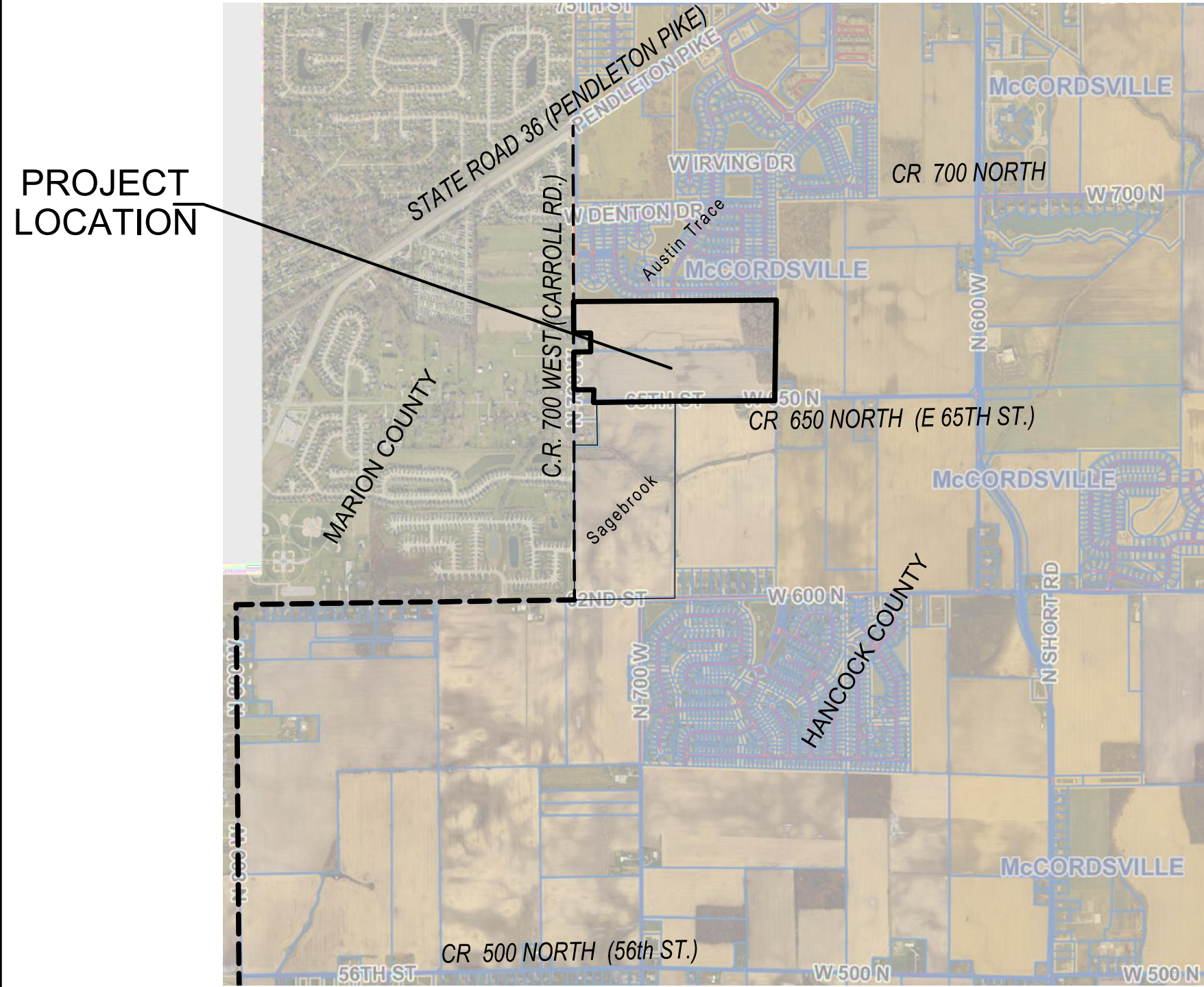


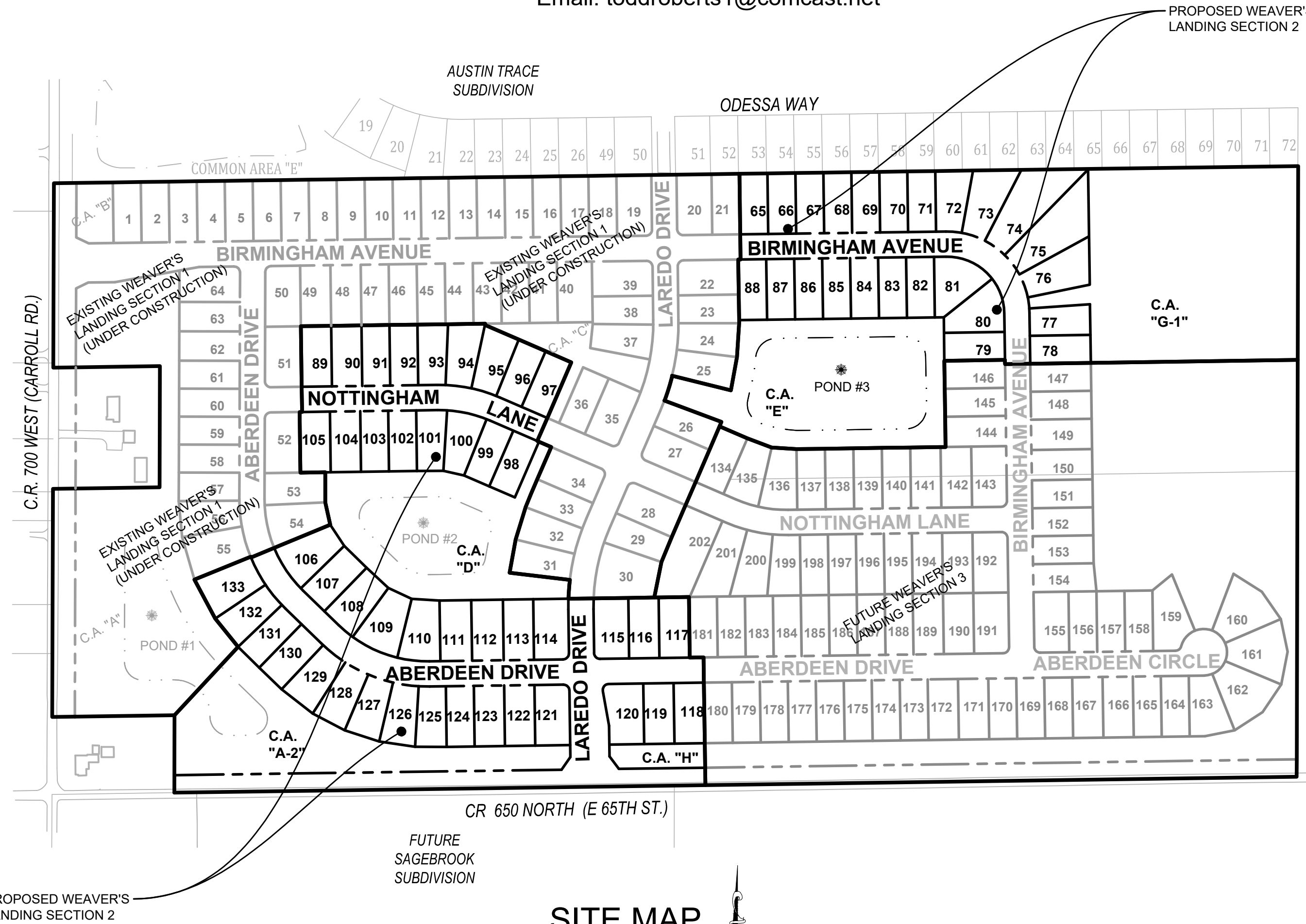
# WEAVER'S LANDING - SECTION 2

SECTION 35, TOWNSHIP 17N, RANGE 5E,  
VERNON TOWNSHIP, HANCOCK COUNTY, CR 700W & CR 650N  
PROJECT LOCATION(S): 39° 52'48.9" N 85° 55'58.6" W; 39° 52'37.4" N 85° 56'05.0" W  
ZONED: PUD (ORDINANCE NO. 091118A)  
CONSTRUCTION PLANS

