

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PREMIER LAND COMPANY LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: 317-501-9172

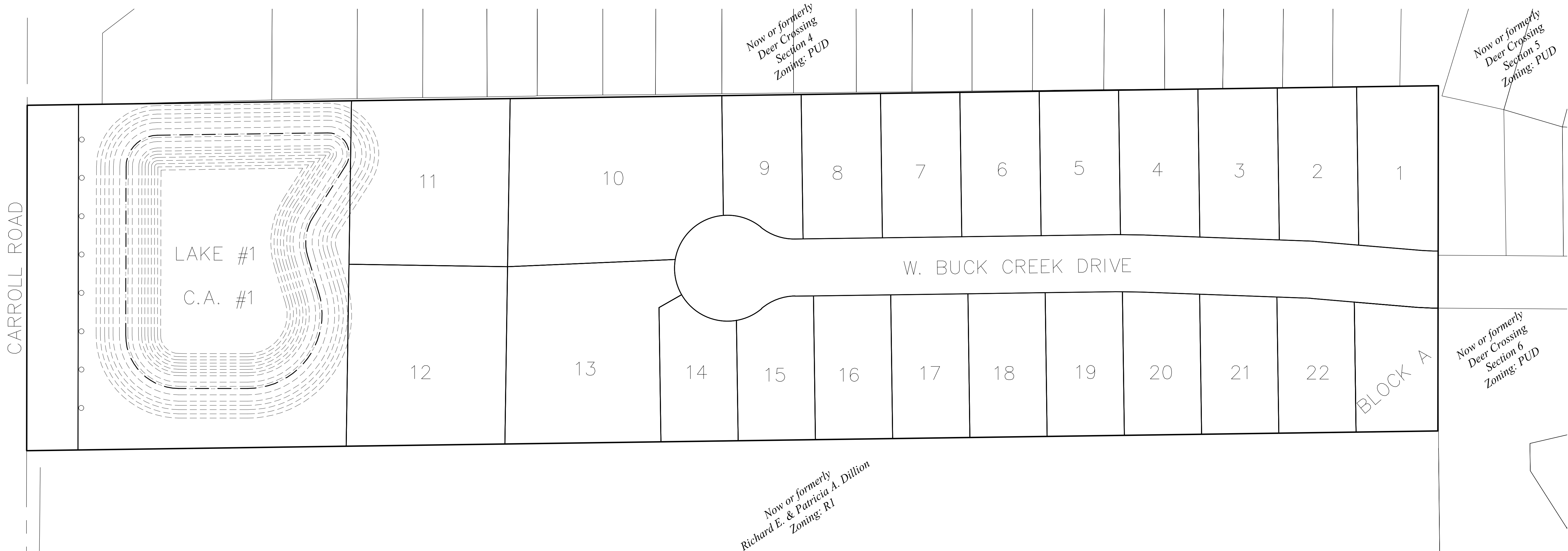
CURRENT LAND OWNER:
GLOBAL SIGNAL ACQUISITIONS IV LLC

Enclave at Deer Crossing

PRELIMINARY PLAN

ZONING: ENCLAVE AT DEER CROSSING PUD

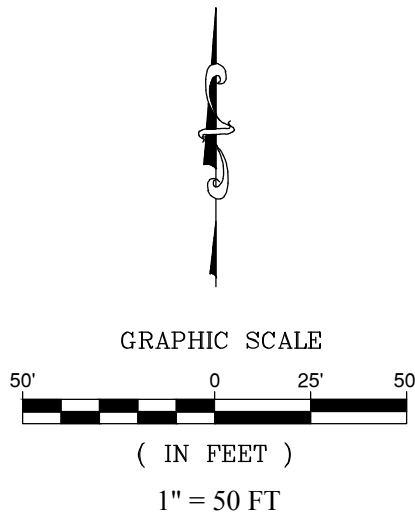
SITE DATA	
SITE	9.996 ACRES
COMMON AREA	1.91 ACRES
ZONING	ENCLAVE AT DEER CROSSING PUD
SIDE YARD	6' MIN.
FRONT YARD	25' MIN.
REAR YARD	20' MIN.
MAXIMUM LOT COVERAGE	45' MIN.
MINIMUM LOT AREA	9,000 SQ. FT.



