## REPLAT OF LOT 2, SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE SECONDARY PLAT PART OF THE N.E. 1/4 OF SEC. 26, T17N, R5E VERNON TOWNSHIP, MCCORDSVILLE, HANCOCK COUNTY, INDIANA SOURCE OF TITLE (7) 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 INSTRUMENT NO. 080004297 EXPANSION JOINTS EACH 48 FEET ALONG THE ENTIRE STREET FRONTAGE OF THEIR RESPECTIVE LOT INSTRUMENT NO. 202401606 THE SIDEWALK SHALL BE CONSTRUCTED PRIOR TO COMPLETING FINISH LOT GRADING. THE SIDEWALK INSTRUMENT NO. 2025\_\_\_\_ SHALL BE LOCATED ONE FOOT INSIDE THE STREET RIGHT-OF-WAY LINE, (NOT ON THE LOT) AND LOT 2, SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE ORIGINAL PLAT OF THE TOWN PARALLEL TO THE STREET RIGHT-OF-WAY LINE. SCALE: 1"=20' OF MCCORDSVILLE, AN ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK \_\_\_\_, PAGE \_\_\_\_ AS INSTRUMENT NUMBER \_\_\_ (9) ALL PUBLIC SIDEWALKS SHALL COMPLY WITH ALL AMERICANS WITH DISABILITIES ACT (ADA) OF THE RECORDER OF HANCOCK COUNTY, INDIANA, TOGETHER WITH THE WESTERN HALF OF THE REQUIREMENTS, AS AMENDED, AND IN THE SITUATION OF A CONFLICT BETWEEN ADA RULES, ALLEY VACATED IN INSTRUMENT NUMBER 202401606 AND THE EASTERN HALF OF INDIANA STREET COVENANTS OR OTHER REGULATIONS. THE ADA SHALL GOVERN. VACATED IN INSTRUMENT NUMBER \_\_\_\_\_\_, BEING MORE PARTICULARLY DESCRIBED AS REBAR W/NO CAP FOLLOWS: FOUND 0.2' B.G. (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. THIS SUBDIVISION CONSISTS OF ONE (1) LOT. THE SIZE OF THE LOTS AND WIDTHS OF STREETS ARE MAG SPIKE -(11) THE LOT OWNERS MAY EMPLOY A MANAGING AGENT OR A REAL ESTATE MANAGEMENT SHOWN IN FEET AND DECIMAL PARTS THEREOF. COMPANY TO ASSIST WITH THE MANAGEMENT, ADMINISTRATION, OPERATION, AND MAINTENANCE OF THE SUBDIVISION. CROSS-REFERENCE IS HEREBY MADE TO A SURVEY BY KAREN SUTTON, PS, INDIANA LS #21200013, FOR KUHN & GUSTAFSON LAND SURVEYING, INC. PROJECT NO. 240048 RECORDED IN CERTIFICATE OF OWNERSHIP I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN , THOMAS A. GRANT, INC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNER. I HAVE CAUSED THE SAID ABOVE SUBDIVISION OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY, AND EXCEPT AS DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAT NOTED, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE AS MY FREE AND VOLUNTARY ACT AND DEED. 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 IN TESTIMONY, WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT ON THIS \_\_\_\_\_ CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LOT 2A WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. 31,907 SQ. FT. OWNER: 0.73+/- ACRES COMPANY NAME KAREN SUTTON PROFESSIONAL SURVEYOR, STATE OF INDIANA REGISTRATION NUMBER LS21200013 SIGNATURE PRINTED NAME 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. - KAREN SUTTON THIS DOCUMENT PREPARED BY KAREN SUTTON DATE DEED OF DEDICATION I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF. PLATTED AND SUBDIVIDED. AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE RIGHT OF WAY KNOWN AND DESIGNATED AS REPLAT OF LOT 2, SWAN SUBDIVISION, A SECONDARY PLAT, IN MONUMENT FOUND HANCOCK COUNTY, INDIANA. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE \_\_\_\_\_ COUNTY Found Flush BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY -R/R SPIKE FOUND THIS SUBDIVISION CONSISTS OF 1 LOT NUMBERED 2A, TOGETHER WITH RIGHTS-OF-WAY AS SHOWN AND ACKNOWLEDGED THE EXECUTION OF THE - RIGHT OF WAY HEREON. THE SIZE OF THE LOTS AND WIDTH OF THE STREETS ARE SHOWN IN FEET AND DECIMAL FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED. MONUMENT FOUND PARTS THEREOF. -REBAR W/NO CAP WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_\_\_DAY OF \_\_\_\_\_, \_\_\_\_, FOUND FLUSH THERE IS NO DEDICATED RIGHT-OF-WAY IN THIS PLAT THAT WAS NOT PREVIOUSLY DEDICATED IN THE PLAT OF SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE ORIGINAL PLAT OF THE SIGNATURE \_\_\_\_\_ TOWN OF MCCORDSVILLE, AN ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK \_\_\_\_, PAGE \_\_\_ AS INSTRUMENT NUMBER \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA. THE TOWN SHALL NOT BE PRINTED NAME: \_\_\_\_\_\_ RESPONSIBLE FOR ANY MAINTENANCE 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 MY COMMISSION EXPIRES: \_\_\_\_\_ TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE ON LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY. COUNTY OF RESIDENCE: \_\_\_\_\_ REBAR W/CAP STAMPED FRONT BUILDING SETBACK LINES ARE HERESY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN 'VANWIENEN' FOUND FLUSH WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPING, FENCING OR MCCORDSVILLE ADVISORY PLAN COMMISSION NO BUILDING OR STRUCTURE. BUILDING SETBACK LINES ARE SHOWN FOR REFERENCE ONLY; REFER - RIGHT OF WAY MONUMENT TO THE APPLICABLE ZONING ORDINANCE REGULATIONS FOR THE MOST CURRENT REQUIREMENTS. OWNERS AND FUTURE OWNERS OF LOT 1 AND 2, SWAN SUBDIVISION, SHALL TAKE ALL COMMERCIAL REASONABLE EFFORTS TO SECURE A SHARED PARKING AGREEMENT FOR THE TWO LOTS TO SHARE UNDER AUTHORITY PROVIDED BY TITLE 36, ACT OF 1981, P.L. 309 ENACTED BY THE GENERAL THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND THE SUBDIVISION SETBACKS SHOWN ARE FROM VARIANCE NOS. 3-6 IN THE APPROVAL LETTER DATED MAY 9, 2025 USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, CONTROL ORDINANCE ADOPTED BY THE MCCORDSVILLE ADVISORY PLAN COMMISSION. 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 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE MCCORDSVILLE ADVISORY PLAN MAINTAINED UPON 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 AREA MAP (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 SIGNATURE PRINTED NAME 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 SIGNATURE PRINTED NAME INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF THE DRIVEWAY PAVEMENT OR LEGEND ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 70 FEET OF THE INTERSECTION OF TWO STREET LINES. NO DRAINAGE STRUCTURE SHALL BE LOCATED WITHIN DRIVEWAY LIMITS. BOUNDARY LINE K&G PROJECT NO.: 240048 LAST REVISION: MAY 15, 2025 ---- ---- EASEMENT LINE (3) NO SUMP PUMP DRAINS OR OTHER DRAINS SHALL OUTLET ONTO THE STREET. ----- BUILDING SETBACK LINE THIS DOCUMENT WAS THIS DOCUMENT WAS PREPARED FOR: PREPARED BY: KAREN SUTTON (4) NO VEHICLE SHALL BE PARKED ON A PUBLIC STREET FOR MORE THAN 24 HOURS, UNLESS FOUND CORNER (REFER TO SURVEY FOR DESCRIPTION) OTHERWISE PERMITTED TO DO SO. SET CORNER (REFER TO SURVEY FOR DESCRIPTION) (5) SNOW REMOVAL FOR THE SUBDIVISION INTERNAL STREETS SHALL BE THE RESPONSIBILITY OF THE BENCHMARK LOT OWNERS. P.O. BOX 70 MIDLAND ATLANTIC PROPERTIES O CONCRETE MONUMENT FOUND ZIONSVILLE, IN 46077 Kuhn & Gustafson CONCRETE MONUMENT SET (6) THE MAINTENANCE OF ALL IRRIGATION OR SPRINKLER SYSTEMS INSTALLED IN THE (317)344-2822 3801 E. 82ND STREET, SUITE B A HARRISON MONUMENT Land Surveying RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE TOWN OF MCCORDSVILLE INDIANAPOLIS, IN 46240 ■ MONUMENT ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OR DAMAGE OF ANY KIND. 317.597.1720