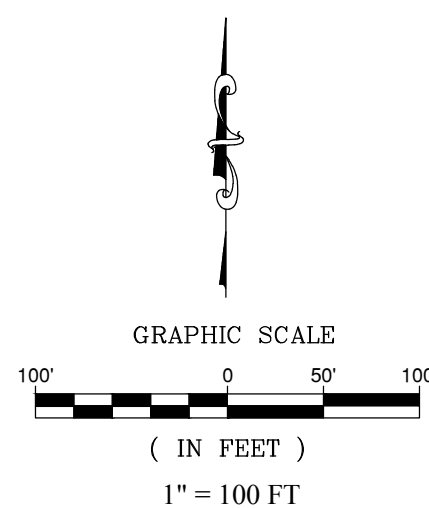




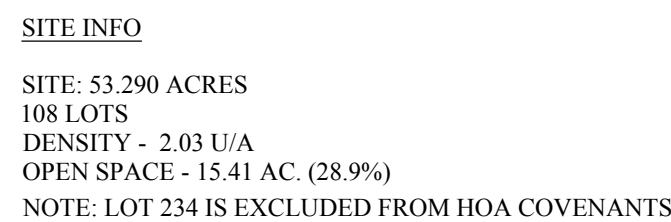
THIS INSTRUMENT PREPARED FOR:
LENNAR
11555 NORTH MERIDAN STREET, SUITE 400
CARMEL IN 46032
CONTACT: TAYLOR NAVARRE
PHONE: 786-494-5712



- 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

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°45'37"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"

PRIMARY PLAT ZONING: PUD




SITE DATA	
AREA A - 60 LOTS	
ZONING	PUD
FRONT YARD	30'
SIDE YARD	5'
REAR YARD	15'
MINIMUM LOT AREA	8,750 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE	70'

SITE DATA	
AREA B - 47 LOTS	
ZONING	PUD
FRONT YARD	25'
SIDE YARD	6'
REAR YARD	15'
MINIMUM LOT AREA	7,200 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE	60'

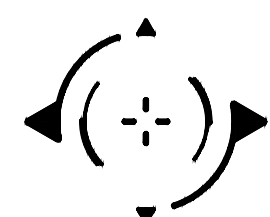
LAND DESCRIPTION
A part of the Northeast Quarter of Section 24, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, being more particularly described as follows:

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.


Dennis D. Olmstead
Registered Land Surveyor
No. 900012



STOEPPELWERTH



PRIMARY PLAT
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. 1		
OF 8 SHEETS		
S & A JOB NO.		
104403LEN-EXT		

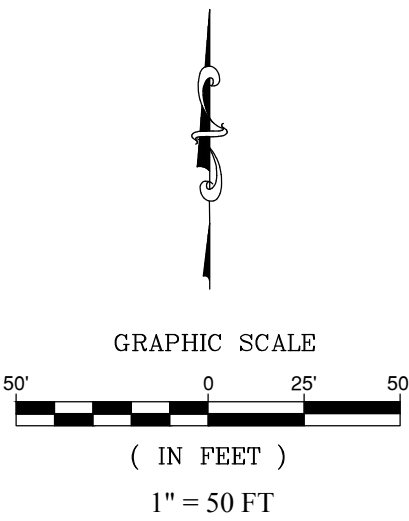
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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

