

THIS INSTRUMENT SURVEYED & PREPARED BY:
DENNIS D. OLMSTEAD, P.L.S.
STOEPPEL WERTH AND ASSOCIATES INC.
7965 EAST 106th STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
OLTHOF HOMES, LLC
8051 WICKER AVENUE, SUITE A
ST. JOHN, INDIANA 46373
PHONE: (219) 558-8080

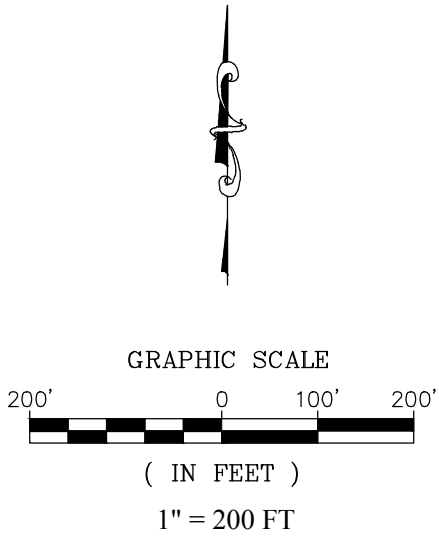
Alexander Ridge Section 1

SECONDARY PLAT
PART OF THE NORTHEAST ¼, SEC. 24 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____



STORM INVENTORY CHART	
12" R.C.P.	1,374 L.F.
15" R.C.P.	1,439 L.F.
18" R.C.P.	184 L.F.
21" R.C.P.	827 L.F.
24" R.C.P.	328 L.F.
30" R.C.P.	468 L.F.
36" R.C.P.	509 L.F.
TOTAL	5,129 L.F.