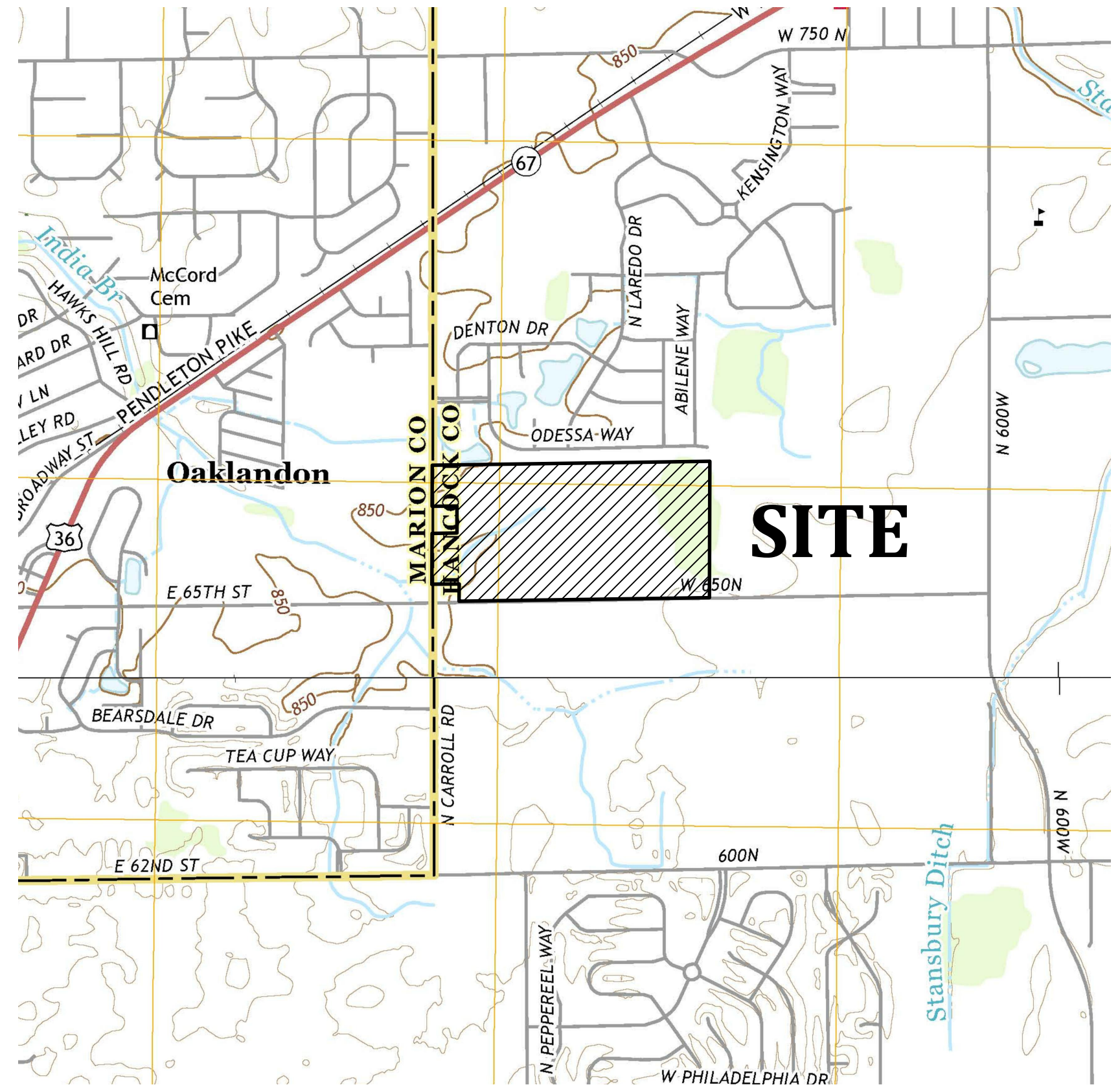
PLANS PREPARED FOR:  
Premier Land Company,LLC  
11691 Fall Creek Road, Suite 210  
Indianapolis, IN 46256  
317-339-0924  
Contact: Mark Todd Roberts  
Email: toddroberts1@comcast.net



AREA MAP  
NO SCALE



SITE MAP  
1"=200'



LOCATION MAP  
NO SCALE

## OPERATING AUTHORITIES & AREA UTILITIES

<b>GAS</b> VECTREN (GREENFIELD) 2345 E. Main St. Danville, IN 46122 317-718-3639 Holly Columbia	<b>SANITARY &amp; STORM</b> MCCORDSVILLE PUBLIC WORKS 6280 W. CR 800 North McCordsville, IN 46055 317-335 -3493 Ron Crider	<b>WATER</b> CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler
<b>ELECTRIC</b> NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090	<b>TELEPHONE</b> AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-265-3050 Matt Spindler	<b>CABLE TELEVISION</b> BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
<b>SCHOOL DISTRICT</b> Mt. Vernon Community School Corp. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins	<b>TELEPHONE</b> NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090 Jennifer McMillan	<b>CABLE TELEVISION</b> COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-594-6509
<b>FIRE DEPARTMENT</b> McCordsville Fire Station 7580 Form Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander	<b>POLICE</b> MCCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2812	

## STREET NAME CHART

LINE	STREET NAME	STREET LENGTH
A	BIRMINGHAM AVENUE	676'
B	NOTTINGHAM LANE	528'
C	ABERDEEN DRIVE	941'
D	ABERDEEN DRIVE	112'
E	LAREDO DRIVE	404'
F	BIRMINGHAM AVENUE	109'

## SECTION 2 COMMON AREA CHART

COMMON AREA	AREA
A-2	94,073 sf. +/-
D	105,120 sf. +/-
E	133,073 sf. +/-
G-1	190,315 sf. +/-
H	10,476 sf. +/-

## SECTION 1 COMMON AREA CHART

COMMON AREA	ACRE
A	182,844 sf.
B	10,130 sf.
C	23,120 sf.

REVISIONS		
NUMBER	DESCRIPTION	DATE
	PER TOWN OF MCCORDSVILLE COMMENTS DATED 11-07-19	12-03-19
	PER TOWN OF MCCORDSVILLE DRAINAGE COMMENTS	12-03-19

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102	EXISTING TOPOGRAPHY
C103-C104	SIDEWALK STREET LIGHT, AND SIGN PLAN
C110-C112	GRADING AND DRAINAGE PLAN
C113	SSD PLAN
C115-C116	PONDING PLAN
C200-C202	STREET PLAN & PROFILE
C203	INTERSECTION DETAILS
C204	ENTRANCE PLAN & TRAFFIC MAINTENANCE
C300-C301	SANITARY SEWER PLAN
C302-C303	SANITARY SEWER PLAN & PROFILES
C310-C311	STORM SEWER PLAN & PROFILES
C320-C321	WATER MAIN PLAN (CITIZENS WATER)
C400	INITIAL EROSION CONTROL PLAN
C401-C403	FINAL EROSION CONTROL PLAN
C404	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C501-C502	CITIZENS WATER DETAILS
	LANDSCAPING PLAN (By Others)
	PLAT
	TOWN OF MCCORDSVILLE STANDARDS

## PLANS PREPARED BY:

**BANNING ENGINEERING**  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700, FAX: (317) 707-3800  
E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com)  
WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

CONTACT: ROBERT J. STATON

## CONSTRUCTION DOCUMENTS

PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.  
THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.



CERTIFIED BY: \_\_\_\_\_

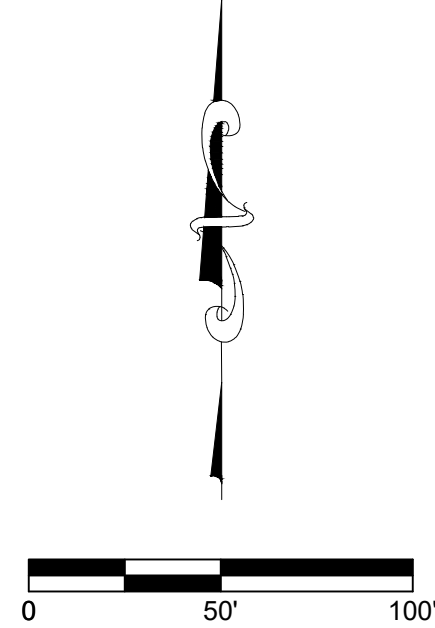
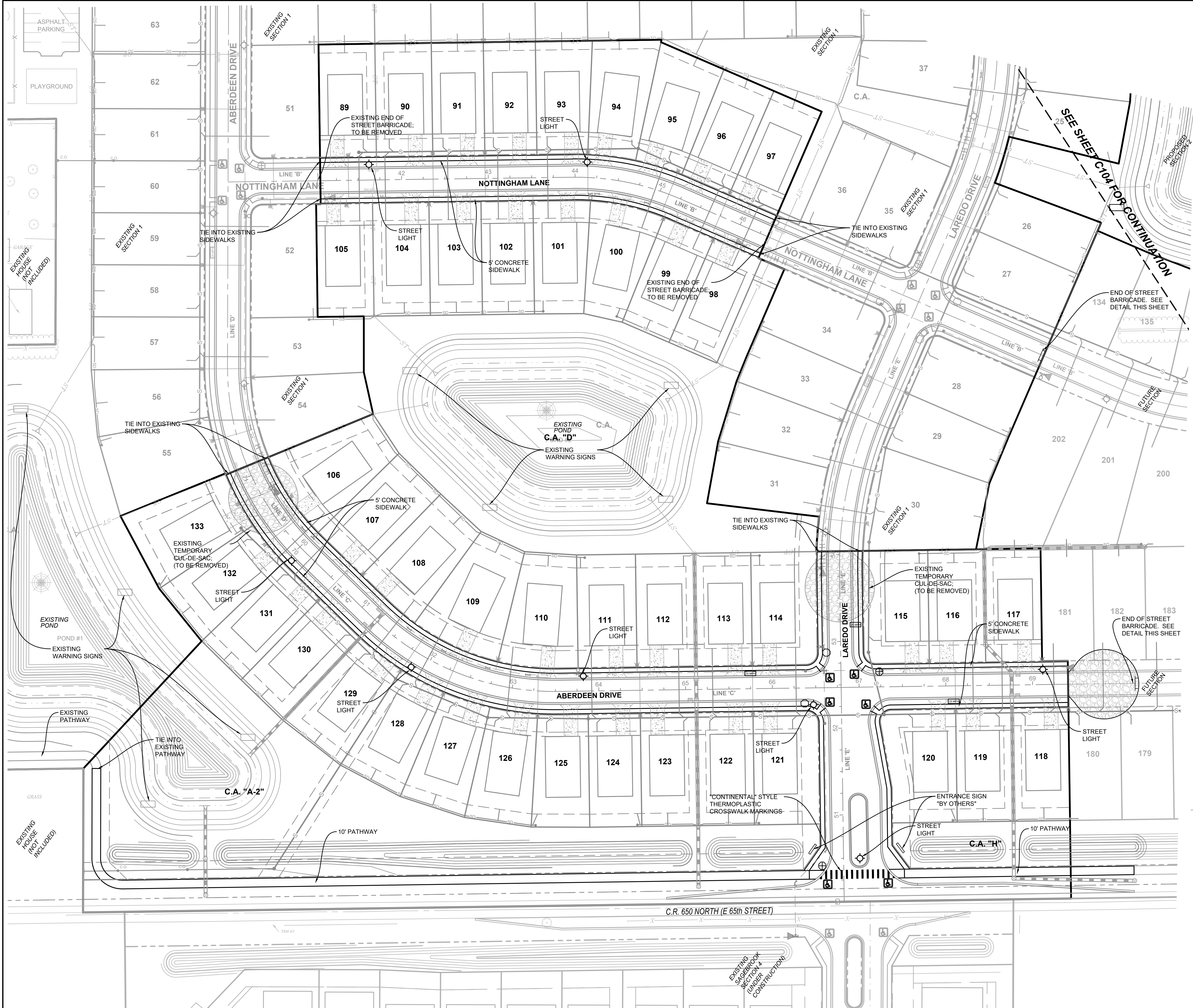
Date: 10-18-19  
Project No: 18003P-S2  
Sheet No: \_\_\_\_\_