ALEXANDER RIDGE SECTION 3

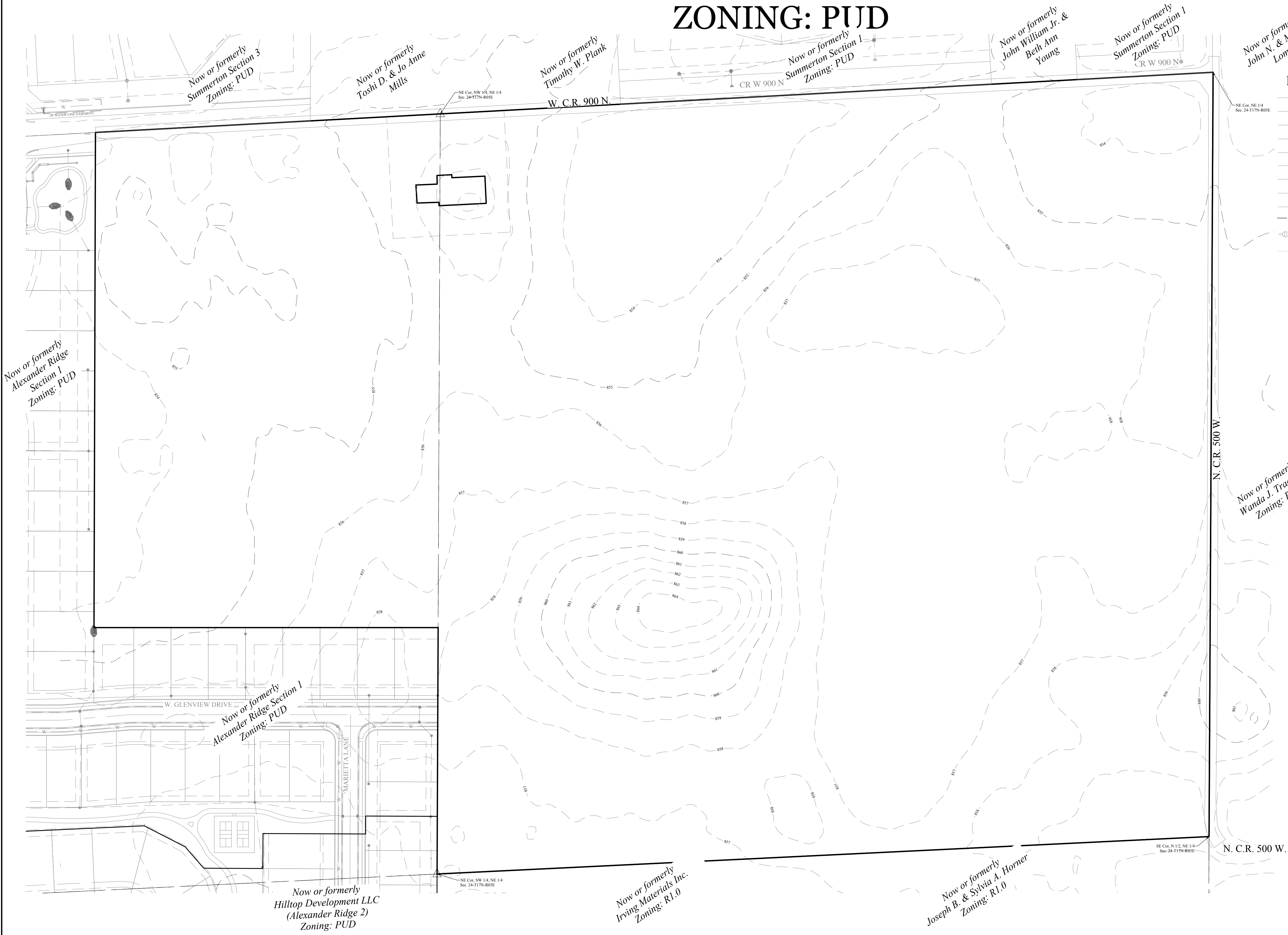
PRIMARY PLAT

ZONING: PUD



EXISTING LEGEND

- o — o — 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 & ENDSECTION
- x — x — FENCE LINE
- P.W.P. — POWER POLES
- E.T. — LIGHT POLE
- E.P. — ELECT. TRANSFORMER
- E.M. — ELECT. PEDESTAL
- T.P. — ELECT. METER
- G. — GUY WIRE
- T.P. — TELEPHONE PEDESTAL
- T.M. — TELEPHONE MANHOLE
- C. — GAS VALVE
- W. — CLEANOUT
- W. — WATER METER
- W. — WATER VALVE
- F.H. — FIRE HYDRANT
- M.B. — MAILBOX



EXISTING CONDITIONS

ALEXANDER RIDGE SECTION 3

VERNON TOWNSHIP

PREPARED FOR:

ALEXANDER RIDGE SECTION 3

VERNON TOWNSHIP

SECTION: 24

TOWNSHIP: 17N

RANGE: 5E

DRAWN BY: LAF

CHECKED BY: LAF

SHEET NO. 2

OF 2 SHEETS

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

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE THAN THE ORIGINAL BOUNDARY SURFACE ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 03/24/2023