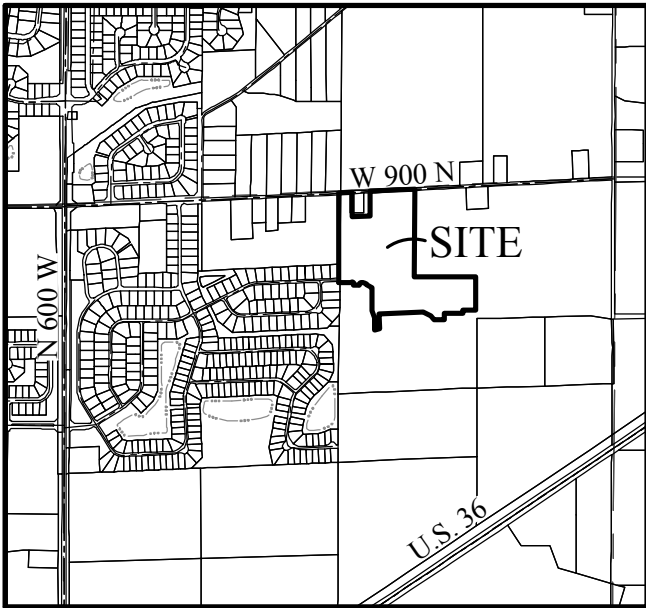
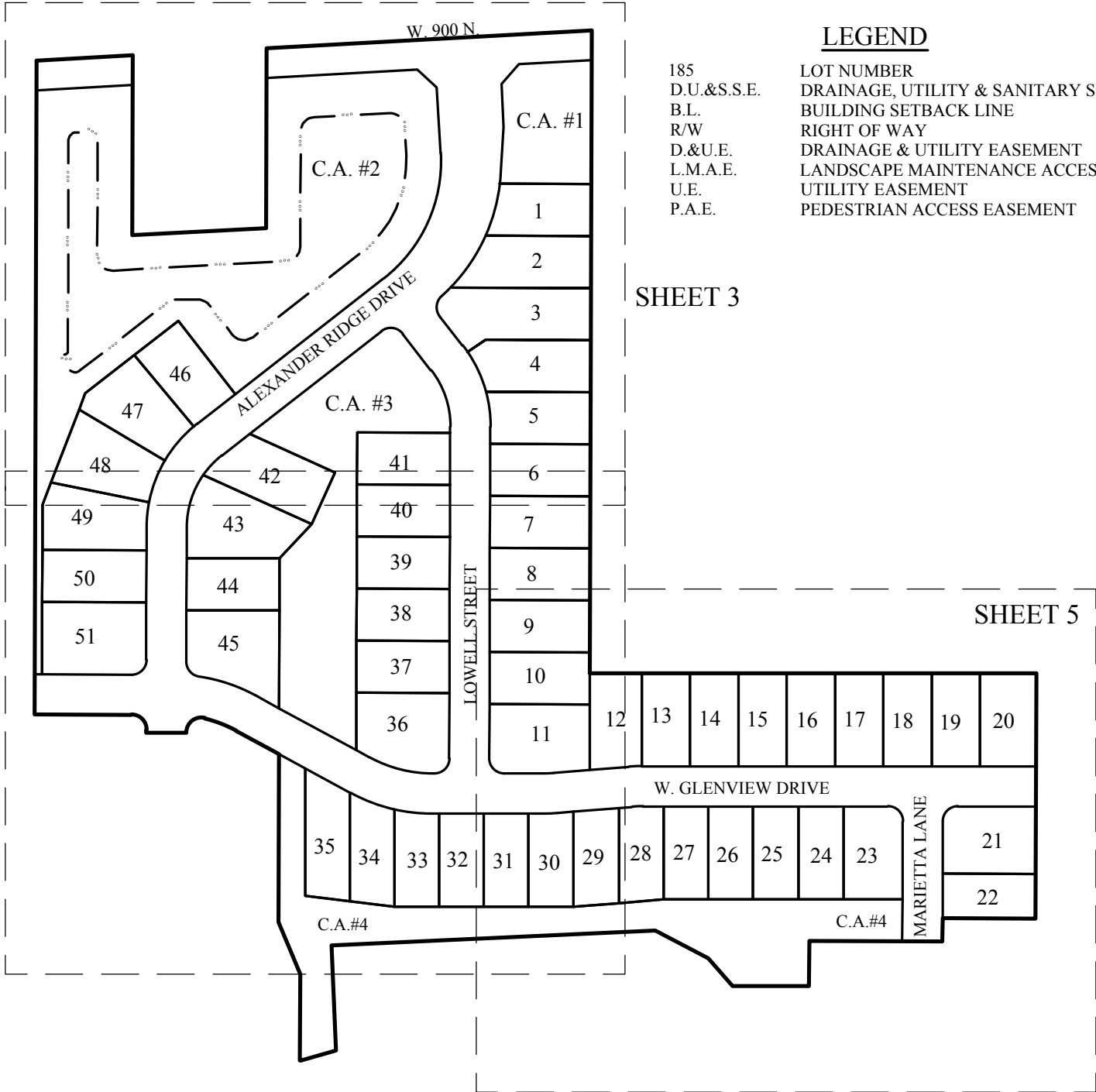
SITE DATA	
AREA A	
ZONING	PUD
FRONT YARD	30'
SIDE YARD	5'
REAR YARD	15'
MINIMUM LOT WIDTH AT BUILDING LINE	70'
MINIMUM LOT AREA	8,750 SQ. FT.
MAXIMUM LOT COVERAGE	50%

SITE DATA	
AREA B	
ZONING	PUD
FRONT YARD	25'
SIDE YARD	6'
REAR YARD	15'
MINIMUM LOT WIDTH AT BUILDING LINE	60'
MINIMUM LOT AREA	7,200 SQ. FT.
MAXIMUM LOT COVERAGE	60%

