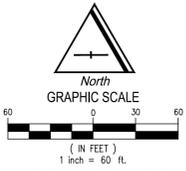


# Gatherings Aurora - Section 3 Secondary Plat

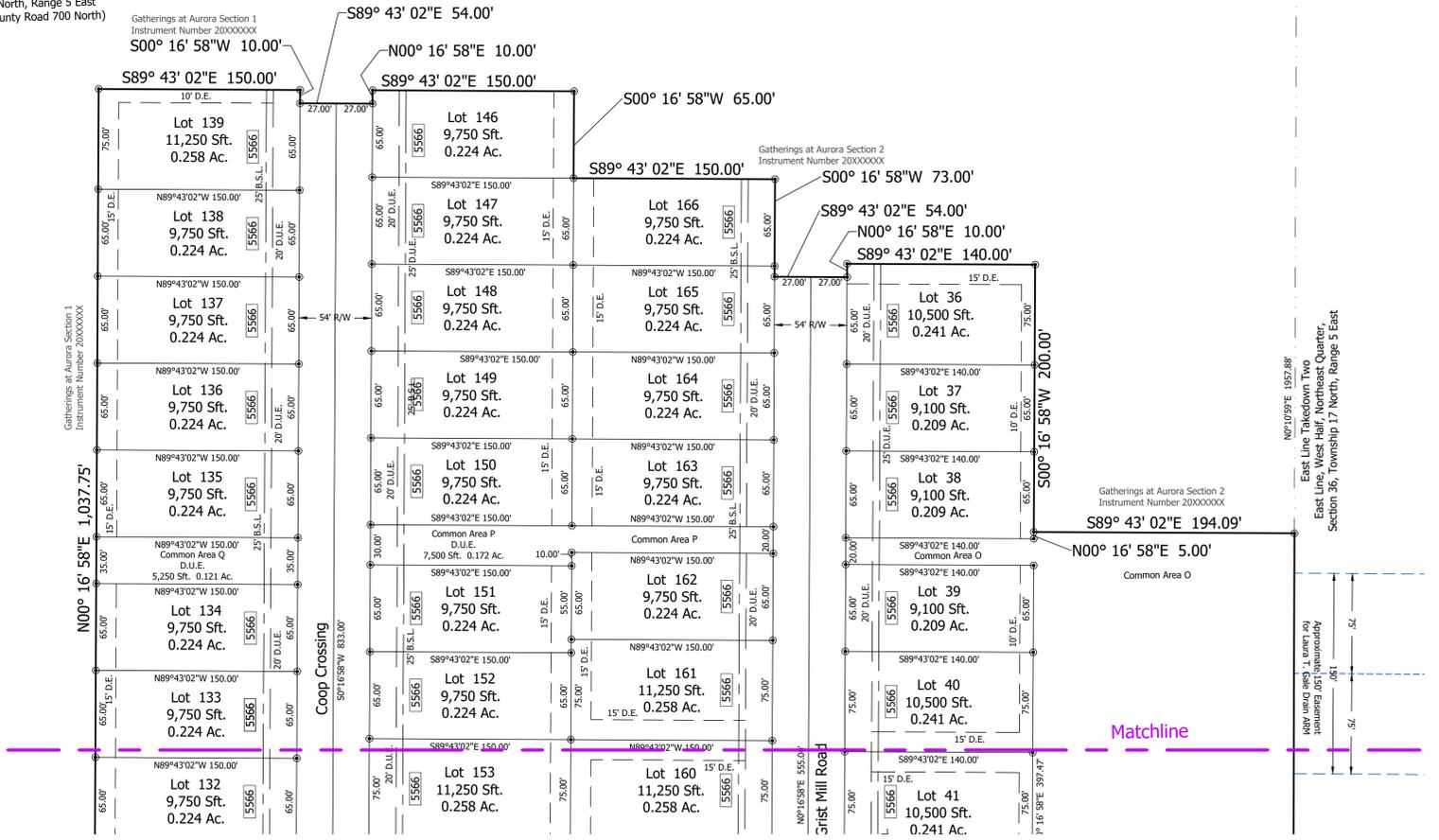
Section 36 - Township 17 North - Range 5 West  
Town of McCordsville, Vernon Township, Hancock County, Indiana