Dennis D. Olmstead

REGISTERED LAND SURVEYOR

STATE OF INDIANA

No. 900012

REVISIONS

LAF

BY

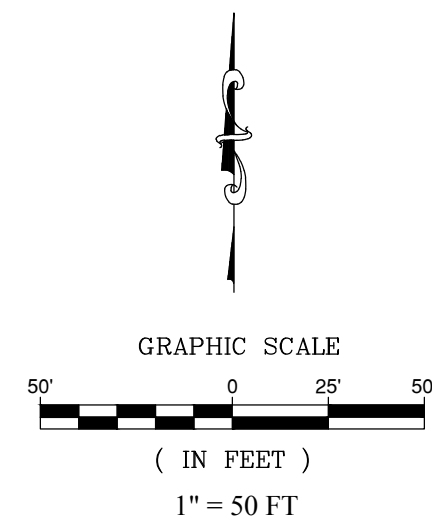
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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

ALEXANDER RIDGE SECTION 3

PRIMARY PLAT

ZONING: PUD

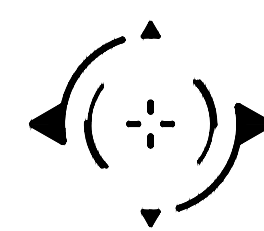


- LEGEND**
- | | |
|-------------|--|
| 130 | LOT NUMBER |
| B.L. | BUILDING LINE |
| D.E. | DRAINAGE EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| C.A. | COMMON AREA |
| B-B | BACK OF CURB |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS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

EXISTING LEGEND

- | | |
|--|-------------------------------------|
| | FLOW LINE |
| | BURIED ELECTRIC LINE |
| | OVERHEAD ELECTRIC LINES |
| | BURIED CABLE T.V. LINE |
| | CABLE T.V. LINE |
| | BURIED TELEPHONE LINE |
| | TELEPHONE LINE |
| | WATER LINE |
| | GAS LINE |
| | SANITARY SEWER LINE; MANHOLE |
| | STORM SEWER LINE; MANHOLE |
| | CURB INLET, YARD INLET & ENDSECTION |
| | FENCE LINE |
| | POWER POLES |
| | LIGHT POLE |
| | ELECT. TRANSFORMER |
| | ELECT. PEDESTAL |
| | ELECT. METER |
| | GUY WIRE |
| | TELEPHONE PEDESTAL |
| | TELEPHONE MANHOLE |
| | GAS VALVE |
| | CLEANOUT |
| | WATER METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | MAILBOX |

STOEPPELWERTH



PRIMARY PLAT

ALEXANDER RIDGE SECTION 3

VERNON TOWNSHIP

PREPARED FOR:
LAF

CHECKED BY:
LAF

SHEET NO.
3

S & S JOB NO.
104403LEN-EXT

THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR A SURVEYOR'S REPORT. IT IS THE RESPONSIBILITY OF THE SURVEYOR OR A SURVEYOR LOCATION REPORT.

