



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LENNAR
11555 NORTH MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
CONTACT: TAYLOR NAVARRE
PHONE: 786-494-5712

POINT OF
BEGINNING

Now or formerly
Alexander Ridge
Section 1
Zoning: PUD

Now or formerly
Summerton Section 3
Zoning: PUD

Now or formerly
Toshi D. & Jo Anne
Mills

Now or formerly
Timothy W. Plank

Now or formerly
Summerton Section 1
Zoning: PUD

Now or formerly
John William Jr. &
Beth Ann
Young

Now or formerly
Summerton Section 1
Zoning: PUD



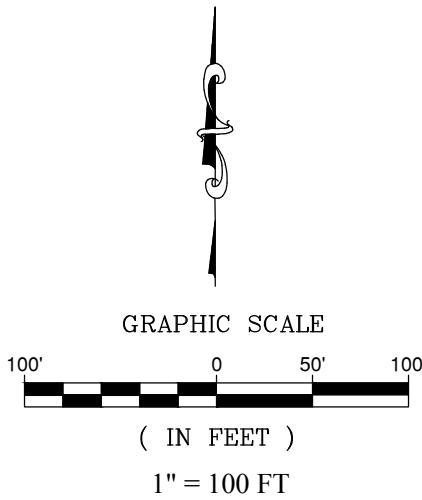
Now or formerly
Alexander Ridge Section 1
Zoning: PUD

Now or formerly
Hilltop Development LLC
(Alexander Ridge 2)
Zoning: PUD

Now or formerly
Irving Materials Inc.
Zoning: R1.0

Now or formerly
Joseph B. & Sylvia A. Horner
Zoning: R1.0

Now or formerly
Wanda J. Trachok
Zoning: R1.0



LAND DESCRIPTION
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:

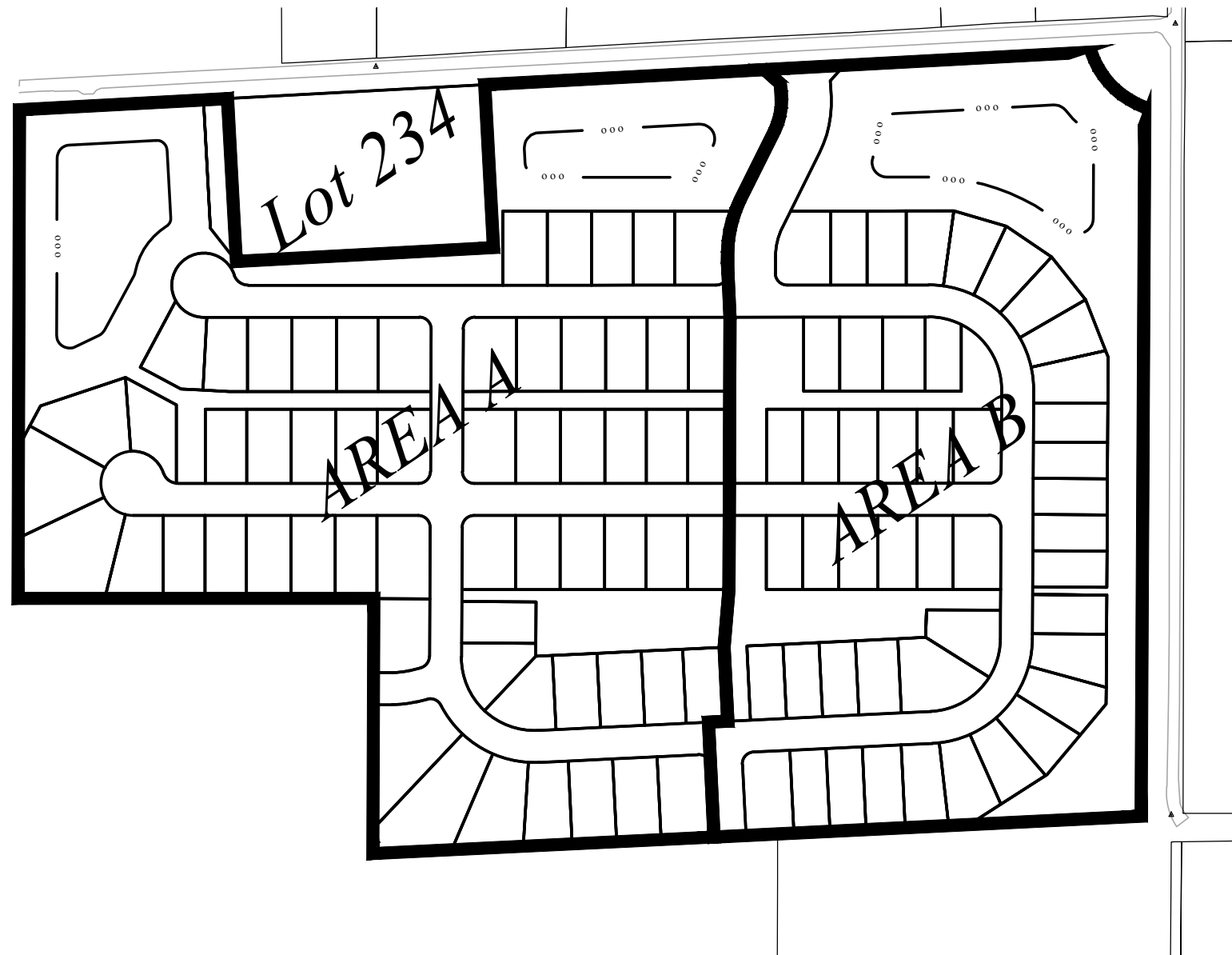
Commencing at the Northwest corner of said Quarter Section; thence North 86 degrees 54 minutes 57 seconds East, along the North line of said Quarter Section, a distance of 747.79 feet to Northeast corner of Alexander Ridge, Section 1, per plat thereof recorded in Plat Cabinet D, Slide 299, as Instrument Number 202407378 in the Office of the Recorder of Hancock County, Indiana, and the POINT OF BEGINNING of this description; thence continuing North 86 degrees 54 minutes 57 seconds East, along said line, a distance of 1952.75 feet to the Northeast corner of said Quarter Section; thence South 00 degrees 18 minutes 01 second West, along the East line of said Quarter Section, a distance of 1,333.96 feet to the Southeast corner of the Northeast Quarter of said Quarter Section; thence South 87 degrees 13 minutes 16 seconds West, along the South line of said Quarter-Quarter Section, a distance of 1,348.48 feet to the Southwest corner thereof; thence North 00 degrees 14 minutes 26 seconds East, along the West line of said Quarter-Quarter Section, a distance of 430.13 feet to the Northeast corner of Lot 20 in the aforementioned Alexander Ridge, Section 1; thence North 90 degrees 00 minutes 00 seconds West, along a North line of said Subdivision, a distance of 600.39 feet to the Northwest corner of Lot 12 in said Subdivision; thence North 00 degrees 10 minutes 08 seconds East, along an East line of said Subdivision, a distance of 864.13 feet to the place of beginning, containing 53.290 acres, more or less, the above described tract of land also includes Lot Number One (1) In Lowell Alexander-Minor Subdivision, of a Part of the North Half of the Northeast Quarter of Section 24, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana, as per plat thereof recorded May 24, 1993, as Instrument #93-4996, In Plat Cabinet B, Slide 137, in said Recorder's Office.

- NOTES:
- SNOW REMOVAL: THE HOA SHALL BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS
 - THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY

ALEXANDER RIDGE SECTION 3

PRIMARY PLAT

ZONING: PUD



SITE INFO

SITE: 53.290 ACRES
108 LOTS
DENSITY - 2.03 U/A

SITE DATA	
AREA A - 60 LOTS	
ZONING	PUD
FRONT YARD	30'
SIDE YARD	5'
REAR YARD	15'
MINIMUM LOT AREA	8,750 SQ. FT.

SITE DATA	
AREA B - 47 LOTS	
ZONING	PUD
FRONT YARD	25'
SIDE YARD	6'
REAR YARD	15'
MINIMUM LOT AREA	7,200 SQ. FT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	77.42'	150.00'	39.59'	N11°42'05"E	76.56'	29°34'17"
C2	69.39'	150.00'	35.32'	N13°14'08"E	68.77'	26°30'12"
C3	236.45'	150.00'	150.83'	N44°51'29"W	212.72'	90°19'00"
C4	227.56'	150.00'	142.15'	N43°45'38"E	206.36'	86°55'14"
C5	208.12'	150.00'	124.75'	S53°01'51"E	191.82'	79°29'46"
C6	34.77'	150.00'	17.47'	S83°21'31"W	34.70'	13°16'58"
C7	35.56'	150.00'	17.86'	S6°29'28"E	35.48'	13°34'59"

