

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #20500007
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, IN 46077

INSTRUMENT PREPARED FOR:

CW-HAMPTON WALK, LLC
C/O FISCHER HOMES INDIANAPOLIS II, LLC
6602 E. 75TH STREET, SUITE 400
INDIANAPOLIS IN, 46250
CONTACT: BRAD KRINER
PHONE: (317) 348-2500
EMAIL: bkriner@fischerhomes.com

DATE PREPARED: 9/6/2023

PUD ORDINANCE NUMBER: 041222A

AREA BREAKDOWN:

LOT TOTAL - 84,341 SQ.FT. / 1.94 ACRES
OPEN SPACE - 44,464 SQ.FT. / 1.02 ACRES
RIGHT OF WAY - 32,930 SQ.FT. / 0.76 ACRES
TOTAL AREA - 161,735 SQ.FT. / 3.71 ACRES
REMAINING AREA - 15,798 SQ.FT. / 0.36 ACRES

LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
L.E.	LANDSCAPE EASEMENT

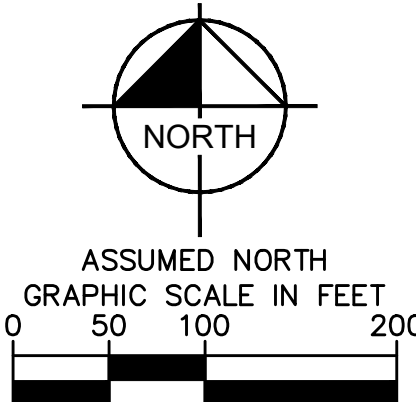
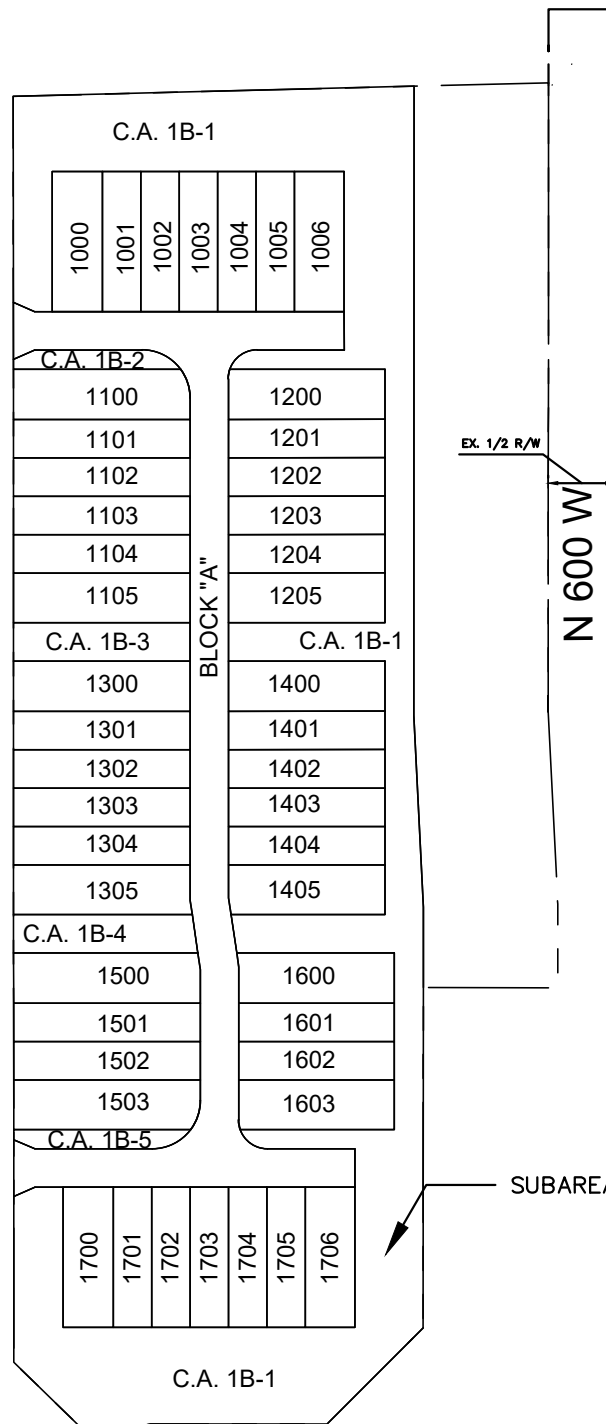
SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 8&S IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDDATION OF PLAT.

