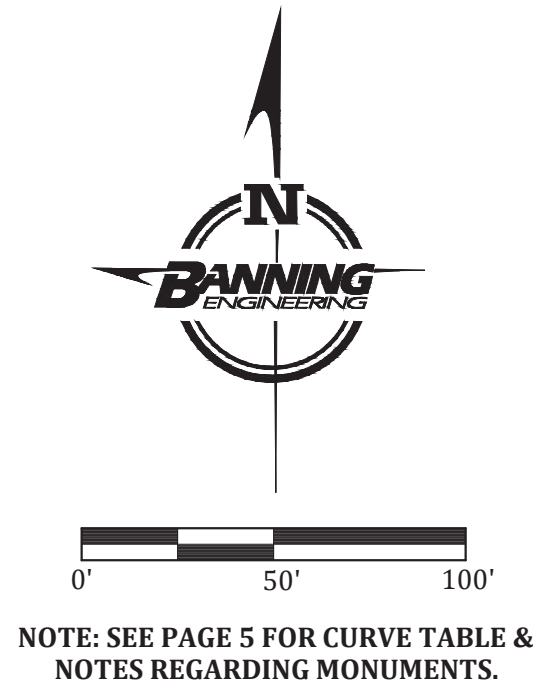


INSTR. NO. : _____
CABINET : _____
SLIDE : _____

INSTR. NO. : _____
CABINET : _____
SLIDE : _____

SEE CONTINUATION ON PAGE 1



D. - DRAINAGE
U. - UTILITY
E. - EASEMENT
R/W - RIGHT OF WAY
B.L. - BUILDING SETBACK LINE
sq. ft. - SQUARE FEET
XXXX - LOT ADDRESS

SEE CONTINUATION ON PAGE 2

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011



	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH
	Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=50'
Revisions							Date: 3/14/2022
							Project: 21177-S3A
							Sheet 1 of 5

3/18/2022 9:29 AM

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011



	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH
	Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=50'
Revisions							Date: 3/14/2022
							Project: 21177-S3A
							Sheet 2 of 5