Dennis D. Olmstead
Registered Land Surveyor
No. 900012
Date: 04/03/2025

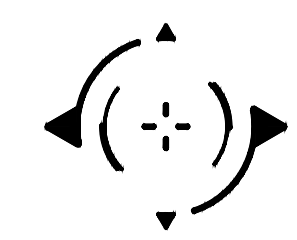


PRIMARY PLAT

PREPARED FOR:
ALEXANDER RIDGE SECTION 3

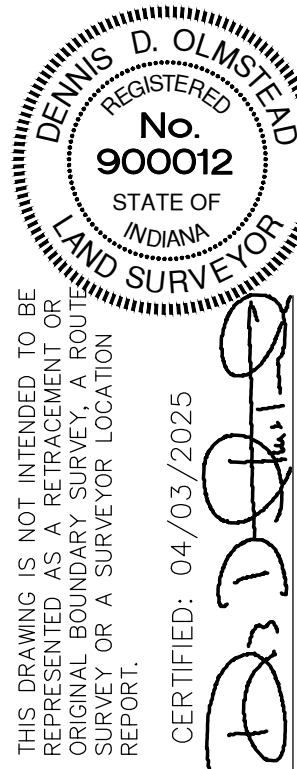
SECTION 24	TOWNSHIP 17N	RANGE 5E
DRAWN BY: LAF	CHECKED BY: LAF	
SHEET NO. 1 OF 3 SHEETS S.A. & P.D. NO. 1044031LEN-EXT		

STOEPPELWERTH



ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
Phone: 317.849.5935 Fax: 317.849.5942



THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETACEMENT OR
SURVEY OR A SURVEYOR LOCATION
REPORT.
CERTIFIED: 04/03/2025

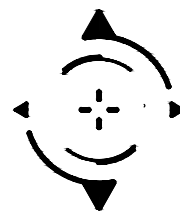
HANCOCK COUNTY INDIANA

VERNON TOWNSHIP

REVISIONS

DATE

BY



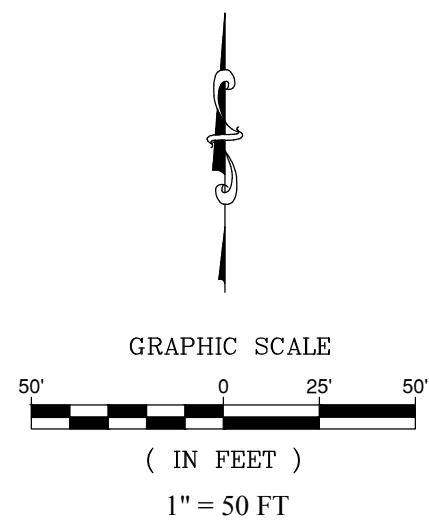
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11555 NORTH MERIDIAN STREET, SUITE 400
CARMEL IN 46032
CONTACT: TAYLOR NAVARRE
PHONE: 786-494-5712

ALEXANDER RIDGE SECTION 3

PRIMARY PLAT

ZONING: PUD



EXISTING LEGEND

- FLOW LINE
- BEC BURIED ELECTRIC LINE
- E OVERHEAD ELECTRIC LINES
- BCTV BURIED CABLE T.V. LINE
- CTV CABLE T.V. LINE
- BTC BURIED TELEPHONE LINE
- T TELEPHONE LINE
- W WATER LINE
- GAS GAS LINE
- SANITARY SEWER LINE; MANHOLE
- STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECT
- FENCE LINE
- P.W.P. POWER POLES
- LIGHT POLE
- E.T. ELECT. TRANSFORMER
- E.P. ELECT. PEDESTAL
- E.M. ELECT. METER
- GUY WIRE
- T.P. TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS VALVE
- CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

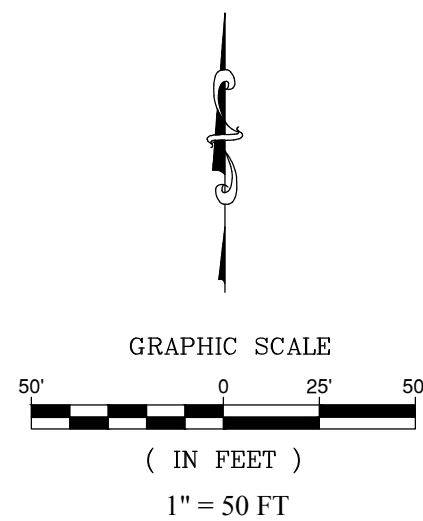


EXISTING CONDITIONS			PREPARED FOR: ALEXANDER RIDGE SECTION 3 VERNON TOWNSHIP		
SECTION: 24	TOWNSHIP: 17N	RANGE: 5E	DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		
DRAWN BY: LAF	CHECKED BY: LAF	SHEET NO. 2	THIS DRAWING IS NOT INTENDED TO BE A REVISION OF AN EXISTING SURVEY OR A SURVEYOR LOCATION REPORT. CERTIFIED: 03/24/2023 D.D.O.		
S & A JOB NO. 104403LEN-EXT			STOEPPELWERTH ALWAYS ON 7965 E. 106th Street, Fishers, IN 46038-2905 Phone: 317.849.5935 Fax: 317.849.5942		






