

THIS INSTRUMENT PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
11 MUNICIPAL DRIVE, SUITE 300
FISHERS, IN 46038

INSTRUMENT PREPARED FOR:

GRAND COMMUNITIES, LLC
(f/k/a GRAND COMMUNITIES, LTD)
3940 OLYMPIC BLVD., SUITE 400
ERLANGER KY, 41018
CONTACT: TODD E. HUSS
PHONE: (859) 341-4709
EMAIL: thuss@fischerhomes.com

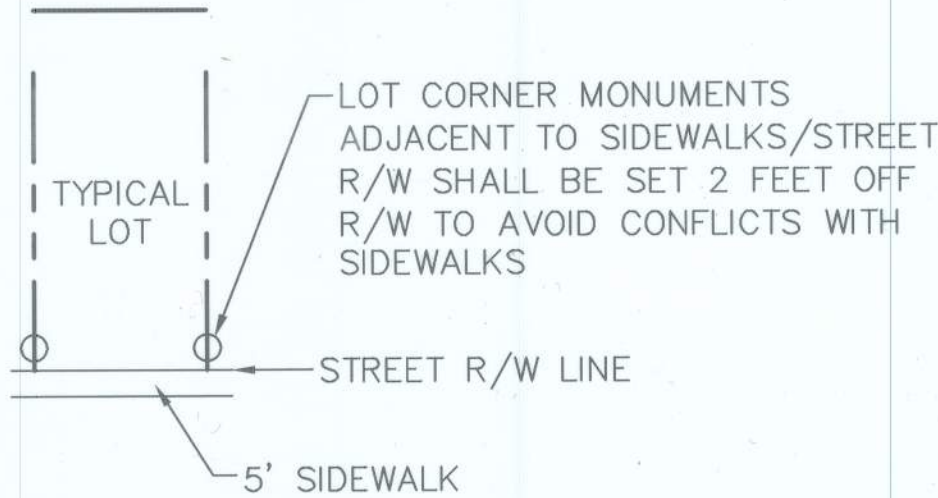
DATE PREPARED: 06/10/2021

SECONDARY PLAT OF VILLAGES AT BROOKSIDE
SECTION 15

PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E
IN HANCOCK COUNTY, INDIANA

VILLAGES AT BROOKSIDE PARCEL D
LOT AND YARD REQUIREMENTS

MIN. LOT WIDTH	70'
MIN. DEPTH FRONT YARD	25'
MIN. DEPTH REAR YARD	15'
MIN. DEPTH SIDE YARD	5'
MIN. BUILDING SEPARATION	18'
MIN. GROUND FLOOR AREA	1,400 SF-1 STORY
	1,700 SF-2 STORY



PUD NOTE:

THE SUBJECT TRACT IS ZONED PD-M, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 052305, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, MAY 23, 2005.

LEGEND

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

SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 865 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

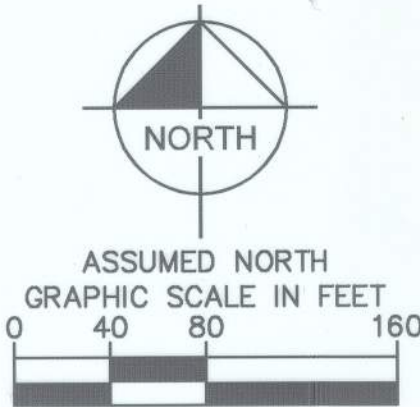
DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "HAMILTON - FIRM #0104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.

DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.

