

THIS INSTRUMENT PREPARED BY:

TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
HAMILTON DESIGNS, LLC.
11 MUNICIPAL DRIVE, SUITE 300
FISHERS, IN 46038

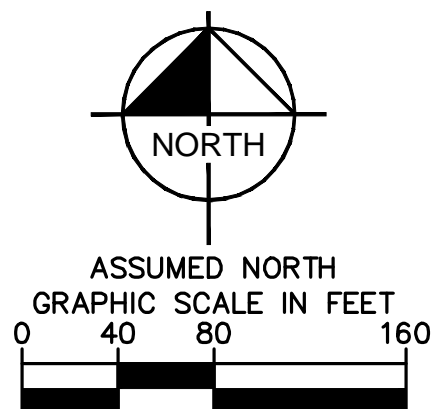
INSTRUMENT PREPARED FOR:

GRAND COMMUNITIES, LLC
FISCHER DEVELOPMENT COMPANY
6602 E. 75TH STREET, STE. 400
INDIANAPOLIS, IN 46250
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DATE PREPARED: 02/19/2021

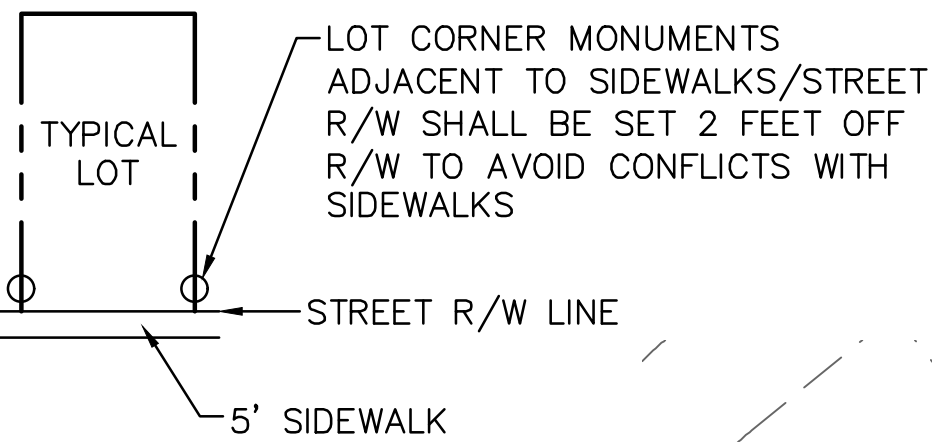
SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 14

PART OF THE SOUTHWEST QUARTER OF SECTION 23-T17N-R5E
IN HANCOCK COUNTY, INDIANA



VILLAGES AT BROOKSIDE PARCEL D LOT AND YARD REQUIREMENTS

MIN. LOT WIDTH	70'
MIN. DEPTH FRONT YARD	25'
MIN. DEPTH REAR YARD	15'
MIN. DEPTH SIDE YARD	5'
MIN. GROUND FLOOR AREA	1,400 SF-1 STORY
	1,700 SF-2 STORY



LOT CORNER MONUMENTS
ADJACENT TO SIDEWALKS/STREET
R/W SHALL BE SET 2 FEET OFF
R/W TO AVOID CONFLICTS WITH
SIDEWALKS

STREET R/W LINE

5' SIDEWALK

PUD NOTE:

THE SUBJECT TRACT IS ZONED PD-M, TOWN OF
McCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE
NO. 052305, AS AMENDED, AN ORDINANCE TO AMEND THE
HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE,
THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING
MAP, MAY 23, 2005.

