

THIS INSTRUMENT PREPARED BY:

TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR  
INDIANA #9700013  
HAMILTON DESIGNS, LLC.  
11 MUNICIPAL DRIVE, SUITE 300  
FISHERS, IN 46038

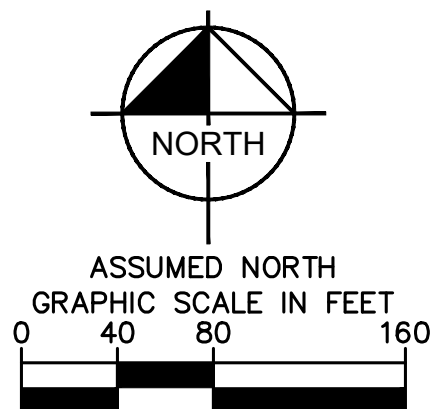
INSTRUMENT PREPARED FOR:

GRAND COMMUNITIES, LLC  
FISCHER DEVELOPMENT COMPANY  
6602 E. 75TH STREET, STE. 400  
INDIANAPOLIS, IN 46250  
CONTACT: GARY CARPENTER  
PHONE: (317) 457-4816  
EMAIL: gcarpenter@fisherhomes.com

DATE PREPARED: 02/19/2021

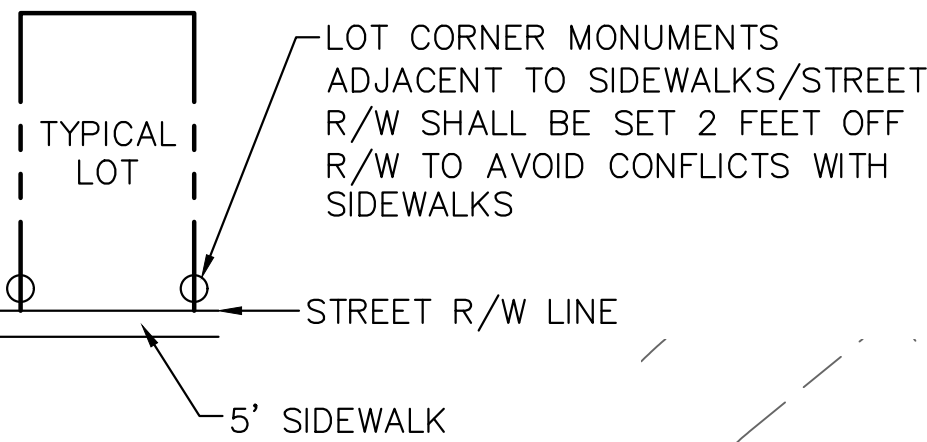
# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 14

PART OF THE SOUTHWEST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA



VILLAGES AT BROOKSIDE PARCEL D  
LOT AND YARD REQUIREMENTS

MIN. LOT WIDTH	70'
MIN. DEPTH FRONT YARD	25'
MIN. DEPTH REAR YARD	15'
MIN. DEPTH SIDE YARD	5'
MIN. BUILDING SEPARATION	18'
MIN. GROUND FLOOR AREA	1,400 SF-1 STORY
	1,700 SF-2 STORY



## PUD NOTE:

THE SUBJECT TRACT IS ZONED PD-M, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 052305, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE. THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, MAY 23, 2005.

## LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
R.S.B.L.	REAR SETBACK LINE
T.C.A.	TREE CONSERVATION AREA

## SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 845 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED, "HAMILTON - FIRM #0104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
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## NOTE:

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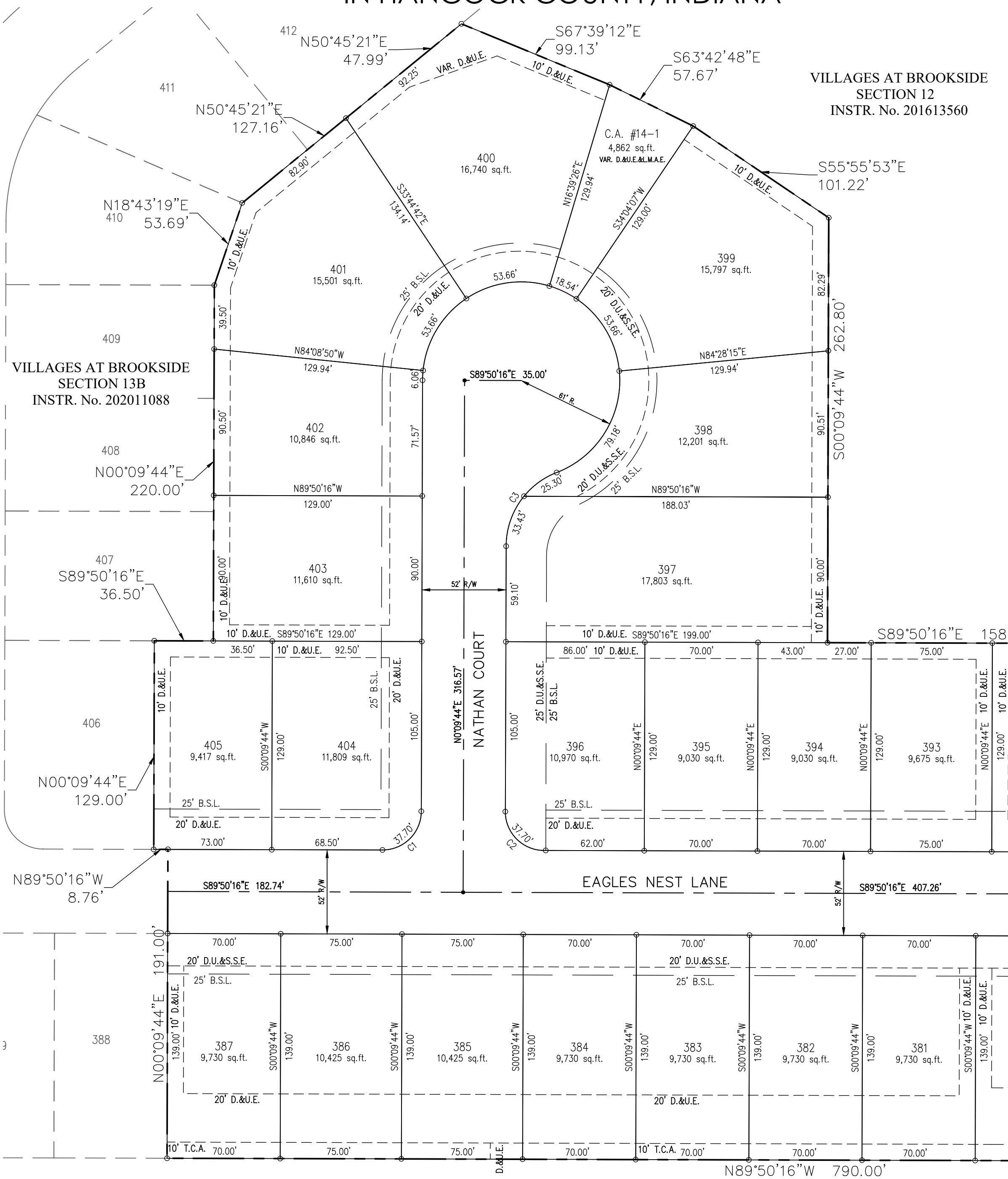
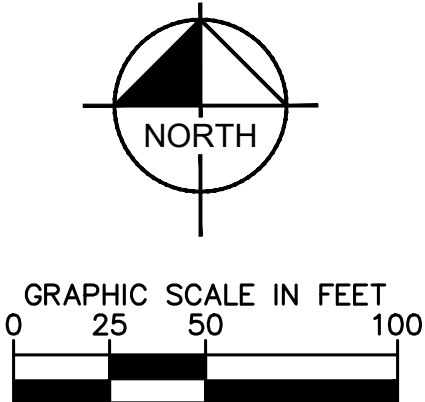
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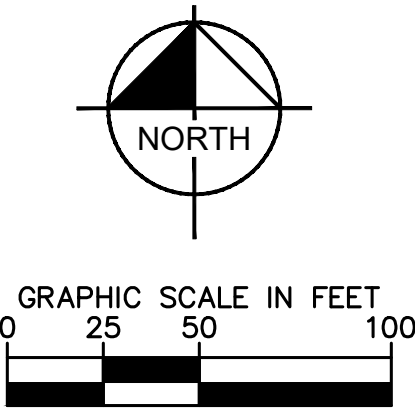
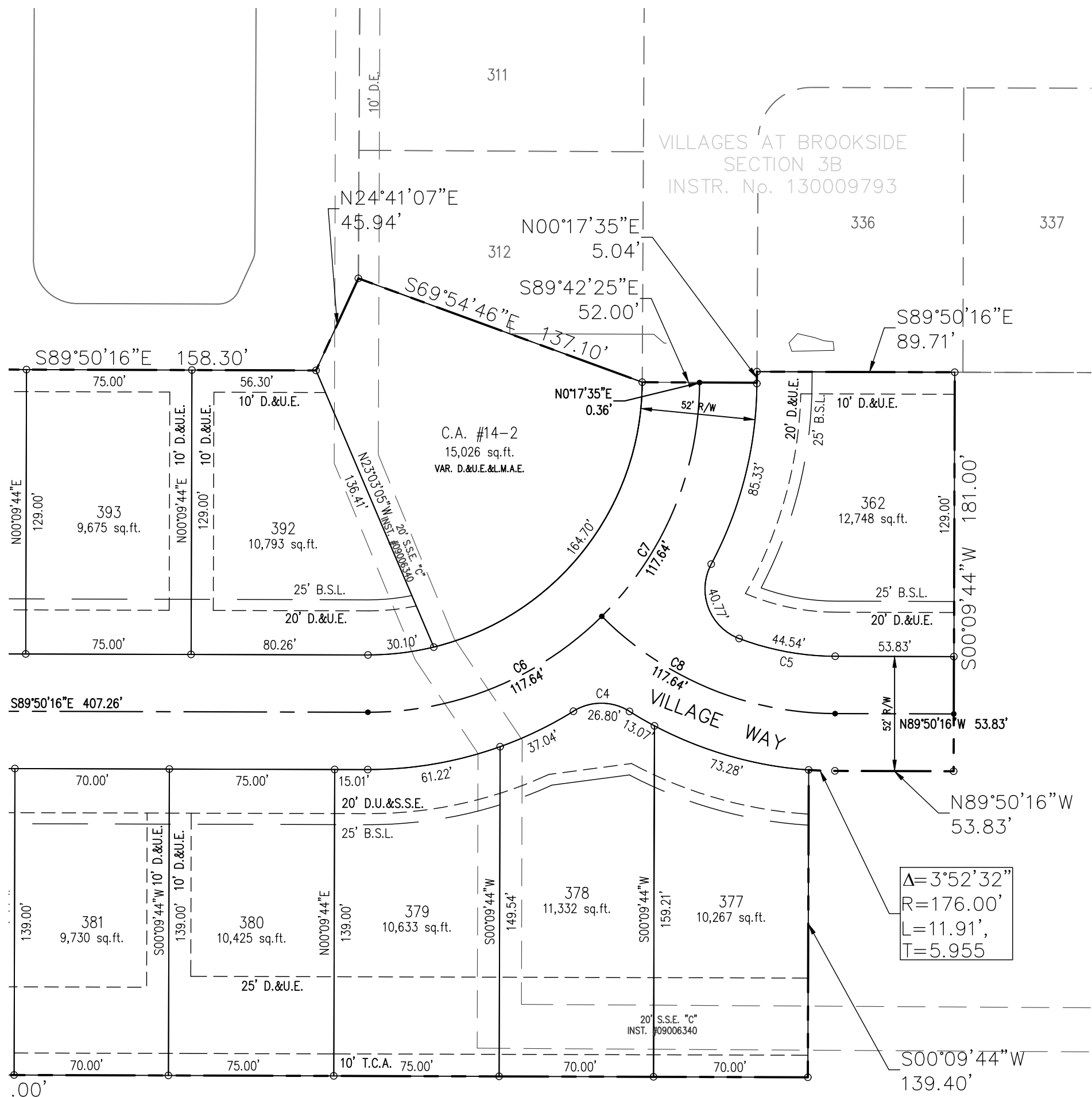
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IN HANCOCK COUNTY, INDIANA



PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH AND RANGE 5  
EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 13B, RECORDED AS INSTRUMENT NUMBER 202011088, IN PLAT CABINET D, SLIDE 108, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING SEVEN (7) COURSES ARE ON AND ALONG THE EAST BOUNDARY LINE OF SAID VILLAGES AT BROOKSIDE, SECTION 13B, 1) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 191.00 FEET; 2) NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 8.76 FEET; 3) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 129.00 FEET; 4) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 36.50 FEET; 5) NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 220.00 FEET; 6) NORTH 18 DEGREES 43 MINUTES 19 SECONDS EAST 53.69 FEET; 7) NORTH 50 DEGREES 45 MINUTES 21 SECONDS EAST 127.16 FEET TO THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 13A, RECORDED AS INSTRUMENT NUMBER 201811423, IN PLAT CABINET D, SLIDE 39 & 40, PAGES 1-5, IN SAID RECORDER'S OFFICE, THENCE CONTINUE NORTH 50 DEGREES 45 MINUTES 21 SECONDS EAST ALONG THE SOUTHERN BOUNDARY LINE OF SAID VILLAGES AT BROOKSIDE, SECTION 13A, 47.99 FEET TO THE NORTHWEST CORNER OF VILLAGES AT BROOKSIDE, SECTION 12, RECORDED AS INSTRUMENT NUMBER 201613560, IN PLAT CABINET C, SLIDE 386, IN THE AFORESAID RECORDER'S OFFICE; THE FOLLOWING SIX (6) COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 12; 1) SOUTH 67 DEGREES 39 MINUTES 12 SECONDS EAST 99.13 FEET; 2) SOUTH 63 DEGREES 42 MINUTES 48 SECONDS EAST 57.67 FEET; 3) SOUTH 55 DEGREES 55 MINUTES 53 SECONDS EAST 101.22 FEET; 4) SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 262.80 FEET; 5) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 158.30 FEET; 6) NORTH 24 DEGREES 41 MINUTES 07 SECONDS EAST 45.94 FEET TO THE SOUTHWEST CORNER OF VILLAGES AT BROOKSIDE, SECTION 3B, RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE AFORESAID RECORDER'S OFFICE; THE FOLLOWING FOUR (4) COURSES ARE ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B; 1) SOUTH 69 DEGREES 54 MINUTES 46 SECONDS EAST 137.10 FEET; 2) SOUTH 89 DEGREES 42 MINUTES 25 SECONDS EAST 52.00 FEET; 3) NORTH 00 DEGREES 17 MINUTES 35 SECONDS EAST 5.04 FEET; 4) SOUTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 181.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 53.83 FEET TO A TANGENT CURVE, SAID CURVE HAVING A RADIUS OF 176.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST; THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 11.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 04 DEGREES 02 MINUTES 16 SECONDS WEST 176.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 139.40 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 16 SECONDS WEST 790.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.99 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