C100





g:\a\p\2018\18003P\DWG\18003P-S2.dwg 12:40pm 12-03-19



LEGEND

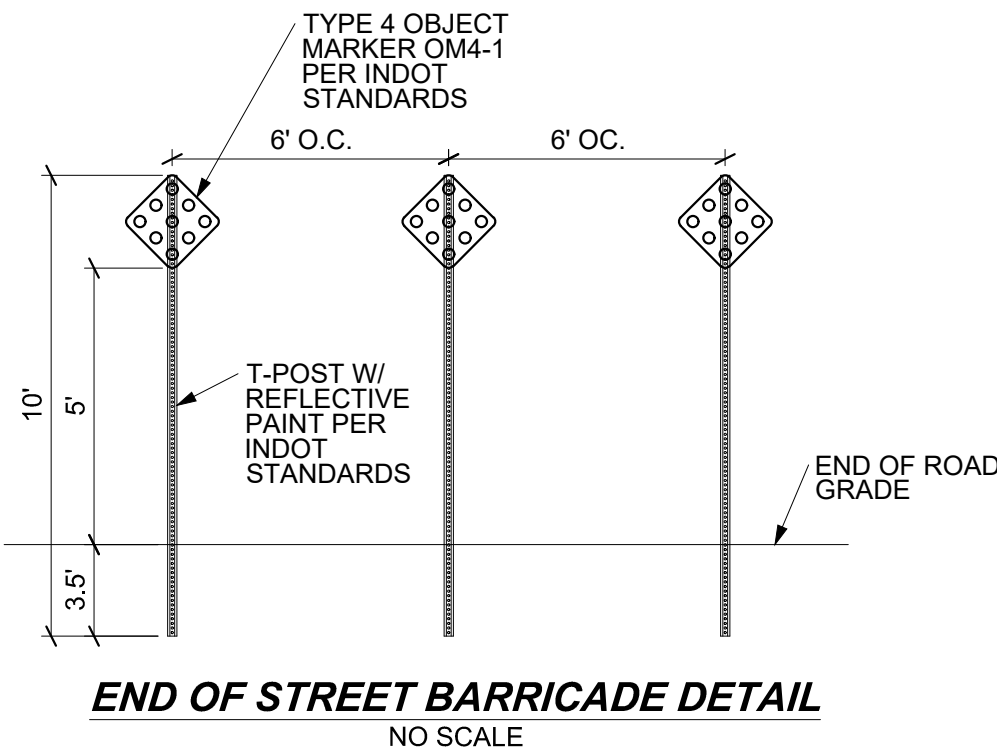
- (4) SPEED LIMIT SIGN (25 MPH)
- (1) STOP AND STREET NAME SIGN
- (2) STOP SIGN
- STREET NAME CHANGE LOCATION
- (6) CURB RAMP LOCATION (SEE HANCOCK COUNTY STANDARDS FOR TACTILE STRIP DETAIL)
- (2) END OF STREET BARRICADE - SEE DETAIL THIS SHEET
- (4) WARNING "DEEP WATER, NO SWIMMING"
- (11) STREET LIGHT (PER TOWN OF McCORDSVILLE)
- EXISTING / FUTURE STREET LIGHT LOCATION
- EXISTING STOP SIGN
- EXISTING CURB RAMP LOCATION

STREET NAME CHART

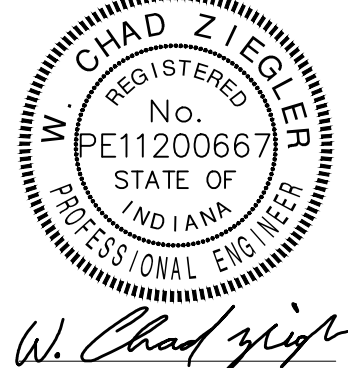
LINE	STREET NAME
A	BIRMINGHAM AVENUE
B	NOTTINGHAM LANE
C & D	ABERDEEN DRIVE / CIRCLE
E	LAREDO DRIVE
F	BIRMINGHAM AVENUE

NOTES:

- SEE TOWN OF McCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
- REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF McCORDSVILLE AND MUTCD.
- ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
- LANDSCAPING PLAN BY OTHERS.



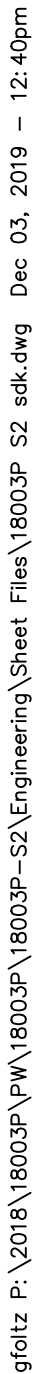
SIDEWALK, SIGNAGE, AND LIGHT PLAN  
WEAVER'S LANDING - SECTION 2  
CR 700 WEST & CR 650 WEST  
McCORDSVILLE, INDIANA



**BANNING**  
ENGINEERING  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700 FAX: (317) 707-3800  
E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com)  
WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)







PLAN NOTES:

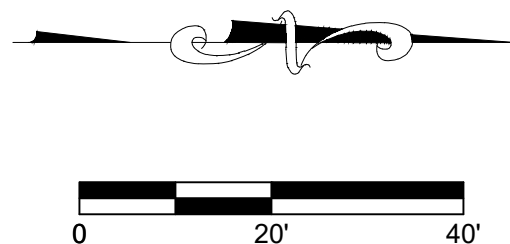
- (A) SUBDIVISION 2' CONCRETE ROLL CURB AND GUTTER SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 3 OF 10.
- (B) LOCAL RESIDENTIAL STREET PAVEMENT SECTION. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 2 OF 10.
- (C) 2' COMBINED CONCRETE CURB AND GUTTER. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 3 OF 10.
- (E) LOCAL ARTERIAL ROAD PAVEMENT SECTION. SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 2 OF 10.
- (A) CURB RAMP. SEE TOWN OF McCORDSVILLE STANDARD DETAILS ON SHEET 5 OF 10.

NOTES:

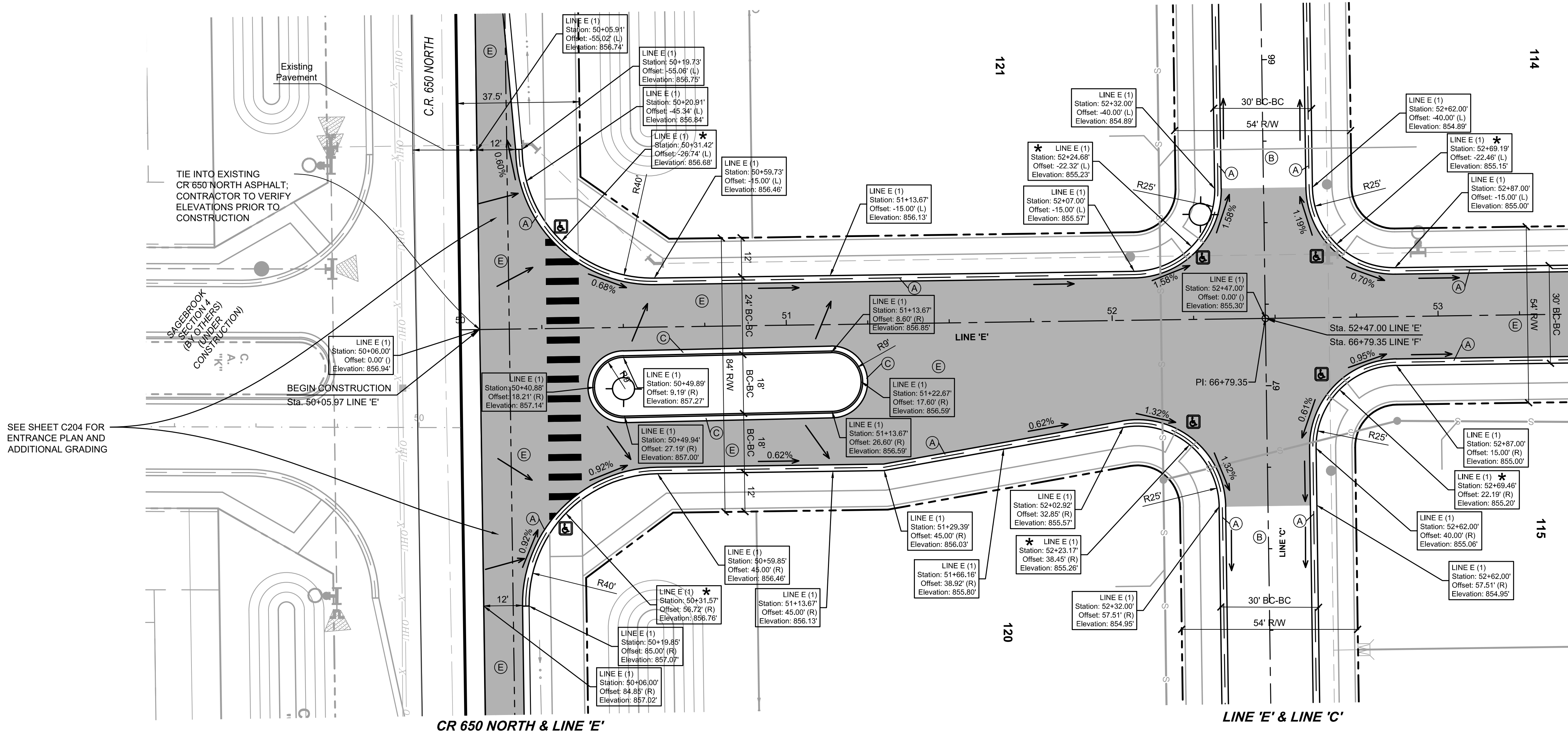
1. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION BEGINS.
4. BACK OF CURB GRADES ARE NOT EQUAL TO THE PROFILE GRADE.
5. SLOPES ACROSS CURB RAMPS SHALL BE LESS THAN 2%.
6. FOR STREET CROSS SECTIONS SEE TOWN OF McCORDSVILLE STANDARD DETAILS SHEET 2 OF 10.
7. FOR 30' WIDE STREET (BC-BC) THE BACK OF CURB GRADE IS 0.03' HIGHER THAN THE PROFILE GRADE.