SEE CONTINUATION ON PAGE 3

COLONNADE, SECTION 3A - FINAL PLAT

PART OF THE SW 1/4 SEC. 25-T17N-R5E
HANCOCK COUNTY, INDIANA

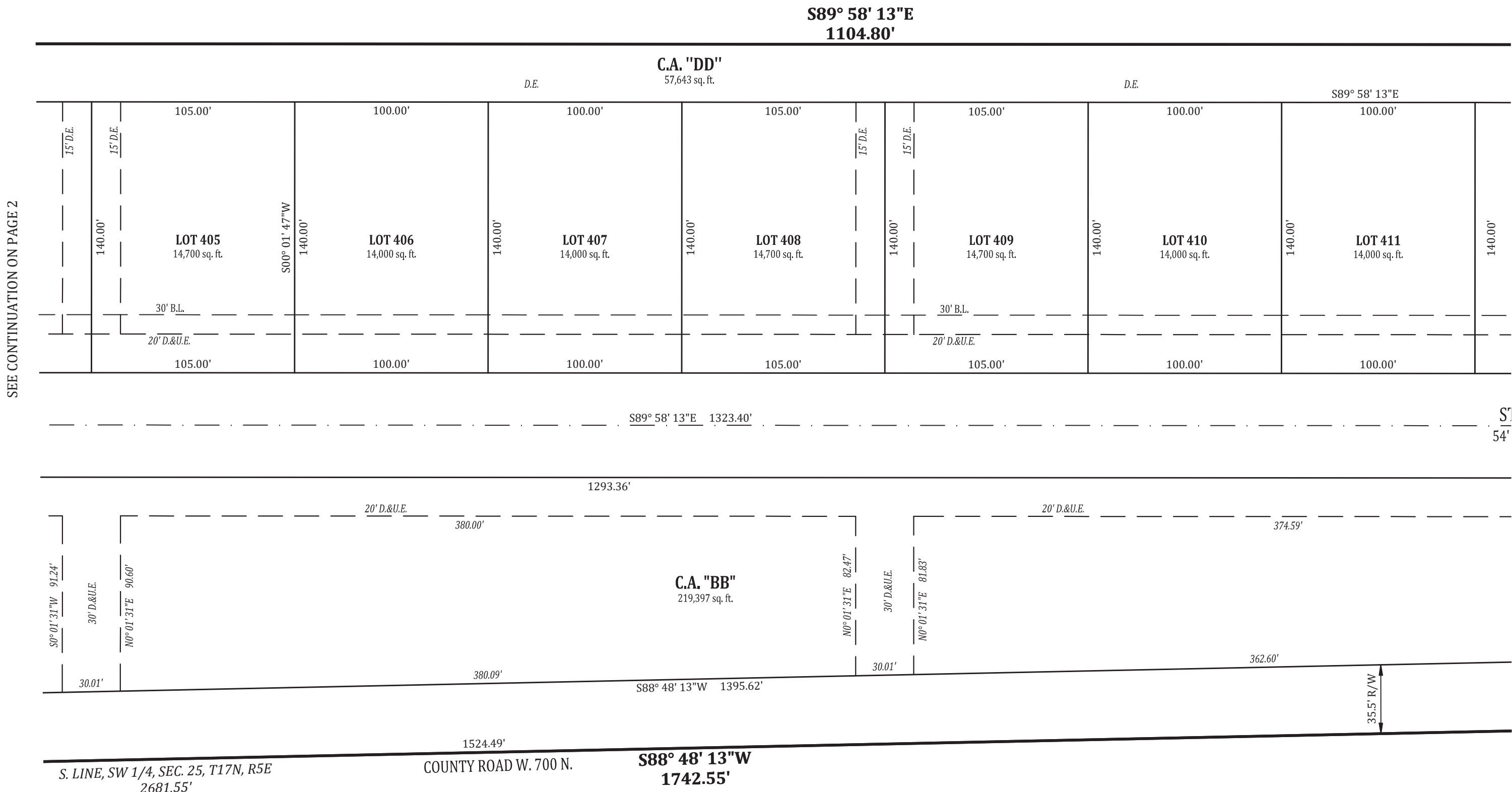
INSTR. NO.: _____
CABINET: _____
SLIDE: _____



NOTE: SEE PAGE 5 FOR CURVE TABLE &
NOTES REGARDING MONUMENTS.

LEGEND

- D. - DRAINAGE
- U. - UTILITY
- E. - EASEMENT
- R/W - RIGHT OF WAY
- B.L. - BUILDING SETBACK LINE
- sq. ft. - SQUARE FEET
- XXXX - LOT ADDRESS



SEE CONTINUATION ON PAGE 2

SEE CONTINUATION ON PAGE 4

COLONNADE, SECTION 3A - FINAL PLAT

PART OF THE SW 1/4 SEC. 25-T17N-R5E
HANCOCK COUNTY, INDIANA

INSTR. NO.: _____
CABINET: _____
SLIDE: _____

NE COR. OF THE SW 1/4
OF SEC. 25, T17N, R5E
MAG NAIL FOUND AG

POINT OF BEGINNING
S89° 51' 46"E
113.26'

C.A. "CC"
44,947 sq. ft.

