HAMPTON WALK - SECTION 1B

PART OF THE SOUTHEAST QUARTER OF SECTION 26-T17N-R5E
IN HANCOCK COUNTY, INDIANA

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, IN 46077

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: 07/22/2022

PUD NOTE:

THE SUBJECT TRACT IS ZONED _____, TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 121410, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AN THE OFFICIAL ZONING MAP, _____.

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

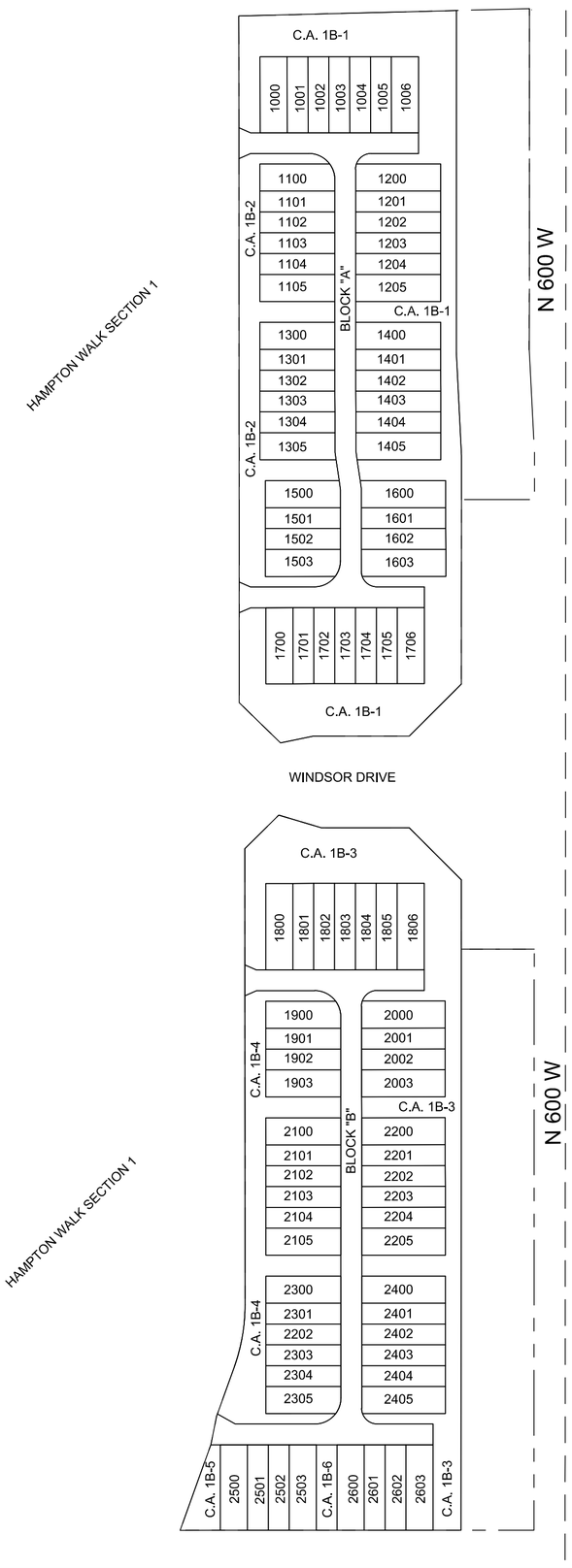
SUBDIVISION MONUMENTATION

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 WITH THE SURVEYOR'S FIRM NUMBER 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.

● DENOTED A STREET CENTERLINE MONUMENT. EITHER A ALUMINUM MONUMENT STAMPED WITH THE SURVEYOR'S FIRM NUMBER, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).



HAMPTON WALK
LOT AND YARD REQUIREMENTS

	Subarea A Townhome Collection	Subarea B Designer Collection	Subarea C Maple Street Collection
Standard			
Default Zoning District Base Layer	MF1	R5	R5
Max. Number of Lots	131	53	74
Min. Lot Area (sq ft)	1,300	7,200	5,700
Min. Living Area (sq ft)	1,000	1,500	1,100
Min. Ground Floor Living Area 1-story bldg (sq ft)	N/A	900	900
Min. Ground Floor Living Area multi-story bldg (sq ft)	N/A	720	720
Min. Lot Width at Bldg Line (ft)	20	60	50
Min. Front Yard Setback (ft)	10	25	25
Min. Side Yard Setback (ft)	0	5	5
Min. Rear Yard Setback (ft)	20	20	20
Max. Lot Coverage (% of all impervious surfaces)	None	50%	50%
Max. Principal Structure Height (ft)	40	40	40