THE ALEXANDER RIDGE PUD WILL PROVIDE A MINIMUM OF 25% OPEN SPACE. DRAINAGE FACILITIES SHALL BE PERMITTED AS PART OF THE OPEN SPACE CALCULATION. THE GROSS DENSITY OF THE ALEXANDER RIDGE PUD WILL NOT EXCEED 2.7 UNITS PER ACRE.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C8	192.43'	200.00'	104.39'	N24°28'45"E	185.09'	55°07'36"
C9	5.81'	177.00'	2.91'	N51°06'08"E	5.81'	1°52'50"
C10	60.13'	177.00'	30.36'	N40°25'50"E	59.84'	19°27'46"
C11	60.13'	177.00'	30.36'	N20°58'04"E	59.84'	19°27'46"
C12	34.15'	177.00'	17.13'	N5°42'30"E	34.10'	11°03'22"
C13	31.41'	20.00'	20.00'	N45°10'39"E	28.28'	89°59'41"
C14	61.94'	225.00'	31.17'	N69°20'13"W	61.74'	15°46'22"
C15	50.17'	225.00'	25.19'	N83°36'42"W	50.07'	12°46'36"
C16	18.61'	225.00'	9.31'	S87°37'52"W	18.60'	4°44'17"
C17	14.31'	173.00'	7.16'	S87°37'52"W	14.30'	4°44'17"
C18	31.50'	20.00'	20.08'	N44°52'47"W	28.34'	90°14'26"
C19	31.33'	20.00'	19.92'	S45°07'13"W	28.22'	89°45'34"
C20	17.40'	227.00'	8.71'	N87°27'30"E	17.40'	4°23'32"
C21	14.47'	175.00'	7.24'	N87°37'52"E	14.47'	4°44'17"
C22	31.47'	20.00'	20.06'	S44°54'56"E	28.33'	90°10'08"
C23	32.07'	20.00'	20.67'	N46°06'24"E	28.74'	91°52'33"

- 185
D.U.&S.S.E.
B.L.
R/W
D.&U.E.
L.M.A.E.
U.E.
P.A.E.
- LOT NUMBER
DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
BUILDING SETBACK LINE
RIGHT OF WAY
DRAINAGE & UTILITY EASEMENT
LANDSCAPE MAINTENANCE ACCESS EASEMENT
UTILITY EASEMENT
PEDESTRIAN ACCESS EASEMENT

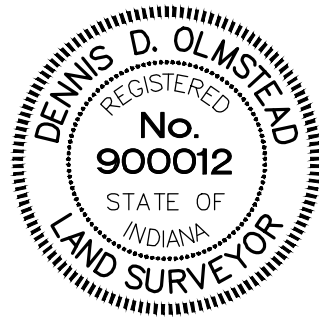


VICINITY MAP
NOT TO SCALE

SUBDIVISION MONUMENTATION	
PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.	
MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/ PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).	
○	DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE
●	DENOTES A STREET CENTERLINE MONUMENT--A COPPERWELD MONUMENT, A 5/8" DIAMETER STEEL ROD WITH A BRASS CAP HAVING A CUT "X" IN THE TOP, AN ALUMINUM MONUMENT HAVING A "DIMPLE" IN THE TOP, A HARRISON MONUMENT OR A MAG NAIL (THE TYPE BEING DEPENDENT UPON JURISDICTIONAL REQUIREMENTS AND ALL BEING SET FLUSH WITH THE SURFACE OF THE PAVEMENT)

Curve Table: Alignments						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	192.43'	200.00'	104.39'	185.09'	S24°28'45"W	55°07'36"
C2	135.78'	150.00'	72.94'	131.19'	S26°06'41"W	51°51'44"
C7	99.81'	150.00'	51.83'	97.98'	S18°53'39"E	38°07'34"
C3	99.05'	200.00'	50.56'	98.04'	S75°38'16"E	28°22'28"
C4	99.66'	200.00'	50.89'	98.63'	S75°43'31"E	28°32'57"
C5	16.54'	200.00'	8.27'	16.53'	N87°37'52"E	4°44'17"
C6	16.54'	200.00'	8.27'	16.53'	N87°37'52"E	4°44'17"

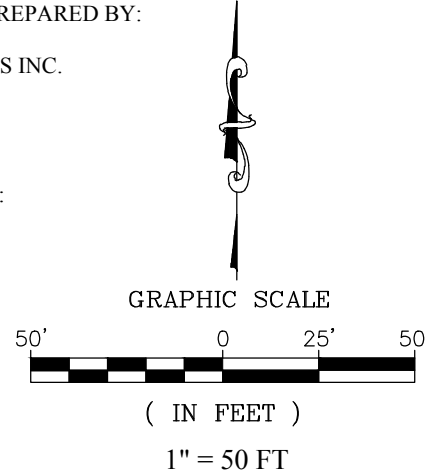
Dennis D. Olmstead
Professional Land Surveyor
No. 900012



