

THE MEADOWS AT SAGEBROOK - SECTION 2

TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

SW CORNER OF NE 1/4 OF
SECT. 2, T. 16N, R. 5E
N89°22'45"E - 1697.90'
N89°22'45"E - 100.12'

SE CORNER OF SE 1/4 OF
SECT. 34, T. 17N, R. 5E
1" DIA. BRASS PLUG FOUND

N LINE OF NE 1/4 OF
SECT. 2, T. 16N, R. 5E

NE CORNER OF NE 1/4 OF
SECT. 2, T. 16N, R. 5E
MAG NAIL SET

CR 600 N
PUBLIC RIGHT-OF-WAY

CR 700 W
PUBLIC RIGHT-OF-WAY

E LINE OF NE 1/4 OF
SECT. 2, T. 16N, R. 5E

Curve Table				
Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	39.27	25.00	S45°19'54"E	35.36
C2	39.27	25.00	N44°40'06"E	35.36
C3	39.27	25.00	S45°19'54"E	35.36
C4	235.62	150.00	N44°40'06"E	212.13
C5	123.65	150.00	N23°17'01"E	120.18
C6	111.97	150.00	N21°42'59"W	109.39
C7	278.03	177.00	N44°40'06"E	250.32
C8	193.21	123.00	S44°40'06"W	173.95
C9	39.27	25.00	N45°19'54"W	35.36
C10	39.27	25.00	N44°40'06"E	35.36
C11	39.27	25.00	N45°19'54"W	35.36
C12	132.12	177.00	N21°42'59"W	129.08
C13	39.27	25.00	N01°53'56"E	35.36
C14	145.91	177.00	S23°17'01"W	141.81
C15	39.27	25.00	S44°40'06"W	35.36
C16	39.27	25.00	N45°19'54"W	35.36
C17	39.27	25.00	N44°40'06"E	35.36
C18	39.27	25.00	S45°19'54"E	35.36
C19	39.27	25.00	S44°40'06"W	35.36
C20	39.27	25.00	N45°19'54"W	35.36

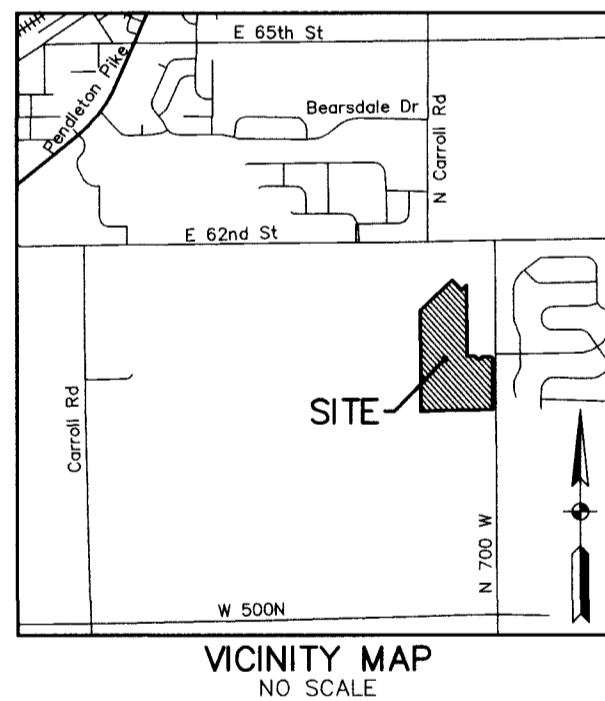
Curve Table				
Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C21	101.39	123.00	N23°17'01"E	98.55
C22	39.27	25.00	S88°06'04"E	35.36
C23	91.82	123.00	S21°42'59"E	89.70
C24	39.27	25.00	S44°40'06"W	35.36
C25	12.01	177.00	N87°43'29"E	12.01
C26	53.32	177.00	N77°09'02"E	53.12
C27	51.49	177.00	N60°11'13"E	51.30
C28	51.49	177.00	N43°31'15"E	51.30
C29	51.49	177.00	N26°51'17"E	51.30
C30	49.34	177.00	N10°32'10"E	49.18
C31	8.90	177.00	N01°06'34"E	8.90
C32	1.45	123.00	S00°00'22"W	1.45
C33	188.76	123.00	S44°18'26"W	170.77
C34	3.00	123.00	S88°58'10"W	3.00
C35	16.33	123.00	N03°28'17"E	16.32
C36	85.06	123.00	N27°05'12"E	83.38
C37	72.47	123.00	S26°13'22"E	71.42
C38	19.35	123.00	S04°50'17"E	19.33
C39	7.17	177.00	N01°29'32"W	7.17
C40	53.16	177.00	N11°15'25"W	52.96

