

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

THIS INSTRUMENT PREPARED FOR:  
LENNAR HOMES OF INDIANA, INC.  
11555 N. MERIDIAN STREET, SUITE 400  
CARMEL, INDIANA 46373  
PHONE: (317) 659-3200

OVERALL AREA	53.290 Acres
R/W AREA	11.043 Acres
NET AREA	42.247 Acres

LEGEND

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

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%
MINIMUM LIVABLE FLOOR AREA	1,800 square feet (single story) 1,950 square feet (multi-story)
MAXIMUM HEIGHT-PRINCIPAL	35 FEET

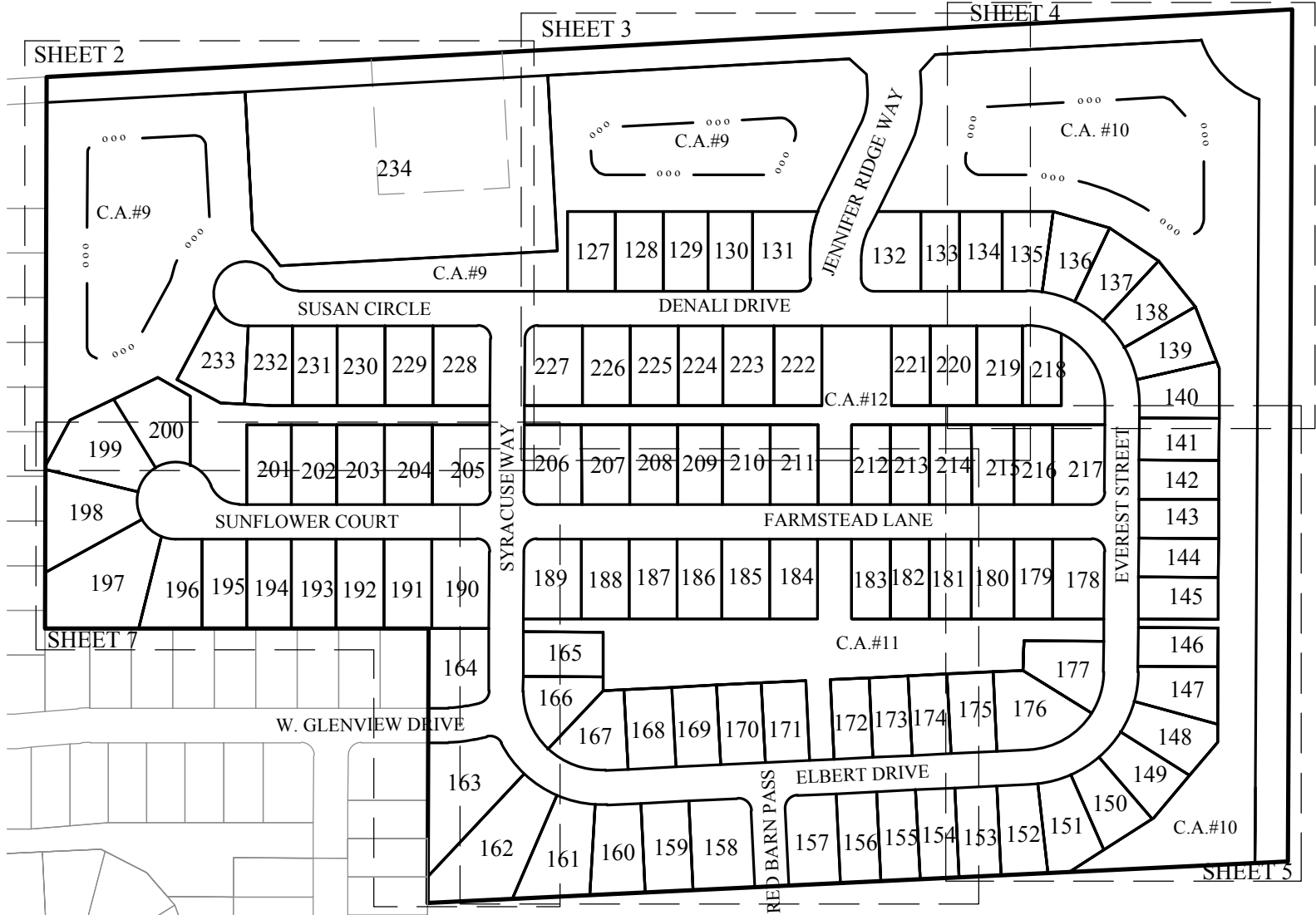
SITE DATA	
AREA B	
ZONING	PUD
FRONT YARD	25'
SIDE YARD	6'
REAR YARD	15'
MINIMUM LOT WIDTH AT BUILDING LINE	60'
MINIMUM LOT AREA	7,200 SQ. FT.
MAXIMUM LOT COVERAGE	60%
MINIMUM LIVABLE FLOOR AREA	1,400 square feet (single story) 1,500 square feet (multi-story)
MAXIMUM HEIGHT-PRINCIPAL	35 FEET

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.

