

THIS INSTRUMENT SURVEYED & PREPARED BY:  
 DENNIS D. OLMSTEAD  
 STOEPPELWERTH AND ASSOCIATES INC.  
 7965 EAST 106th STREET  
 FISHERS, INDIANA 46038  
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
 DREES HOMES  
 900 E. 96TH STREET, SUITE 100  
 INDIANAPOLIS, INDIANA 46240  
 PHONE: (317) 501-9172

# VINTNER'S PARK SECTION 2

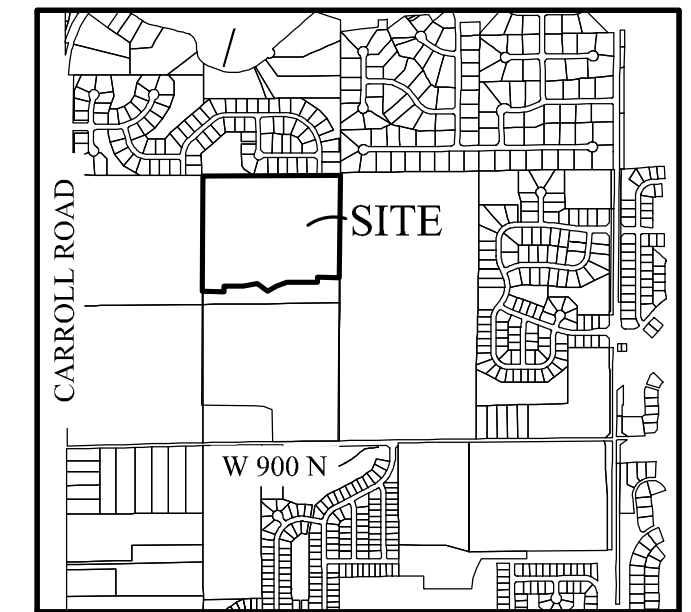
## SECONDARY PLAT

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, SEC. 14 T17N R5E  
 VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

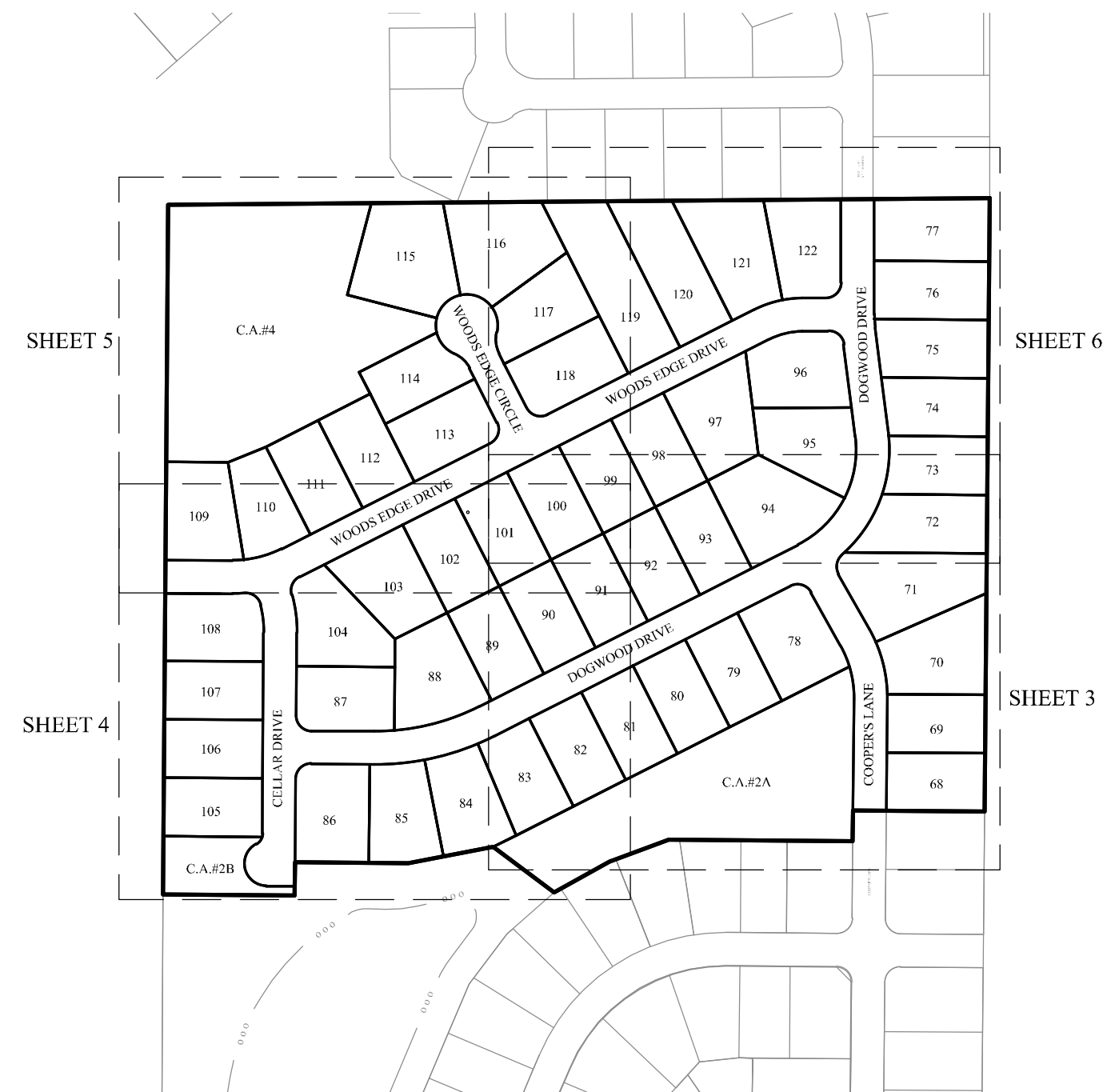
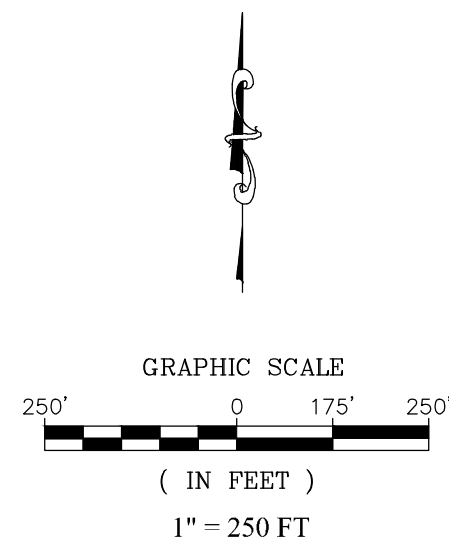
INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_



