

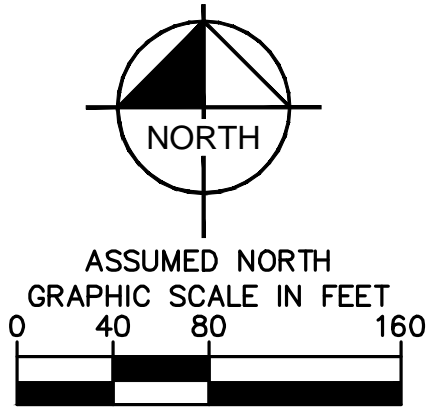
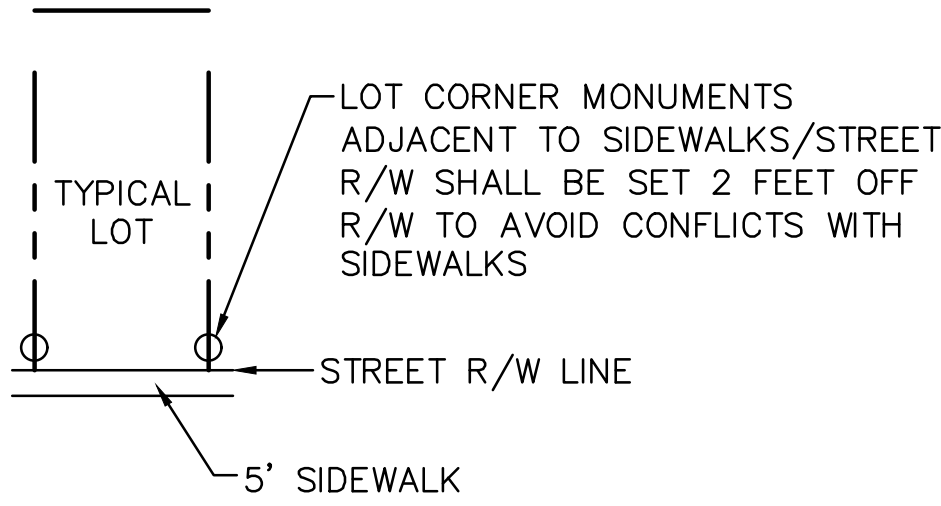
THIS INSTRUMENT PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
HAMILTON DESIGNS, LLC.
11 MUNICIPAL DRIVE, SUITE 300
FISHERS, IN 46038

INSTRUMENT PREPARED FOR:
GRAND COMMUNITIES, LLC
FISCHER DEVELOPMENT COMPANY
6602 E. 75TH STREET, STE. 400
INDIANAPOLIS, IN 46250
CONTACT: GARY CARPENTER
PHONE: (317) 457-4816
EMAIL: gcarpenter@fisherhomes.com

DATE PREPARED: 02/19/2021

SECONDARY PLAT OF VILLAGES AT BROOKSIDE
SECTION 15
PART OF THE SOUTHEAST 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