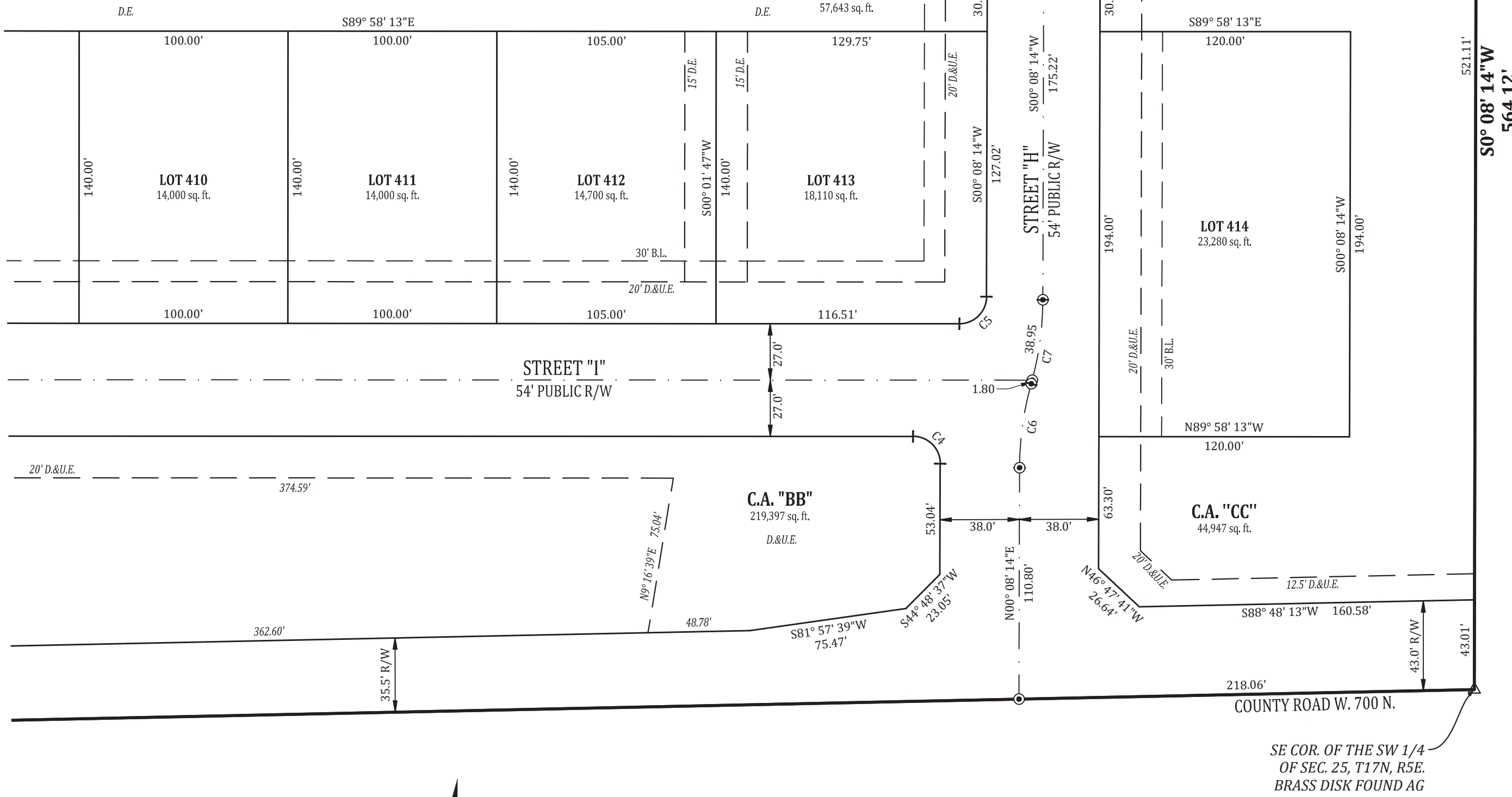
LOT 350
13,244 sq. ft.

LOT 351
12,833 sq. ft.

R = 123.00'
L = 85.32'
Δ = 39° 44' 46"

N0° 08' 14"E
16.77'

C.A. "DD"
57,643 sq. ft.



SEE CONTINUATION ON PAGE 3



NOTE: SEE PAGE 5 FOR CURVE TABLE &
NOTES REGARDING MONUMENTS.

LEGEND

- D. - DRAINAGE
- U. - UTILITY
- E. - EASEMENT
- R/W - RIGHT OF WAY
- B.L. - BUILDING SETBACK LINE
- sq. ft. - SQUARE FEET
- XXXX - LOT ADDRESS



Revisions	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH
	Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=50'
							Date: 3/14/2022
							Project: 21177-S3A
							Sheet 4 of 5

Witness my signature this ____ day of _____, 20____.

Signature_____

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011



Revisions	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH
	Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=50'
							Date: 3/14/2022
							Project: 21177-S3A
							Sheet 3 of 5

Witness my signature this ____ day of _____, 20____.

