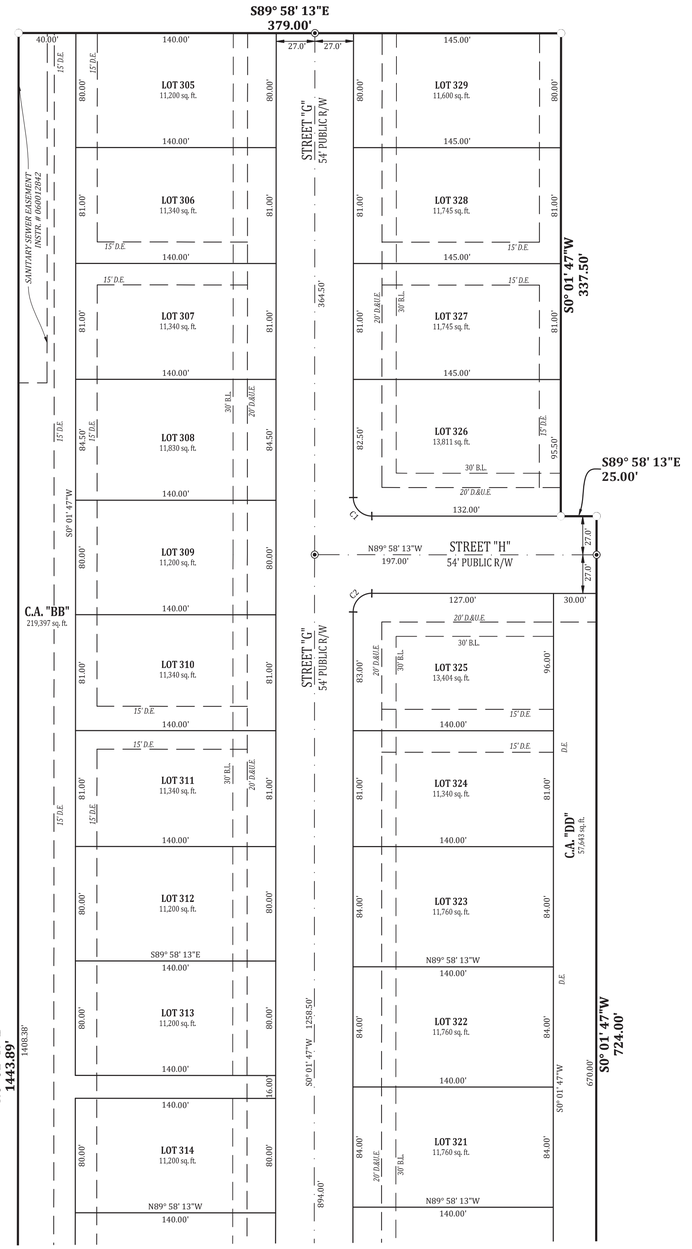
COLONNADE, SECTION 3A - FINAL PLAT

PART OF THE SW 1/4 SEC. 25-T17N-R5E
HANCOCK COUNTY, INDIANA

INSTR. NO. : _____
CABINET : _____
SLIDE : _____



NOTE: SEE PAGE 5 FOR CURVE TABLE & NOTES REGARDING MONUMENTS.

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
E.	-	EASEMENT
R/W	-	RIGHT OF WAY
B.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET
XXXX	-	LOT ADDRESS

SEE CONTINUATION ON PAGE 2

Witness my signature this _____ day of _____, 20____.

Signature_____

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: CH
	Checked:	Date:	Checked:	Date:	Checked:	Date:	Scale: 1"=50'
Revisions							Date: 3/14/2022
							Project: 21177-S3A
							Sheet 1 of 5