THIS SUBDIVISION CONSISTS OF 26 LOTS AND 2 COMMON AREAS LABELED AS "C.A.#14-1 & #14-2", AND SHALL BE KNOWN AND DESIGNATED AS VILLAGES AT BROOKSIDE SECTION 14. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

THE SIZE OF THE LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED PREPARED BY STOEPPELWERTH & ASSOCIATES, DATED \_\_\_\_\_, \_\_\_\_\_ AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

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PART OF THE SOUTHWEST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA

## TOWN APPROVAL

### MCCORDSVILLE ADVISORY PLAN COMMISSION:

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the \_\_\_\_\_ day of \_\_\_\_\_, 2021, under the authority provided by:

Signature \_\_\_\_\_ Signature \_\_\_\_\_

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

## 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 790 linear feet of open ditches and 1,628 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

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 and Reservation of Easements for the Villages at Brookside set forth on the Plat of Villages at Brookside Recorded with the Recorder of Hancock County, Indiana Instrument # \_\_\_\_\_ and all amendments and supplements thereto, (the "Covenants"), and this constitutes a supplement declaration within the meaning of the Covenants.

STORM INVENTORY CHART	
12" R.C.P.	503 L.F.
15" R.C.P.	150 L.F.
18" R.C.P.	470 L.F.
21" R.C.P.	0 L.F.
30" R.C.P.	0 L.F.
TOTAL	1,123 L.F.

## ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Grand Communities, LLC. owners of the real estate shown and described on the plat heretofore recorded in the Hancock County Recorder's Office on the \_\_\_\_\_ day of \_\_\_\_\_, and recorded in the Hancock County Recorder's Office as Instrument # \_\_\_\_\_, Slide \_\_\_\_\_, and Cabinet \_\_\_\_\_, 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 Villages At Brookside, Section 14, an addition to Villages At Brookside. 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.

