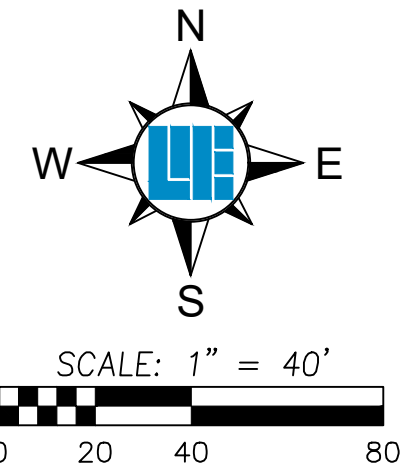
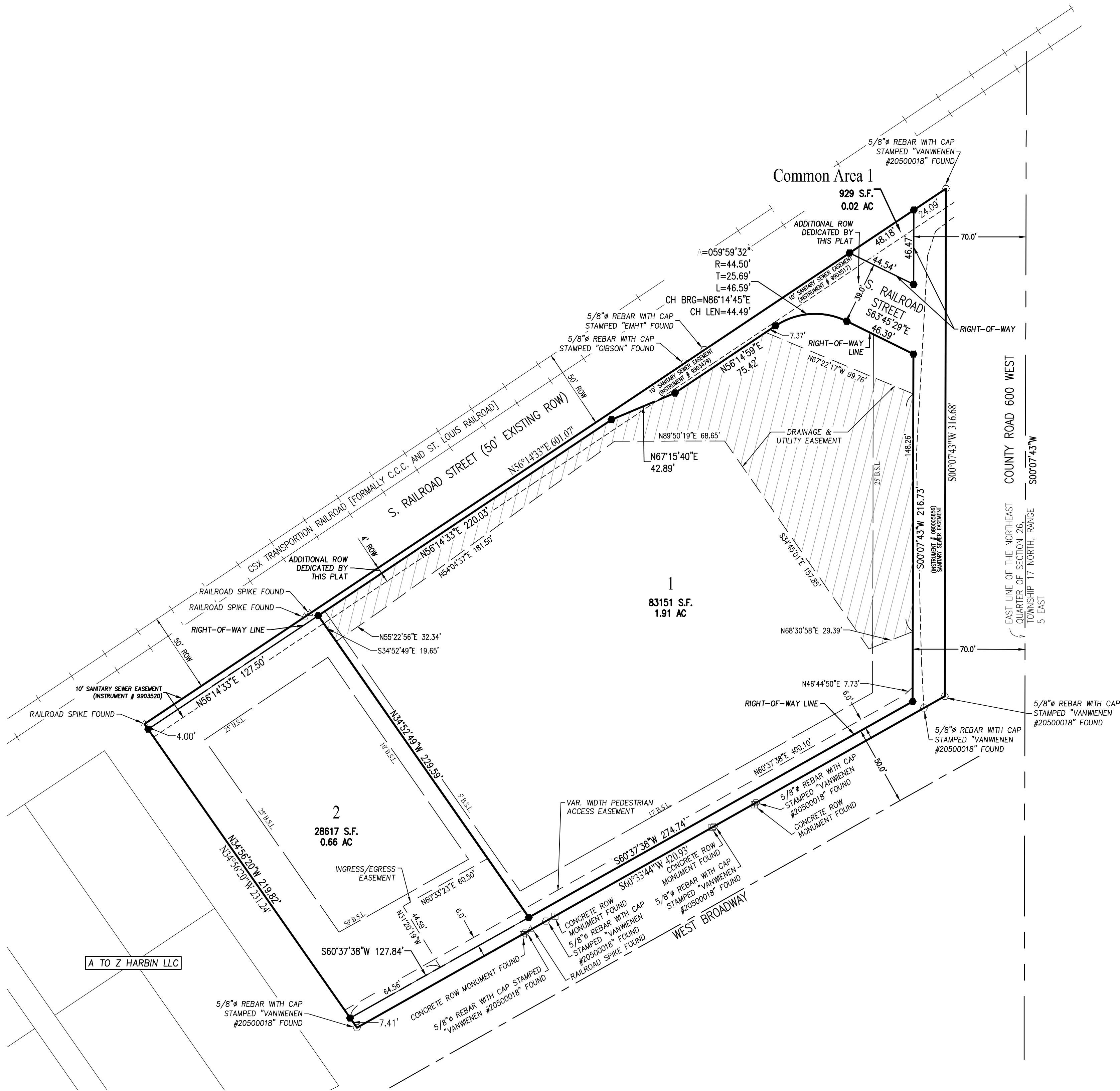


SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE
ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE
SECONDARY PLAT
PART OF NE 1/4 SEC. 26-T17N-R5E
VERNON TOWNSHIP, TOWN OF MCCORDSVILLE, HANCOCK COUNTY,
INDIANA



- LEGEND
○ 5/8" REBAR FOUND
● 5/8" REBAR "WEIHE ENGR. 0012" SET
△ RAILROAD SPIKE FOUND
B.S.L. BUILDING SETBACK LINE
VAR. VARIABLE WIDTH
ROW. RIGHT OF WAY



GENERAL NOTES:

THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY

OWNERS AND FUTURE OWNERS OF BOTH LOTS SHOWN ON THIS PLAT SHALL TAKE ALL COMMERCIAL REASONABLE EFFORTS TO SECURE A SHARED PARKING AGREEMENT FOR THE TWO LOTS TO SHARE PARKING.

ZONING	
STANDARD	CN
Density	
Max. Gross Residential Density (du/acre)	N/A
Area	
Min. Lot Area (sq ft)	23,000
Max. Lot Area (sq ft)	100,000
Min. Living Area (sq ft)	720
Min. Ground Floor Living Area 1-story bldg (sq ft)	N/A
Min. Ground Floor Living Area 2-story bldg (sq ft)	N/A
Lot Width	
Min. Lot Width at Bldg Line (ft)	100
Setback	
Min. Front Yard Setback CR 600 W (ft)	25
Min. Front Yard Setback W Broadway (ft)	17
Min. Front Yard Setback S. Railroad St. (ft)	N/A
Min. Front Yard Setback Local Rd (ft)	25
Min. Front Yard Setback Collector St (ft)	35
Min. Front Yard Setback Arterial St (ft)	50
Min. Side Yard Setback (ft)	5
Min. Rear Yard Setback (ft)	20
Lot Coverage	
Max. Lot Coverage (% of all impervious surfaces)	65%
Height	
Max. Principle Structure Height (ft)	45

PROJECT NO.: W220408

SHEET 1 OF 2

This instrument prepared for:

CULVER'S

CLIENT CONTACT: JIM SWAN
PO BOX 1478 MARION, INDIANA 46952
PHONE: (765)206-0050

This instrument prepared by: Joshua David Werner

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE
ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE
SECONDARY PLAT
PART OF NE 1/4 SEC. 26-T17N-R5E
VERNON TOWNSHIP, TOWN OF MCCORDSVILLE, HANCOCK COUNTY,
INDIANA

SOURCE OF TITLE:

INSTRUMENT NO. 080004297
INSTRUMENT NO. 202311330
INSTRUMENT NO. 202311429

DESCRIPTION

INSTRUMENT NO. 080004297

A PART OF LOTS 19 AND 20 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIANA STATE ROAD 67, WHERE SAID RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID LOT 19; THENCE NORTH ON AND ALONG SAID EAST LINE 95.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE 60.28 FEET TO A POINT ON THE WEST LINE OF SAID LOT 19, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 20; THENCE NORTH ON AND ALONG SAID EAST LINE OF LOT 20 A DISTANCE OF 33.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE WEST ON AND ALONG THE NORTH LINE OF SAID LOT 20 A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH ON AND ALONG THE WEST LINE OF SAID LOT 20 A DISTANCE OF 124.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 67; THENCE EASTERLY ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE 120.56 FEET TO THE POINT OF BEGINNING.

