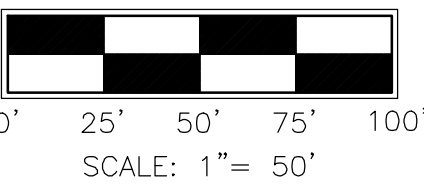
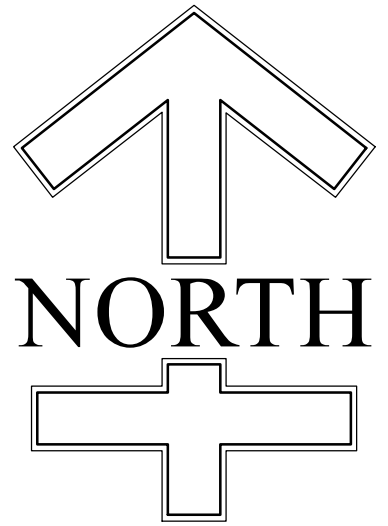
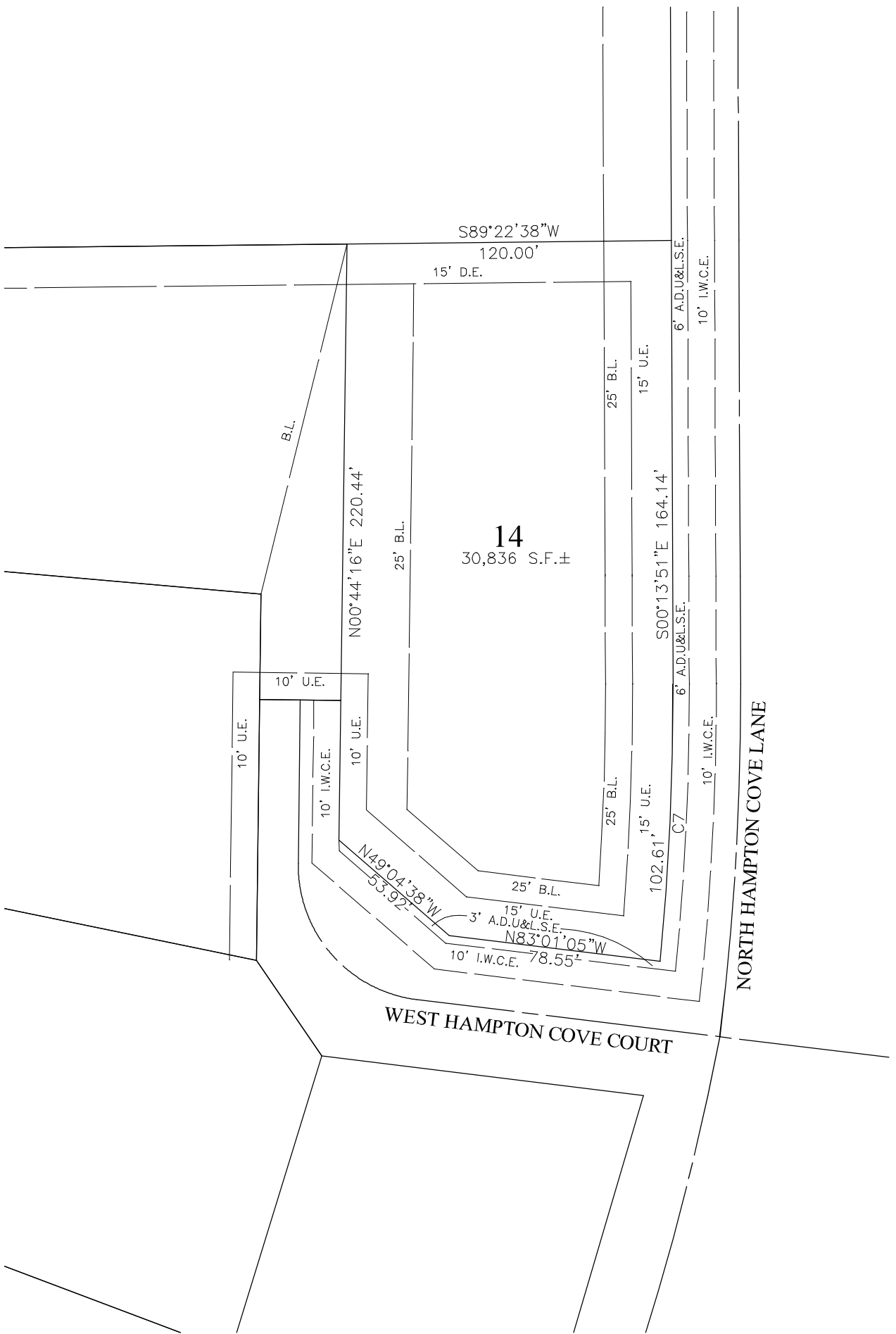
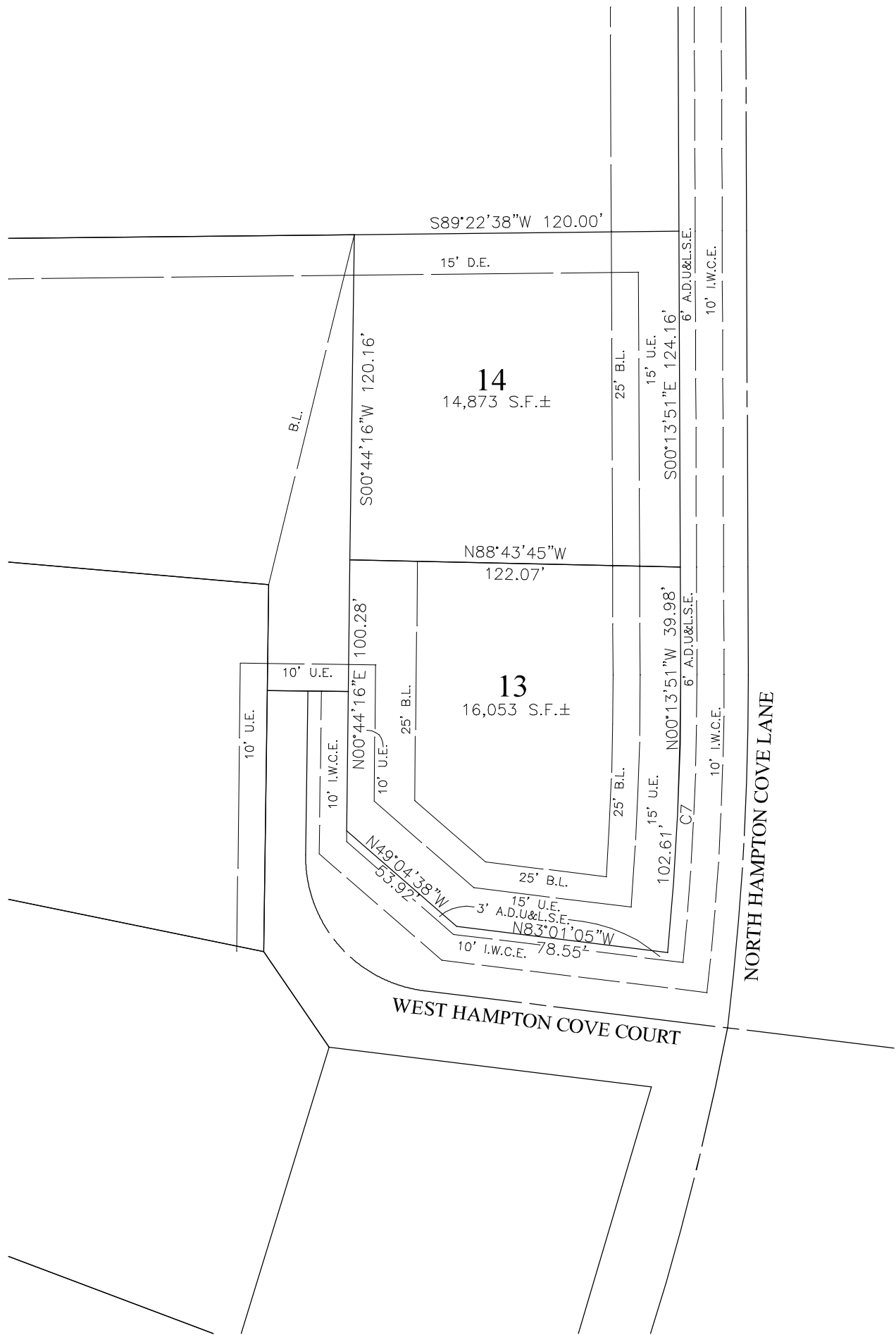