- DENOTES A 5/8"x24" REBAR WITH CAP STAMPED, "K&G LS FIRM 0141" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT, A REBAR WITH ALUMINUM CAP, STAMPED "K&G LS FIRM 0141", SET FLUSH WITH THE FINISHED SURFACE COAT.

HAMPTON WALK - SECTION 1B
PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

HAMPTON WALK SECTION 1



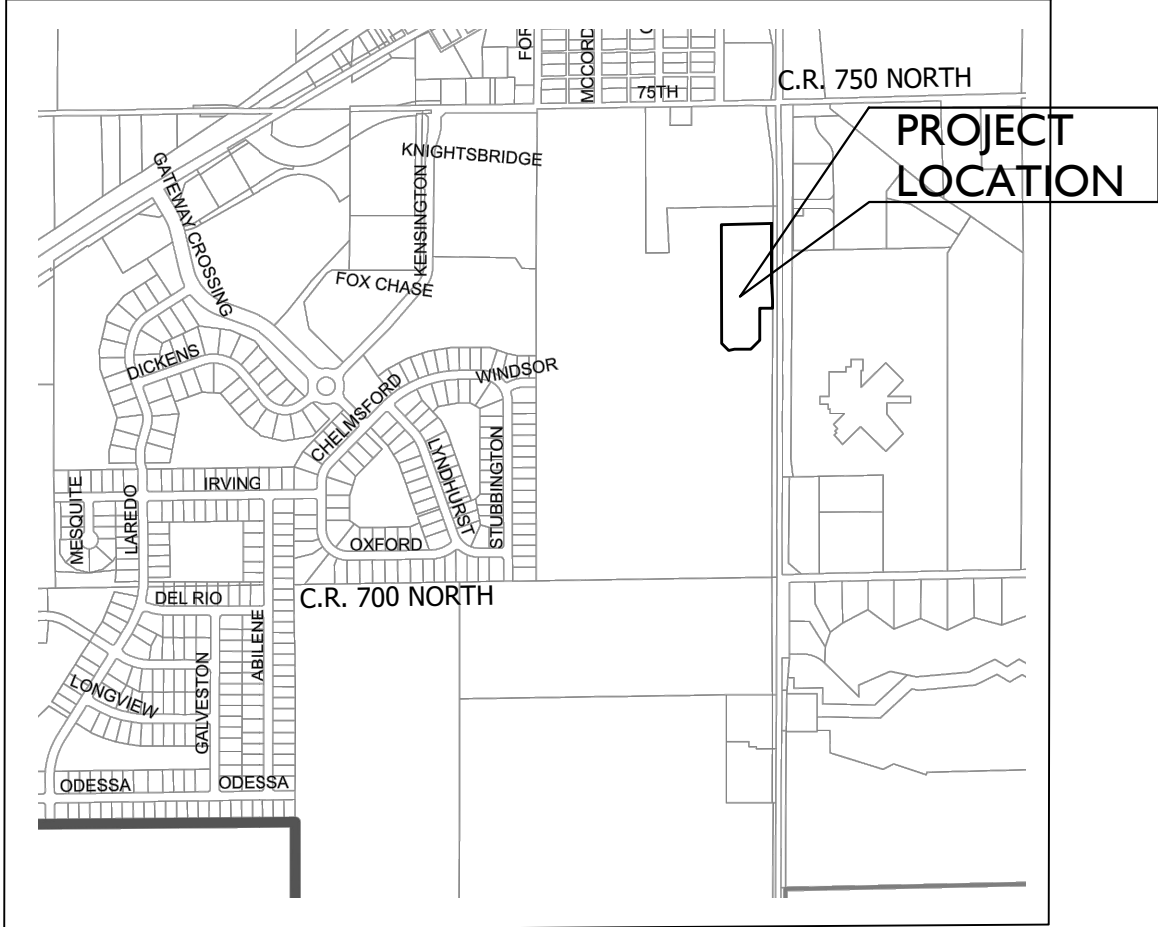
HAMPTON WALK
LOT AND YARD REQUIREMENTS

	Subarea A Townhome Collection	Subarea B Designer Collection	Subarea C Maple Street Collection
Default Zoning District Base Layer	MF1	R5	R5
Max. Number of Lots	329	79	58
Min. Lot Area (sq ft)	1,300	1,200	2,700
Min. Lot Depth (ft)	10	12	14
Min. Living Area multi-story bldg (sq ft)	2,000	2,000	1,800
Min. Ground Floor Living Area 1-story bldg (sq ft)	N/A	1,400	1,200
Min. Ground Floor Living Area multi-story bldg (sq ft)	550	550	550
Min. Lot Width or Bldg. Line (ft)	20	25	35