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ALEXANDER RIDGE SECTION 3
PRIMARY PLAT
ZONING: PUD

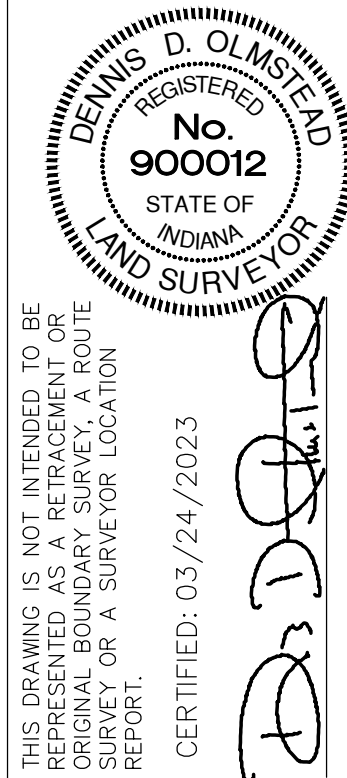


LEGEND

- | | |
|---|---|
| 130 | LOT NUMBER |
| B.L. | BUILDING LINE |
| D.E. | DRAINAGE EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER
EASEMENT |
| C.A. | COMMON AREA |
| B-B | BACK OF CURB |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R/W | RIGHT OF WAY |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED STORM SEWER |
|  | PROPOSED WATER LINE |
| * | HANDICAP RAMP |

EXISTING LEGEND

- | | |
|------------|---|
| — • • • — | FLOW LINE |
| — BEC — | BURIED ELECTRIC LINE |
| — E — | OVERHEAD ELECTRIC LINES |
| — BCTV — | BURIED CABLE T.V. LINE |
| — CTV — | CABLE T.V. LINE |
| — BTC — | BURIED TELEPHONE LINE |
| — T — | TELEPHONE LINE |
| — W — | WATER LINE |
| — GAS — | GAS LINE |
| — S — | SANITARY SEWER LINE; MANHOLE |
| — (S) — | STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSIDE |
| — X — | FENCE LINE |
| ○ P, W, P. | POWER POLES |
| ☼ | LIGHT POLE |
| □ E.T. | ELECT. TRANSFORMER |
| □ E.P. | ELECT. PEDESTAL |
| EM ○ | ELECT. METER |
| — → | GUY WIRE |
| T.P. □ | TELEPHONE PEDESTAL |
| ⊙ | TELEPHONE MANHOLE |
| ⊗ | GAS VALVE |
| C. ○ | CLEANOUT |
| ⊙ M | WATER METER |
| WV ⊗ | WATER VALVE |
| ⊗ | FIRE HYDRANT |
| M.B. □ | MAILBOX |



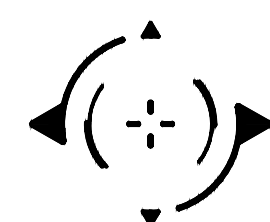
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CERTIFIED: 03/24/2023

STOEPPELWERTH

11111111

ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942



PRIMARY PLAT

PREPARED FOR:
ALEXANDER RIDGE SECTION 3

VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

PREPARED FOR:

SECTION: 24	TOWNSHIP: 17N	RANGE: 5E
DRAWN BY: LAF		CHECKED BY: LAF

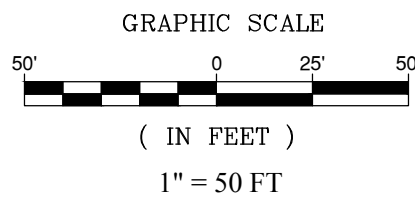
3

OF 8 SHE

104403LEN-EXT

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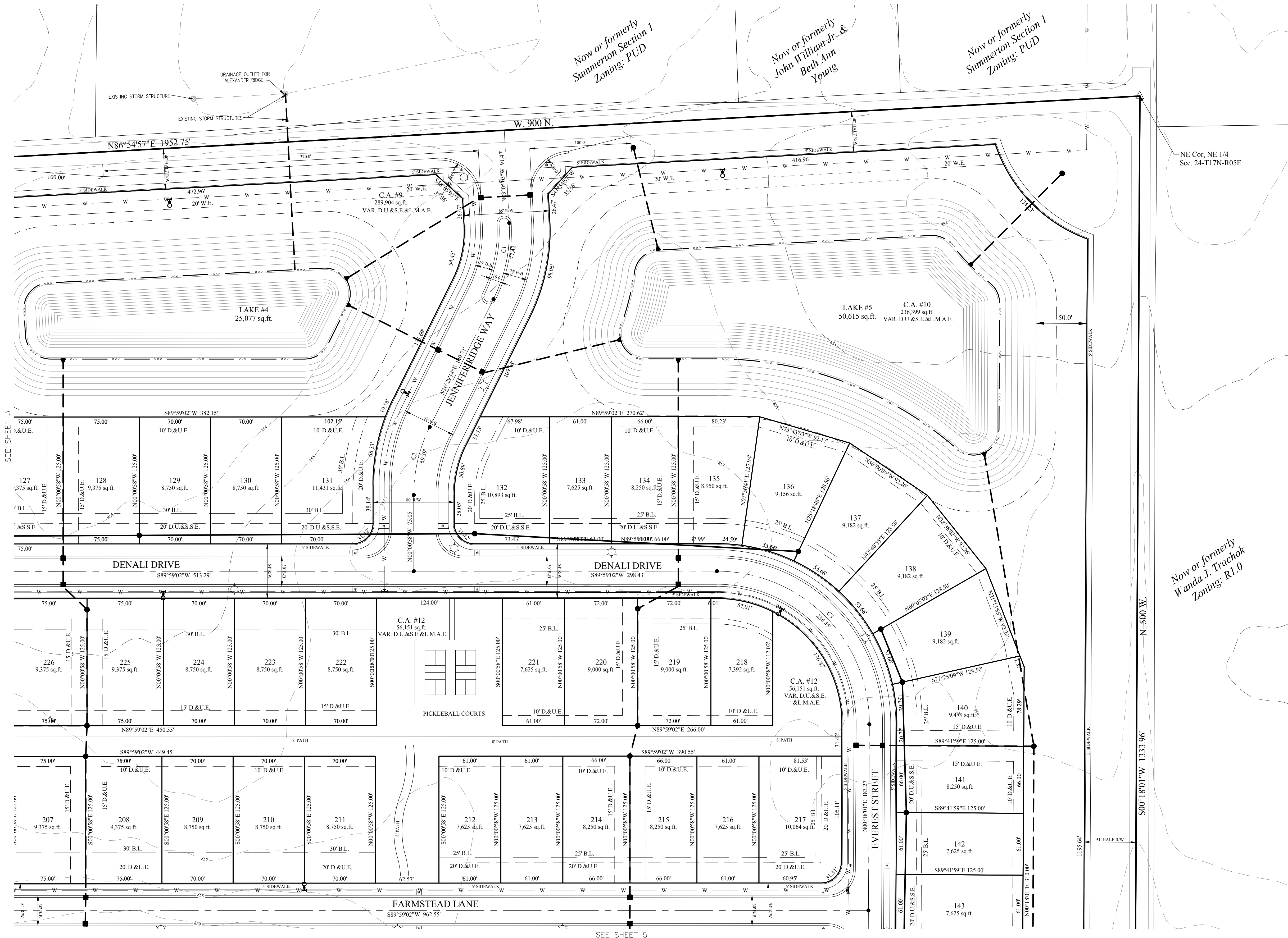
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CARMEL, IN 46032
CONTACT: TAYLOR NAVARRI
PHONE: 786-494-5712



ALEXANDER RIDGE SECTION 3

PRIMARY PLAT

ZONING: PUD



- LEGEND**
- 130 LOT NUMBER
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - C.A. COMMON AREA
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- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS VALVE
- CLEANOUT
- WATER METER
- FIRE VALVE
- FIRE HYDRANT
- MAILBOX

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2905
Phone: 317.849.5935 Fax: 317.849.5942

PREPARED FOR:

SECTION: 24 TOWNSHIP: 17N RANGE: 5E

DRAWN BY: LAF CHECKED BY: LAF

SHEET NO. 4 OF 4 SHEETS

S & A JOB NO. 104403LEN-EXT

PRIMARY PLAT

ALEXANDER RIDGE SECTION 3

VERNON TOWNSHIP

HANCOCK COUNTY, INDIANA

REVISIONS

DATE

BY

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF STOEPPELWERTH & ASSOCIATES, INC.