# Alexander Ridge Section 3

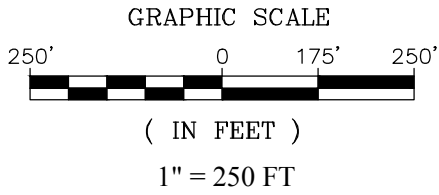
## SECONDARY PLAT

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



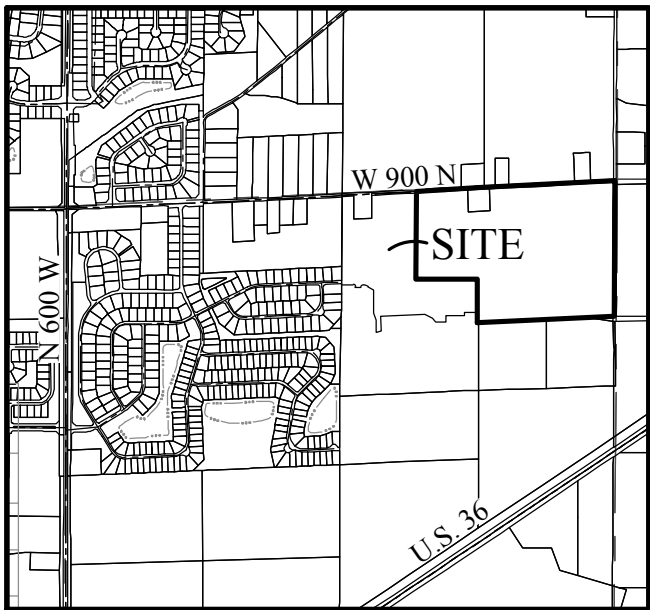
Curve Table: Alignments							
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA	
C1	150.00'	77.42'	39.59'	76.56'	S11°42'05"W	29°34'17"	
C2	150.00'	69.39'	35.32'	68.77'	S13°14'08"W	26°30'12"	
C3	150.00'	236.45'	150.83'	212.72'	S44°51'29"E	90°19'00"	
C4	150.00'	227.56'	142.15'	206.36'	S43°45'38"W	86°55'14"	
C5	150.00'	208.12'	124.75'	191.82'	N53°01'51"W	79°29'46"	
C6	150.00'	35.56'	17.86'	35.48'	N6°29'28"W	13°34'59"	
C7	150.00'	34.77'	17.47'	34.70'	N83°21'31"E	13°16'58"	

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C8	190.00'	98.06'	50.15'	96.98'	S11°42'05"W	29°34'17"
C9	110.00'	50.88'	25.90'	50.43'	S13°14'08"W	26°30'12"
C10	20.00'	31.42'	20.00'	28.28'	S45°00'58"E	90°00'00"
C11	177.00'	24.59'	12.32'	24.57'	S86°02'09"E	7°57'39"
C12	177.00'	53.66'	27.04'	53.45'	S73°22'16"E	17°22'07"
C13	177.00'	53.66'	27.04'	53.45'	S56°00'09"E	17°22'07"
C14	177.00'	53.66'	27.04'	53.45'	S38°38'02"E	17°22'07"
C15	177.00'	53.66'	27.04'	53.45'	S21°15'55"E	17°22'07"
C16	177.00'	39.79'	19.98'	39.71'	S6°08'25"E	12°52'52"
C17	177.00'	46.24'	23.25'	46.10'	S7°47'02"W	14°58'01"
C18	177.00'	52.35'	26.37'	52.16'	S23°44'25"W	16°56'45"
C19	177.00'	52.35'	26.37'	52.16'	S40°41'10"W	16°56'45"
C20	177.00'	52.35'	26.37'	52.16'	S57°37'55"W	16°56'45"
C21	177.00'	53.66'	27.04'	53.45'	S74°47'22"W	17°22'07"
C22	177.00'	11.58'	5.79'	11.57'	S85°20'50"W	3°44'50"
C23	20.00'	31.42'	20.00'	28.28'	S42°13'16"W	90°00'00"
C24	20.00'	31.42'	20.00'	28.28'	S47°46'44"E	90°00'00"
C25	177.00'	19.00'	9.51'	18.99'	N89°42'14"W	6°09'01"
C26	177.00'	61.65'	31.14'	61.34'	N76°39'03"W	19°57'20"
C27	177.00'	61.65'	31.14'	61.34'	N56°41'43"W	19°57'20"
C28	177.00'	60.65'	30.62'	60.35'	N36°54'05"W	19°37'55"
C29	20.00'	26.60'	15.68'	24.68'	N65°11'03"W	76°11'50"
C30	177.00'	41.03'	20.61'	40.94'	S83°21'31"W	13°16'58"
C31	123.00'	28.51'	14.32'	28.45'	N83°21'31"E	13°16'58"
C32	20.00'	26.67'	15.74'	24.74'	N38°30'32"E	76°25'01"
C33	20.00'	31.52'	20.11'	28.36'	N44°50'59"W	90°18'01"
C34	60.00'	22.37'	11.32'	22.24'	N79°19'13"W	21°21'34"



Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C35	60.00'	41.55'	21.65'	40.73'	N48°48'04"W	39°40'43"
C36	60.00'	44.51'	23.33'	43.49'	N7°42'41"W	42°30'04"
C37	60.00'	47.37'	25.00'	46.15'	N36°09'33"E	45°14'23"
C38	60.00'	56.97'	30.84'	54.85'	S85°58'48"W	54°24'07"
C39	60.00'	46.01'	24.20'	44.89'	N44°51'08"W	43°56'04"
C40	48.00'	56.23'	31.84'	53.07'	N56°26'33"W	67°06'54"
C41	20.00'	31.31'	19.90'	28.21'	N45°09'01"E	89°41'59"
C42	20.00'	31.61'	20.19'	28.42'	N44°44'27"W	90°33'06"
C43	50.00'	58.54'	33.15'	55.26'	N56°29'24"W	67°05'10"
C44	50.00'	149.12'	627.22'	99.68'	S62°29'42"W	170°53'04"
C45	48.00'	48.55'	26.58'	46.51'	N61°02'22"W	57°57'12"
C46	20.00'	31.42'	20.00'	28.28'	N44°59'02"E	90°00'00"
C47	190.00'	68.33'	34.54'	67.96'	N10°17'09"E	20°36'14"
C48	190.00'	19.56'	9.79'	19.55'	N23°32'15"E	5°53'58"
C49	105.50'	54.45'	27.85'	53.85'	N11°42'05"E	29°34'17"
C50	123.00'	57.01'	29.03'	56.50'	N76°44'14"W	26°33'28"
C51	123.00'	136.87'	76.50'	129.92'	S31°34'44"E	63°45'31"
C52	20.00'	31.31'	19.89'	28.21'	N45°08'31"E	89°41'00"
C53	123.00'	68.13'	34.96'	67.26'	N16°10'06"E	31°44'09"
C54	123.00'	118.47'	64.28'	113.94'	N59°37'43"E	55°11'05"
C55	123.00'	98.88'	52.28'	96.23'	S69°45'00"E	46°03'30"
C56	123.00'	100.94'	53.51'	98.13'	S23°12'37"E	47°01'16"
C57	20.00'	31.31'	19.89'	28.21'	S45°08'31"W	89°41'00"
C58	20.00'	31.53'	20.11'	28.36'	S44°51'29"E	90°19'00"
C59	20.00'	31.31'	19.89'	28.21'	S45°08'31"W	89°41'00"
C60	20.00'	31.53'	20.11'	28.36'	N44°51'29"W	90°19'00"
C61	150.00'	134.23'	71.98'	129.80'	N44°11'11"W	51°16'21"



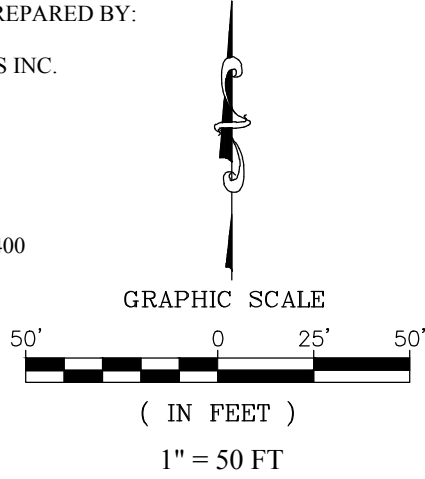
VICINITY MAP  
NOT TO SCALE

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)