STREET NAME CHART

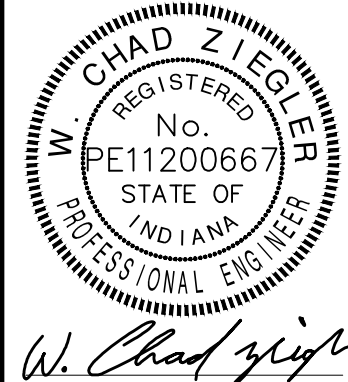
LINE	STREET NAME
A	BIRMINGHAM AVENUE
B	NOTTINGHAM LANE
C & D	ABERDEEN DRIVE / CIRCLE
E	LAREDO DRIVE
F	BIRMINGHAM AVENUE



\* NOTE: TC ELEVATION SHOWN IN THIS LOCATION IS FOR TYPICAL CURB. ACTUAL TC ELEVATION WILL BE LOWER FOR DEPRESSED HANDICAP RAMP AT THIS POINT. FLOW LINE ELEVATION SHALL BE CALCULATED FROM TC SHOWN.



INTERSECTION DETAILS  
WEAVER'S LANDING - SECTION 2  
CR 700 WEST & CR 650 WEST  
McCORDSVILLE, INDIANA



**BANNING**  
ENGINEERING  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700 FAX: (317) 707-3800  
E-MAIL: Banning@BanningEngineering.com  
WEB: www.BanningEngineering.com



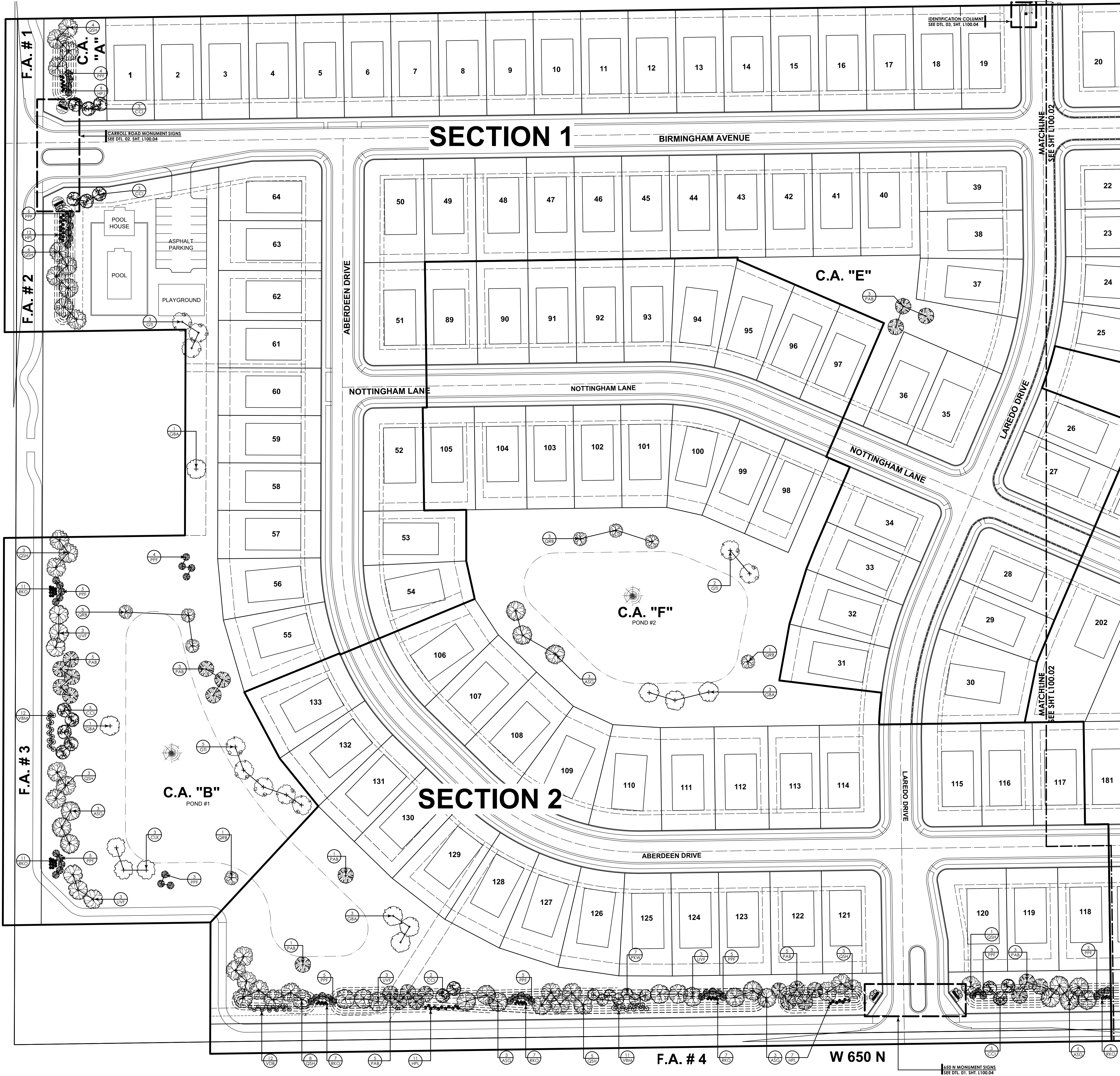
Project No: 18003P-S2

Sheet No:

C203




CARROLL ROAD



PO BOX 276  
McCordsville, IN 46055  
(317) 220-0722

**WEAVERS LANDING**  
C.R. N. 700 W. & C.R. W. 650 N.  
VERNON TWP., HANCOCK CO.,  
MCCORDSVILLE, INDIANA

05	SEE THIS SHT.	11/12/19
04	SEE THIS SHT.	10/14/19
03	SEE THIS SHT.	12/20/18
02	SEE THIS SHT.	11/26/18
01	SEE THIS SHT.	05/15/18
NO. REVISION/ISSUE		DATE

  
**NORTH**


DATE ISSUED: MAY 14, 2018

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**SITE PLANTING PLAN**

**L100.01**

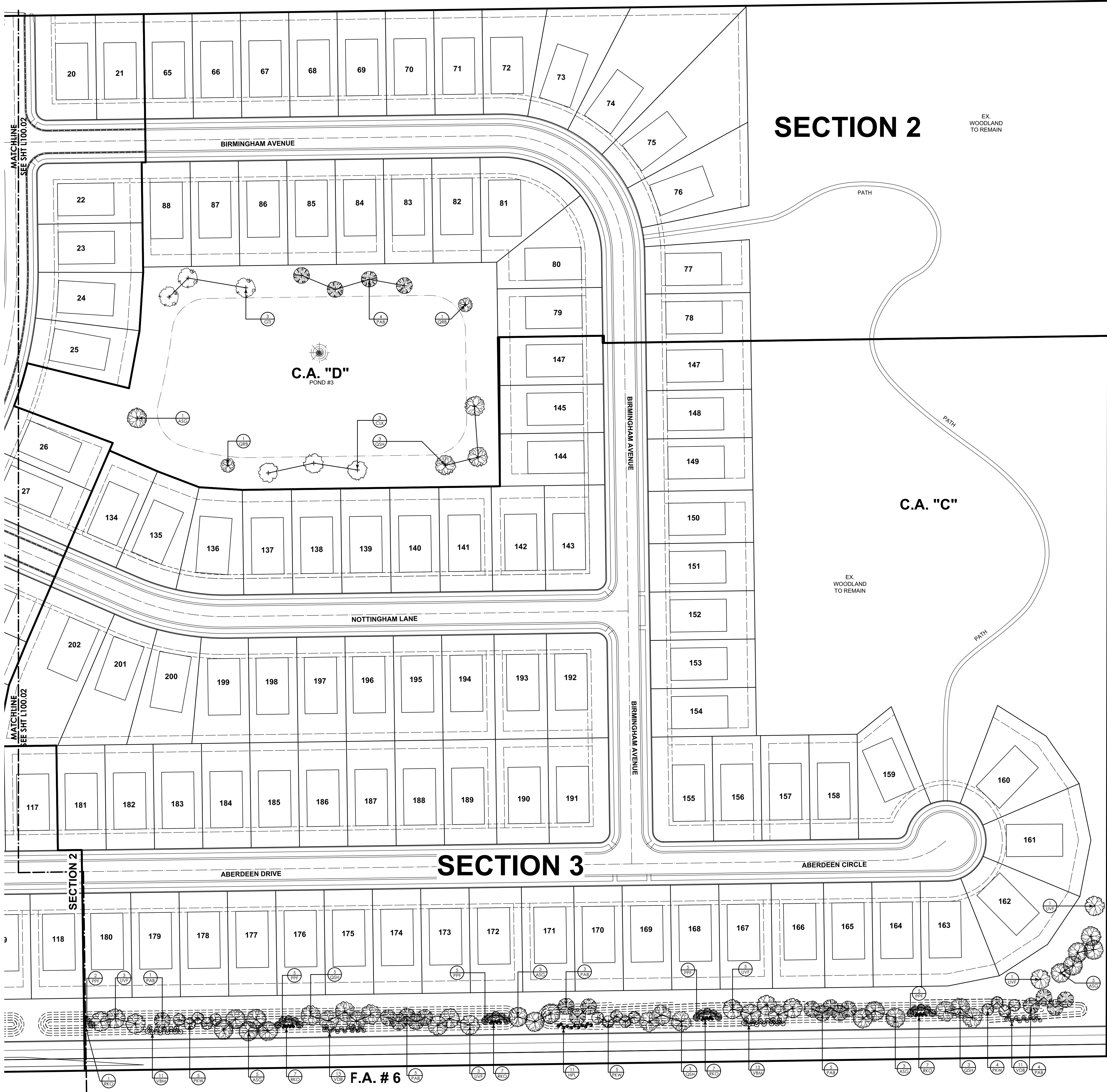
PROJECT NUMBER 20180031

  
Know what's below. Call before you dig.