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

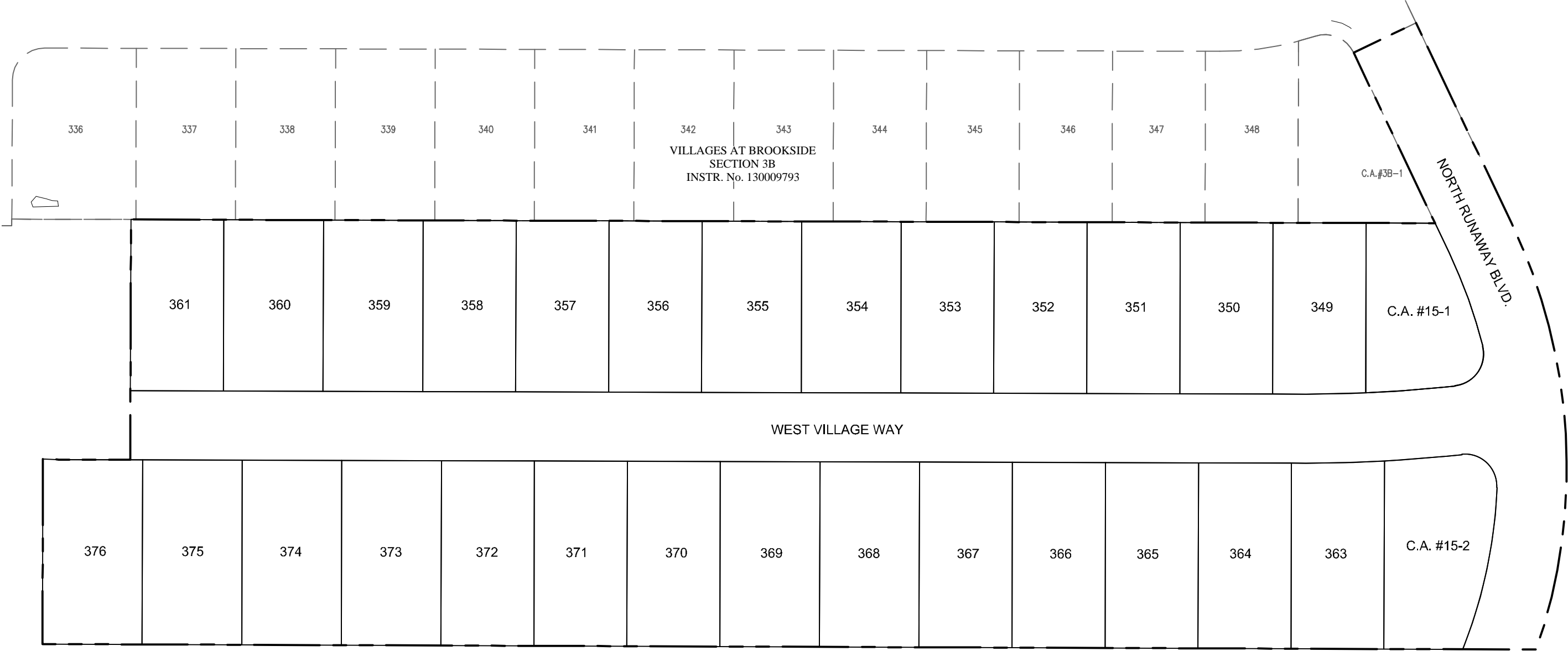
SUBDIVISION MONUMENTATION

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 1-12-19 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION 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).



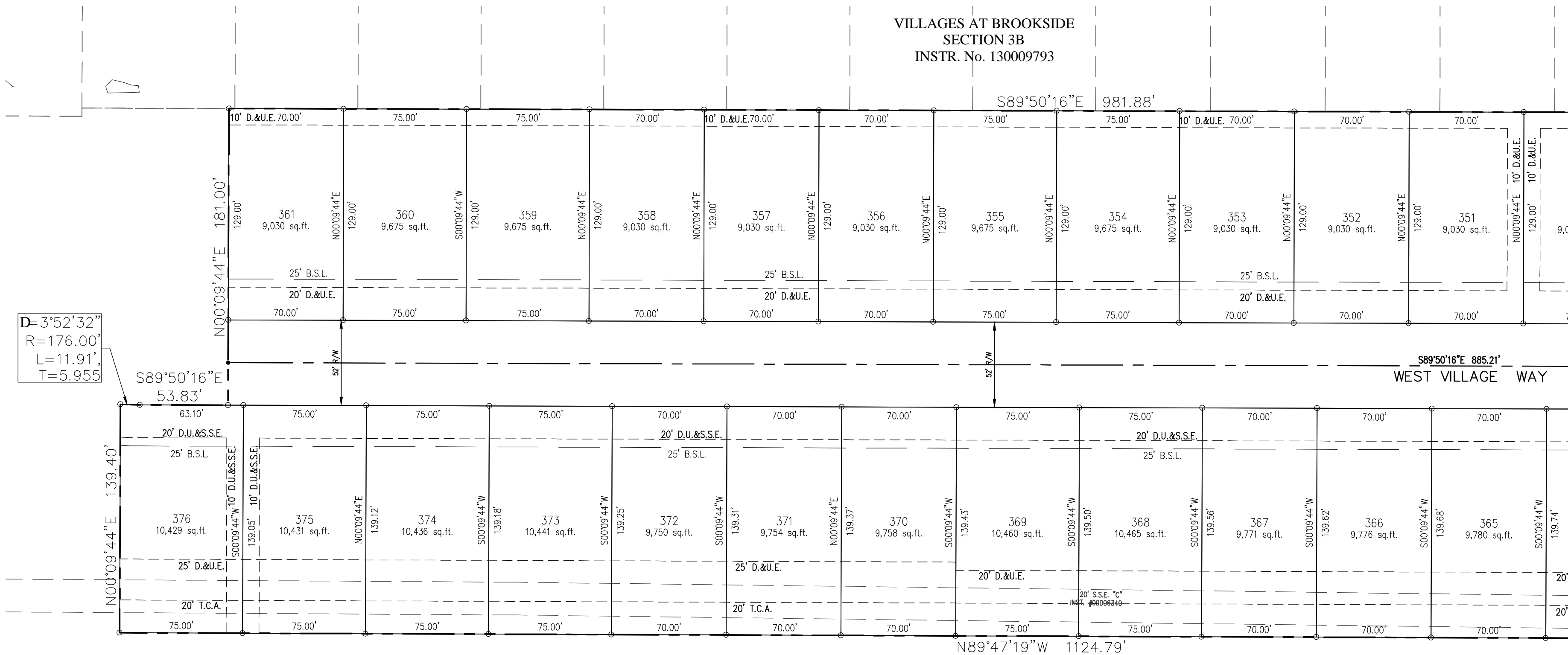
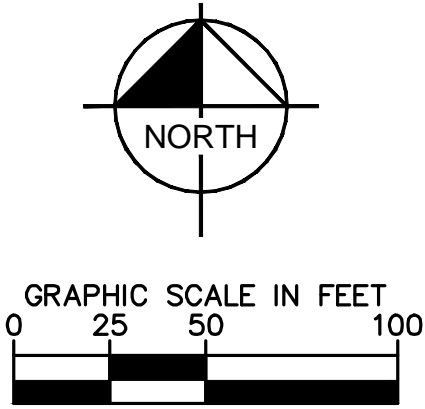
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	24.00'	41.14'	N46°41'16"W	36.28'	98°12'48"	27.71'
C2	24.00'	41.14'	N35°05'56"E	36.28'	98°12'48"	27.71'