Curve Table				
Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C41	61.15	177.00	N29°45'32"W	60.85
C42	10.64	177.00	N41°22'44"W	10.64
C43	23.24	177.00	S43°08'15"W	23.22
C44	44.58	177.00	S32°09'38"W	44.46
C45	44.58	177.00	S17°43'46"W	44.46
C46	33.50	177.00	S05°05'28"W	33.45

ARCHITECTURAL STANDARDS

* PERIMETER LOTS: ALL LOTS INDICATED WITH A (*) AND/OR ABUTTING COUNTRY ROAD 700 WEST SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8"x8" COLUMNS, REAR BUMP OF AT LEAST TEN (10') FEET IN WIDTH BY FOUR (4') FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.

○ CORNER LOTS: THOSE LOTS INDICATED WITH A ○ SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT MAY BE TWO (2) DIFFERENT FINISH FACADE STYLES. A THREE (3') FEET BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP BE SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES MAY INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING. DWELLINGS BUILT ON CORNER LOTS SHALL INCLUDE A MINIMUM OF ONE (1) WINDOW PER STORY OF A MINIMUM SIZE OF TWO (2') FEET BY FOUR (4') FEET ON THE SIDE OF THE DWELLING FACING THE STREET. THESE WINDOWS SHALL INCLUDE SHUTTERS WHERE THE BRICK WAINSCOT DOES NOT INTERFERE.



MEADOWS AT
SAGEBROOK, SECTION 1
INSTR. NO.
202103240

MEADOWS AT
SAGEBROOK, SECTION 1
INSTR. NO.
202103240

ENGLISH OAK DRIVE
PUBLIC RIGHT-OF-WAY

CHERRYWOOD LANE
PUBLIC RIGHT-OF-WAY

C.A. D
498,474 SF
11.44 AC
D.E.

150' TRANSMISSION LINE EASEMENT
PER INSTR. NO. 8019338

LEGEND

B.S.L. BUILDING SETBACK LINE
C.A. COMMON AREA
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
P.A.E. PUBLIC ACCESS EASEMENT
R.O.W. RIGHT-OF-WAY

SF SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT
T.C.E. TREE CONSERVATION EASEMENT
U.&D.E. UTILITY & DRAINAGE EASEMENT
U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
(N.R.) NON-RADIAL PROPERTY LINE

- 5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
- 5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED

AMERICAN
STRUCTUREPOINT

DEVELOPER:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
INC. TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

