

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

THIS INSTRUMENT PREPARED FOR:
PINE VAIL ESTATES PARTNERS LLC.,
11691 FALL CREED ROAD, SUITE 210
INDIANAPOLIS, INDIANA 46256
PHONE: (317) 501-9172

PINE VAIL ESTATES NORTH

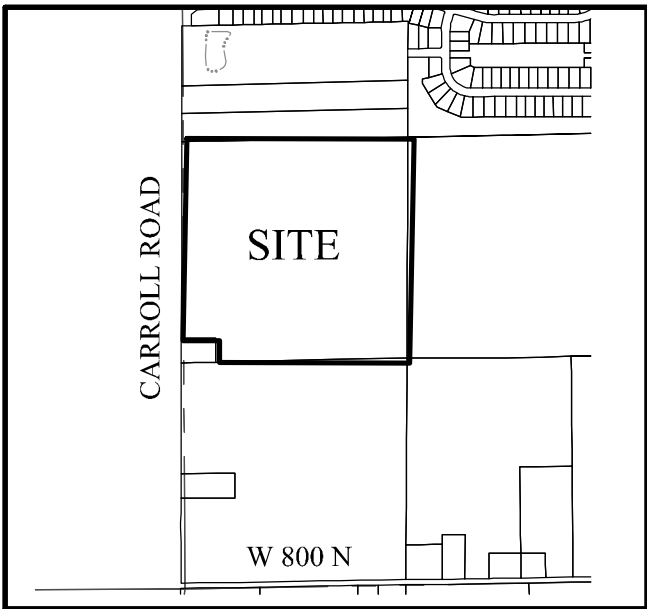
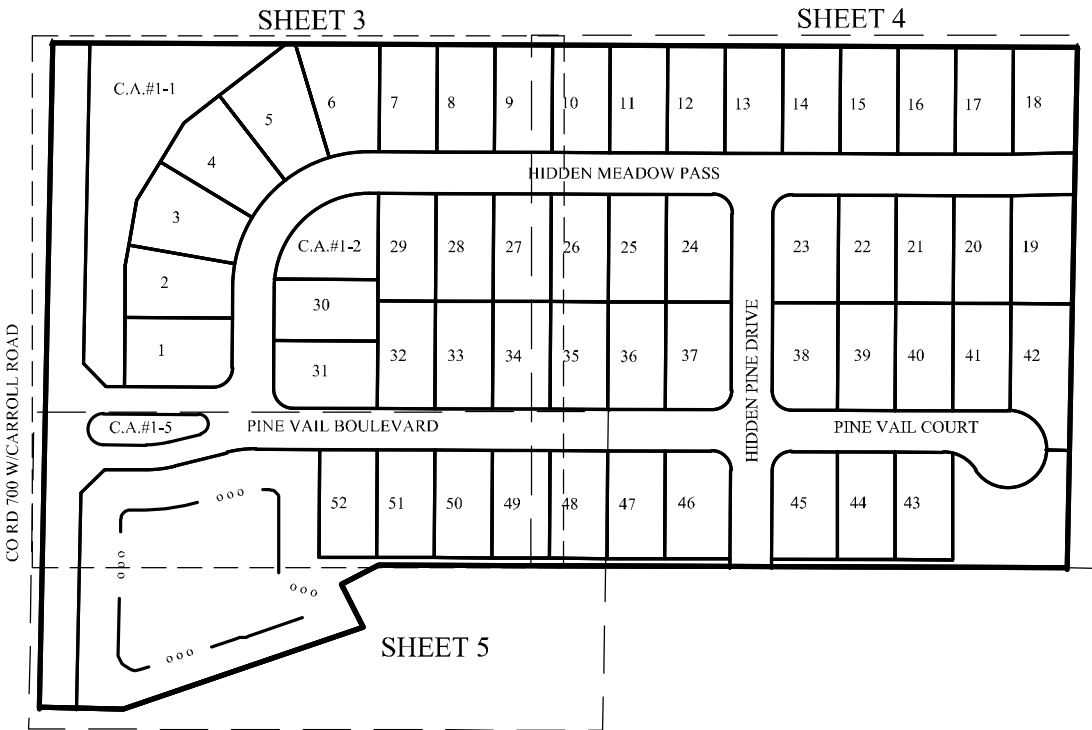
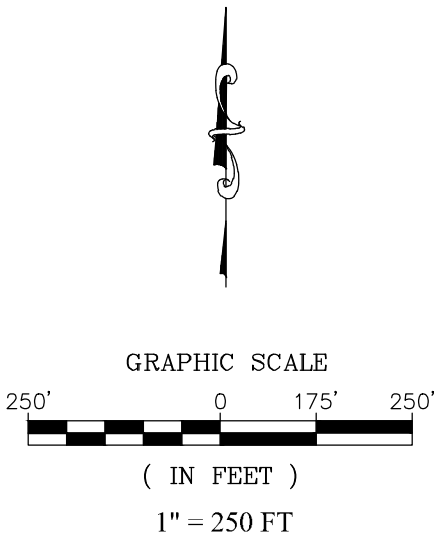
SECONDARY PLAT

