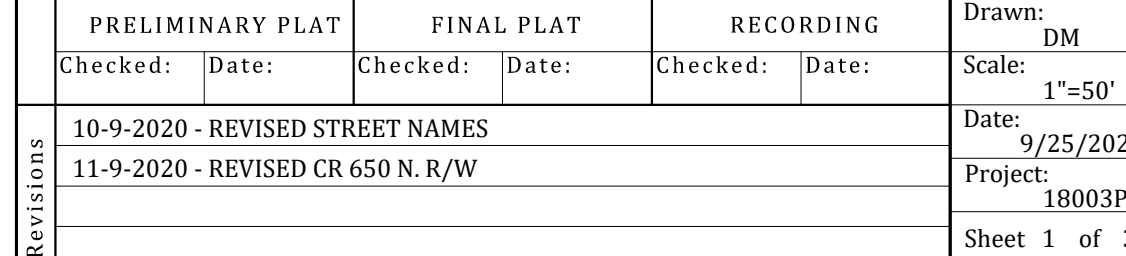


INSTR. NO. : _____
CABINET : _____
SLIDE : _____

INSTR. NO. : _____
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SLIDE : _____



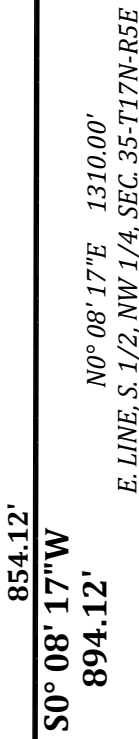
Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011



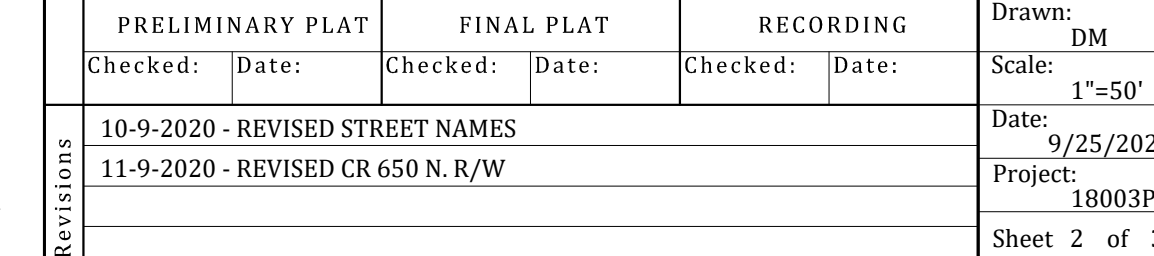
Drawn:	DM
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Date:	9/25/202
Project:	18003P
Sheet	1 of 1

INSTR. NO. : _____
CABINET : _____
SLIDE : _____

SEC. 35-T17N-R5E



Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011



Drawn:	DM
Scale:	1"=50'
Date:	9/25/202
Project:	18003P
Sheet 2 of :	

WEAVER'S LANDING, SECTION 3 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA

INSTR. NO.: _____
CABINET: _____
SLIDE: _____

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

Land Description
Weaver's Landing, Section 3

That portion of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that 39.154 acre tract of land and being a part of the 38.954 acre tract of land shown on the plat of the ALTA/NSPS Land Title Survey certified by Brian L. Haggard, PS LS#29800001 on June 12, 2018 as Banning Engineering's project number 18003 and recorded as Instrument Number 201911629 in the Office of the Recorder of said county (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a railroad spike found marking the southeast corner of said Northwest Quarter; thence South 89 degrees 11 minutes 26 seconds West along the south line thereof 1,268.32 feet to the southeast corner of Weaver's Landing, Section 2 per plat thereof recorded as Instrument Number 202017193 in the Office of the Recorder of said county; (the following four (4) calls along the easterly lines thereof); 1) thence North 00 degrees 48 minutes 34 seconds West 274.00 feet; 2) thence South 89 degrees 11 minutes 26 seconds West 29.57 feet; 3) thence North 00 degrees 48 minutes 34 seconds West 130.00 feet; 4) thence South 89 degrees 11 minutes 26 seconds West 74.38 feet to the southeast corner of Lot 30 in Weaver's Landing, Section 1 per plat thereof recorded as Instrument Number 201913859 in said recorder's office (the following three (3) calls along the easterly lines thereof); 1) thence North 11 degrees 29 minutes 27 seconds East 77.69 feet; 2) thence North 22 degrees 28 minutes 54 seconds East 57.65 feet; 3) thence North 23 degrees 21 minutes 48 seconds East 259.00 feet to the southerly line of Common Area "E" in said Weaver's Landing, Section 2 (the following eight (8) calls are along the southerly lines of said Weaver's Landing, Section 2); 1) thence South 66 degrees 38 minutes 12 seconds East 65.00 feet; 2) thence South 69 degrees 06 minutes 47 seconds East 55.38 feet; 3) thence South 86 degrees 28 minutes 01 seconds East 53.55 feet; 4) thence North 89 degrees 11 minutes 26 seconds East 319.83 feet; 5) thence North 00 degrees 48 minutes 34 seconds West 185.00 feet; 6) thence North 89 degrees 11 minutes 26 seconds East 130.00 feet; 7) thence South 00 degrees 48 minutes 34 seconds East 9.00 feet; 8) thence North 89 degrees 11 minutes 26 seconds East 627.68 feet to the east line of said South Half; thence South 00 degrees 08 minutes 17 seconds West along said east line 894.12 feet to the POINT OF BEGINNING, containing 24.616 acres, more or less.

This subdivision consists of 69 lots numbered 134-202 (all inclusive) and 1 Common Area labeled "G-2". The size of lots and width of streets are shown in feet and decimal parts thereof.

I further certify that I am a Professional 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 that to the best of my knowledge and belief 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.

Witness my signature this ____ day of _____, 20__.

Jonathan D. Polson
#LS21500011 - State of Indiana



ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Weaver's Landing Partners, LLC, owners of the real estate described in Instrument Number 201901381 Instrument #202001470 and Instrument #202001471 as recorded in the Hancock County Recorder's Office, 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 Weaver's Landing, Section 3. 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.

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.

CERTIFICATE OF OWNERSHIP

Weaver's Landing 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.

Signature _____
Mark Todd Roberts, Member
Weaver's Landing Partners, LLC

State of Indiana)
County of _____)

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Mark Todd Roberts and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature hereto.

Witness my signature and seal this ____ day of _____, 20__.

Notary Public

Be it resolved by the McCordsville Town Council of McCordsville, Indiana, that the dedications shown on this plat are approved and accepted this ____ day of _____, 20__.

President- Barry A. Wood

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

● DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

⊗ DENOTES A MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

McCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the 17th day of _____, 20 20_, under the authority provided by:

NOTES:

1) Cross-reference is hereby made to a Boundary Survey of record, recorded as Instrument Number 201911628 and Instrument Number 201911629 in the Office of the Recorder of Hancock County, Indiana.

2) Dedicated Right-of-Way in this subdivision consists of 4.254 acres and 2443 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned Weaver's Landing PUD Ordinance No. 091118A.

4) The Town of McCordsville is not responsible for snow plowing of the local roads within this subdivision.

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 of Weaver's Landing recorded with the Recorder of Hancock County Indiana, in Instrument # 201913693 (the "Covenants"), and this constitutes, a supplement declaration within the meaning of the Covenants.

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 sewer 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 4,120 linear feet of open ditches and 2,290 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

This instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

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. Jonathan D. Polson

MINIMUM REQUIREMENTS

Minimum Lot Area	7,800 square feet
Minimum Lot Width at Building Line	60'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	6'
Aggregate Side Yard Setback	15'
Minimum Rear Yard Setback	25'
Minimum Livable Floor Area	1,600 square feet (single story)
	1,900 square feet (multi-story)
Maximum Lot Coverage	40%
Maximum Height - Principal	35'

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn:
	Checked:	Date:	Checked:	Date:	Checked:	Date:	DM
Revisors	10-9-2020 - REVISED STREET NAMES						Scale: NA
	11-9-2020 - REVISED CR 650 N. R/W						Date: 9/25/2020
							Project: 18003P
							Sheet 3 of 3