SCALE: 1" = 60'-0"  
GRAPHIC SCALE

30' 0 60' 120'





**COMMON AREA (C.A.)**

PROPOSED: 5 TREES PER ACRE  
2 ORNAMENTAL TREES IS EQUIVALENT TO 1 SHADE TREE  
C.A. "C": = 9.15 ACRES; EXISTING WOODLAND TO REMAIN: NO TREES REQUIRED  
C.A. "D": = 3.05 ACRES x 5 SHADE/ACRE TREES REQUIRED = 15.28: 12 SHADE TREES PROVIDED,  
4 EVERGREEN TREES PROVIDED

**ROAD FRONTAGE AREA (F.A.)**

PROPOSED: 7 TREES PER 100 LF  
-3 SHADE TREES  
-3 EVERGREEN TREES  
-1 ORNAMENTAL TREES  
PROPOSED: 7 SHRUBS PER 100 LF

F.A. # 6 = 1,340 LF OF FRONTAGE  
PROVIDED: 40 SHADE TREES, 40 EVERGREEN TREES, 14 ORNAMENTAL TREES, & 94 SHRUBS

**GENERAL NOTE:**  
1. FOR PLANT SCHEDULE INFORMATION, REFER TO SHEET L100.05.



PO BOX 276  
McCordsville, IN 46055  
(317) 220-0722

**WEAVERS LANDING**  
C.R. N. 700 W. & C.R. W. 650 N.  
VERNON TWP., HANCOCK CO.,  
MCCORDSVILLE, INDIANA

05	SEE THIS SHT.	11/12/19
04	SEE THIS SHT.	10/14/19
03	SEE THIS SHT.	12/20/18
02	SEE THIS SHT.	11/26/18
01	SEE THIS SHT.	05/15/18
NO. REVISION/ISSUE		DATE

  
**NORTH**


DATE ISSUED: MAY 14, 2018

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**SITE PLANTING PLAN**

**L100.02**

PROJECT NUMBER 20180031

  
Know what's below. Call before you dig.

SCALE: 1" = 60'-0"  
GRAPHIC SCALE 30' 0 60' 120'



03	SEE THIS SHT.	12/20/18
02	SEE THIS SHT.	11/26/18
01	SEE THIS SHT.	05/15/18
NO. REVISION/ISSUE		DATE



DATE ISSUED: MAY 14, 2018

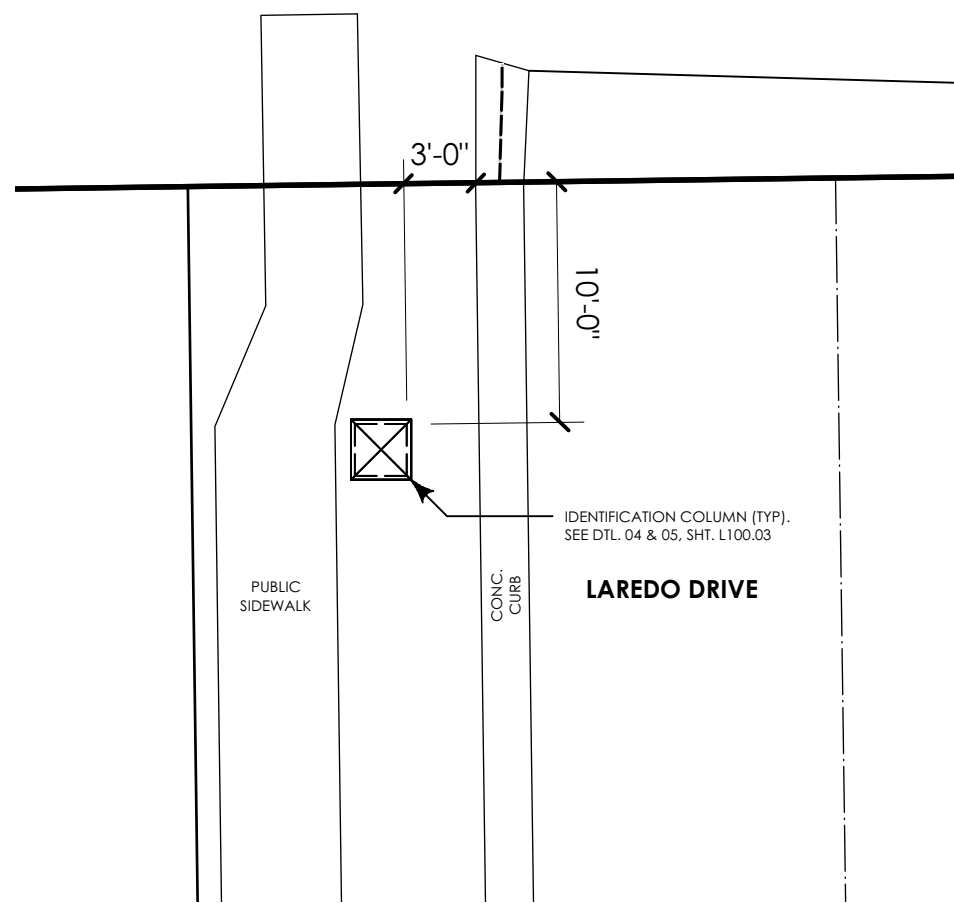
© 2018 LANDMARK DBM, INC.  
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ENTRY PLANTING &  
LAYOUT PLAN

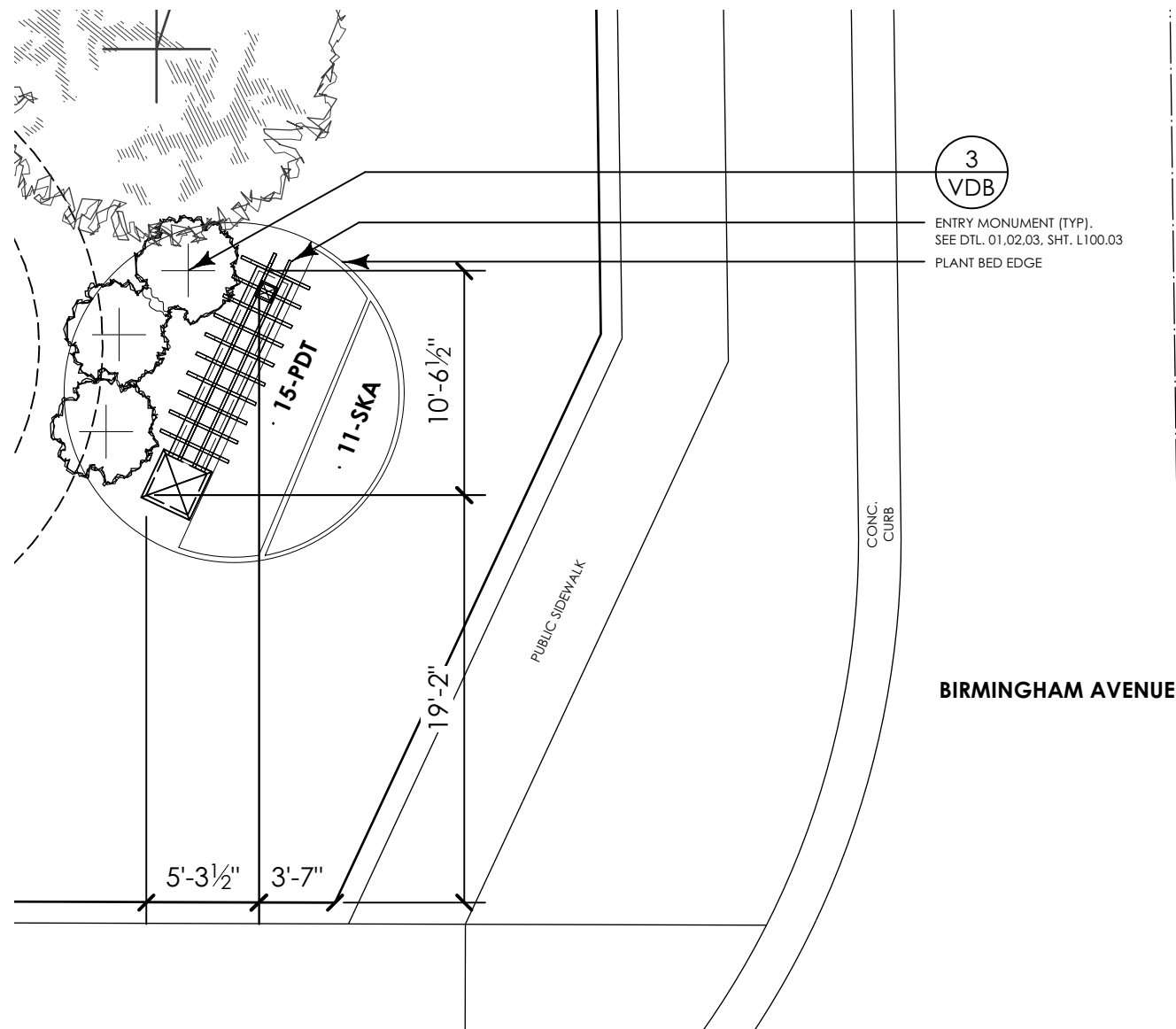
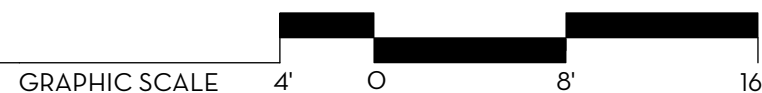
L100.04

