

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLIMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PREMIER LAND COMPANY LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: 317-501-9172

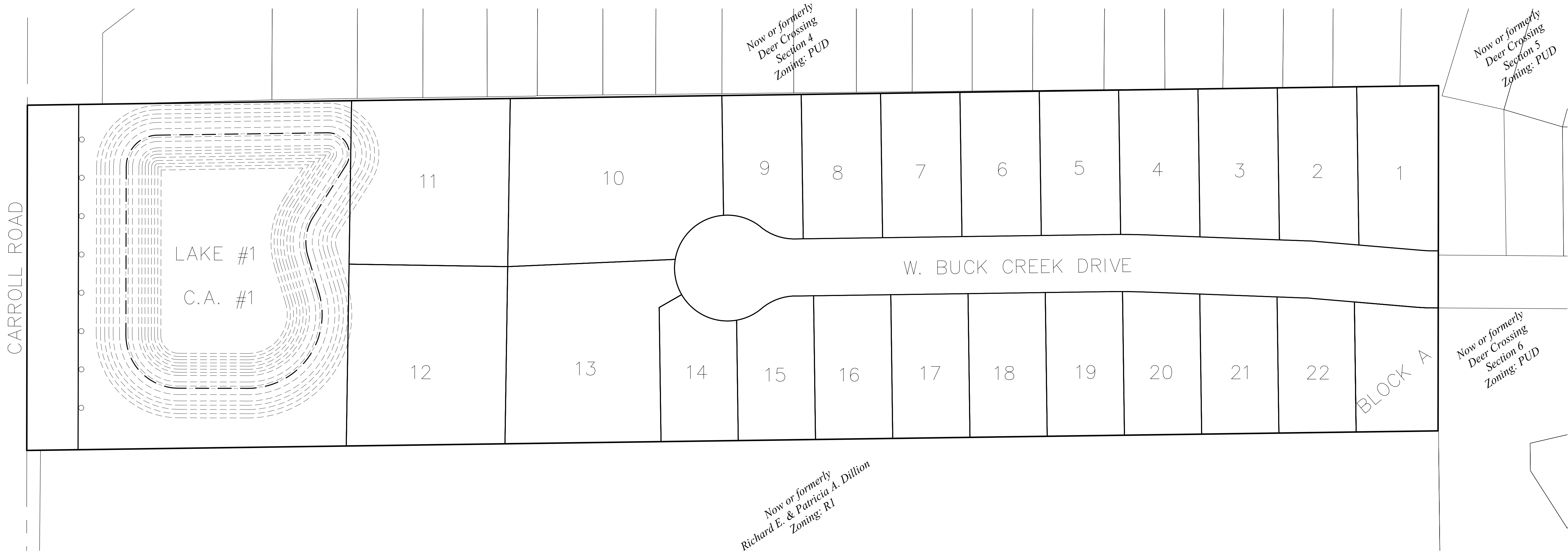
CURRENT LAND OWNER:
GLOBAL SIGNAL ACQUISITIONS IV LLC

Enclave at Deer Crossing

PRELIMINARY PLAN

ZONING: ENCLAVE AT DEER CROSSING PUD

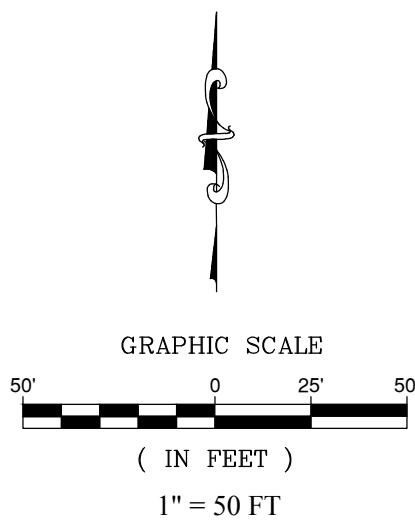
SITE DATA	
SITE	9.996 ACRES
COMMON AREA	1.91 ACRES
ZONING	ENCLAVE AT DEER CROSSING PUD
SIDE YARD	6' MIN.
FRONT YARD	25' MIN.
REAR YARD	20' MIN.
MAXIMUM LOT COVERAGE	45' MIN.
MINIMUM LOT AREA	9,000 SQ. FT.