Min. Front Yard Setback (ft)*	10	25	25
Min. Side Yard Setback (ft)**	0	5	5
Min. Building Separation (ft)	20	10	10
Min. Rear Yard Setback (ft)	20/10***	15	15
Max. Lot Coverage (% of all impervious surfaces)	85%	50%	50%
Max. Principal Structure Height (ft)	45	40	40

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	25.00'	23.18'	S63°24'44"W	22.36'	53°07'29"	12.50'
C6	15.00'	18.46'	N54°45'39"W	17.32'	70°31'44"	10.61'
C7	25.00'	23.18'	S63°27'37"E	22.36'	53°07'48"	12.50'
C8	15.00'	18.46'	N54°42'37"E	17.32'	70°31'44"	10.61'

LOCATION MAP
(NOT TO SCALE)



K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1B

1 OF 3

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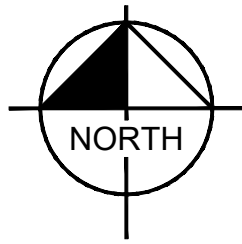
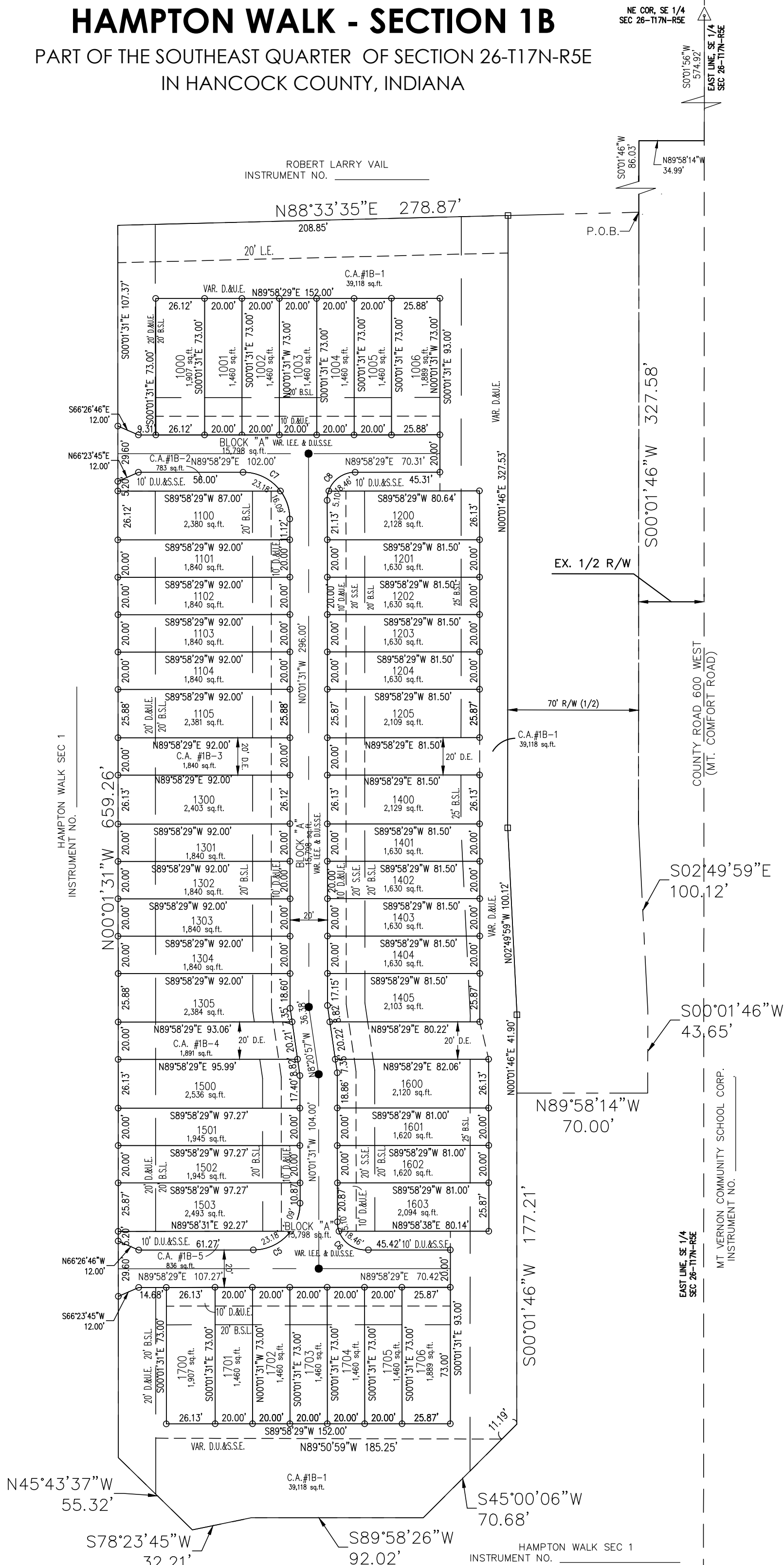
HAMPTON WALK - SECTION 1B
PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