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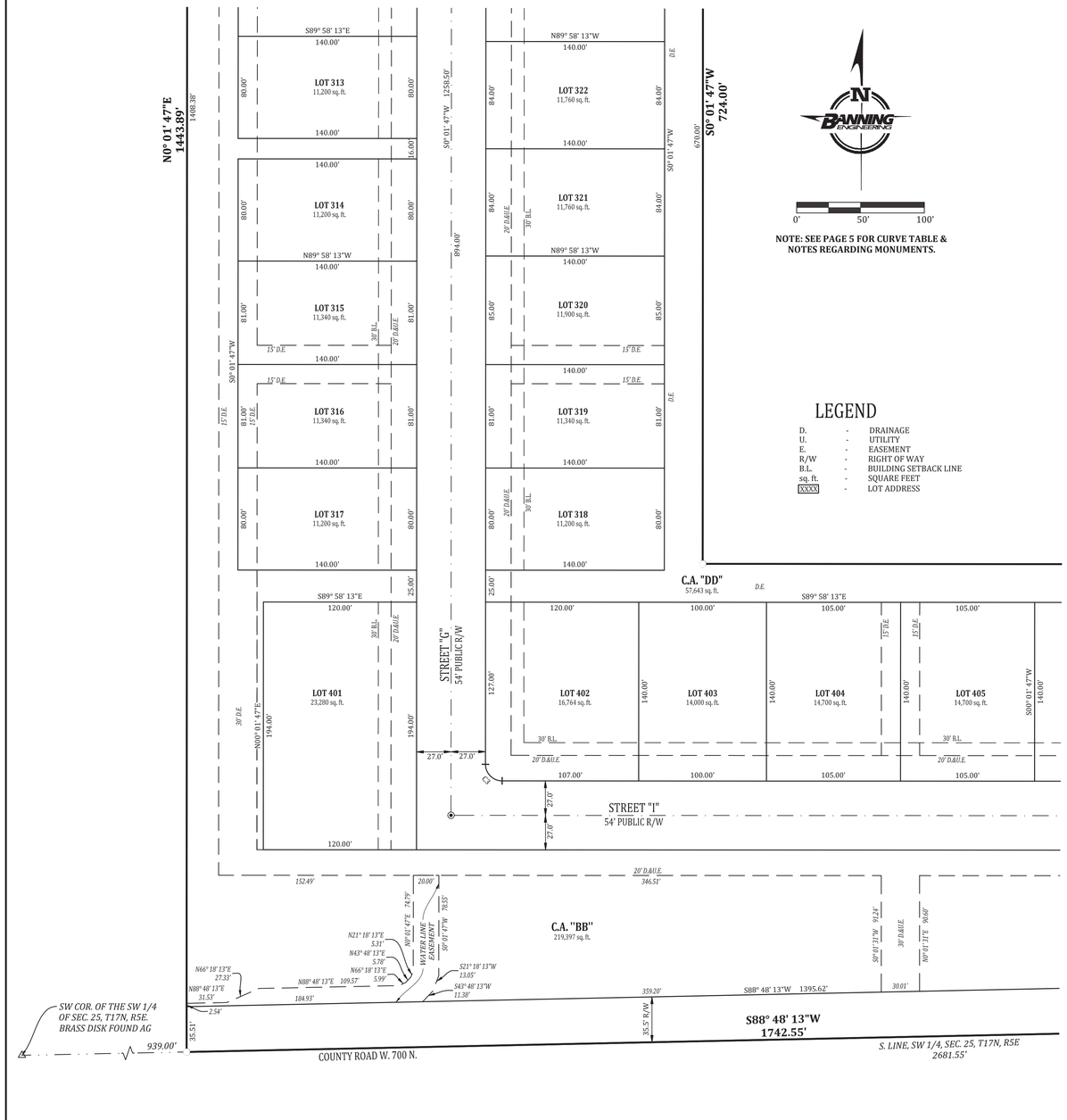
SLIDE : _____

SEE CONTINUATION ON PAGE 1



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SEE CONTINUATION ON PAGE 3

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Revisions							Date: 3/14/2022
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							Sheet 2 of 5

3/10/2022 9:29 AM

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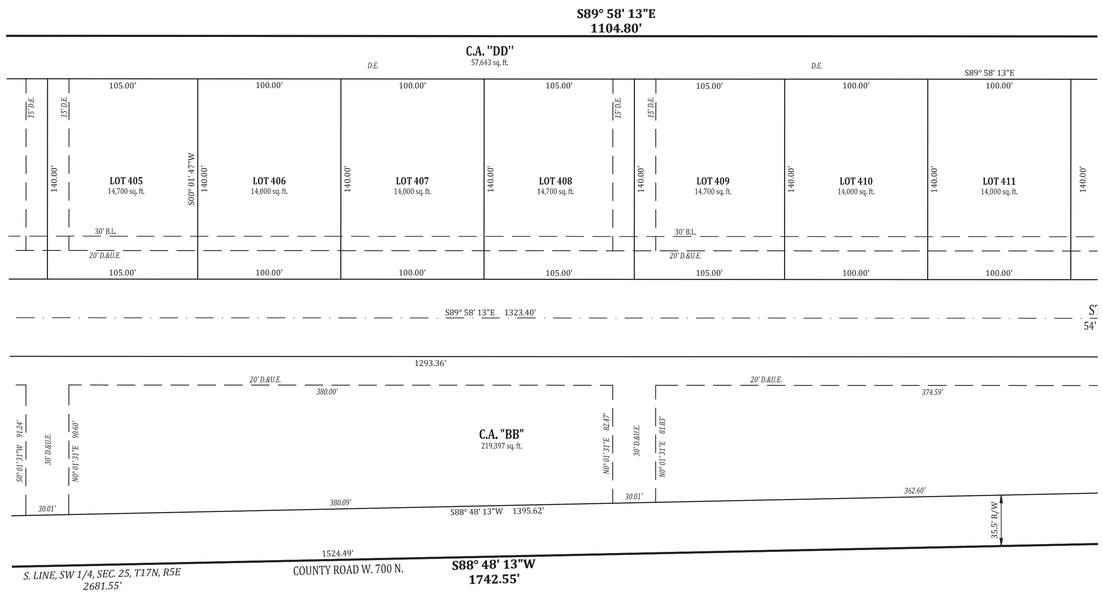

Witness my signature this ____ day of _____, 20____.

Signature_____

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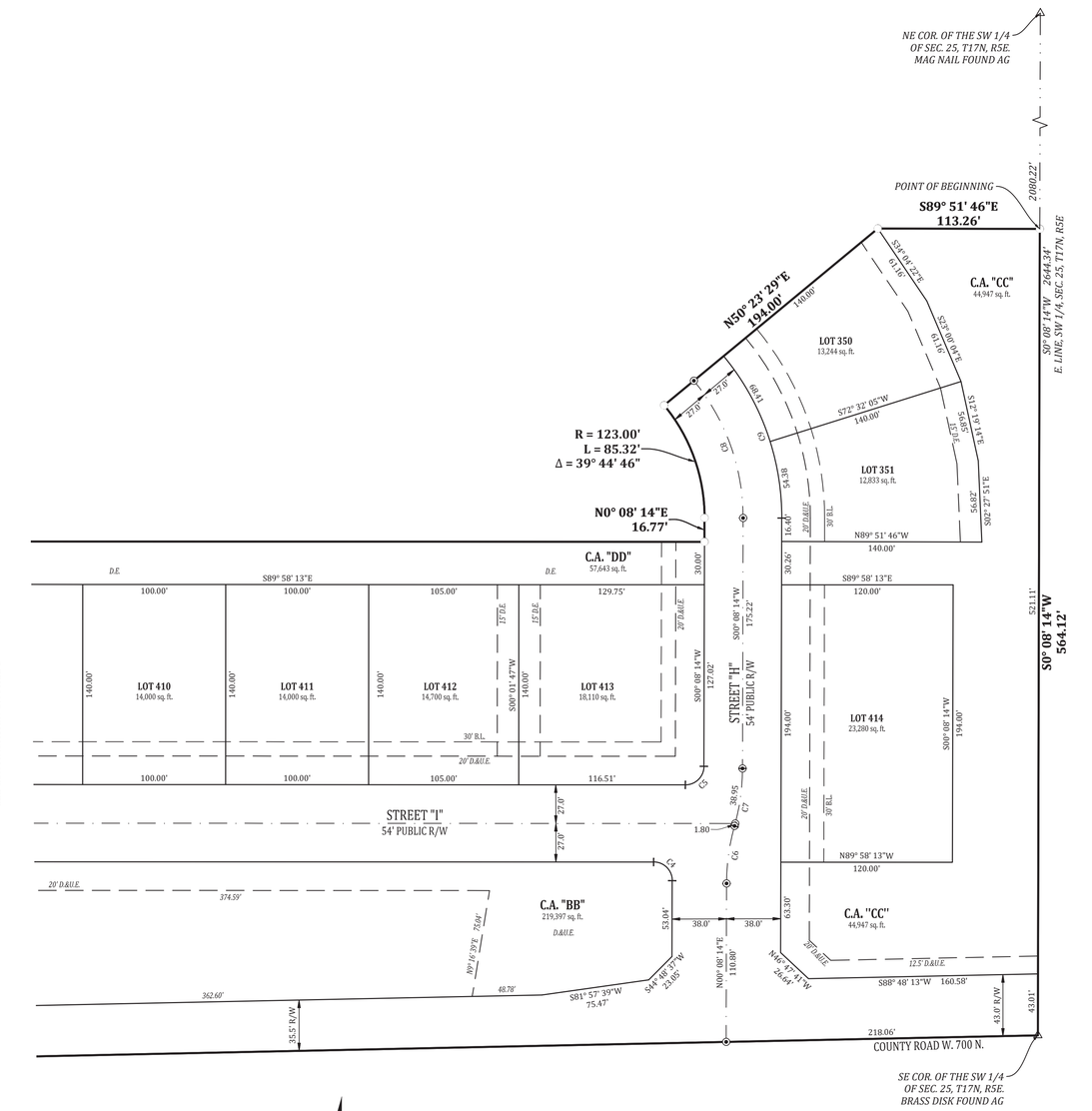

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R/W	-	RIGHT OF WAY
B.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET
XXXX	-	LOT ADDRESS

Witness my signature this ____ day of _____, 20____.

Signature_____

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011

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HANCOCK COUNTY, INDIANA

INSTR. NO. :_____
CABINET :_____
SLIDE :_____

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

Land Description
Colonnade, Section 3A

A part of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

COMMENCING at a mag nail marking the Northeast corner of the Southwest Quarter of said Section 25; thence South 00 degree 08 minutes 14 seconds West along the east line of said Southwest Quarter 2080.22 feet to the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 14 seconds West along said east line 564.12 feet to a brass disk marking the Southeast corner of said Southwest Quarter; thence South 88 degrees 48 minutes 13 seconds West along the south line of said Southwest Quarter 1,742.55 feet, said point being the southeast corner of the land of Mt. Vernon Community School Corp. as described in Instrument Number 06029899452 in the Office of the Recorder of Hancock County; thence North 00 degrees 01 minute 47 seconds East along the east line of said Mt. Vernon Community School Corp. land 1,443.89 feet; thence South 89 degrees 58 minutes 13 seconds East 379.00 feet; thence South 00 degrees 01 minute 47 seconds West 337.50 feet; thence South 89 degrees 58 minutes 13 seconds East 25.00 feet; thence South 00 degrees 01 minute 47 seconds West 724.00 feet; thence South 89 degrees 58 minutes 13 seconds East 1,104.80 feet; thence North 00 degrees 08 minutes 14 seconds East 16.77 feet to the beginning of a tangent curve to the left having a radius of 123.00 feet and a central angle of 39 degrees 44 minutes 46 seconds; thence northwesterly along the arc of said curve 85.32 feet to a point which bears North 50 degrees 23 minutes 29 seconds East from said radius point; thence North 50 degrees 23 minutes 29 seconds East 194.00 feet; thence South 89 degrees 51 minutes 46 seconds East 113.26 feet to the POINT OF BEGINNING, containing 25.264 acres, more or less

This subdivision consists of 41 lots number 305 through 329, 350 through 351, & 401 through 414 and 3 Common Area labeled "BB", "CC" and "DD". The size of lots and width of streets are shown in feet and decimal parts thereof.

I further certify that I am a Professional 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 that to the best of my knowledge and belief 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.

Witness my signature this _____ day of _____, 20____.

_____
Jonathan D. Polson, P.S
#LS21500011 - State of Indiana

ACCEPTANCE OF DEED OF DEDICATION
We, the undersigned Colonnade Developer, LLC, owner of the real estate described in Instrument Number _____ as recorded in the Hancock County Recorder's Office, 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 Colonnade, Section 3A. 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.

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.

Bulk Standards Data Table	
Development Standards for Area D - 80' Wide	
Minimum Lot Area	11,200 Square Feet
Minimum Lot Width at Building Line	80 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Lot Coverage	50%
Maximum Height- Principal	35 feet
Minimum Building Separation	30 feet
Minimum setback on either side of the structure. Homes with masonry on the side elevations may encroach in the Min. side-yard setback a maximum of 6 inches. Minimum building separation does not nclude roof overhangs or masonry wainscot	
Development Standards for Area E - 100' Wide	
Minimum Lot Area	14,000 Square Feet
Minimum Lot Width at Building Line	100 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	15 feet
Minimum Lot Coverage	45%
Maximum Height- Principal	35 feet
Minimum Building Separation	30 feet
Minimum setback on either side of the structure. Homes with masonry on the side elevations may encroach in the Min. side-yard setback a maximum of 6 inches. Minimum building separation does not nclude roof overhangs or masonry wainscot	

CERTIFICATE OF OWNERSHIP
Colonnade Developer, LLC, 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.

Signature _____

Printed _____

Title _____

State of Indiana)
)
County of _____)

Before me, the undersigned, a Notary Public in for said County and State, personally appeared _____ and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature hereto.

Witness my signature and seal this _____ day of _____, 20____.

_____
Notary Public

Be it resolved by the McCordsville Town Council of McCordsville, Indiana, that the dedications shown on this plat are approved and accepted this _____ day of _____, 20____.

_____
President- Tom Strayer

McCORDSVILLE ADVISORY PLAN COMMISSION
This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the _____ day of _____, 20____, under the authority provided by:

_____ _____

NOTES:
1) Cross-reference is hereby made to a ALTA/ NSPS Land Title Survey of record, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana.

2) Dedicated Right-of-Way in this subdivision consists of 5.443 acres and 3053 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned _____.

4) The Town of McCordsville is not responsible for snow plowing of the local roads within this subdivision.

5) The Town of McCordsville shall not be responsible for any maintenance or repairs on any alley.

6) The Town of McCordsville shall not be responsible for maintenance of any landscape, signage, or other features installed in the right-of-way. Examples of this are landscaped medians and landscaped curb bulb-outs and islands.

7) The Homeowner's Association for Colonnade shall be responsible for snow removal of all internal streets.

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 of _____ recorded with the Recorder of Hancock County Indiana, in Instrument # _____ (the "Covenants"), and this constitutes, a supplement declaration within the meaning of the Covenants.

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

This instrument was prepared by Jonathan D. Polson, Banning Engineering, 853 Columbia Road, Suite 101, Plainfield, IN 46168.

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. Jonathan D. Polson

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	20.42'	13.00'	090°00'00"	13.00'	N44°58'13"W	18.38'
C2	20.42'	13.00'	090°00'00"	13.00'	N45°01'47"E	18.38'
C3	20.42'	13.00'	090°00'00"	13.00'	N44°58'13"W	18.38'
C4	20.44'	13.00'	090°06'28"	13.02'	S44°54'59"E	18.40'
C5	20.40'	13.00'	089°53'32"	12.98'	S45°05'01"W	18.37'
C6	40.75'	150.00'	015°33'49"	20.50'	S07°55'09"W	40.62'
C7	40.75'	150.00'	015°33'49"	20.50'	S07°55'09"W	40.62'
C8	104.05'	150.00'	039°44'46"	54.22'	S19°44'08"E	101.98'
C9	122.78'	177.00'	039°44'46"	63.98'	S19°44'08"E	120.34'

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

◉ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

⊗ DENOTES A MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

BANNING ENGINEERING
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