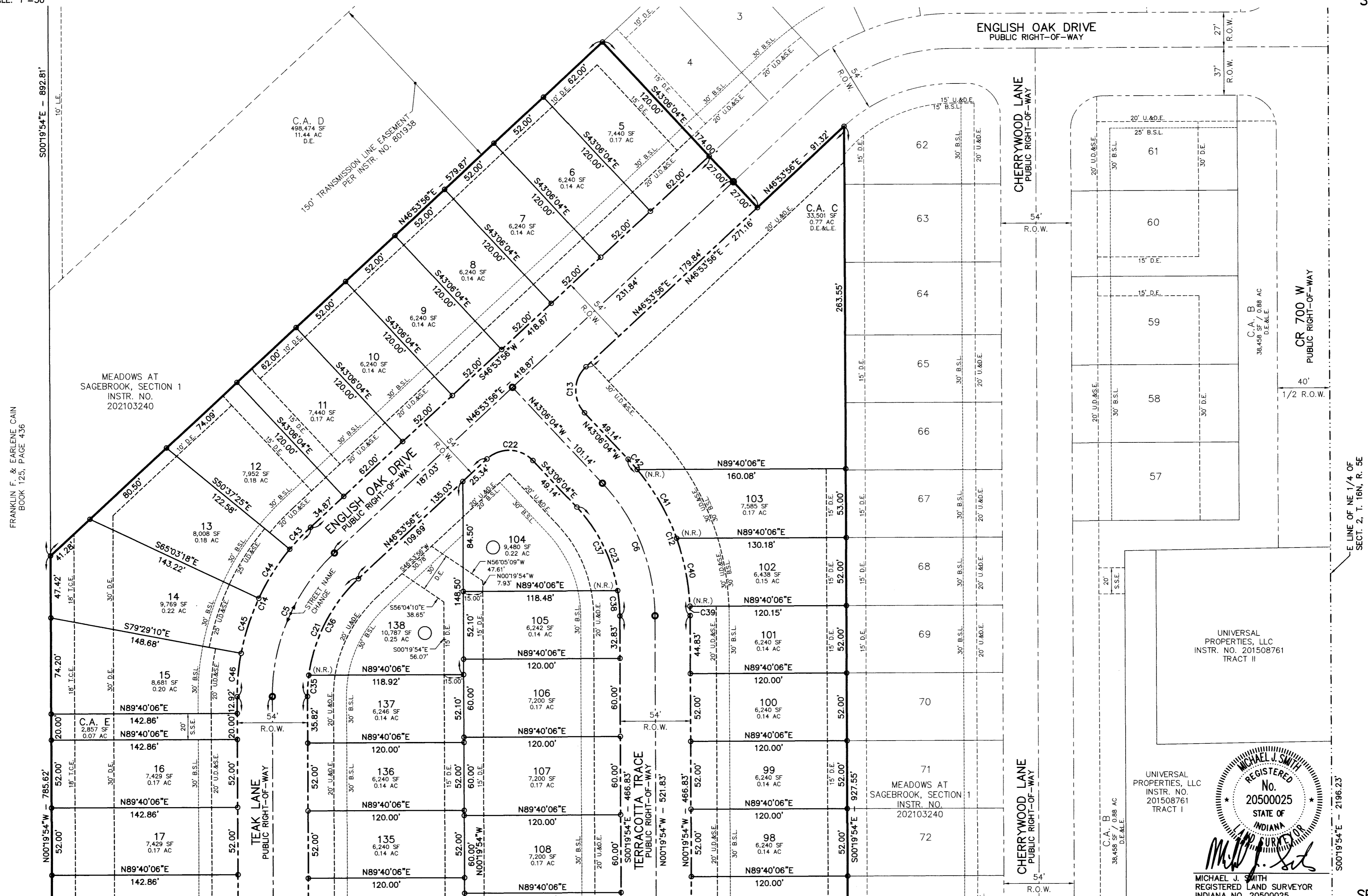
SHEET
1 of 5

SEE SHEET 2



PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

SEE SHEET 3



PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

<u>LEGEND</u>			
B.S.L.	BUILDING SETBACK LINE	SF	SQUARE FEET
C.A.	COMMON AREA	S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT	T.C.E.	TREE CONSERVATION EASEMENT
L.E.	LANDSCAPE EASEMENT	U.&D.E.	UTILITY & DRAINAGE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT	U.D.&S.E.	UTILITY, DRAINAGE, & SANITARY ESMT.
R.O.W.	RIGHT-OF-WAY	(N.R.)	NON-RADIAL PROPERTY LINE

5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI
FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED

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NOTE: SEE SHEET 1 FOR ARCHITECTURAL STANDARDS

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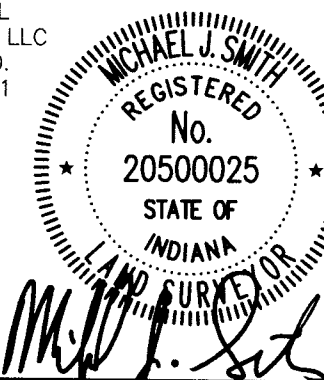
SHEET
2 of 5



PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

SEE SHEET 4

UNIVERSAL
PROPERTIES, LLC
INSTR. NO.
201508761
TRACT 1



MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

Figure 1: A schematic diagram of a 2D Cartesian coordinate system with a grid. The horizontal axis is labeled "20' U.&D.E." at the bottom and "20' D.E." on the right. The vertical axis is labeled "20' U.&D.E." on the left and "20' B.S.L." at the top. The grid is divided into four quadrants by a horizontal line at 20' B.S.L. and a vertical line at 20' U.&D.E. The quadrants are labeled with numbers: 56 in the top-left, 55 in the top-right, 54 in the bottom-left, and 25' B.S.L. in the bottom-right. The grid lines are dashed.

B
/ 0 88 AC

CR 700 W
PUBLIC RIGHT-OF-WAY

WEATHERED OAK WAY
PUBLIC RIGHT-OF-WAY

MEADOWS AT
SAGEBROOK, SECTION 1
INSTR. NO.
202103240

[illegible]

C.A. A
23,208 SF
0.53 AC
D.E.&L.E.