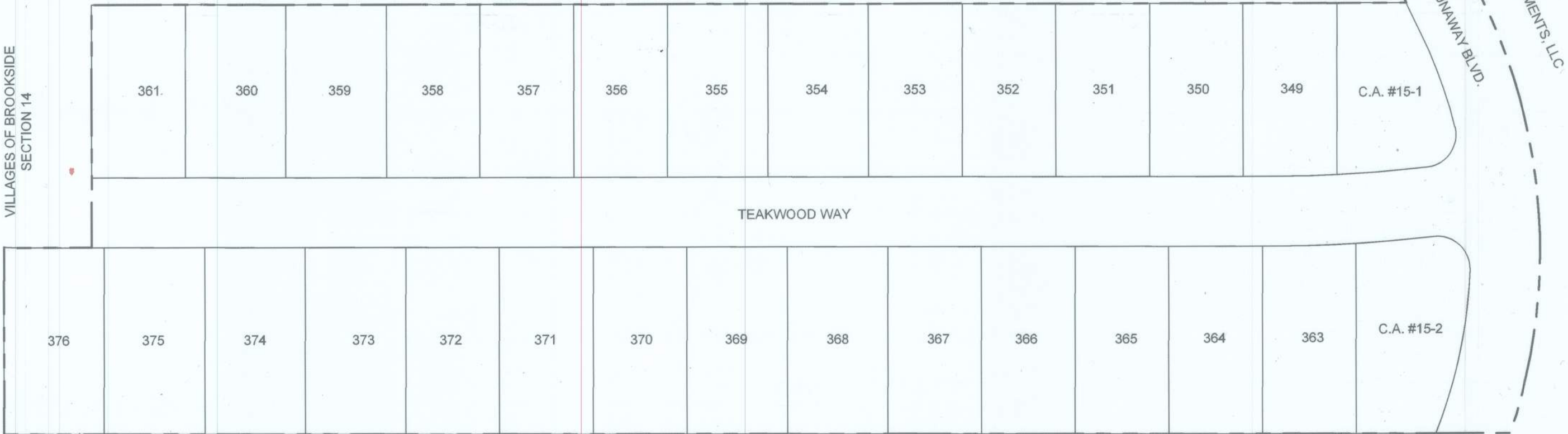
DENOTES A STREET CENTERLINE MONUMENT. EITHER A ALUMINUM MONUMENT STAMPED "HAMILTON FIRM 0104, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

NOTE:

THE TREE CONSERVATION AREA AS NOTED ON THIS PLAT SHALL NOT RESTRICT THE TOWN OF MCCORDSVILLE FROM REMOVING TREES IN ORDER TO PERFORM MAINTENANCE AND REPAIR ON THE FORCE MAIN THAT RUNS ADJACENT TO THIS EASEMENT. IN ADDITION, THE RIGHT TO REMOVE TREES FOR ANY OTHER PURPOSE IS LIMITED TO TREES THAT ARE DEAD, DISEASED AND/OR DYING TREES, OR THAT MAY PROPOSE RISKS TO PUBLIC HEALTH.



VILLAGES AT BROOKSIDE
SECTION 3B
INSTR. No. 130009793



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	24.00'	41.14'	N46°41'16"W	36.28'	98°12'48"	27.71'
C2	24.00'	41.14'	N35°05'56"E	36.28'	98°12'48"	27.71'

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	400.00'	137.62'	S15°39'03"E	136.94'	19°42'45"	69.50'
C4	400.00'	180.82'	S7°09'21"W	179.28'	25°54'01"	91.98'
C5	1000.00'	103.96'	N87°11'02"E	103.92'	5°57'24"	52.03'