ALSO; LOT NUMBER 6 AND LOT NUMBER 19 ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE. EXCEPTING THE SOUTH PORTION OF LOT 19 USED FOR STATE HIGHWAY PURPOSES AND EXCEPTING THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF STATE HIGHWAY #67, AS ESTABLISHED NOVEMBER 30, 1944, AND THE EASTERLY LINE OF SAID LOT #19 AND RUNNING THENCE NORTHERLY ALONG SAID EASTERLY LOT LINE 95 FEET; THENCE WESTERLY AND PARALLEL TO SAID NORTHERLY HIGHWAY LINE TO THE WEST LINE OF SAID LOT #19; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT #19, 95 FEET TO THE NORTHERLY LINE OF SAID HIGHWAY; THENCE EASTERLY ALONG SAID HIGHWAY LINE TO THE PLACE OF BEGINNING.

ALSO: LOT NUMBER 5 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA.

INSTRUMENT NO. 202311330

PARCEL 1:

LOT 7 AND PARTS OF LOTS 17 AND 18 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

LOT 7 IN THE ORIGINAL PLAT OF MCCORDSVILLE, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF LOT 18 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA; THENCE EASTERLY ON THE NORTH LINE THEREOF 60 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ON THE EAST LINE THEREOF 40 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF LOT 17, A DISTANCE OF 60 FEET TO THE EAST LINE THEREOF; THENCE SOUTHERLY ON SAID EAST LINE 24.8 FEET; THENCE WESTERLY 120 FEET TO A POINT ON THE WEST LINE OF LOT 18, A DISTANCE OF 66.3 FEET FROM THE PLACE OF BEGINNING; THENCE NORTHERLY ON SAID WEST LINE 66.3 FEET TO THE PLACE OF BEGINNING.

AND

LOT 8 AND 40 FEET OFF OF THE NORTH END OF LOT 17 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

AND

A PART OF LOTS 17 AND 18 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIANA STATE HIGHWAY 67, WHERE SAID NORTH RIGHT-OF-WAY LINE INTERSECTS THE EAST LINE OF SAID LOT 17; THENCE NORTH ON SAID EAST LINE 78.77 FEET; THENCE WEST 119.97 FEET TO A POINT ON THE WEST LINE OF SAID LOT 18, SAID POINT BEING 66.30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH ON AND ALONG SAID WEST LINE 68.30 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 67; THENCE EASTERLY ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE 120.56 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

THAT PART OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO STATE OF INDIANA, BY WARRANTY DEED, RECORDED MARCH 25, 2020, AS INSTRUMENT NUMBER 202003506, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

PART OF LOTS 17 AND 18 IN THE ORIGINAL TOWN OF MCCORDSVILLE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18; THENCE NORTH 33 DEGREES 32 MINUTES 40 SECONDS WEST 33.13 FEET ALONG THE SOUTHWESTERN LINE OF SAID LOT 18 TO THE POINT DESIGNATED "803" ON SAID EXHIBIT "B"; THENCE NORTH 60 DEGREES 28 MINUTES 20 SECONDS EAST 120.30 FEET TO THE NORTHEASTERN LINE OF SAID LOT 17 AND THE POINT DESIGNATED "808" ON SAID EXHIBIT "B"; THENCE SOUTH 33 DEGREES 32 MINUTES 40 SECONDS EAST 40.20 FEET ALONG SAID NORTHEASTERN LINE TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 64 DEGREES 03 MINUTES 00 SECONDS WEST 60.53 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 63 DEGREES 34 MINUTES 50 SECONDS WEST 60.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,385 SQUARE FEET, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 2,622 SQUARE FEET, MORE OR LESS.

PARCEL 2:

BEING 45 FEET OF UNIFORM WIDTH OFF OF THE NORTH END OF LOTS 9 AND 10 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

AND

LOT 15 AND PART OF LOT 9 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

AND

LOT 16 AND PART OF LOT 10 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, INDIANA, AS PER PLAT THEREOF

RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

EXCEPTING THEREFROM:

THAT PART OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO STATE OF INDIANA, BY WARRANTY DEED, RECORDED MARCH 25, 2020, AS INSTRUMENT NUMBER 202003506, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