ROBERT LARRY VAIL
INSTRUMENT NO. _____

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NOTES

1. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALL IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
2. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ANY INTERNAL STREETS.
3. PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON AREAS.
4. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVEMENT LOCATED IN BLOCK "A".



K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1B

2 OF 3

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STORM INVENTORY CHART	
12" RCP	602 L.F.
15" RCP	320 L.F.
TOTAL	922 L.F.

HAMPTON WALK
SECTION 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5
EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG
THE EAST LINE THEREOF SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST (BASIS OF
BEARINGS) 574.92 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST
34.99 FEET TO CUT "X" IN A CONCRETE PIPE AT THE NORTHWEST CORNER OF THE LAND
DEEDED TO HANCOCK COUNTY, INDIANA AS DESCRIBED IN INSTRUMENT NO. 9509943 IN
THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE ALONG THE WEST
LINE OF SAID INSTRUMENT NO. 9509943 SOUTH 00 DEGREES 01 MINUTES 46 SECONDS
WEST 86.03 FEET TO A REBAR WITH YELLOW PLASTIC CAP STAMPED "K&G LS FIRM 0141"
AT THE NORTHEAST CORNER OF THE LAND DEEDED TO CW-HAMPTON WALK, LLC AS
DESCRIBED IN INSTRUMENT NO. 202300832 IN SAID RECORDER'S OFFICE AND THE POINT OF
BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID INSTRUMENT NO. 9509943
THE FOLLOWING THREE (3) COURSES; (1) SOUTH 00 DEGREES 01 MINUTES 46 SECONDS
WEST 327.58 FEET; (2) SOUTH 02 DEGREES 49 MINUTES 59 SECONDS EAST 100.12 FEET;
(3) SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 43.65 FEET TO THE EAST
BOUNDARY OF HAMPTON WALK, SECTION 1, AS DESCRIBED IN INSTRUMENT NO. _____
IN SAID RECORDER'S OFFICE; THENCE THE FOLLOWING SEVEN
(7) COURSES ALONG SAID EAST BOUNDARY; (1) NORTH 89 DEGREES 58 MINUTES 14
SECONDS WEST 70.00 FEET; (2) SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST
177.21 FEET; (3) SOUTH 45 DEGREES 00 MINUTES 06 SECONDS WEST 70.68 FEET; (4)
SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 92.02 FEET; (5) SOUTH 78 DEGREES
23 MINUTES 45 SECONDS WEST 32.21 FEET; (6) NORTH 45 DEGREES 43 MINUTES 37
SECONDS WEST 55.32 FEET; (7) NORTH 00 DEGREES 01 MINUTES 31 SECONDS WEST
659.26 FEET TO THE NORTH LINE OF THE AFORESAID INSTRUMENT NO. INSTRUMENT NO.
202300832; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 33 MINUTES 35
SECONDS EAST 278.87 FEET; TO THE POINT OF BEGINNING, CONTAINING 4.08 ACRES MORE
OR LESS.

