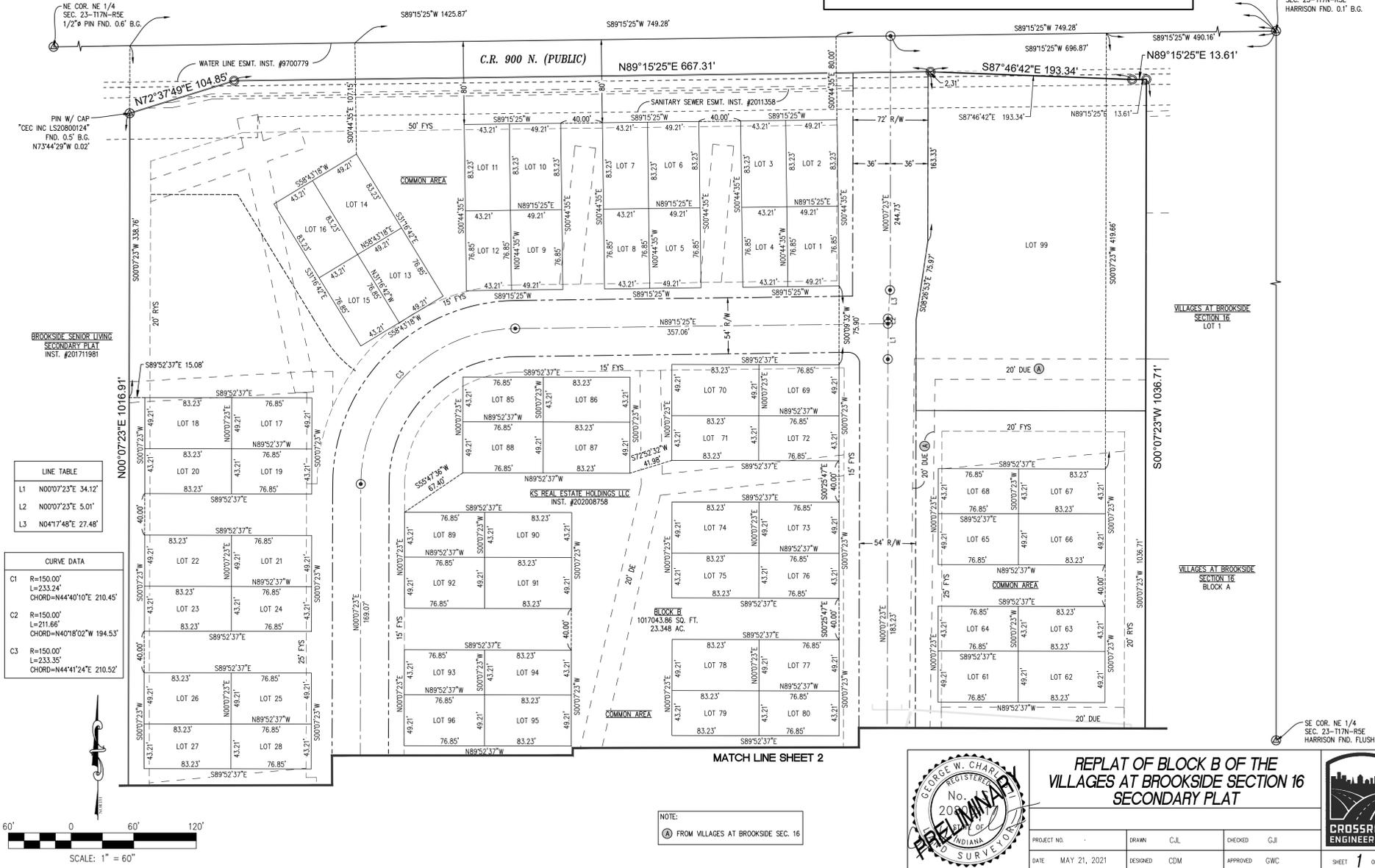


# REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

LEGEND	
	PROPERTY LINE
	PROP. LOT LINE
	PROP. RIGHT-OF-WAY
	SECTION LINE
	PROP. SETBACK LINE
	PROP. EASEMENT LINE
	ADJACENT LOT LINE
	EX. EASEMENT LINE
	R/W RIGHT-OF-WAY
	FYS FRONT YARD SETBACK
	RYS REAR YARD SETBACK
	DUE DRAINAGE/UTILITY EASEMENT
	MONUMENT FOUND
	PERMANENT PROPERTY LOT
	CORNER SET 1" x 3/16" PIPE [1.04"/ft] WITH CAP "GWCHARLES LS0800117"
	5/8"x30" REBAR SET FLUSH



LINE TABLE	
L1	N00°07'23"E 34.12'
L2	N00°07'23"E 5.01'
L3	N04°17'48"E 27.48'