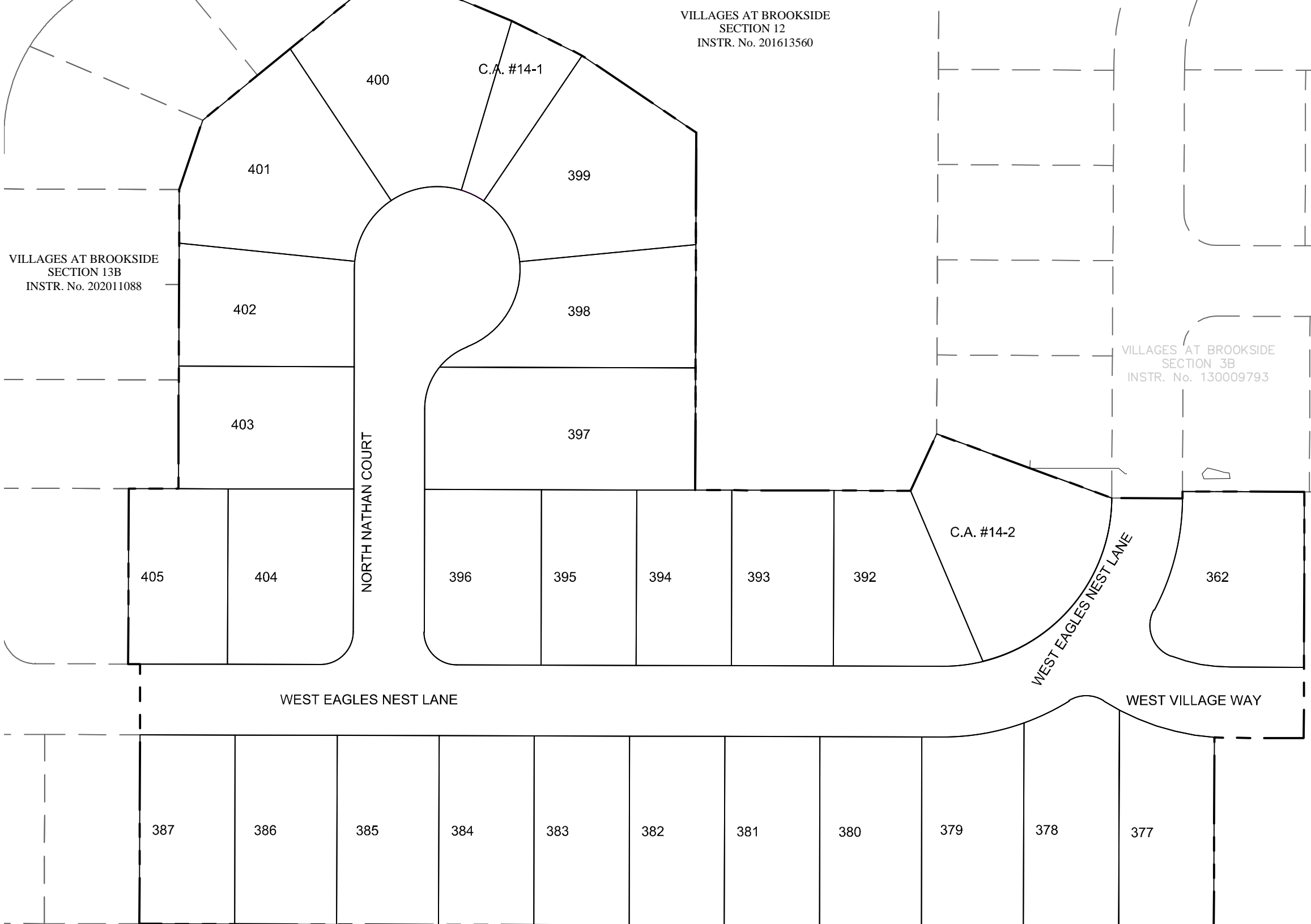
LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE & UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
R.S.B.L.	REAR SETBACK LINE
T.C.A.	TREE CONSERVATION AREA

SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED
PLAT, WILL BE RECORDED AFTER THE SUBDIVISION
MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS
SET FORTH IN TITLE 865 IAC 1-12-18 SUBSECTION (b)(1)(2), THE
INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE
DELAYED FOR UP TO TWO YEARS FROM RECORDED OF
PLAT.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED, "HAMILTON
FIRM #0104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS
AS DEPICTED HEREON.
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE
MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH
THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT, EITHER A
ALUMINUM MONUMENT STAMPED "HAMILTON FIRM 0104, SET
FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL,
TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT
(BINDER).



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	24.00'	37.70'	N45°09'44"E	33.94'	90°00'00"	24.00'
C2	24.00'	37.70'	S44°50'16"E	33.94'	90°00'00"	24.00'
C3	49.00'	58.73'	S34°30'01"W	55.28'	68°40'35"	33.47'
C4	24.00'	26.80'	N89°50'16"W	25.43'	63°58'26"	14.99'
C5	124.00'	44.54'	S79°32'50"E	44.30'	20°34'53"	22.51'

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	150.00'	117.64'	N67°41'41"E	114.65'	44°56'04"	62.03'
C7	150.00'	117.64'	N22°45'37"E	114.65'	44°56'04"	62.03'
C8	150.00'	117.64'	N67°22'14"W	114.65'	44°56'05"	62.03'