CURVE TABLE: ALIGNMENTS						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	400.00'	137.62'	S15°39'03"E	136.94'	19°42'45"	69.50'
C4	400.00'	180.82'	S7°09'21"W	179.28'	25°54'01"	91.98'
C5	1000.00'	103.96'	N87°11'02"E	103.92'	5°57'24"	52.03'

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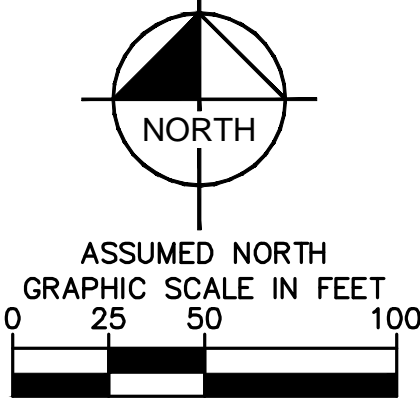
VILLAGES AT BROOKSIDE
SECTION 15

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH AND RANGE 5
EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 3B,
RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE
OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING TWO (2)
COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE,
SECTION 3B; 1) NORTH 25 DEGREES 30 MINUTES 25 SECONDS WEST 142.32 FEET; 2)
NORTH 64 DEGREES 29 MINUTES 35 SECONDS EAST 52.00 FEET; THENCE SOUTH 25
DEGREES 30 MINUTES 25 SECONDS EAST 167.17 FEET TO A TANGENT CURVE, THE RADIUS
POINT BEING SOUTH 64 DEGREES 29 MINUTES 35 SECONDS WEST 426.00 FEET FROM
SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 329.88 FEET
TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 71 DEGREES 08
MINUTES 19 SECONDS EAST 426.00 FEET FROM THE RADIUS POINT OF SAID CURVE;
THENCE NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST 1,124.79 FEET; THENCE
NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 139.40 FEET TO A TANGENT CURVE,
THE RADIUS POINT OF SAID CURVE BEING NORTH 04 DEGREES 02 MINUTES 16 SECONDS
EAST 176.00 FEET FROM SAID POINT; THENCE EASTERLY ALONG SAID CURVE AN ARC
DISTANCE OF 11.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING
SOUTH 00 DEGREES 09 MINUTES 44 SECONDS WEST 176.00 FEET FROM THE RADIUS
POINT OF SAID CURVE; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST
53.83 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 181.00 FEET TO
A POINT ON THE SOUTHERN BOUNDARY OF THE AFORESAID VILLAGES AT BROOKSIDE,
SECTION 3B; THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST ALONG THE
SOUTHERN BOUNDARY OF SAID VILLAGES AT BROOKSIDE, SECTION 3B A DISTANCE OF
981.88 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.27 ACRES, MORE OR LESS,
SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAYS, EASEMENTS, AND RESTRICTIONS OF
RECORD.