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C24	89.31'	175.00'	45.65'	S76°04'15"E	88.34'	29°14'26"
C25	80.01'	227.00'	40.42'	S71°32'53"E	79.60'	20°11'42"
C26	28.56'	20.00'	17.33'	S40°43'58"E	26.20'	81°49'33"
C27	75.01'	123.00'	38.71'	S17°39'04"W	73.85'	34°56'31"
C28	36.32'	123.00'	18.30'	S43°34'57"W	36.19'	16°55'14"
C29	31.42'	20.00'	20.00'	N82°57'27"W	28.28'	90°00'00"
C30	81.85'	123.00'	42.50'	N18°53'39"W	80.35'	38°07'34"
C31	47.93'	177.00'	24.11'	S7°35'17"E	47.78'	15°30'49"
C32	58.75'	177.00'	29.65'	S24°51'15"E	58.48'	19°01'07"
C33	11.10'	177.00'	5.55'	S36°09'38"E	11.10'	3°35'38"
C34	30.03'	20.00'	18.66'	S5°03'45"W	27.29'	86°02'23"
C35	84.52'	240.50'	42.70'	S33°53'24"W	84.09'	20°08'12"
C36	72.72'	240.50'	36.64'	S15°09'35"W	72.44'	17°19'27"
C37	11.32'	240.50'	5.66'	S5°08'56"W	11.32'	2°41'51"
C38	17.31'	240.50'	8.66'	S46°01'13"W	17.31'	4°07'25"

THIS INSTRUMENT SURVEYED & PREPARED BY:
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THIS INSTRUMENT PREPARED FOR:
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8051 WICKER AVENUE, SUITE A
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PHONE: (219) 558-8080



Alexander Ridge Section 1

SECONDARY PLAT
PART OF THE NORTHEAST 1/4, SEC. 24 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

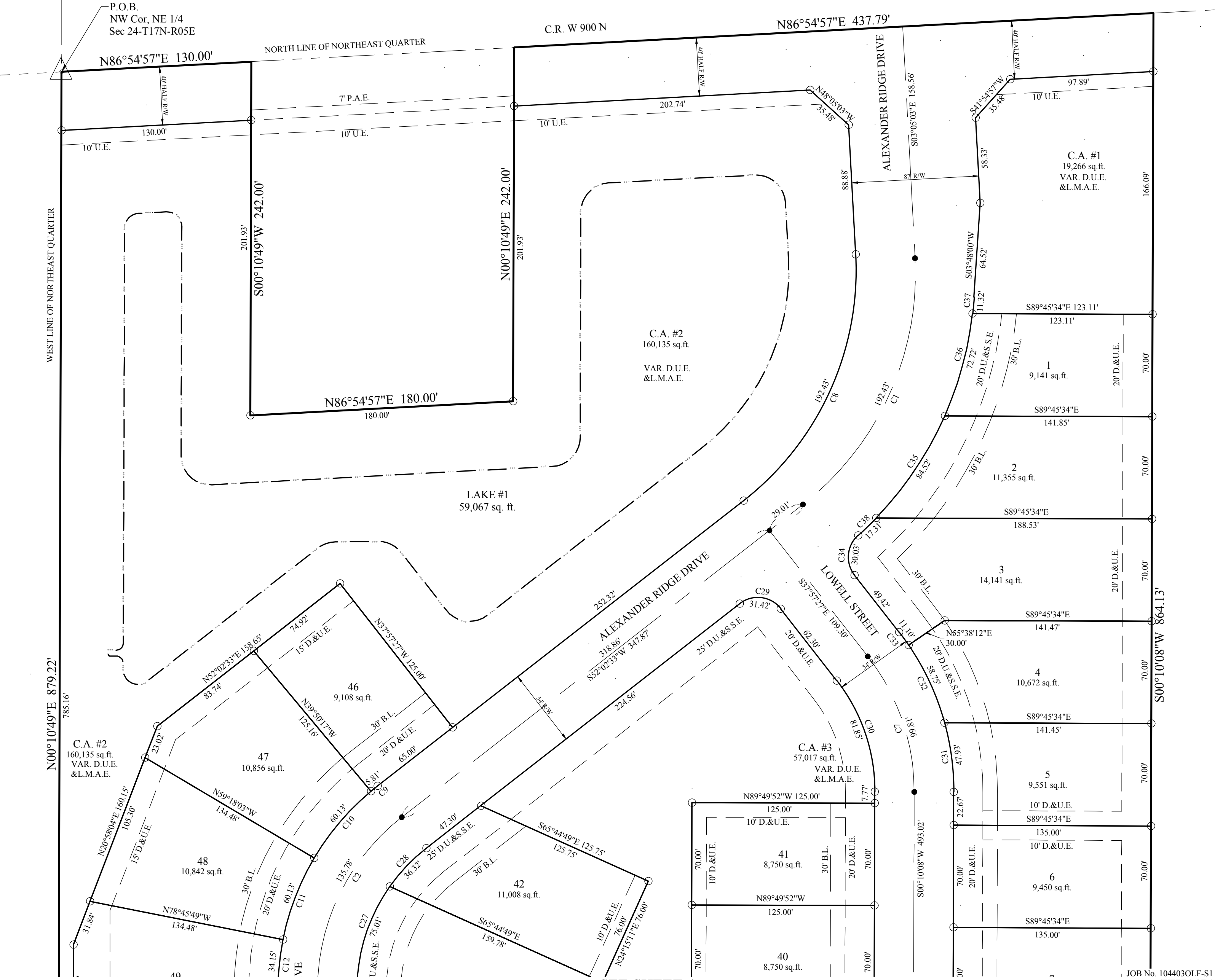
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CABINET: _____