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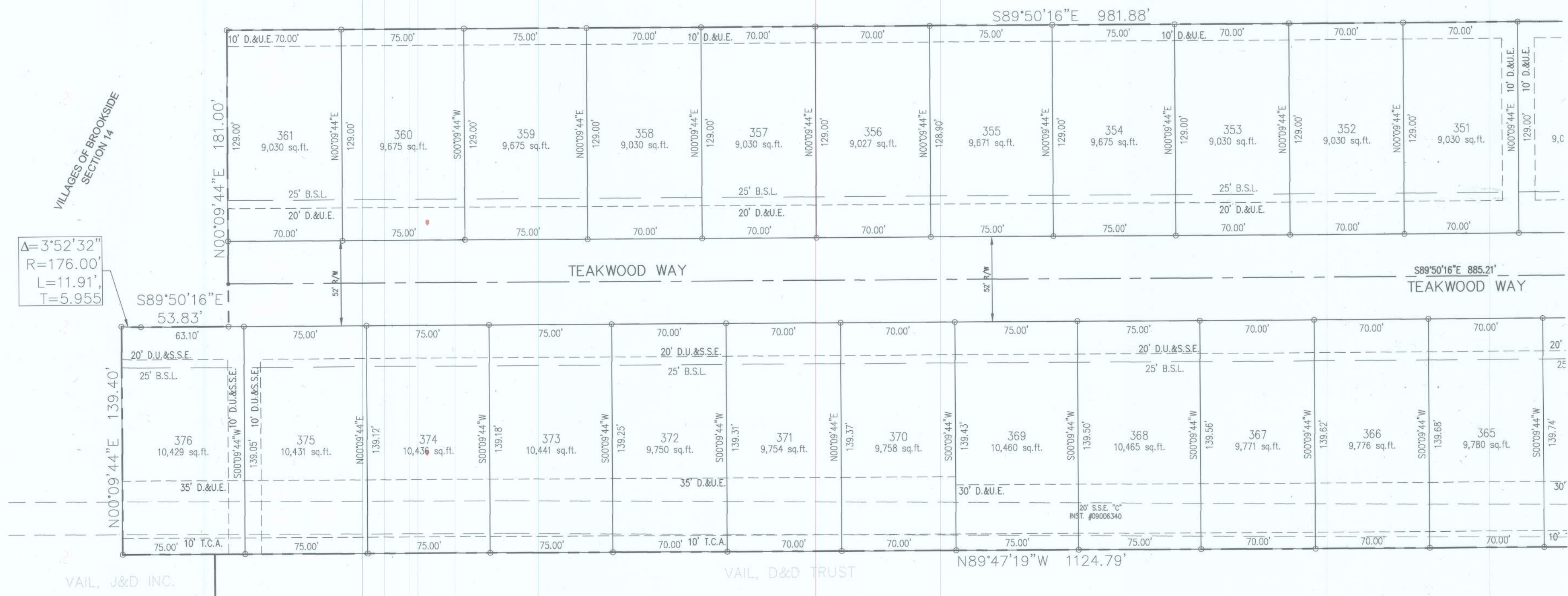
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PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E
IN HANCOCK COUNTY, INDIANA



VILLAGES AT BROOKSIDE
SECTION 3B
INSTR. No. 130009793



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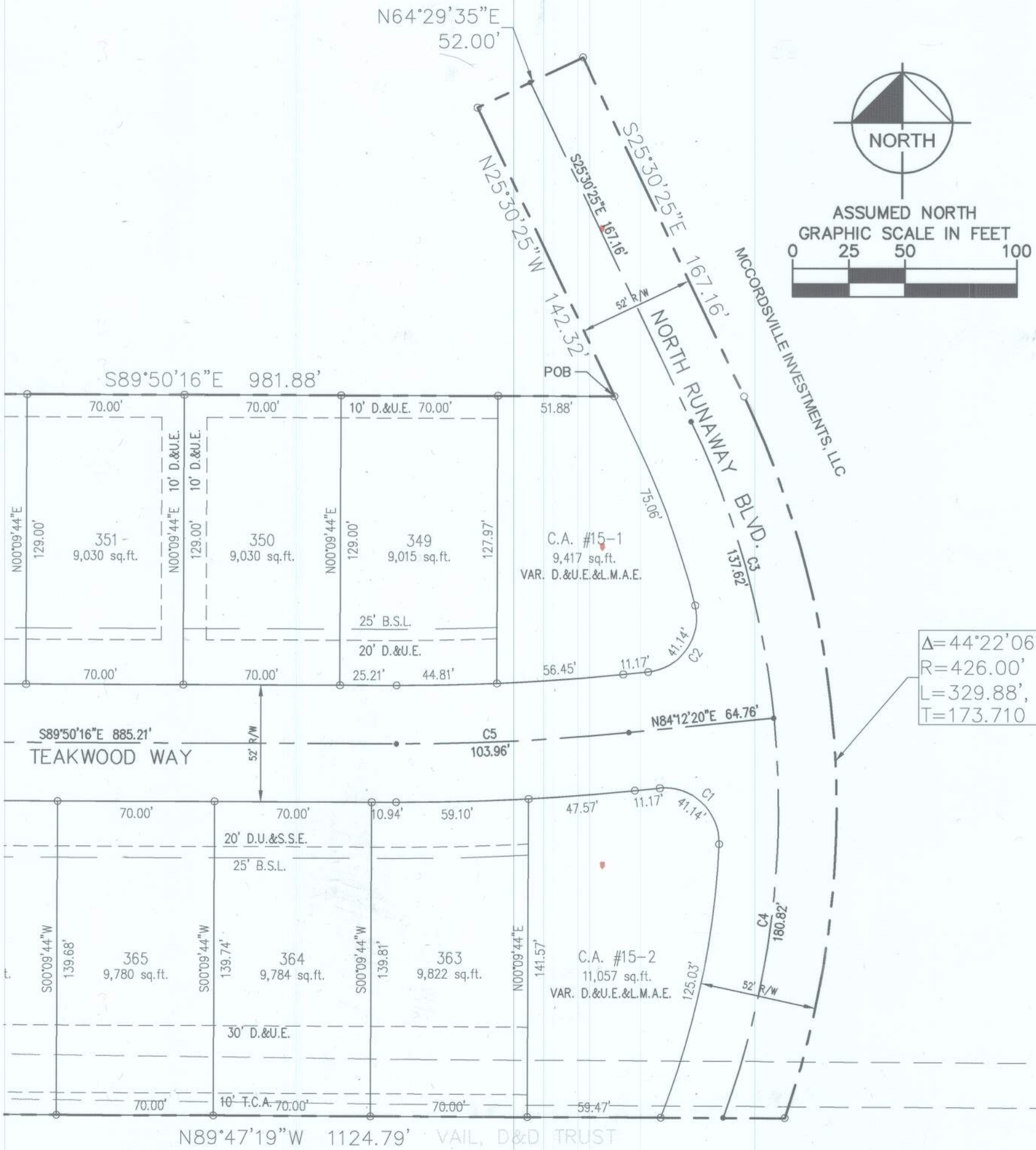
VILLAGES AT BROOKSIDE
SECTION 15