0°19'54"E - 654.99'

E LINE OF NE 1/4 OF
SECT. 2, T. 16N, R. 5E

SHEET
3 of 5

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9225 HARRISON PARK COURT
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INT
INC. 9025 RIVER ROAD, SUITE 200
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TEL 317.547.5580 FAX 317.543.0270
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INDIANAPOLIS, INDIANA 46240
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B.S.L.	BUILDING SETBACK LINE	SF
C.A.	COMMON AREA	S.S.E.
D.E.	DRAINAGE EASEMENT	T.C.E.
L.E.	LANDSCAPE EASEMENT	U.&D.E.
P.A.E.	PUBLIC ACCESS EASEMENT	U.D.&S.E.
R.O.W.	RIGHT-OF-WAY	(N.R.)

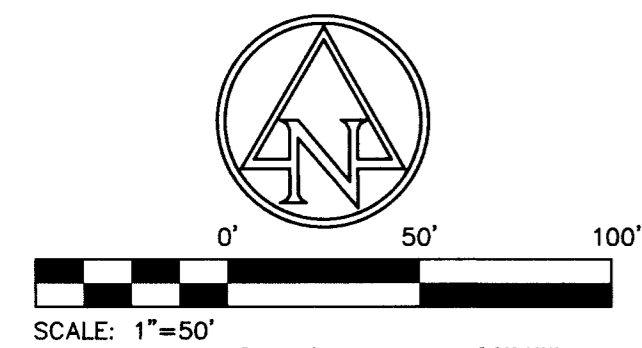
LEGEND

SQUARE FEET
SANITARY SEWER EASEMENT
TREE CONSERVATION EASEMENT
UTILITY & DRAINAGE EASEMENT
UTILITY, DRAINAGE, & SANITARY ESMT.
NON-RADIAL PROPERTY LINE