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.

THIS SUBDIVISION CONTAINS 1.163 FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE TOWN'S
STORMWATER DRAINAGE SYSTEM.

HAMPTON WALK - SECTION 1B
PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED CW-HAMPTON WALK A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE REAL ESTATE
SHOWN AND DESCRIBED ON THE PLAT HERETOFORE RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE PLATTED
HEREON 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 HAMPTON WALK-SECTION 1B. COUNTY ROAD 600 WEST
RIGHT-OF-WAY WILL HEREBY BE DEDICATED TO THE PUBLIC.

RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN CONSISTS OF 0.76 ACRES AND 470
LF AS MEASURED ALONG THE CENTERLINE OF THE ROAD.

BLOCK A SHOWN ON THIS PLAT WILL BE PRIVATE AND IS NOT HERETOFORE DEDICATED AS PUBLIC RIGHT-OF-WAY. THE
TOWN WILL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIRS OR SNOW REMOVAL TO THIS BLOCK.

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.

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.

GREGORY J. BREWER
TOWN COUNCIL PRESIDENT

THIS SUBDIVISION CONSISTS OF 46 LOTS LABELED AS 1000-1006, 1100-1105, 1200-1205,
1300-1305, 1400-1405, 1500-1503, 1600-1603, 1700-1706; 5 COMMON AREAS LABELED AS
"C.A.#1B-1 THRU 1B-5"; AND 1 BLOCK LABELED BLOCK "A" AND SHALL BE KNOWN AND
DESIGNATED AS HAMPTON WALK SECTION 1B. COUNTY ROAD 600 RIGHT-OF-WAY WILL HEREBY BE DEDICATED
TO THE PUBLIC. BLOCK A IS NOT HERETOFORE DEDICATED TO THE PUBLIC AND WILL BE PRIVATE.
THE SIZE OF THE LOTS AND WDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES
DENOTING FEET AND

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF HAMPTON WALK SUBDIVISION RECORDED AS INSTRUMENT NUMBER _____ IN PLAT
BOOK _____ PAGE(S) _____, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA AND ANY
AMENDMENTS THERETO.

PER THE PUD PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON
AREAS.

PRIVACY FENCES SHALL BE PROHIBITED ON ALL LOTS IN THIS DEVELOPMENT.

CERTIFICATE OF OWNERSHIP

WE, CW-HAMPTON WALK, LLC A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT IT IS 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.

CW-HAMPTON WALK, LLC, BY
FISCHER HOMES INDIANAPOLIS II, LLC ITS ATTORNEY-IN FACT, UNDER DOCUMENT
RECORDED 02-03-2023 AS INSTRUMENT NUMBER 202501043

BY: _____
BRADLEY, A. KRINER, VICE PRESIDENT

STATE OF _____)
) SS:
COUNTY _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED BRADLEY
A. KRINER AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

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

SIGNATURE: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY OF RESIDENCE: _____

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED 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 SURVEY RECORDED AS INSTRUMENT NO. 202300795 IN THE OFFICE OF THE RECORDER FOR HANCOCK
COUNTY, INDIANA, AND EXCEPT AS NOTED, 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. I FURTHER CERTIFY
THAT SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

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." – BRADY KUHN

BRADY KUHN PS
INDIANA REGISTRATION NO. 20500007