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH AND RANGE 5
EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF VILLAGES AT BROOKSIDE, SECTION 3B,
RECORDED AS INSTRUMENT NUMBER 130009793, IN PLAT CABINET C, SLIDE 324, IN THE
OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THE FOLLOWING TWO (2)
COURSES BEING ON AND ALONG THE BOUNDARY OF SAID VILLAGES AT BROOKSIDE,
SECTION 3B; 1) NORTH 25 DEGREES 30 MINUTES 25 SECONDS WEST 142.32 FEET; 2)
NORTH 64 DEGREES 29 MINUTES 35 SECONDS EAST 52.00 FEET; THENCE SOUTH 25
DEGREES 30 MINUTES 25 SECONDS EAST 167.17 FEET TO THE POINT OF CURVATURE OF
A TANGENT CURVE, THE RADIUS POINT BEING SOUTH 64 DEGREES 29 MINUTES 35
SECONDS WEST 426.00 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE
AN ARC DISTANCE OF 329.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID
POINT BEING SOUTH 71 DEGREES 08 MINUTES 19 SECONDS EAST 426.00 FEET FROM THE
RADIUS POINT OF SAID CURVE; THENCE NORTH 89 DEGREES 47 MINUTES 19 SECONDS
WEST 1,124.79 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 44 SECONDS EAST 139.40
FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, THE RADIUS POINT OF
SAID CURVE BEING NORTH 04 DEGREES 02 MINUTES 16 SECONDS EAST 176.00 FEET
FROM SAID POINT; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 11.91
FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 00 DEGREES
09 MINUTES 44 SECONDS WEST 176.00 FEET FROM THE RADIUS POINT OF SAID CURVE;
THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS EAST 53.83 FEET; THENCE NORTH
00 DEGREES 09 MINUTES 44 SECONDS EAST 181.00 FEET TO A POINT ON THE SOUTHERN
BOUNDARY OF THE SAID VILLAGES AT BROOKSIDE, SECTION 3B; THENCE SOUTH 89
DEGREES 50 MINUTES 16 SECONDS EAST ALONG THE SOUTHERN BOUNDARY OF SAID
VILLAGES AT BROOKSIDE, SECTION 3B A DISTANCE OF 981.88 FEET TO THE PLACE OF
BEGINNING, CONTAINING 8.27 ACRES, MORE OR LESS.