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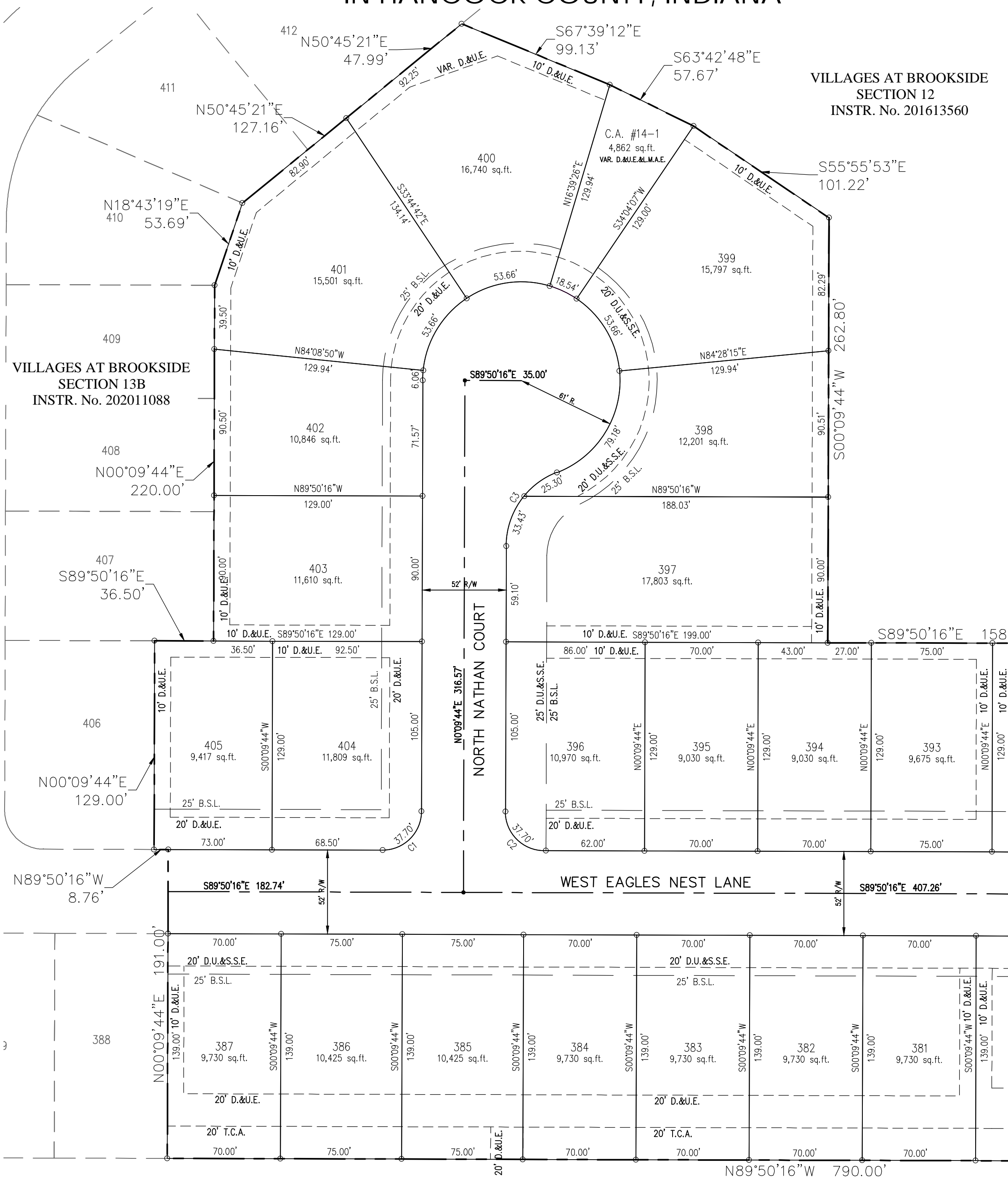
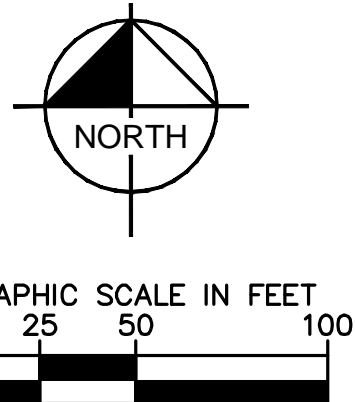
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