VICINITY MAP  
 NOT TO SCALE



**LEGEND**

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

**STORM INVENTORY CHART**

12" R.C.P.	1,193 L.F.
15" R.C.P.	767 L.F.
18" R.C.P.	455 L.F.
21" R.C.P.	509 L.F.
24" R.C.P.	895 L.F.
30" R.C.P.	878 L.F.
36" R.C.P.	380 L.F.
42" R.C.P.	107 L.F.
<b>TOTAL</b>	<b>5,184 L.F.</b>

**SUBDIVISION MONUMENTATION**

PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).

○	DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE
□	DENOTES A 4" SQUARE X 36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP SET FLUSH WITH THE FINISH GRADE
●	DENOTES A STREET CENTERLINE MONUMENT--A COPPERWELD MONUMENT, A 5/8" DIAMETER STEEL ROD WITH A BRASS CAP HAVING A CUT "X" IN THE TOP, AN ALUMINUM MONUMENT HAVING A "DIMPLE" IN THE TOP, A HARRISON MONUMENT OR A MAG NAIL (THE TYPE BEING DEPENDENT UPON JURISDICTIONAL REQUIREMENTS AND ALL BEING SET FLUSH WITH THE SURFACE OF THE PAVEMENT)

**PUD, COVENANTS & OTHER NOTES:**

- The subject tract is zoned Vintner's Park Amended PUD ORDINANCE No. 030921C, an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.
- The Homeowners Association shall be responsible for snow removal of all internal streets.

**Vintner's Park Area "B"  
 Lot and Side yard Requirements:**

Maximum Number of Lots	75 lots
Minimum Lot Area	15,000 square feet
Minimum Lot Width at Building Line	95 feet
Minimum Front Yard Setback	30 feet
Corner Lot Minimum Front Yard Setback	25 feet
A. Applicable to secondary frontage of corner lots. B. Front elevation remains 30 feet.	
Minimum Side Yard Setback	6 feet
Minimum Rear Yard Setback	20 feet
Minimum Livable Floor Area	2,200 square feet (single story) 2,600 square feet (multi story)
Maximum Lot Coverage	40%
Maximum Height - Principal	35 feet