LAND DESCRIPTION

A part of the West Half of the Northwest Quarter of Section 23, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, this description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 102300 certified on April 21, 2022, being more particularly described as follows:

Commencing at the Northwest corner of said Half-Quarter Section; thence South 00 degrees 05 minutes 50 seconds West, along the West line thereof, a distance of 1,966.14 feet to the Southwest corner of Deer Crossing, Section Four, per plat thereof recorded as Instrument Number 050000802 in Plat Cabinet C, Slide 190 in the Office of the Hancock County Recorder, and the POINT OF BEGINNING of this description; thence North 89 degrees 12 minutes 15 seconds East, along the South line of said Subdivision, a distance of 1,333.86 feet to the East line of said Half-Quarter Section; thence South 00 degrees 05 minutes 52 seconds West, along said line, a distance of 326.47 feet to the Southeast corner of the land described in Instrument Number 202017693 in said Recorder's Office; thence South 89 degrees 12 minutes 15 seconds West, along the South line of said land, a distance of 1,333.86 feet to the West line of said Half-Quarter Section; thence North 00 degrees 05 minutes 50 seconds East, along said line, a distance of 326.47 feet to the Point of Beginning, Containing 9.996 acres, more or less.



Dennis D. Olmstead
Dennis D. Olmstead
Registered Land Surveyor
No. 900012
Certified: 04/22/2022



PRELIMINARY PLAN

ENCLAVE AT DEER CROSSING

PREPARED FOR:

SECTION: 23 TOWNSHIP: 17N RANGE: 5E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. 1

OF 5 SHEETS

S & A JOB NO. 102300

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505

phone: 317.849.5935 fax: 317.849.5942

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RECONSTRUCTION OF A SURVEY OR A SURVEYOR LOCATION REPORT.