Right of way shown on this plat and heretofore dedicated to the Town consists of 1.74 acres.

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.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the dedications shown on this plat are hereby approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

President \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP

We, Grand Communities, 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.

Grand Communities, LLC.  
A Kentucky Limited Partnership  
By Fischer Development Company  
its General Partner

By: \_\_\_\_\_  
Todd E. Huss, President

This is an acknowledgement clause; no oath or affirmation was administered to the signer. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Todd E. Huss, President of Grand Communities, LLC, a Kentucky limited liability company, on behalf of the company.

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

My Commission Expires \_\_\_\_\_

## REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY 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 OF THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY PLAT, AND AS EXCEPT AS NOTED, 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. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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."

TERRY D. WRIGHT, PS  
INDIANA REGISTRATION NO 9700013

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_) SS:  
\_\_\_\_\_) COUNTY \_\_\_\_\_ )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED TERRY WRIGHT AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNATURE: \_\_\_\_\_ PRINTED  
NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ COUNTY OF  
RESIDENCE: \_\_\_\_\_

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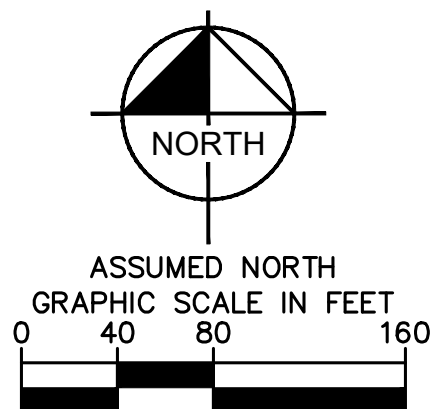
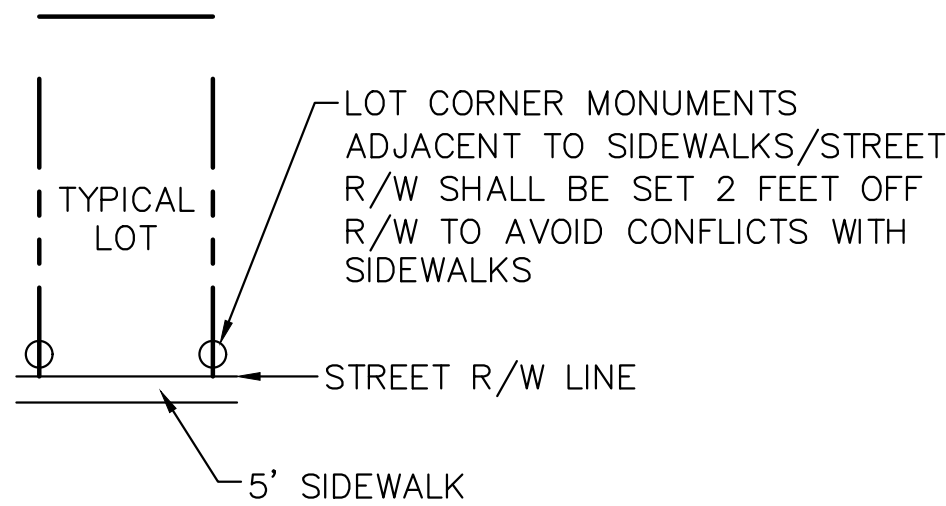
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DATE PREPARED: 02/19/2021

# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 15

PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA



VILLAGES AT BROOKSIDE PARCEL D LOT AND YARD REQUIREMENTS	
MIN. LOT WIDTH	70'
MIN. DEPTH FRONT YARD	25'
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MIN. GROUND FLOOR AREA	1,400 SF-1 STORY
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1 OF 4