Dennis D. Olmstead  
 Professional Land Surveyor  
 No. 900012



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# VINTNER'S PARK SECTION 2

## SECONDARY PLAT

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, SEC. 14 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

Curve Table: Alignments - Section 2

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	200.00'	103.94'	53.17'	102.78'	N14°24'23"W	29°46'37"
C2	200.00'	237.03'	134.66'	223.40'	N26°45'10"E	67°54'16"
C3	200.00'	25.36'	12.70'	25.34'	N3°34'02"W	7°15'52"
C4	150.00'	69.13'	35.19'	68.52'	S76°19'32"W	26°24'26"
C5	200.00'	36.87'	18.49'	36.82'	S68°24'13"W	10°33'47"
C6	200.00'	58.40'	29.41'	58.20'	S82°03'03"W	16°43'54"
C7	200.00'	58.40'	29.41'	58.20'	S7°56'57"E	16°43'54"
C8	400.00'	190.55'	97.12'	188.76'	N76°46'10"E	27°17'41"
C9	200.00'	8.44'	4.22'	8.44'	N61°54'49"E	2°25'01"

CURVE TABLE - Section 2

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C10	227.00'	7.96'	3.98'	7.95'	S00°31'19"E	2°00'28"
C11	227.00'	87.58'	44.34'	87.04'	S12°34'43"E	22°06'20"
C12	227.00'	22.44'	11.23'	22.43'	S26°27'48"E	5°39'49"
C13	173.00'	53.14'	26.78'	52.93'	N08°19'02"W	17°35'54"
C14	173.00'	36.77'	18.46'	36.70'	N23°12'21"W	12°10'43"
C15	25.00'	38.22'	23.97'	34.60'	N73°05'11"W	87°34'59"
C16	25.00'	34.07'	20.28'	31.50'	S09°45'03"W	78°05'29"
C17	227.00'	7.06'	3.53'	7.06'	S47°54'20"W	1°46'54"
C18	173.00'	109.77'	56.80'	107.94'	N44°56'40"E	36°21'19"
C19	227.00'	113.46'	57.94'	112.28'	S32°41'44"W	28°38'18"
C20	173.00'	102.56'	52.84'	101.06'	N09°47'01"E	33°57'59"
C21	227.00'	96.20'	48.83'	95.48'	S06°14'10"W	24°16'52"
C22	227.00'	5.13'	2.57'	5.13'	S06°33'07"E	1°17'41"
C23	173.00'	14.19'	7.10'	14.18'	S04°51'01"E	4°41'54"
C24	173.00'	7.75'	3.87'	7.75'	S01°13'05"E	2°33'58"
C25	25.00'	36.33'	22.22'	33.22'	N48°50'06"W	83°16'17"
C26	25.00'	39.04'	24.77'	35.19'	N44°47'50"E	89°27'51"
C27	177.00'	31.95'	16.02'	31.90'	N84°21'31"E	10°20'30"
C28	177.00'	49.63'	24.98'	49.47'	N71°09'17"E	16°03'56"
C29	123.00'	56.69'	28.86'	56.19'	S76°19'32"W	26°24'26"
C30	25.00'	39.27'	25.00'	35.36'	S71°52'41"E	90°00'00"
C31	25.00'	39.27'	25.00'	35.36'	N18°07'19"E	90°00'00"
C32	50.00'	34.60'	18.02'	33.91'	S07°03'18"E	39°38'46"
C33	50.00'	42.63'	22.71'	41.35'	S11°39'30"E	48°51'11"
C34	50.00'	56.46'	31.67'	53.51'	S68°25'56"E	64°41'42"
C35	50.00'	56.46'	31.67'	53.51'	N46°52'22"E	64°41'42"
C36	50.00'	24.01'	12.24'	23.78'	N00°46'01"E	27°31'00"
C37	50.00'	46.72'	25.22'	45.04'	N39°45'28"W	53°31'58"
C38	50.00'	34.60'	18.02'	33.91'	N46°42'04"W	39°38'46"
C39	173.00'	63.76'	32.25'	63.40'	N73°40'50"E	21°07'01"
C40	173.00'	18.65'	9.34'	18.64'	N87°19'40"E	6°10'40"
C41	227.00'	19.06'	9.53'	19.05'	S88°00'42"W	4°48'36"
C42	25.00'	34.76'	20.85'	32.03'	N54°33'39"W	79°39'53"
C43	25.00'	34.25'	20.42'	31.63'	S23°52'46"W	78°29'06"
C44	227.00'	62.52'	31.46'	62.32'	S07°28'23"E	15°46'47"
C45	173.00'	45.73'	23.00'	45.60'	N07°09'21"W	15°08'43"
C46	25.00'	39.27'	25.00'	35.36'	S44°35'00"E	90°00'00"
C47	25.00'	39.27'	25.00'	35.36'	S45°25'00"W	90°00'00"
C48	20.00'	5.06'	2.54'	5.05'	N07°39'49"E	14°29'37"
C49	20.00'	16.29'	8.63'	15.85'	N38°15'03"E	46°40'51"
C50	36.00'	94.99'	140.08'	69.73'	N13°59'46"W	151°10'28"
C51	427.00'	83.72'	42.00'	83.59'	S84°47'59"W	11°14'03"
C52	373.00'	33.27'	16.64'	33.26'	N87°51'42"E	5°06'36"
C53	373.00'	144.42'	73.13'	143.52'	N74°12'51"E	22°11'04"
C54	427.00'	89.91'	45.12'	89.75'	S73°09'01"W	12°03'52"
C55	427.00'	29.78'	14.90'	29.77'	S65°07'12"W	3°59'45"

Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012



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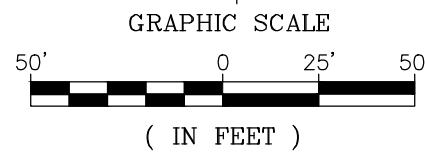
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## SECONDARY PLAT

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, SEC. 14 T17N R5E  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA



SEE SHEET 6



SEE SHEET 4

Donna Tatom, et al  
Inst No 130007918

East Line S.W. 1/4,  
Sec. 14-T17N-R5E

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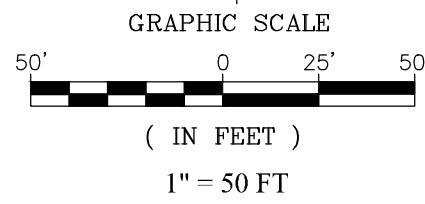
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SEE SHEET 5



SEE SHEET 3



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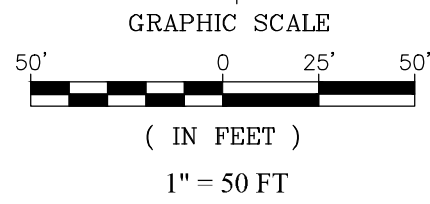
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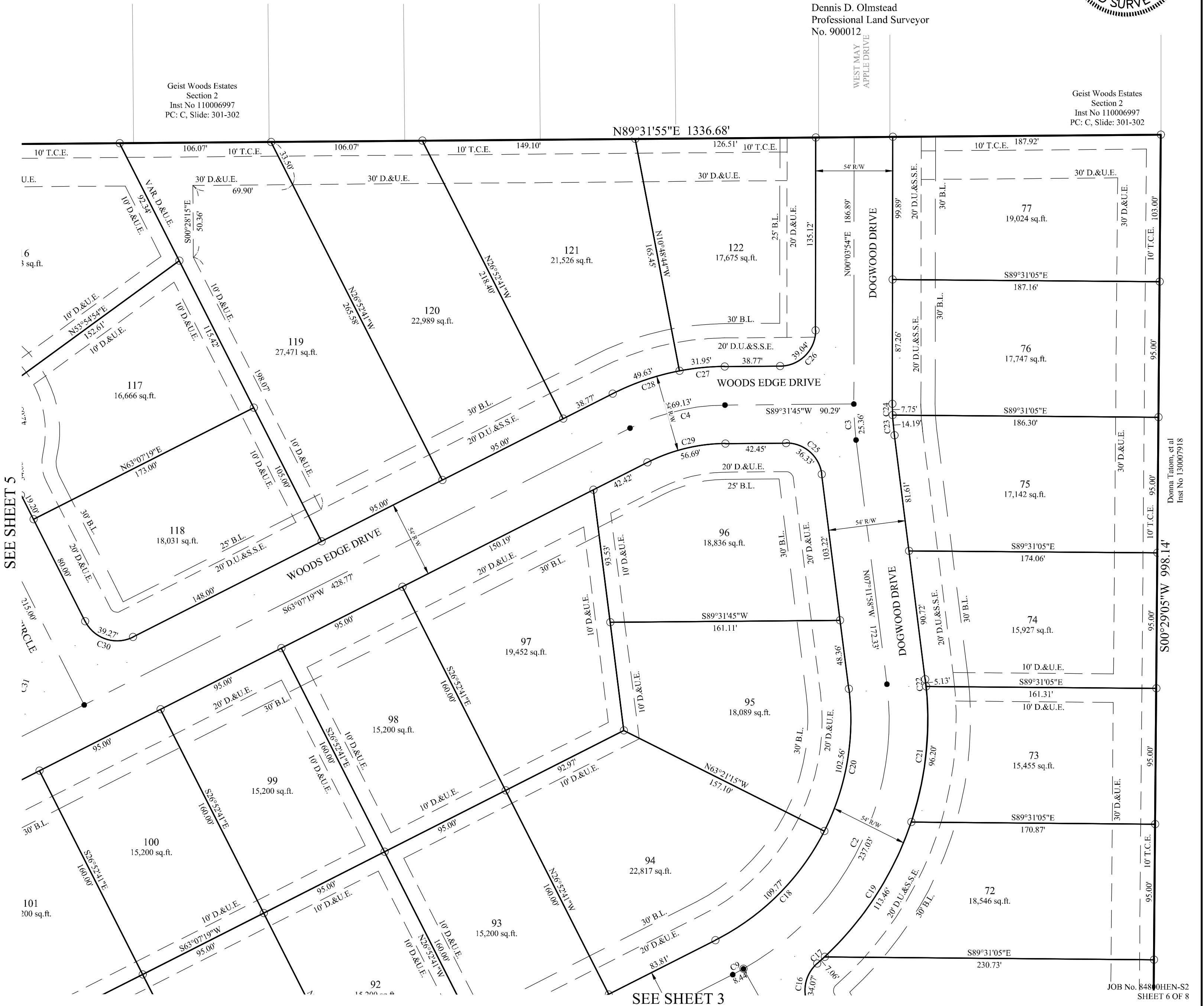
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 VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA



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 Professional Land Surveyor  
 No. 900012

Geist Woods Estates  
 Section 2  
 Inst No 110006997  
 PC: C, Slide: 301-302



SEE SHEET 5

SEE SHEET 3

Donna Taylor, et al  
 Inst No 130007918

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INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

### Vintner's Park Section 2

A part of the East Half of the Southwest Quarter of Section 14, 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 Stoepfelwerth and Associates, Inc. as part of Project 84800HEN certified on November 20, 2020, and is more particularly described as follows:

Commencing at the Southwest corner of said Half-Quarter Section; thence North 00 degrees 25 minutes 10 seconds East, along the West line of said Half-Quarter Section, a distance of 1,510.65 feet to the POINT OF BEGINNING of this description; thence continuing along said line North 00 degrees 25 minutes 10 seconds East a distance of 1,122.06 feet to the Northwest corner of said Half-Quarter Section; thence North 89 degrees 31 minutes 55 seconds East, along the North line of said Half-Quarter Section, a distance of 1,336.68 feet to the Northeast corner thereof; thence South 00 degrees 29 minutes 05 seconds West, along the East line of said Half-Quarter Section, a distance of 998.14 feet; thence North 89 degrees 30 minutes 55 seconds West a distance of 214.00 feet; thence South 00 degrees 29 minutes 05 seconds West a distance of 50.00 feet; thence North 89 degrees 30 minutes 55 seconds West a distance of 299.62 feet; thence South 69 degrees 34 minutes 05 seconds West a distance of 103.11 feet; thence South 60 degrees 56 minutes 35 seconds West a distance of 102.22 feet; thence North 53 degrees 23 minutes 13 seconds West a distance of 123.92 feet; thence South 79 degrees 11 minutes 06 seconds West a distance of 140.55 feet; thence North 89 degrees 34 minutes 50 seconds West a distance of 184.51 feet; thence South 00 degrees 25 minutes 10 seconds West a distance of 54.00 feet; thence North 89 degrees 34 minutes 50 seconds West a distance of 214.00 feet to the Point of Beginning, Containing 32.579 acres, more or less.

This subdivision consists of 55 lots numbered 68-122 (all inclusive) and three (3) Common Areas labeled C.A.#2A, C.A.#2B, & C.A.#4. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey prepared by Stoepfelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number 202201748 in the Office of the Recorder for Hancock County, Indiana.

