



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-20-003

Title: Pine Vail Estates Planned-Unit Development (PUD)

Meeting Date: this zoning petition is currently scheduled to be heard at the February 18th Plan Commission meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".

Pine Vail Estates

Statement of Intent:

Pine Vail Estates is a proposed Single Family Residential subdivision located on the East side of CR 700 West bordered by metes and bounds residential to the North, Villages at Brookside on the East and agricultural uses to the South. We are proposing a residential PUD Zoning application consisting of 78 lots on approximately 39.6 acres. The site is bisected by Middle Fork Creek/ William Morrison Legal Drain. The main entrance to the neighborhood will be on CR 700 West and align with the entrance to Persimmon Creek, a secondary access point will be provided through the existing stub street "Hidden Meadows Pass" in Villages at Brookside and a future stub street connection will be provided to the South.

ORDINANCE NO. _____

ORDINANCE AMENDING ORDINANCE NO. 121410, THE ZONING ORDINANCE
FOR THE TOWN OF MCCORDSVILLE, INDIANA

WHEREAS, the Town Council of the Town of McCordsville, Indiana, has heretofore adopted Ordinance No. 121410 as the Zoning Ordinance; and

WHEREAS, the Town Council of McCordsville, Indiana has, after a public hearing was held on _____, 2020, received a _____ recommendation from the McCordsville Advisory Plan Commission requesting an amendment to the Zoning Ordinance in order to adopt the Pine Vail Estates Planned-Unit Development (PUD) Ordinance.

THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Indiana that Ordinance No. 121410 is hereby amended as follows:

Section 1. The real estate more particularly described in the attached “Exhibit A” (the “Real Estate”) is hereby zoned to the PUD designation. The Development and Architectural standards set forth in this Ordinance shall govern the development of the Real Estate, and these standards shall replace all other standards set forth in the Town of McCordsville Zoning and Subdivision Control Ordinances, as amended. Where this Ordinance is silent regarding standards other than Development and Architectural standards, the standards from the McCordsville Zoning and Subdivision Control Ordinances, dated January 2011, as amended, applicable to R3 Zoning, shall apply.

Section 2. Permitted Uses. The permitted uses, as defined by the McCordsville Zoning and Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

Permitted Primary Uses:

Single-Family residential dwellings

Permitted Accessory Uses, Incidental Uses, and Structures:

Those permitted pursuant to the Town Ordinance

Permitted Temporary Uses:

Those permitted pursuant to the Town’s Zoning Ordinance

Section 3. Development Standards. Pine Vail Estates will be planned as a single family residential community as depicted on the Preliminary Planned Unit Development Plan attached hereto as “Exhibit B” with the following standards:

A. Lot and Yard Standards:

- | | |
|---------------------------------------|---|
| 1. Maximum Number of Lots | 78 Lots |
| 2. Minimum Lot Area | 10,400 Square Feet |
| 3. Minimum Lot Width at Building Line | 75 feet |
| 4. Minimum Front Yard Setback | 25 feet |
| 5. Minimum Side Yard Setback | 6 feet |
| 6. Minimum Rear Yard Setback | 25 feet |
| 7. Minimum Livable Floor Area | 1,800 square feet (single story) 2,000 square feet (multi-story) |
| 8. Maximum Lot Coverage | 45% |
| 9. Maximum Height-Principal | 35 feet |

The Pine Vail Estates PUD will provide a minimum of 25% open space as defined on the PUD development plan and shall contain the required drainage facilities as part of the open space calculation. The gross density for the Pine Vail Estates PUD will not exceed 2 units per acre.

B. Architectural Standards:

The Architectural Standards for the Real Estate are attached as “Exhibit C”. The Architectural Review Committee may approve elevations that do not meet the architectural requirements outlined in “Exhibit C” if the standards conflict with a historical architectural style.

C. Perimeter Landscaping Standards:

1. A Landscape buffer shall be provided along the right of way of CR 700 West. Said buffer shall consist of the following per 100 feet of frontage:
 - a. Three (3) deciduous shade trees with a minimum 2” caliper.
 - b. Three (3) evergreen trees 6’ in height
 - c. One (1) ornamental tree with a minimum 2” caliper.
 - d. Six (6) shrubs.
 - e. 3’-5’ high mounding shall be installed along the frontage of CR 700 West north of the entrance.
2. A decorative fountain will be installed in the pond located at the entrance to the neighborhood.

D. Tree Conservation Area:

The Tree Conservation area shall be established as shown on “Exhibit D”. Within the tree conservation area no trees with a diameter at breast height (DBH) in excess of six inches or

more shall be removed unless the tree is damaged, diseased, an invasive species, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency, or (2) to accommodate the installation of drainage improvements.

E. Multi-Use Paths:

The Developer will install an 8' wide asphalt path along the project frontage of CR 700 West.

F. Lighting, Parking, Pedestrian Accessibility and Signage:

Standards of the Town's Zoning and Subdivision Control Ordinance regarding Lighting, Parking, Pedestrian Accessibility, and Signage applicable to R3 Zoning shall be applicable to the Real Estate with the following exceptions:

1. Primary Monuments: The developer shall install entry monumentation per the attached concept shown on "Exhibit E" at the entrance on CR 700 West
2. Secondary Monument: A secondary monument column will be installed at the stub street connection with Villages at Brookside for internal identification per the attached concept shown on "Exhibit F"

G. Model Home:

The model home constructed for Pine Vail Estates shall be one of the four largest square footage floor plans offered by the builder at the time the model home permit is issued. If the builder constructs more than one model there is no restriction on the size of the second model so long as the first model complies with the above requirement.

H. Anti-Monotony Standards:

The Pine Vail Estates development shall not construct homes in violation of the standards attached as "Exhibit G"

Section 4. This Ordinance shall remain in full force and effect from and after its passage and posting as required by the law within the Town of McCordsville, Indiana.

Section 5. Introduced and filed on the ____ day of _____, 2020. A motion to consider on the first reading on the day of introduction was offered and sustained by a vote of ____ in favor and ____ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this ____ day of _____, 2020 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of ____ in favor and ____ opposed.