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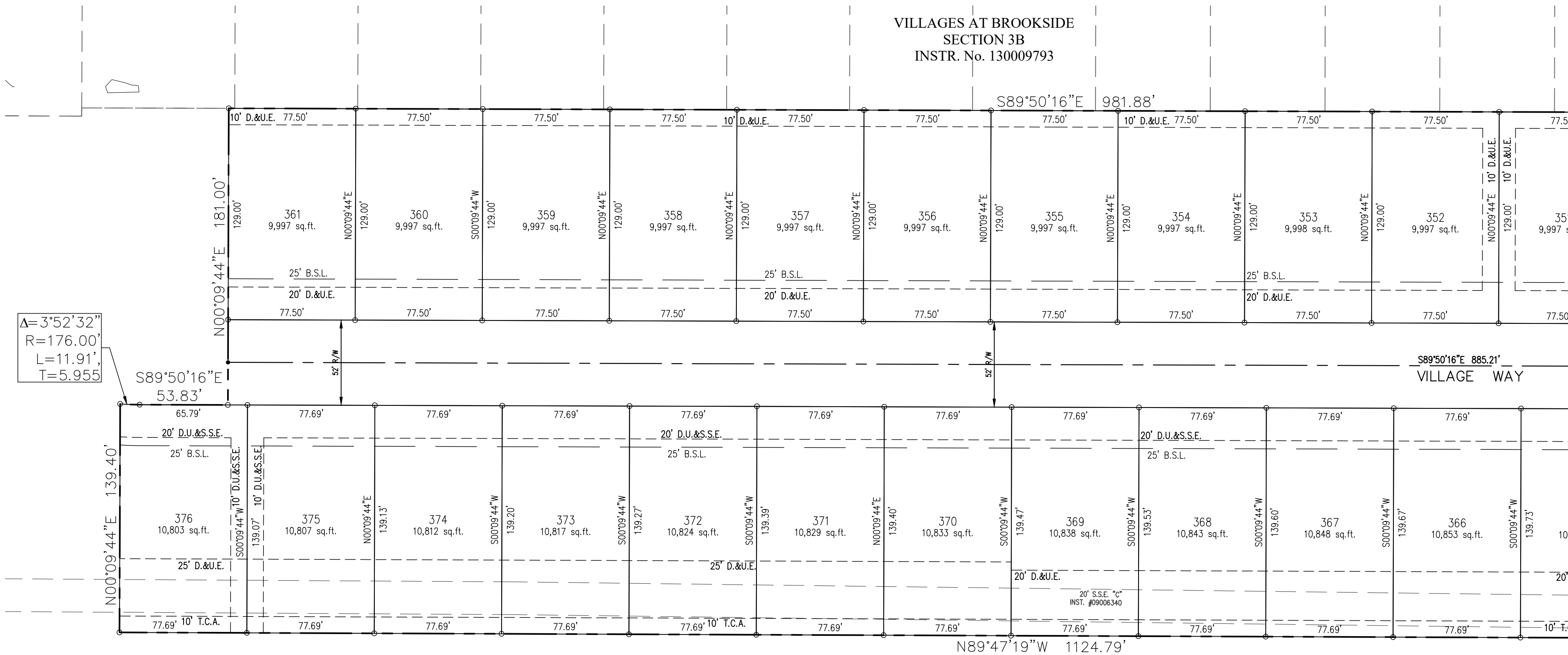
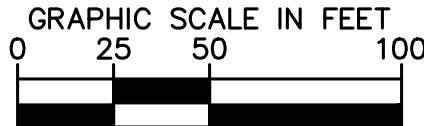
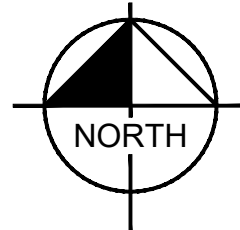
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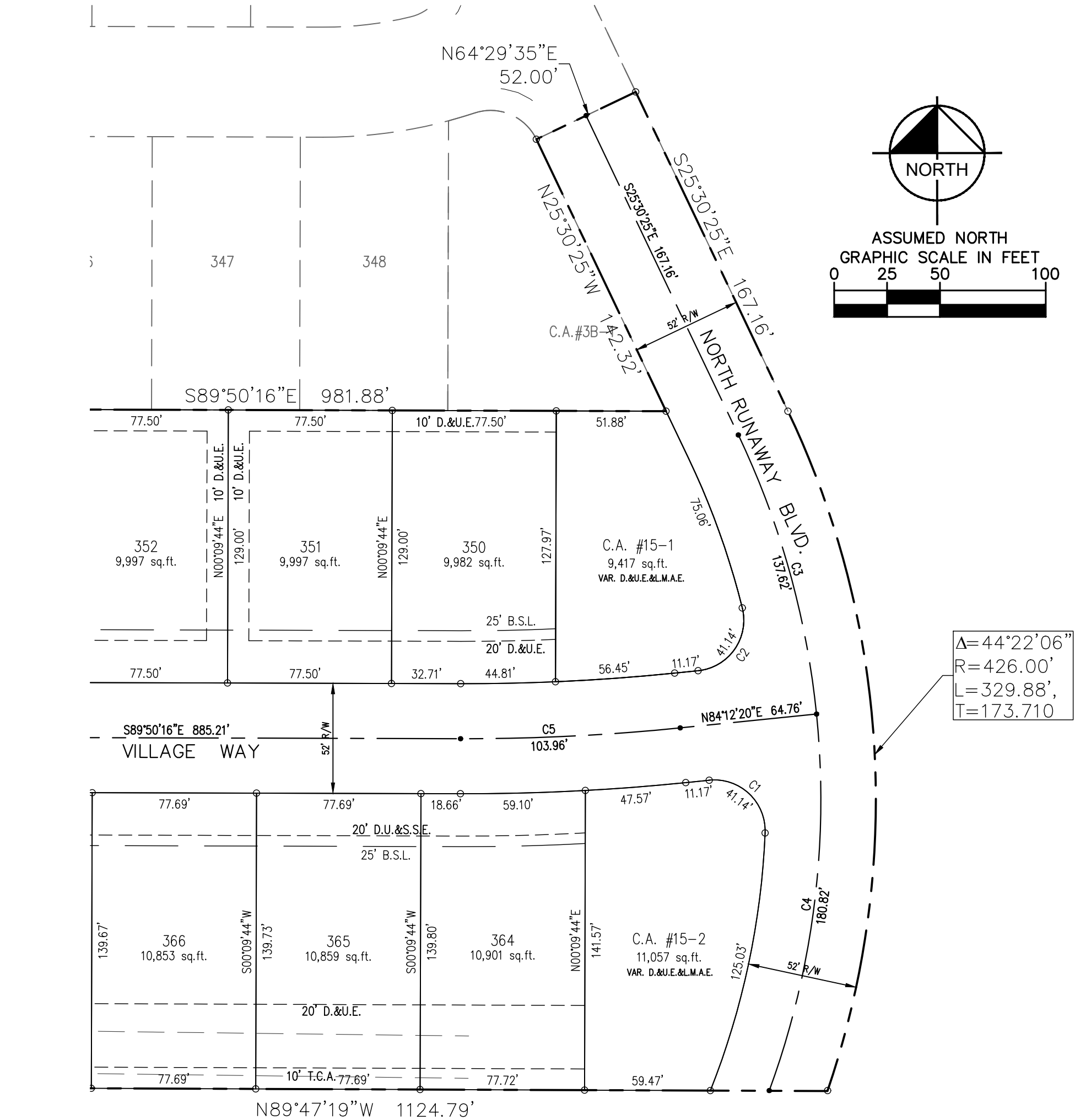
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SECTION 15