THIS SUBDIVISION CONSISTS OF 27 LOTS LABELED 349-361; 363-376 AND 2 COMMON
AREAS LABELED AS "C.A.#15-1 & #15-2", AND SHALL BE KNOWN AND DESIGNATED AS
VILLAGES AT BROOKSIDE SECTION 15. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE
DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

THE SIZE OF THE LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES
DENOTING FEET AND CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED
PREPARED BY STOEPPELWERTH & ASSOCIATES, DATED AUGUST 8TH, 2020,
AS INSTRUMENT NO. 202011088 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY,
INDIANA.



LEGEND

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EMAIL: thuss@fischerhomes.com

DATE PREPARED: 06/10/2021

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 _____
2022, UNDER THE AUTHORITY PROVIDED BY:

SIGNATURE _____ SIGNATURE _____

PRINTED NAME _____ PRINTED NAME _____

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 1,010 LINEAR FEET OF OPEN DITCHES AND
1,010 FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE TOWN'S
REGULATED DRAINAGE SYSTEM.

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 AND RESERVATION
OF EASEMENTS FOR THE VILLAGES AT BROOKSIDE SET FORTH ON THE PLAT OF
VILLAGES AT BROOKSIDE RECORDED WITH THE RECORDER OF HANCOCK COUNTY,
INDIANA INSTRUMENT #110000685 AND ALL AMENDMENTS AND SUPPLEMENTS THERETO.
(THE "COVENANTS"), AND THIS CONSTITUTES A SUPPLEMENT DECLARATION WITHIN THE
MEANING OF THE COVENANTS.

STORM INVENTORY CHART	
12" R.C.P.	480 L.F.
15" R.C.P.	337 L.F.
18" R.C.P.	329 L.F.
24" R.C.P.	127 L.F.
30" R.C.P.	0 L.F.
TOTAL	1,273 L.F.

SECONDARY PLAT OF VILLAGES AT BROOKSIDE SECTION 15

PART OF THE SOUTHEAST QUARTER OF SECTION 23-T17N-R5E IN HANCOCK COUNTY, INDIANA

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD) A
KENTUCKY LIMITED LIABILITY COMPANY, OWNERS OF THE REAL ESTATE SHOWN AND
DESCRIBED ON THE PLAT HERETOFORE RECORDED IN THE HANCOCK COUNTY
RECORDER'S OFFICE PLATTED HEREON 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 VILLAGES AT BROOKSIDE,
SECTION 15, AN ADDITION TO VILLAGES AT BROOKSIDE. 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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN
CONSISTS OF 1.81 ACRES.

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 ERRECTED, 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.

BE IT RESOLVED BY THE MCCORDSVILLE TOWN COUNCIL, MCCORDSVILLE, INDIANA, THAT
THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS
_____ DAY OF _____, 2022.

PRESIDENT _____

CERTIFICATE OF OWNERSHIP

WE, GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES LTD, A KENTUCKY LIMITED
LIABILITY COMPANY, 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.

GRAND COMMUNITIES, LLC
(f/k/a GRAND COMMUNITIES, LTD)
A KENTUCKY LIMITED LIABILITY COMPANY

BY: _____

Todd E. Huss, President

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED
TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2022 BY _____
GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD), A KENTUCKY LIMITED
LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES 09-03-2024

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY 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 PLAT, AND AS EXCEPT AS NOTED, 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. I FURTHER CERTIFY THAT
THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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."

TERRY D. WRIGHT, PS
INDIANA REGISTRATION NO 9700013

STATE OF Indiana)
Madison COUNTY)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,
PERSONALLY APPEARED TERRY WRIGHT AND ACKNOWLEDGED THE EXECUTION OF THE
FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS 10th DAY OF
March, 2022.

SIGNATURE _____

PRINTED NAME: Lynlee Funk

MY COMMISSION EXPIRES: December 8, 2029

COUNTY OF RESIDENCE: Madison

