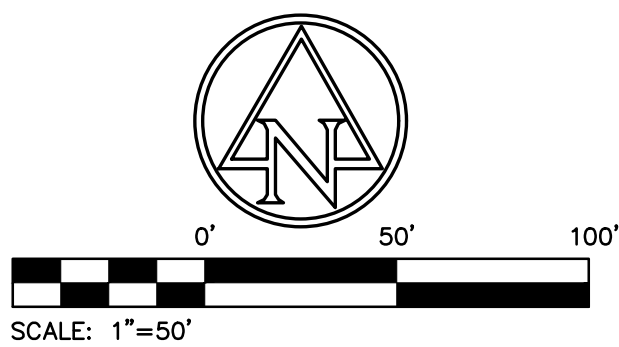


THE MEADOWS AT SAGEBROOK - SECTION 2

TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST



SW CORNER OF NE 1/4 OF SECT. 2, T. 16N, R. 5E
N89°22'45"E - 1697.90'
N89°22'45"E - 100.12'

SE CORNER OF SE 1/4 OF SECT. 34, T. 17N, R. 5E
1" DIA. BRASS PLUG FOUND

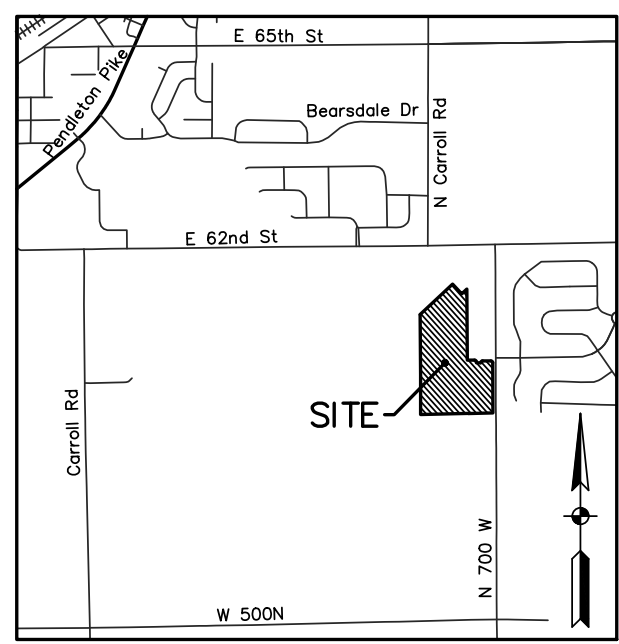
N LINE OF NE 1/4 OF SECT. 2, T. 16N, R. 5E

NE CORNER OF NE 1/4 OF SECT. 2, T. 16N, R. 5E
MAG NAIL SET

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	39.27	25.00	S45°19'54"E	35.36
C2	39.27	25.00	N44°40'06"E	35.36
C3	39.27	25.00	S45°19'54"E	35.36
C4	235.62	150.00	N44°40'06"E	212.13
C5	123.65	150.00	N23°17'01"E	120.18
C6	111.97	150.00	N21°42'59"W	109.39
C7	278.03	177.00	N44°40'06"E	250.32
C8	193.21	123.00	S44°40'06"W	173.95
C9	39.27	25.00	N45°19'54"W	35.36
C10	39.27	25.00	N44°40'06"E	35.36
C11	39.27	25.00	N45°19'54"W	35.36
C12	132.12	177.00	N21°42'59"W	129.08
C13	39.27	25.00	N01°53'56"E	35.36
C14	145.91	177.00	S23°17'01"W	141.81
C15	39.27	25.00	S44°40'06"W	35.36
C16	39.27	25.00	N45°19'54"W	35.36
C17	39.27	25.00	N44°40'06"E	35.36
C18	39.27	25.00	S45°19'54"E	35.36
C19	39.27	25.00	S44°40'06"W	35.36
C20	39.27	25.00	N45°19'54"W	35.36