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RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE  
OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING TWO (2)  
COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE,  
SECTION 3B; 1) NORTH 25 DEGREES 30 MINUTES 25 SECONDS WEST 142.32 FEET; 2)  
NORTH 64 DEGREES 29 MINUTES 35 SECONDS EAST 52.00 FEET; THENCE SOUTH 25  
DEGREES 30 MINUTES 25 SECONDS EAST 167.17 FEET TO A TANGENT CURVE, THE RADIUS  
POINT BEING SOUTH 64 DEGREES 29 MINUTES 35 SECONDS WEST 426.00 FEET FROM  
SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 329.88 FEET  
TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 71 DEGREES 08  
MINUTES 19 SECONDS EAST 426.00 FEET FROM THE RADIUS POINT OF SAID CURVE;  
THENCE NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST 1,124.79 FEET; THENCE  
NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 139.40 FEET TO A TANGENT CURVE,  
THE RADIUS POINT OF SAID CURVE BEING NORTH 04 DEGREES 02 MINUTES 16 SECONDS  
EAST 176.00 FEET FROM SAID POINT; THENCE EASTERLY ALONG SAID CURVE AN ARC  
DISTANCE OF 11.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING  
SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 176.00 FEET FROM THE RADIUS  
POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST  
53.83 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 181.00 FEET TO  
A POINT ON THE SOUTHERN BOUNDARY OF THE AFORESAID VILLAGES AT BROOKSIDE,  
SECTION 3B; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST ALONG THE  
SOUTHERN BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B A DISTANCE OF  
981.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.27 ACRES, MORE OR LESS,  
SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF  
RECORD.