POINT OF COMMENCEMENT

Northwestern Corner of Takedown One  
Northwest Corner, Northeast Quarter  
Section 36, Township 17 North, Range 5 East  
Brass Monument Found

North Line, West Half, Northeast Quarter  
Section 36, Township 17 North, Range 5 East  
(Approximate Centerline County Road 700 North)



### Surveyor's Certificate

I, the undersigned, hereby certify that I am the registered land surveyor, licensed in compliance with the laws of the State of Indiana, and that the within plat represents a subdivision of the land surveyed under my supervision, in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, within the survey plat recorded as Instrument Number 202306870 in the Office of the Recorder of Hancock County, Indiana. The subdivision consists of sixty lots denoted as 36-53, 129-139, 146-166, and seven common areas denoted as O - Q and streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this xx day of Month, 20xx.

Donald R. Mosson  
Professional Surveyor  
Indiana No. 9600013



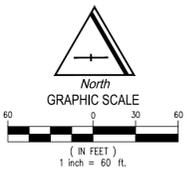
**BENCHMARK CONSULTING, INC.**  
69 AUGUSTA DRIVE BROWNSBURG, IN 46112  
(317) 852-5695  
BCI # 24006 CSC # 22-039  
Sheet 1 of 3



**CENTRAL STATES CONSULTING, LLC**  
13 WEST PEARL STREET, P.O. BOX 4  
NORTH SALEM, INDIANA 46165  
PHONE: 317-858-8662 FAX: 317-858-8672

# Gatherings Aurora - Section 3 Secondary Plat

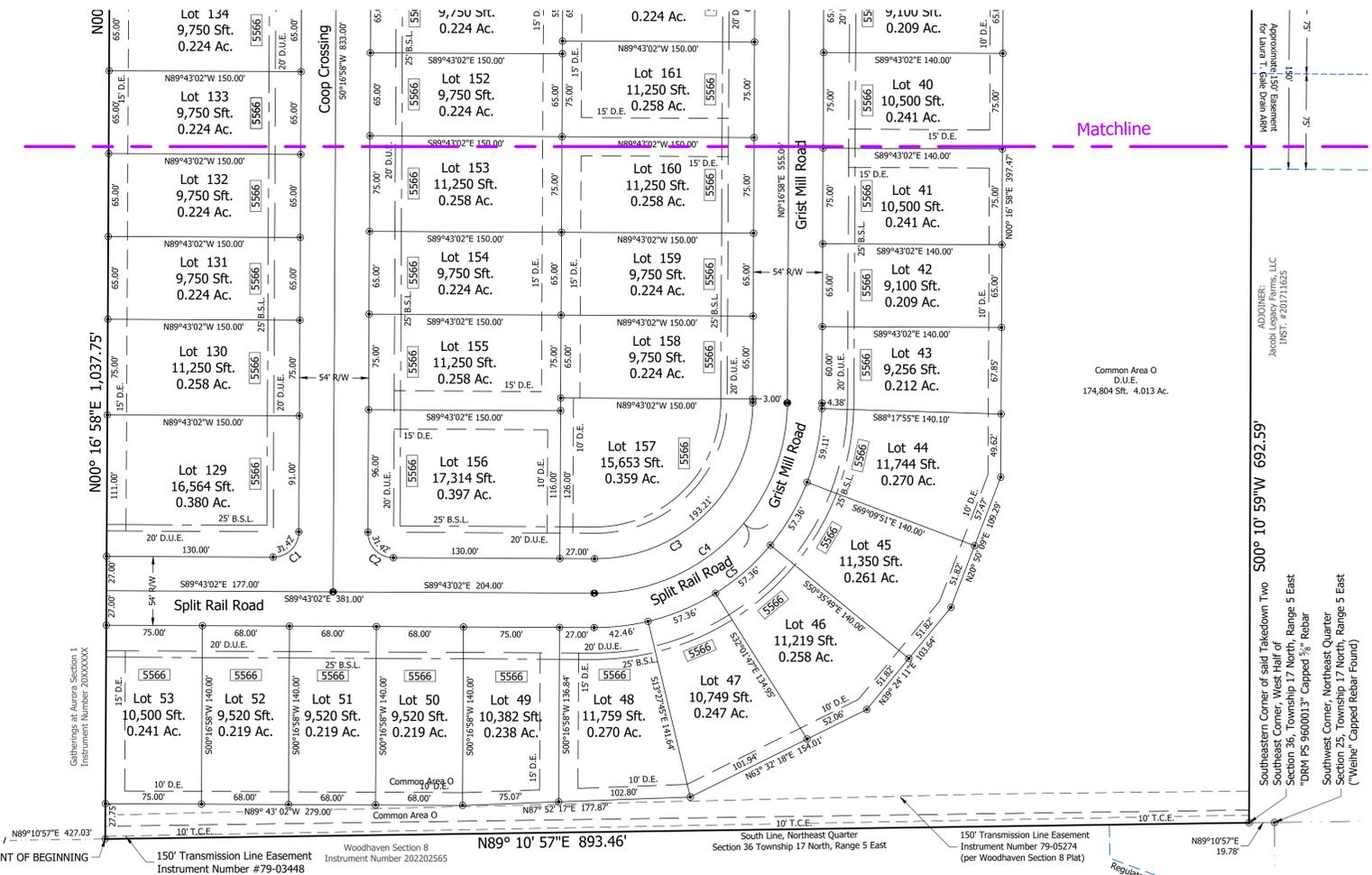
Section 36 - Township 17 North - Range 5 West  
Town of McCordsville, Vernon Township, Hancock County, Indiana