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C21	101.39	123.00	N23°17'01"E	98.55
C22	39.27	25.00	S88°06'04"E	35.36
C23	91.82	123.00	S21°42'59"E	89.70
C24	39.27	25.00	S44°40'06"W	35.36
C25	12.01	177.00	N87°43'29"E	12.01
C26	53.32	177.00	N77°09'02"E	53.12
C27	51.49	177.00	N60°11'13"E	51.30
C28	51.49	177.00	N43°31'15"E	51.30
C29	51.49	177.00	N26°51'17"E	51.30
C30	49.34	177.00	N10°32'10"E	49.18
C31	8.90	177.00	N01°06'34"E	8.90
C32	1.45	123.00	S00°00'22"W	1.45
C33	188.76	123.00	S44°18'26"W	170.77
C34	3.00	123.00	S88°58'10"W	3.00
C35	16.33	123.00	N03°28'17"E	16.32
C36	85.06	123.00	N27°05'12"E	83.38
C37	72.47	123.00	S26°13'22"E	71.42
C38	19.35	123.00	S04°50'17"E	19.33
C39	7.17	177.00	N01°29'32"W	7.17
C40	53.18	177.00	N11°15'25"W	52.96

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C41	61.15	177.00	N29°45'32"W	60.85
C42	10.64	177.00	N41°22'44"W	10.64
C43	23.24	177.00	S43°08'15"W	23.22
C44	44.58	177.00	S32°09'38"W	44.46
C45	44.58	177.00	S17°43'46"W	44.46
C46	33.50	177.00	S05°05'28"W	33.45



VICINITY MAP
NO SCALE

FRANKLIN F. & EARLENE CAIN
BOOK 125, PAGE 436

PREPARED BY:
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MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 205000225

B.S.L. BUILDING SETBACK LINE
C.A. COMMON AREA
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
P.A.E. PUBLIC ACCESS EASEMENT
R.O.W. RIGHT-OF-WAY

SF SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT
T.C.E. TREE CONSERVATION EASEMENT
U.&D.E. UTILITY & DRAINAGE EASEMENT
U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
(N.R.) NON-RADIAL PROPERTY LINE

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ARCHITECTURAL STANDARDS
* PERIMETER LOTS: ALL LOTS INDICATED WITH A (S) AND/OR ADJUTING COUNTRY ROAD 700 WEST SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8"X8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
○ CORNER LOTS: THOSE LOTS INDICATED WITH A (C) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT MAY BE TWO (2) DIFFERENT FINISH FACADE STYLES. A THREE (3) FEET BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP BE SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES MAY INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING. DWELLINGS BUILT ON CORNER LOTS SHALL INCLUDE A MINIMUM OF ONE (1) WINDOW PER STORY OF A MINIMUM SIZE OF TWO (2) FEET BY FOUR (4) FEET ON THE SIDE OF THE DWELLING FACING THE STREET. THESE WINDOWS SHALL INCLUDE SHUTTERS WHERE THE BRICK WAINSCOT DOES NOT INTERFERE.

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DEVELOPER:
ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

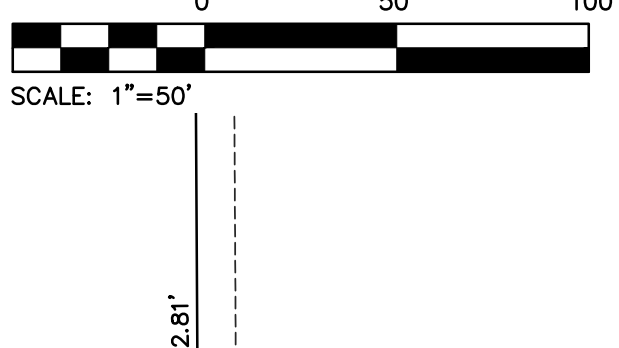
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SHEET 1 of 5