I further certify that I am a Professional 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, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Dennis D. Olmstead  
Professional Land Surveyor  
No. 900012



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VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

### ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Drees Home, owners of the real estate shown and described on the plat herein and recorded in the office of the Recorder for Hancock County, Indiana, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Vintner's Park, Section 2. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for Vintner's Park, recorded as Instrument Number# \_\_\_\_\_ in the Office of the Recorder for Hancock County, Indiana, as the same may be amended or supplemented. Such Declaration and the Covenants and Restrictions set forth therein run with the land described hereon and are incorporated herein by reference. Each owner of a lot depicted on this plat shall take title to such lot subject to the terms and conditions of the Declaration.

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.

Right of way shown on this plat and heretofore dedicated to the Town consists of 7.009 acres and 4,248.23 lineal feet as measured along the centerline of the road.

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.

Tree Conservation Areas ("TCA" or "TCE") shall be established as easements shown on the Vintner's Park PUD plans. Within the TCA no trees with a diameter at breast height (DBH) of six inches (6") or greater shall be removed by the developer, builder, town, or anyone acting on their behalf or at their request, unless the tree is damaged, diseased, an invasive species, dead, or must be removed in order to: (1) comply with the safety requirements of any governmental agency, or (2) to accommodate the installation and/or maintenance of drainage improvements.

With respect to the TCA, on Lots 115-116, 119-122, & 77 along the border of the Geist Woods Estates neighborhood, if there is any existing gap between trees (6" DBH or larger) greater than thirty (30) feet, measured from center of trunk to center of trunk, the developer, builder, or anyone acting on their behalf or at their request, shall plant a new tree planting(s), so that there is not any gap greater than thirty (30) feet, center of trunk to center of trunk. If trees are removed, as permitted, or required by paragraph 1, in a manner that creates a gap between trees greater than twenty-five (25) feet, new tree planting(s) shall be installed. Such planting(s) shall occur within the TCA, shall be planted as close to the removed tree(s) as possible, shall be planted as close to the property border with Geist Woods Estates as possible, and located to prevent any gap between trees, caused by tree removal as permitted herein, to be greater than twenty-five (25) feet. However, under no circumstance shall any newly planted tree(s) be closer than fifteen (15) feet to a subsurface drain. Additionally, if any trees are removed in a manner that is not permitted above, replacement of the tree(s) as close to the removed tree(s) as possible is required by new tree planting(s) that are equal to the total DBH of the removed tree(s), so long as there is appropriate spacing between trees to allow for proper growth and development of all new tree planting(s) and existing tree(s). Under no circumstance shall replaced trees be closer than ten (10) feet to each other or any existing tree. The minimum size for all new tree planting(s) shall be as prescribed by the Zoning Ordinance, and all new evergreen tree planting(s) shall be a minimum of six (6) feet tall.

Paragraph 2 only applies to the developer, builder, or anyone acting on their behalf or at their request, while the following restrictions shall apply to the TCA along the border of Geist Woods Estates and shall apply to all future Vintner's Park lot owners and the Vintner's Park HOA (Future Owners). Within the TCA no trees with a diameter at breast height (DBH) of six inches (6") or greater shall be removed, unless the tree is damaged, diseased, an invasive species, dead, or poses a risk to health and safety. Any Future Owner which removes a tree(s) in a manner inconsistent with this paragraph shall be required to replace the removed tree(s) with new tree planting(s) that are equal to the total DBH of the removed tree(s), so long as there is appropriate spacing between trees to allow for proper growth and development of all new tree planting(s) and existing tree(s). These new plantings shall occur within the TCA, shall be planted as close to the removed tree(s) as possible, and shall be planted as close to the property border with Geist Woods Estates as possible. Under no circumstance shall replaced trees be closer than ten (10) feet to each other or any existing tree. The minimum size for all new tree planting(s) shall be as prescribed by the Zoning Ordinance, and all new evergreen tree planting(s) shall be a minimum of six (6) feet tall. The town, developer, builder, Vintner's Park HOA, Geist Woods Estates HOA, or other aggrieved parties may enforce this paragraph.

All landscaping, fencing and columns within the median is the responsibility of the HOA to maintain.

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.

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

### 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.

Dennis D. Olmstead

### CERTIFICATE OF OWNERSHIP

We, Drees Homes, do hereby certify that we are 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.

Owner/Developer  
Drees Home

By: \_\_\_\_\_

State of Indiana )  
) SS  
County of Hamilton )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Lee Phillips.

Drees Home, and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name

County of Residence: \_\_\_\_\_

My commission expires: \_\_\_\_\_

### 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 0 linear feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

### 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

### PUD, COVENANTS & OTHER NOTES:

The subject tract is zoned Vintner's Park Amended PUD ORDINANCE No. \_\_\_\_\_ an Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