PART OF THE N.W. ¼ OF THE S.W. ¼ , SEC. 23 T17N R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____



VICINITY MAP
NOT TO SCALE

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.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
T.C.E.	TREE CONSERVATION EASEMENT
U.E.	UTILITY EASEMENT

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 4" SQUARE X 36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP 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)

PUD, COVENANTS & OTHER NOTES:

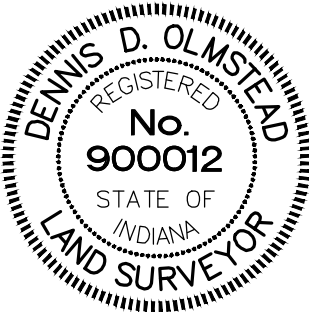
- The subject tract is zoned Pine Vail Estates North Amended PUD ORDINANCE No. _____, an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.
- The Homeowners Association shall be responsible for snow removal of all internal streets.

Pine Vail Estates NORTH Lot and Side yard Requirements:

Maximum Number of Lots	52 lots
Minimum Lot Area	10,400 square feet
Minimum Lot Width at Building Line	75 feet
Minimum Front Yard Setback	30 feet
Corner Lot Minimum Front Yard Setback	25 feet
A. Applicable to secondary frontage of corner lots. B. Front elevation remains 30 feet.	
Minimum Side Yard Setback	6 feet (25 feet on Corner Lots)
Minimum Rear Yard Setback	25 feet
Minimum Livable Floor Area	1,800 square feet (single story) 2,000 square feet (multi story)
Maximum Lot Coverage	45%
Maximum Height - Principal	35 feet

STORM INVENTORY CHART	
12" R.C.P.	1,384 L.F.
15" R.C.P.	289 L.F.
18" R.C.P.	856 L.F.
21" R.C.P.	277 L.F.
24" R.C.P.	996 L.F.
30" R.C.P.	634 L.F.
36" R.C.P.	105 L.F.
TOTAL	4,541 L.F.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



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PINE VAIL ESTATES NORTH

SECONDARY PLAT

PART OF THE N.W. ¼ OF THE S.W. ¼ , SEC. 23 T17N R5E
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Curve Table: Alignments