THE MEADOWS AT SAGEBROOK - SECTION 2

TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

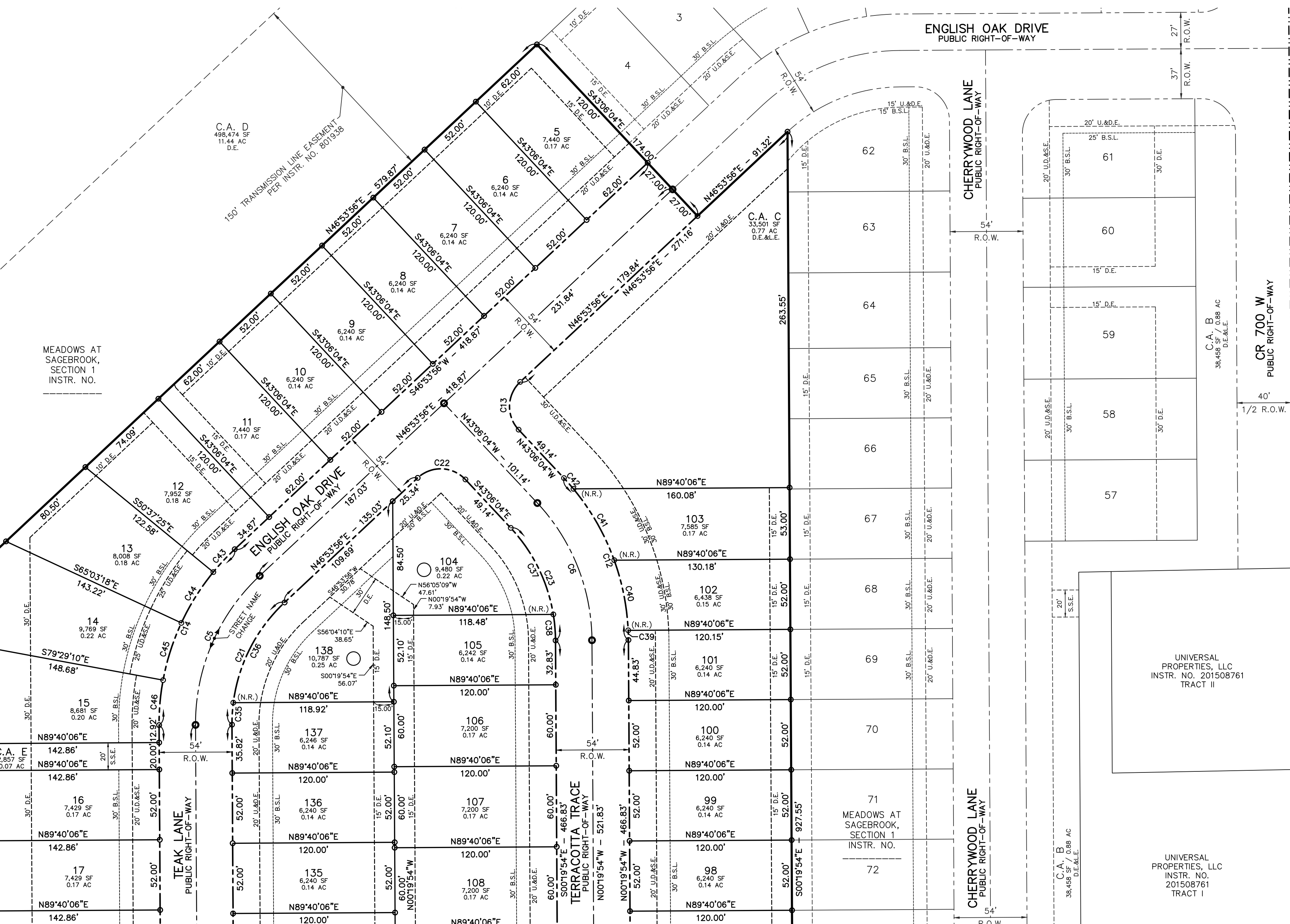


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SHEET 2 of 5

SEE SHEET 1

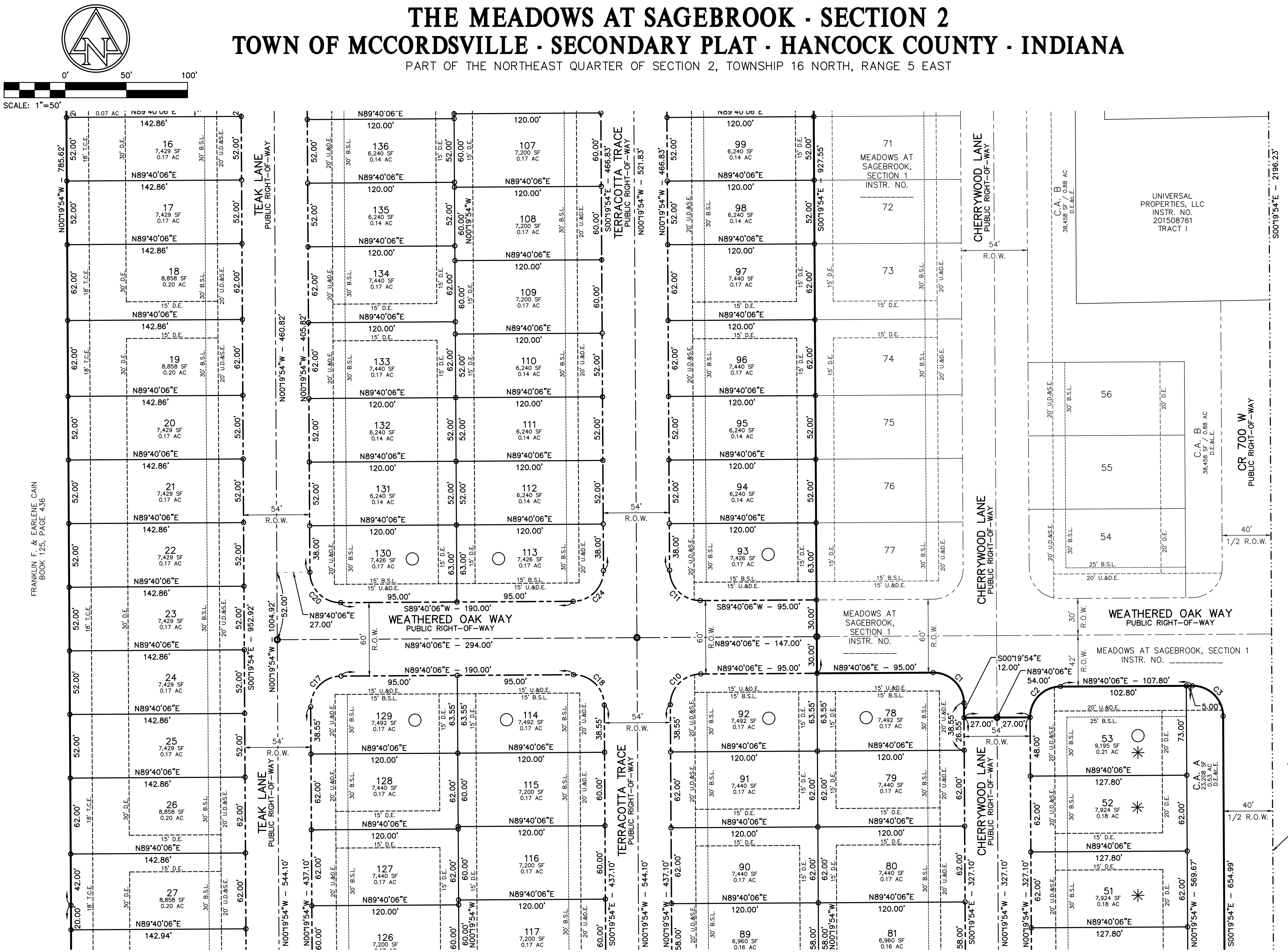
SEE SHEET 3

THE MEADOWS AT SAGEBROOK - SECTION 2

TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

SEE SHEET 2



SEE SHEET 4

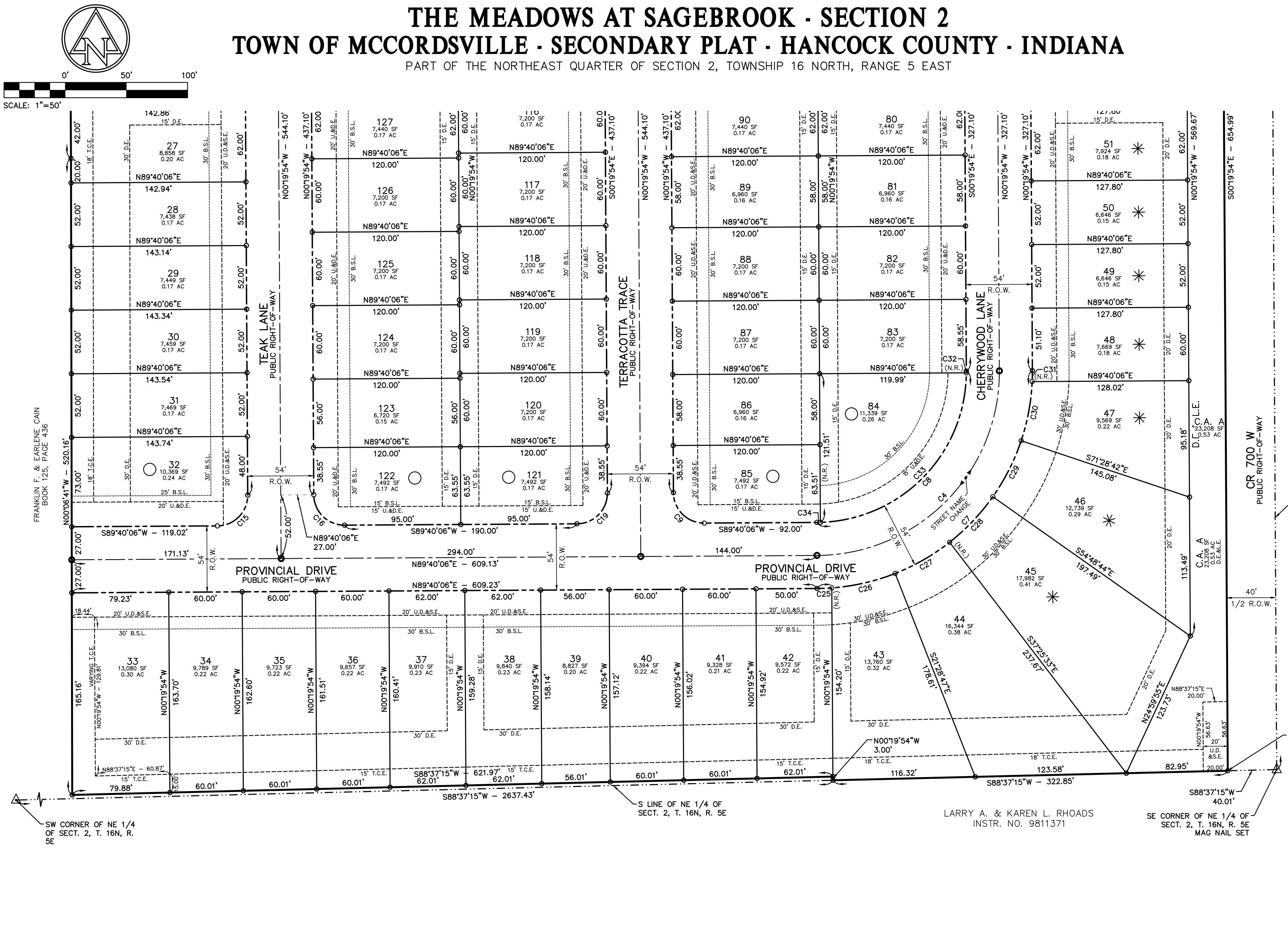