THIS INSTRUMENT PREPARED BY:
JEFFREY D. KNARR, P.S.
GREENWOOD SURVEYING, CO., d.b.o. PROJECTS PLUS
1257 AIRPORT PARKWAY, SUITE A
GREENWOOD, IN 46143
(317) 882-5003 EX. 301

REPLAT OF LOTS 13 & 14 HAMPTON COVE RECORDED IN CABINET "C", SLIDE 128 & 129 TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA

EXISTING LOTS 13 AND 14

PROPOSED LOT 14



LEGEND :

- A.D.U. & L.S.E. ACCESS, DRAINAGE, UTILITY, & LANDSCAPE EASEMENT
I.W.C.E. INDPLS WATER CO. EXCLUSIVE EASEMENT
D.&U.E. DRAINAGE AND UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
L.S.E. LANDSCAPE EASEMENT
N.A.E. NON ACCESS EASEMENT
B.L. BUILDING SETBACK LINE
M.S.L. MEAN SEA LEVEL
R RADIUS
L LENGTH
P.O.B. POINT OF BEGINNING
AC.± ACRES MORE OR LESS
S.F. SQUARE FEET
[1010] TYPICAL ADDRESS (IF PROVIDED)
R/W RIGHT-OF-WAY

LOT CURVE DATA TABLE						
CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C7	S47°43'	1014.44'	51.35'	102.61'	102.36'	N02°40'23"E

THIS PLAT PREPARED BY GREENWOOD SURVEYING, CO. d.b.o. PROJECTS PLUS, 1257 AIRPORT PARKWAY, SUITE "A", GREENWOOD, INDIANA 46142

SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY:
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1257 AIRPORT PARKWAY, SUITE A
GREENWOOD, IN 46143
(317) 882-5003 EX. 301

REPLAT OF LOTS 13 & 14 HAMPTON COVE RECORDED IN CABINET "C", SLIDE 128 & 129 TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT CORRECTLY REPRESENTS A SUBDIVISION OF THE FOLLOWING DESCRIBED REAL ESTATE INTO LOTS AND PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.

PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, HANCOCK COUNTY, INDIANA DESCRIBED AS FOLLOWS:

LOT 13 AND 14 AS SHOWN ON THE PLAT OF HAMPTON COVE RECORDED IN CABINET "C", SLIDE 128 AND 129 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA CONTAINING 30,836 SQUARE FEET, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS REPLAT CONTAINS ONE (1) LOT NUMBERED FOURTEEN (14), INCLUSIVE TOGETHER WITH STREETS, RIGHTS OF WAY AND EASEMENTS AS SHOWN ON THE REPLAT HEREON.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.