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	235.62'	150.00'	212.13'	N45°13'58"E	90°00'00"
C2	500.00'	12.40'	6.20'	12.40'	N89°31'20"E	1°25'16"
C3	500.00'	12.40'	6.20'	12.40'	N89°31'20"E	1°25'16"
C4	400.00'	6.83'	3.41'	6.83'	S0°43'19"W	0°58'42"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C9	39.27'	25.00'	25.00'	S45°13'58"W	35.36'	90°00'00"
C10	30.71'	177.00'	15.39'	N5°12'11"E	30.67'	9°56'26"
C11	64.98'	177.00'	32.86'	N20°41'25"E	64.61'	21°02'01"
C12	64.98'	177.00'	32.86'	N41°43'27"E	64.61'	21°02'01"
C13	64.98'	177.00'	32.86'	N62°45'28"E	64.61'	21°02'01"
C14	52.39'	177.00'	26.39'	N81°45'13"E	52.20'	16°57'29"
C15	11.73'	473.00'	5.87'	N89°31'20"E	11.73'	1°25'16"
C16	13.07'	527.00'	6.54'	N89°31'20"E	13.07'	1°25'16"
C17	11.73'	473.00'	5.87'	S89°31'20"W	11.73'	1°25'16"
C18	13.07'	527.00'	6.54'	S89°31'20"W	13.07'	1°25'16"
C19	39.27'	25.00'	25.00'	S45°13'58"W	35.36'	90°00'00"
C20	39.27'	25.00'	25.00'	S44°46'02"E	35.36'	90°00'00"
C21	3.11'	50.00'	1.56'	S87°59'04"E	3.11'	3°33'57"
C22	76.21'	50.00'	47.72'	S42°32'15"E	69.04'	87°19'40"
C23	127.78'	50.00'	165.73'	S74°20'16"W	95.74'	146°25'22"
C24	37.45'	50.00'	19.66'	N53°54'40"W	36.59'	42°55'13"
C25	12.56'	50.00'	6.31'	N82°34'09"W	12.53'	14°23'46"
C26	39.27'	25.00'	25.00'	S45°13'58"W	35.36'	90°00'00"
C27	6.83'	427.00'	3.41'	S0°41'28"W	6.83'	0°54'59"
C59	6.83'	373.00'	3.41'	S0°45'26"W	6.83'	1°02'57"
C60	39.27'	25.00'	25.00'	N44°46'02"W	35.36'	90°00'00"
C61	37.82'	150.00'	19.01'	N83°00'38"E	37.72'	14°26'40"
C62	37.82'	150.00'	19.01'	N83°00'38"E	37.72'	14°26'40"
C63	37.56'	13.00'	102.59'	S6°59'22"E	25.79'	165°33'20"
C64	29.75'	118.00'	14.95'	S83°00'38"W	29.67'	14°26'40"
C65	62.83'	20.00'	INFINITY'	N0°13'58"E	40.00'	180°00'00"
C66	39.27'	25.00'	25.00'	S44°46'02"E	35.36'	90°00'00"
C67	11.04'	123.00'	5.52'	S2°47'32"W	11.04'	5°08'34"
C68	182.19'	123.00'	112.45'	S47°47'53"W	165.99'	84°52'09"
C69	39.27'	25.00'	25.00'	N44°46'02"W	35.36'	90°00'00"
C70	39.27'	25.00'	25.00'	N45°13'58"E	35.36'	90°00'00"