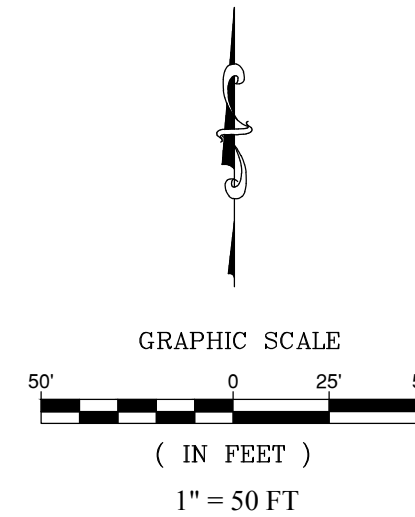
DATE

REVISIONS

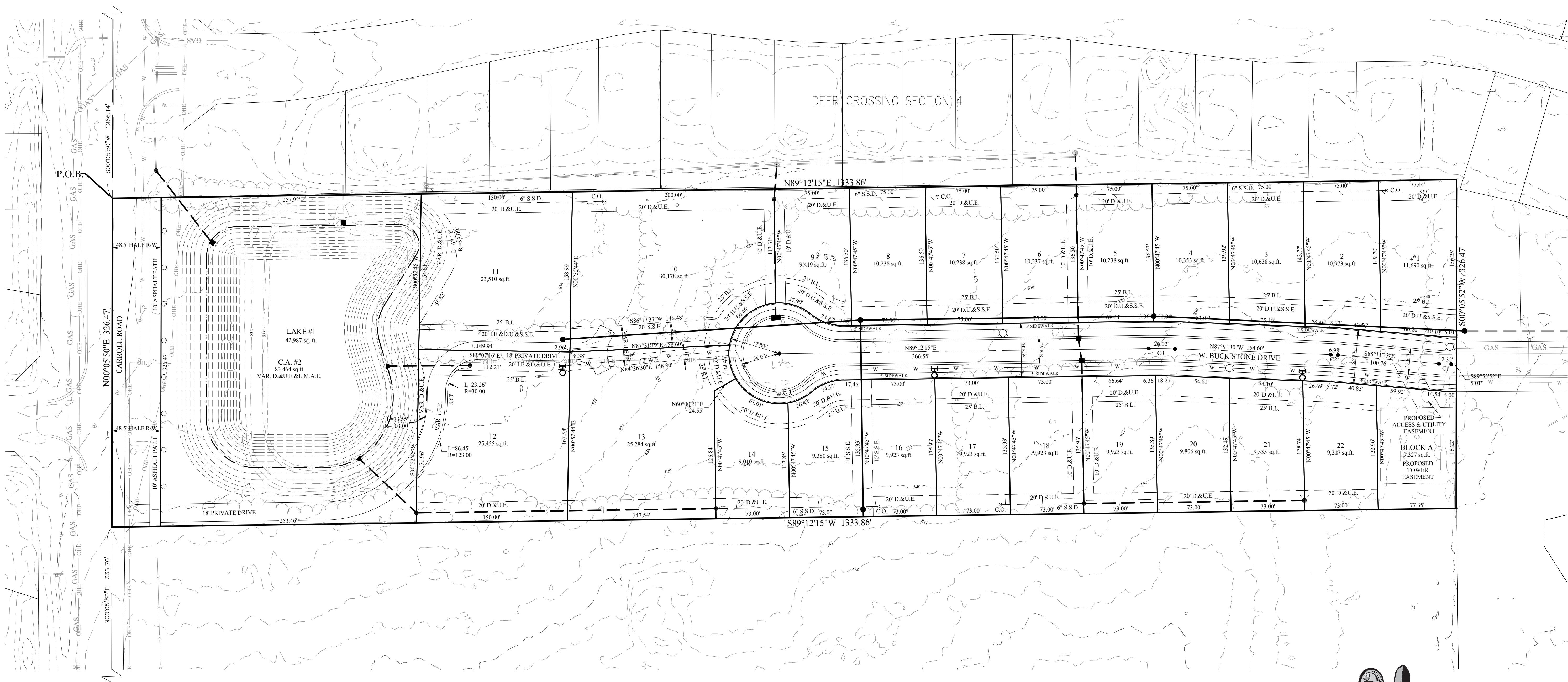
BY



Enclave at Deer Crossing
PRELIMINARY PLAN
ZONING: ENCLAVE AT DEER CROSSING PUD











✓NW Cor., NW 1/4
Sec. 23-T17N-R05E



SW Cor., NW 1/4
Sec. 23-T17N-R05E

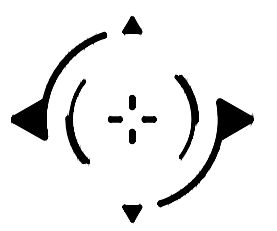
<u>LEGEND</u>	
69.	LOT NUMBER
B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R/W	RIGHT OF WAY
I.E.	INGRESS - EGRESS
VAR.	VARIABLE

LEGEND

	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	EXISTING TREE LINE

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

STOEPPELWERTH



PRELIMINARY PLAN

ENCLAVE AT DEER CROSSING

VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

REVISIONS

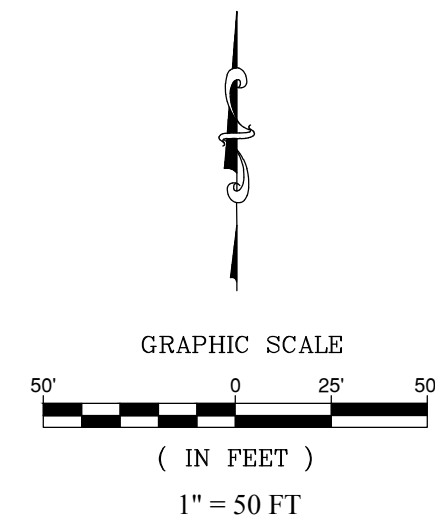
BY

SECTION: 23	TOWNSHIP: 17N	DRAWN BY: LAF	PREPARED FOR:

SHEET NO.
 2
 5 SHEETS
 A JOB NO.
 2300











































OF 5 SHEETS
S & A JOB NO.
102300

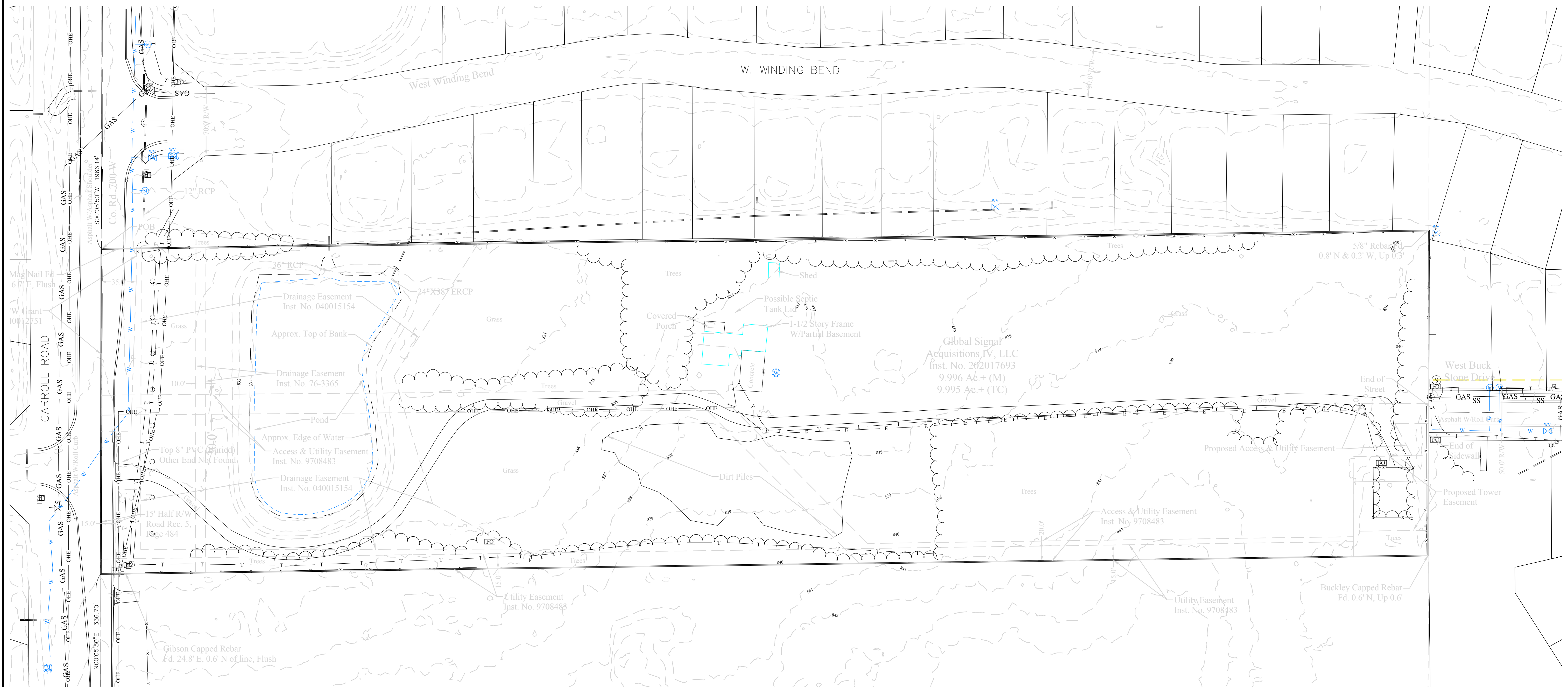




Enclave at Deer Crossing
PRELIMINARY PLAN
ZONING: ENCLAVE AT DEER CROSSING PUD

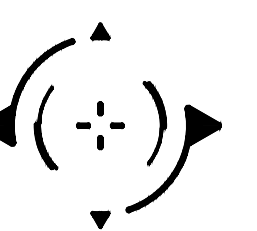
LEGEND

	FLOW LINE	 W.P.	POWER POLE
	BURIED ELECTRIC LINE		LIGHT POLE
	OVERHEAD ELECTRIC LINES	 E	ELECT. TRANSFORMER
	BURIED TELEPHONE LINE	 E	ELECT. PEDESTAL
	TELEPHONE LINE	 E	ELECT. METER
	BURIED CABLE T.V. LINE		GUY WIRE
	CABLE T.V. LINE		TELEPHONE POLE
	GAS LINE	 T	TELEPHONE PEDESTAL
	WATER LINE	 T	TELEPHONE MANHOLE
	SANITARY SEWER LINE; MANHOLE	 T	CABLE T.V. POLE
	SANITARY CLEANOUT	 T	CABLE T.V. PEDESTAL
	STORM SEWER LINE; MANHOLE & END SECTION	 T	TRAFFIC SIGNAL POLE
	CURB INLET	 T	TRAFFIC MANHOLE
	BEEHIVE OR ROUND INLET	 T	TRAFFIC CONTROL BOX
	SQUARE FLAT INLET	 T	GAS VALVE
	FENCE LINE	 G	GAS METER
	SET MAIL - UNLESS OTHERWISE NOTED	 W	WATER METER
	SET CARPOD REAR STAMPED S&B FIRM #0008	 W	WATER VALVE
	SET PIPE UP 1" CAPPED STAMPED S&B FIRM #0008	 W	FIRE HYDRANT
	MARION COUNTY SURVEYOR	 W	MALBOX
	MEASURED		
	RECORDED		
	NO ACCESS EASEMENT		



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