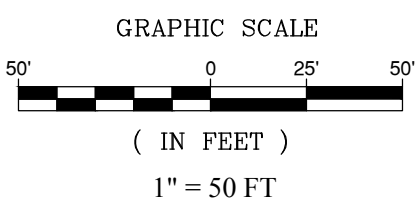
CERTIFIED: 03/24/2023

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

REVISIONS	DATE	BY
5/6/25		LAF

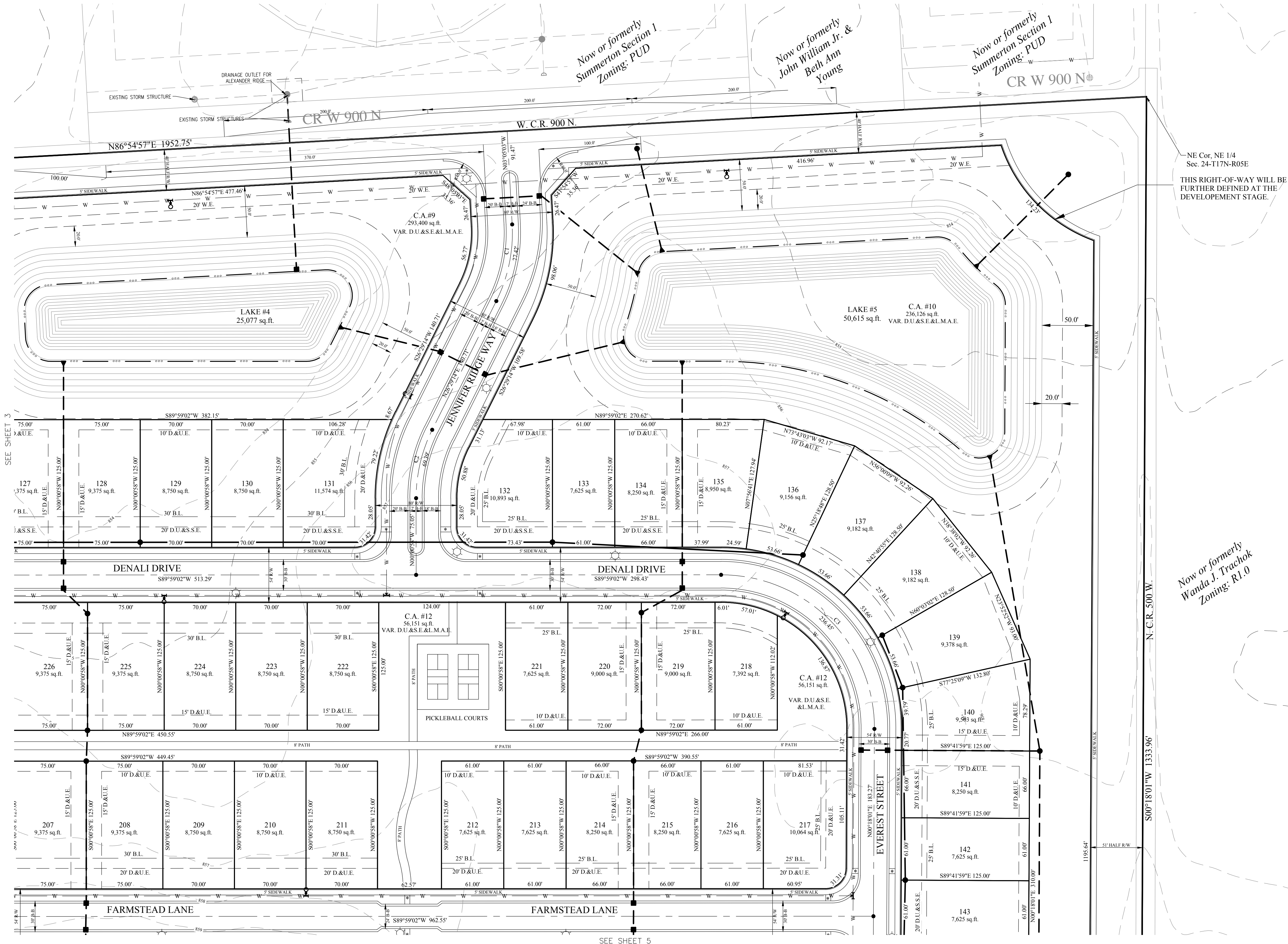
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LENNAR
11555 NORTH MERIDIAN STREET, SUITE 400
CARMEL, IN 46032
CONTACT: TAYLOR NAVARRIE
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
 - 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
 - STREET LIGHT

- 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
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 - W WATER LINE
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 - STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION
 - FENCE LINE
 - POWER POLES
 - LIGHT POLE
 - 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

HANCOCK COUNTY, INDIANA

VERNON TOWNSHIP

REVISIONS

NO.	DATE	BY	REVISIONS
5/6/25		LAF	REVISED PER TAC COMMENTS

REGISTERED

No. 900012

STATE OF INDIANA

AND SURVEYOR

DENNIS D. OLMSTEAD

CERTIFIED: 04/03/2025

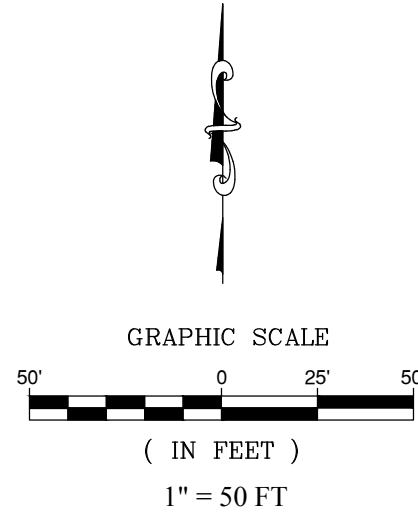
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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

ALEXANDER RIDGE SECTION 3

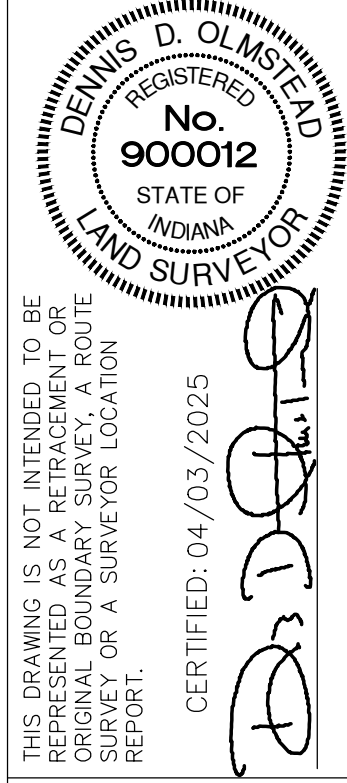
PRIMARY PLAT

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
 - 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
 - STREET LIGHT

