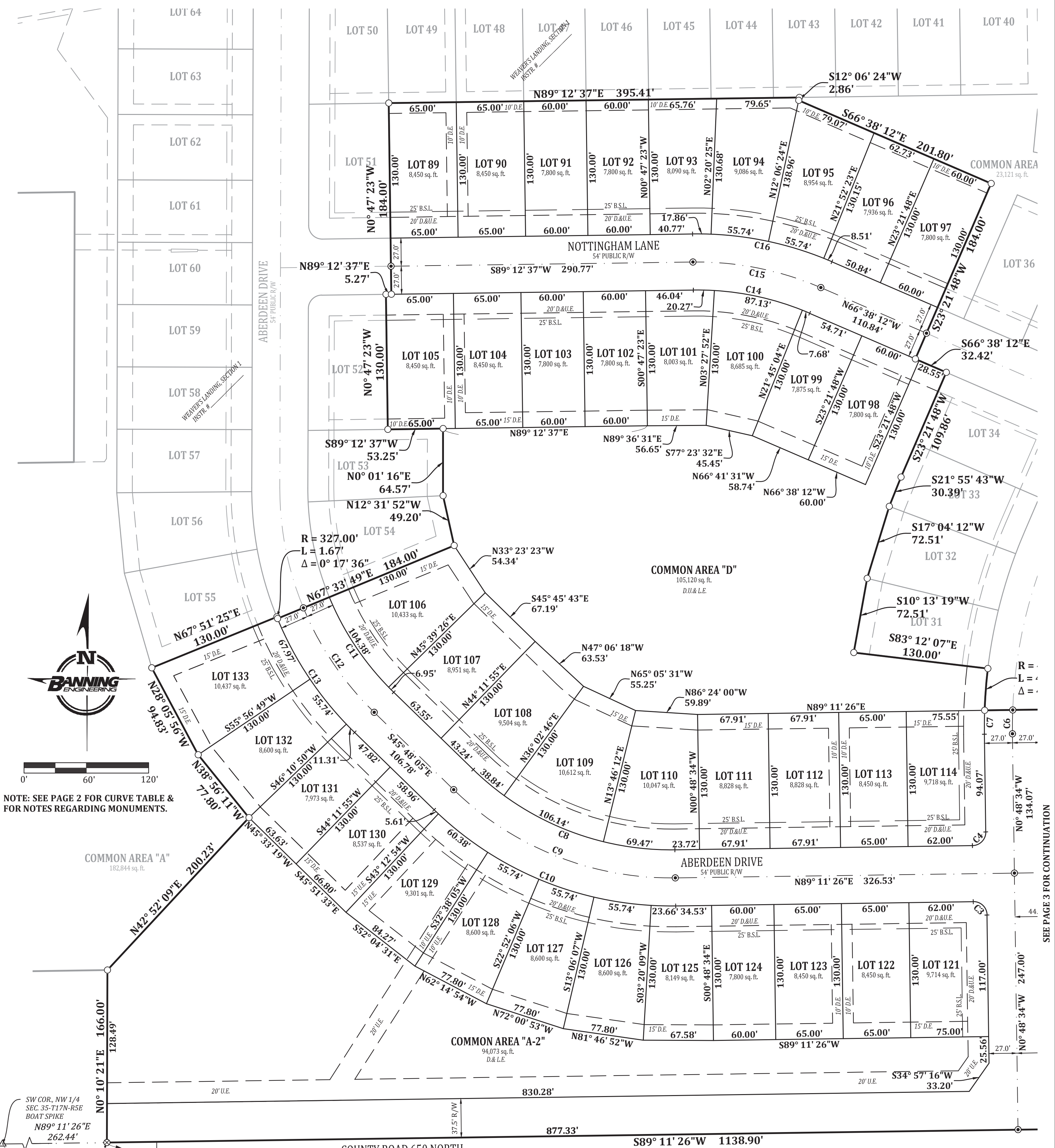


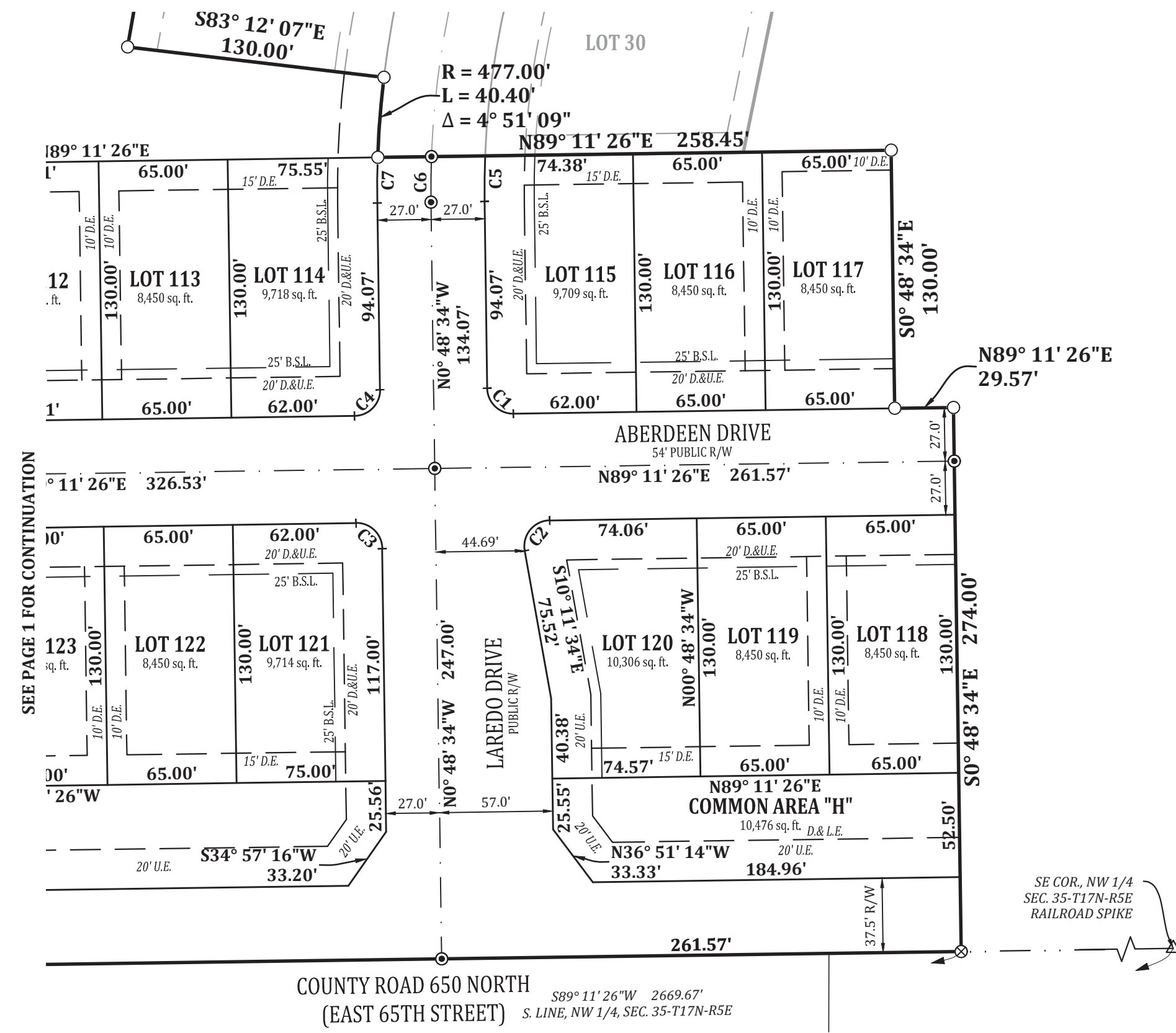
WEAVER'S LANDING, SECTION 2 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA



WEAVER'S LANDING, SECTION 2 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA



NOTE: SEE PAGE 2 FOR CURVE TABLE & FOR NOTES REGARDING MONUMENTS.

LEGEND

- D. - DRAINAGE
- U. - UTILITY
- L. - LANDSCAPE
- E. - EASEMENT
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- sq. ft. - SQUARE FEET
- ⊗ - MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

WEAVER'S LANDING, SECTION 2 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E
HANCOCK COUNTY, INDIANA

I, the undersigned Professional Surveyor, hereby certify that the included plat correctly represents a subdivision of a part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, said part more particularly described as follows:

LAND DESCRIPTION

Part of the South Half of the Northwest Quarter of Section 35, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being a part of that land shown on the plat of the ALTA/NSPS Land Title Survey of said land certified by Brian L. Haggard, P.S. #LS2980001 on June 12, 2018 as Banning Engineering's project number 18003 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

North Tract

Commencing at a mag nail with washer stamped "Banning Eng. Firm #0060" marking the northwest corner of said South Half; thence North 89 degrees 12 minutes 37 seconds East along the north line of said South Half and the north line of Weaver's Landing, Section 1, per plat thereof recorded in Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana 1470.41 feet to the northeast corner of said Weaver's Landing, Section 1 and the POINT OF BEGINNING; thence continue North 89 degrees 12 minutes 37 seconds East along the north line of said South Half 1,198.45 feet to the northeast corner of said South Half; thence South 00 degrees 08 minutes 17 seconds West along the east line of said South Half 415.88 feet; thence South 89 degrees 11 minutes 26 seconds West 627.68 feet; thence North 00 degrees 48 minutes 34 seconds West 9.00 feet; thence South 89 degrees 11 minutes 26 seconds West 130.00 feet; thence South 00 degrees 48 minutes 34 seconds East 185.00 feet; thence South 89 degrees 11 minutes 26 seconds West 319.83 feet; thence North 86 degrees 28 minutes 01 seconds West 53.55 feet; thence North 69 degrees 06 minutes 47 seconds West 55.38 feet; thence North 66 degrees 38 minutes 12 seconds West 65.00 feet to the easterly line of said Weaver's Landing, Section 1; thence the following nine (9) calls along said easterly line: 1) North 23 degrees 21 minutes 48 seconds East 10.28 feet; 2) North 69 degrees 30 minutes 21 seconds West 130.76 feet to the beginning of a non-tangent curve to the left having a radius of 477.00 feet and a central angle of 06 degrees 41 minutes 15 seconds, the radius point of which bears North 69 degrees 30 minutes 21 seconds West; 3) northeasterly along the arc of said curve 55.68 feet to a point which bears South 76 degrees 11 minutes 36 seconds East from said radius point; 4) South 76 degrees 11 minutes 36 seconds East 130.00 feet; 5) North 10 degrees 22 minutes 57 seconds East 72.51 feet; 6) North 03 degrees 35 minutes 37 seconds East 72.51 feet; 7) North 00 degrees 47 minutes 23 seconds West 136.65 feet; 8) North 89 degrees 12 minutes 37 seconds East 5.00 feet; 9) North 00 degrees 47 minutes 23 seconds West 184.00 feet to the POINT OF BEGINNING, containing 13.439 acres, more or less.

South Tract

Commencing at a boat spike marking the southwest corner of said Northwest Quarter; thence North 89 degrees 11 minutes 26 seconds East along the south line thereof 262.44 feet to a mag nail with washer stamped "Banning Eng. Firm #0060" marking the southeast corner of the land of Klapak as described in Instrument Number 201702494 in said recorder's office and the POINT OF BEGINNING; thence North 00 degrees 10 minutes 21 seconds East along the east line of said land of Klapak 166.00 feet to a 5/8 inch rebar with cap stamped "CL2LS Firm 0035" marking the southeast corner of Common Area "A" in said Weaver's Landing, Section 1; thence the following twenty-four (24) calls along the southerly lines of said Weaver's Landing, Section 1: 1) North 42 degrees 52 minutes 09 seconds East 200.23 feet; 2) North 38 degrees 56 minutes 11 seconds West 77.80 feet; 3) North 28 degrees 05 minutes 56 seconds West 94.83 feet; 4) North 67 degrees 51 minutes 25 seconds East 130.00 feet to the beginning of a non-tangent curve to the left having a radius of 327.00 feet and a central angle of 00 degrees 17 minutes 36 seconds, the radius point of which bears North 67 degrees 51 minutes 25 seconds East; 5) southeasterly along the arc of said curve 1.67 feet to a point which bears South 67 degrees 33 minutes 49 seconds West from said radius point; 6) North 67 degrees 33 minutes 49 seconds East 184.00 feet; 7) North 12 degrees 31 minutes 52 seconds West 49.20 feet; 8) North 00 degrees 01 minute 16 seconds East 64.57 feet; 9) South 89 degrees 12 minutes 37 seconds West 53.25 feet; 10) North 00 degrees 47 minutes 23 seconds West 130.00 feet; 11) North 89 degrees 12 minutes 37 seconds East 5.27 feet; 12) North 00 degrees 47 minutes 23 seconds West 184.00 feet; 13) North 89 degrees 12 minutes 37 seconds East 395.41 feet; 14) South 12 degrees 06 minutes 24 seconds West 2.86 feet; 15) South 66 degrees 38 minutes 12 seconds East 201.80 feet; 16) South 23 degrees 21 minutes 48 seconds West 109.86 feet; 17) South 66 degrees 38 minutes 12 seconds East 32.42 feet; 18) South 23 degrees 21 minutes 48 seconds West 72.51 feet; 19) South 10 degrees 13 minutes 19 seconds West 72.51 feet; 20) South 83 degrees 12 minutes 07 seconds East 130.00 feet to the beginning of a non-tangent curve to the left having a radius of 477.00 feet and a central angle of 04 degrees 51 minutes 09 seconds, the radius point of which bears South 83 degrees 12 minutes 07 seconds East; 23) southerly along the arc of said curve 40.40 feet to a point which bears North 88 degrees 03 minutes 16 seconds West from said radius point; 24) North 89 degrees 11 minutes 26 seconds East 258.45 feet; thence South 00 degrees 48 minutes 34 seconds East 130.00 feet; thence North 89 degrees 11 minutes 26 seconds East 29.57 feet; thence South 00 degrees 48 minutes 34 seconds East 274.00 feet to the south line of said Northwest Quarter; thence South 89 degrees 11 minutes 26 seconds West along said south line 1,138.90 feet to the POINT OF BEGINNING, containing 17.258 acres, more or less.

This subdivision consists of 69 lots numbered 65-133 (all inclusive) and 4 Common Areas labeled "A", "D", "E" and "G". 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____.

Brian L. Haggard
State of Indiana

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Weaver's Landing Partners, LLC, owners of the real estate described in Instrument # _____ 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 Weaver's Landing, Section 2. 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.

CERTIFICATE OF OWNERSHIP

Weaver's Landing Partners, 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 _____
Mark Todd Roberts, Member
Weaver's Landing Partners, LLC

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 _____

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:

Devin L. Stetter _____ John F. Price _____

NOTES:

- 1) Cross-reference is hereby made to a Boundary 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 4.577 acres and 2891 lineal feet as measured along the centerline of the road.
- 3) The subject tract is zoned Weaver's Landing PUD Ordinance No. 091118A.

- 4) Per the Flood Insurance Rate Map (FIRM) for Hancock County, Indiana, community panel 18059C0018D, revised date December 4, 2007, Federal Emergency Management Agency, National Flood Insurance Program a portion of this property does lie within the boundary of a special flood hazard area. The accuracy of any flood hazard statement and the plotting of its limits is subject to map scale uncertainty. Per a Letter of Map Revision determination document, FEMA case # _____ dated _____, portions of this subdivision have been removed from the special flood hazard area.

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

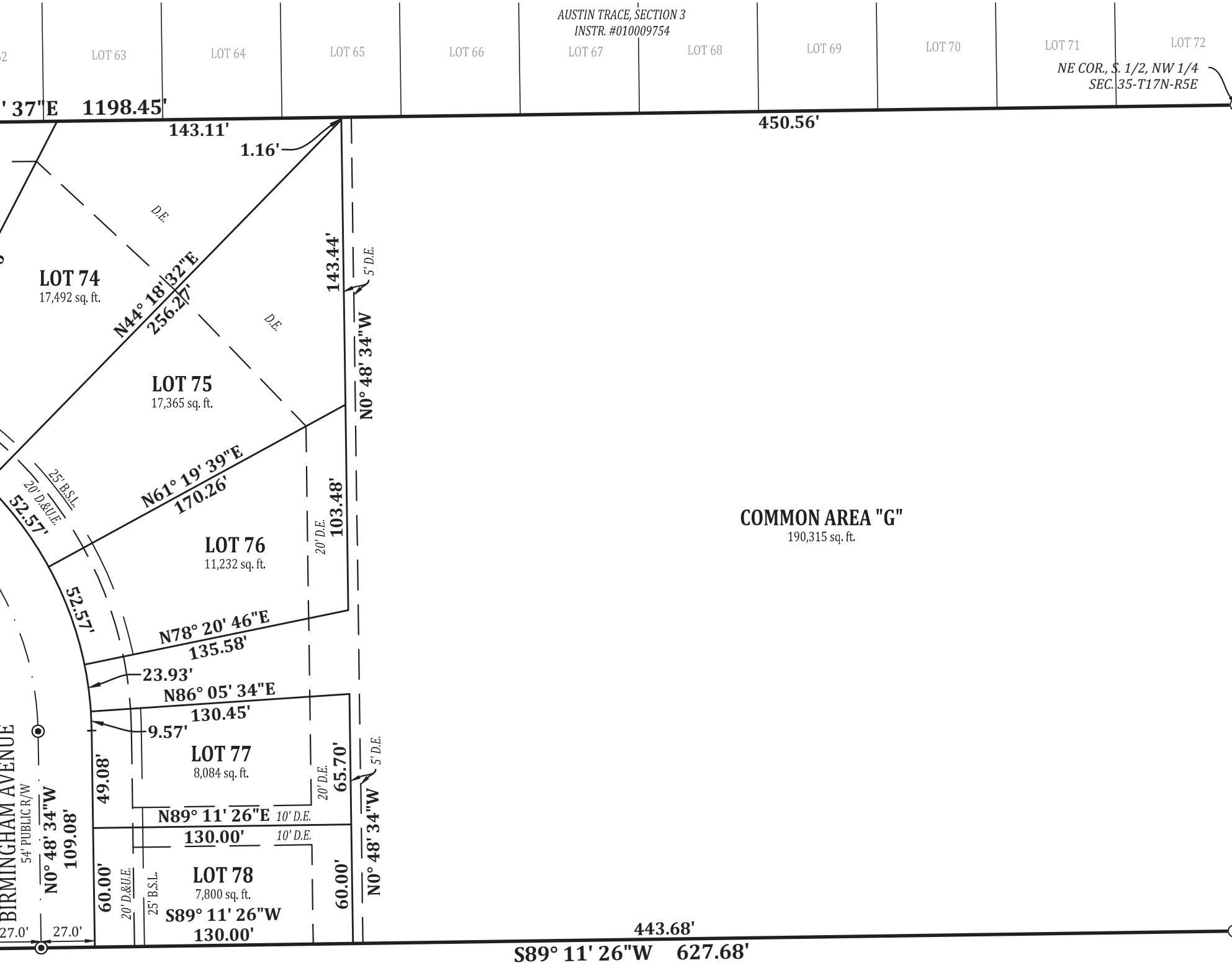
DRAINAGE COVENANT

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.

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. Brian L. Haggard

MINIMUM REQUIREMENTS	
Minimum Lot Area	7,800 square feet
Minimum Lot Width at Building Line	60'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	6'
Aggregate Side Yard Setback	15'
Minimum Rear Yard Setback	25'
Minimum Livable Floor Area	1,600 square feet (single story) 1,900 square feet (multi-story)
Maximum Lot Coverage	40%
Maximum Height - Principal	35'



NOTE: SEE PAGE 2 FOR CURVE TABLE & FOR NOTES REGARDING MONUMENTS.

LEGEND

- D. - DRAINAGE
- U. - UTILITY
- L. - LANDSCAPE
- E. - EASEMENT
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- sq. ft. - SQUARE FEET
- ⊗ - MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET OR FOUND

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

Signature _____
Brian L. Haggard - Professional Surveyor - Indiana - # LS2980001

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

Revisions	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
	Checked:	Date:	Checked:	Date:	Checked:	Date:	
							Scale: 1"=60'
							Date: 10/07/19
							Project: 18003P
							Sheet 3 of 4

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

Revisions	PRELIMINARY PLAT		FINAL PLAT		RECORDING		Drawn: DM
	Checked:	Date:	Checked:	Date:	Checked:	Date:	
							Scale: NA
							Date: 10/07/19
							Project: 18003P
							Sheet 4 of 4