SLIDE: _____



Dennis D. Olmstead
Professional Land Surveyor
No. 900012



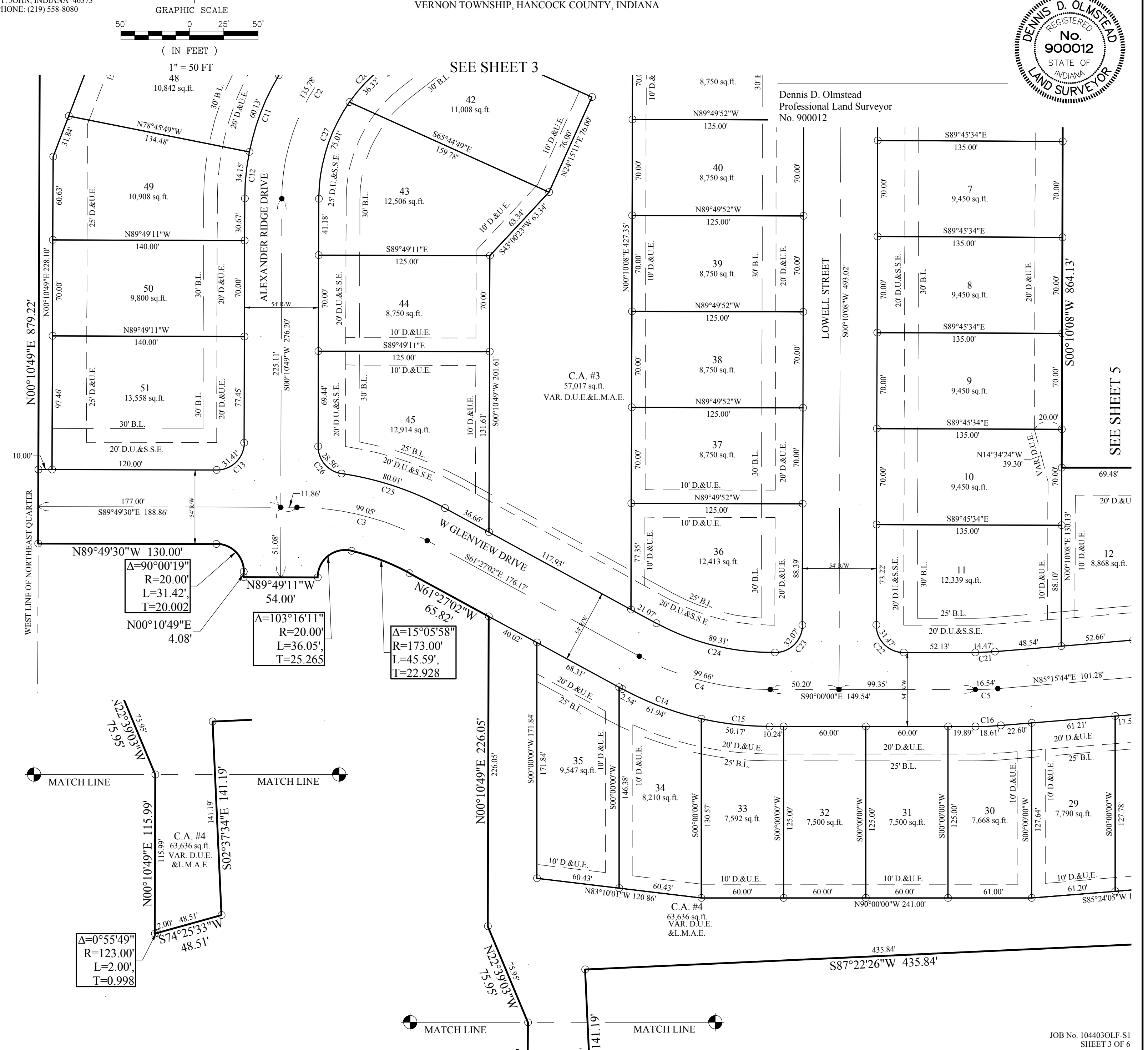
SEE SHEET 4

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SECONDARY PLAT

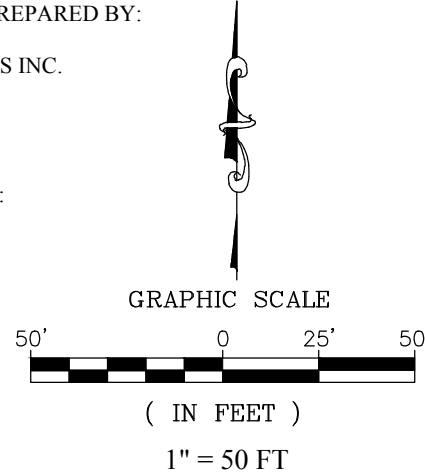
PART OF THE NORTHEAST $\frac{1}{4}$, SEC. 24 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SLIDE: _____



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PART OF THE NORTHEAST 1/4, SEC. 24 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