PART OF LOTS 15 AND 16 IN THE ORIGINAL TOWN OF MCCORDSVILLE, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE NORTH 33 DEGREES 32 MINUTES 40 SECONDS WEST 42.09 FEET ALONG THE SOUTHWESTERN LINE OF SAID LOT 16 TO THE POINT DESIGNATED "808" ON SAID EXHIBIT "B"; THENCE NORTH 60 DEGREES 28 MINUTES 20 SECONDS EAST 120.30 FEET TO THE NORTHEASTERN LINE OF SAID LOT 15 AND THE POINT DESIGNATED "808" ON SAID EXHIBIT "B"; THENCE SOUTH 33 DEGREES 32 MINUTES 40 SECONDS EAST 47.17 FEET ALONG SAID NORTHEASTERN LINE TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 61 DEGREES 41 MINUTES 35 SECONDS WEST 60.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 64 DEGREES 03 MINUTES 00 SECONDS WEST 60.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,431 SQUARE FEET, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, CONTAINING 3,700 SQUARE FEET, MORE OR LESS.

INSTRUMENT NO. 202311429

LAND SITUATED IN THE COUNTY OF HANCOCK, STATE OF INDIANA, IS DESCRIBED AS FOLLOWS:

LOTS NUMBERED 11, 12, 13 AND 14 IN THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

EXCEPTING THEREFROM:

THAT PART OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO HANCOCK COUNTY, INDIANA, BY WARRANTY DEED, RECORDED NOVEMBER 10, 1995, AS INSTRUMENT NUMBER 9509634, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A PART OF LOTS 12, 13 AND 14 IN THE TOWN OF MCCORDSVILLE, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 0 DEGREES 16 MINUTES 00 SECONDS WEST 331.01 FEET ALONG THE EAST LINE OF SAID LOTS 13 AND 14 TO THE NORTHWESTERN BOUNDARY OF STATE ROAD 67 (ALSO KNOWN AS U.S.R. 36); THENCE SOUTH 58 DEGREES 44 MINUTES 52 SECONDS WEST 31.33 FEET ALONG THE BOUNDARY OF SAID STATE ROAD 67 TO THE SOUTHWESTERN LINE OF SAID LOT 14; THENCE NORTH 33 DEGREES 38 MINUTES 58 SECONDS WEST 4.11 FEET ALONG SAID SOUTHWESTERN LINE; THENCE NORTH 17 DEGREES 14 MINUTES 28 SECONDS EAST 51.38 FEET; THENCE NORTH 1 DEGREE 56 MINUTES 09 SECONDS WEST 130.10 FEET; THENCE NORTH 2 DEGREES 35 MINUTES 45 SECONDS WEST 100.12 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 00 SECONDS EAST 48.70 FEET TO THE NORTHWESTERN LINE OF SAID LOT 13; THENCE NORTH 56 DEGREES 21 MINUTES 02 SECONDS EAST 28.92 FEET ALONG SAID NORTHWESTERN LINE TO THE POINT OF BEGINNING AND CONTAINING 6,590 SQUARE FEET, MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO TOWN OF MCCORDSVILLE, INDIANA, BY WARRANTY DEED, RECORDED SEPTEMBER 22, 2017, AS INSTRUMENT NUMBER 201710427 TOGETHER WITH AFFIDAVIT OF SCRIVENER'S ERROR RECORDED ON OCTOBER 17, 2017 AS INSTRUMENT NO. 201711552, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A PART OF LOTS 12, 13 AND 14 IN THE TOWN OF MCCORDSVILLE, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 52 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, AND BEING ALL THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 13 IN SAID ADDITION; THENCE SOUTH 56 DEGREES 17 MINUTES 54 SECONDS WEST A DISTANCE OF 28.89 FEET (28.92 FEET BY INSTRUMENT NUMBER 080001858), ALONG THE NORTHWEST LINE OF SAID LOT 13, TO THE WESTERN BOUNDARY OF COUNTY ROAD 600 WEST (EAST STREET) TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS WEST A DISTANCE OF 48.10 FEET (48.70 FEET BY INSTRUMENT NUMBER 080001858) ALONG SAID BOUNDARY; THENCE SOUTH 02 DEGREES 43 MINUTES 35 SECONDS EAST A DISTANCE OF 100.12 FEET CONTINUING ALONG SAID WESTERN BOUNDARY; THENCE SOUTH 02 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 130.10 FEET CONTINUING ALONG SAID WESTERN BOUNDARY; THENCE SOUTH 16 DEGREES 41 MINUTES 37 SECONDS WEST A DISTANCE OF 52.64 FEET, CONTINUING ALONG SAID WESTERN BOUNDARY, TO THE POINT DESIGNATED "1125" ON SAID PARCEL PLAT, BEING A POINT ON THE SOUTHWESTERN LINE OF SAID LOT 14; THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS EAST A DISTANCE OF 325.20 FEET, TO THE POINT DESIGNATED "608" ON SAID PARCEL PLAT, BEING A POINT ON THE NORTHWEST LINE OF SAID LOT 13; THENCE NORTH 56 DEGREES 17 MINUTES 54 SECONDS EAST A DISTANCE OF 6.02 FEET, ALONG SAID NORTHWESTERN LINE, TO THE POINT OF BEGINNING AND CONTAINING 2,986 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS SUBDIVISION CONSISTS OF TWO (2) LOTS NUMBERED 1-2 (ALL INCLUSIVE) AND ONE (1) COMMON AREA LABELED "COMMON AREA 1". THE SIZE OF LOTS AND WIDTH OF STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO A SURVEY BY PRECISE LAND SURVEYING UNDER JOB NUMBER 2022-353, CERTIFIED BY KEITH VANWIENEN, P.S. L5#20500018 ON MAY 17, 2023, AND RECORDED AS INSTRUMENT NUMBER _____.