Signature_____

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011

PART OF THE SW 1/4 SEC. 25-T17N-R5E
HANCOCK COUNTY, INDIANA

INSTR. NO.: _____
CABINET: _____
SLIDE: _____

Land Description
Colonnade, Section 3A

COMMENCING at a map nail marking the Northeast corner of the Southwest Quarter of said Section 25; thence South 00 degrees 08 minutes 14 seconds West along the east line of said Southwest Quarter 2080.22 feet to the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 14 seconds West along the east line of said Southwest Quarter 1742.55 feet to the POINT OF BEGINNING; thence South 88 degrees 48 minutes 13 seconds West along the south line of said Southwest Quarter 1,742.55 feet, said point being the southeast corner of the land of Mt. Vernon Community School Corp. as described in Instrument Number 06029999452 in the Office of the Recorder of Hancock County; thence North 00 degrees 01 minute 47 seconds East along the east line of said Mt. Vernon Community School Corp. 1742.55 feet to the POINT OF BEGINNING; thence North 00 degrees 01 minute 47 seconds West 337.50 feet; thence South 89 degrees 58 minutes 13 seconds East 25.00 feet; thence South 00 degrees 01 minute 47 seconds West 72.77 feet; thence South 89 degrees 58 minutes 13 seconds East 1,104.80 feet; thence North 00 degrees 08 minutes 14 seconds East 16.40 feet to the beginning of a tangent curve to the left having a radius of 123.00 feet and a central angle of 39 degrees 58 minutes 14 seconds; thence follow said curve to the right 233.33 feet; thence North 00 degrees 01 minute 47 seconds West 23.33 minutes 29 seconds East from said radius point; thence North 50 degrees 23 minutes 29 seconds East 194.00 feet; thence South 01 degrees 51 minutes 46 seconds East 113.26 feet to the POINT OF BEGINNING, containing 25.264 acres, more or less

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__.

ACCEPTANCE OF DEED OF DEDICATION

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.

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.

	Bulk Standards Data Table	
	Development Standards for Area D - 80' Wide	
	Minimum Lot Area	11,200 Square Feet
	Minimum Lot Width at Building Line	80 feet
	Minimum Front Yard Setback	30 feet
	Minimum Side Yard Setback	15 feet
	Minimum Rear Yard Setback	15 feet
	Minimum Lot Coverage	50%
	Maximum Height- Principal	35 feet
	Minimum Building Separation	30 feet
	Minimum setback on either side of the structure. Homes with masonry on the side elevations may encroach in the Min. side-yard setback a maximum of 6 inches. Minimum building separation does not include roof overhangs or masonry wainscot	
	Development Standards for Area E - 100' Wide	
	Minimum Lot Area	14,000 Square Feet
	Minimum Lot Width at Building Line	100 feet
	Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet	
Minimum Rear Yard Setback	15 feet	
Minimum Lot Coverage	45%	
Maximum Height- Principal	35 feet	
Minimum Building Separation	30 feet	
Minimum setback on either side of the structure. Homes with masonry on the side elevations may encroach in the Min. side-yard setback a maximum of 6 inches. Minimum building separation does not include roof overhangs or masonry wainscot		

Witness my signature and seal this ____ day of _____, 20__.

McCORDSVILLE ADVISORY PLAN COMMISSION

5) The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley.

7) The Homeowner's Association for Colonnade shall be responsible for snow removal of all internal streets.

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 _____ recorded with the Recorder of Hancock County Indiana, in Instrument # _____ (the "Covenants"), and this constitutes, a supplement declaration within the meaning of the Covenants.

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 Department. Drain easements shall be at least 8-inch in 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 regulated drain system and are not to be performed, installed, operated, or maintained by the Town of McCordsville 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. Jonathan D. Polson

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	20.42'	1300'	090°00'00"	13.00'	N44°58'13"W	18.38'
C2	20.42'	1300'	090°00'00"	13.00'	N45°01'47"E	18.38'
C3	20.42'	1300'	090°00'00"	13.00'	N44°58'13"W	18.38'
C4	20.44'	1300'	090°06'28"	13.02'	S44°54'59"E	18.40'
C5	20.40'	1300'	089°53'32"	12.98'	S45°05°01"W	18.37'
C6	40.75'	1500.0'	015°33'49"	20.50'	S07°55°09"W	40.62'
C7	40.75'	1500.0'	015°33'49"	20.50'	S07°55°09"W	40.62'
C8	104.05'	1500.0'	039°44'46"	54.22'	S19°44'08"E	101.98'
C9	122.78'	177.00'	039°44'46"	63.98'	S19°44'08"E	120.34'

		PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH	
Checked: Date:		Checked: Date:		Checked: Date:				Scale: N/A	
Revisions									Date: 3/14/2022
									Project: 21177-S3A
									Sheet 5 of 5

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 RECORDATION 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