JEFFREY D. KNARR
PROFESSIONAL LAND SURVEYOR
INDIANA NO. 20100069

THIS PLAT IS BASED ON THE PLAT OF HAMPTON COVE RECORDED IN CABINET "C", PAGE 128 AND 129 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

"I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

DEED OF DEDICATION

THE UNDERSIGNED, _____, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT HERETOFORE, RECORDED IN THE HANCOCK COUNTY RECORDERS OFFICE ON THE _____ DAY OF _____, 2023, AS INSTRUMENT NUMBER _____, IN PLAT CABINET _____, DOES HEREBY CERTIFY THAT SAID OWNER HAS LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAYS OFF, PLATS AND SUBDIVISIONS, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT, SAID OWNER DOES FURTHER CERTIFY THAT THIS PLAT IS MADE AND SUBMITTED WITH ITS FREE CONSENT AND DESIRE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "REPLAT OF HAMPTON COVE RECORDED IN CABINET "C", SLIDE 128 & 129", AN ADDITION TO THE TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA. ALL PUBLIC STREETS AND ALLEYS 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 PROPERTY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURE.

A PERPETUAL UTILITY EASEMENT IS HEREBY GRANTED TO ANY PRIVATE OR PUBLIC OR PUBLIC UTILITY OR MUNICIPAL DEPARTMENT, THEIR SUCCESSORS AND ASSIGNS, WITHIN THE AREA SHOWN ON THE POINT 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 EASEMENTS 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 SOME 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 DEDICATED TO THE TOWN OF McCORDSVILLE, INDIANA, ITS ASSIGNS OR DESIGNATED AGENT, OR REPRESENTATIVE.

IN WITNESS WHEREOF SAID PARTNERSHIP HAS EXECUTED THIS CERTIFICATE THIS _____ DAY OF _____, 2023.

By: _____

STATE OF INDIANA)

_____) SS:

COUNTY OF _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____, THE _____, WHO ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS HIS AND ITS VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2023

_____) NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ COUNTY OF RESIDENCE: _____

ACCEPTANCE OF DEDICATIONS

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 _____, 2023.

_____, PRESIDENT

PLAN COMMISSION APPROVAL

APPROVED BY THE HANCOCK COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

By: _____ PRESIDENT

_____, SECRETARY
DATE: _____

PLAT RESTRICTIONS

1. EASEMENTS FOR DRAINAGE SEWERS, UTILITIES AND LANDSCAPING: LOTS ARE SUBJECT TO DRAINAGE EASEMENTS, SEWER EASEMENTS, UTILITY EASEMENTS, LANDSCAPE EASEMENTS, AND ACCESS EASEMENTS, EITHER SEPARATELY OR IN COMBINATION, AS SHOWN ON THE PLAT, WHICH ARE RESERVED FOR THE USE OF THE LOT OWNERS, PUBLIC/PRIVATE UTILITY COMPANIES, AND GOVERNMENTAL AGENCIES AS FOLLOWS

A. DRAINAGE EASEMENTS (D.E) ARE CREATED TO PROVIDE PATHS AND COURSES FOR AREA AND LOCAL STORM DRAINAGE, EITHER OVERLAND OR IN UNDERGROUND CONDUIT, TO SERVE THE NEEDS OF THE SUBDIVISION AND ADJOINING GROUND AND/OR PUBLIC DRAINAGE SYSTEM, AND IT SHALL BE THE INDIVIDUAL RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN THE DRAINAGE ACROSS HIS OWN LOT, UNDER NO CIRCUMSTANCES SHALL SAID EASEMENT BE BLOCKED IN ANY MANNER BY THE CONSTRUCTION OR DECONSTRUCTION OF ANY IMPROVEMENT, NOT SHALL ANY GRADING RESTRICT THE WATER FLOW IN ANY MANNER. SAID AREAS ARE SUBJECT TO CONSTRUCTION OR RECONSTRUCTION TO ANY EXTENT NECESSARY TO OBTAIN ADEQUATE DRAINAGE AT ANY TIME BY ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER DRAINAGE OR BY THE DEVELOPER OF THE SUBDIVISION.

B. SEWER EASEMENTS (S.E) ARE CREATED FOR THE USE OF HAMILTON SOUTHEASTERN UTILITIES, ITS SUCCESSORS OR ASSIGNS, AND/OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE STORM AND SANITARY WASTE DISPOSAL SYSTEM DESIGNATED TO SERVE THE ADDITION FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF SEWERS THAT ARE A PART OF SAID SYSTEM. EACH OWNER OF A LOT MUST CONNECT WITH ANY PUBLIC/PRIVATE SANITARY SEWER AVAILABLE.