POINT OF COMMENCEMENT

Southwest Corner, Northeast Quarter  
Section 25, Township 17 North, Range 5 East  
(\"Weilhe\" Capped Rebar Found)

INT OF BEGINNING



### Surveyor's Certificate

I, the undersigned, hereby certify that I am the registered land surveyor, licensed in compliance with the laws of the State of Indiana, and that the within plat represents a subdivision of the land surveyed under my supervision, in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, within the survey plat recorded as Instrument Number 202306870 in the Office of the Recorder of Hancock County, Indiana. The subdivision consists of sixty lots denoted as 36-53, 129-139, 146-166, and seven common areas denoted as O - Q and streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this xx day of Month, 20xx.

Donald R. Mosson  
Professional Surveyor  
Indiana No. 9600013



**BENCHMARK CONSULTING, INC.**  
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Sheet 2 of 3



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### Legend

- U.E. Utility Easement
- T.C.E. Tree Conservation Easement
- D.E. Drainage Easement
- B.S.L. Building Setback Line
- R/W Right-of-Way
- Ac Acres
- Sft Square Feet
- ⊙ Denotes 5/8" Rebar with Cap
- ⊙ Section Corner Monument
- Denotes Street Number
- Centerline Monument
- 1234

- Building Set Back Line
- Public Land System Section Line
- Easement Line
- Right of Way Line
- Boundary Line

### Curve Table

| Curve # | Length  | Radius  | Delta       | L.C. Direction | L.C. Length |
|---------|---------|---------|-------------|----------------|-------------|
| C1      | 31.42'  | 20.00'  | 90° 00' 00" | N45° 16' 58"E  | 28.28'      |
| C2      | 31.42'  | 20.00'  | 90° 00' 00" | S44° 43' 02"E  | 28.28'      |
| C3      | 193.21' | 123.00' | 90° 00' 00" | N45° 16' 58"E  | 173.95'     |
| C4      | 235.62' | 150.00' | 90° 00' 00" | N45° 16' 58"E  | 212.13'     |
| C5      | 57.36'  | 177.00' | 18° 34' 02" | N48° 41' 12"E  | 57.11'      |

Land Owner:  
Beazer Homes of Indiana, LLP

**Certificate of Ownership**  
We, the undersigned, as owners of the real estate hereon do hereby declare the real estate as described, shall be known as Gatherings at Aurora - Section 2.

**Public Streets and Rights-of-Way** - All public streets, alleys, sidewalks, street name and regulatory signs, and public rights-of-way shown and designated as such on this plat, and not heretofore dedicated, are hereby dedicated to the public for operation and maintenance. Dedicated right-of-way in this subdivision of 5.845 acres.

**Water Infrastructure** - All water infrastructure located within the public right-of-way or dedicated easements, including: lines, pipes, valves, hydrants, meters, meter pits, pumps, and appurtenances are hereby dedicated to the Citizens Energy Group for operation, maintenance and repair.