THIS SUBDIVISION CONSISTS OF 25 LOTS AND 2 COMMON AREAS LABELED AS "C.A.#15-1  
& #15-2", AND SHALL BE KNOWN AND DESIGNATED AS VILLAGES AT BROOKSIDE SECTION  
15. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY  
DEDICATED TO THE PUBLIC.

THE SIZE OF THE LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES  
DENOTING FEET AND CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED  
PREPARED BY STOEPPELWERTH & ASSOCIATES, DATED \_\_\_\_\_,  
AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE  
OF THE RECORDER OF HANCOCK COUNTY, INDIANA.



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THIS INSTRUMENT PREPARED BY:

TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR  
INDIANA #9700013  
HAMILTON DESIGNS, LLC.  
11 MUNICIPAL DRIVE, SUITE 300  
FISHERS, IN 46038

INSTRUMENT PREPARED FOR:

GRAND COMMUNITIES, LLC  
FISCHER DEVELOPMENT COMPANY  
6602 E. 75TH STREET, STE. 400  
INDIANAPOLIS, IN 46250  
CONTACT: GARY CARPENTER  
PHONE: (317) 457-4816  
EMAIL: gcarpenter@fisherhomes.com

# SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 15

PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E  
IN HANCOCK COUNTY, INDIANA

## TOWN APPROVAL

### McCordsville Advisory Plan Commission:

This is to certify that this plat has been approved by the McCordsville Advisory Plan  
Commission the \_\_\_\_\_ day of \_\_\_\_\_, 2021, under the  
authority provided by:

Signature \_\_\_\_\_ Signature \_\_\_\_\_

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

## 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 1,010 linear  
feet of open ditches and 1,010 feet of subsurface drains that will be included in  
the Town's Regulated Drainage System.

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 and Reservation of Easements for the Villages  
at Brookside set forth on the Plat of Villages at Brookside Recorded with the  
Recorder of Hancock County, Indiana Instrument # \_\_\_\_\_ and all amendments and  
supplements thereto, (the "Covenants"), and this constitutes a supplement declaration  
within the meaning of the Covenants.

STORM INVENTORY CHART	
12" R.C.P.	480 L.F.
15" R.C.P.	337 L.F.
18" R.C.P.	329 L.F.
24" R.C.P.	127 L.F.
30" R.C.P.	0 L.F.
TOTAL	1,273 L.F.

## ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Grand Communities, LLC. owners of the real estate shown and  
described on the plat heretofore recorded in the Hancock County Recorder's Office  
on the \_\_\_\_\_ day of \_\_\_\_\_, and recorded in the  
Hancock County Recorder's Office as Instrument # \_\_\_\_\_, Slide  
\_\_\_\_\_, and Cabinet \_\_\_\_\_, 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 Villages At Brookside, Section 15,  
an addition to Villages At Brookside. 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.

Right of way shown on this plat and heretofore dedicated to the Town consists of  
1.81 acres.

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.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the  
dedications shown on this plat are hereby approved and accepted this \_\_\_\_\_  
day of \_\_\_\_\_, 2021.

President \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP

We, Grand Communities, 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.

Grand Communities, LLC.  
A Kentucky Limited Partnership  
By Fischer Development Company  
its General Partner

By: \_\_\_\_\_  
Todd E. Huss, President

This is an acknowledgement clause; no oath or affirmation was administered to the  
signer. The Foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2021 by Todd E. Huss, President  
of Grand Communities, LLC, a Kentucky limited liability company, on behalf of the  
company.

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

My Commission Expires \_\_\_\_\_

## REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY 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 OF THE LANDS SURVEYED WITHIN THE  
CROSS-REFERENCED SURVEY PLAT, AND AS EXCEPT AS NOTED, 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. I FURTHER CERTIFY THAT  
THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND  
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

## 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."

TERRY D. WRIGHT, PS  
INDIANA REGISTRATION NO 9700013

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_) SS:  
\_\_\_\_\_) COUNTY \_\_\_\_\_ )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,  
PERSONALLY APPEARED TERRY WRIGHT AND ACKNOWLEDGED THE EXECUTION OF THE  
FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2021.

SIGNATURE: \_\_\_\_\_ PRINTED  
NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ COUNTY OF  
RESIDENCE: \_\_\_\_\_

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