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THIS INSTRUMENT PREPARED FOR:  
LENNAR HOMES OF INDIANA, INC.  
11555 N. MERIDIAN STREET, SUITE 400  
CARMEL, INDIANA 46033  
PHONE: (317) 659-3200



# Alexander Ridge Section 3

## SECONDARY PLAT

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

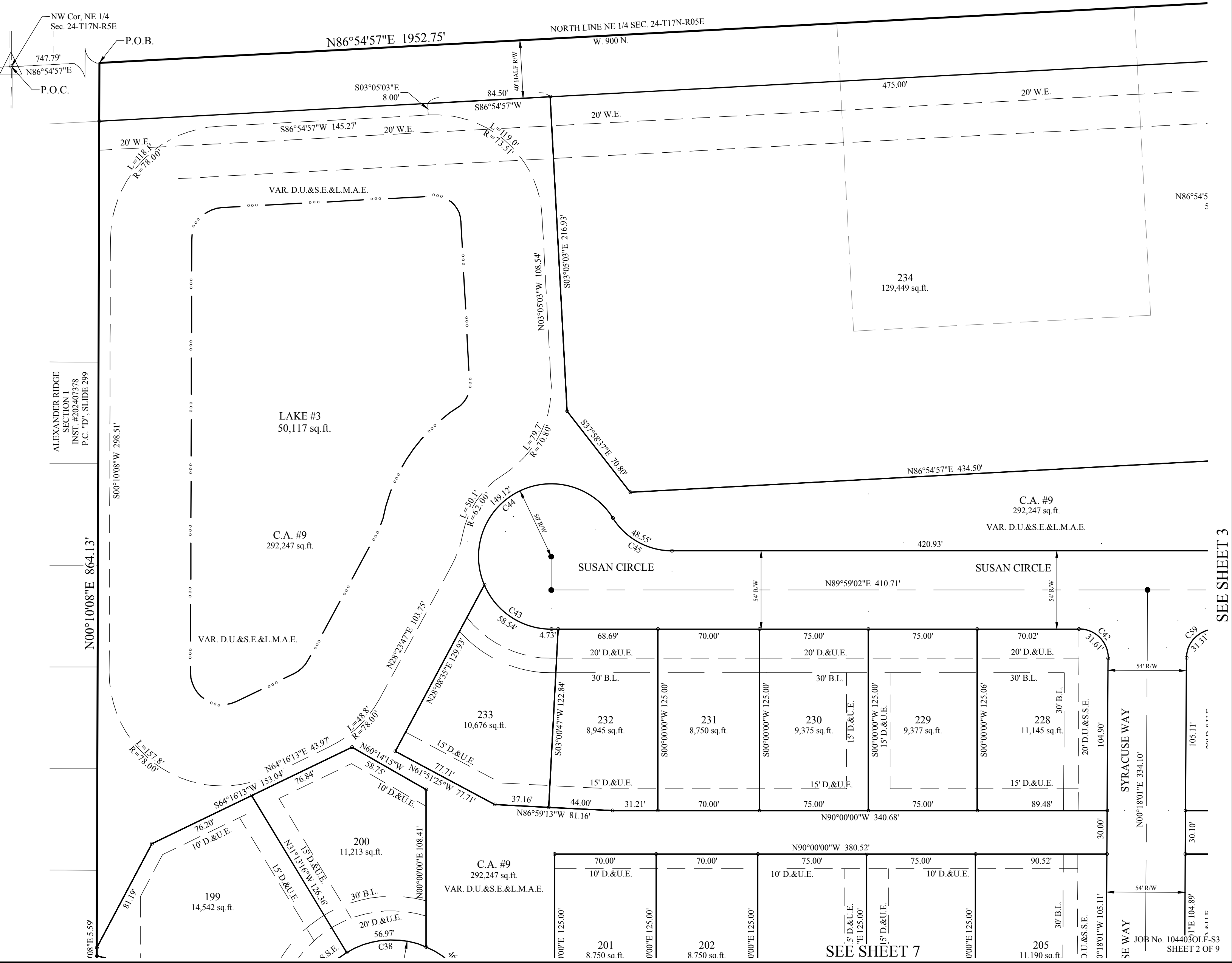
INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

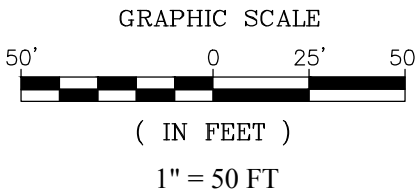


Dennis D. Olmstead  
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No. 900012



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VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_



Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012  
W. 900 N.

