

SOURCE OF TITLE:  
INSTRUMENT NO. 202509117

*Replat of Lowell Alexander  
Minor Subdivision*

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

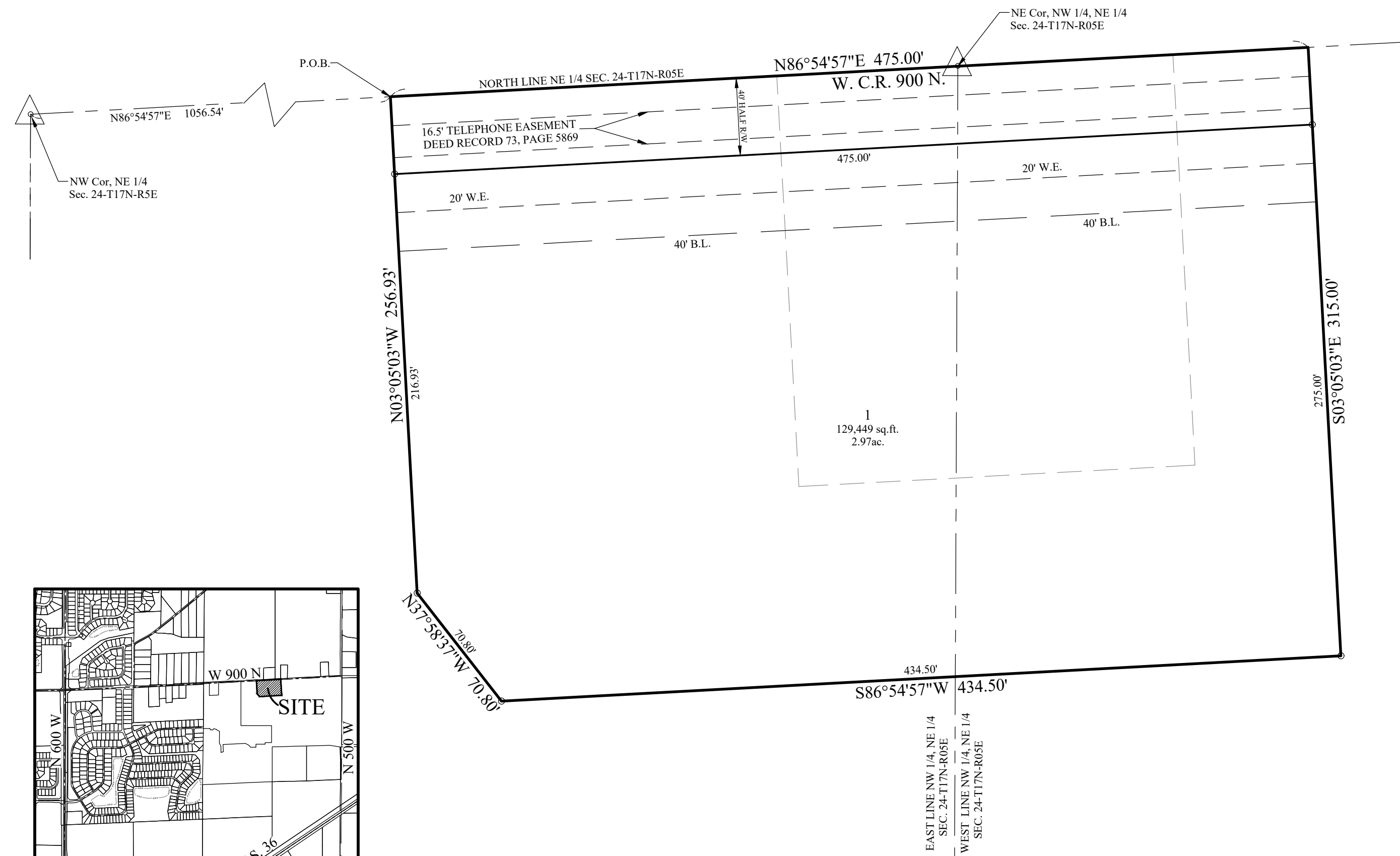
SLIDE: \_\_\_\_\_

*(Previously Recorded as Instrument #93-4996, Cabinet B, Slide #137)*

A PART OF THE NORTHEAST ¼, SEC. 24-T17N-R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

### LEGEND

1	LOT NUMBER
W.E.	WATER EASEMENT
B.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY



VICINTY MAP  
NOT TO SCALE

## SUBDIVISION MONUMENTATION

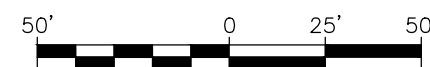
PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

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
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GRAPHIC SCALE



( IN FEET )

1" = 50 FT

Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012



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:  
LENNAR HOMES OF INDIANA, LLC.  
11555 N. MERIDIAN STREET, SUITE 400  
CARMEL, INDIANA 46032  
PHONE: (317) 659-3200

SOURCE OF TITLE:  
INSTRUMENT NO. 202509117

Replat of Lowell Alexander  
Minor Subdivision  
(Previously Recorded as Instrument #93-4996, Cabinet B, Slide #137)

A PART OF THE NORTHEAST ¼, SEC. 24-T17N-R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_

Replat of Lowell Alexander Minor Subdivision

I, the undersigned Professional Land Surveyor, hereby certify the included replat correctly represents a subdivision of a part of the Northeast Quarter of Section 24, 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 northwest corner of the Northeast Quarter of said Section 24; thence North 86 degrees 54 minutes 57 seconds East 1,056.54 feet to the Point of Beginning of this description; thence continuing North 86 degrees 54 minutes 57 seconds East 475.00 feet; thence South 03 degrees 05 minutes 03 seconds East 315.00 feet; thence South 86 degrees 54 minutes 57 seconds West 434.50 feet; thence North 37 degrees 58 minutes 37 seconds West 70.80 feet; thence North 03 degrees 05 minutes 03 seconds West 256.93 feet to the place of beginning, containing 3.408 acres, more or less. Subject to all legal highways, rights-of-way, easements, and restrictions of record.

This subdivision consists of 1 lot. The dimensions of the lot and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey plat dated April 29, 2025 prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number 202507711 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 plat, 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 common with the new subdivision.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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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VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned, 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 this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as the Replat of Lowell Alexander Minor Subdivision. All streets and rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat.

Rights-of-way shown on this plat and heretofore dedicated to the Town consists of 0.436 acres

Perpetual utility easements are hereby granted to any private or public utility or municipal department, their successors and assigns, within the areas 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.

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.

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.

McCORDSVILLE ADVISORY PLAN COMMISSION:

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the \_\_\_\_\_ day of \_\_\_\_\_, 2025, under the authority provided by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

CERTIFICATE OF OWNERSHIP

We, the owners, do hereby certify that we are the owners of the property described in the above caption and that as such owners it has caused the said above described property to be surveyed and subdivided as shown on the replat drawn herein, as our free and voluntary act and deed.

Owners:

By: \_\_\_\_\_  
Thomas M. Alexander

By: \_\_\_\_\_  
Margie J. Alexander

State of Indiana )  
 ) SS  
County of \_\_\_\_\_)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas M. & Margie J. Alexander and acknowledged the execution of this instrument as their voluntary act and deed and affixed their signatures thereto.

Witness my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

County of Residence: \_\_\_\_\_

My commission expires: \_\_\_\_\_