PROJECT NUMBER 20180031

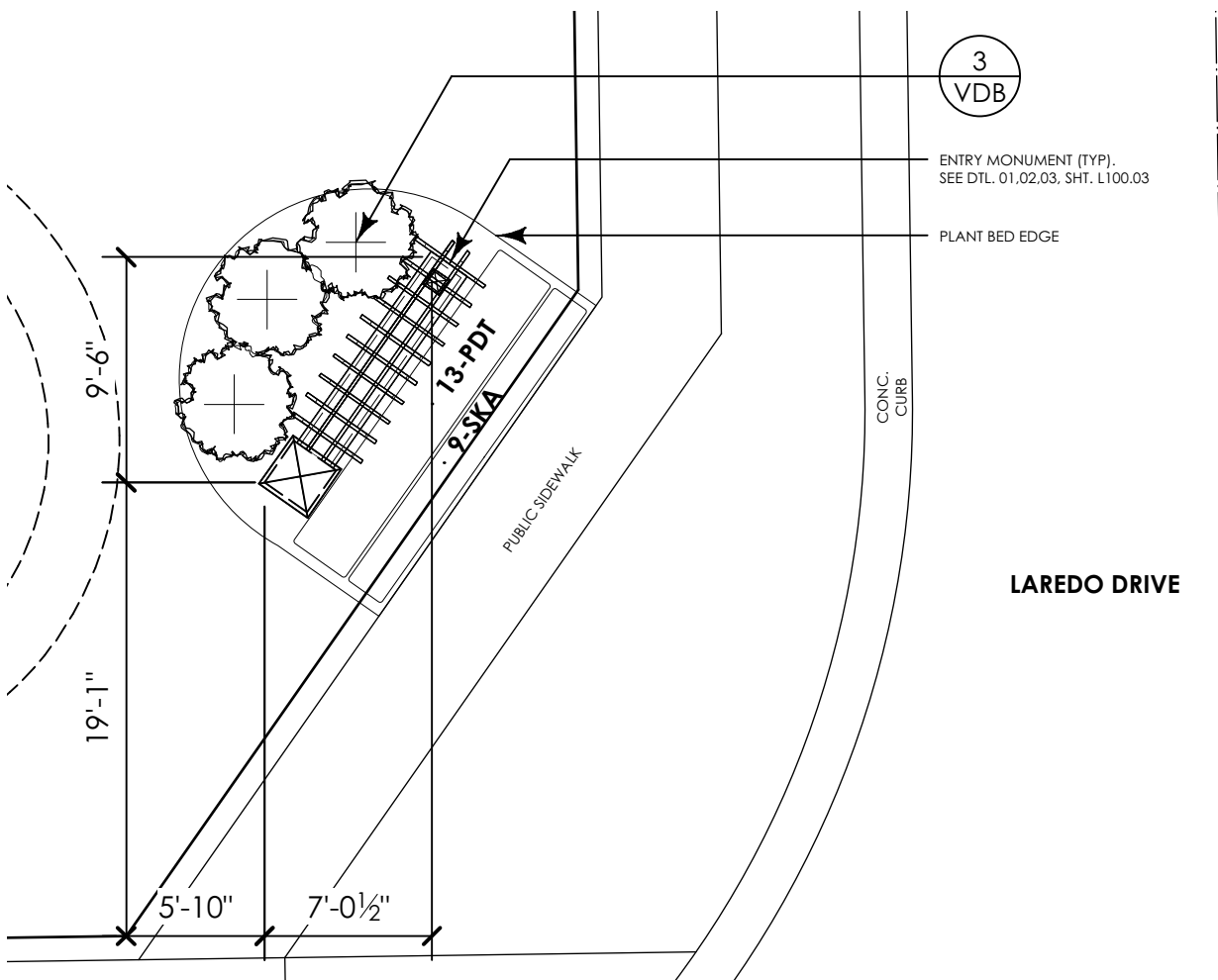
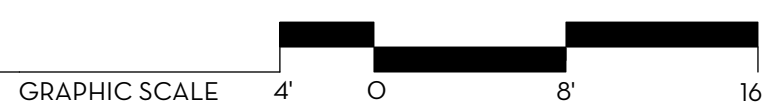
GENERAL NOTE:  
1. FOR PLANT SCHEDULE INFORMATION, REFER  
TO SHEET L100.05.



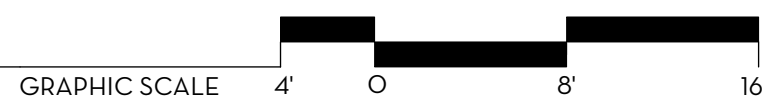
03 IDENTIFICATION COLUMN LAYOUT PLAN  
SCALE: 1/8" = 1'-0"



02 CARROLL ROAD ENTRY: PLANTING & LAYOUT PLAN  
SCALE: 1/8" = 1'-0"



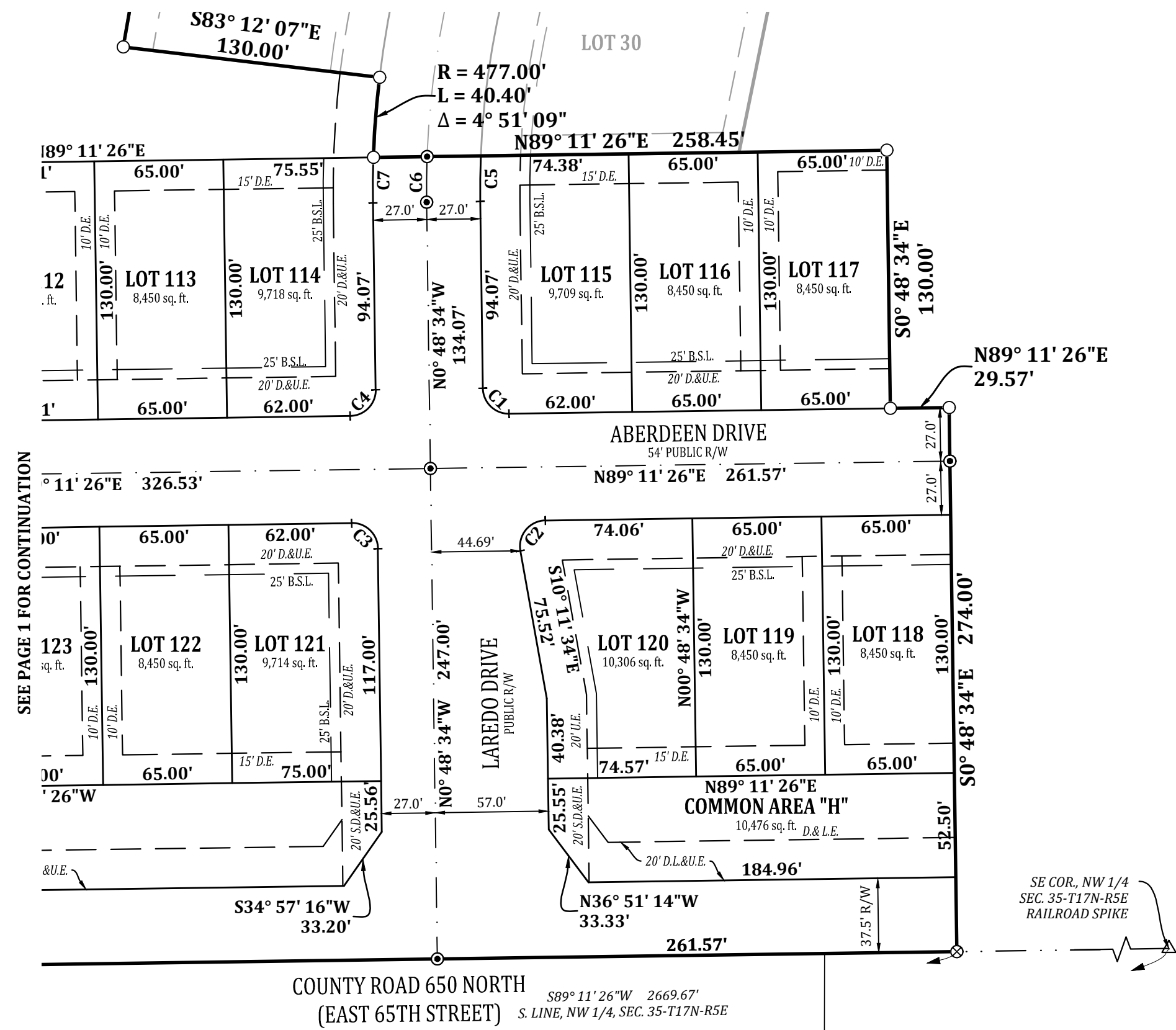
01 650 NORTH ENTRY: PLANTING & LAYOUT PLAN  
SCALE: 1/8" = 1'-0"





# WEAVER'S LANDING, SECTION 2 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E  
HANCOCK COUNTY, INDIANA



0' 60' 120'

NOTE: SEE PAGE 2 FOR CURVE TABLE & FOR NOTES REGARDING MONUMENTS.