TOWN OF McCORDSVILLE, INDIANA, BY ITS TOWN COUNCIL:

Voting Affirmative:

Larry Longman, President

Branden Williams

Tom Strayer

Barry Wood

Greg Brewer

Voting Opposed:

Larry Longman, President

Branden Williams

Tom Strayer

Barry Wood

Greg Brewer

ATTEST:

Cathy Gardner, Clerk-Treasurer

This instrument was prepared by Ronald R. Pritzke, Pritzke & Davis, LLP, 728 N. State St., P.O. Box 39, Greenfield, IN 46140

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. – Ronald R. Pritzke

“Exhibit A”

LEGAL DESCRIPTION

Pine Vail Estates – Overall Description

A part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said Quarter-Quarter Section; thence South 89 degrees 46 minutes 02 seconds East (assumed bearing), along the North line of said Quarter-Quarter Section, a distance of 1,333.90 feet to the Northeast corner thereof; thence South 01 degree 07 minutes 35 seconds West, along the East line of said Quarter-Quarter Section, a distance of 1,313.09 feet to the Southeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the South line of said Quarter-Quarter Section a distance of 1,118.78 feet to the Southeast corner of Kim Vail Minor Subdivision, recorded as Instrument Number 865914 in Plat Cabinet A, Slide 367 in the Office of the Hancock County Recorder; thence North 01 degree 07 minutes 11 seconds East, along the East line of said subdivision, a distance of 128.00 feet to the Northeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the North line of said subdivision, a distance of 215.00 feet to the West line of said Quarter-Quarter Section; thence North 01 degree 07 minutes 11 seconds East, along said West line, a distance of 1,186.74 feet to the Point of Beginning, Containing 39.596 acres, more or less.

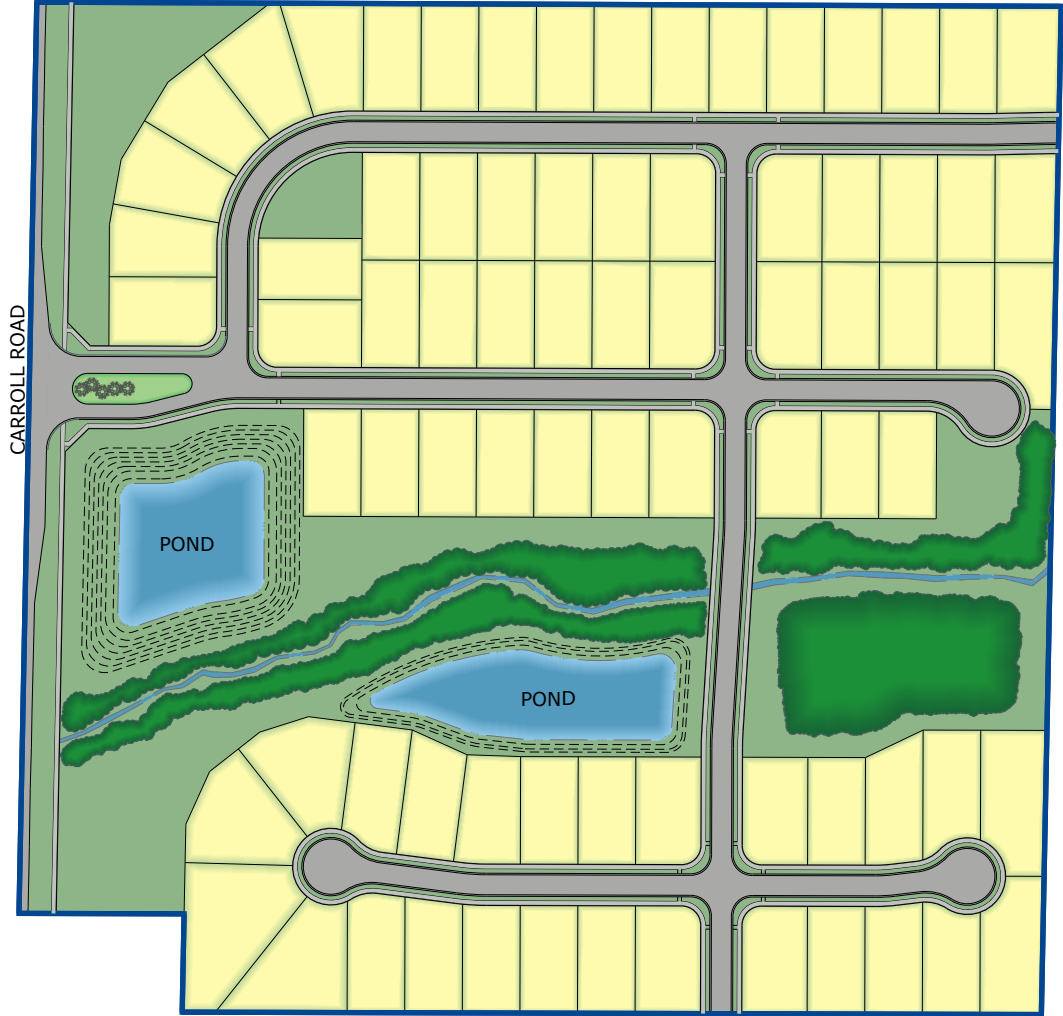
Concept Plan

39.596 ac±
TYPICAL LOT SIZE: 75' X 140'
COMMON AREA 11.7ac± (29.7%)
DENSITY: 1.97 u/a
TOTAL LOTS: 78

"Exhibit B"

Pine Vail Estates

McCordsville, IN



STOEPPELWERTH

January 10, 2020

"Exhibit C"

Pine Vail Estates Architectural Standards

All homes constructed in Pine Vail Estates shall have the following minimum standards:

1. Dimensional Shingles.
2. Main Roof pitch of 6:12 or greater, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if warranted by the home design/styling.
3. No vents or louvers discharging from the roof of the home will be visible from the front elevation unless they are painted to match a similar color of the roof.
4. All siding shall be brick, stone, wood, cement fiber board, stucco, or vinyl. Any vinyl siding shall have a minimum thickness of .044. All vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D33679 by the Vinyl Siding Institute through their Vinyl Siding Certification Program.
5. The front elevation of all homes shall contain a minimum of a 30" masonry wainscot. The Architectural Review Committee may approve a home with a lesser masonry if warranted by the home design/styling.
6. The side elevation of all residences that abut an internal street, identified on Exhibit C-1 shall also provide a minimum 30" masonry wainscot.
7. The front elevation of any one-story home shall contain a minimum of one (1) two-foot or greater step back and two ridgelines or one (1) gable.
8. The front elevation of any two-story home shall contain a minimum of one (1) two-foot or greater step back and two ridgelines or one (1) gable.
9. Minimum roof overhang of twelve (12) inches on all sides of a house as measured from the wall structure to the fascia board.
10. The rear elevation of homes on lots identified on Exhibit C-1 shall contain one (1) two-foot or greater step back and one (1) gable.
11. The rear elevation of homes on lots identified on Exhibit C-1 shall contain at least one (1) of the following (i) four sided 1st floor brick wrap, (ii) four sided brick wainscot wrap, (iii) screened-in porch, (iv) three season room, (v) morning room or (vi) covered porch.
12. There shall be not more than 10 percent of the same front elevation in the subdivision.
13. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
14. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
15. All ranch homes shall contain a minimum of one (1) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of two (2) windows. A window of at least 6 square feet shall count towards one window. 2 windows adjacent to each other shall be counted as 2 windows for the purposes of meeting the window count standard.
16. All two-story homes shall contain a minimum of two (2) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows. A window of at least 6 square feet shall count towards one window. 2

windows adjacent to each other shall be counted as 2 windows for the purposes of meeting the window count standard.

17. With the exception of large picture windows, casement windows and small accent windows, which do not open, all windows on a façade facing a public street shall have shutters, mullions, window grids or surrounded with 1x4 trim.
18. Unless adjacent to masonry wrap, all windows, doors and corners shall have a minimum nominal one inch by four inch wood or vinyl surround or shutters, decorative trim or headers.
19. All homes shall contain a minimum of a two car garage with a minimum width or depth of twenty (20) feet or shall incorporate additional interior garage storage space a minimum of 4'x4'.
20. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit C-2.
21. For any 3 car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
22. For front-loading garages the garage doors shall not comprise greater than 45 percent of the width of the front elevation for a two (2) car garage and 50 percent for a three (3) car garage.
23. All homes shall include mailboxes with uniform design.
24. All homes shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and eight (8) shrubs planted along the front foundation of the primary structure.
25. All lot fence construction shall be comprised of black coated chain link or black wrought iron or other similar appearing material such as extruded aluminum or composite material.

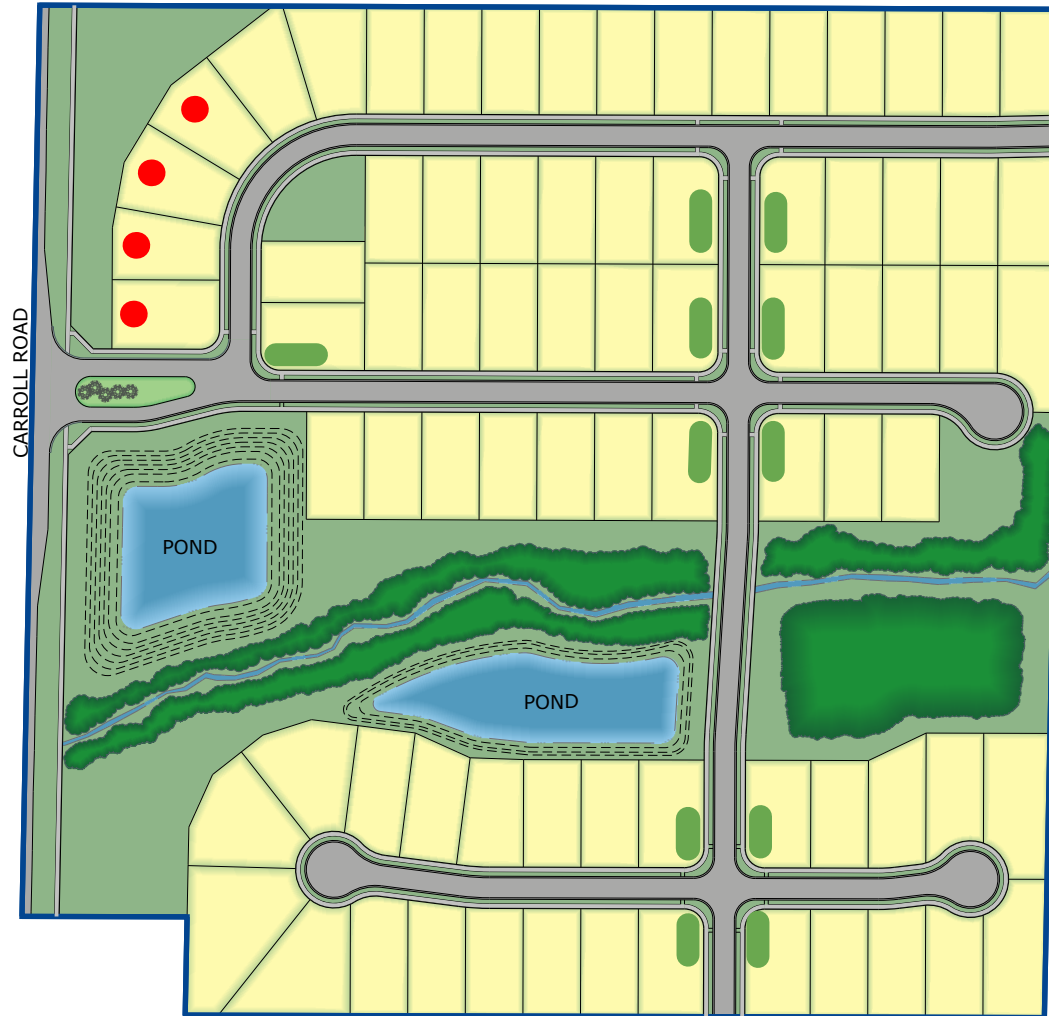
Concept Plan

39.596 ac±
TYPICAL LOT SIZE: 75' X 140'
COMMON AREA 11.7ac± (29.7%)
DENSITY: 1.97 u/a
TOTAL LOTS: 78

"Exhibit C-1"

Pine Vail Estates

McCordsville, IN



● Rear Facade Treatment

■ Corner Lot Treatment



STOEPPELWERTH

January 10, 2020

Exhibit C-2



“Exhibit E”

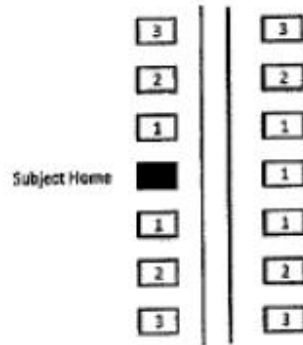
Primary Monuments

“Exhibit F”

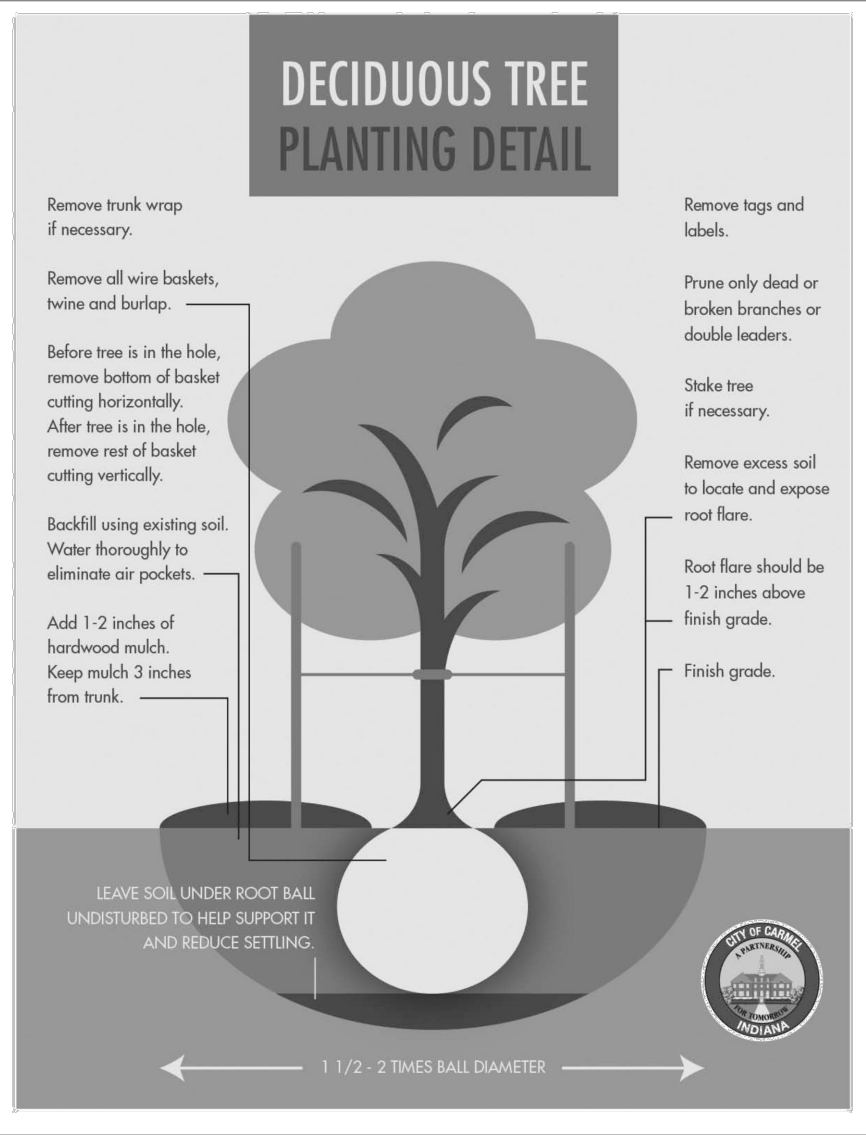
Secondary Monument

“Exhibit G”

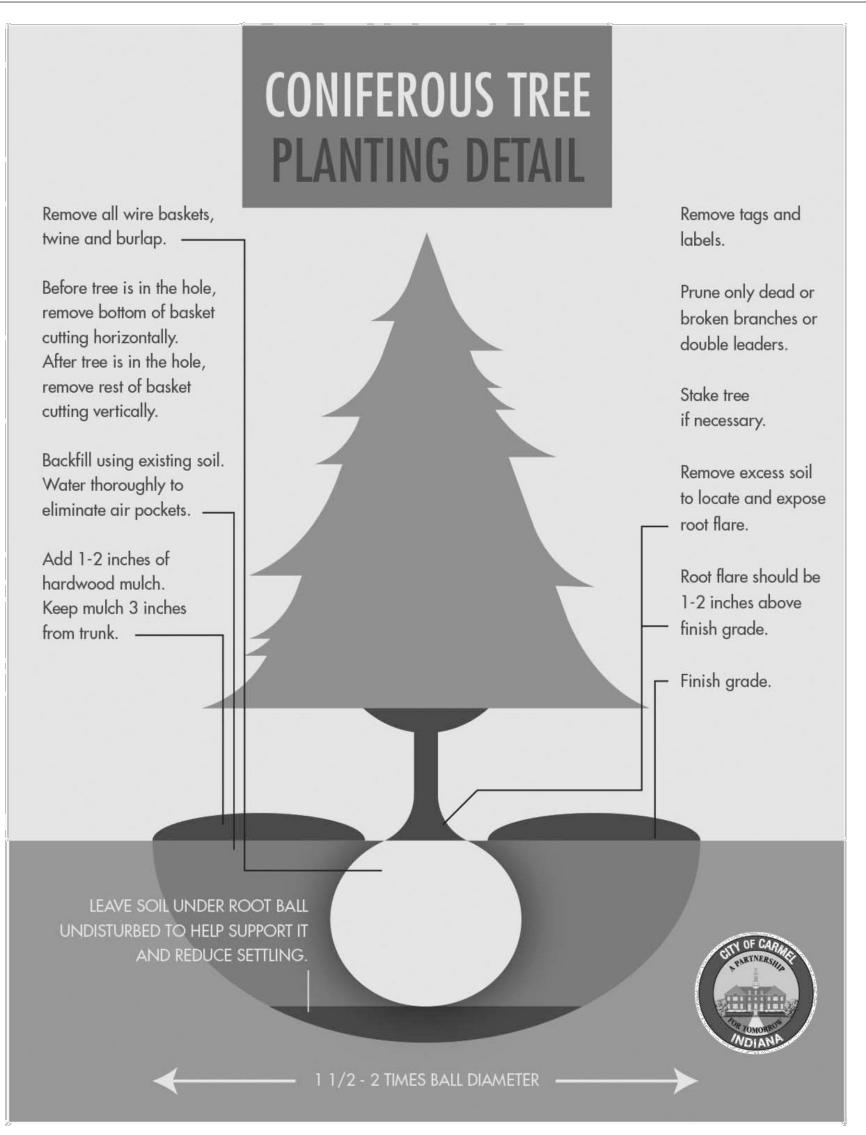
Anti-Monotony Code



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package
- 2** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 3** Homes may be identical to the Subject Home.



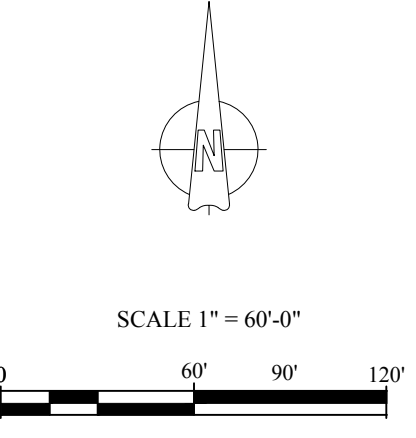
A TREE PLANTING DETAIL
L-1 NOT TO SCALE



B EVERGREEN PLANTING DETAIL
L-1 NOT TO SCALE

| LANDSCAPE ORDNANCE REQUIREMENTS | | |
|--|------------------|----------|
| LANDSCAPE BUFFERS | REQUIRED | PROVIDED |
| CR 700 WEST LANDSCAPE BUFFER - PER ORDINANCE | 1,187 | |
| 3 EVERGREEN TREES (6" PER 100') | 36 TREES (ONLY) | 36 TREES |
| 2 SHADE TREES (2" CAL PER 100') | 24 TREES (ONLY) | 25 TREES |
| 1 ORNAMENTAL TREE (2" CAL PER 100') | 17 TREES (ONLY) | 16 TREES |
| 4 SHRUBS PER 100' | 13 SHRUBS (ONLY) | 13 TREES |

| PLANT LEGEND - PERIMETER BUFFER PLANTINGS | | | | |
|---|-------------------------------------|---------------------------------|-------------------------------------|----------|
| QUANT | SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE |
| SHADE TREES | | | | |
| 10 | HL | HONEYLOCUST 'SHADEMASTER' | GLADSTONIA TRICANTHOS 'SHADEMASTER' | 2' GAL |
| 10 | RH | MAPLE RED SUNSET | ACER RUBRUM 'RED SUNSET' | 2' GAL |
| 20 | TOTAL SHADE TREES BY DEVELOPER | | | |
| ORNAMENTAL TREES | | | | |
| 2 | AM | AMUR MAPLE PLANE | ACER TATARIENSIS 'PLANE' | 2' GAL |
| 3 | CA | ROYAL HANDBOOK CRABAPPLE | MALUS CV 'ROYAL HANDBOOK' | 2' GAL |
| 3 | HA | WINTER KING HAWTHORN | CRATAEGUS VIRIDIS 'WINTER KING' | 2' GAL |
| 4 | SB | HERVEYBERRY 'AUTUMN BRILLIANCE' | AMELANCHIER X GRANDIFLORA 'AUT. B' | 5' CLUMP |
| 10 | TOTAL ORNAMENTAL TREES BY DEVELOPER | | | |
| EVERGREEN TREES | | | | |
| 24 | NS | NORWAY SPRUCE | PICEA ABIES | 6' |
| 10 | SS | SEABURY SPICE | PICEA OPHIOCA | 6' |
| 30 | TOTAL EVERGREEN TREES BY DEVELOPER | | | |
| SHRUBS/GRASSES | | | | |
| 15 | BS | COMPACT BURNING BUSH | LYONNETIA ALATA 'COMPACT' | 45 GAL |
| 10 | SG | BUTCHERGRASS 'SHENANDOAH' | PANICUM VIRGATUM 'SHENANDOAH' | 45 GAL |
| 30 | SP | SPirea 'GOLDPLANE' | SPIREA JAPONICA 'GOLDPLANE' | 45 GAL |
| 15 | TOTAL SHRUBS/GRASSES BY DEVELOPER | | | |



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

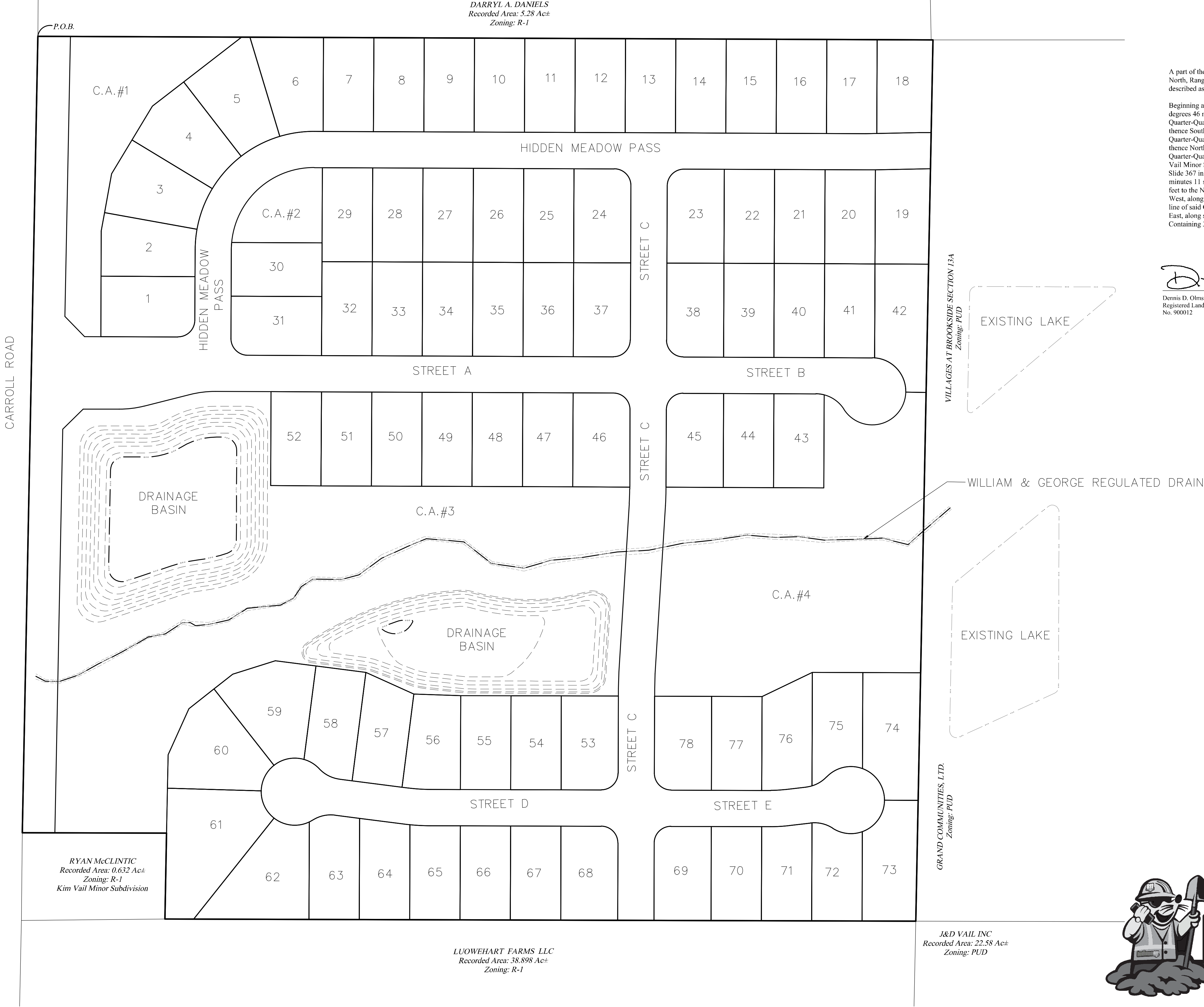
THIS INSTRUMENT PREPARED FOR:
PREMIER LAND COMPANY LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: 317-501-9172

Pine Vail Estates

PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD

| SITE DATA | |
|----------------------|--|
| ZONING | PINE VAIL ESTATES PUD |
| SIDE YARD | 6' MIN. |
| FRONT YARD | 25' MIN. |
| REAR YARD | 25' MIN. |
| MINIMUM LOT AREA | 10,400 SQ. FT. |
| MAXIMUM LOT COVERAGE | 45% |
| OPEN SPACE | 29.7% (39,596 Ac± (1,724,801 sq. ft)) |



A part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 17 North, Range 05 East, Vernon Township, Hancock County, Indiana more particularly described as follows:

Beginning at the Northwest corner of said Quarter-Quarter Section; thence South 89 degrees 46 minutes 02 seconds East (assumed bearing), along the North line of said Quarter-Quarter Section, a distance of 1,333.90 feet to the Northeast corner thereof; thence South 01 degree 07 minutes 35 seconds West, along the East line of said Quarter-Quarter Section, a distance of 1,313.09 feet to the Southeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the South line of said Quarter-Quarter Section a distance of 1,118.78 feet to the Southeast corner of Kim Vail Minor Subdivision, recorded as Instrument Number 865914 in Plat Cabinet A, Slide 367 in the Office of the Hancock County Recorder; thence North 01 degree 07 minutes 11 seconds East, along the East line of said subdivision, a distance of 128.00 feet to the Northeast corner thereof; thence North 89 degrees 50 minutes 16 seconds West, along the North line of said subdivision, a distance of 215.00 feet to the West line of said Quarter-Quarter Section; thence North 01 degree 07 minutes 11 seconds East, along said West line, a distance of 1,186.74 feet to the Point of Beginning. Containing 39.596 acres, more or less.

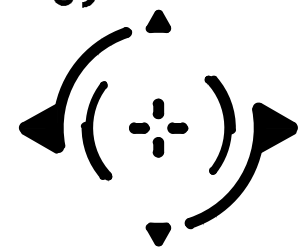
Dennis D. Olmstead
Registered Land Surveyor
No. 900012



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REFINEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/24/2020

STOEPPELWERTH
ALWAYS ON.



7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRELIMINARY PLAN

PINE VAIL ESTATES

HANCOCK COUNTY INDIANA

PREPARED FOR:

SECTION: 23 TOWNSHIP: 17N RANGE: 5E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. 1
OF 4 SHEETS
S & A JOB NO. 89.343PLC-VAL



Indiana 811
Know what's below.
Call before you dig.

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
PRIMER LAND COMPANY LLC
11691 FALL CREEK ROAD, SUITE 210
INDIANAPOLIS, IN 46256
RICHARD HENDERSON
PHONE: 317-501-9172

- | | |
|-------------|--|
| 69 | LOT NUMBER |
| B.L. | BUILDING LINE |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| C.A. | COMMON AREA |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R/W | RIGHT OF WAY |

Pine Vail Estates

PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD

DARRYL A. DANIELS
Recorded Area: 5.28 Ac±
Zoning: R-1

- LEGEND**
- 870 EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED GRADE
 - 870 PROPOSED CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
 - ADA RAMP TO BE INSTALLED

GRAPHIC SCALE
(IN FEET)
1" = 50 FT



PRELIMINARY PLAN

PINE VAIL ESTATES

PREPARED FOR:

TOWNSHIP: 17N

RANGE: 5E

DRAWN BY: LAF

CHECKED BY: GDK

SHEET NO. 2

OF 4 SHEETS

S & A JOB NO. 89343PLC-VAL

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OF ANY KIND. IT IS A PRELIMINARY SURVEY OF A SURVEYOR'S LOCATION.

CERTIFIED: 01/24/2020

STOEPPELWERTH

ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5955 Fax: (317) 849-5942

HANCOCK COUNTY, INDIANA

VERNON TOWNSHIP



STOEPPELWERTH & ASSOCIATES, INC.
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RICHARD HENDERSON
PHONE: 317-501-9172

Pine Vail Estates

PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD

GRAPHIC SCALE
(IN FEET)
1" = 50 FT



LEGEND

69 LOT NUMBER
B.L. BUILDING LINE
D.&U.E. DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A. COMMON AREA
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
R/W RIGHT OF WAY

LEGEND

EXISTING CONTOUR
EXISTING SANITARY SEWER
EXISTING STORM SEWER
PROPOSED GRADE
PROPOSED CONTOUR
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATER LINE
PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
ADA RAMP TO BE INSTALLED



PRELIMINARY PLAN

SECTION: 23 TOWNSHIP: 17N RANGE: 5E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. 3 OF 4 SHEETS
S & A JOB NO. 89343PLC-VAL

STOEPPELWERTH
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5955 Fax: (317) 849-5942

PREPARED FOR:

PINE VAIL ESTATES

HANCOCK COUNTY, INDIANA
VERNON TOWNSHIP

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/24/2020

REVISIONS

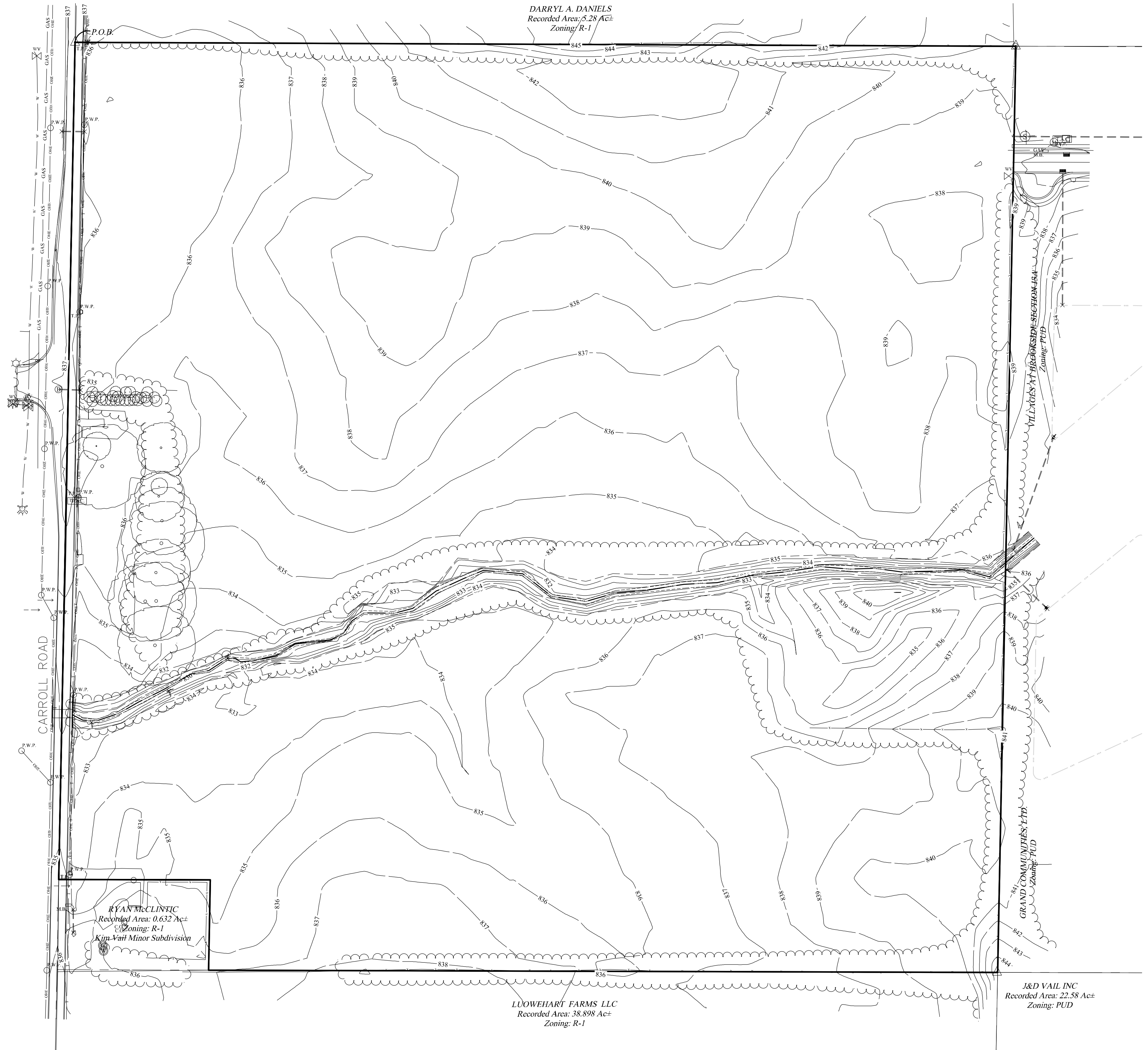
BY

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Pine Vail Estates

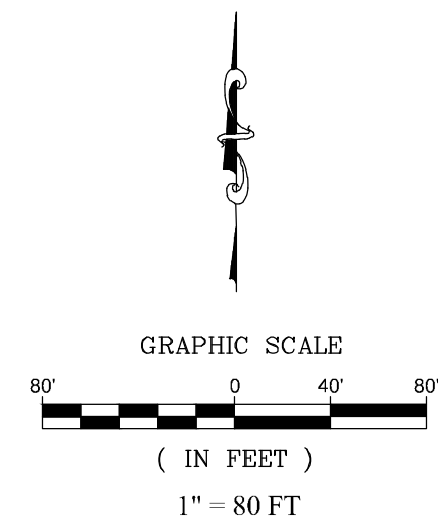
PRELIMINARY PLAN

ZONING: PINE VAIL ESTATES PUD



LEGEND

| | | | |
|-----|--|-----|---------------------|
| --- | FLOW LINE | ⚡ | POWER POLE |
| --- | BURIED ELECTRIC LINE | ⚡ | ELECT. TRANSFORMER |
| --- | OVERHEAD ELECTRIC LINES | ⚡ | ELECT. PEDESTAL |
| --- | BURIED TELEPHONE LINE | ⚡ | ELECT. METER |
| --- | TELEPHONE LINE | ⚡ | DAY WIRE |
| --- | BURIED CABLE T.V. LINE | ⚡ | TELEPHONE POLE |
| --- | CABLE T.V. LINE | ⚡ | TELEPHONE PEDESTAL |
| --- | GAS LINE | ⚡ | TELEPHONE MANHOLE |
| --- | WATER LINE | ⚡ | CABLE T.V. POLE |
| --- | SANITARY SEWER LINE; MANHOLE | ⚡ | CABLE T.V. PEDESTAL |
| --- | SANITARY CLEANOUT | ⚡ | TRAFFIC SIGNAL POLE |
| --- | STORM SEWER LINE; MANHOLE & END SECTION | ⚡ | TRAFFIC MANHOLE |
| --- | CURB INLET | ⚡ | TRAFFIC CONTROL BOX |
| --- | BEEHIVE OR ROUND INLET | ⚡ | GAS VALVE |
| --- | SQUARE FLAT INLET | ⚡ | GAS METER |
| --- | FENCE LINE | ⚡ | WATER METER |
| --- | SET NAIL - UNLESS OTHERWISE NOTED | ⚡ | WATER VALVE |
| --- | SET CAPPED REBAR STAMPED S&A FIRM #0008 | ⚡ | FIRE HYDRANT |
| --- | SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008 | ⚡ | MAILBOX |
| --- | M.C.S. | --- | |
| --- | (M) | --- | |
| --- | (R) | --- | |
| --- | N.A.E. | --- | |



| | | | | | |
|---|--|--|-------------------------------------|--|--|
| TOPOGRAPHICAL SURVEY | | | PREPARED FOR: | | |
| PINE VAIL ESTATES | | | SECTION: 23 TOWNSHIP: 17N RANGE: 5E | | |
| VERNON TOWNSHIP HANCOCK COUNTY, INDIANA | | | DRAWN BY: LAF CHECKED BY: GDK | | |
| SHEET NO. 4 | | | OF 4 SHEETS | | |
| S & A JOB NO. 89343PLC-VAL | | | DATE | | |
| BY | | | REVISIONS | | |

THIS DRAWING IS NOT INTENDED TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STOEPPELWERTH & ASSOCIATES, INC.

CERTIFIED: 01/24/2020

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRELIMINARY PLAT AREA MAP
PINE VAIL ESTATES



STOEPPELWERTH
ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

JOB NO. 89434PLC-VAL

DRAWN BY: LAF

CHECKED BY: GDK

DATE DRAWN: 01/24/2020

PAGE

1


OF 1 SHEETS

4
DULY ENTERED
FOR TAXATION

SEP 06 2017

Robin D. Lowder
Auditor of Hancock County

Parcel No. 30-06-06-200-003.000-006

201709739 TD \$25.00
09/06/2017 08:50:30A 4 PGS
Debra Carnes
Hancock County Recorder IN
Recorded as Presented


TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That M. KIM VAIL and STEPHEN C. VAIL, TRUSTEES OF THE J and C VAIL FAMILY REVOCABLE TRUST (Grantors), as such Trustees and pursuant to authority contained in said trust agreement, do hereby QUITCLAIM to M. KIM VAIL, STEPHEN C. VAIL, SHARLA JO PING and VERNEE JOY EADS, (Grantees), in undivided one-quarter (1/4) interests as tenant-in-common, for the sum of Zero Dollars (\$0.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Hancock County, State of Indiana:

An East Division of the Northwest Quarter of Section 6, Township 16 North, Range 6 East, described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of said Section 6, Township 16 North, Range 6 East; thence West on the North line of said Northwest Quarter a distance of 1052.75 feet to a point; thence in a Southwesterly direction a distance of 2557.33 feet to a point on the South line of said Quarter Section a distance of 1060.83 feet West of the Southeast Corner thereof; thence East on said South line a distance of 1060.83 feet and to the Southeast corner thereof; thence North on the East line of said Northwest Quarter a distance of 2540 feet and to the place of beginning, containing 62 acres, more or less.

Pursuant to I.C. 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration."

Subject to the lien of real estate taxes due and payable in May 2018, and thereafter, all general and special assessments and all other government, municipal and public dues, charges and impositions not delinquent.

Subject to all conditions, limitations, easements, restrictions, agreements, covenants, declarations, real estate taxes, assessments, mortgages, liens, and other matters of record.

Subject also to all drains, easements, rights of way and highways.

Subject to rights of the public, of the State of Indiana and the municipality in and to that part of the real estate, if any, taken or used for road purposes.

SALES DISCLOSURE APPROVED
HANCOCK COUNTY ASSESSOR

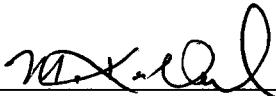
Subject to all applicable zoning, building and land use and other governmental restrictions, laws, ordinances, rules and regulations.

Subject to all matters an adequate survey or inspection would disclose.

The Grantors are empowered by the above-referenced trust agreement and by the deed by which Grantors acquired title to own real estate and to sell, lease, mortgage and convey real estate. The Grantees have no duty or responsibility with respect to the propriety of the Grantors' actions in conveying same or any other act purportedly done by virtue of the terms of the trust agreement. The Grantors have those powers conferred by law and nothing in the trust agreement limits or restricts those statutory powers.

The Grantors covenant and warrants it will defend the title hereby conveyed to the Grantees and the Grantees' heirs and assigns against the lawful claims and demand of persons claiming by, through or under the Grantors, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed this 17 day of August, 2017.

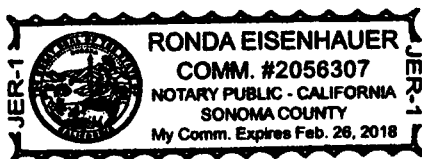



M. KIM VAIL, Trustee of the
J and C Vail Family Revocable Trust

STATE OF CALIFORNIA, COUNTY OF Sonoma, SS:

Before me, a Notary Public in and for said County and State, personally appeared M. KIM VAIL, TRUSTEE OF THE J and C VAIL FAMILY REVOCABLE TRUST, and who having first been duly sworn, acknowledged the execution of the foregoing Trustee's Deed for and on behalf of said Trust, and stated the he was duly authorized to execute and attest such Trustee's Deed for and on behalf of the Trust and that any representations therein contained are true.

Witness my hand and Notarial Seal this 17 day of August, 2017.





Notary Public

Ronda Eisenhauer

Printed Name

My Commission Expires: 2-26-18

My County of Residence: Sonoma

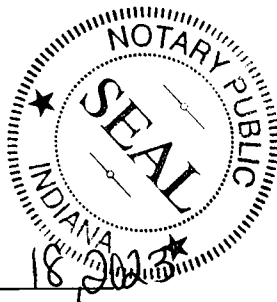
IN WITNESS WHEREOF, Grantor has executed this deed this 30th day of August, 2017.

Stephen C. Vail
STEPHEN C. VAIL, Trustee of the
J and C Vail Family Revocable Trust

STATE OF INDIANA, COUNTY OF Hancock, SS:

Before me, a Notary Public in and for said County and State, personally appeared **STEPHEN C. VAIL, TRUSTEE OF THE J and C VAIL FAMILY REVOCABLE TRUST**, and who having first been duly sworn, acknowledged the execution of the foregoing Trustee's Deed for and on behalf of said Trust, and stated the he was duly authorized to execute and attest such Trustee's Deed for and on behalf of the Trust and that any representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of August, 2017.



Kristy Spence
Notary Public

Kristy Spence
Printed Name

My Commission Expires: May 18, 2023

My County of Residence: Henry

Send tax bills to: ~~M. Kim Vail, 245 Mockingbird Circle, Santa Rosa, California 95409.~~
~~Stephen C. Vail, 6418 North Fortville Pike, Greenfield, Indiana 46140.~~ Scv
~~Sharla Jo Ping, 1843 Archies Court, Franklin, Indiana 46131.~~
~~Vernee Joy Eads, 6148 Redhawk Station, McCordsville, Indiana 46055.~~

Return deed to: M. Kim Vail, 245 Mockingbird Circle, Santa Rosa, California 95409.
Stephen C. Vail, 6418 North Fortville Pike, Greenfield, Indiana 46140.
Sharla Jo Ping, 1843 Archies Court, Franklin, Indiana 46131.
Vernee Joy Eads, 6148 Redhawk Station, McCordsville, Indiana 46055.

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.

Todd W. Parker, Atty at Law

This instrument prepared by Todd W. Parker, Attorney at Law, 9740 Olympia Drive, Fishers, Indiana 46037, telephone number (317) 577-3055.

END OF DOCUMENT

Exhibit A

The Northwest Quarter of the Southwest Quarter of Section Twenty-Three (23), Township Seventeen (17) North, Range Five (5) East, containing Forty (40) acres, more or less.

EXCEPT THEREFROM: Lot Numbered I in Kim Vail Minor Subdivision, a part of Section Twenty-Three (23), Township Seventeen (17) North, Range Five (5) East, in Vernon township, Hancock County, Indiana, as per plat thereof, recorded September 19, 1986 as Instrument Number 96-5914, in the Office of the Recorder of Hancock County, Indiana, containing .632 acres more or less.

LEAVING after said exception 39.368 acres, more or less.

Town of McCordsville

Property Owner's Consent For Review Form

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: M. Kim & Stephen C. Vail

| | | | |
|------------------|---------------------------|----------|-------|
| Current Address: | 6418 North Fortville Pike | | |
| | (Number) | (Street) | |
| | Greenfield, | Indiana | 46140 |
| | (City) | (State) | (Zip) |

Phone No.: 317460.3727/317.698.6343 E-mail Address: mkvail77@gmail.com
steve.vail@gmail.com

The Property to be reviewed by: (Check all that apply)


_____ Town Council
 _____ Plan Commission
 _____ Board of Zoning Appeals


Property Information

Current Address: 8389 N 700 W
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Property Owners Consent: I/WE, M. Kim Vail / Stephen: Vail, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature:  Date: 1/23/2020

Property Owner's Signature:  Date: 1/23/2020