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



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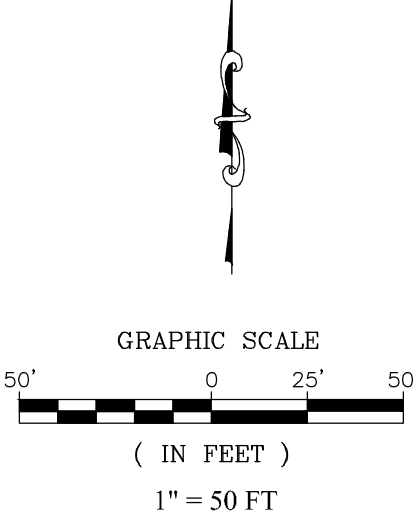
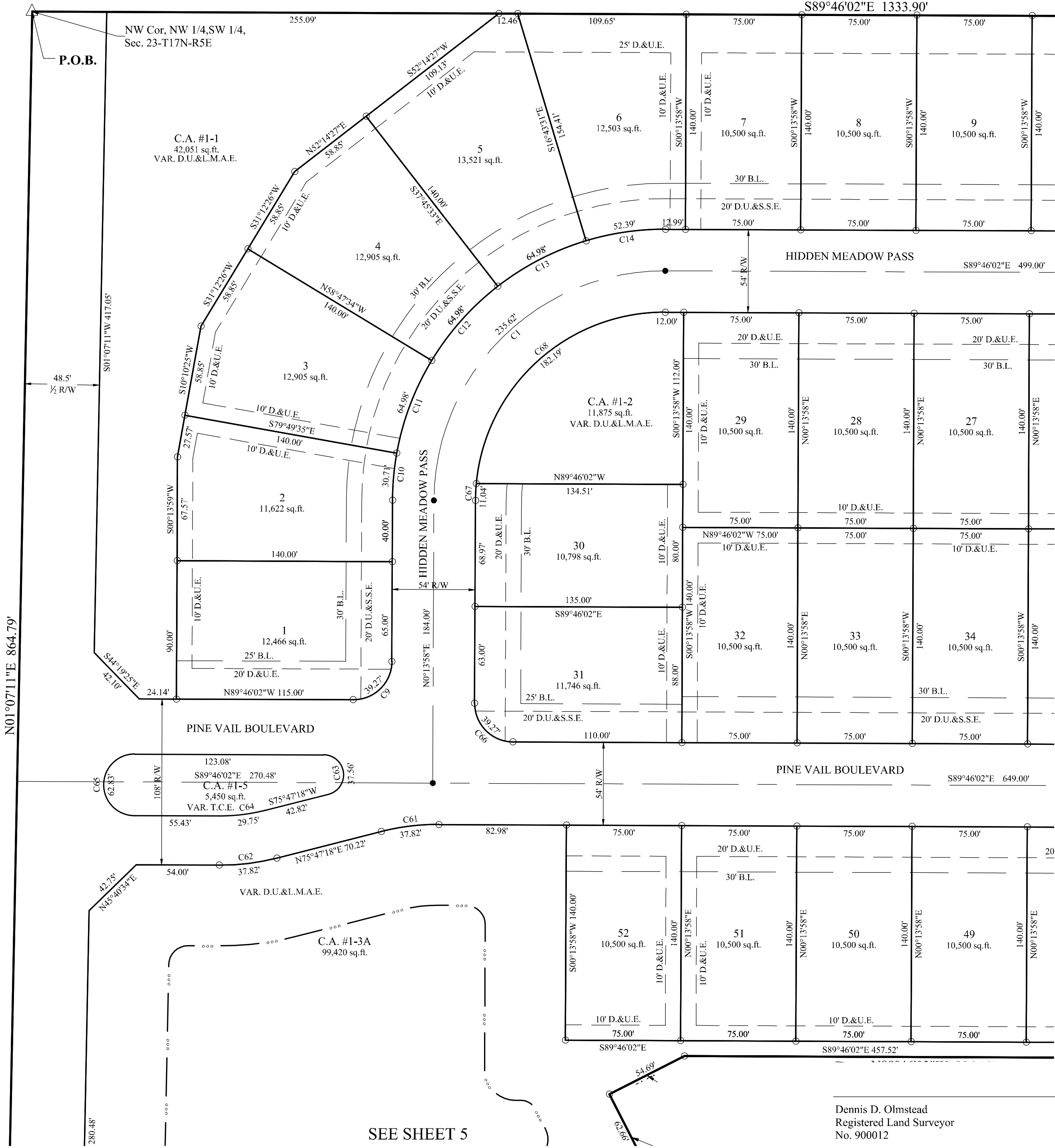
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VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

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SEE SHEET 4

SEE SHEET 5

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JOB No. 89343PLC-VAIL-S1
SHEET 4 OF 7