## LEGEND

- D. - DRAINAGE
- U. - UTILITY
- L. - LANDSCAPE
- E. - EASEMENT
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- sq. ft. - SQUARE FEET
- ⊗ - MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

# WEAVER'S LANDING, SECTION 2 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E  
HANCOCK COUNTY, INDIANA

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

## LAND DESCRIPTION

Part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that land shown on the plat of the ALTA/NSPS Land Title Survey of said land certified by Brian L. Haggard, P.S. #LS29800001 on June 12, 2018 as Banning Engineering's project number 18003 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

## North Tract

Commencing at a mag nail with washer stamped "Banning Eng. Firm #0060" marking the northwest corner of said South Half; thence North 89 degrees 12 minutes 37 seconds East along the north line of said South Half and the line of Weaver's Landing, Section 1, per plat thereof recorded in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Hancock County, Indiana 1470.41 feet to the northeast corner of said Weaver's Landing, Section 1 and the POINT OF BEGINNING; thence continue North 89 degrees 12 minutes 37 seconds East along the north line of said South Half 1,198.45 feet to the northeast corner of said South Half; thence South 00 degrees 08 minutes 17 seconds West along the east line of said South Half 415.88 feet; thence South 89 degrees 11 minutes 26 seconds West 627.68 feet; thence North 00 degrees 48 minutes 34 seconds West 9.00 feet; thence South 89 degrees 11 minutes 26 seconds West 130.00 feet; thence South 00 degrees 48 minutes 34 seconds East 185.00 feet; thence South 89 degrees 11 minutes 26 seconds West 319.83 feet; thence North 86 degrees 28 minutes 01 second West 53.55 feet; thence North 69 degrees 06 minutes 47 seconds West 55.38 feet; thence North 66 degrees 38 minutes 12 seconds West 65.00 feet to the easterly line of said Weaver's Landing, Section 1; thence the following nine (9) calls along said easterly line: 1) North 23 degrees 21 minutes 48 seconds East 10.28 feet; 2) North 69 degrees 30 minutes 21 seconds West 130.76 feet to the beginning of a non-tangent curve to the left having a radius of 477.00 feet and a central angle of 06 degrees 41 minutes 15 seconds, the radius point of which bears North 69 degrees 30 minutes 21 seconds West; 3) northeasterly along the arc of said curve 55.68 feet to a point which bears South 76 degrees 11 minutes 36 seconds East from said radius point; 4) South 76 degrees 11 minutes 36 seconds East 130.00 feet; 5) North 10 degrees 22 minutes 57 seconds East 72.51 feet; 6) North 03 degrees 35 minutes 37 seconds East 72.51 feet; 7) North 00 degrees 47 minutes 23 seconds West 136.65 feet; 8) North 89 degrees 12 minutes 37 seconds East 5.00 feet; 9) North 00 degrees 47 minutes 23 seconds West 184.00 feet to the POINT OF BEGINNING, containing 13.439 acres, more or less.

## South Tract

Commencing at a boat spike marking the southwest corner of said Northwest Quarter; thence North 89 degrees 11 minutes 26 seconds East along the south line thereof 262.44 feet to a mag nail with washer stamped "Banning Eng. Firm #0060" marking the southeast corner of the land of Klapak as described in Instrument Number 201702494 in said recorder's office and the POINT OF BEGINNING; thence North 00 degrees 10 minutes 21 seconds East along the east line of said land of Klapak 166.00 feet to a 5/8 inch rebar with cap stamped "CZLS Firm 0035" marking the southeast corner of Common Area "A" in said Weaver's Landing, Section 1; thence the following twenty-four (24) calls along the southerly lines of said Weaver's Landing, Section 1: 1) North 42 degrees 52 minutes 09 seconds East 200.23 feet; 2) North 38 degrees 56 minutes 11 seconds West 77.80 feet; 3) North 28 degrees 05 minutes 56 seconds West 94.83 feet; 4) North 67 degrees 51 minutes 25 seconds East 130.00 feet to the beginning of a non-tangent curve to the left having a radius of 327.00 feet and a central angle of 00 degrees 17 minutes 36 seconds, the radius point of which bears North 67 degrees 51 minutes 25 seconds East; 5) southeasterly along the arc of said curve 1.67 feet to a point which bears South 67 degrees 33 minutes 49 seconds West from said radius point; 6) North 67 degrees 33 minutes 49 seconds East 184.00 feet; 7) North 12 degrees 31 minutes 52 seconds West 49.20 feet; 8) North 00 degrees 01 minute 16 seconds East 64.57 feet; 9) South 89 degrees 12 minutes 37 seconds West 53.25 feet; 10) North 00 degrees 47 minutes 23 seconds West 130.00 feet; 11) North 89 degrees 12 minutes 37 seconds East 5.27 feet; 12) North 00 degrees 47 minutes 23 seconds West 184.00 feet; 13) North 89 degrees 12 minutes 37 seconds East 395.41 feet; 14) South 12 degrees 06 minutes 24 seconds West 2.86 feet; 15) South 66 degrees 38 minutes 12 seconds East 201.80 feet; 16) South 23 degrees 21 minutes 48 seconds West 109.86 feet; 17) South 66 degrees 38 minutes 12 seconds East 32.42 feet; 18) South 23 degrees 21 minutes 48 seconds West 72.51 feet; 21) South 10 degrees 13 minutes 19 seconds West 72.51 feet; 22) South 83 degrees 12 minutes 07 seconds East 130.00 feet to the beginning of a non-tangent curve to the left having a radius of 477.00 feet and a central angle of 04 degrees 51 minutes 09 seconds, the radius point of which bears South 83 degrees 12 minutes 07 seconds East; 23) southerly along the arc of said curve 40.40 feet to a point which bears North 88 degrees 03 minutes 16 seconds West from said radius point; 24) North 89 degrees 11 minutes 26 seconds East 258.45 feet; thence South 00 degrees 48 minutes 34 seconds East 130.00 feet; thence North 89 degrees 11 minutes 26 seconds East 29.57 feet; thence South 00 degrees 48 minutes 34 seconds East 274.00 feet to the south line of said Northwest Quarter; thence South 89 degrees 11 minutes 26 seconds West along said south line 1,138.90 feet to the POINT OF BEGINNING, containing 17.258 acres, more or less.

This subdivision consists of 69 lots numbered 65-133 (all inclusive) and 4 Common Areas labeled "A-Z", "D", "E" and "G". 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 new subdivision.

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

Brian L. Haggard

#LS29800001 - State of Indiana

## ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Weaver's Landing Partners, LLC, owners of the real estate described in Instrument # \_\_\_\_\_ 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 consent and desires.

This subdivision shall be known and designated as Weaver's Landing, Section 2. 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.

## CERTIFICATE OF OWNERSHIP

Weaver's Landing Partners, 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 its free and voluntary act and deed.

Signature \_\_\_\_\_

Mark Todd Roberts, Member

Weaver's Landing Partners, LLC

State of Indiana )

County of \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Mark Todd Roberts and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature hereto.

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

Notary Public

Be it resolved by the McCordsville Town Council of McCordsville, Indiana, that the dedications shown on this plat are approved and accepted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

President

## McCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, under the authority provided by:

**NOTES:**  
1) Cross-reference is hereby made to a Boundary Survey of record, recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of Hancock County, Indiana.

2) Dedicated Right-of-Way in this subdivision consists of 4.577 acres and 2891 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned Weaver's Landing PUD Ordinance No. 091118A.

4) Per the Flood Insurance Rate Map (FIRM) for Hancock County, Indiana, community panel 18059C0018D, revised date December 4, 2007, Federal Emergency Management Agency, National Flood Insurance Program a portion of this property does lie within the boundary of a special flood hazard area. The accuracy of any flood hazard statement and the plotting of its limits is subject to map scale uncertainty. Per a Letter of Map Revision determination document, FEMA case # \_\_\_\_\_ dated \_\_\_\_\_, portions of this subdivision have been removed from the special flood hazard area.

## 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 Covenants Conditions and Restrictions of Weaver's Landing recorded with the Recorder of Hancock County Indiana, in Instrument # \_\_\_\_\_ (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 System.

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. Brian L. Haggard

MINIMUM REQUIREMENTS	
Minimum Lot Area	7,800 square feet
Minimum Lot Width at Building Line	60'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	6'
Aggregate Side Yard Setback	15'
Minimum Rear Yard Setback	25'
Minimum Livable Floor Area	1,600 square feet (single story) 1,900 square feet (multi-story)
Maximum Lot Coverage	40%
Maximum Height - Principal	35'