- EXISTING LEGEND**
- FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - WATER LINE
 - GAS LINE
 - SANITARY SEWER LINE; MANHOLE
 - STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION
 - FENCE LINE
 - POWER POLES
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - GAS VALVE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX



STOEPPELWERTH

ALWAYS ON

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

PRIMARY PLAT

ALEXANDER RIDGE SECTION 3

VERNON TOWNSHIP

PREPARED FOR:

SECTION: 24 TOWNSHIP: 17N RANGE: 5E

DRAWN BY: LAF CHECKED BY: LAF

SHEET NO. 5 OF 5 SHEETS

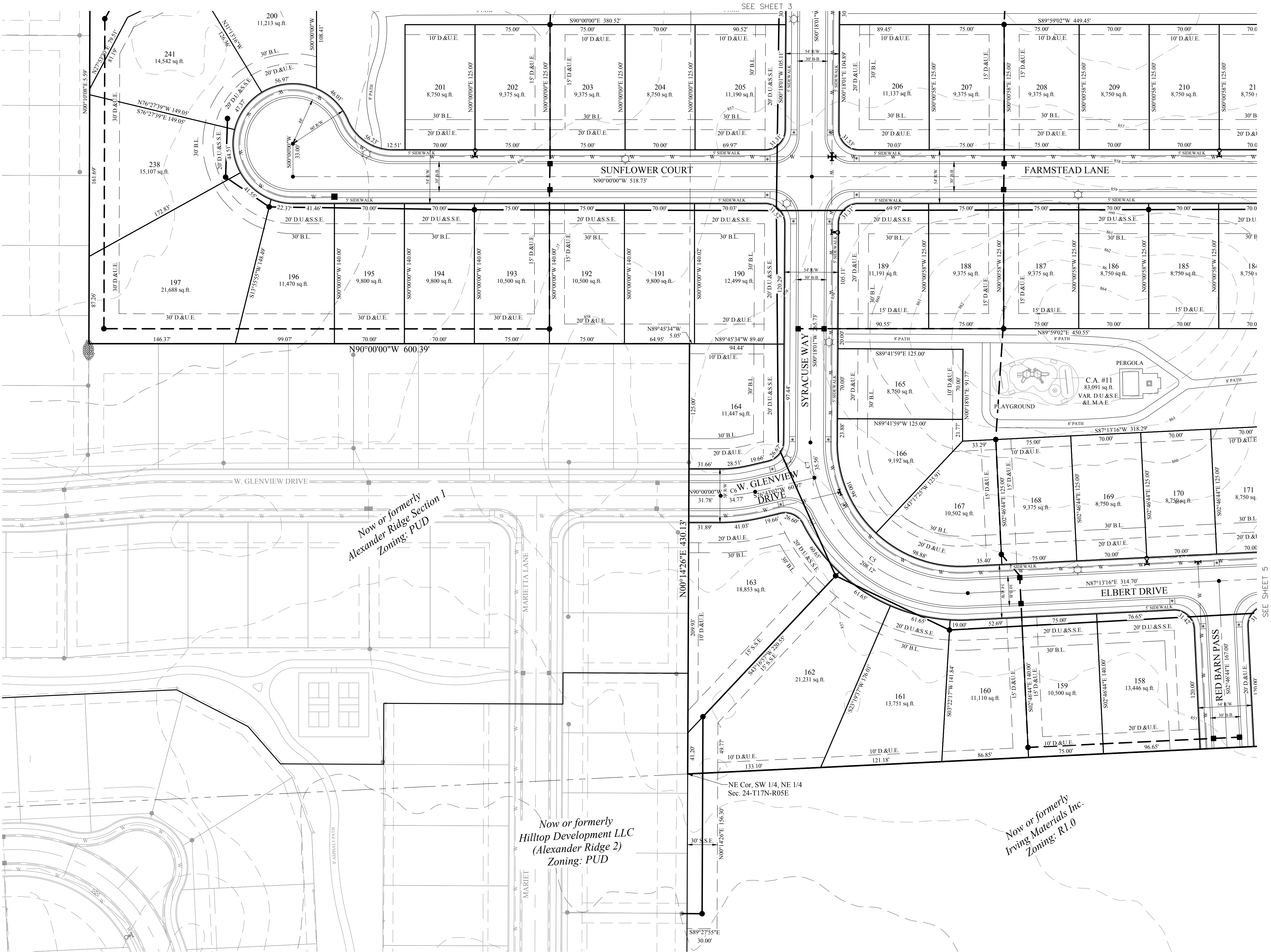
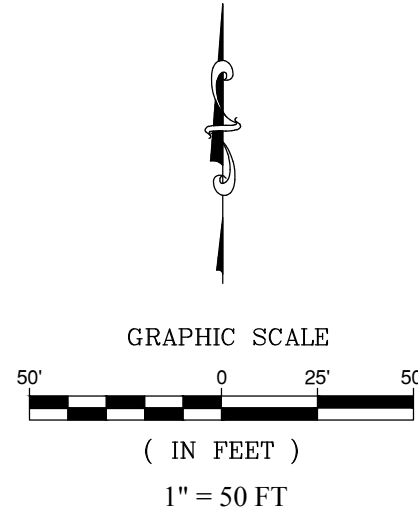
S & A JOB NO. 1044031LEN-EXT