LAND DESCRIPTION

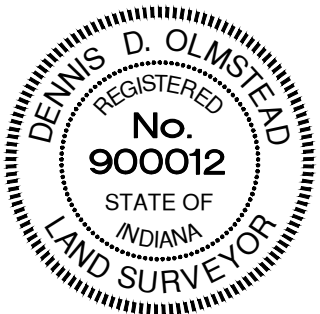
A part of the West Half of the Northwest Quarter of Section 23, Township 17 North, Range 05 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, this description prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth and Associates, Inc. as part of Project 102300 certified on April 21, 2022, being more particularly described as follows:

Commencing at the Northwest corner of said Half-Quarter Section; thence South 00 degrees 05 minutes 50 seconds West, along the West line thereof, a distance of 1,966.14 feet to the Southwest corner of Deer Crossing, Section Four, per plat thereof recorded as Instrument Number 050000802 in Plat Cabinet C, Slide 190 in the Office of the Hancock County Recorder, and the POINT OF BEGINNING of this description; thence North 89 degrees 12 minutes 15 seconds East, along the South line of said Subdivision, a distance of 1,333.86 feet to the East line of said Half-Quarter Section; thence South 00 degrees 05 minutes 52 seconds West, along said line, a distance of 326.47 feet to the Southeast corner of the land described in Instrument Number 202017693 in said Recorder's Office; thence South 89 degrees 12 minutes 15 seconds West, along the South line of said land, a distance of 1,333.86 feet to the West line of said Half-Quarter Section; thence North 00 degrees 05 minutes 50 seconds East, along said line, a distance of 326.47 feet to the Point of Beginning, Containing 9.996 acres, more or less.



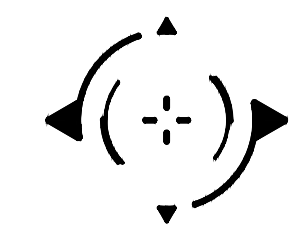
D. D. Olimstead
Dennis D. Olimstead
Registered Land Surveyor
No. 900012

Certified: 04/22/2022



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RE-TRACEMENT, OR SURVEY OR A SURVEYOR LOCATION REPORT.

STOEPPELWERTH
ALWAYS ON



PRELIMINARY PLAN

PREPARED FOR:
ENCLAVE AT DEER CROSSING

SECTION: 23 TOWNSHIP: 17N RANGE: 5E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. 1
OF 5 SHEETS
S & A JOB NO. 102300

