

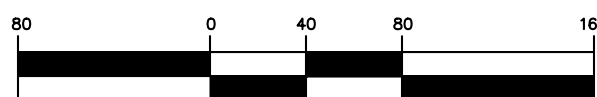
Schneider
OWNER/SUBDIVIDER
TRC DEVELOPMENT, LLC
3225 S. HOYT AVENUE
MUNCIE, IN. 47302
L&R ACQUISITIONS
INSTRUMENT NO. 100008172
SURVEYOR
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

PLAT OF KENSINGTON GARDENS

PART OF THE SOUTHEAST QUARTER - SEC. 36 -T17N-R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

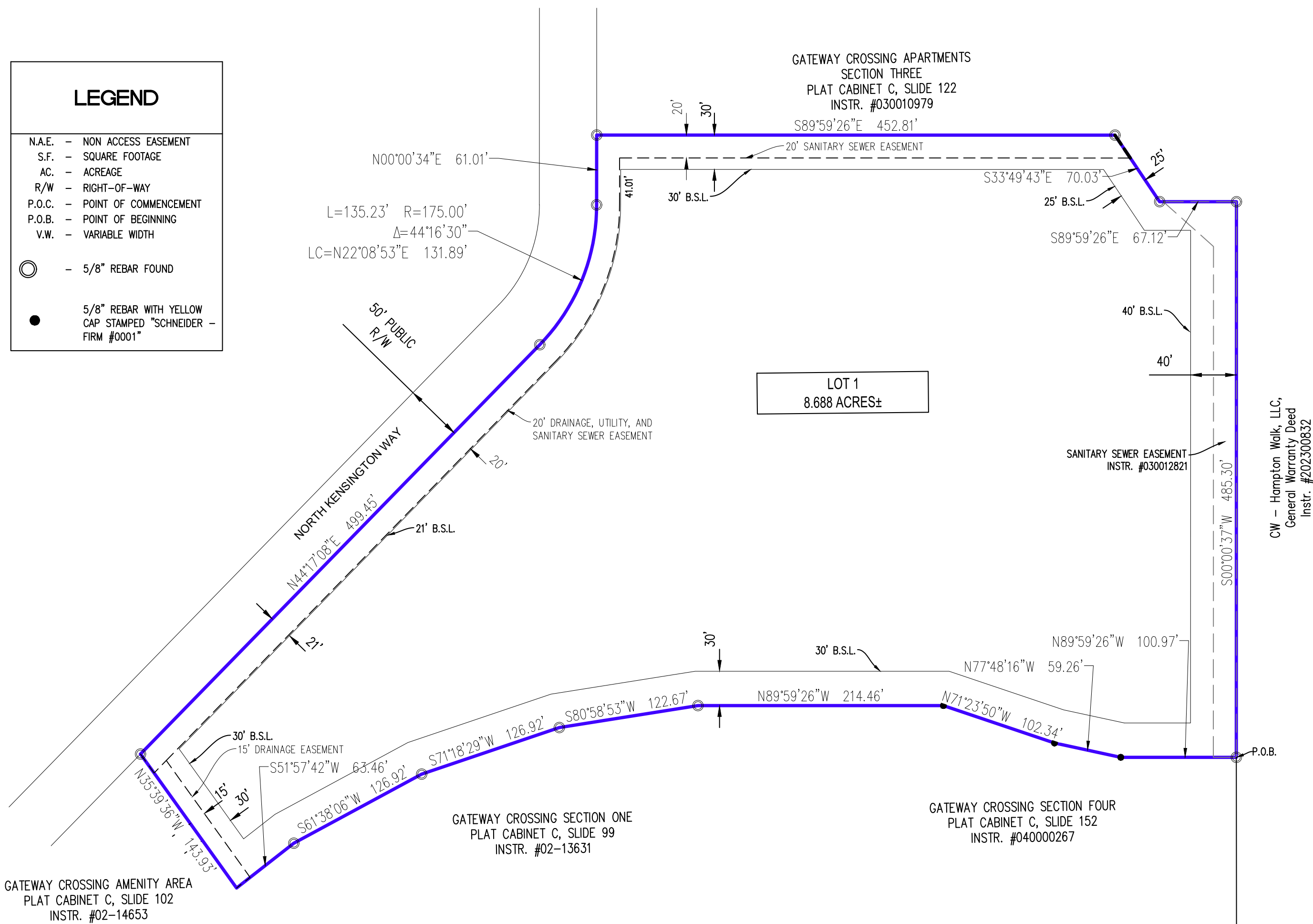
PIDN - 30-01-26-403-006.000-018

GRID NORTH
SCALE 1" = 80'

