

VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

A PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 23, TOWNSHIP 17 NORTH,
RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, MCCORDSVILLE, INDIANA
DEDICATED RIGHT-OF-WAY IN THIS SUBDIVISION CONSISTS OF 0.463 ACRES

OWNER
KS REAL ESTATE HOLDINGS, LLC
2700 WEST MAIN STREET
GREENFIELD, IN 46140
PHONE: (317) 468-2515
CONTACT: KEITH WHITE
EMAIL: keith.white@prideip.com

SURVEYOR
CROSSROAD ENGINEERS, PC
115 N 17TH AVENUE
BEECH GROVE, IN 46107
PHONE: (317) 780-1555
CONTACT: GEORGE W. CHARLES
EMAIL: GWCHARLES@CROSSROADENGINEERS.COM

LEGEND

---	PROPERTY LINE
- - - - -	PROP. LOT LINE
- - - - -	PROP. RIGHT-OF-WAY
- - - - -	SECTION LINE
- - - - -	PROP. SETBACK LINE
- - - - -	PROP. EASEMENT LINE
- - - - -	ADJACENT LOT LINE
- - - - -	EX. EASEMENT LINE
+	TEMP. BENCHMARK
RW	RIGHT-OF-WAY
FYS	FRONT YARD SETBACK
○	PIPE WITH CAP "GWCHARLES LS0800117"
○	SET FLUSH
⊙	MONUMENT FOUND
■	PERMANENT OUTSIDE BOUNDARY CORNER SET 1"6x36" PIPE [1.08/11] WITH CAP "GWCHARLES LS0800117" IN CONCRETE
●	PERMANENT PROPERTY LOT CORNER SET 1"6x36" PIPE [1.04/11] WITH CAP "GWCHARLES LS0800117"

BOUNDARY LINE TABLE

BL1	N72°37'49"E 104.85'
BL2	N89°15'25"E 667.31'
BL3	S87°46'42"E 193.34'
BL4	N89°15'25"E 389.59'
BL5	S17°40'28"E 22.31'
BL6	S00°07'23"W 229.66'
BL7	S03°27'12"E 262.98'
BL8	S00°07'23"W 522.91'

INGRESS/EGRESS EASEMENT TABLE

Line #	Direction	Length
IE1	N89°15'25"E	67.69'
IE2	N00°07'23"E	55.54'
IE3	S89°52'37"E	67.18'
IE4	N00°07'23"E	75.00'
IE5	S89°52'37"E	50.50'
IE6	N00°07'23"E	140.51'
IE7	N89°52'37"W	74.50'
IE8	S00°07'23"W	64.52'
IE9	N89°52'37"W	12.00'
IE10	S00°07'23"W	115.98'
IE11	N89°52'37"W	71.18'
IE12	S00°07'23"W	89.65'

PEDESTRIAN EASEMENT TABLE

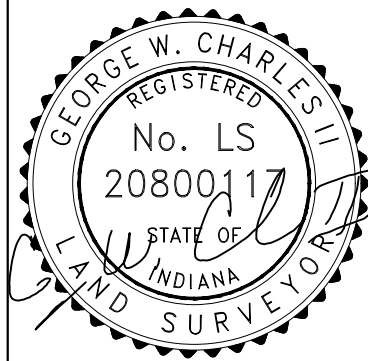
Line #	Direction	Length
PE1	S89°14'42"W	10.00'

EXISTING EASEMENT TABLE

ITEM 1	EASEMENT IN FAVOR OF: INDIANAPOLIS WATER COMPANY; TYPE OF EASEMENT: UNDERGROUND WATER MAIN; RECORDED: SEPTEMBER 24, 1997; INSTRUMENT NO. 9700779.
ITEM 2	EASEMENT IN FAVOR OF: TOWN OF MCCORDSVILLE; TYPE OF EASEMENT: SANITARY SEWER; RECORDED: OCTOBER 22, 1999; INSTRUMENT NO. 9914251.
ITEM 3	EASEMENT IN FAVOR OF: TOWN OF MCCORDSVILLE; TYPE OF EASEMENT: SANITARY SEWER; RECORDED: OCTOBER 24, 2000; INSTRUMENT NO. 2011358.
ITEM 4	EASEMENT IN FAVOR OF: HANCOCK RURAL TELEPHONE CORPORATION D/B/A HANCOCK TELECOM AND HANCOCK COUNTY RURAL ELECTRIC MEMBERSHIP CORPORATION D/B/A CENTRAL INDIANA POWER; TYPE OF EASEMENT: TELECOMMUNICATIONS AND ELECTRIC TRANSMISSION FACILITIES; RECORDED: MARCH 28, 2001; INSTRUMENT NO. 0103594.
ITEM 5	EASEMENT IN FAVOR OF: HANCOCK RURAL TELEPHONE CORPORATION D/B/A HANCOCK TELECOM AND HANCOCK COUNTY RURAL ELECTRIC MEMBERSHIP CORPORATION D/B/A CENTRAL INDIANA POWER; TYPE OF EASEMENT: TELECOMMUNICATIONS AND ELECTRIC TRANSMISSION FACILITIES; RECORDED: MARCH 28, 2001; INSTRUMENT NO. 0103595.
ITEM 6	ACCESS, DRAINAGE AND SEWER EASEMENT AGREEMENT, BY AND BETWEEN PKCW OLO 86 PARTNERS, LLC AND GRAND COMMUNITIES, LTD., RECORDED JANUARY 18, 2011, AS INSTRUMENT NUMBER 110000683.
ITEM 7	EASEMENT IN FAVOR OF: TOWN OF MCCORDSVILLE; TYPE OF EASEMENT: SEWER MAINS; RECORDED: FEBRUARY 4, 2011; INSTRUMENT NO. 110001282.