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

HANCOCK COUNTY INDIANA

VERNON TOWNSHIP

REVISED PER TAC COMMENTS

DATE

BY



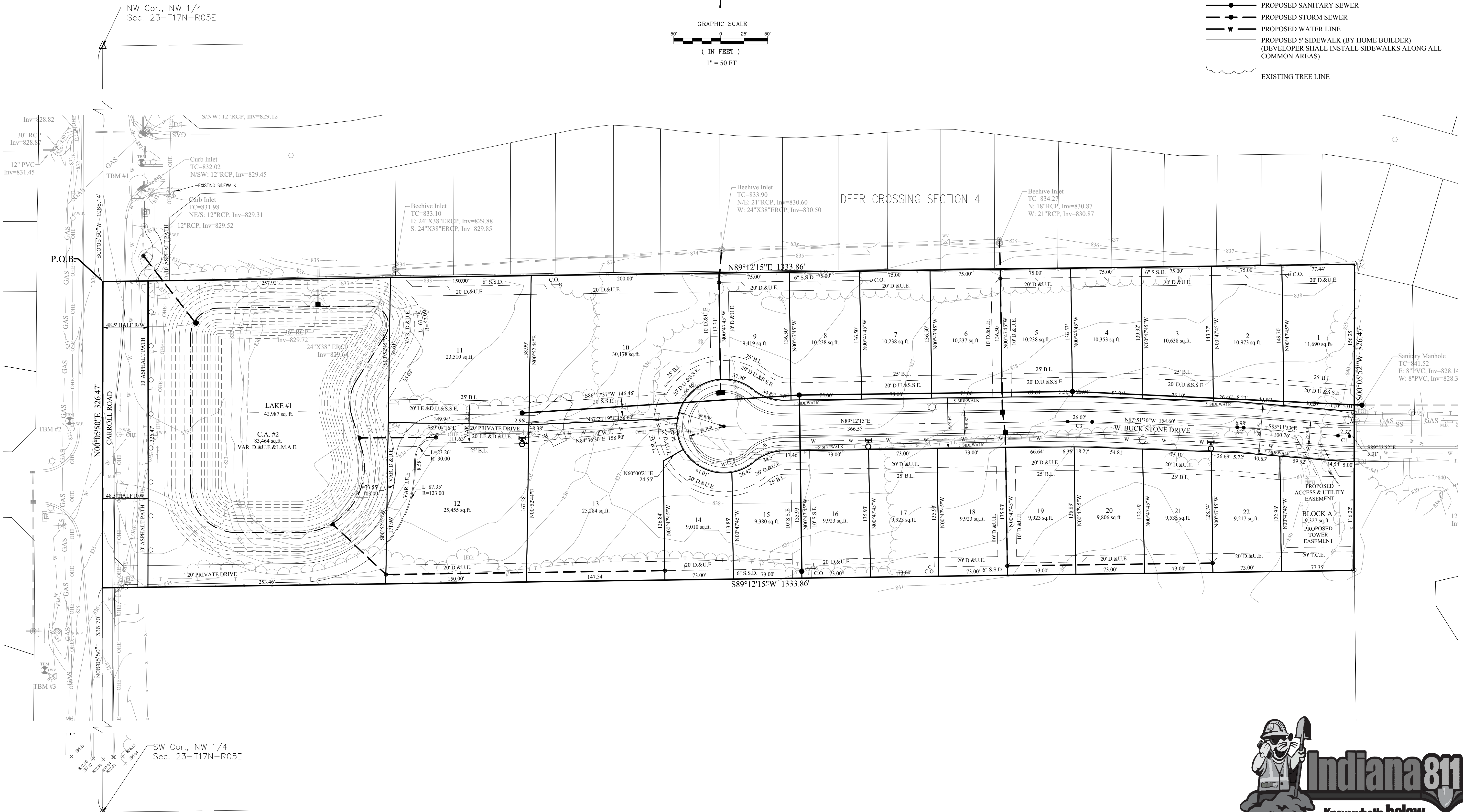


Enclave at Deer Crossing
PRELIMINARY PLAN
ZONING: ENCLAVE AT DEER CROSSING PUD

69	LOT NUMBER
B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R/W	RIGHT OF WAY
I.E.	INGRESS - EGRESS
VAR.	VARIABLE
T.C.E.	TREE CONSERVATION EASEMENT

LEGEND

	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
	EXISTING TREE LINE



STOEPPELWERTH

PRELIMINARY PLAN

ENCLAVE AT DEER CROSSING

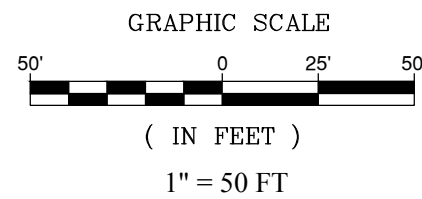
VERNON TOWNSHIP
HANCOCK COUNTY, INDIANA

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

ALWAYS ON
965 East 106th Street, Fishers, IN 46038-2505
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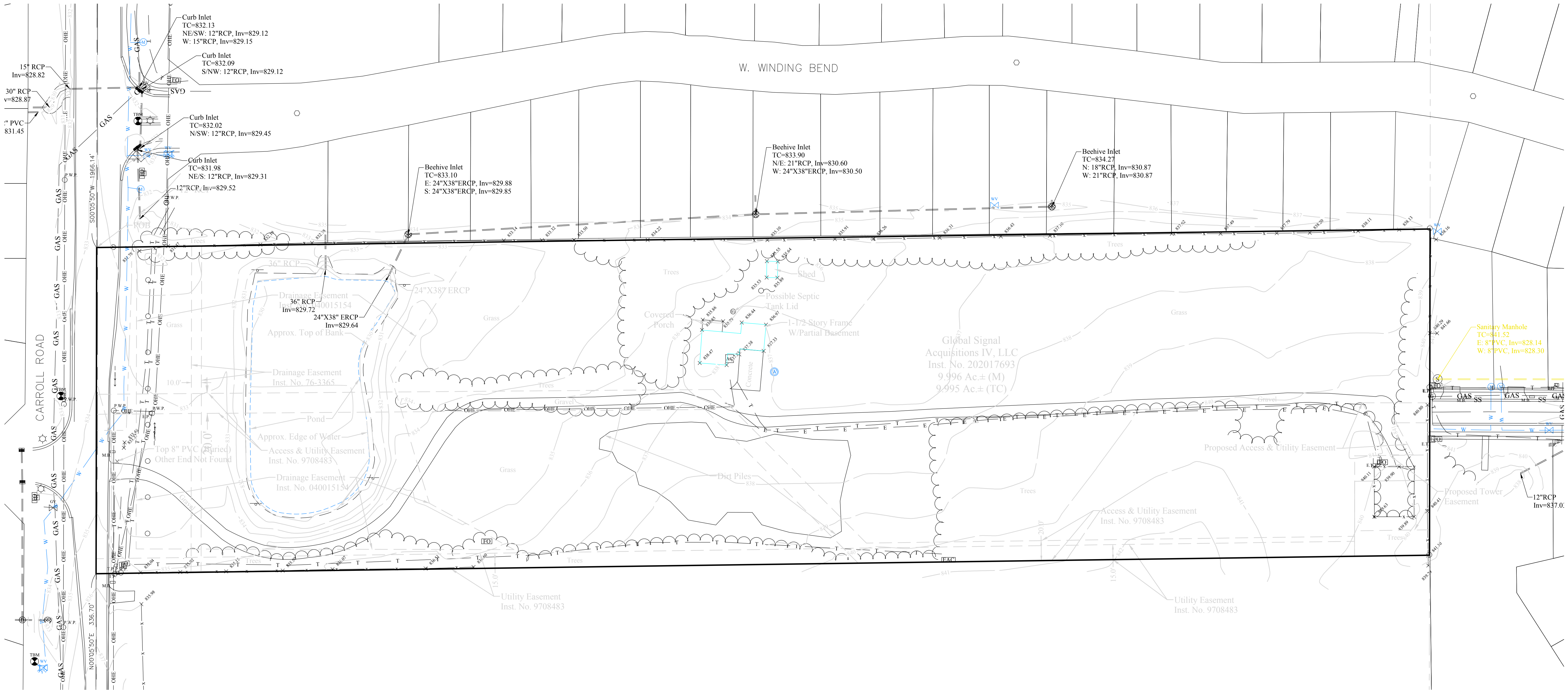


