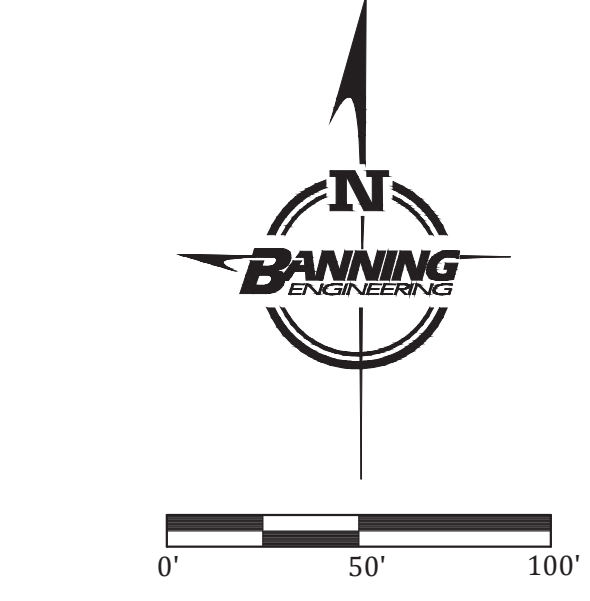
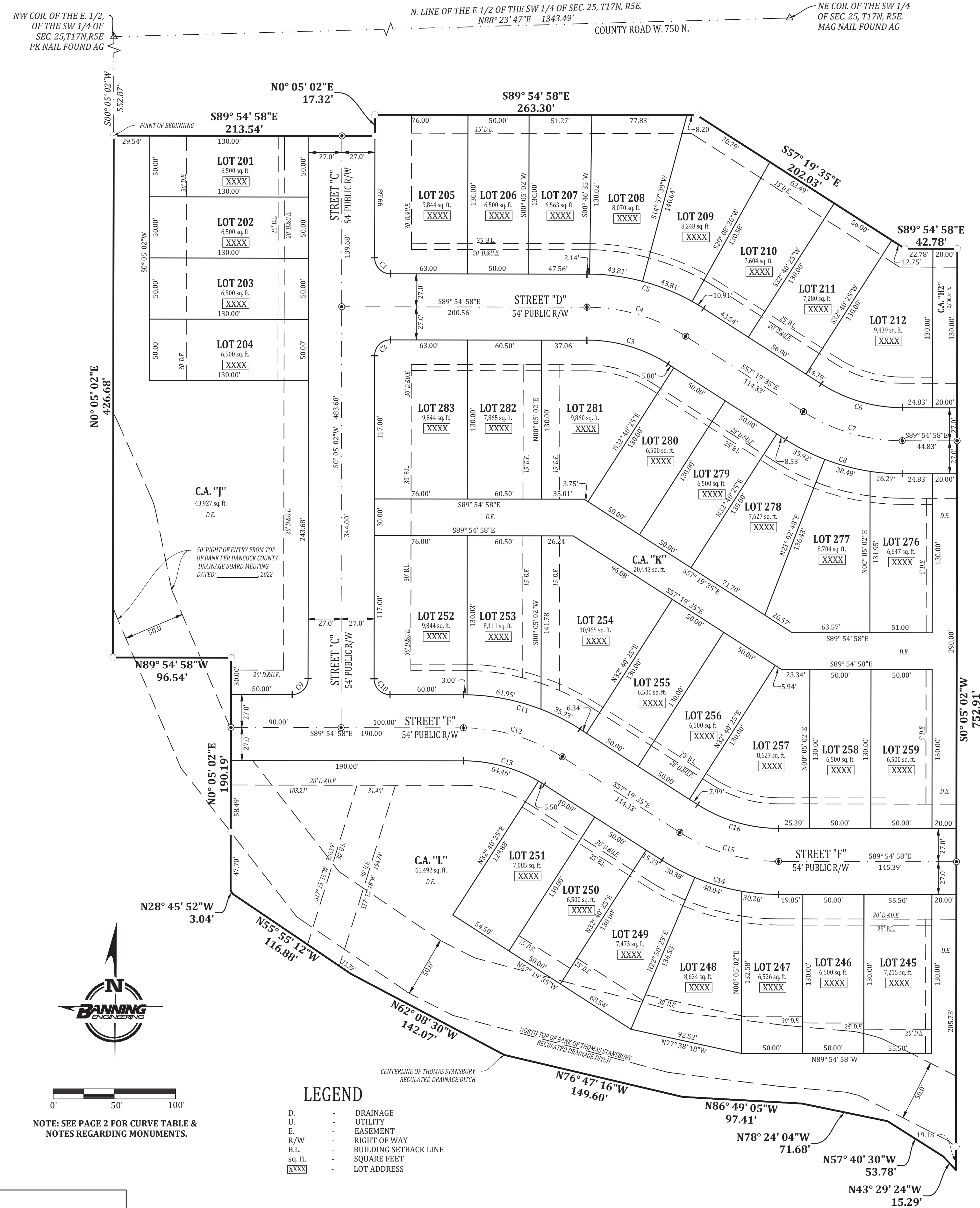


COLONNADE, SECTION 2 - FINAL PLAT

PART OF THE E. 1/2, SW 1/4 SEC. 25-T17N-R5E  
HANCOCK COUNTY, INDIANA

INSTR. NO.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_



NOTE: SEE PAGE 2 FOR CURVE TABLE & NOTES REGARDING MONUMENTS.

Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

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

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

PRELIMINARY PLAT	FINAL PLAT	RECORDING
Checked: _____ Date: _____	Checked: _____ Date: _____	Checked: _____ Date: _____
Revisions		

Drawn: CH

Scale: 1"=50'

Date: 3/09/2022

Project: 21177-S2

Sheet 1 of 2

COLONNADE, SECTION 2 - FINAL PLAT

PART OF THE E. 1/2, SW 1/4 SEC. 25-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 East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

Land Description  
Colonnade, Section 2

A part of the East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

BEGINNING at a PK nail marking the Northwest corner of the East Half of said Southwest Quarter; thence South 00 degrees 05 minutes 02 seconds West along the west line of said East Half 552.87 feet to the POINT OF BEGINNING; thence South 89 degrees 54 minutes 58 seconds East 213.54 feet; thence North 00 degrees 05 minutes 02 seconds East 17.32 feet; thence South 89 degrees 54 minutes 58 seconds East 263.30 feet; thence South 57 degrees 19 minutes 35 seconds East 202.03 feet; thence South 89 degrees 54 minutes 58 seconds East 42.78 feet; thence North 00 degrees 05 minutes 02 seconds West 752.91 feet to the center of Thomas Stansbury Regulated Drainage Ditch; (the following Eight (8) calls are along the centerline of said ditch); 1) thence North 43 degrees 29 minutes 24 seconds West 15.29 feet; 2) thence North 57 degrees 40 minutes 30 seconds West 53.78 feet; 3) thence North 78 degrees 24 minutes 04 seconds West 71.68 feet; 4) thence North 86 degrees 49 minutes 05 seconds West 97.41 feet; 5) thence North 76 degrees 47 minutes 16 seconds West 149.60 feet; 6) thence North 62 degrees 08 minutes 30 seconds West 142.07 feet; 7) thence North 55 degrees 55 minutes 12 seconds West 116.88 feet; 8) thence North 28 degrees 45 minutes 52 seconds West 3.04 feet to the west line of said East Half; thence North 00 degrees 05 minutes 02 seconds East along said west line 426.68 feet to the POINT OF BEGINNING, containing 11.031 acres, more or less.

This subdivision consists of 35 lots number 201 through 212, 245 through 259, & 276 through 283 and 4 Common Area labeled "J" through "L" and "H-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, P.S.  
#LS21500011 - State of Indiana

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Oaklandon Associates, owners of the real estate described in Instrument Number 100011704 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 Colonnade, Section 2. 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 other erected, or maintained in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C2	20.42'	13.00'	090°00'00"	13.00'	N45°05'02"E	18.38'
C3	69.96'	123.00'	032°35'23"	35.96'	S73°37'17"E	69.02'
C4	85.32'	150.00'	032°35'23"	43.85'	S73°37'17"E	84.17'
C5	100.68'	177.00'	032°35'23"	51.74'	S73°37'17"E	99.33'
C6	69.96'	123.00'	032°35'23"	35.96'	S73°37'17"E	69.02'
C7	85.32'	150.00'	032°35'23"	43.85'	S73°37'17"E	84.17'
C8	100.68'	177.00'	032°35'23"	51.74'	S73°37'17"E	99.33'
C9	20.42'	13.00'	090°00'00"	13.00'	S45°05'02"W	18.38'
C10	20.42'	13.00'	090°00'00"	13.00'	N44°54'58"W	18.38'
C11	100.68'	177.00'	032°35'23"	51.74'	S73°37'17"E	99.33'
C12	85.32'	150.00'	032°35'23"	43.85'	S73°37'17"E	84.17'
C13	69.96'	123.00'	032°35'23"	35.96'	S73°37'17"E	69.02'
C14	100.68'	177.00'	032°35'23"	51.74'	S73°37'17"E	99.33'
C15	85.32'	150.00'	032°35'23"	43.85'	S73°37'17"E	84.17'
C16	69.96'	123.00'	032°35'23"	35.96'	S73°37'17"E	69.02'

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 RECORDED 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

CERTIFICATE OF OWNERSHIP

Oaklandon Associates, 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 \_\_\_\_\_

Printed \_\_\_\_\_

Title \_\_\_\_\_

State of Indiana )

County of \_\_\_\_\_ )

Before me, the undersigned, a Notary Public in for said County and State, personally appeared \_\_\_\_\_ 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

MCCORDSVILLE ADVISORY PLAN COMMISSION

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

NOTES:

1) Cross-reference is hereby made to a ALTA/ NSPS Land Title Survey of record, recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of Hancock County, Indiana.

2) Dedicated Right-of-Way in this subdivision consists of 1.962 acres and 1634 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned \_\_\_\_\_.

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 \_\_\_\_\_ recorded with the Recorder of Hancock County Indiana, in Instrument # \_\_\_\_\_ (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 \_\_\_\_ linear feet of open ditches and \_\_\_\_ 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



PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: CH
Checked: _____ Date: _____	Checked: _____ Date: _____	Checked: _____ Date: _____	Scale: N/A
Revisions			Date: 3/09/2022
			Project: 21177-S2
			Sheet 2 of 2