

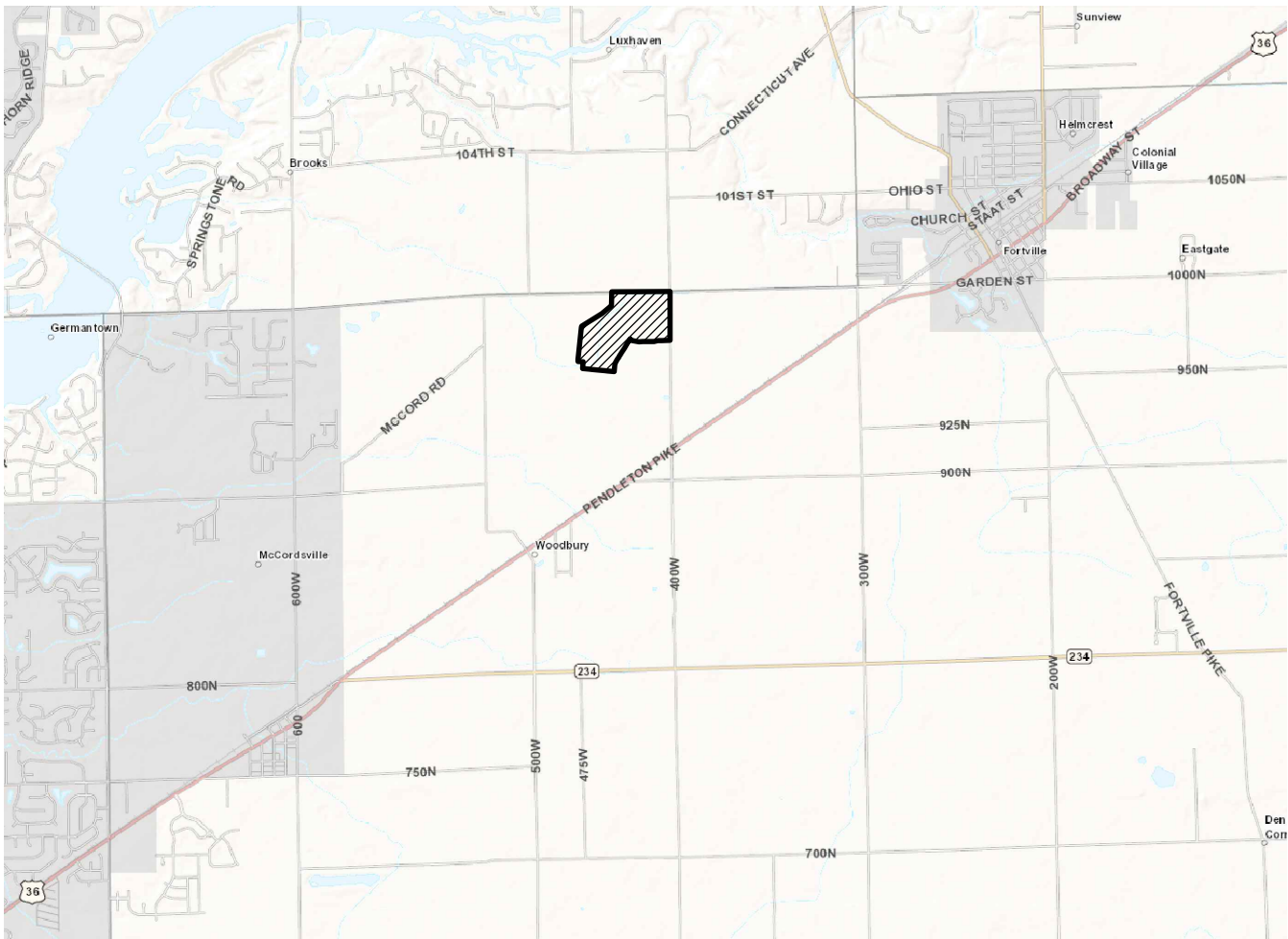
THIS INSTRUMENT PREPARED BY:

BANNING
ENGINEERING
KEVIN W. ROWLAND, PS
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853 COLUMBIA ROAD, SUITE #101
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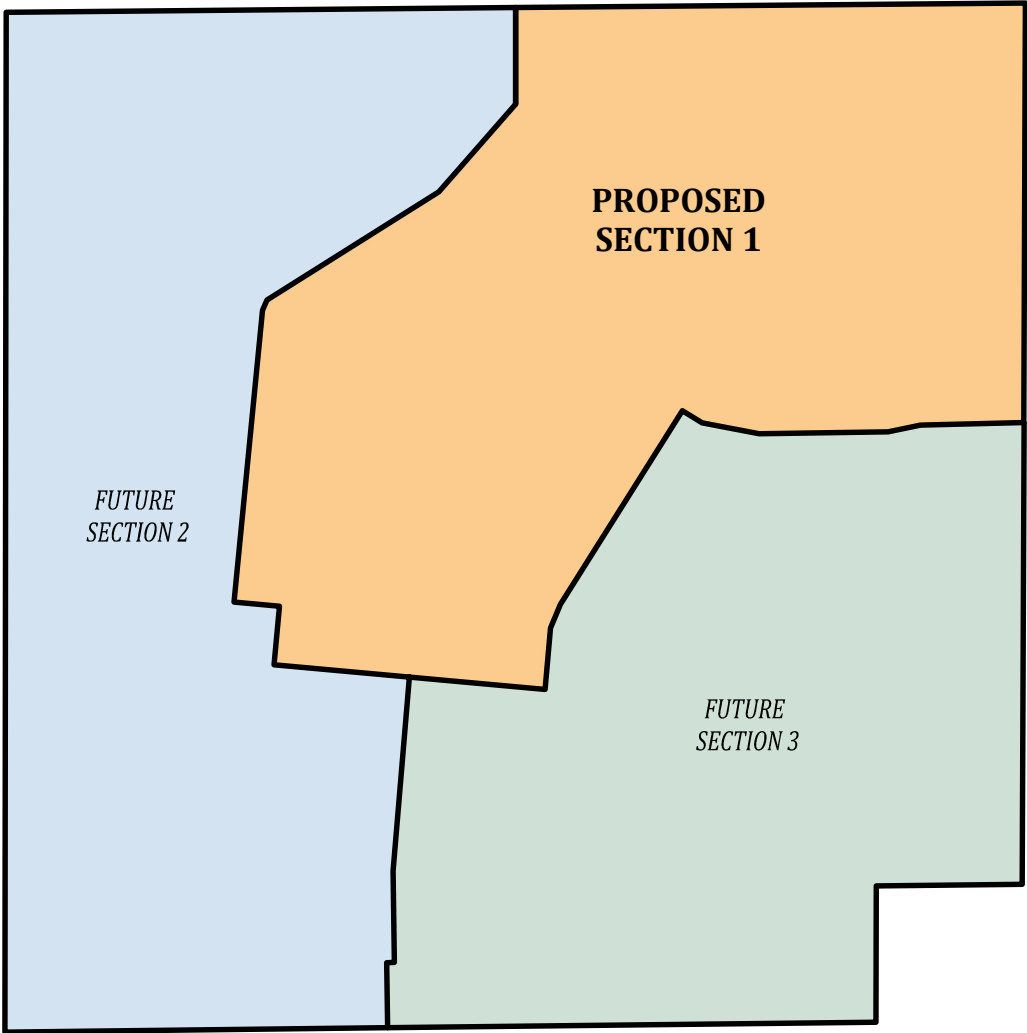
THIS INSTRUMENT PREPARED FOR:
PREMIER LAND COMPANY II, LLC
C/O RICHARD HENDERSON
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256

RIVENDELL, SECTION 1 - FINAL PLAT
PART OF THE NE 1/4, SEC. 18-T17N-R6E
HANCOCK COUNTY, INDIANA

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



VICINITY MAP
NO SCALE



KEY MAP
SCALE 1" = 500'



SHEET INDEX
SCALE 1" = 200'



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	23.55'	15.00'	089°57'18"	14.99'	S44°04'48"W	21.20'
C2	23.57'	15.00'	090°02'53"	15.01'	N45°55'12"W	21.22'
C3	23.57'	15.00'	090°02'53"	15.01'	S45°55'12"E	21.22'
C4	23.55'	15.00'	089°57'07"	14.99'	N44°04'48"E	21.20'
C5	34.60'	50.00'	039°38'46"	18.02'	S69°13'58"W	33.91'
C6	226.28'	50.00'	259°17'32"	60.34'	S00°56'39"E	77.00'
C7	34.60'	50.00'	039°38'46"	18.02'	N71°07'16"W	33.91'
C8	23.60'	15.00'	090°08'36"	15.04'	S44°10'32"W	21.24'
C9	23.52'	15.00'	089°51'24"	14.96'	N45°49'28"W	21.19'
C10	230.00'	173.00'	076°10'28"	135.59'	S52°57'19"E	213.43'
C11	317.29'	200.00'	090°53'47"	203.15'	N45°18'16"W	285.05'
C12	326.59'	227.00'	082°26'00"	198.84'	N49°32'10"W	299.14'
C13	44.27'	50.00'	050°43'44"	23.70'	S10°29'47"W	42.84'
C14	29.52'	50.00'	033°49'29"	15.20'	N25°13'54"W	29.09'
C15	225.19'	50.01'	258°00'18"	61.75'	N86°51'30"E	77.73'
C16	172.25'	173.00'	057°02'47"	94.02'	N60°43'27"E	165.22'
C17	199.13'	200.00'	057°02'47"	108.70'	S60°43'27"W	191.01'
C18	226.01'	227.00'	057°02'47"	123.37'	N60°43'27"E	216.79'
C19	23.56'	15.00'	090°00'00"	15.00'	N12°47'57"W	21.21'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C20	23.56'	15.00'	090°00'00"	15.00'	N77°12'03"E	21.21'
C21	69.41'	647.00'	006°08'47"	34.74'	S60°52'20"E	69.37'
C22	69.42'	620.00'	006°24'55"	34.75'	S61°00'24"E	69.38'
C23	69.43'	593.00'	006°42'31"	34.76'	N61°09'12"W	69.39'
C24	81.62'	173.00'	027°01'59"	41.59'	N18°41'04"E	80.87'
C25	94.36'	200.00'	027°01'59"	48.08'	S18°41'04"W	93.49'
C26	107.10'	227.00'	027°01'59"	54.57'	N18°41'04"E	106.11'
C27	23.56'	15.00'	090°00'00"	15.00'	S50°10'04"W	21.21'
C28	23.56'	15.00'	090°00'00"	15.00'	S39°49'56"E	21.21'
C29	23.56'	15.00'	090°00'00"	15.00'	N50°10'04"E	21.21'
C30	23.56'	15.00'	090°00'00"	15.00'	S39°49'56"E	21.21'
C31	23.56'	15.00'	090°00'00"	15.00'	S50°10'04"W	21.21'
C32	23.56'	15.00'	090°00'00"	15.00'	N39°49'56"W	21.21'
C33	81.62'	173.00'	027°01'59"	41.59'	N18°41'04"E	80.87'
C34	94.36'	200.00'	027°01'59"	48.08'	N18°41'04"E	93.49'
C35	107.10'	227.00'	027°01'59"	54.57'	N18°41'04"E	106.11'
C36	394.60'	398.00'	056°48'25"	215.23'	N60°36'16"E	378.64'
C37	422.09'	425.00'	056°54'11"	230.29'	N60°39'09"E	404.95'
C38	448.90'	452.00'	056°54'11"	244.92'	N60°39'09"E	430.68'

Witness my signature this ____ day of _____, 202__.

Signature _____

Kevin W. Rowland - Professional Surveyor - Indiana - # LS29600015

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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

PRELIMINARY PLAT

Checked: _____ Date: _____

FINAL PLAT

Checked: _____ Date: _____

RECORDING

Checked: _____ Date: _____

Drawn: CH

Scale: 1"=200'

Date: 08/16/22

Project: 21270-S1

Sheet 1 of 5

RIVENDELL, SECTION 1 - FINAL PLAT

PART OF THE NE 1/4, SEC. 18-T17N-R6E
HANCOCK COUNTY, INDIANA

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

SEE PAGE 2 FOR CONTINUATION



LEGEND

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

Witness my signature this ____ day of _____, 202__.

Signature _____

Kevin W. Rowland - Professional Surveyor - Indiana - # LS29600015



PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: CH
Checked: _____ Date: _____	Checked: _____ Date: _____	Checked: _____ Date: _____	Scale: 1"=60'
			Date: 08/16/2022
			Project: 21270-S1
			Sheet 4 of 5

THIS INSTRUMENT PREPARED BY:

BANNING
ENGINEERING
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BANNING ENGINEERING, PC
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THIS INSTRUMENT PREPARED FOR:
PREMIER LAND COMPANY II, LLC
C/O RICHARD HENDERSOIN
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256

RIVENDELL, SECTION 1 - FINAL PLAT

PART OF THE NE 1/4, SEC. 18-T17N-R6E
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 Northeast Quarter of Section 18, Township 17 North, Range 6 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

Land Description Rivendell, Section 1

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that 155.296-acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering project number 21270 (all references to monuments and course herein are as shown on said plat of survey) described as follows:

BEGINNING at a Harrison Monument marking the Northeast corner of said Northeast Quarter of Section 18; thence South 00 degrees 12 minutes 50 seconds West along the east line of said Northeast Quarter 1093.14 feet to a mag nail with washer stamped "Banning Eng Firm #0060"; thence South 88 degrees 26 minutes 48 seconds West 183.94 feet to a 5/8 inch rebar with cap stamped "Banning Eng Firm #0060" (hereinafter referred to as capped rebar); thence South 89 degrees 06 minutes 14 seconds West 85.00 feet to a capped rebar; thence South 78 degrees 26 minutes 37 seconds West 86.49 feet to a capped rebar; thence South 89 degrees 06 minutes 14 seconds West 335.00 feet to a capped rebar; thence North 79 degrees 17 minutes 42 seconds West 151.59 feet to a capped rebar; thence North 57 degrees 47 minutes 57 seconds West 60.23 feet to a capped rebar; thence South 32 degrees 12 minutes 03 seconds West 595.74 feet to a capped rebar; thence South 22 degrees 42 minutes 45 seconds West 67.57 feet to a capped rebar; thence South 05 degrees 10 minutes 04 seconds West 160.00 feet to a capped rebar; thence North 84 degrees 49 minutes 56 seconds West 708.00 feet to a capped rebar; thence North 05 degrees 10 minutes 04 seconds East 153.50 feet to a capped rebar; thence North 84 degrees 49 minutes 56 seconds West 118.99 feet to the center of Stansbury Ditch, (the following Seven (7) calls are along the centerline thereof); 1) thence North 06 degrees 20 minutes 38 seconds East 43.35 feet; 2) thence North 05 degrees 34 minutes 10 seconds East 720.11 feet; 3) thence North 22 degrees 58 minutes 22 seconds East 29.36 feet; 4) thence North 57 degrees 49 minutes 40 seconds East 528.60 feet; 5) thence North 47 degrees 06 minutes 03 seconds East 91.82 feet; 6) thence North 40 degrees 19 minutes 14 seconds East 117.79 feet; 7) thence North 36 degrees 23 minutes 04 seconds East 94.69 feet; thence North 00 degrees 08 minutes 15 seconds East 251.16 feet to a mag nail with washer stamped "Banning Eng Firm #0060" on the north line of said Northeast Quarter; thence North 89 degrees 28 minutes 25 seconds East 1,326.55 feet to the POINT OF BEGINNING, containing 55.191 acres, more or less.

This subdivision consists of 88 lots numbered 63 through 83, 177 through 233, 250 through 275, and 4 Common Area labeled "A" through "D". 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__.

Kevin W. Rowland
#LS29600015 - State of Indiana

ACCEPTANCE OF DEED OF DEDICATION
I, the undersigned Gary Durack, (Durack Farms, LLC), owner of the real estate described in Instrument Numbers 100012943, 201609525 & 140005905 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 Rivendell, Section 1, 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.

Bulk Standards Data Table	
Development Standards for Area A - 80' Wide	
Maximum Number of Lots - 213 Lots	
Minimum Lot Area	12,000 Square Feet
Minimum Lot Width at Building Line	80 feet
Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	15 feet
Maximum Lot Coverage	45%
Maximum Height- Principal	35 feet
Minimum Building Separation	15 feet
Minimum Livable Floor Area	2,100 sq. ft (single story) 2,400 sq. ft (multi-story)
Corner Lot Min. Front Yard Setback	25 feet
A. Applicable to secondary frontage of corner lots.	
B. Front elevation remains 30 feet	

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 RECORDED 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

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.

CERTIFICATE OF OWNERSHIP

Gary Durack (owner of Durack Farms, 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 Mark Todd Roberts 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 10.195 acres and 5,495 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 Rivendell 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 ____ lineal 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 Kevin W. Rowland, 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. Kevin W. Rowland.



PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: CH
Checked: _____ Date: _____	Checked: _____ Date: _____	Checked: _____ Date: _____	Scale: N/A
			Date: 08/16/2022
			Project: 21270-S1
			Sheet 5 of 5