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	23.18'	S63°24'29"W	22.36'	53°07'49"	12.50'
C2	15.00'	18.46'	N54°45'46"W	17.32'	70°31'44"	10.61'
C3	25.00'	23.18'	S63°27'43"E	22.36'	53°07'48"	12.50'
C4	15.00'	18.46'	N54°42'31"E	17.32'	70°31'44"	10.61'
C5	25.00'	23.18'	S63°24'44"W	22.36'	53°07'29"	12.50'
C6	15.00'	18.46'	N54°45'39"W	17.32'	70°31'44"	10.61'
C7	25.00'	23.18'	S63°27'37"E	22.36'	53°07'48"	12.50'
C8	15.00'	18.46'	N54°42'37"E	17.32'	70°31'44"	10.61'

K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1B

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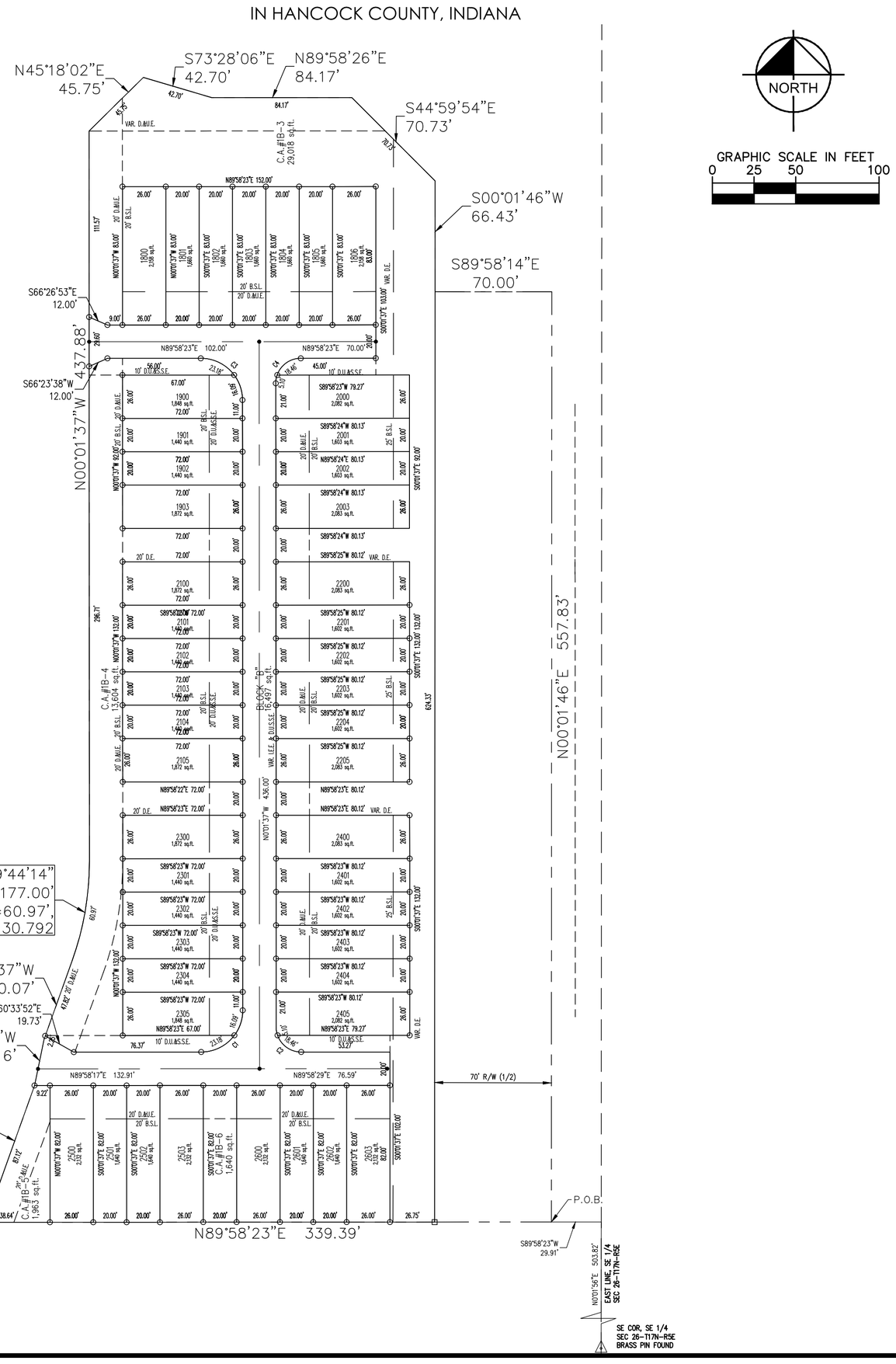
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IN HANCOCK COUNTY, INDIANA