C. UTILITY EASEMENTS (U.E) ARE CREATED FOR THE USE OF PUBLIC UTILITY COMPANIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION OF PIPES, MAINS, DUCTS, AND CABLES AS WELL AS FOR THE PURPOSES SPECIFIED IN THE CASE OF SEWER EASEMENTS.

D. THE OWNERS OF ALL LOTS IN THIS ADDITION SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF PUBLIC/PRIVATE UTILITIES, GOVERNMENTAL AGENCIES, AND THE RIGHTS OF THE OTHER LOT OWNERS IN THIS ADDITION TO SAID EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS IN, ALONG AND THROUGH THE STRIPS OF GROUND FOR THE PURPOSES HEREIN STATED.

2. DWELLING SQUARE FOOTAGE REQUIREMENTS AND USE: ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL LOTS. NO BUSINESS BUILDING SHALL BE ERECTED ON SOLD LOTS AND NO BUSINESS MAY BE CONDUCTED ON ANY PART THEREOF, OTHER THAN THE HOME OCCUPATIONS PERMITTED IN THE ZONING ORDINANCE OF HANCOCK COUNTY, INDIANA. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY RESIDENTIAL LOT HEREIN, OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO ONE-HALF STORIES IN HEIGHT AND RESIDENTIAL ACCESSORY BUILDINGS, ANY GARAGE, OR ACCESSORY BUILDING ERECTED SHALL BE OF PERMANENT TYPE OF CONSTRUCTION AND SHALL CONFORM TO THE GENERAL ARCHITECTURE AND APPEARANCE OF SUCH RESIDENCE. THE MINIMUM SQUARE FOOTAGE OF FINISHED LIVING SPACE OF DWELLINGS CONSTRUCTED ON ALL RESIDENTIAL LOTS SHALL BE 2600 SQUARE FEET FOR A SINGLE FLOOR RESIDENCE, AND 3000 SQUARE FEET FOR A TWO STORY OF MULTI-STORY RESIDENCE WITH THE GROUND FLOOR HAVING A MINIMUM OF 1500 SQUARE FEET EXCLUSIVE OF PORCHES, TERRACES, GARAGES, CARPORTS, ACCESSORY BUILDINGS AND BASEMENTS.

3. ACCESSORY BUILDINGS SHALL NOT EXCEED 35% OF THE TOTAL FLOOR AREA OF THE RESIDENCE, EXCLUDING BASEMENT, UNLESS THE BASEMENT IS A WALKOUT AND IS IN A FINISH CONDITION FOR LIVING PURPOSES.

4. BOAT HOUSES MAY NOT EXCEED ONE STORY, (10 FEET IN HEIGHT) AND SHALL NOT EXCEED 900 SQUARE FEET UNDER ROOF.

5. RESIDENTIAL SETBACK REQUIREMENTS

A. IN GENERAL- UNLESS OTHERWISE PROVIDED IN THESE RESTRICTIONS OR ON THE RECORDED PLAT, NO DWELLING HOUSE OR ABOVE GRADE STRUCTURE SHALL BE CONSTRUCTED OR PLACED ON ANY RESIDENTIAL LOT IN THE DEVELOPMENT, EXCEPT AS PROVIDED HEREIN.

B. DEFINITIONS-- "SIDE LINE" MEANS A LOT BOUNDARY THAT EXTENDS FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT. "REAR LINE" MEANS THE LOT BOUNDARY LINE THAT IS FARTHEST FROM, AND SUBSTANTIALLY PARALLEL WITH, THE ROAD ON WHICH A LOT ABUTS, EXCEPT THAT ON CORNER LOTS, IT MAY BE DETERMINED FROM THE POINT OF BEGINNING OF AN ABUTTING ROAD.

C. FRONT YARDS-- THE FRONT BUILDING SETBACK LINES (BUILDING LINE) SHALL BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.