REGISTERED PROFESSIONAL SURVEYOR No. 900012 STATE OF INDIANA

CERTIFIED: 04/03/2025

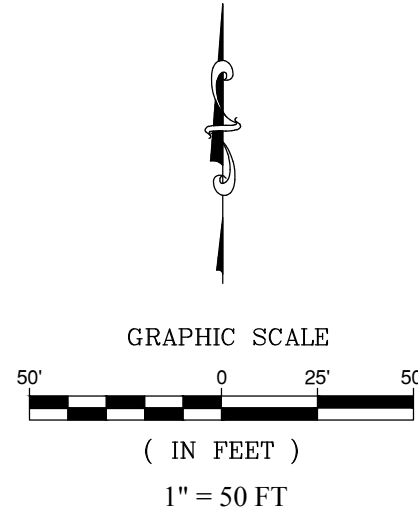
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ALEXANDER RIDGE SECTION 3

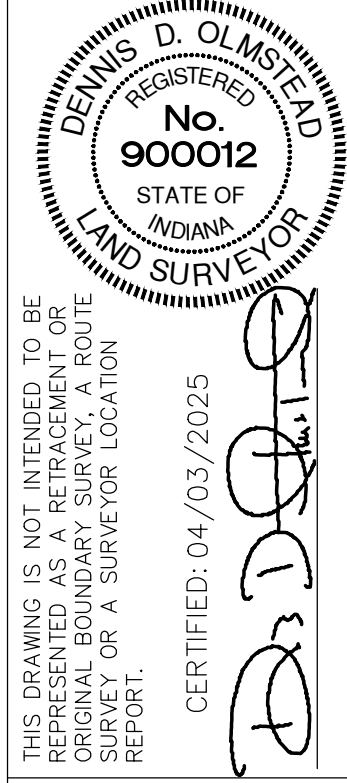
PRIMARY PLAT

ZONING: PUD



- LEGEND**
- 130 LOT NUMBER
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - C.A. COMMON AREA
 - B-B BACK OF CURB
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - R/W RIGHT OF WAY
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - * HANDICAP RAMP

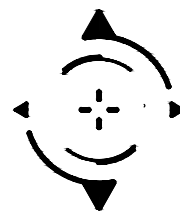
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 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - GAS VALVE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX



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PREPARED FOR:
ALEXANDER RIDGE SECTION 3
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

SECTION: 24	TOWNSHIP: 17N	RANGE: 5E
DRAWN BY: LAF	CHECKED BY: LAF	
SHEET NO. 5		
O.F.S. SHEETS		
S & A JOB NO.		
104403LEN-EXT		