I FURTHER 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 ON 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 SURVEYED REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE AND SEAL THIS 15TH DAY OF APRIL, 2024

JOSHUA DAVID WERNER
REGISTERED LAND SURVEYOR NO. LS21200020
STATE OF INDIANA
THIS INSTRUMENT WAS PREPARED BY: JOSHUA WERNER, WEIHE ENGINEERS, INC.
WERNERJ@WEIHE.NET

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. - JOSHUA DAVID WERNER

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED THOMAS A. GRANT INC. & HERITAGE ASSET MANAGEMENT LLC, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, AN ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA. ALL RIGHT-OF-WAY, INCLUDING STREETS AND ALLEYS (IF APPLICABLE) AND PUBLIC OPEN SPACES (IF APPLICABLE) SHOWN AND NOT THEREFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. ANY LAND THAT THE UNDERSIGNED HAS AN INTEREST IN THAT LIES NORTHWEST OF AND ADJACENT TO THE NORTHWEST LINE OF THIS SUBDIVISION IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY.

DEDICATED RIGHT-OF-WAY IN THIS SUBDIVISION CONSISTS OF 0.34 ACRES. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OR REPAIRS ON ANY ALLEY, NOR ANY ROADWAY WHICH IS NOT BUILT TO TOWN STANDARDS AND/OR NOT DEDICATED AND ACCEPTED AS PUBLIC RIGHT-OF-WAY. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE ON ANY LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY.

FRONT 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. BUILDING SETBACK LINES ARE SHOWN FOR REFERENCE ONLY; REFER TO THE APPLICABLE ZONING ORDINANCE REGULATIONS FOR THE MOST CURRENT REQUIREMENTS.

THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES. DRAINAGE FACILITIES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION. WITHIN EASEMENTS, FENCING MAY BE ALLOWED AT THE DISCRETION OF THE TOWN SUBJECT TO AN EASEMENT ENCROACHMENT AGREEMENT.

RESTRICTIVE COVENANTS

(1) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN TWO AND ONE-HALF AND EIGHT FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 40 FEET FROM THE INTERSECTION OF THE LOCAL OR COLLECTOR STREET LINES, AND 75 FEET FROM THE INTERSECTION OF ARTERIAL STREETS, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.

(2) THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN FEET OF THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF THE DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 70 FEET OF THE INTERSECTION OF TWO STREET LINES. NO DRAINAGE STRUCTURES SHALL BE LOCATED WITHIN DRIVEWAY LIMITS.

(3) NO SUMP PUMP DRAINS OR OTHER DRAINS SHALL OUTLET ONTO THE STREET.