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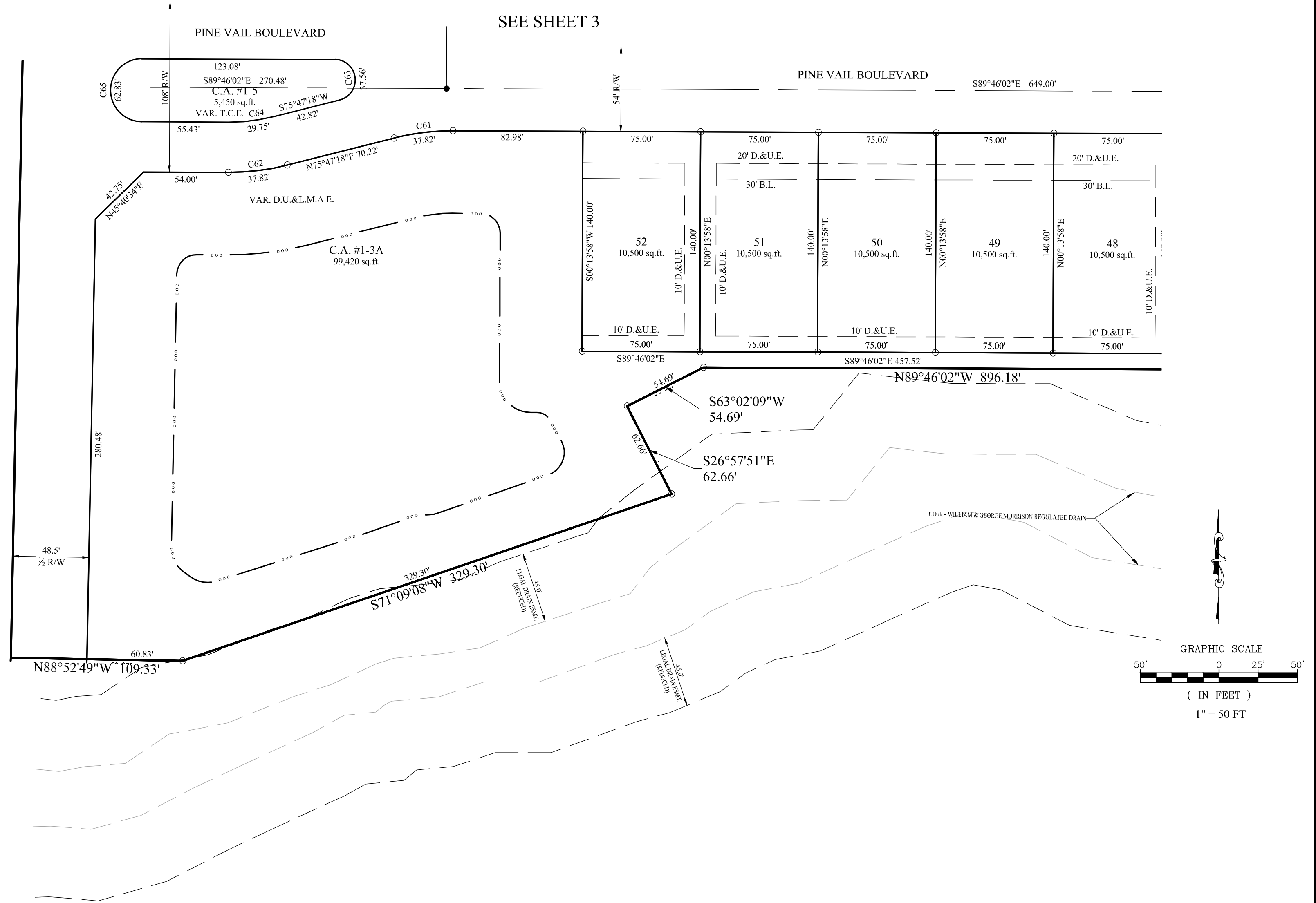
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Pine Vail Estates

I, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 23; thence South 89 degrees 46 minutes 02 seconds East along the North line of said Quarter-Quarter 1,333.90 feet to the northeast corner thereof; thence South 01 degree 07 minutes 35 seconds West along the East line of said Quarter-Quarter 678.08 feet ; thence North 89 degrees 46 minutes 02 seconds West 896.18 feet ; thence South 63 degrees 02 minutes 09 seconds West 54.69 feet ; thence South 26 degrees 57 minutes 51 seconds East 62.66 feet ; thence South 71 degrees 09 minutes 08 seconds West 329.30 feet ; thence North 88 degrees 52 minutes 49 seconds West 109.33 feet to a point on the West line of said Quarter-Quarter; thence North 01 degree 07 minutes 11 seconds East along said West line 864.79 feet to the place of beginning, Containing 22.166 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 52 lots numbered 1-52 (all inclusive) and five (5) Common Areas labeled C.A.#1-1, C.A.#1-2, C.A.#1-3A, C.A.#1-4A and C.A.#1-5. The size of lots 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 202001862 in the Office of the Recorder for Hancock County, Indiana.

I further 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, and that 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 _____, 2021.

Dennis D. Olmstead
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ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Pine Vail Estates Partners, LLC, 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 that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Pine Vail Estates North. All streets 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 Pine Vail Estates, 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 the Declaration.

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 5.012 acres and 3,125.62 lineal feet as measured along the centerline of the road.

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.

Tree Conservation Easement - A tree conservation easement is shown on this plat an abbreviated as "T.C.E.". Within the tree conservation area, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency; or (2) to accommodate the installation of drainage utilities, street connections, walking path or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree conservation area.

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, Pine Vail Estates Partners, 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.

Owner/Developer
Pine Vail Estates Partners LLC.

By: _____
Mark Todd Roberts

State of Indiana)
) SS
County of Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , Mark Todd Roberts.

Pine Vail Estates Partners LLC., and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this _____ day of _____, 2021.

Notary Public

Printed Name

County of Residence: _____

My commission expires: _____



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 1,611 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

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

PUD, COVENANTS & OTHER NOTES:

The subject tract is zoned Pine Vail Estates North Amended PUD ORDINANCE No. _____ an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

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