**Sanitary Infrastructure** - All sanitary sewer infrastructure located within the public right-of-way or dedicated easements, including: lines, pipes, valves, manholes, and appurtenances are hereby dedicated to the Town of McCordsville for operation, maintenance and repair. The Town shall not be responsible for any improvements or private laterals, whether located on private property, in a dedicated easement or the public right-of-way.

**Utility Easements** - Areas on this plat designated as 'Utility Easement' or abbreviated "UE" are reserved and dedicated to the Town of McCordsville, lot owners within this subdivision, public and private utilities, excluding transportation companies, for the non-exclusive right to enter upon, install, operate, maintain, repair and replace lines, poles, ducts, valves, cabinets, pipes, pumping stations, and appurtenances for water, sanitary sewer, stormwater, gas, electric, cable and telecommunications facilities, and the like.

**Drainage Easements** - Areas on this plat designated as 'Drainage Easement' or abbreviated "DE" are reserved and dedicated to the Town of McCordsville, lot owners within this subdivision, exclusively for the installation, maintenance, repair and operation of surface and subsurface drainage infrastructure, swales, drainage basins, retention and detention ponds, and their appurtenances.

**Tree Conservation Easement** - A Tree Preservation Easement (T.C.E.) shall be located along the southern 10 feet of the perimeter of the development to protect the existing vegetation along the property line with the exception of portions of the south property line where existing legal drain relocations will be required. Existing healthy trees in the T.C.E. will be preserved to the extent reasonably practical.

**Building Setback Lines** - (B.S.L.) are hereby established as shown on said plat, between which lines and property lines of the streets, no building or other structure (excepting drives and mailboxes) shall be erected or maintained.

Side and rear building lines are established by the Town of McCordsville Zoning Ordinance or have been or may be granted by the Town of McCordsville Advisory Plan Commission.

No structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may obstruct or change the direction of the flow of water through drainage areas and swales situated in the easements, but such lot owners shall take their title subject to the right of the easement holders and to the rights of the owners of the other lots in this subdivision. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Title to the forgoing Real Estate is subject to certain Declaration of Covenants, Conditions and Restrictions of the Gathering at Aurora, recorded as Instrument Number 2024 \_\_\_\_\_ in the Office of the Recorder of Hancock County, Indiana, as the same may be amended or supplemented. Such declaration and 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 the plat shall take title to such lot, subject to the terms and conditions of the Declaration.

A petition addressed to the Hancock County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDEs). Regulated Drainage Easements are storm water easements and drainage rights of way that are hereby dedicated to the public and to the Hancock County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Town of McCordsville Storm Water 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 (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of storm water runoff and the perpetual maintenance thereof, within the latter easements, shall be the responsibility of the owner or homeowner association. The Hancock County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains zero (0) linear feet to open ditches and six hundred fifty-three (653) linear feet of subsurface drains that will be included in the County's Regulated Drainage System".

| Legal Drain Breakdown |              |
|-----------------------|--------------|
| Regulated Tile Drains | Open Ditches |
| Zero                  | Zero         |

- Special Notes**
- Town of McCordsville 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 of McCordsville shall not be responsible for any maintenance on any landscaping, fencing, or signage located in public right-of-way.
  - The Home Owners Association for the development shall be responsible for snow removal of all internal streets.

We the undersigned, as owners of the real estate heron do hereby declare the real estate as described, shall be known as "Gathering at Aurora - Section One".

Robert Montgomery, Division President - Beazer Homes Indiana, LLP Dated this \_\_\_\_ th day of \_\_\_\_\_, 2024.

State of Indiana )  
) SS:  
County of )

Before me, a Notary Public in and for said County and State, personally appeared Robert Montgomery, Division President - Beazer Homes Indiana, LLP acknowledged the execution of this instrument as his voluntary act and deed for the uses and purposes therein expressed. Witness my signature and Notarial Seal this \_\_\_\_ th day of \_\_\_\_\_, 2024.