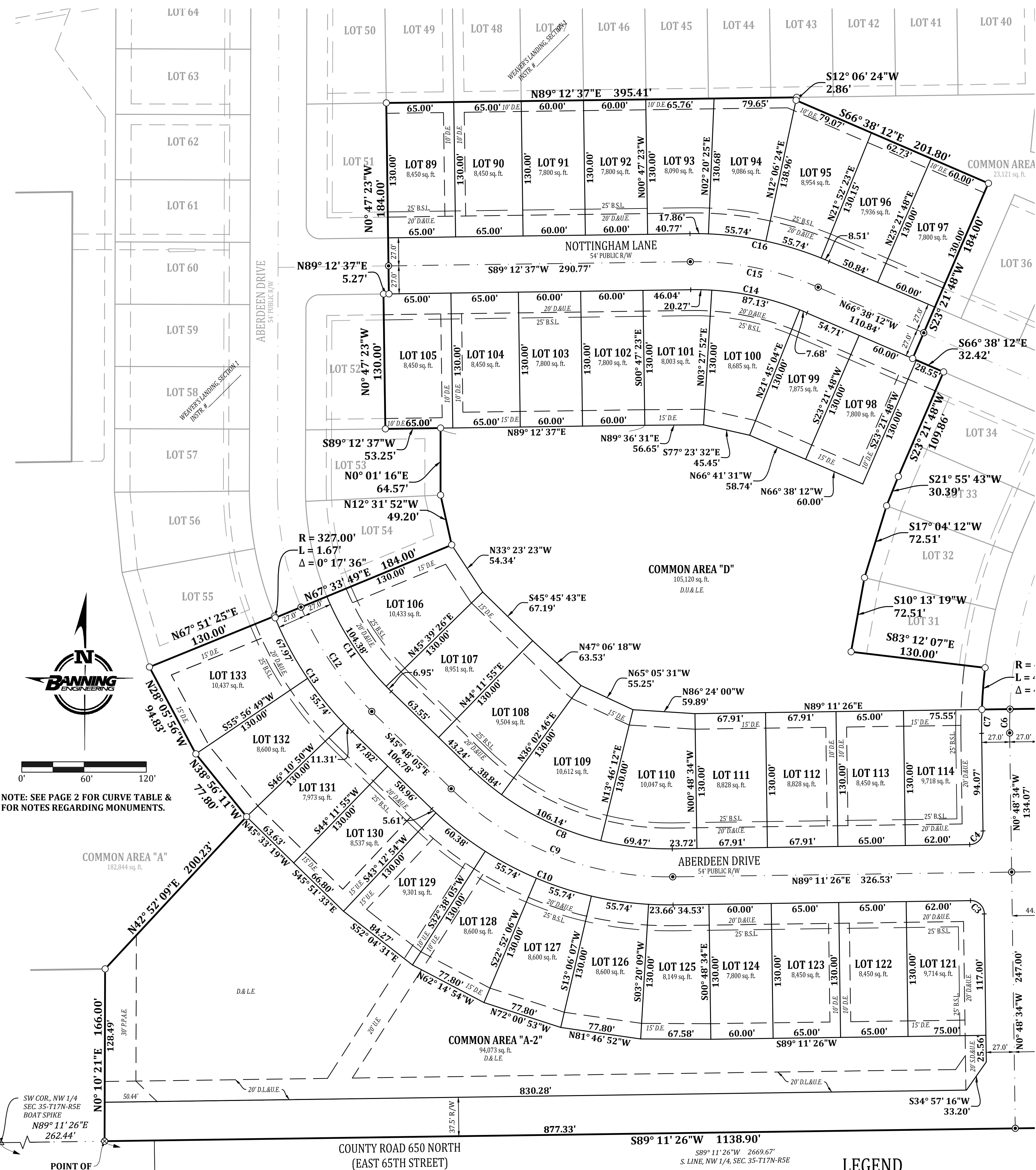


PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn:
Checked: Date:	Checked: Date:	Checked: Date:	DM
Scale: 1"=60'			NA
Date: 10/07/19			NA
Project: 18003P			10/07/19
Sheet 4 of 4			Project: 18003P



# WEAVER'S LANDING, SECTION 2 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E  
HANCOCK COUNTY, INDIANA



SEE PAGE 3 FOR CONTINUATION

### LEGEND

- |         |   |                          |
|---------|---|--------------------------|
| S.      | - | SIGN                     |
| P.P.A.  | - | PUBLIC PEDESTRIAN ACCESS |
| D.      | - | DRAINAGE                 |
| U.      | - | UTILITY                  |
| L.      | - | LANDSCAPE                |
| E.      | - | EASEMENT                 |
| R/W     | - | RIGHT OF WAY             |
| B.S.L.  | - | BUILDING SETBACK LINE    |
| sq. ft. | - | SQUARE FEET              |

Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Signature\_\_\_\_\_

Brian L. Haggard - Professional Surveyor - Indiana - # LS29800001

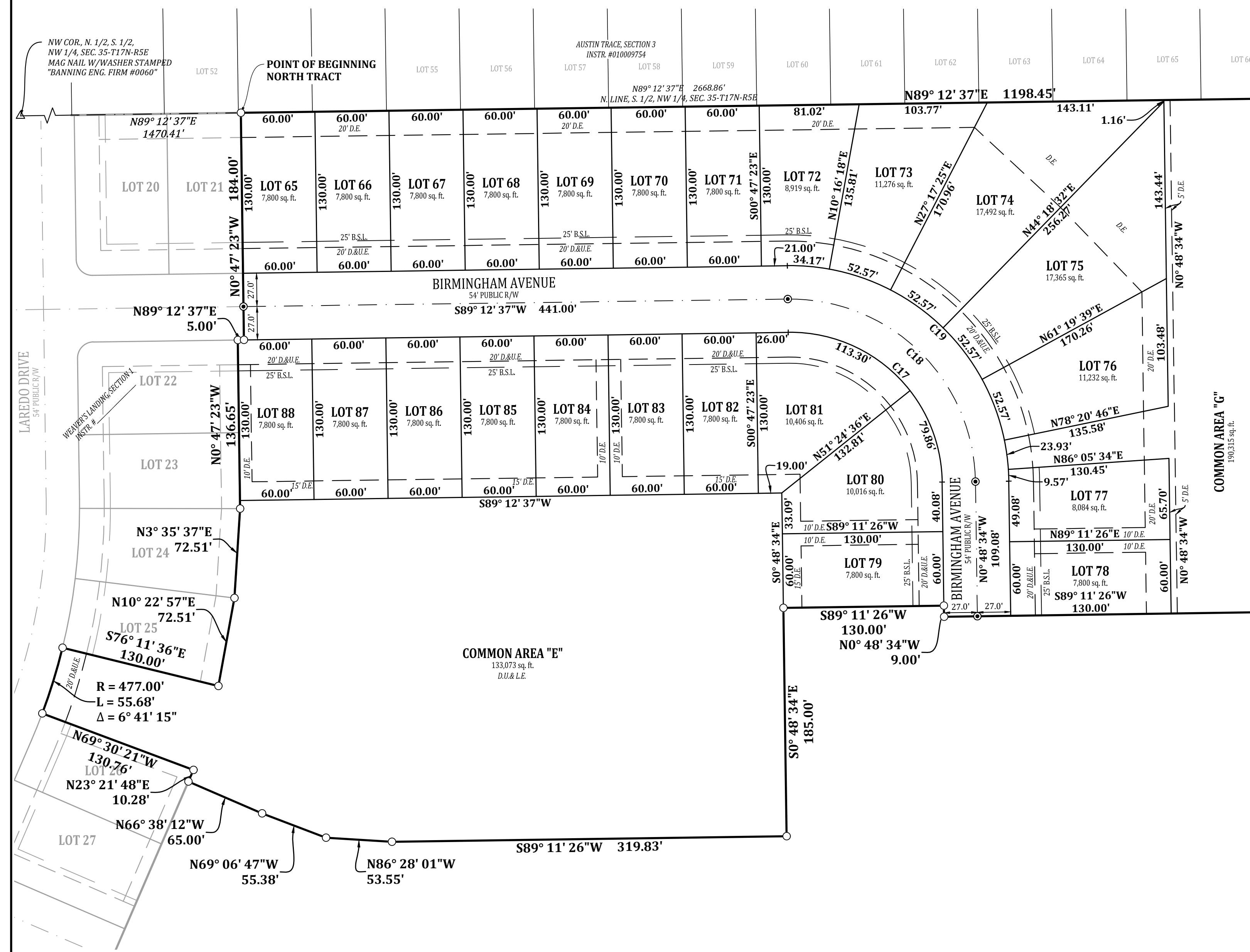


PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=60'
Revisions						Date: 10/07/1
						Project: 18003P
						Sheet 1 of 4

Drawn:	DM
Scale:	1"=60'
Date:	10/07/1
Project:	18003P
Sheet	1 of 4

# WEAVER'S LANDING, SECTION 2 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E  
HANCOCK COUNTY, INDIANA



SEE PAGE 3 FOR CONTINUATION

Curve Table						
Curve #	Length	Radius	Δ	Tangent	Chord Bearing	Chord Distance
C1	20.42'	13.00'	90°00'00"	13.00'	S45°48'34"E	18.38'
C2	22.55'	13.00'	92°23'00"	15.32'	S39°29'56"W	19.83'
C3	20.42'	13.00'	90°00'00"	13.00'	N45°48'34"W	18.38'
C4	20.42'	13.00'	90°00'00"	13.00'	N44°11'26"E	18.38'
C5	22.94'	423.00'	3°06'26"	11.47'	S44°38'38"W	22.94'
C6	22.94'	450.00'	2°55'14"	11.47'	S0°39'03"W	22.94'
C7	22.94'	477.00'	2°45'18"	11.47'	S0°34'05"W	22.93'
C8	214.45'	273.00'	45°00'29"	113.10'	S68°18'20"E	208.98'
C9	235.66'	300.00'	45°00'29"	124.29'	S68°18'20"E	229.65'
C10	256.87'	327.00'	45°00'29"	135.48'	S68°18'20"E	250.32'
C11	111.13'	273.00'	23°21'54"	56.45'	S34°07'08"E	110.56'
C12	122.34'	300.00'	23°21'54"	62.03'	S34°07'08"E	121.49'
C13	133.35'	327.00'	23°21'54"	67.61'	S34°07'08"E	132.43'
C14	115.08'	273.00'	24°09'11"	58.41'	N78°42'47"W	114.23'
C15	126.47'	300.00'	24°09'11"	64.19'	N78°42'47"W	125.53'
C16	137.85'	327.00'	24°09'11"	69.96'	N78°42'47"W	136.83'
C17	193.17'	123.00'	89°58'48"	122.96'	N45°47'59"W	173.92'
C18	235.57'	100.00'	89°58'48"	149.95'	N45°47'59"W	212.10'
C19	277.97'	177.00'	89°58'48"	176.94'	N45°47'59"W	250.27'

## LEGEND

- |         |   |                          |
|---------|---|--------------------------|
| S.      | - | SIGN                     |
| P.P.A.  | - | PUBLIC PEDESTRIAN ACCESS |
| D.      | - | DRAINAGE                 |
| U.      | - | UTILITY                  |
| L.      | - | LANDSCAPE                |
| E.      | - | EASEMENT                 |
| R/W     | - | RIGHT OF WAY             |
| B.S.L.  | - | BUILDING SETBACK LINE    |
| sq. ft. | - | SQUARE FEET              |

PER TITLE 865 I.A.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 RECORDED 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.

⊗ DENOTES A MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060"  
SET OR FOUND

Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Signature\_\_\_\_\_

Brian L. Haggard - Professional Surveyor - Indiana - # LS29800001



Revisions	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
	Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=60'
							Date: 10/07/18
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