SEE SHEET 2

SEE SHEET 4



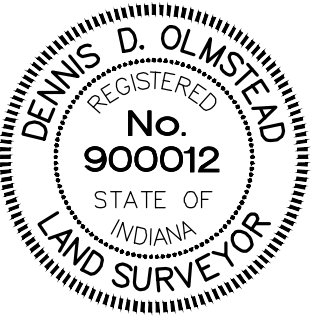
SEE SHEET 6

THIS INSTRUMENT PREPARED FOR:  
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11555 N. MERIDIAN STREET, SUITE 400  
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A PART OF THE NORTHEAST 1/4, SEC. 24-T17N-R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SLIDE: \_\_\_\_\_



SEE SHEET 3



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# Alexander Ridge Section 3

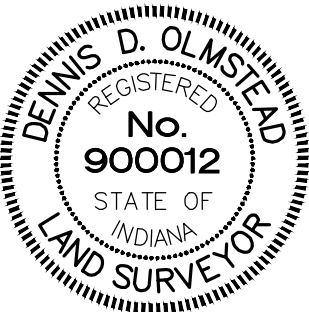
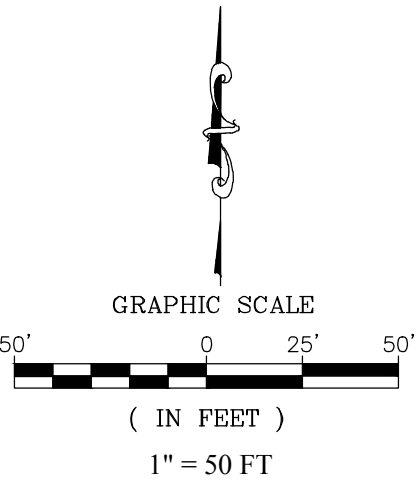
## SECONDARY PLAT

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

INSTRUMENT No.: \_\_\_\_\_

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Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012