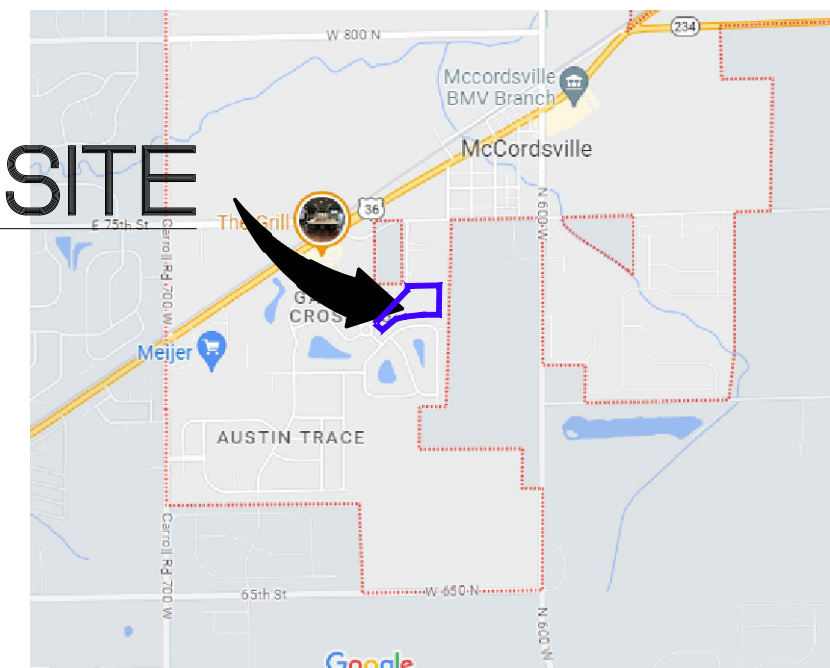


THIS INSTRUMENT WAS PREPARED
BY ANDREW D. BAXTER
REGISTERED LAND SURVEYOR
INDIANA #LS20400029
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
2419097 JOB#
April 3, 2024

| LEGEND | |
|--------|---|
| N.A.E. | - NON ACCESS EASEMENT |
| S.F. | - SQUARE FOOTAGE |
| AC. | - ACREAGE |
| R/W | - RIGHT-OF-WAY |
| P.O.C. | - POINT OF COMMENCEMENT |
| P.O.B. | - POINT OF BEGINNING |
| V.W. | - VARIABLE WIDTH |
| | - 5/8" REBAR FOUND |
| | - 5/8" REBAR WITH YELLOW CAP STAMPED "SCHNEIDER - FIRM #0001" |



AREA MAP: (N.T.S.)



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DEDICATION CERTIFICATE:

I/We, _____, do hereby certify that I/We, on/are, the Owner(s) of the real property located in the Town of McCordsville, Hancock County, Indiana, according to deed recorded in Book _____, Page _____, of the official records of the Recorder of Hancock County, Indiana, and further described as follows:

Now therefore know all persons by these presence that I/We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat. This Subdivision shall be known as PLAT OF KENSINGTON GARDEN, an addition to the Town of McCordsville, Hancock County, Indiana.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of McCordsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water, drainage, water, and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of McCordsville, save and except for those storm water, drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of McCordsville utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer. Any private restrictive covenants, conditions or restrictions to run with the Subdivision shall be entered here.

The foregoing plat covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from this day of March, 2024 at which time said plat covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then Owners of the building site covered by these plat covenants it is agreed to change such plat covenants in whole or in part. Invalidity of any one of the foregoing plat covenants by judgement or court order shall in no way affect any of the other plat covenants which shall remain in full force and effect.

The right to enforce these covenants 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 thereof, is hereby dedicated to the public, and reserved to the several Owners of the several Lots in the Subdivision and to their heirs and assigns.

In Witness whereof, Owner has executed this instrument this _____ day of _____, 2024.

