness my signature this $\_$	day of	, 20

Kevin W. Rowland #LS29600015 - State of Indiana

I, the undersigned Gary Durack, (Durack Farms, LLC), owner of the real estate described in Instrument Numbers 100012943 201609525 & 140005905 as recorded in the Hancock County Recorder's Office, 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

This subdivision shall be known and designated as Rivendell, Section 1, All streets shown and not heretofore dedicated are hereby dedicated to the public.

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.

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.

Bulk Standards D	ata Table
Development Standards for	or Area A - 80' Wide
Maximum Number of	Lots - 213 Lots
Minimum Lot Area	12,000 Square Feet
Minimum Lot Width at Building Line	80 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	15 feet
Maximum Lot Coverage	45%
Maximum Height- Principal	35 feet
Minimum Building Separation	15 feet
Minimum Livable Floor Area	2,100 sq. ft (single story)
	2,400 sq. ft (multi-story)
Corner Lot Min. Front Yard Setback	25 feet
A. Applicable to secondary fr	ontage of corner lots.
B. Front elevation re	mains 30 feet

PER TITLE 865 LA.C. 1-12-18. THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT. A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

© DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

853 COLUMBIA ROAD. SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 WEB: www.BanningEngineering.com

RECORDING PRELIMINARY PLAT FINAL PLAT Drawn: CH Checked: Date: Checked: Date: Checked: Date: Scale: N/A Date: 12/20/202 Project: 23138-S

1) Cross-reference is hereby made to a ALTA/NSPS Land Title Survey of record, recorded as Instrument Number in the Office of the Recorder of Hancock County, Indiana.

Gary Durack (owner of Durack Farms, LLC), does 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

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Mark Todd Roberts and acknowledged

Be it resolved by the McCordsville Town Council of McCordsville, Indiana, that the dedications shown on this plat are approved and

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the \_\_\_\_ day of

the execution of this Instrument as his voluntary act and deed and affixed his signature hereto.

, 20\_\_\_\_, under the authority provided by:

Witness my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_.

accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

McCORDSVILLE ADVISORY PLAN COMMISSION

2) Dedicated Right-of-Way in this subdivision consists of 6.867 acres and 3,614 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned \_\_\_\_\_

President- Tom Strayer

4) The Town of McCordsville is not responsible for snow plowing of the local roads within this subdivision.

5) The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley.

6) 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.

7) The Homeowner's Association for Rivendell shall be responsible for snow removal of all internal streets.

## SUPPLEMENTARY DECLARATION

This plat, together with all lots, streets, common areas, and real estate described herein is subject in all respects to the Declaration of \_\_\_ recorded with the Recorder of Hancock County Indiana, in Instrument Covenants Conditions and Restrictions of \_\_\_\_\_ \_ (the "Covenants"), and this constitutes, a supplement declaration within the meaning of the Covenants.

## **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 sewer 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 \_\_\_\_\_ linear feet of open ditches and \_\_\_\_\_ feet of subsurface drains that will be included in the Town's Regulated Drainage

This instrument was prepared by Kevin W. Rowland, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

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. Kevin W. Rowland.