Enclave at Deer Crossing

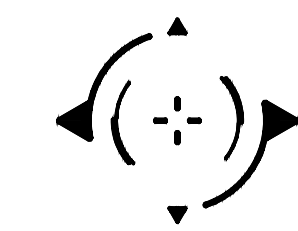
PRELIMINARY PLAN

ZONING: ENCLAVE AT DEER CROSSING PUD

LEGEND	
	FLOW LINE
	BURIED ELECTRIC LINE
	OVERHEAD ELECTRIC LINES
	BURIED TELEPHONE LINE
	TELEPHONE LINE
	BURIED CABLE T.V. LINE
	CABLE T.V. LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE; MANHOLE
	SANITARY CLEANOUT
	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
	MARION COUNTY SURVEYOR
	MEASURED
	RECORDED
	NO ACCESS EASEMENT
	POWER POLE
	LIGHT POLE
	ELECT. TRANSFORMER
	ELECT. PEDestal
	ELECT. METER
	GUY WIRE
	TELEPHONE POLE
	TELEPHONE PEDestal
	TELEPHONE MANHOLE
	CABLE T.V. POLE
	CABLE T.V. PEDestal
	TRAFFIC SIGNAL POLE
	TRAFFIC MANHOLE
	TRAFFIC CONTROL BOX
	T.C.B.V.
	GAS VALVE
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	MAILBOX



STOEPPELWERTH



TOPOGRAPHICAL SURVEY

ENCLAVE AT DEER CROSSING

HANCOCK COUNTY, INDIANA

PREPARED FOR:

ENCLAVE AT DEER CROSSING

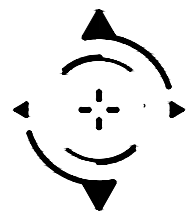
VERNON TOWNSHIP

SECTION:	23	TOWNSHIP:	17N	RANGE:	5E
DRAWN BY:	LAF	CHECKED BY:	GDK	SHEET NO.	3
OF 3 SHEETS					
S & A JOB NO. 102300					



THIS DRAWING IS NOT INTENDED TO BE
ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

REVISIONS	DATE	BY
REVISED PER TAC COMMENTS	5/11/22	LAF



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RICHARD HENDERSON
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Enclave at Deer Crossing

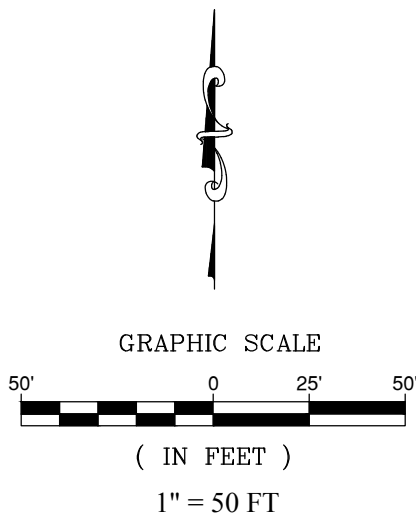
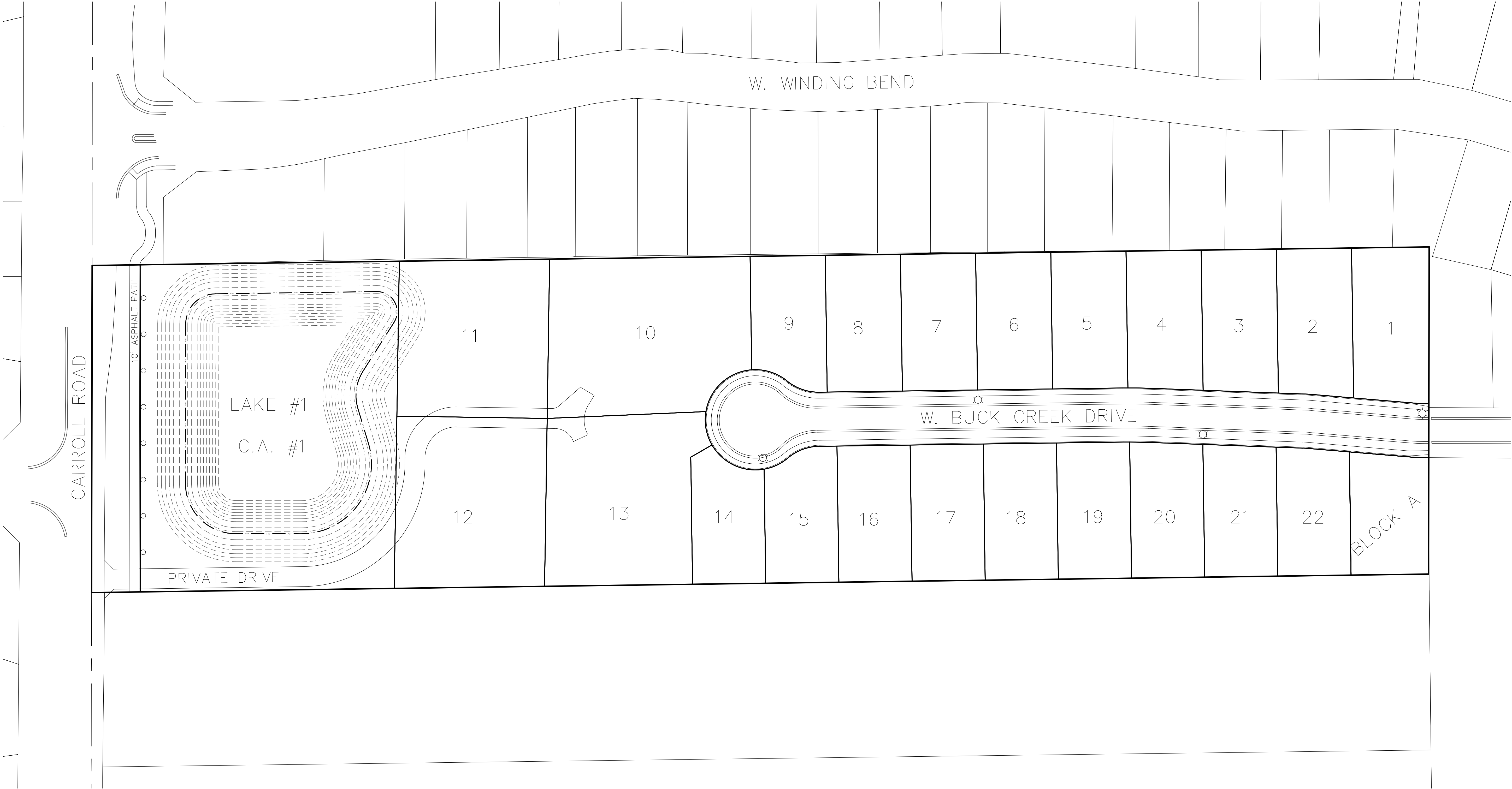
PRELIMINARY PLAN

ZONING: ENCLAVE AT DEER CROSSING PUD

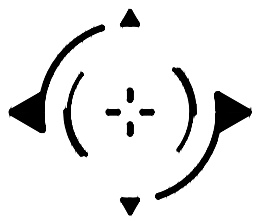
LEGEND



STREET LIGHT



STOEPPELWERTH



PRELIMINARY PLAN

PREPARED FOR:
ENCLAVE AT DEER CROSSING

VERNON TOWNSHIP HANCOCK COUNTY, INDIANA

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SHEET NO. 3		
OF 5 SHEETS		
S & A JOB NO. 102300		

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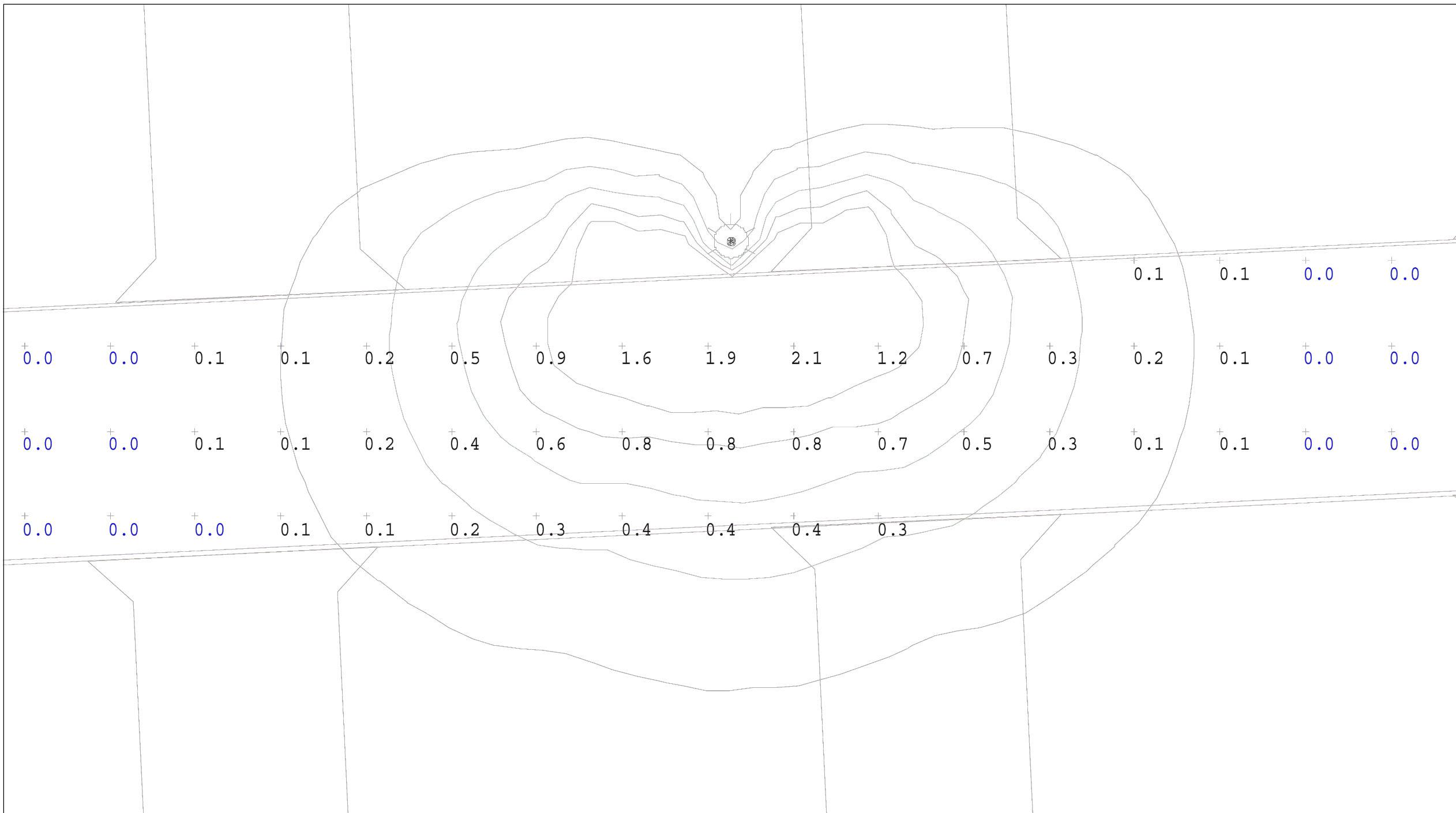
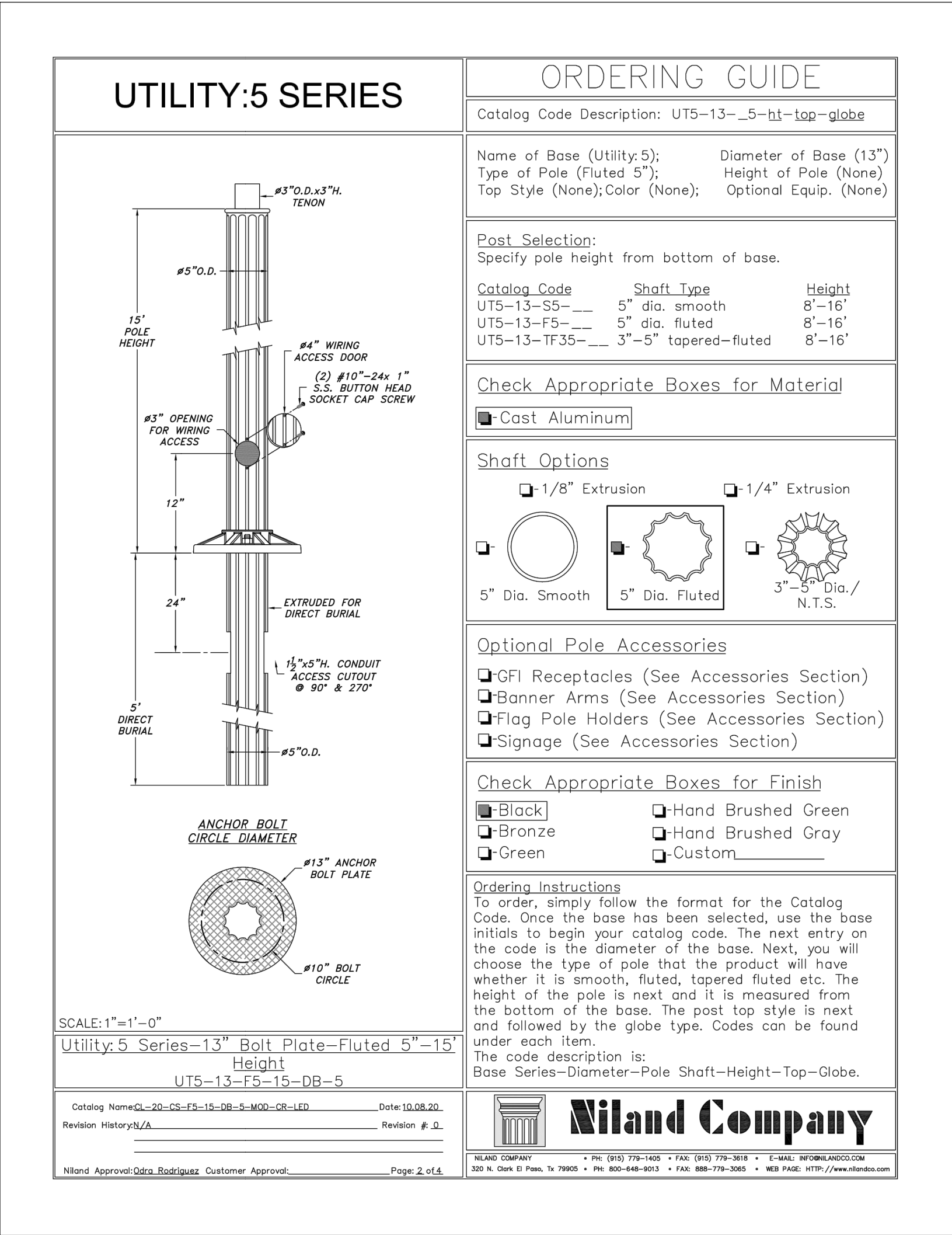
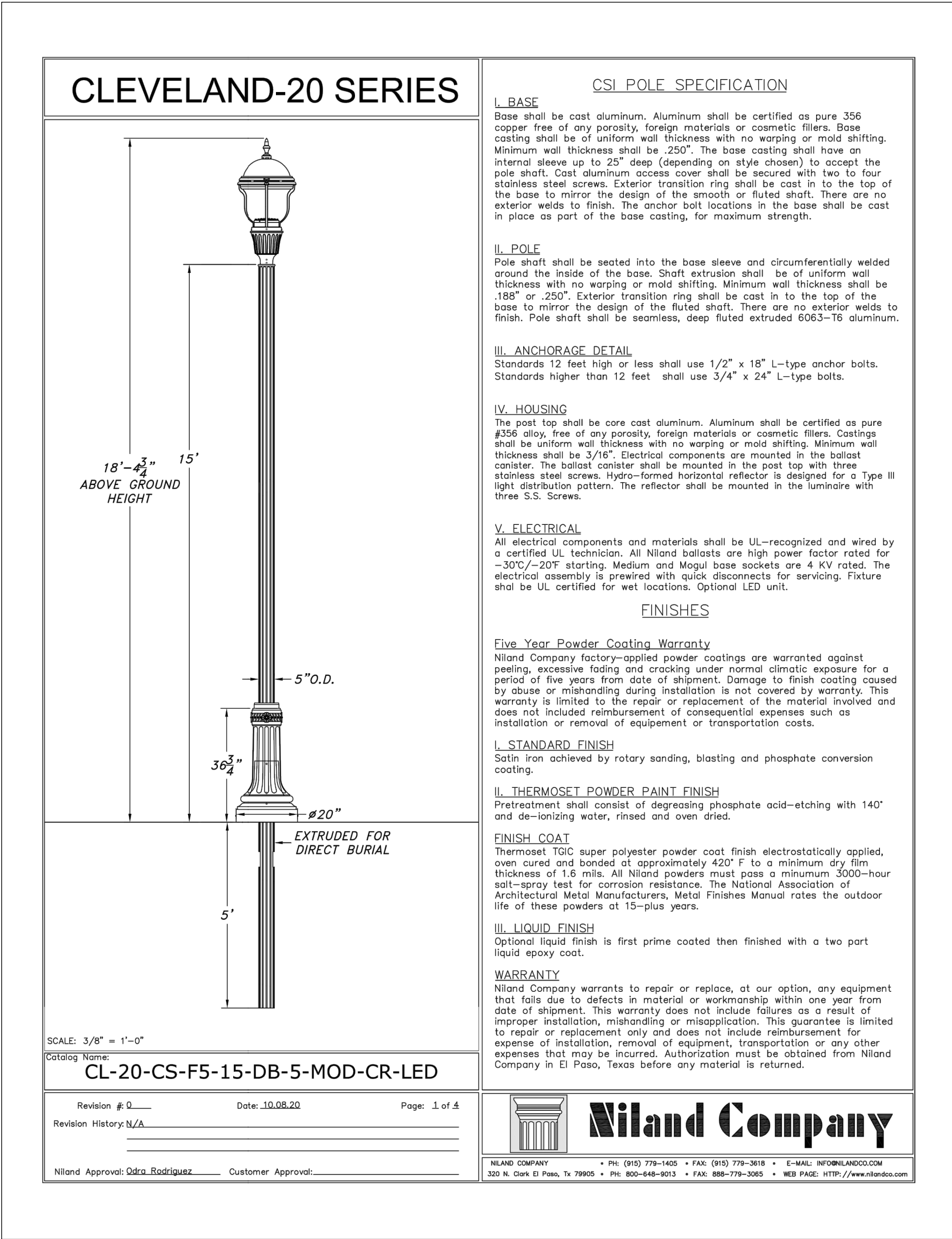