RIGHT OF WAY DEDICATION TABLE 1

Line #	Direction	Length
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VILLAGE AT BROOKSIDE SECTION 16 SECONDARY PLAT

PROJECT NO.	DRAWN	KLF	CHECKED	G.J.
DATE	AUGUST 9, 2022	DESIGNED	CDM	APPROVED
			GWC	



SHEET 1 OF 2

VILLAGES AT BROOKSIDE SECTION 16 SECONDARY PLAT

A PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 23, TOWNSHIP 17 NORTH,
RANGE 5 EAST, VERNON TOWNSHIP, HANCOCK COUNTY, MCCORDSVILLE, 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 'VILLAGES AT BROOKSIDE SECTION 16, AN ADDITION TO 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, SWALES, 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.

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)
COUNTY OF _____) SS:

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 _____, 2022.

NOTARY PUBLIC:

PRINTED: _____

MY COMMISSION EXPIRES: _____

MY COUNTY OF RESIDENCE: _____

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 _____, 2022, UNDER THE AUTHORITY PROVIDED BY:

SIGNED _____

SIGNED _____

PRINTED _____

PRINTED _____

DEDICATION STATEMENT

THE RIGHT-OF-WAYS AS SHOWN WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC STREET. THE SUBORDINATE USE OF SUCH RIGHT-OF-WAYS AS UTILITY AND DRAINAGE EASEMENTS AS PROVIDED HEREIN IS ALSO GRANTED.

ACCEPTANCE OF DEDICATION:

THOMAS STRAYER, MCCORDSVILLE TOWN COUNCIL PRESIDENT

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 8, 2019; LAST REVISED FEBRUARY 19, 2021 AND RECORDED _____, THE PROPERTY IS SUBJECT TO ANY OVERLAPS, GAPS, OR OTHER INCONSISTENCIES THAT SAID SURVEY MIGHT REVEAL.



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.

PLAT DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY GEORGE W. CHARLES II, LS20800117 FOR PURPOSE OF PLATTING. PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 5 EAST, VERNON, TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1081.62 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 42 SECONDS WEST A DISTANCE OF 32.50 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 14 MINUTES 42 SECONDS WEST A DISTANCE OF 1373.38 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 23 SECONDS EAST A DISTANCE OF 1016.91 FEET TO THE SOUTH BOUNDARY OF COUNTY ROAD 900 NORTH PER INSTRUMENT NUMBER 201904454, AS RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING FOUR COURSES: 1) NORTH 72 DEGREES 37 MINUTES 49 SECONDS EAST A DISTANCE OF 104.85 FEET; 2) NORTH 89 DEGREES 15 MINUTES 25 SECONDS EAST A DISTANCE OF 799.39 FEET; 3) SOUTH 85 DEGREES 01 MINUTE 57 SECONDS EAST A DISTANCE OF 100.50 FEET; 4) NORTH 89 DEGREES 15 MINUTES 25 SECONDS EAST A DISTANCE OF 350.59 FEET TO THE WEST BOUNDARY OF COUNTY ROAD 600 WEST PER INSTRUMENT NUMBER 2008303, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR COURSES: 1) SOUTH 17 DEGREES 40 MINUTES 28 SECONDS EAST A DISTANCE OF 22.31 FEET; 2) SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 229.66 FEET; 3) SOUTH 03 DEGREES 27 MINUTES 12 SECONDS EAST A DISTANCE OF 262.98 FEET; 4) SOUTH 00 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 522.91 FEET TO THE PLACE OF BEGINNING.

CONTAINING 32.722 ACRES, MORE OR LESS.

FLOODPLAIN INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN) AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PLOTTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HANCOCK COUNTY, INDIANA, COMMUNITY PANEL NO. 18059C0016D, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 4, 2007.

BENCHMARK INFORMATION

ORIGINATING BENCHMARK

DESIGNATION - X 245
PID - KAD177
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)

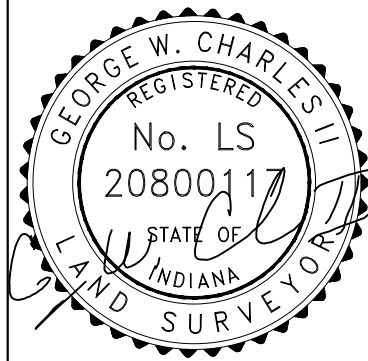
TRM #400

CUT "X" ON WEST ANCHOR BOLT OF SIGNAL POLE, LOCATED IN SOUTHWEST QUAD OF "CR 900 N" AND "CR 600 W".

ELEV. = 850.90

DISCLAIMER WITH PRIVATE ROADS

"THE OWNER/DEVELOPER EXPRESSLY COVENANTS AND WARRANTS ON BEHALF OF ITSELF AND ALL FUTURE OWNERS OF LOTS WITHIN THIS SUBDIVISION THAT BECAUSE THE STREETS ARE PRIVATE THAT ALL MAINTENANCE, REPAIRS, AND REPLACEMENT NOW AND FOREVER SHALL BE UNDERTAKEN AT THE EXPENSE OF THE LOT OWNERS IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE OWNERS ASSOCIATION BYLAWS AND ARTICLES. NO GOVERNMENTAL ENTITY HAS ANY DUTY OR RESPONSIBILITY TO MAINTAIN, REPAIR OR REPLACE ANY PRIVATE STREETS."



VILLAGE AT BROOKSIDE SECTION 16 SECONDARY PLAT

PROJECT NO.	DRAWN	KLF	CHECKED	G.J.
DATE	AUGUST 9, 2022	DESIGNED	CDM	APPROVED
			GWC	



SHEET 2 OF 2