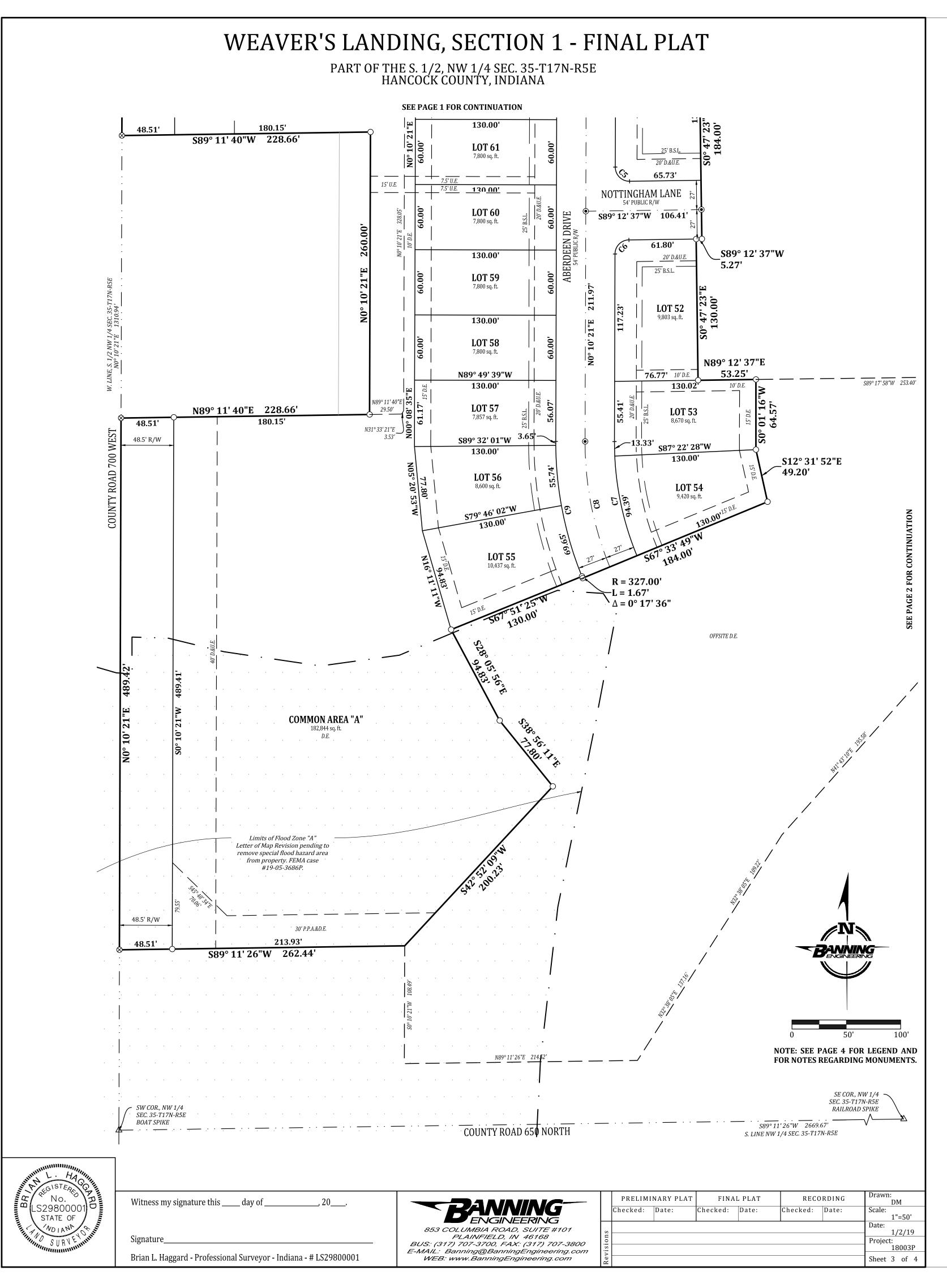


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WEAVER'S LANDING, SECTION 1 - FINAL PLAT

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:

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 the Boundary Surveys of record, recorded as Instrument Number 201911628 and Instrument Number 201911629 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. 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

LAND DESCRIPTION That portion 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 described as follows: BEGINNING at a mag nail with washer stamped "Banning Eng. Firm #0060" marking the southwest corner of Austin Trace, Section 2 as per plat thereof recorded as Instrument Number 010000799 in the Office of the Recorder of Hancock County, Indiana, also being the northwest corner of said South Half of the Northwest Quarter: thence North 89 degrees 12 minutes 37 seconds East along the north line thereof 1,470.41 feet; thence South 00 degrees 47 minutes 23 seconds East 184.00 feet; thence South 89 degrees 12 minutes 37 seconds West 5.00 feet; thence South 00 degrees 47 minutes 23 seconds East 136.65 feet; thence South 03 degrees 35 minutes 37 seconds West 72.51 feet; thence South 10 degrees 22 minutes 57 seconds West 72.51 feet; thence North 76 degrees 11 minutes 36 seconds West 130.00 feet to the beginning of a non-tangent curve to the right 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 76 degrees 11 minutes 36 seconds West; thence southwesterly along the arc of said curve 55.68 feet to a point which bears South 69 degrees 30 minutes 21 seconds East from said radius point; thence South 69 degrees 30 minutes 21 seconds East 130.76 feet; thence South 23 degrees 21 minutes 48 seconds West 269.28 feet; thence South 22 degrees 28 minutes 54 seconds West 57.65 feet; thence South 11 degrees 29 minutes 27 seconds West 77.69 feet; thence South 89 degrees 11 minutes 26 seconds West 184.07 feet to the beginning of a non-tangent curve to the right 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 88 degrees 03 minutes 16 seconds East; thence northeasterly along the arc of said curve 40.40 feet to a point which bears North 83 degrees 12 minutes 07 seconds West from said radius point; thence North 83 degrees 12 minutes 07 seconds West 130.00 feet; thence North 10 degrees 13 minutes 19 seconds East 72.51 feet; thence North 17 degrees 04 minutes 12 seconds East 72.51 feet; thence North 21 degrees 55 minutes 43 seconds East 30.39 feet; thence North 23 degrees 21 minutes 48 seconds East 109.86 feet; thence North 66 degrees 38 minutes 12 seconds West 32.42 feet; thence North 23 degrees 21 minutes 48 seconds East 184.00 feet; thence North 66 degrees 38 minutes 12 seconds West 201.80 feet; thence North 12 degrees 06 minutes 24 seconds East 2.86 feet; thence South 89 degrees 12 minutes 37 seconds West 395.41 feet; thence South 00 degrees 47 minutes 23 seconds East 184.00 feet; thence South 89 degrees 12 minutes 37 seconds West 5.27 feet; thence South 00 degrees 47 minutes 23 seconds East 130.00 feet; thence North 89 degrees 12 minutes 37 seconds East 53.25 feet; thence South 00 degrees 01 minute 16 seconds West 64.57 feet; thence South 12 degrees 31 minutes 52 seconds East 49.20 feet; thence South 67 degrees 33 minutes 49 seconds West 184.00 feet; to the beginning of a non-tangent curve to the right 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 33 minutes 49 seconds East; thence northwesterly along the arc of said curve 1.67 feet to a point which bears South 67 degrees 51 minutes 25 seconds West from said radius point; thence South 67 degrees 51 minutes 25 seconds West 130.00 feet; thence South 28 degrees 05 minutes 56 seconds East 94.83 feet; thence South 38 degrees 56 minutes 11 seconds East 77.80 feet; thence South 42 degrees 52 minutes 09 seconds West 200.23 feet to the northeast corner of the land of Maxwell Klapak as described in Instrument Number 201702494 in said county records; thence South 89 degrees 11 minutes 26 seconds West along the north line of said land 262.44 feet to the west line of said South Half of the Northwest Quarter; thence North 00 degrees 10 minutes 21 seconds East 489.42 feet to the southwest corner of the land of Robert Scott as described in Instrument Number 73-6297 in said county records; thence North 89 degrees 11 minutes 40 seconds East along the south line and the easterly prolongation thereof 228.66 feet to the southeast corner of the land of Scott as described in Instrument Number 201901383 in said county records; thence North 00 degrees 10 minutes 21 seconds East along the east line thereof 260.00 feet; thence South 89 degrees 11 minutes 40 seconds West along the north line and the westerly prolongation thereof 228.66 feet to the west line of said South Half of the Northwest Quarter; thence North 00 degrees 10 minutes 21 seconds East along said west line 395.52 feet to the POINT OF BEGINNING, 22.615 acres, more or less. This subdivision consists of 64 lots numbered 1-64 (all inclusive) and 3 Common Areas labeled "A", "B" and "C". 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 _ Brian L. Haggard #LS29800001 - State of Indiana ACCEPTANCE OF DEED OF DEDICATION We, the undersigned Weavers Landing Partners, LLC, owners of the real estate described in Instrument #201901381 and Instrument #201901382 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. Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8-inch in inside

This subdivision shall be known and designated as Weaver's Landing, Section 1. All streets shown and not heretofore dedicated are hereby dedicated to the public.

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 3,505 linear feet of open ditches and 4,622 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

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.

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 Aggregate Side Yard Setback 15' Minimum Rear Yard Setback Minimum Livable Floor Area 1,600 square feet (single story) 1,900 square feet (multi-story) Maximum Lot Coverage 40% Maximum Height - Principal 35'

LEGEND



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 MAG NAIL WITH WASHER STAMPED "BANNING ENG FIRM #0060" SET FLUSH, UNLESS OTHERWISE NOTED.

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

Curv

C1

C1

The Homeowner's Association for Weaver's Landing shall be responsible for snow removal of all internal streets

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure

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

diameter shall be the responsibility of the property owner or homeowner association.

Curve Table											
ve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance					
1	39.69'	25.00'	90°57'44"	25.42'	S45°18'31"E	35.65'					
2	38.85'	25.00'	89°02'16"	24.58'	S44°41'29"W	35.06'					
3	20.64'	13.00'	90°57'44"	13.22'	N45°18'31"W	18.54'					
4	20.20'	13.00'	89°02'16"	12.78'	S44°41'29"W	18.23'					
5	20.64'	13.00'	90°57'44"	13.22'	S45°18'31"E	18.54'					
6	20.20'	13.00'	89°02'16"	12.78'	S44°41'29"W	18.23'					
7	107.73'	273.00'	22°36'32"	54.57'	S11°07'55"E	107.03'					
8	118.38'	300.00'	22°36'32"	59.97'	S11°07'55"E	117.61'					
9	129.03'	327.00'	22°36'32"	65.37'	S11°07'55"E	128.20'					
10	20.42'	13.00'	90°00'00"	13.00'	N44°12'37"E	18.38'					
11	20.42'	13.00'	90°00'00"	13.00'	S45°47'23"E	18.38'					
12	20.42'	13.00'	90°00'00"	13.00'	S44°12'37"W	18.38'					
		•	•	•	•	•					

Curve Table										
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance				
C13	20.42'	13.00'	90°00'00"	13.00'	N45°47'23"W	18.38'				
C14	178.32'	423.00'	24°09'11"	90.50'	N11°17'13"E	177.00'				
C15	189.70'	450.00'	24°09'11"	96.28'	N11°17'13"E	188.30'				
C16	201.08'	477.00'	24°09'11"	102.06'	N11°17'13"E	199.59'				
C17	20.42'	13.00'	90°00'00"	13.00'	N68°21'48"E	18.38'				
C18	20.42'	13.00'	90°00'00"	13.00'	S21°38'12"E	18.38'				
C19	20.42'	13.00'	90°00'00"	13.00'	S68°21'48"W	18.38'				
C20	20.42'	13.00'	90°00'00"	13.00'	N21°38'12"W	18.38'				
C21	155.52'	423.00'	21°03'57"	78.65'	S12°49'50"W	154.65'				
C22	166.92'	450.00'	21°15'08"	84.43'	S12°44'14"W	165.96'				
C23	178.31'	477.00'	21°25'04"	90.21'	S12°39'16"W	177.27'				