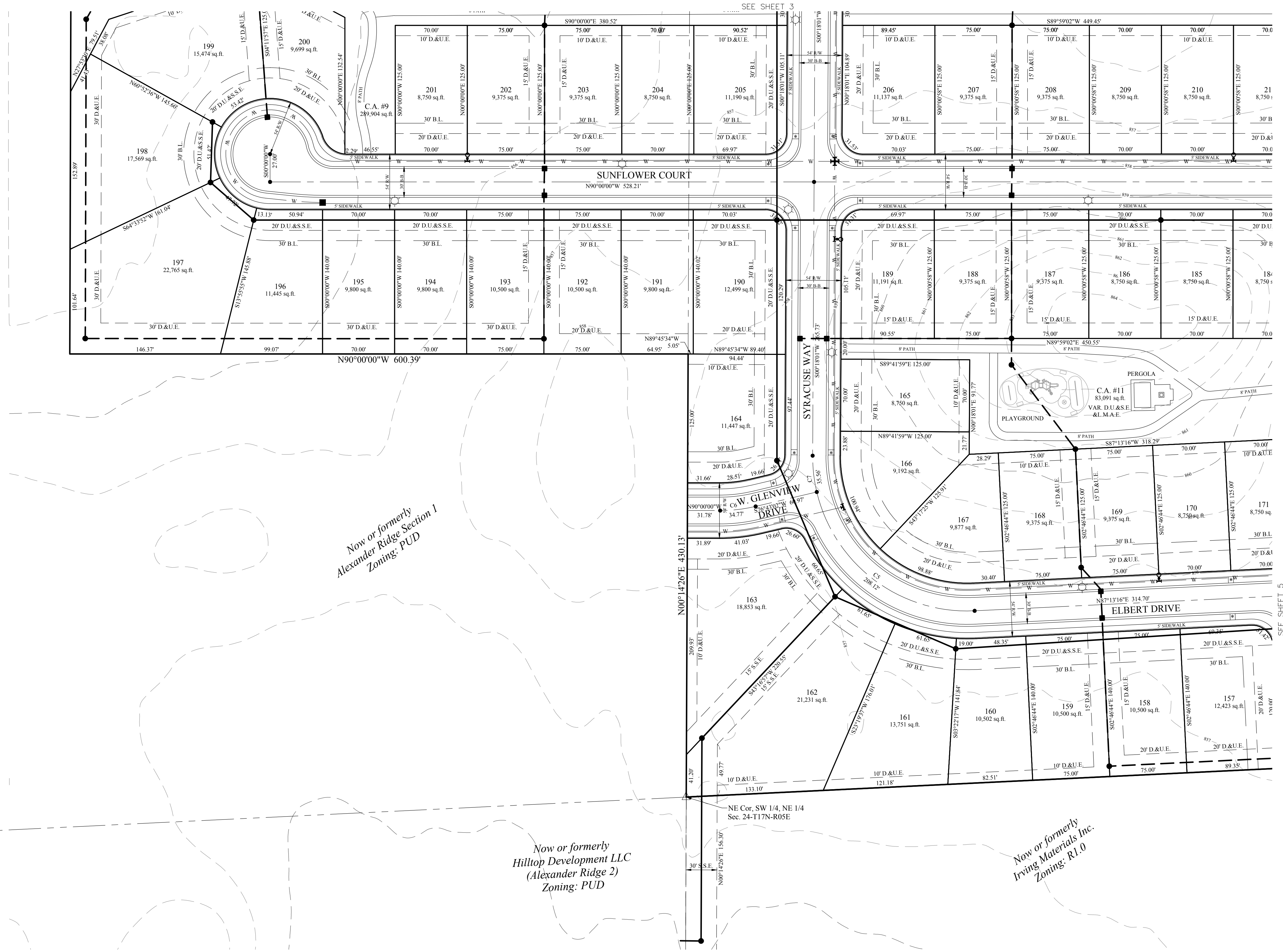
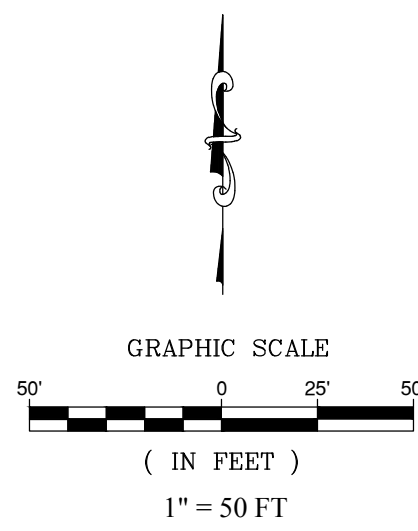


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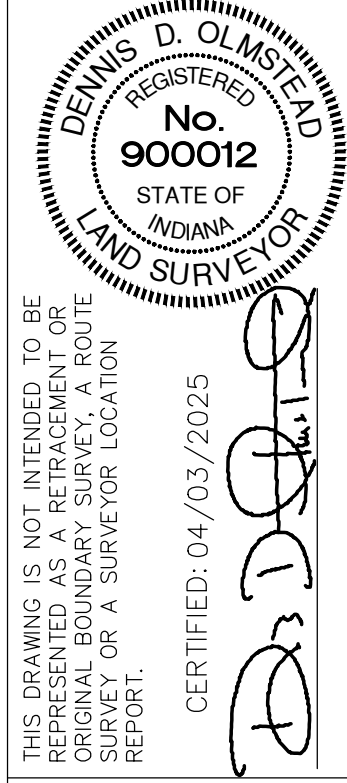
PRIMARY PLAT

