

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:  
HENDERSON INVESTMENTS, LLC  
11691 FALL CREEK ROAD, SUITE 210  
INDIANAPOLIS, INDIANA 46256  
PHONE: (317) 501-9172  
CONTACT PERSON: Richard Henderson

# THE ENCLAVE AT DEER CROSSING

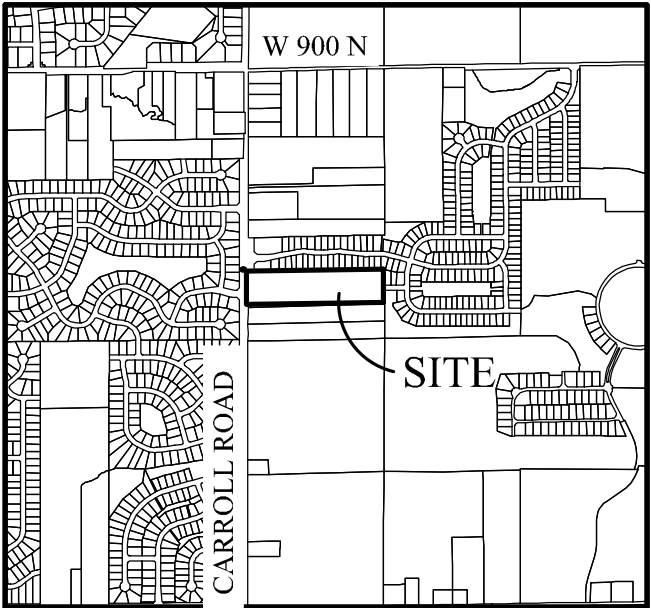
## SECONDARY PLAT

Part of the West ½ of the Northwest ¼ of Sec. 23 T17N R05E  
Vernon Township, Hancock County, Indiana

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

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

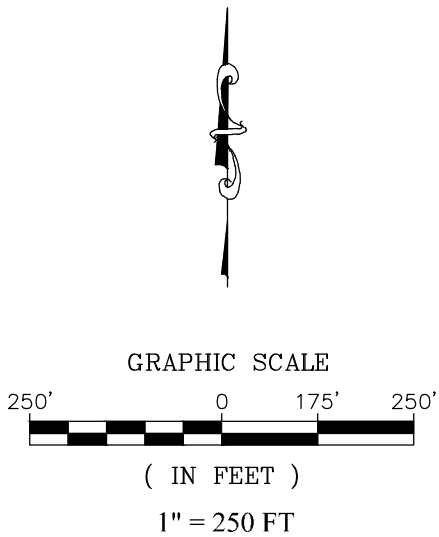
SLIDE: \_\_\_\_\_



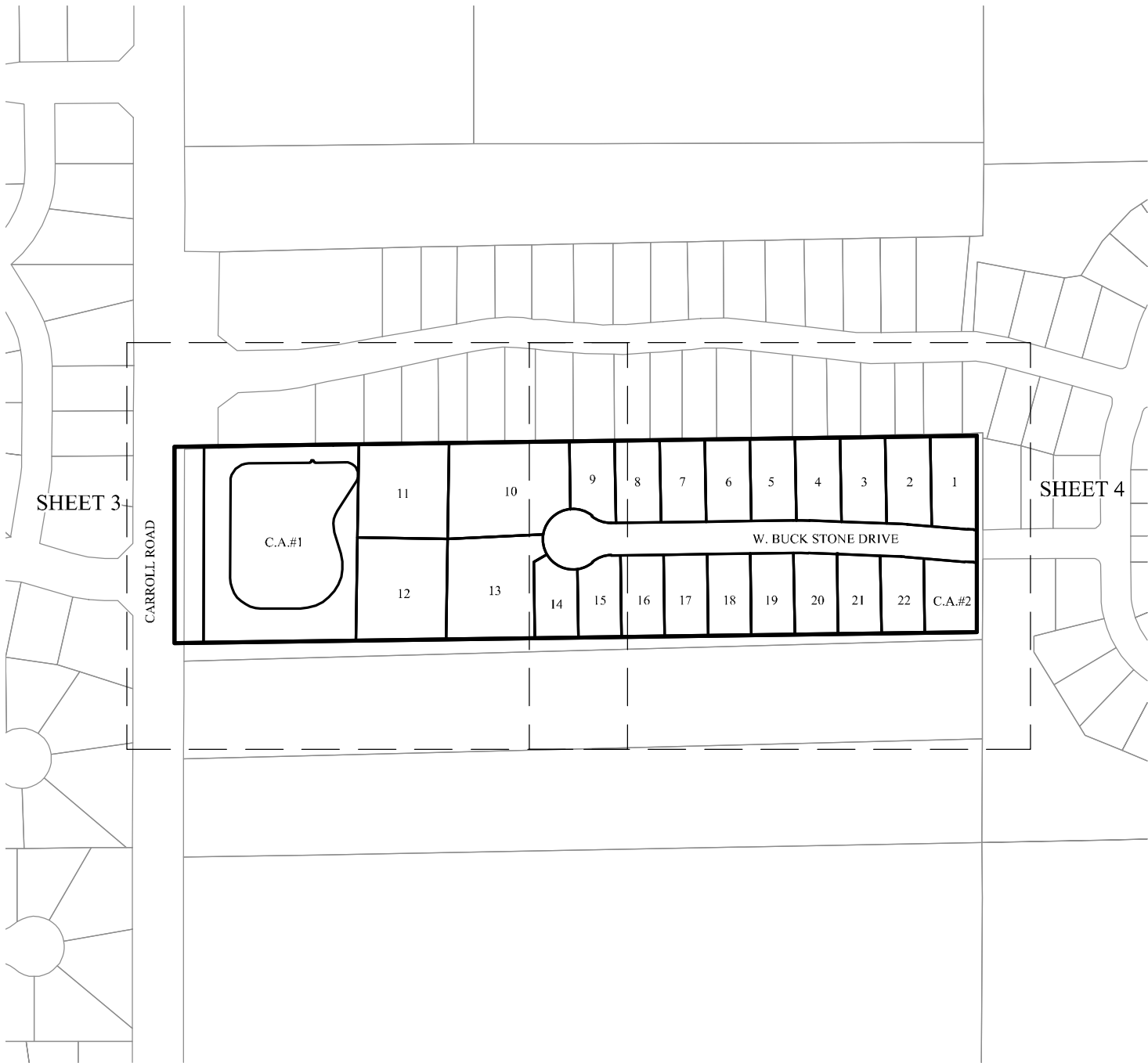
VICINITY MAP  
NOT TO SCALE

### 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
W.E.	WATERMAIN EASEMENT
N.D.A.E.	NON-DRIVEWAY ACCESS EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
D.U.&L.M.A.E.	DRAINAGE, UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
I.E.D.&U.E.	INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT
I.E.D.U.&S.S.E.	INGRESS/EGRESS, DRAINAGE, UTILITY & SANITARY SEWER EASEMENT



STORM INVENTORY CHART	
12" R.C.P.	675 L.F.
15" R.C.P.	499 L.F.
18" R.C.P.	334 L.F.
TOTAL	1,508 L.F.



#### PUD, COVENANTS & OTHER NOTES:

- The subject tract is zoned The Enclave at Deer Crossing Amended PUD ORDINANCE No. 071222, 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.

#### The Enclave at Deer Crossing Area "A" Lot and Side yard Requirements:

Maximum Number of Lots	18 lots
Minimum Lot Area	9,000 square feet
Minimum Lot Width at Building Line	73 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	6 feet
Minimum Rear Yard Setback	15 feet
Minimum Livable Floor Area	1,800 square feet (single story) 2,000 square feet (multi story)
Maximum Lot Coverage	45%
Maximum Height - Principal	35 feet

#### The Enclave at Deer Crossing Area "B" Lot and Side yard Requirements:

Maximum Number of Lots	4 lots
Minimum Lot Area	23,000 square feet
Minimum Lot Width at Building Line	140 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	15 feet
Minimum Livable Floor Area	2,000 square feet (single story) 2,400 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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SECONDARY PLAT  
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Vernon Township, Hancock County, Indiana

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

Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	12.32'	6.16'	12.31'	N87°32'43"W	4°42'19"
C2	150.00'	6.98'	3.49'	6.98'	N86°31'32"W	2°39'56"
C3	507.50'	26.02'	13.01'	26.02'	N89°19'37"W	2°56'15"
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C4	10.10'	123.00'	5.05'	S87°32'43"E	10.10'	4°42'19"
C5	14.54'	177.00'	7.27'	N87°32'43"W	14.53'	4°42'19"
C6	8.23'	177.00'	4.12'	S86°31'32"E	8.23'	2°39'56"
C7	5.72'	123.00'	2.86'	N86°31'32"W	5.72'	2°39'56"
C8	22.04'	534.50'	11.02'	S89°02'22"E	22.04'	2°21'45"
C9	5.36'	534.50'	2.68'	N89°29'30"E	5.36'	0°34'30"
C10	24.28'	480.50'	12.14'	N89°18'22"W	24.28'	2°53'44"
C11	0.35'	480.50'	0.18'	N89°13'31"E	0.35'	0°02'31"
C12	34.82'	50.00'	18.15'	S70°50'43"E	34.12'	39°54'05"
C13	37.90'	50.00'	19.91'	S72°36'41"E	37.00'	43°26'02"
C14	66.46'	50.00'	39.17'	N47°35'35"E	61.67'	76°09'26"
C15	34.48'	50.00'	17.96'	N10°14'24"W	33.80'	39°30'31"
C16	60.00'	50.00'	34.21'	N64°22'20"W	56.46'	68°45'21"
C17	27.43'	50.00'	14.07'	S65°31'56"W	27.09'	31°26'07"
C18	34.37'	50.00'	17.90'	S69°30'34"W	33.70'	39°23'22"

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## SECONDARY PLAT

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Vernon Township, Hancock County, Indiana

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

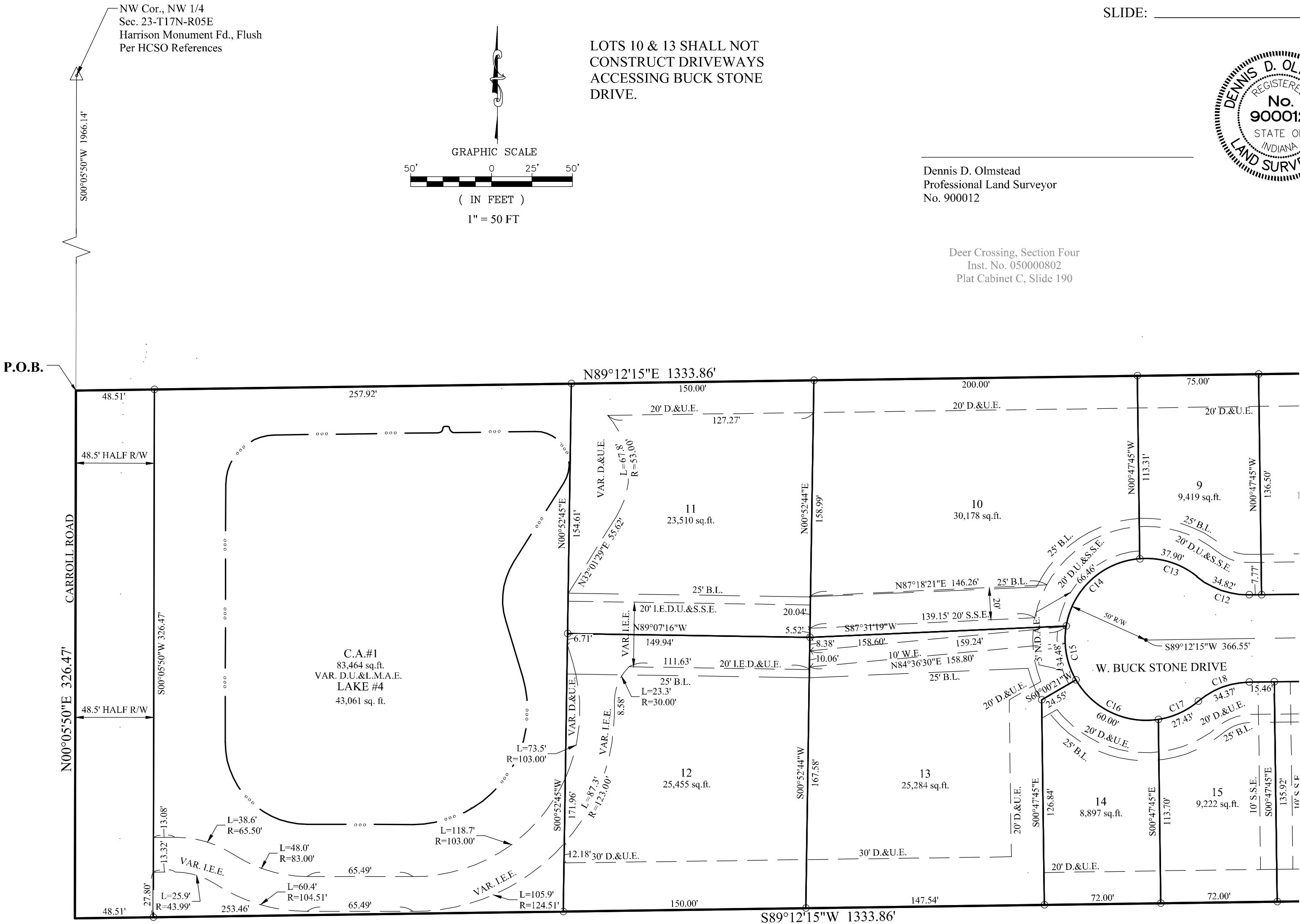
CABINET: \_\_\_\_\_

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

LOTS 10 & 13 SHALL NOT  
CONSTRUCT DRIVEWAYS  
ACCESSING BUCK STONE  
DRIVE.



Deer Crossing, Section Four  
Inst. No. 050000802  
Plat Cabinet C, Slide 190



SEE SHEET 4

Richard E. Dillon, et ux  
No Deed of Record Found

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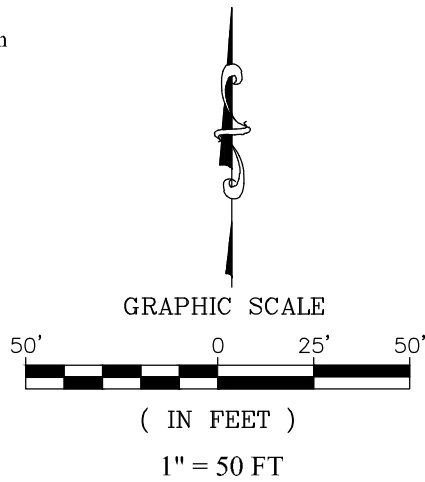
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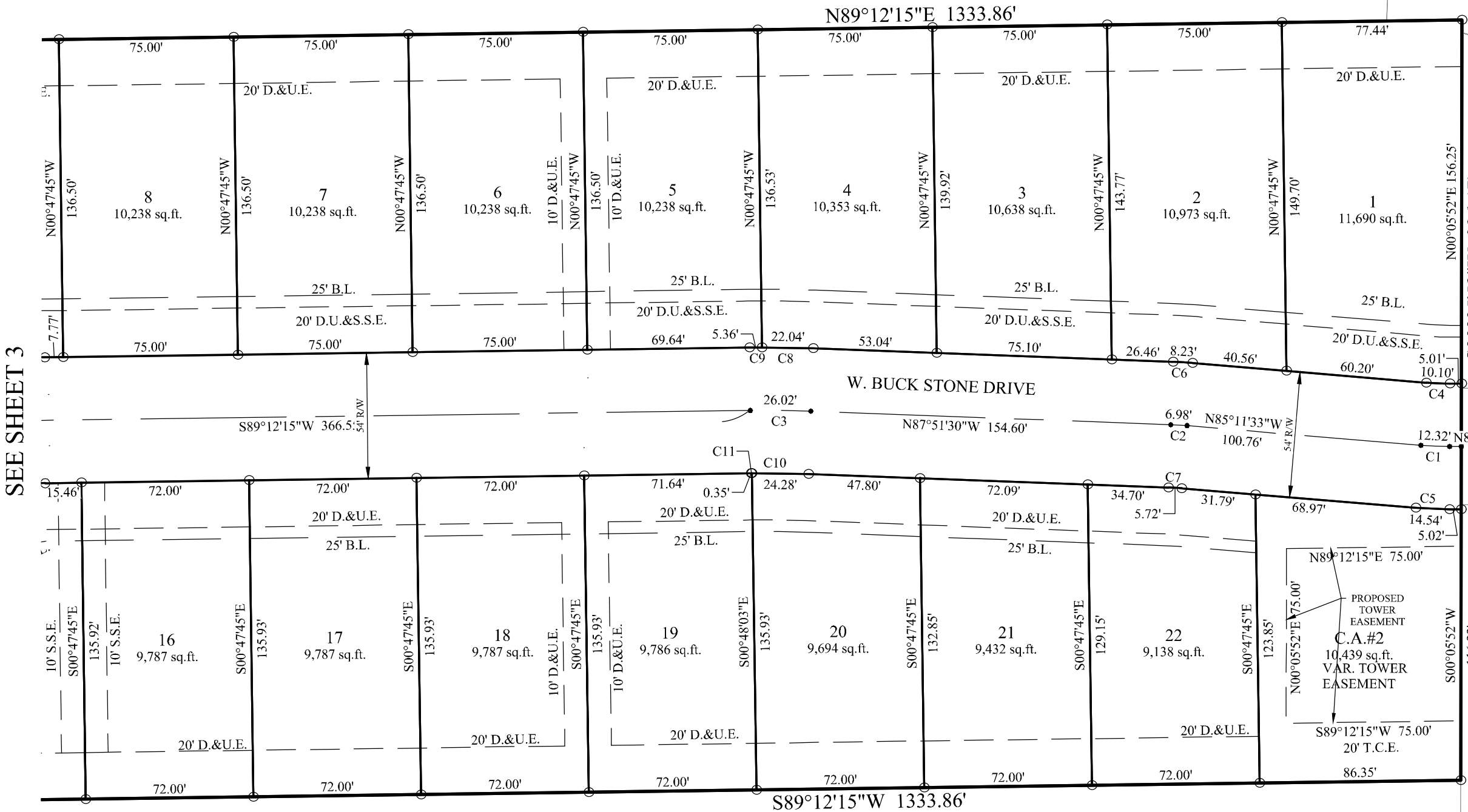
Dennis D. Olmstead  
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No. 900012

Deer Crossing, Section Four  
Inst. No. 050000802  
Plat Cabinet C, Slide 190

Deer Crossing, Section 5  
Inst. No. 070007012  
Plat Cabinet C, Slide 256, 257

Deer Crossing, Section 6  
Inst. No. 140001448  
Plat Cabinet C, Slide 330, 331

Deer Crossing, Section 6  
Inst. No. 140001448  
Plat Cabinet C, Slide 330, 331



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

### THE ENCLAVE AT DEER CROSSING LAND DESCRIPTION

A part of the West Half of the Northwest Quarter of Section 23, 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 Stoeppelwerth and Associates, Inc. as part of Project 102300 certified on April 21, 2022, being more particularly described as follows:

Commencing at the Northwest corner of said Half-Quarter Section; thence South 00 degrees 05 minutes 50 seconds West, along the West line thereof, a distance of 1,966.14 feet to the Southwest corner of Deer Crossing, Section Four, per plat thereof recorded as Instrument Number 050000802 in Plat Cabinet C, Slide 190 in the Office of the Hancock County Recorder, and the POINT OF BEGINNING of this description; thence North 89 degrees 12 minutes 15 seconds East, along the South line of said Subdivision, a distance of 1,333.86 feet to the East line of said Half-Quarter Section; thence South 00 degrees 05 minutes 52 seconds West, along said line, a distance of 326.47 feet to the Southeast corner of the land described in Instrument Number 202017693 in said Recorder's Office; thence South 89 degrees 12 minutes 15 seconds West, along the South line of said land, a distance of 1,333.86 feet to the West line of said Half-Quarter Section; thence North 00 degrees 05 minutes 50 seconds East, along said line, a distance of 326.47 feet to the Point of Beginning, Containing 9.996 acres, more or less.

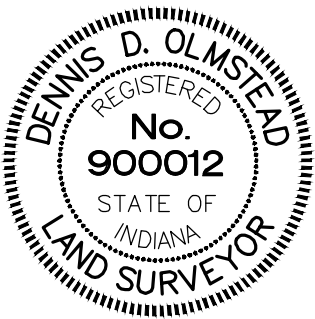
This subdivision consists of 22 lots numbered 1-22 (all inclusive) and two (2) Common Areas labeled C.A.#1 & C.A.#2. The size of lots and width of streets are shown in feet and decimal parts thereof.

Cross-Reference is hereby made to a survey prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code recorded as Instrument Number \_\_\_\_\_ 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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## SECONDARY PLAT

## CERTIFICATE OF OWNERSHIP

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

We, the undersigned Henderson Investments, LLC, 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.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for The Enclave at Deer Crossing, 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.

Right of way shown on this plat and heretofore dedicated to the Town consists of 1.32 acres and 1,035 lineal feet as measured along the centerline of the road.

The Town of McCordsville is not responsible for snow plowing of any internal street or private drive.

"Non-Driveway Access Easements" are created for the specific purpose of restricting access to residential lots from existing public streets. No driveway, either permanent or temporary will be permitted across designated non-driveway access easements.

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.

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

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.

JOB No. 102300-S1  
SHEET 6 OF 6