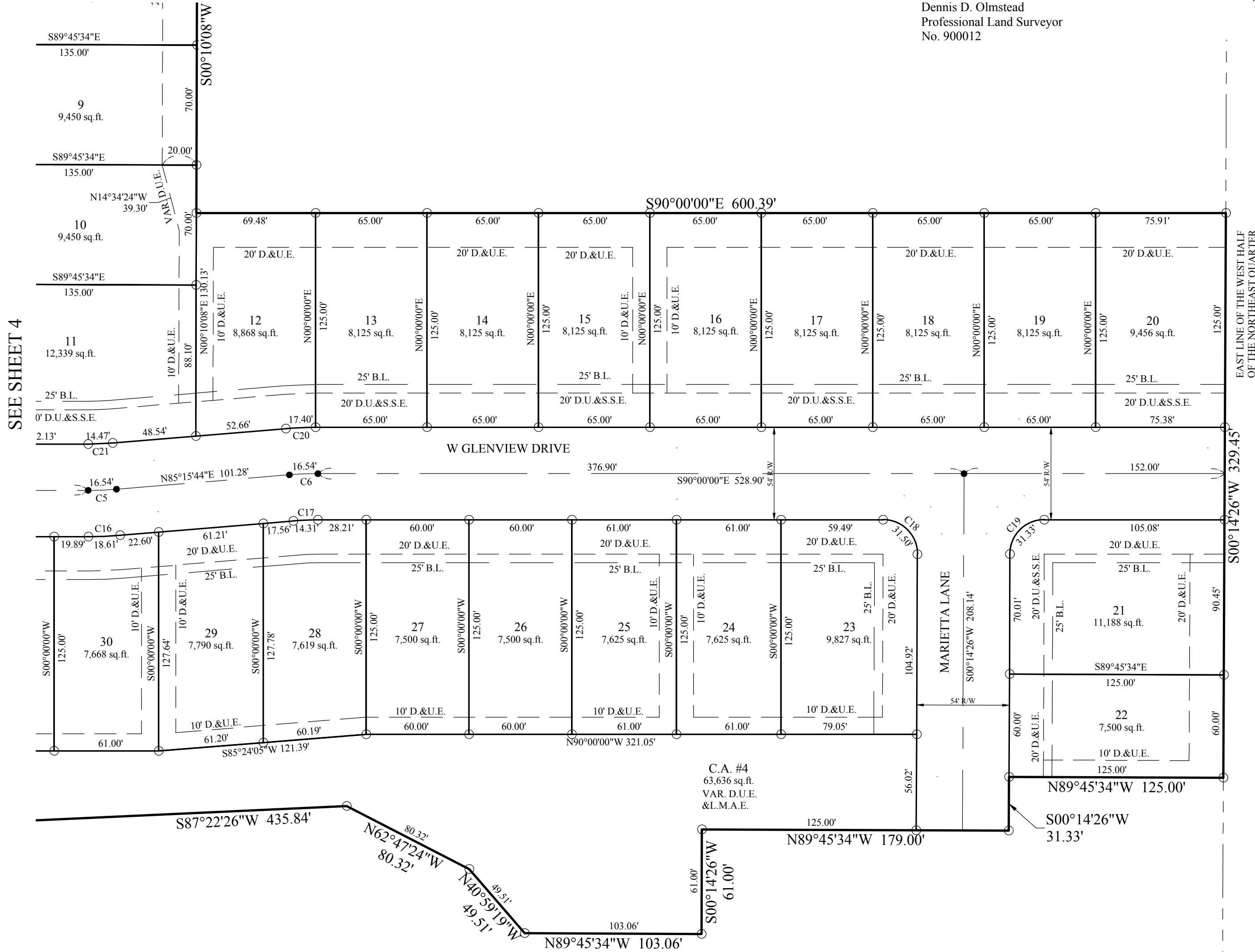
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Alexander Ridge Section 1

SECONDARY PLAT

PART OF THE NORTHEAST ¼, SEC. 24 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

Alexander Ridge
Section 1

I the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision of a part of the Northeast Quarter of Section 24, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East, along the North line of said Quarter Section, 130.00 feet to the Northwest corner of the land described in Instrument Number 201708147 in the Office of the Hancock County Recorder; thence South 00 degrees 10 minutes 49 seconds West, along the West line of said land and the West line of the land described in Instrument Number 201708146 in said Recorder's Office, 242.00 feet to the Southwest corner of said Instrument Number 201708146; thence North 86 degrees 54 minutes 57 seconds East, along the South line of said land, 180.00 feet to the Southeast corner thereof; thence North 00 degrees 10 minutes 49 seconds East, along the East line of said land, 242.00 feet to the North line of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East, along said line, 437.79 feet; thence South 00 degrees 10 minutes 08 seconds West 864.13 feet; thence South 90 degrees 00 minutes 00 seconds East 600.39 feet to the East line of the West Half of said Quarter Section; thence South 00 degrees 14 minutes 26 seconds West, along said line, 329.45 feet; thence North 89 degrees 45 minutes 34 seconds West, 125.00 feet; thence South 00 degrees 14 minutes 26 seconds West, 31.33 feet; thence North 89 degrees 45 minutes 34 seconds West, 179.00 feet; thence South 00 degrees 14 minutes 26 seconds West, 61.00 feet; thence North 89 degrees 45 minutes 34 seconds West, 103.06 feet; thence North 40 degrees 59 minutes 19 seconds West, 49.51 feet; thence North 62 degrees 47 minutes 24 seconds West, 80.32 feet; thence South 87 degrees 22 minutes 26 seconds West, 435.84 feet; thence South 02 degrees 37 minutes 34 seconds East, 141.19 