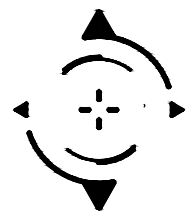
STOEPPELWERTH



TOPOGRAPHICAL SURVEY
 DEDICATED FOR:
ENCLAVE AT DEER CROSSING

VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

SECTION: 23	TOWNSHIP: 17N	RANGE: 5E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. 4		
OF 5 SHEETS		
S & A JOB NO. 102300		



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PRIMER LAND COMPANY LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: 317-501-9172

Enclave at Deer Crossing

PRELIMINARY PLAN

ZONING: ENCLAVE AT DEER CROSSING PUD

LEGEND



STREET LIGHT

W. WINDING BEND

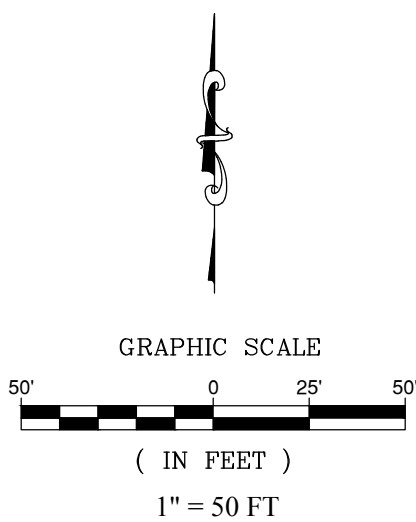
CARROLL ROAD

LAKE #1
C.A. #1

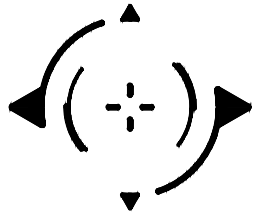
PRIVATE DRIVE

W. BUCK CREEK DRIVE

BLOCK A



STOEPPELWERTH



PRELIMINARY PLAN

PREPARED FOR:
ENCLAVE AT DEER CROSSING

VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

SECTION: 23	TOWNSHIP: 17N	RANGE: 5E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. 3		
OF 5 SHEETS S & A JOB NO. 102300		

THIS DRAWING IS NOT INTENDED TO BE
A SUBSTITUTE FOR A PROFESSIONAL
ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

REVISIONS

BY

Enclave at Deer Crossing

PRELIMINARY PLAN

ZONING: ENCLAVE AT DEER CROSSING PUD