D. CUL-DE-SACS-- IF THE PARTICULAR LOT ABUTS ON A CUL-DE-SAC, THE FRONT BUILDING SETBACK LINE (BUILDING LINE) SHALL BE AS SHOWN ON THE PLAT OF THAT LOT.

E. SIDE YARDS-- MINIMUM SIDE YARD SETBACK: TOTAL -20% OF MINIMUM LOT WIDTH. PROVIDED, HOWEVER NO SIDE YARD SHALL BE LESS THAN 10 FEET FROM THE SIDE LINE OF THE LOT.

F. REAR YARDS-- REAR SETBACK LINES SHALL BE AT LEAST TWENTY (20) FEET FROM THE REAR LOT LINE. EXCEPTING IN THE CASE OF WATER FRONTAGE LOTS WHERE SETBACKS SHALL BE TWENTY (20) FEET OF THE HORIZONTAL LOCATION OF THE LINE WHICH LIES AT 788.4 FEET ABOVE MEAN SEA LEVEL (WITH THE EXCEPTION OF BOAT HOUSES APPROVED BY THE DEVELOPMENT CONTROL COMMITTEE), WHICHEVER IS GREATER; PROVIDED, HOWEVER, THE INDIANA DEPARTMENT OF NATURAL RESOURCES MAY AUTHORIZE AN ENCROACHMENT UPON LANDS BELOW 788.4 ABOVE MEAN SEA LEVEL BECAUSE OF UNUSUAL TOPOGRAPHIC CONDITIONS.

6. PROPERTY RIGHTS IN BLOCKS
BLOCKS "A" AND "B": BLOCKS "A" AND "B" IN THE DEVELOPMENT ARE CREATED AND RESERVED FOR THE USE AND BENEFIT OF THE DEVELOPER AND PROPERTY OWNERS ASSOCIATION OR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND REPLACEMENT OF PRIVATE STREETS, EARTHEN MOUNDS, PLANTINGS AND OTHER LANDSCAPING, WALLS, FENCES, ENTRY WAYS, COLUMNS, LANDSCAPE IRRIGATION SYSTEMS, ACCENT LIGHTING SYSTEMS, STREET LIGHTS, SUBDIVISION IDENTIFICATION SIGNS AND OTHER ITEMS.

7. 100 YEAR FLOOD ELEVATION AND FLOOD PROTECTION GRADE: (MINIMUM BUILDING ELEVATION) PER IDNR, THE 100 YEAR FLOOD ELEVATION ON THE COIST RESERVOIR IS 788.4 FEET (NVD 29) FLOOD PROTECTION GRADE (FPG) IS DEFINED AND MEANS THE ELEVATION OF THE LOWEST POINT AROUND THE PERIMETER OF A BUILDING AT WHICH FLOOD WATERS MAY ENTER THE INTERIOR OF THE BUILDING (IDNR RULE FPM 1. FILED MARCH 18, 1974)

8. DEVELOPMENT CONTROL COMMITTEE: PRIOR TO APPLICATION FOR AN IMPROVEMENT LOCATION PERMIT FROM THE BUILDING COMMISSIONER OF HANCOCK COUNTY FOR THE CONSTRUCTION OF A RESIDENCE OR OTHER STRUCTURE, SITE PLANS AND BUILDING PLANS SHALL BE APPROVED IN WRITING BY THE DEVELOPMENT CONTROL COMMITTEE, AS DEFINED IN THE DECLARATION OF RESTRICTIONS. SUCH APPROVAL SHALL INCLUDE BUILDING DESIGN, COLOR AND LOCATION, PRIVATE DRIVES, TREE PRESERVATION AND PROPOSED LANDSCAPING.

9. CONTROLLING DOCUMENTATION: THE RESTRICTIONS CONTAINED IN THE PLAT ARE AN IMPLEMENTATION OF THE DECLARATION OF RESTRICTIONS OF HAMPTON COVE, RECORDED AS INSTRUMENT NO. _____.

IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA AND ANY AMENDMENTS THERETO. IN THE EVENT OF A DISCREPANCY BETWEEN THESE PLAT RESTRICTIONS AND THE DECLARATION, THEN THE DECLARATION SHALL CONTROL.

10. DURATION: THESE COVENANTS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING TO ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1ST 2060, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS CHANGED IN WHOLE OR IN PART BY VOTE OF THOSE PERSONS WHO ARE THEN THE OWNERS OF A MAJORITY OF THE NUMBERED LOTS IN THE DEVELOPMENT.

11. ENFORCEMENT: THE RIGHT OF ENFORCEMENT OF EACH OF THE FOREGOING RESTRICTIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO COUSE THE REMOVAL BY DUE PROCESS OF LAW OF STRUCTURES ERECTED OR MAINTAINED IN VIOLATION THEREOF, IS RESERVED TO THE CONTROL COMMITTEE, THE OWNERS OF THE LOTS IN THE SUBDIVISION, THEIR HEIRS AND ASSIGNS THEIR SUCCESSORS OR ASSIGNS, WHO ARE ENTITLED TO SUCH RELIEF WITHOUT BEING REQUIRED TO SHOW ANY DAMAGE OF ANY KIND TO THE CONTROL COMMITTEE, ANY OWNER OR OWNERS, BY OR THROUGH ANY SUCH VIOLATION OR ATTEMPTED VIOLATION. THE RIGHT OF ENFORCEMENT OF THE COVENANTS IS HEREBY ALSO GRANTED TO THE HANCOCK COUNTY AREA PLAN COMMISSION, ITS SUCCESSORS OR ASSIGNS.

12. THE PURCHASER OF A LOT IN THIS SECTION SHALL ACQUIRE SAID LOT SUBJECT TO ALL TERMS, PROVISIONS, CONDITIONS AND ASSESSMENTS AS REQUIRED BY ADMINISTRATIVE REGULATIONS IMPOSED UPON HAMILTON SOUTHEASTERN UTILITIES, ITS SUCCESSORS OR ASSIGNS.

13. NO SLUMP PUMP DRAINS OR OTHER DRAINS SHALL OUTLET ONTO THE STREET. NO DRAINAGE STRUCTURES SHALL BE LOCATED WITHIN DRIVEWAY LIMITS.

14. NO TREES SHALL BE PLANTED IN THE HANCOCK COUNTY RIGHT-OF-WAY

15. DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT OF WAY, OR ON DEDICATED DRAINAGE EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, FILLED, OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE HANCOCK COUNTY DRAINAGE BOARD (COMMISSIONERS). PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS ARE INSTALLED AS SET OUT IN SECTION 7.1-47 (5) ABOVE OF THE HANCOCK COUNTY SUBDIVISION CONTROL ACTICLE.

16. ANY PROPERTY OWNER ALTERING, CHANGING, OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN TEN (10) DAYS NOTICE BY REGISTERED MAIL TO REPAIR SUCH DAMAGE, AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE HANCOCK COUNTY DRAINAGE BOARD (COMMISSIONERS) WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SUCH REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.

17. THE DEVELOPER AND ANY AND ALL SUCCESSORS AND ASSIGNS HEREBY WAIVE ALL RIGHTS TO PETITION THE HANCOCK COUNTY BOARD OF COMMISSIONERS, THE HANCOCK COUNTY HIGHWAY DEPARTMENT, OR THE SUCCESSOR UNIT OF GOVERNMENT TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT DESIGNATED AS BLOCK "A" OR TO HAVE THE EASEMENT CONSIDERED A PUBLIC ROAD NECESSITATING MAINTENANCE BY ANY UNIT OF GOVERNMENT.

THIS PLAT PREPARED BY GREENWOOD SURVEYING, CO. d.b.o. PROJECTS PLUS, 1257 AIRPORT PARKWAY, SUITE "A", GREENWOOD, INDIANA 46142

SHEET 2 OF 2