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 NAVARRRE
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
 - 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
 - STREET LIGHT

- EXISTING LEGEND**
- FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
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 - STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION
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 - GAS VALVE
 - CLEANOUT
 - WATER METER
 - WATER 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. 6 OF 6 SHEETS

S & A JOB NO. 104403LEN-EXT

PRIMARY PLAT

ALEXANDER RIDGE SECTION 3

VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

REVISIONS

NO.	DATE	BY	REVISIONS
56/25		LAF	REVISED PER TAC COMMENTS

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

DENNIS D. OLMSTEAD

CERTIFIED: 04/03/2025

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

This is a detailed street layout map of a residential area. The map shows several streets including W.C.R. 900 N, CR W 900 N, W.C.R. 900 W, N.C.R. 500 W, and N.C.R. 500 W. Key streets shown are SUSAN CIRCLE, DENALI DRIVE, FARMSTEAD LANE, ELBERT DRIVE, and SUNFLOWER COURT. The map includes numerous lot lines, street names, and symbols for stop signs and speed limits (e.g., 25, 30, 40). Topographical features like hills and water bodies are also indicated.

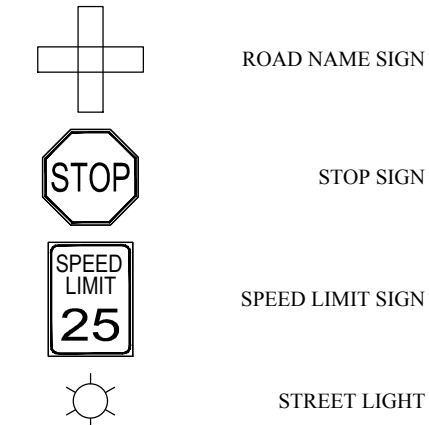
GRAPHIC SCALE

80' 0 40' 80'

(IN FEET)

1" = 80 FT

LEGEND



SIGNAGE & LIGHTING PLAN

ALEXANDER RIDGE
SECTION 3VERNON TOWNSHIP
HANCOCK COUNTY INDIANA

SIGN	SECTION:	TOWN:
	24	17
DRAWN BY: LAF		

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

STOEPPELWERTH

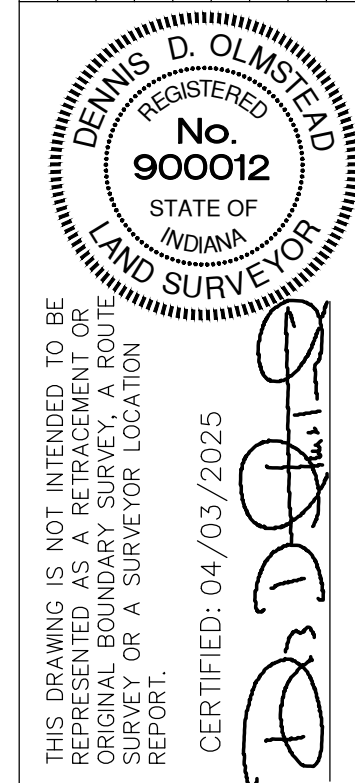
ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505

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 RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 04/03/2025



REVISED PER TAC COMMENTS

DATE 5/6/25