(4) NO TREES SHALL BE PLANTED IN THE RIGHT-OF-WAY.

(5) NO VEHICLE SHALL BE PARKED ON A PUBLIC STREET FOR MORE THAN 24 HOURS, UNLESS OTHERWISE PERMITTED TO DO SO.

(6) SNOW REMOVAL FOR THE SUBDIVISION INTERNAL STREETS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

(7) THE MAINTENANCE OF ALL IRRIGATION OR SPRINKLER SYSTEMS INSTALLED IN THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE TOWN OF MCCORDSVILLE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OR DAMAGE OF ANY KIND.

(8) EACH LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING A FIVE-FOOT WIDE CONCRETE SIDEWALK OF 4,000 PSI CONCRETE, FOUR INCHES THICK, SLOPED TOWARD THE STREET WITH EXPANSION JOINTS EACH 48 FEET ALONG THE ENTIRE STREET FRONTAGE OF THEIR RESPECTIVE LOT. THE SIDEWALK SHALL BE CONSTRUCTED PRIOR TO COMPLETING FINISH LOT GRADING. THE SIDEWALK SHALL BE LOCATED ONE FOOT INSIDE THE STREET RIGHT-OF-WAY LINE, (NOT ON THE LOT) AND PARALLEL TO THE STREET RIGHT-OF-WAY LINE.

(9) ALL PUBLIC SIDEWALKS SHALL COMPLY WITH ALL AMERICANS WITH DISABILITIES ACT (ADA), AS AMENDED, REQUIREMENTS AND IN THE SITUATION OF A CONFLICT BETWEEN ADA RULES, COVENANTS OR OTHER REGULATIONS, THE ADA SHALL GOVERN.

(10) UNLESS PROVIDED BY THE LOCAL MUNICIPALITY, THE LOT OWNERS SHALL NEGOTIATE WITH AND PROCURE TRASH PICK-UP AND CURBSIDE RECYCLING SERVICES FROM ONE PROVIDER FOR ALL OF THE OWNERS IN THE SUBDIVISION.

(11) THE LOT OWNERS MAY EMPLOY A MANAGING AGENT OR A REAL ESTATE MANAGEMENT COMPANY TO ASSIST WITH THE MANAGEMENT, ADMINISTRATION, OPERATION, AND MAINTENANCE OF THE SUBDIVISION.

CERTIFICATE OF OWNERSHIP

WE, THOMAS A. GRANT INC. & HERITAGE ASSET MANAGEMENT LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNERS 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.

THOMAS A. GRANT, INC.

TITLE SIGNATURE

PRINTED NAME DATE

HERITAGE ASSET MANAGEMENT LLC

TITLE SIGNATURE

PRINTED NAME DATE

IN WITNESS WHEREOF, MY HAND AND SEAL TO BE SUBSCRIBED, THIS ____ DAY OF _____, 2024.

STATE OF INDIANA)
) SS
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND SEAL THIS ____ DAY OF _____, 2024.

COUNTY OF RESIDENCE NOTARY PUBLIC

TITLE SIGNATURE

PRINTED NAME DATE

IN WITNESS WHEREOF, MY HAND AND SEAL TO BE SUBSCRIBED, THIS ____ DAY OF _____, 2024.

STATE OF INDIANA)
) SS
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND SEAL THIS ____ DAY OF _____, 2024.

COUNTY OF RESIDENCE NOTARY PUBLIC

MY COMMISSION EXPIRES PRINTED NAME

MCCORDSVILLE ADVISORY PLAN COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE MCCORDSVILLE ADVISORY PLAN COMMISSION.

THE ____ DAY OF _____, 2024, UNDER THE AUTHORITY PROVIDED BY:

SIGNATURE SIGNATURE

PRINTED NAME PRINTED NAME

PROJECT NO.: W220408

SHEET 2 OF 2

This instrument prepared for:

CULVER'S

CLIENT CONTACT: JIM SWAN
PO BOX 1478 MARION, INDIANA 46952
PHONE: (765)206-0050

This instrument prepared by: Joshua David Werner

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER