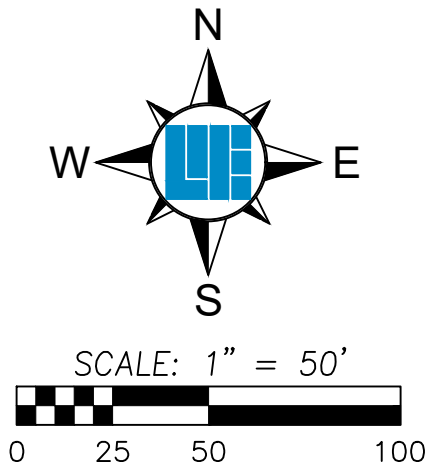


CREEKSIDE SECTION 1 SECONDARY PLAT

PART OF SEC. 26-T17N-R5E
HANCOCK COUNTY, INDIANA

----- SEE PAGE 03 -----



- LEGEND**
- 5/8" REBAR/"WEIHE ENGR. 0012" SET
 - ⊕ 5/8" REBAR W/ALUMINUM CAP STAMPED
 - ⊙/"WEIHE ENGR. 0012" TO BE SET
 - ⊙ MONUMENT FOUND PER THE CROSS-REFERENCED SURVEY
 - ⊙ CONSTRUCTION PLANS CALL FOR A STORM STRUCTURE AT THIS POINT. NO MONUMENT TO BE SET.
 - B.S.L. BUILDING SETBACK LINE
 - VAR. VARIABLE WIDTH
 - ROW. RIGHT OF WAY
 - D.E. DRAINAGE EASEMENT
 - D.&U.E. DRAINAGE AND UTILITY EASEMENT
 - D.U.&S.E. DRAINAGE, UTILITY, AND SANITARY SEWER EASEMENT
 - D.U.S.&A.E. DRAINAGE, UTILITY, SANITARY SEWER, AND ACCESS EASEMENT
 - S.E. SANITARY SEWER EASEMENT
 - T.C.E. TREE CONSERVATION EASEMENT
 - C.A. COMMON AREA
 - AC. ACRES
 - S.F. SQUARE FEET
- SEE SHEET 6 FOR CURVE TABLE

MINIMUM BUILDING SETBACKS

AREA A (LOTS 30-41, 47-56, 72-75) PER CREEKSIDE PUD

FRONT SETBACK: 30 FEET
CORNER LOT FRONT YARD SETBACK: 25 FEET
SIDE SETBACK: 6 FEET
REAR SETBACK: 15 FEET

AREA B (LOTS 83-96, 125-128, 144-152)

FRONT SETBACK: 25 FEET
CORNER LOT FRONT YARD SETBACK: 25 FEET
SIDE SETBACK: 6 FEET
REAR SETBACK: 15 FEET

CARROLL ROAD

N00°10'55"E 90.02'

POINT OF BEGINNING
SW COR. NW 1/4 SEC.
26-T17N-R5E
BRASS PLUG FOUND

N89°05'14"E 452.15'

COMMON AREA "A"

20' D.U.&S.E. 18938 S.F.
0.43 AC

295.18'

N89°05'14"E 119.09'

N44°02'26"E 29.67'

20' D.U.&S.E.

DELTA=21°06'01"
R=25.00'
T=4.66'
L=9.21'
CH BRG=N80°27'21"W
CH LEN=9.15'

N01°00'21"W 139.23'

144.93'

HARLAN RUN DRIVE

S01°00'21"E 258.00'

CR 750 N

S89°05'14"W 1348.73'

COMMON AREA "B"

20' D.U.&S.E. 62017 S.F.
1.42 AC

769.78'

DELTA=30°23'11"
R=181.00'
T=49.15'
L=95.99'
CH BRG=S14°11'14"W
CH LEN=94.87'

N01°00'21"W 20.14'

DELTA=90°00'00"
R=25.00'
T=25.00'
L=39.27'

CH BRG=N43°59'39"E
CH LEN=35.36'

N88°59'39"E 13.00'

C.A. C
5272 S.F.
0.12 AC

DELTA=80°58'31"
R=25.00'
T=21.34'
L=35.33'
CH BRG=N11°06'26"W
CH LEN=32.46'

HARLAN RUN
DRIVE

N38°24'19"E
48.04'

DELTA=80°58'31"

R=25.00'

T=21.34'

L=35.33'

CH BRG=N11°06'26"W

CH LEN=32.46'

MORRIS CREEK LANE

161.75'

C3

5.00' 68.71'

30.12'

30' B.S.L.

20' D.U.&S.E.

24.08'

55.37'

17006 S.F.
0.39 AC

N08°32'48"E 146.47'

48

12923 S.F.
0.30 AC

85.00'

15' D.E.

15' D.E.

S88°59'39"W 142.85'

85.00'

S88°59'39"W 103.51'

95.91'

56

13649 S.F.
0.31 AC

S01°00'21"E 43.46'

30' B.S.L.

15' D.&U.E.

9.21'

98.38'

85.00'

55

11900 S.F.
0.27 AC

S01°00'21"E 140.00'

54

13427 S.F.
0.31 AC

95.91'

5' ROW

94.00'

88' ROW

30.06'

30.06'

30' B.S.L.

20' D.U.&S.E.

9.21'

87.29'

85.00'

41

13589 S.F.
0.31 AC

N01°00'21"W 139.42'

145.07' 20' D.U.&S.E.

20'

15' D.E.

96.29'

85.00'

40

12012 S.F.
0.28 AC

N01°00'21"W 141.25'

N01°00'21"W 141.39'

94.00'

39

13298 S.F.
0.31 AC

N89°05'14"E 119.09'

20' D.U.&S.E.

29.67'

20' D.U.&S.E.

295.18'

20' D.U.&S.E.

29.67'

20' D.U.&S.E.

29.67'

20' D.U.&S.E.

29.67'

20' D.U.&S.E.

29.67'

20' D.U.&S.E.

29.67'

SEE PAGE 02

PROJECT NO.: W240553

This instrument prepared for:

DREES HOMES, LLC

CAITLIN DOPHER
900 E 96TH STREET, SUITE 100
PHONE: (858)-204-7152

This instrument prepared by: Joel Edwards

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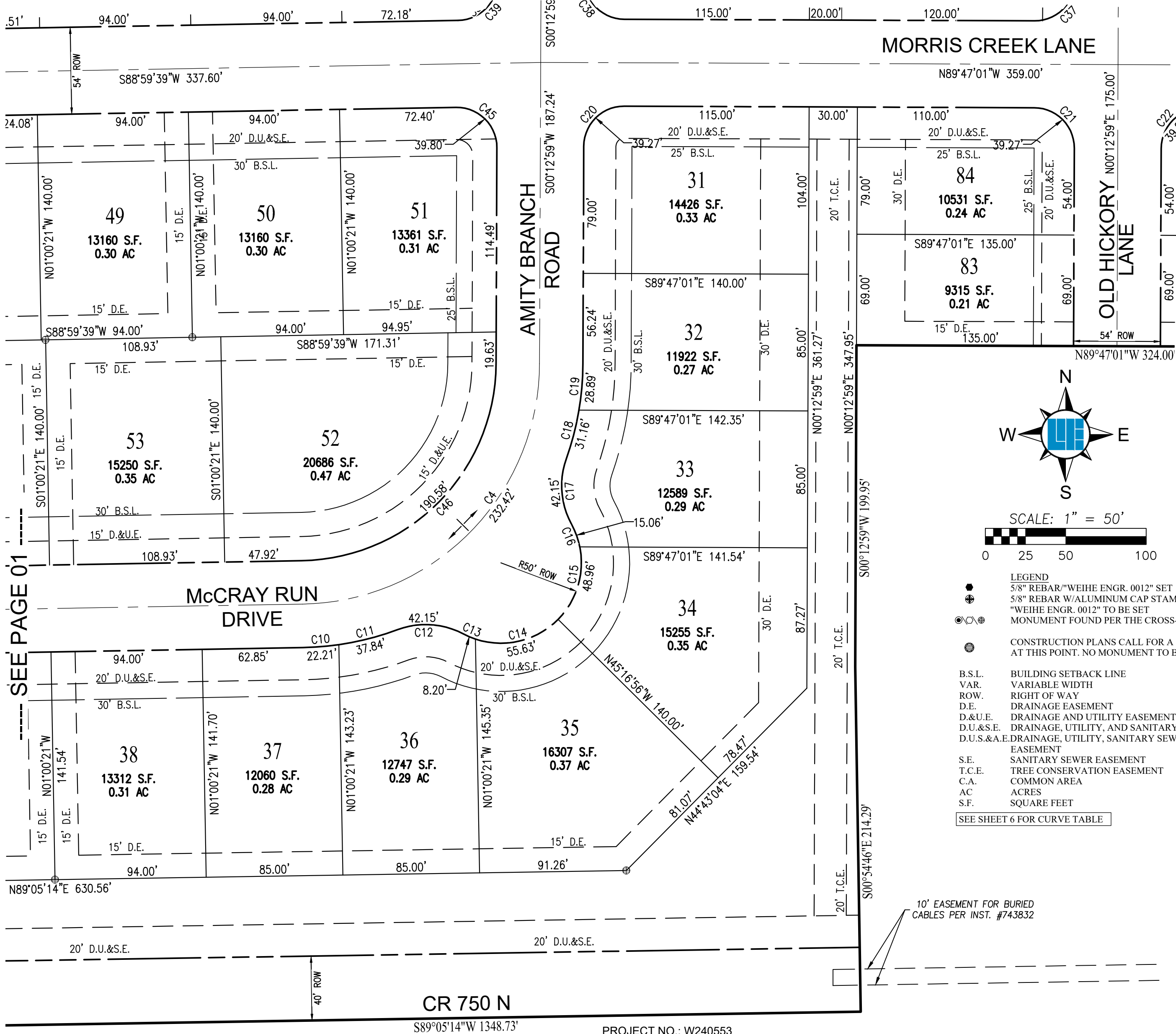
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

SHEET 1 OF 7

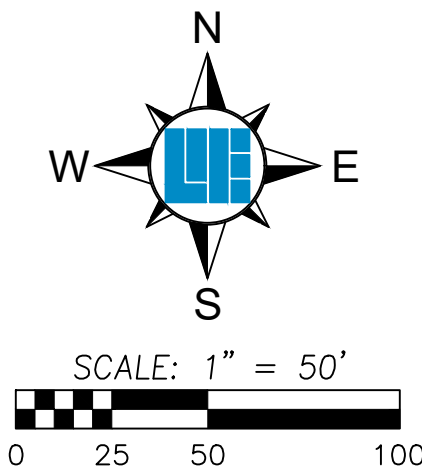
CREEKSIDE SECTION 1 SECONDARY PLAT

PART OF SEC. 26-T17N-R5E
HANCOCK COUNTY, INDIANA

----- SEE PAGE 03 -----



----- SEE PAGE 04 -----



- LEGEND**
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 - C.A. COMMON AREA
 - AC ACRES
 - S.F. SQUARE FEET
- SEE SHEET 6 FOR CURVE TABLE

10' EASEMENT FOR BURIED
CABLES PER INST. #743832

SHEET 2 OF 7

PROJECT NO.: W240553

This instrument prepared for:

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CAITLIN DOPHER
900 E 96TH STREET, SUITE 100
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This instrument prepared by: Joel Edwards

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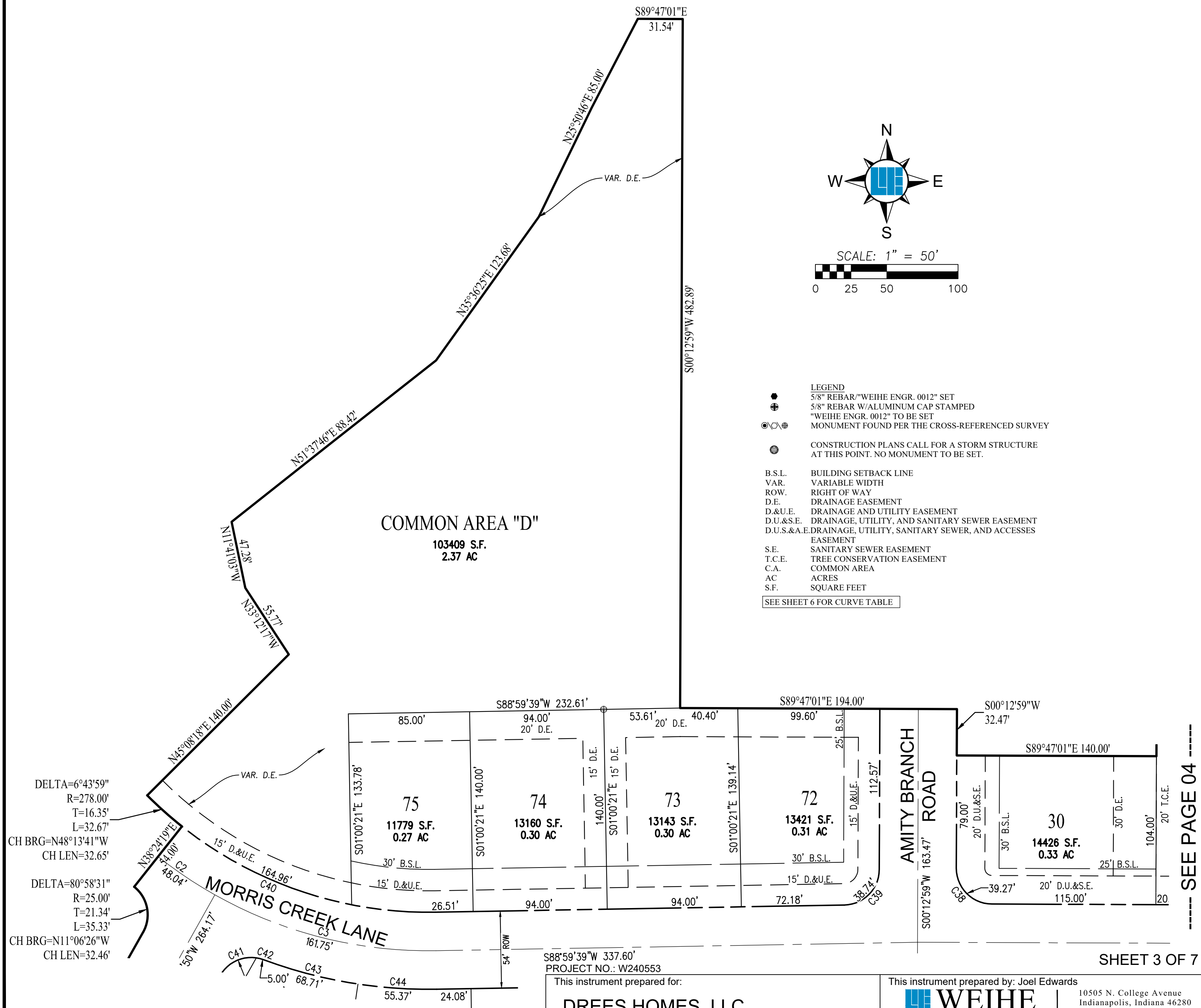
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PART OF SEC. 26-T17N-R5E
HANCOCK COUNTY, INDIANA



----- SEE PAGE 01-----

SHEET 3 OF 7

DREES HOMES, LLC

CAITLIN DOPHER
900 E 96TH STREET, SUITE 100
PHONE: (858)-204-7152

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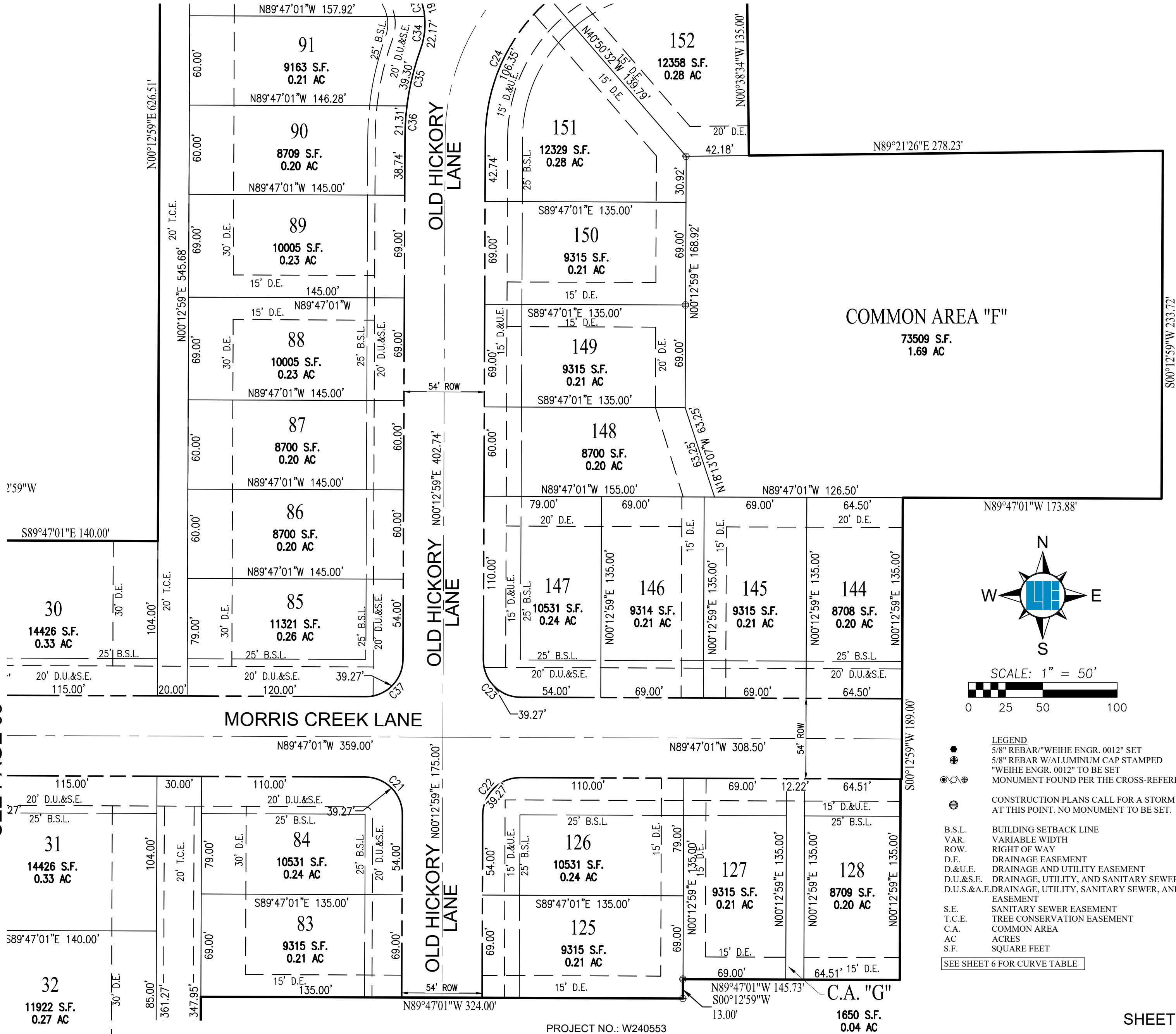
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SEE PAGE 04

CREEKSIDE SECTION 1 SECONDARY PLAT

PART OF SEC. 26-T17N-R5E
HANCOCK COUNTY, INDIANA

----- SEE PAGE 05 -----



LEGEND

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SEE SHEET 6 FOR CURVE TABLE

SHEET 4 OF 7

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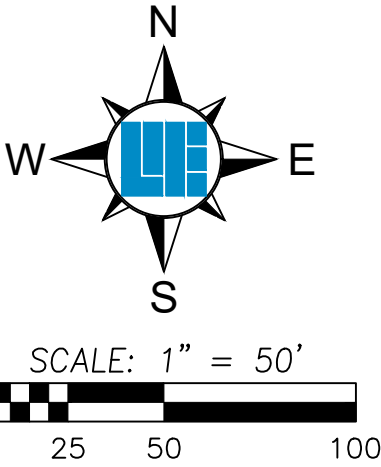
----- SEE PAGE 06 -----

CREEKSIDE SECTION 1 SECONDARY PLAT

PART OF SEC. 26-T17N-R5E
HANCOCK COUNTY, INDIANA

COMMON AREA "E"

357858 S.F.
8.22 AC
VAR. D.E.



- LEGEND**
- 5/8" REBAR/"WEIHE ENGR. 0012" SET
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- SEE SHEET 6 FOR CURVE TABLE

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SHEET 5 OF 7

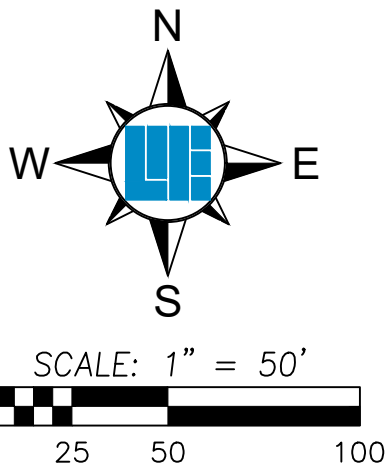
----- SEE PAGE 06 -----

CREEKSIDE SECTION 1 SECONDARY PLAT

PART OF SEC. 26-T17N-R5E
HANCOCK COUNTY, INDIANA

COMMON AREA "E"

357858 S.F.
8.22 AC
VAR. D.E.



- LEGEND**
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This instrument prepared for:

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SHEET 5 OF 7

CREEKSIDE SECTION 1 SECONDARY PLAT

PART OF SEC. 26-T17N-R5E
HANCOCK COUNTY, INDIANA

DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA BEING PART OF THAT 91.14 ACRE TRACT OF LAND SHOWN ON THE PLAT OF SURVEY OF SAID TRACT CERTIFIED BY JOEL EDWARDS - INDIANA PROFESSIONAL SURVEYOR NUMBER LS22400019 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W240553 AND CERTIFIED ON _____ (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 10 MINUTES 55 SECONDS EAST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM - INDIANA EAST ZONE (NAD83(2011))) 90.02 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 14 SECONDS EAST 452.15 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 21 SECONDS WEST 139.23 FEET; THENCE 9.21 FEET ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 80 DEGREES 27 MINUTES 21 SECONDS WEST 9.15 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 21 SECONDS WEST 54.00 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 39 SECONDS EAST 13.00 FEET; THENCE 39.27 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 43 DEGREES 59 MINUTES 39 SECONDS EAST 35.36 FEET; THENCE NORTH 01 DEGREE 00 MINUTES 21 SECONDS WEST 20.14 FEET; THENCE 95.99 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 181.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 14 DEGREES 11 MINUTES 14 SECONDS EAST 94.87 FEET; THENCE NORTH 29 DEGREES 22 MINUTES 50 SECONDS EAST 216.59 FEET; THENCE 35.33 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 11 DEGREES 06 MINUTES 26 SECONDS WEST 32.46 FEET; THENCE NORTH 38 DEGREES 24 MINUTES 19 SECONDS EAST 54.00 FEET; THENCE 32.67 FEET ALONG A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 278.00 FEET AND SUBTENDED BY A CHORD BEARING NORTH 48 DEGREES 13 MINUTES 41 SECONDS WEST AND A DISTANCE OF 32.65 FEET; THENCE NORTH 45 DEGREES 08 MINUTES 18 SECONDS EAST 140.00 FEET; THENCE NORTH 33 DEGREES 12 MINUTES 17 SECONDS WEST 55.77 FEET; THENCE NORTH 11 DEGREES 41 MINUTES 03 SECONDS WEST 47.28 FEET; THENCE NORTH 51 DEGREES 37 MINUTES 46 SECONDS EAST 88.42 FEET; THENCE NORTH 51 DEGREES 47 MINUTES 49 SECONDS EAST 94.17 FEET; THENCE NORTH 35 DEGREES 36 MINUTES 25 SECONDS EAST 123.68 FEET; THENCE NORTH 25 DEGREES 50 MINUTES 46 SECONDS EAST 85.00 FEET; THENCE NORTH 27 DEGREES 26 MINUTES 20 SECONDS EAST 70.19 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECOND EAST 31.54 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 482.89 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECOND EAST 194.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 32.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECOND EAST 140.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 59 SECONDS EAST 626.51 FEET; THENCE NORTH 28 DEGREES 04 MINUTES 53 SECONDS WEST 132.02 FEET; THENCE NORTH 46 DEGREES 45 MINUTES 05 SECONDS WEST 38.99 FEET; THENCE NORTH 50 DEGREES 50 MINUTES 44 SECONDS WEST 125.34 FEET; THENCE NORTH 07 DEGREES 35 MINUTES 58 SECONDS EAST 187.51 FEET TO THE CENTERLINE OF THE JAMES SCHULTZ DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

- (1) THENCE NORTH 74 DEGREES 25 MINUTES 54 SECONDS EAST 135.93 FEET;
- (2) THENCE NORTH 57 DEGREES 45 MINUTES 30 SECONDS EAST 92.81 FEET;
- (3) THENCE NORTH 50 DEGREES 56 MINUTES 27 SECONDS EAST 165.69 FEET;
- (4) THENCE NORTH 58 DEGREES 33 MINUTES 33 SECONDS EAST 45.36 FEET;
- (5) THENCE NORTH 53 DEGREES 37 MINUTES 48 SECONDS EAST 140.61 FEET;
- (6) THENCE NORTH 50 DEGREES 58 MINUTES 31 SECONDS EAST 107.27 FEET TO THE PERIMETER OF THE PARCEL DESCRIBED IN INSTRUMENT NUMBER 202216574;

THENCE ALONG SAID PERIMETER AND THE EXTENSION THEREOF SOUTH 00 DEGREES 14 MINUTES 19 SECONDS WEST 816.48 FEET, PASSING THROUGH FIVE-EIGHTHS INCH DIAMETER REBARS WITH PLASTIC CAPS STAMPED "WEIHE ENGR. 0012" AT 24.00 FEET AND 807.86 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 26 SECONDS WEST 9.90 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 34 SECONDS EAST 189.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 26 SECONDS WEST 5.95 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 34 SECONDS EAST 135.00 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS EAST 278.23 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 233.72 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECOND WEST 173.88 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 189.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECOND WEST 0.76 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 135.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECOND WEST 145.73 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 13.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 01 SECOND WEST 324.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 59 SECONDS WEST 199.95 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS EAST 214.29 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 05 MINUTES 14 SECONDS WEST 1348.73 FEET TO THE POINT OF BEGINNING, CONTAINING 34.88 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR'S CERTIFICATE

CROSS-REFERENCE IS HEREBY MADE TO A SURVEY OF THE LAND SHOWN HEREON PREPARED BY WEIHE ENGINEERS, INC. AND RECORDED AS INSTRUMENT NUMBER_____.

I, JOEL EDWARDS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA:

THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS, AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.

DATE: _____

JOEL EDWARDS
PROFESSIONAL SURVEYOR NO. LS22400019
STATE OF INDIANA

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. JOEL EDWARDS, PS

SOURCE OF TITLE: INSTRUMENT NUMBER 202205091
INSTRUMENT NUMBER 202216574

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN AND RECORDED IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CREEKSIDE, SECTION 1, AN ADDITION IN THE TOWN OF MCCORDSVILLE, INDIANA. THIS SUBDIVISION CONSISTS OF FIFTY-THREE (53) LOTS, NUMBERED 30 THROUGH 41, 47 THROUGH 56, 72 THROUGH 75, 83 THROUGH 96, 125 THROUGH 128, 144 THROUGH 152, AND SIX (7) COMMON AREAS LABELED "A" THROUGH "G" ALONG WITH STREETS AND EASEMENTS. ALL DEDICATED RIGHT OF WAY IN THIS SUBDIVISION CONSISTS OF 6.41 ACRES. RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

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.

THERE ARE STRIPS OF GROUND AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND WITHOUT THE EXPRESS CONSENT OF THE EASEMENT USER(S). OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

TITLE TO THE FOREGOING REAL ESTATE IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE CREEKSIDE RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA. SUCH DECLARATION OF 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 SUCH DECLARATION.

DATED THIS _____ DAY OF _____, 20__.

OWNER:

BY: _____
NAME:
TITLE:

NOTARY CERTIFICATE

STATE OF _____)
) SS:
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED EXECUTING THE FOREGOING RECORD PLAT.

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES:_____

COUNTY OF RESIDENCE:_____

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 AUTHORITY PROVIDED BY:

NAME:
TITLE:

NAME:
TITLE:

SHEET 7 OF 7

PROJECT NO.: W240553

This instrument prepared for:

DREES HOMES, LLC

CAITLIN DOPHER
900 E 96TH STREET, SUITE 100
PHONE: (858)-204-7152

This instrument prepared by: Joel Edwards

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