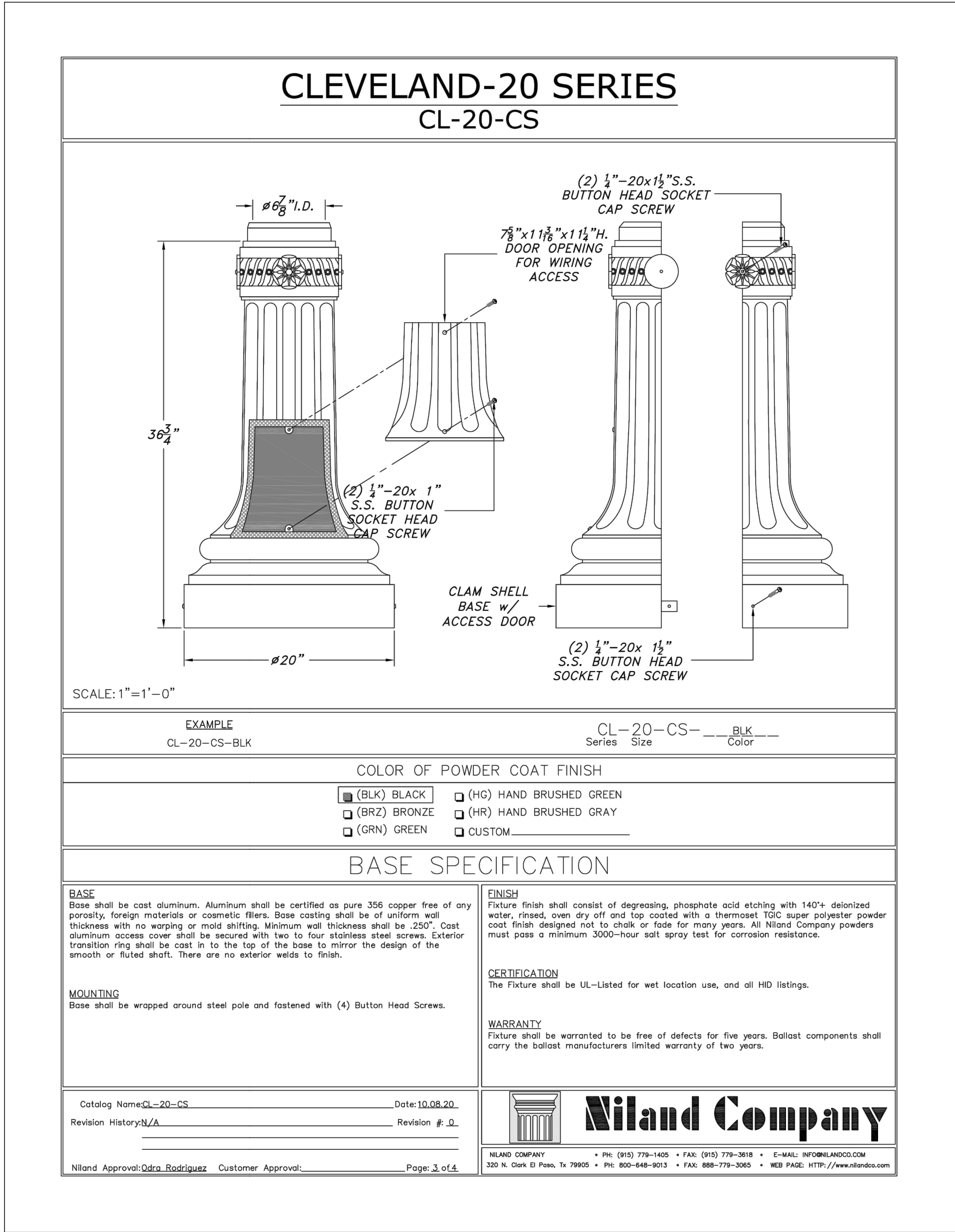
REVISIONS	LAF	BY
REVISED PER TAC COMMENTS		

5/11/22

Enclave at Deer Crossing

PRELIMINARY PLAN

ZONING: ENCLAVE AT DEER CROSSING PUD



LIGHTING DETAILS

PRELIMINARY PLAN

ENCLAVE AT DEER CROSSING

VERNON TOWNSHIP HANCOCK COUNTY INDIANA

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