CURVE DATA	
C1	R=150.00' L=233.24' CHORD=N44°40'10"E 210.45'
C2	R=150.00' L=211.66' CHORD=N40°18'02"W 194.53'
C3	R=150.00' L=233.35' CHORD=N44°41'24"E 210.52'



NOTE:  
Ⓐ FROM VILLAGES AT BROOKSIDE SEC. 16



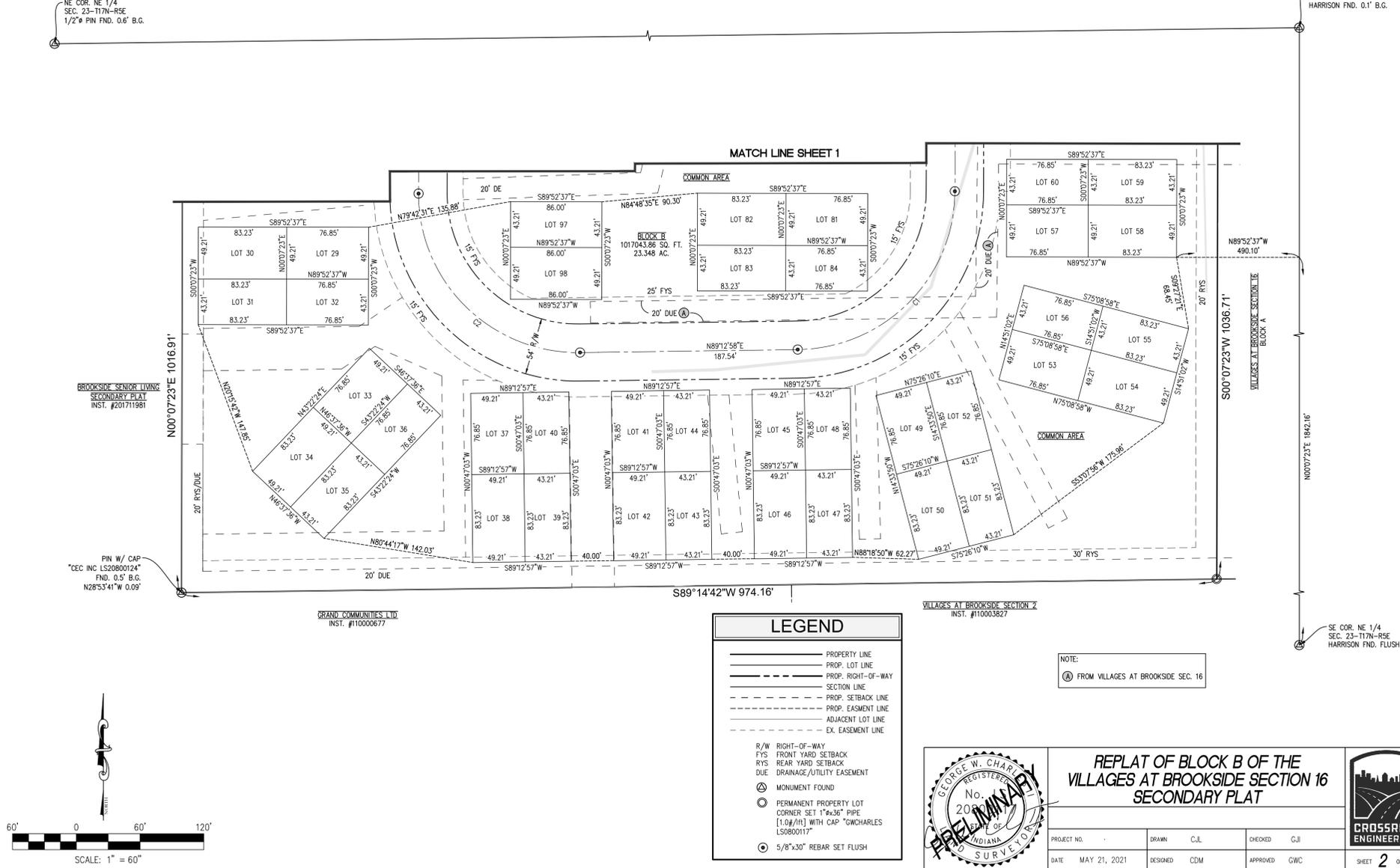
REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT				
PROJECT NO.	DRAWN	C.I.L.	CHECKED	G.J.I.
DATE	MAY 21, 2021	DESIGNED	CDM	APPROVED
				GWC



# REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

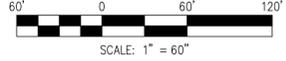
PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

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Ⓐ FROM VILLAGES AT BROOKSIDE SEC. 16



REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT				
PROJECT NO.	DRAWN	C.I.L.	CHECKED	G.J.I.
DATE	MAY 21, 2021	DESIGNED	CDM	APPROVED
				GWC



# REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

Parcel Table											
Parcel #	Area (Sq. Ft.)	Area (Acres)	Parcel #	Area (Sq. Ft.)	Area (Acres)	Parcel #	Area (Sq. Ft.)	Area (Acres)	Parcel #	Area (Sq. Ft.)	Area (Acres)
1	3596.239	0.083	26	3781.650	0.087	51	3320.738	0.076	76	3320.738	0.076
2	4095.390	0.094	27	3320.738	0.076	52	3596.239	0.083	77	3781.650	0.087
3	3320.738	0.076	28	3596.239	0.083	53	3781.650	0.087	78	4095.390	0.094
4	3781.650	0.087	29	4095.390	0.094	54	4095.390	0.094	79	3596.239	0.083
5	3596.239	0.083	30	3781.650	0.087	55	3596.239	0.083	80	3320.738	0.076
6	4095.390	0.094	31	3320.738	0.076	56	3320.738	0.076	81	3781.650	0.087
7	3320.738	0.076	32	3596.239	0.083	57	3781.650	0.087	82	4095.390	0.094
8	3781.650	0.087	33	3781.650	0.087	58	4095.390	0.094	83	3596.239	0.083
9	3596.239	0.083	34	4095.390	0.094	59	3596.239	0.083	84	3320.738	0.076
10	3320.738	0.076	35	3596.239	0.083	60	3320.738	0.076	85	3320.738	0.076
11	4095.390	0.094	36	3320.738	0.076	61	3781.650	0.087	86	3596.239	0.083
12	3781.650	0.087	37	3781.650	0.087	62	4095.390	0.094	87	4095.390	0.094
13	3596.239	0.083	38	4095.390	0.094	63	3596.239	0.083	88	3781.650	0.087
14	3320.738	0.076	39	3596.239	0.083	64	3320.738	0.076	89	3320.738	0.076
15	4095.390	0.094	40	3320.738	0.076	65	3781.650	0.087	90	3596.239	0.083
16	3781.650	0.087	41	3781.650	0.087	66	4095.390	0.094	91	4095.390	0.094
17	3781.650	0.087	42	4095.390	0.094	67	3596.239	0.083	92	3781.650	0.087
18	4095.390	0.094	43	3596.239	0.083	68	3320.738	0.076	93	3320.738	0.076
19	3596.239	0.083	44	3320.738	0.076	69	3781.650	0.087	94	3596.239	0.083
20	3320.738	0.076	45	3781.650	0.087	70	4095.390	0.094	95	4095.390	0.094
21	4095.390	0.094	46	4095.390	0.094	71	3596.239	0.083	96	3781.650	0.087
22	3781.650	0.087	47	3596.239	0.083	72	3320.738	0.076	97	3715.886	0.085
23	3320.738	0.076	48	3320.738	0.076	73	3781.650	0.087	98	4231.644	0.097
24	3596.239	0.083	49	3781.650	0.087	74	4095.390	0.094	99	6880.176	1.580
25	4095.390	0.094	50	4095.390	0.094	75	3596.239	0.083			

BENCHMARK INFORMATION	
ORIGINATING BENCHMARK	
DESIGNATION - X 245	
PID - KA0177	
STATE/COUNTY - IN/MARION	
USGS QUAD - BEECH GROVE (1980)	
VERT. ORDER - FIRST CLASS II	
DESCRIBED BY COAST AND GEODETIC SURVEY 1947	
4.6 MI SE FROM INDIANAPOLIS	
ABOUT 4.65 MILES SOUTHEAST ALONG THE NEW YORK CENTRAL RAILROAD FROM THE UNION STATION AT INDIANAPOLIS AT 35-FOOT CONCRETE BRIDGE NO. 462 OVER LICK CREEK, SET IN THE TOP OF THE NORTHEAST WING WALL, 8 RAILS SOUTHEAST OF MILE POST 105, 4 RAILS NORTHWEST OF A LIGHT SIGNAL, 8.0 FEET NORTHEAST OF THE NORTHEAST RAIL AND 2.5 FEET BELOW THE TRACK.	
ELEV. = 799.56 (NAVD 88)	
TBM #400	
CUT "X" ON WEST ANCHOR BOLT OF SIGNAL POLE, LOCATED IN SOUTHWEST QUAD OF "CR 900 N" AND "CR 600 W".	
ELEV. = 850.90	



**REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT**



PROJECT NO.	DRAWN	C.J.L.	CHECKED	G.J.I.	
DATE	MAY 21, 2021	DESIGNED	CDM	APPROVED	GWC

SHEET **3** OF **4**

# REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

## DEDICATION CERTIFICATE

WE, THE UNDERSIGNED, KS REAL ESTATE HOLDINGS, LLC, OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16, AN ADDITION TO THE TOWN OF McCORDSVILLE. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF STORM SEWER, WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND SIGNS SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR EACH LOT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNER AND SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SHALES, MANHOLES AND DETENTION PONDS. THE COST AND EXPENSE OF SUCH MAINTENANCE SHALL BE THE LOT OWNER'S RESPONSIBILITY.

THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT LABELED INGRESS/EGRESS EASEMENT. THESE STRIPS ARE RESERVED FOR ACCESS, INGRESS AND EGRESS UPON, OVER AND ACROSS THE PRIVATELY OWNED AND MAINTAINED ROADWAYS AS SHOWN. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND IS TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF GROUND.

ALL LANDS IN THE SUBDIVISION AND THE USE OF LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN INSTRUMENT RECORDED OF HANCOCK COUNTY, INDIANA

THE FOREGOING COVENANTS, OR RESTRICTION, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM (A 25-YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS, OR RESTRICTIONS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDINGS COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS, BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT REMAINING PORTIONS NOT SO AFFECTED.

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 ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

KS REAL ESTATE HOLDINGS, LLC

DATED: \_\_\_\_\_

BY: \_\_\_\_\_  
KEITH WHITE, MANAGING MEMBER

STATE OF INDIANA )  
) SS:  
COUNTY OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH WHITE, WHO BEING FIRST DULY SWORN BY ME UPON HIS OATH, STATED THAT HE IS THE DULY APPOINTED MANAGING MEMBER OF KS REAL ESTATE HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY, THAT HE IS DULY AUTHORIZED TO EXECUTE THE FOREGOING ON ITS BEHALF AND HE ACKNOWLEDGED EXECUTION OF THE FOREGOING.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC:

PRINTED: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COUNTY OF RESIDENCE: \_\_\_\_\_

PROOF OF EXECUTION

THE FOREGOING PLAT, TO WHICH THIS PROOF IS ATTACHED, WAS IN MY PRESENCE, EXECUTED BY KEITH WHITE.

WITNESS SIGNATURE \_\_\_\_\_

WITNESS PRINTED NAME \_\_\_\_\_

STATE OF INDIANA )  
)  
COUNTY OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ (SUBSCRIBING WITNESS) BEING KNOWN TO ME TO BE THE PERSON WHO IS IDENTIFIED ABOVE AS THE WITNESS TO THE EXECUTION OF THE FOREGOING PLAT, AND HAVING BEEN DULY SWORN BY ME, AFFIRMED TO ME THAT KEITH WHITE EXECUTED THAT PLAT IN THE PRESENCE OF THE SUBSCRIBING WITNESS, WHO SAW HIM SIGN THAT PLAT, AND THAT THE SUBSCRIBING WITNESS IS NOT A PARTY TO THE PLAT AND HOLDS NO INTEREST IN THE PROPERTY TO WHICH IT RELATES OR ANY PROCEEDS TO BE DERIVED THEREFROM.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF FEBRUARY, 2021.

MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINTED: \_\_\_\_\_

RESIDENT OF \_\_\_\_\_ COUNTY, IN

MY COMMISSION NO.: \_\_\_\_\_

## CERTIFICATE OF 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:

SIGNED \_\_\_\_\_ SIGNED \_\_\_\_\_

PRINTED \_\_\_\_\_ PRINTED \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, GEORGE W. CHARLES II, 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 FROM A SURVEY PERFORMED BY MYSELF, DATE OF OCTOBER 6, 2019; LAST REVISED FEBRUARY 19, 2021 AND RECORDED \_\_\_\_\_ THE PROPERTY IS SUBJECT TO ANY OVERLAPS, GAPS, OR OTHER INCONSISTENCIES THAT SAID SURVEY MIGHT REVEAL.



*G. W. Charles II*  
GEORGE W. CHARLES, II  
INDIANA LAND SURVEYOR  
No. LS 20800117  
DATED: JUNE 11, 2020

## DRAINAGE COVENANT

THIS SUBDIVISION IS SUBJECT TO ALL DRAINAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS OF THE McCORDSVILLE SUBDIVISION CONTROL ORDINANCE, ALL OTHER APPLICABLE ADOPTED STANDARDS OF THE TOWN OF McCORDSVILLE, AND THE REQUIREMENTS OF THE TOWN ENGINEER THAT PROVIDE FOR THE REPAIR AND MAINTENANCE OF THE SYSTEM.



**REPLAT OF BLOCK B OF THE VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT**



PROJECT NO.	DRAWN	C.J.L.	CHECKED	G.J.I.	
DATE	MAY 21, 2021	DESIGNED	CDM	APPROVED	GWC

SHEET **4** OF **4**