ZONING: PUD



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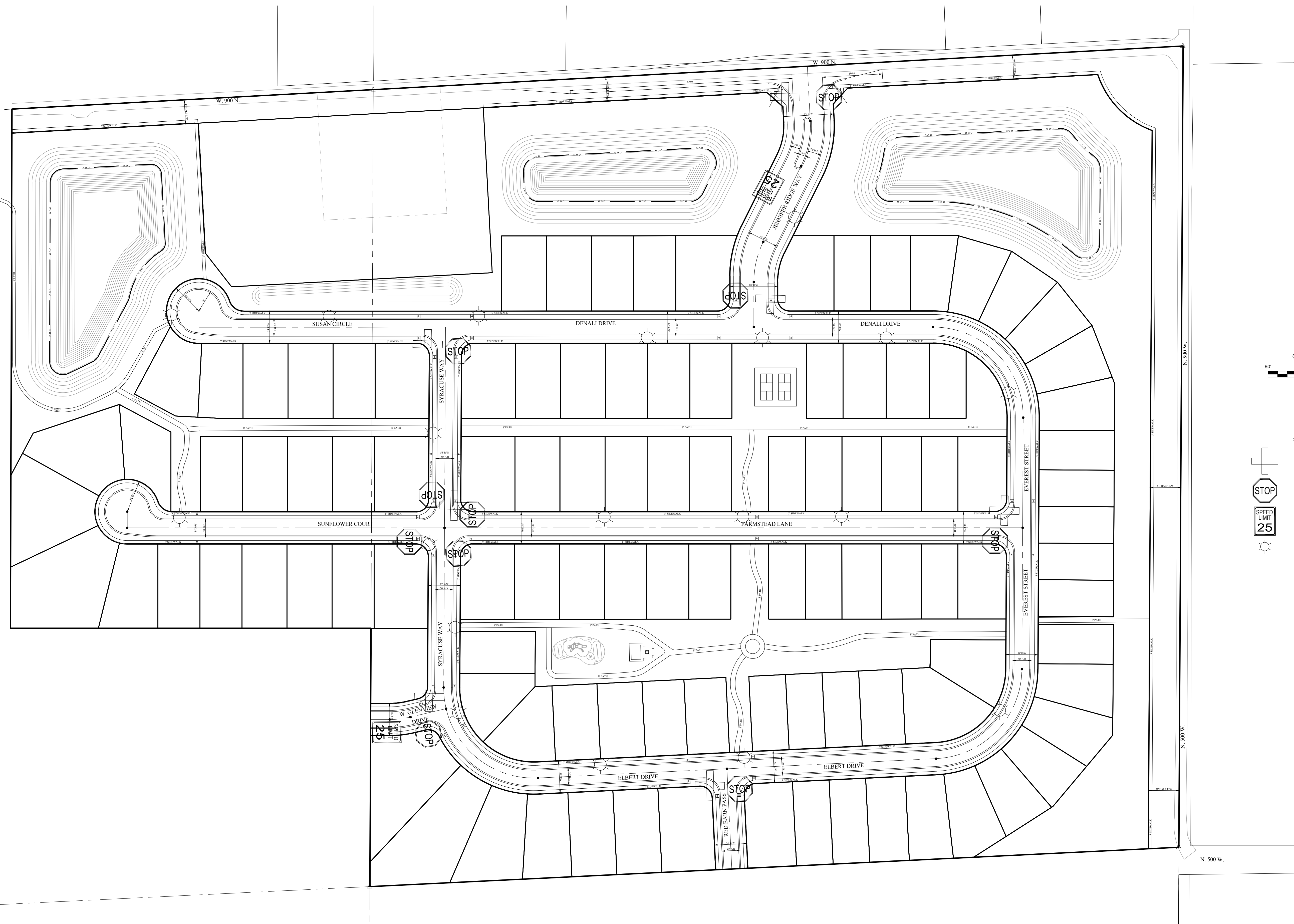
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Hancock County, Indiana

SECTION: 24	TOWNSHIP: 17N	RANGE: 5E
DRAWN BY: LAF	CHECKED BY: LAF	
SHEET NO. 6		
OF 6 SHEETS		
S & A JOB NO. 104403LEN-EXT		



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ALEXANDER RIDGE SECTION 3
PRIMARY PLAT
ZONING: PUD



GRAPHIC SCALE

80' 0 40' 8

(IN FEET)

1" = 80 FT

LEGEND



ROAD NAME SIGN

STOP SIGN

SPEED LIMIT SIGN

STREET LIGHT

SIGNAGE & LIGHTING PLAN

ALEXANDER RIDGE

VERNON TOWNSHIP

SIGN	SECTION:	TOWN:
	24	17
DRAWN BY: LAF		

SHEET NO.
7
OF 8 SHEETS
S & A JOB NO.
104403LEN-EXT

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CERTIFIED: 04 / 03 / 2025

[Signature]

DENNIS D. OLMS E.A.D.
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON

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BY

REVISIONS

DATE _____