feet; thence South 74 degrees 25 minutes 33 seconds West, 48.51 feet; to a point on a curve concave northerly, the radius point of which bears North 15 degrees 34 minutes 27 seconds West 123.00 feet from said point; thence westerly along said curve 2.00 feet to a point on said curve, said point being South 14 degrees 38 minutes 38 seconds East 123.00 feet from the radius point of said curve; thence North 00 degrees 10 minutes 49 seconds East, 115.99 feet; thence North 22 degrees 39 minutes 03 seconds West, 75.95 feet; thence North 00 degrees 10 minutes 49 seconds East, 226.05 feet; thence North 61 degrees 27 minutes 02 seconds West, 65.82 feet; to a point on a curve concave southerly, the radius point of which bears South 28 degrees 32 minutes 58 seconds West 173.00 feet from said point; thence northwesterly along said curve 45.59 feet to a point on said curve, said point being North 13 degrees 27 minutes 00 seconds East 173.00 feet from the radius point of said curve to a point on a compound curve concave southeasterly, the radius point of which bears South 13 degrees 27 minutes 00 seconds West 20.00 feet from said point; thence southwesterly along said curve 36.05 feet to a point on said curve, said point being North 89 degrees 49 minutes 11 seconds West 20.00 feet from the radius point of said curve; thence North 89 degrees 49 minutes 11 seconds West, 54.00 feet; thence North 00 degrees 10 minutes 49 seconds East, 4.08 feet; to a point on a curve concave southwesterly, the radius point of which bears North 89 degrees 49 minutes 11 seconds West 11.00 feet from said point; thence northwesterly along said curve 31.42 feet to a point on said curve, said point being North 00 degrees 10 minutes 30 seconds East 20.00 feet from the radius point of said curve; thence North 89 degrees 49 minutes 30 seconds West, 130.00 feet to the West line of said Quarter Section; thence North 00 degrees 10 minutes 49 seconds East, along said line, 879.22 feet to the Point of Beginning, Containing 22.616 acres, more or less.