Notary \_\_\_\_\_ County of Residency \_\_\_\_\_ Commission Expires \_\_\_\_\_ Signature \_\_\_\_\_



**BENCHMARK CONSULTING, INC.**  
69 AUGUSTA DRIVE BROWNSBURG, IN 46112  
(317) 852-5695

BCI # 24006 CSC # 22-039  
Sheet 3 of 3

# Gatherings Aurora - Section 3 Secondary Plat

Section 36 - Township 17 North - Range 5 West  
Town of McCordsville, Vernon Township, Hancock County, Indiana

## LAND DESCRIPTION

Part of the West Half of the Northeast Quarter of Section 36, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, being a portion of the property granted to Beazer Homes Indiana, LLP ("Takedown One") recorded as Instrument Number 202307763 and a portion of the property granted tot Beazer Homes Indiana, LLP ("Takedown Two") recorded as Instrument Number 202410525, both in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of said Section 36, Township 17 North, Range 5 East and the northwestern corner of said Takedown One (the following two (2) courses are along the boundary of said Takedown One); (one) thence South 00 degrees 12 minutes 24 seconds West (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 2641.39 feet along the West Line of the West Half of said Northeast Quarter to the Southwest Corner thereof; (two) thence North 89 degrees 10 minutes 57 seconds East 427.03 feet along the South Line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence North 00 degrees 16 minutes 58 seconds East 1037.75 feet; thence South 89 degrees 43 minutes 02 seconds East 150.00 feet passing from Takedown One into Takedown Two; thence South 00 degrees 16 minutes 58 seconds West 10.00 feet; thence South 89 degrees 43 minutes 02 seconds East 54.00 feet; thence North 00 degrees 16 minutes 58 seconds East 10.00 feet; thence South 89 degrees 43 minutes 02 seconds East 150.00 feet; thence South 00 degrees 16 minutes 58 seconds West 65.00 feet; thence South 89 degrees 43 minutes 02 seconds East 150.00 feet; thence South 00 degrees 16 minutes 58 seconds West 73.00 feet; thence South 89 degrees 43 minutes 02 seconds East 54.00 feet; thence North 00 degrees 16 minutes 58 seconds East 10.00 feet; thence South 89 degrees 43 minutes 02 seconds East 140.00 feet; thence South 00 degrees 16 minutes 58 seconds West 200.00 feet; thence South 89 degrees 43 minutes 02 seconds East 194.09 feet to the East Line of the West Half of said Northeast Quarter coincident with the eastern line of said Takedown Two; thence South 00 degrees 10 minutes 59 seconds West 692.59 feet along said coincident line to the southeastern corner of said Takedown Two and the Southeast Corner of said West Half; thence South 89 degrees 10 minutes 57 seconds West 893.46 feet along the South Line of said West Half and the southern line of said Takedown Two passing through the southern common corner of said Takedown Two and Takedown One and along the southern line of said Takedown One to the POINT OF BEGINNING, containing 18.807 acres, more or less.

## Surveyor's Certificate

I, the undersigned, hereby certify that I am the registered land surveyor, licensed in compliance with the laws of the State of Indiana, and that the within plat represents a subdivision of the land surveyed under my supervision, in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, within the survey plat recorded as Instrument Number 202306870 in the Office of the Recorder of Hancock County, Indiana. The subdivision consists of sixty lots denoted as 36-53, 129-139, 146-166, and seven common areas denoted as O - Q and streets as shown hereon. The size of lots and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Witness my signature this xx day of Month, 2025.

Donald R. Mosson  
Professional Surveyor  
Indiana No. 9600013



## Certificate of Plan Commission

We, the undersigned, do hereby certify that under authority provided Indiana Code (I.C.) 36-7-4-700, et. seq., and all acts amendatory thereto, the undersigned do hereby certify that the official appointed to administer the Town of McCordsville Subdivision Regulation has, upon review, ascertained that this Subdivision and Plat Conforms with said regulation and, in accordance with said Administrator's recommendation, this Subdivision and plat thereof is hereby granted Secondary Approval.

Given under our hands and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

Devin Stettler - President  
McCordsville Plan Commission

Brianne Schneckenberger - Vice President  
McCordsville Plan Commission

I affirm, under penalties for perjury, I have taken reasonable care to redact each social security number in this document, unless required by law. Nathan A. White

Plat Prepared by: Nathan A. White

**Cross Reference:**  
Survey: Instrument Number 202306870  
Covenants & Restrictions: Instrument Number 2024xxxxxx



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13 WEST PEARL STREET, P.O. BOX 4  
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