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NOTE: SEE SHEET 1 FOR ARCHITECTURAL STANDARDS

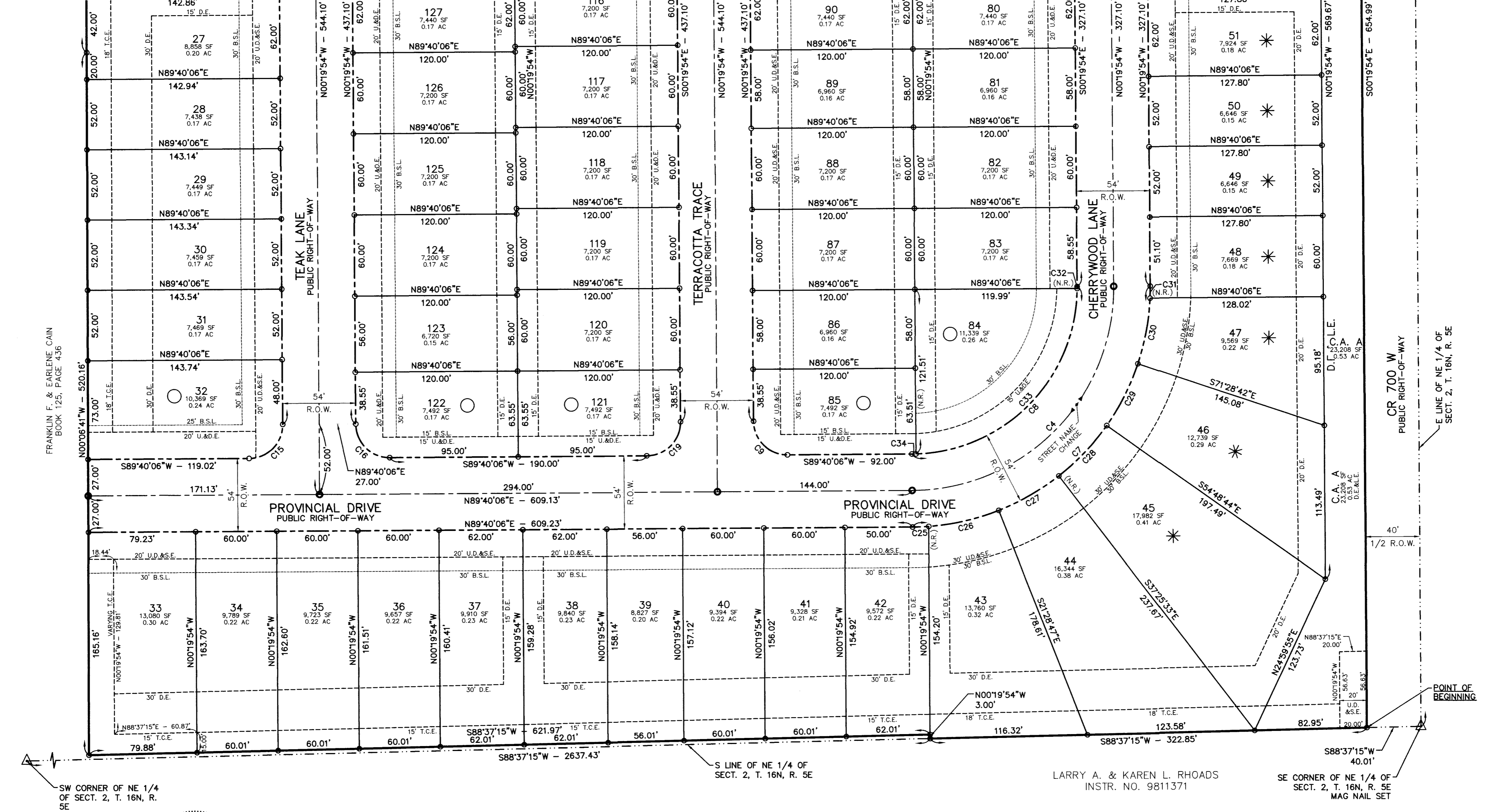


THE MEADOWS AT SAGEBROOK - SECTION 2

TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

SEE SHEET 3



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U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
(N.R.) NON-RADIAL PROPERTY LINE

LEGEND

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- NOTE: SEE SHEET 1 FOR ARCHITECTURAL STANDARDS

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SHEET
4 of 5

THE MEADOWS AT SAGEBROOK - SECTION 2
TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 2, Township 16 North, Range 5 East of the Second Principal Meridian, Hancock County, Indiana, more particularly described as follows:

Commencing at a mag nail at the northeast corner of said Northeast Quarter; thence South 0 degrees 19 minutes 54 seconds East 2,196.23 feet along the east line of said Northeast Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a mag nail at the southeast corner of said Northeast Quarter; thence South 88 degrees 37 minutes 15 seconds West 40.01 feet along the south line of said Northeast Quarter to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") on the west right-of-way line of County Road 700 West as defined on the Plat of Meadows of Sagebrook, Section 1, recorded as Instrument Number 202103240 in the Office of the Recorder of Hancock County, Indiana, being the POINT OF BEGINNING; thence continue South 88 degrees 37 minutes 15 seconds West 322.85 feet along said south line to a set rebar; thence North 00 degrees 19 minutes 54 seconds West 3.00 feet to a set rebar; thence South 88 degrees 37 minutes 15 seconds West 621.97 feet to a set rebar; thence North 00 degrees 14 minutes 38 seconds West 1,305.78 feet to a set rebar at the south corner of Common Area D as defined on said Plat, the following twelve (12) courses are along the south and west lines of said Plat;

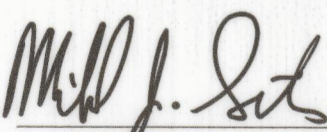
- 1) thence North 46 degrees 53 minutes 56 seconds East 579.87 feet to a set rebar;
- 2) thence South 43 degrees 06 minutes 04 seconds East 174.00 feet to a set rebar;
- 3) thence North 46 degrees 53 minutes 56 seconds East 91.32 feet to a set rebar;
- 4) thence South 00 degrees 19 minutes 54 seconds East 927.55 feet to a set rebar;
- 5) thence North 89 degrees 40 minutes 06 seconds East 95.00 feet to a set rebar;
- 6) thence Southeasterly 39.27 feet along a curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 45 degrees 19 minutes 54 seconds East and a length of 35.36 feet to a set rebar;
- 7) thence South 00 degrees 19 minutes 54 seconds East 12.00 feet to a set rebar;
- 8) thence North 89 degrees 40 minutes 06 seconds East 54.00 feet to a set rebar;
- 9) thence Northeasterly 39.27 feet along a non-tangent curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of North 44 degrees 40 minutes 06 seconds East and a length of 35.36 feet to a set rebar;
- 10) thence North 89 degrees 40 minutes 06 seconds East 107.80 feet to a set rebar;
- 11) thence Southeasterly 39.27 feet along a curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 45 degrees 19 minutes 54 seconds East and a length of 35.36 feet to a set rebar;
- 12) thence South 00 degrees 19 minutes 54 seconds East 654.99 feet to the POINT OF BEGINNING. Containing 26.733 acres, more or less.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows

This subdivision consists of 110 lots, numbered 5 through 53, 78 through 138 and Common Areas "A", "C" and "E". The dimensions are shown in feet and decimal points thereof. Area within the subdivision dedicated to Town of McCordsville for use of dedicated street right-of-way is 5.389 acres more or less and the linear footage is 4,439.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number 202016335 in the Office of the Recorder of Hancock County, Indiana.