HAMPTON WALK
SECTION 1B

PART OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 01 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION 504.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 23 SECONDS WEST 339.39 FEET TO THE WEST BOUNDARY LINE OF HAMPTON WALK, SECTION 1, RECORDED AS INSTRUMENT NO. _____, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, THE FOLLOWING ELEVEN (11) COURSES BEING ON AND ALONG SAID BOUNDARY; 1) THENCE NORTH 19 DEGREES 42 MINUTES 37 SECONDS EAST 87.12 FEET; 2) THENCE SOUTH 11 DEGREES 32 MINUTES 34 SECONDS WEST 28.16 FEET; 3) THENCE SOUTH 19 DEGREES 42 MINUTES 37 SECONDS WEST 50.07 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 177.00 FEET; 4) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 60.97 FEET TO A POINT WHICH BEARS NORTH 89 DEGREES 58 MINUTES 23 SECONDS EAST FROM SAID RADIUS POINT; 5) THENCE NORTH 00 DEGREES 01 MINUTES 37 SECONDS WEST 437.88 FEET; 6) THENCE NORTH 45 DEGREES 18 MINUTES 02 SECONDS EAST 45.75 FEET; 7) THENCE SOUTH 73 DEGREES 28 MINUTES 06 SECONDS EAST 42.70 FEET; 8) THENCE NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST 84.17 FEET; 9) THENCE SOUTH 44 DEGREES 59 MINUTES 54 SECONDS EAST 70.73 FEET; 10) THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 66.43 FEET; 11) THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS EAST 70.00 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE 557.83 FEET TO THE POINT OF BEGINNING. CONTAINING 4.21 ACRES MORE OR LESS, AND ALSO;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 661.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 327.55 FEET; THENCE SOUTH 02 DEGREES 49 MINUTES 59 SECONDS EAST 100.12 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 43.65 FEET TO THE EAST BOUNDARY LINE OF HAMPTON WALK, SECTION 1, RECORDED AS INSTRUMENT NO. _____, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, THE FOLLOWING SEVEN (7) COURSES ARE ON AND ALONG SAID BOUNDARY; 1) THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST 70.00 FEET; 2) THENCE SOUTH 00 DEGREES 01 MINUTES 46 SECONDS WEST 177.21 FEET; 3) THENCE SOUTH 45 DEGREES 00 MINUTES 06 SECONDS WEST 70.68 FEET; 4) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 92.02 FEET; 5) SOUTH 78 DEGREES 23 MINUTES 45 SECONDS WEST 32.21 FEET; 6) THENCE NORTH 45 DEGREES 43 MINUTES 37 SECONDS WEST 55.32 FEET; 7) THENCE NORTH 00 DEGREES 01 MINUTES 31 SECONDS WEST 659.24 FEET; THENCE NORTH 88 DEGREES 33 MINUTES 43 SECONDS EAST 278.87 FEET TO THE POINT OF BEGINNING, CONTAINING 4.08 ACRES MORE OR LESS.

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DATE PREPARED: 07/22/2022

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 SECTION OF SUBDIVISION CONTAINS 3,244 LINEAR FEET OF OPEN DITCHES AND 4,099 FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE TOWN'S REGULATED DRAINAGE SYSTEM.

STORM INVENTORY CHART	
12" RCP	1,248 L.F.
15" RCP	442 L.F.
18" RCP	82 L.F.
TOTAL	1,772 L.F.

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 HAMPTON WALK-SECTION 1B. 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.

RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN CONSISTS OF 6.95 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 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

THIS SUBDIVISION CONSISTS OF 93 LOTS LABELED AS 1000-1006, 1100-1105, 1200-1205, 1300-1305, 1400-1405, 1500-1503, 1600-1603, 1700-1706, 1800-1806, 1900-1903, 2000-2003, 2100-2105, 2200-2205, 2300-2305, 2400-2405, 2500-2503, 2600-2603; 6 COMMON AREAS LABELED AS "C.A.#1B-1-#1B-6", AND SHALL BE KNOWN AND DESIGNATED AS HAMPTON WALK SECTION 1B. 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 8, 2020, AS INSTRUMENT NO. 202011088 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

CERTIFICATE OF OWNERSHIP

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

_____

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 _____ OF GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD), A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

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." -BRADY KUHN, PS

_____
BRADY KUHN, PS
INDIANA REGISTRATION NO

STATE OF _____)
) SS:
_____ _____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 _____ DAY OF _____, 2022.

SIGNATURE:_____

PRINTED NAME:_____

MY COMMISSION EXPIRES:_____
COUNTY OF RESIDENCE:_____

K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1B