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# SECONDARY PLAT

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

SLIDE: \_\_\_\_\_



SEE SHEET 3



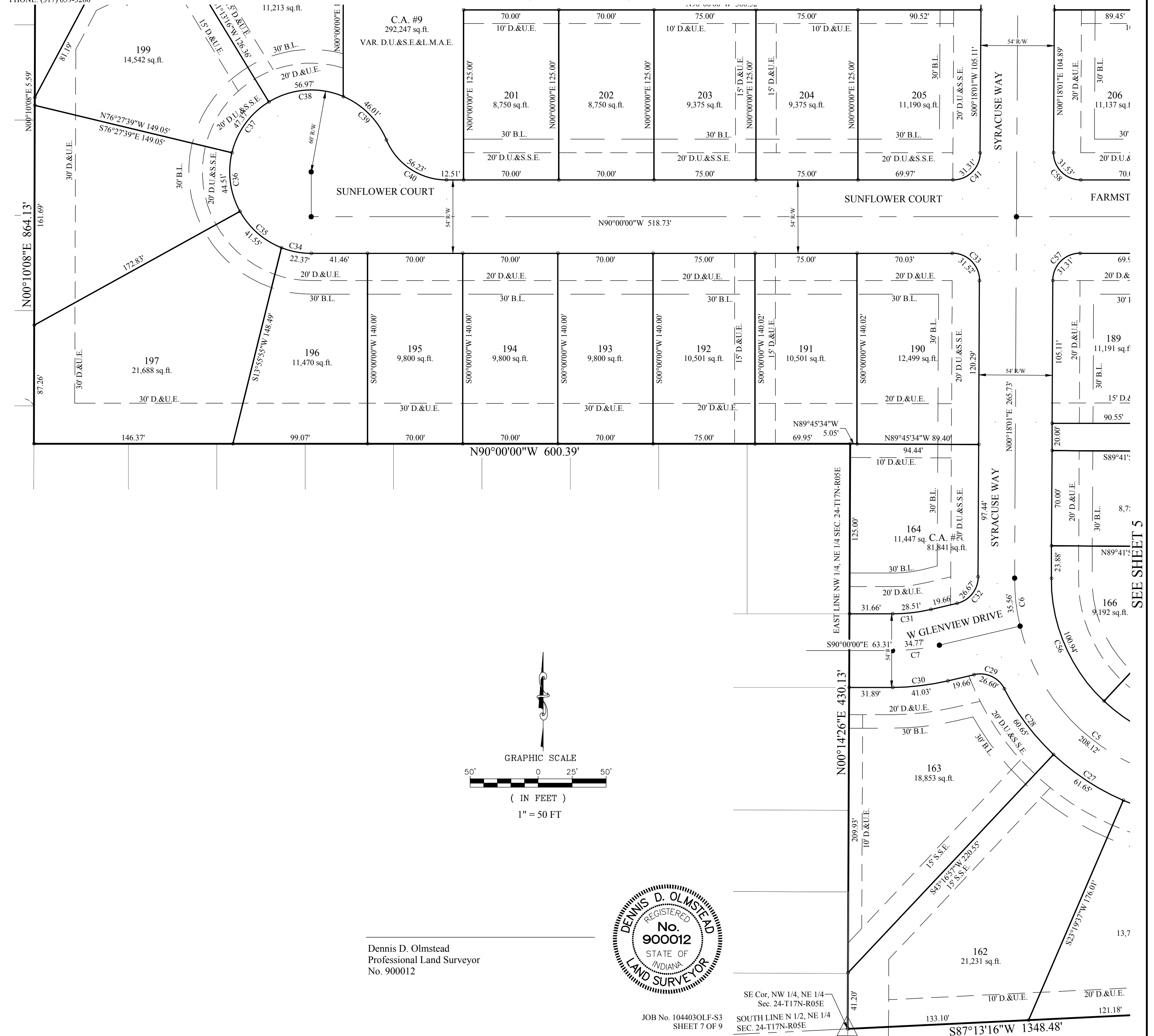
JOB No. 104403OLF-S3  
SHEET 6 OF 9

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## SECONDARY PLAT

SEE SHEET 2

SLIDE: \_\_\_\_\_



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## SECONDARY PLAT

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VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

Alexander Ridge  
Section 3

I, the undersigned Professional Land Surveyor, hereby certify 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:

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.

This subdivision consists of 107 lots numbered 127-234 (all inclusive) and four (4) Common Area labeled C.A.#9, C.A.#10, C.A.#11, & C.A.#12. The dimensions of lots, common areas, 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 202308550 in the Office of the Recorder for Hancock County, Indiana.

I further certify I am licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross referenced survey and 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 \_\_\_\_\_, 2025.

**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, PLS

\_\_\_\_\_  
Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012



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# Alexander Ridge Section 3

## SECONDARY PLAT

A 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 Lennar Homes of Indiana, Inc., 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 this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Alexander Ridge Section 2. All streets and rights-of-way 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 said Declaration.

Front yard building setback lines are hereby established as shown on this plat. Between said lines and the right-of-way lines of the streets, there shall be erected or maintained no building or structure.

Rights-of-way shown on this plat and heretofore dedicated to the Town consists of 11.043 acres and 5,859.39 lineal feet as measured along the centerline of the road.

Perpetual utility easements are hereby granted to any private or public utility or municipal department, their successors and assigns, within the areas 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.

### CERTIFICATE OF OWNERSHIP

We, TPG AG EHC III (LEN) Multi State 1, 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 plat drawn herein , as its free and voluntary act and deed.

Owner/Developer  
TPG AG EHC III (LEN) Multi State 1, LLC  
a Delaware Limited Liability Company

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)  
Steven S. Benson, Manager of Essential Housing Asset Management, LLC,  
Authorized Agent of TPG AG EHC III (LEN) Multi State 1, LLC

State of Indiana )  
) SS  
County of Hancock )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , Steve S. Benson,  
(Printed Name)  
Manager of Essential Housing Asset Management, LLC, Authorized Agent for TPG AG EHC III (LEN) Multi State 1, LLC, and  
acknowledged the execution of this instrument  
(Title)  
as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_ , 2025.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

County of Residence: \_\_\_\_\_

My commission expires: \_\_\_\_\_

### PUD, COVENANTS & OTHER NOTES:

The subject tract is zoned Alexander Ridge Amended PUD ORDINANCE No. 121322A an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

- The Homeowner's Association for Alexander Ridge 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 rights-of-way.
- The developer agrees to pay any future Road Impact Fees adopted and effective at the time of any building permit(s) are issued.
- No home shall be rented for a period of at least thirty-six (36) months from the last date of transfer or sale, except when renting to a family member or in a case of financial hardship that is approved by the HOA.

### 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.

### McCORDSVILLE ADVISORY PLAN COMMISSION:

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the \_\_\_\_\_ day of \_\_\_\_\_ , 2025, under the authority provided by:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name