Michael J. Smith
Professional Surveyor
Indiana Registration License No. 20500025



The drainage easements shown are created and established by this plat as regulated drain easements and are under control of the Hancock County Drainage Board. Any approved drainage tile, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

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

Signature

Signature

CERTIFICATE OF OWNERSHIP

We the undersigned, Arbor Homes, being the owners of the real estate shown and described herein, do hereby certify that we 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 known and designated as The Meadows at Sagebrook, Section 2, an addition in Hancock County, Indiana. All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

I, do hereby certify that the real estate as described shall be known as The Meadows at Sagebrook, Section 2.


John Hillenburg
Vice President Land Development, Arbor Homes

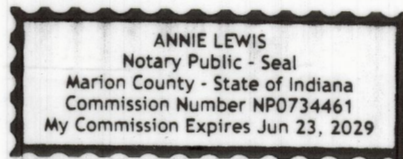
STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, the undersigned, a notary public in for said county and state, personally appeared Curtis A. Rector, President of Arbor Homes, and acknowledged the execution of the forgoing secondary plat, for and on behalf of Arbor Homes.

Given under my hand and notarial seal this 12 day of JULY, 2021.


Notary Public
Resident of MARION County

My Commission Expires: JUNE 23, 29
Printed Name: ANNIE LEWIS



THE MEADOWS OF SAGEBROOK PUD AS AMENDED

ORDINANCE # 12019A

Recorded in the Hancock County Recorder's office on the 26th day of March, 2021 and recorded in the Hancock county recorder's office as Instrument # 202003533.

BULK STANDARDS

- Front yard setback: 30'
- Side yard setback: 5'
- Corner lot street-side yard setback: 15'
- Aggregate side yard setback: 10'
- Rear yard setback: 15'
- Minimum lot area: 6,240 sft
- Minimum lot width: fifty-two (52') feet measured at a point thirty (30') feet from the street right-of-way
- Minimum living floor area:
 - Single-story dwellings: 1,500 sft
 - Multi-story dwellings: 1,800 sft
- Max building height: 35'

DRAINAGE COVENANT

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 into 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 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 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.

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 The Meadows at Sagebrook set forth on the plat of The Meadows at Sagebrook recorded with the recorder of Hancock County, Indiana in slide cabinet _____ instrument # _____ (the "covenants"), and this constitutes a supplement declaration within the meaning of the covenants.

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned, Arbor Homes, owners of the real estate shown and described on the plat here to for recorded in the Hancock County Recorder's office on the ____ day of _____, 2021 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 The Meadows at Sagebrook, 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.

The HOA shall be solely responsible for all snow plowing of the internal subdivision streets.

The HOA shall be solely responsible for all landscaping and landscape maintenance within the median. The Town of McCordsville may exercise its rights to address any health, safety or wellness concerns caused by the landscaping.

Landscape islands in Weathered Oak Way to be maintained by HOA.

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 mid 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 purpose 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.

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.

Town Council President

Printed Name: _____

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
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B.S.L. BUILDING SETBACK LINE
C.A. COMMON AREA
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
P.A.E. PUBLIC ACCESS EASEMENT
R.O.W. RIGHT-OF-WAY

SF
S.S.E.
T.C.E.
U.&D.E.
U.D.&S.E.
(N.R.)

SQUARE FEET
SANITARY SEWER EASEMENT
TREE CONSERVATION EASEMENT
UTILITY & DRAINAGE EASEMENT
UTILITY, DRAINAGE, & SANITARY ESMT.
NON-RADIAL PROPERTY LINE

LEGEND



5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
NOTE: SEE SHEET 1 FOR ARCHITECTURAL STANDARDS

AMERICAN
STRUCTUREPOINT
DEVELOPER:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
INC. TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SHEET
5 of 5

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EDIT DATE: 7/13/2021 1:20:53 PM