(Name of Organization if Other Than an Individual(s))

Signature: _____

Printed: _____

Title: _____

(Individual Acknowledgment)

State of _____

) ss _____

County of _____

Before me, a notary public in and for said County and State, personally appeared _____, Owner(s) of the Real Estate, who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this _____ day _____, 2024.

of _____

Signature: _____

Printed: _____

County of Residence _____

My Commission Expires _____

TAX CERTIFICATE

The real property has been duly entered for taxation and transferred on the records of the Auditor of Hancock County this _____ day of _____, 2024.

Hancock County Auditor

RECORDING CERTIFICATE

Recorded in Plat Cabinet _____, slide _____, page number _____, this _____ day of _____, at _____ (A.M./P.M.). Instrument Number _____ Fee paid _____

Hancock County Recorder

Subdivision monuments are required per Title 865 (State Board of Registration for Land Surveyors) IAC 1-12-18.

Lot corner monuments shall be a 5/8 inch x 24 inch metal rod with cap stamped "Schneider - Firm #0001"

Unless otherwise required by local ordinance, the installation of aforementioned monuments shall be delayed for up to two years from recordation of the plat per standards as set forth in Title 865 IAC 1-12-18 subsection (b)(1)(2).

NOTE: All aesthetic features outside of Town of McCordsville Standards is the responsibility of the property owner to maintain.

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, Hancock County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the West Half of the said Southeast Quarter Section; thence North 00 degrees 52 minutes 49 seconds East along the East line of the said Half Quarter Section 1,244.84 feet to the POINT OF BEGINNING; thence North 89 degrees 07 minutes 11 seconds West 100.97 feet; thence North 76 degrees 55 minutes 01 seconds West 59.26 feet; thence North 70 degrees 31 minutes 35 seconds West 102.34 feet; thence North, 89 degrees 07 minutes 11 seconds West 214.46 feet; thence South 81 degrees 51 minutes 08 seconds West 122.67 feet; thence South 72 degrees 10 minutes 44 seconds West 126.92 feet; thence South 62 degrees 30 minutes 21 seconds West 126.92 feet; thence South 52 degrees 49 minutes 57 seconds West 63.46 feet; thence North 34 degrees 47 minutes 21 seconds West 143.93 feet; thence North 45 degrees 09 minutes 23 seconds East 499.45 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 44 degrees 50 minutes 37 seconds West 175.00 feet from said point; thence northeasterly along said curve 135.23 feet to the point of tangency of said curve, said point being South 89 degrees 07 minutes 11 seconds East 175.00 feet from the radius point of said curve; thence North 00 degrees 52 minutes 49 seconds East parallel to the said East line 61.01 feet; thence South 89 degrees 07 minutes 11 seconds East 452.01 feet; thence South 32 degrees 57 minutes 28 seconds East 70.03 feet; thence South 89 degrees 07 minutes 11 seconds East 67.12 feet to a point on the East line of the said half Quarter Section; thence South 00 degrees 52 minutes 49 seconds West along the said East line 485.30 feet to the place of beginning. Containing 8.688 acres, more or less.



OWNERS/SUBOWNER
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SURVEYOR'S CERTIFICATE:

I, ANDREW D. BAXTER, hereby certify that:
The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

This Subdivision consists of 1 Lot, and Public Ways as shown on the within Plat;
The size of the Lots, Common Areas and Widths of Streets and Easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 I.A.C. 1-12; and
The within Plat complies with the provisions of the McCordsville Subdivision Control Ordinance.

Witness by signature this 03 day of April, 2024.

Signature

Printed: ANDREW D. BAXTER Registered Land Surveyor - Indiana - #LS20400029
(Ord. 22-97, passed - -1997)

CROSS-REFERENCE IS HEREBY MADE TO A BOUNDARY RETRACEMENT SURVEY DATED OCTOBER 31, 2023 PREPARED BY SCHNEIDER GEOMATICS AS JOB NUMBER 17939.

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. ANDREW D. BAXTER

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 _____, 20__ under the authority provided by:

Signature: _____ Signature: _____

Printed: _____ Printed: _____

NOTE:

- 1.The Town shall not be responsible for any maintenance or repairs on any alley, nor any roadway which is not built to town standards and/or not dedicated and accepted as public right-of-way.
- 2.The Town shall not be responsible for any maintenance on any landscaping, fencing, or signage located in public right-of-way.
- 3.The Town is not responsible for snow removal on any internal streets with this plat.