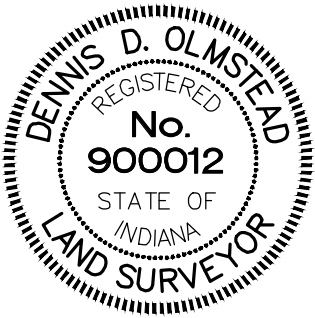
This subdivision consists of 51 lots numbered 1-51 (all inclusive) and four (4) Common Area labeled C.A.#1, C.A.#2, C.A.#3, & C.A.#4. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number _____ in the Office of the Recorder for Hancock County, Indiana.

I further certify that I am a Professional 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, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this ____ day of _____, 2023.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012



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.

Dennis. D. Olmstead, PLS

THIS INSTRUMENT SURVEYED & PREPARED BY:
DENNIS D. OLMSTEAD, P.L.S.
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ST. JOHN, INDIANA 46373
PHONE: (219) 558-8080

Alexander Ridge Section 1

SECONDARY PLAT

PART OF THE NORTHEAST ¼ , SEC. 24 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Olthof Homes, LLC, owners of the real estate shown and described on the plat herein and recorded in the office of the Recorder for Hancock County, Indiana, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Alexander Ridge, Section 1. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for Alexander Ridge, recorded as Instrument Number# _____ in the Office of the Recorder for Hancock County, Indiana, as the same may be amended or supplemented. Such Declaration and the Covenants and Restrictions set forth therein run with the land described hereon and are incorporated herein by reference. Each owner of a lot depicted on this plat shall take title to such lot subject to the terms and conditions of the Declaration.

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 0.52 acres and 567.79 lineal feet as measured along the centerline of the road.

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 _____, 2023.

President

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.

Dennis D. Olmstead

CERTIFICATE OF OWNERSHIP

We, Olthof Homes LLC, do hereby certify that we are 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.

Owner/Developer
Olthof Homes LLC

By: _____

State of Indiana)
) SS
County of Hancock)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , Todd M. Olthof, President of OD Enterprises, Inc., its General Manager for Olthof Homes LLC, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this _____ day of _____, 2023.

Notary Public

Printed Name

County of Residence: _____

My commission expires: _____

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 0 linear feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

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 _____, 2023, under the authority provided by:

Signature

Signature

Printed Name

Printed Name

PUD, COVENANTS & OTHER NOTES:

The subject tract is zoned Vintner's Park Amended PUD ORDINANCE No. 030921C an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