THIS SUBDIVISION CONSISTS OF 27 LOTS AND 2 COMMON AREAS LABELED AS "C.A.#15-1
& #15-2", AND SHALL BE KNOWN AND DESIGNATED AS VILLAGES AT BROOKSIDE SECTION
15. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY
DEDICATED TO THE PUBLIC.

THE SIZE OF THE LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES
DENOTING FEET AND CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED
PREPARED BY STOEPPELWERTH & ASSOCIATES, DATED _____,
AS INSTRUMENT NO. _____ IN THE OFFICE
OF THE RECORDER OF HANCOCK COUNTY, INDIANA.



D=44°22'06"
R=426.00'
L=329.88'
T=173.710

3 OF 4

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SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 15

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

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 _____, 2021, under the
authority provided by:

Signature Signature

Printed Name Printed Name

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 1,010 linear
feet of open ditches and 1,010 feet of subsurface drains that will be included in
the Town's Regulated Drainage System.

Supplementary Declaration - This plat, together with all lots, streets, common areas,
and real estate described herein is subject in all respects to the Declaration of
Covenants, Conditions and Restrictions and Reservation of Easements for the Villages
at Brookside set forth on the Plat of Villages at Brookside Recorded with the
Recorder of Hancock County, Indiana Instrument # _____ and all amendments and
supplements thereto, (the "Covenants"), and this constitutes a supplement declaration
within the meaning of the Covenants.

STORM INVENTORY CHART	
12" R.C.P.	480 L.F.
15" R.C.P.	337 L.F.
18" R.C.P.	329 L.F.
24" R.C.P.	127 L.F.
30" R.C.P.	0 L.F.
TOTAL	1,273 L.F.

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Grand Communities, LLC. owners of the real estate shown and
described on the plat heretofore recorded in the Hancock County Recorder's Office
on the _____ day of _____, and recorded in the
Hancock County Recorder's Office as Instrument # _____, Slide
_____, and Cabinet _____, do hereby certify that we have laid off,
platted and subdivided, said real estate in accordance with the within plat. We do
further certify that this plat is made and submitted with our free consent and
desires.

This subdivision shall be known and designated as Villages At Brookside, Section 15,
an addition to Villages At Brookside. All streets 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.

Right of way shown on this plat and heretofore dedicated to the Town consists of
1.81 acres.

A perpetual utility easement is hereby granted to any private or public utility or
municipal department, their successors and assigns, within the area 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.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the
dedications shown on this plat are hereby approved and accepted this _____
day of _____, 2021.

President

CERTIFICATE OF OWNERSHIP

We, Grand Communities, LLC., does hereby certify that it is 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
herein drawn plat, as its free and voluntary act and deed.

Grand Communities, LLC.
A Kentucky Limited Partnership
By Fischer Development Company
its General Partner

By: _____
Todd E. Huss, President

This is an acknowledgement clause; no oath or affirmation was administered to the
signer. The Foregoing instrument was acknowledged before me this _____
day of _____, 2021 by Todd E. Huss, President
of Grand Communities, LLC, a Kentucky limited liability company, on behalf of the
company.

Notary Public

My Commission Expires _____

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR,
LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE
WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED WITHIN THE
CROSS-REFERENCED SURVEY PLAT, AND AS EXCEPT AS NOTED, THERE HAS BEEN NO
CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY
ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT
THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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."

TERRY D. WRIGHT, PS
INDIANA REGISTRATION NO 9700013

STATE OF _____)
_____) SS:
_____) COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,
PERSONALLY APPEARED TERRY WRIGHT AND ACKNOWLEDGED THE EXECUTION OF THE
FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF
_____, 2021.

SIGNATURE: _____ PRINTED
NAME: _____

MY COMMISSION EXPIRES: _____ COUNTY OF
RESIDENCE: _____

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