<p>PREPARED BY: MICHAEL J. SMITH AMERICAN STRUCTUREPOINT 9025 RIVER ROAD, SUITE 200 INDIANAPOLIS, INDIANA 46240 (317) 547-5580 msmith@structurepoint.com</p>	<p>B.S.L. BUILDING SETBACK LINE C.A. COMMON AREA D.E. DRAINAGE EASEMENT L.E. LANDSCAPE EASEMENT P.A.E. PUBLIC ACCESS EASEMENT R.O.W. RIGHT-OF-WAY</p>	<p>SF SQUARE FEET S.S.E. SANITARY SEWER EASEMENT T.C.E. TREE CONSERVATION EASEMENT U.&D.E. UTILITY & DRAINAGE EASEMENT U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT. (N.R.) NON-RADIAL PROPERTY LINE</p>	<p>○ 5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED ● 5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED</p> <p>NOTE: SEE SHEET 1 FOR ARCHITECTURAL STANDARDS</p>	<p>AMERICAN STRUCTUREPOINT DEVELOPER: ARBOR HOMES 9225 HARRISON PARK COURT INDIANAPOLIS, IN 46216</p> <p>9025 RIVER ROAD, SUITE 200 INDIANAPOLIS, INDIANA 46240 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com</p>	<p>SHEET 3 of 5</p>
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THE MEADOWS AT SAGEBROOK - SECTION 2

TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

SEE SHEET 3



SEE SHEET 4

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THE MEADOWS AT SAGEBROOK - SECTION 2 TOWN OF MCCORDSVILLE - SECONDARY PLAT - HANCOCK COUNTY - INDIANA

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 5 EAST

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 2, Township 16 North, Range 5 East of the Second Principal Meridian, Hancock County, Indiana, more particularly described as follows:

Commencing at a mag nail at the northeast corner of said Northeast Quarter; thence South 0 degrees 19 minutes 54 seconds East 2,196.23 feet along the east line of said Northeast Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a mag nail at the southeast corner of said Northeast Quarter; thence South 88 degrees 37 minutes 15 seconds West 40.01 feet along the south line of said Northeast Quarter to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") on the west right-of-way line of County Road 700 West as defined on the Plat of Meadows of Sagebrook, Section 1, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana, being the POINT OF BEGINNING; thence continue South 88 degrees 37 minutes 15 seconds West 322.85 feet along said south line to a set rebar; thence North 00 degrees 19 minutes 54 seconds West 3.00 feet to a set rebar; thence South 88 degrees 37 minutes 15 seconds West 621.97 feet to a set rebar; thence North 00 degrees 14 minutes 38 seconds West 1,305.78 feet to a set rebar at the south corner of Common Area D as defined on said Plat, the following twelve (12) courses are along the south and west lines of said Plat;

- 1) thence North 46 degrees 53 minutes 56 seconds East 579.87 feet to a set rebar;
- 2) thence South 43 degrees 06 minutes 04 seconds East 174.00 feet to a set rebar;
- 3) thence North 46 degrees 53 minutes 56 seconds East 91.32 feet to a set rebar;
- 4) thence South 00 degrees 19 minutes 54 seconds East 927.55 feet to a set rebar;
- 5) thence North 89 degrees 40 minutes 06 seconds East 95.00 feet to a set rebar;
- 6) thence Southeasterly 39.27 feet along a curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 45 degrees 19 minutes 54 seconds East and a length of 35.36 feet to a set rebar;
- 7) thence South 00 degrees 19 minutes 54 seconds East 12.00 feet to a set rebar;
- 8) thence North 89 degrees 40 minutes 06 seconds East 54.00 feet to a set rebar;
- 9) thence Northeasterly 39.27 feet along a non-tangent curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of North 44 degrees 40 minutes 06 seconds East and a length of 35.36 feet to a set rebar;
- 10) thence North 89 degrees 40 minutes 06 seconds East 107.80 feet to a set rebar;
- 11) thence Southeasterly 39.27 feet along a curve to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 45 degrees 19 minutes 54 seconds East and a length of 35.36 feet to a set rebar;
- 12) thence South 00 degrees 19 minutes 54 seconds East 654.99 feet to the POINT OF BEGINNING. Containing 26.733 acres, more or less.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows

This subdivision consists of 110 lots, numbered 5 through 53, 78 through 138 and Common Areas "A", "C" and "E". The dimensions are shown in feet and decimal points thereof. Area within the subdivision dedicated to Town of McCordsville County for use of dedicated street right-of-way is 5.389 acres more or less

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana,

Michael J. Smith
Professional Surveyor
Indiana Registration License No. 20500025

The drainage easements shown are created and established by this plat as regulated drain easements and are under control of the Hancock County Drainage Board. Any approved drainage tile, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

TOWN APPROVAL

MCCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the ____ day of _____, 2020, under the authority provided by:

Signature _____

Signature _____

Signature _____

Signature _____

CERTIFICATE OF OWNERSHIP

We the undersigned, Arbor Homes, being the owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as The Meadows at Sagebrook, Section 2, an addition in Hancock County, Indiana. All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

I, do hereby certify that the real estate as described shall be known as The Meadows at Sagebrook, Section 2.

Curtis A. Rector
President, Arbor Homes

STATE OF INDIANA)
)SS:
COUNTY OF _____)

Before me, the undersigned, a notary public in for said county and state, personally appeared Curtis A. Rector, President of Arbor Homes, and acknowledged the execution of the foregoing secondary plat, for and on behalf of Arbor Homes.

Given under my hand and notarial seal this ____ day of _____, 2020.

Notary Public
Resident of _____ County

My Commission Expires: _____
Printed Name: _____

THE MEADOWS OF SAGEBROOK PUD AS AMENDED

ORDINANCE # 12019A

Recorded in the Hancock County Recorder's office on the ____ 26th day of March, 2020 and recorded in the Hancock county recorder's office as Instrument # 202005333.

BULK STANDARDS

- Front yard setback: 30'
- Side yard setback: 5'
- Corner lot street-side yard setback: 15'
- Aggregate side yard setback: 10'
- Rear yard setback: 15'
- Minimum lot area: 6,240 sq ft
- Minimum lot width: fifty-two (52') feet measured at a point thirty (30') feet from the street right-of-way
- Minimum living floor area:
 - Single-story dwellings: 1,500 sq ft
 - Multi-story dwellings: 1,800 sq ft
- Max building height: 35'

DRAINAGE COVENANT

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 into 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 sewers 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 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 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.

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 The Meadows at Sagebrook set forth on the plat of The Meadows at Sagebrook recorded with the recorder of Hancock County, Indiana in slide cabinet _____ instrument # _____ (the "covenants"), and this constitutes a supplement declaration within the meaning of the covenants.

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned, Arbor Homes, owners of the real estate shown and described on the plat here to for recorded in the Hancock County Recorder's office on the ____ day of _____, 2020 and recorded in the Hancock County Recorder's office as Instrument # _____ slide _____ and cabinet _____ 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 The Meadows at Sagebrook, 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.

The HOA shall be solely responsible for all snow plowing of the internal subdivision streets.

The HOA shall be solely responsible for all landscaping and landscape maintenance within the median. The Town of McCordsville may exercise its rights to address any health, safety or wellness concerns caused by the landscaping.

Landscape islands in Weathered Oak Way to be maintained by HOA.

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 mid 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 purpose 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.

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 _____, 2020.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Michael J. Smith

PREPARED BY:
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MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

B.S.L. BUILDING SETBACK LINE
C.A. COMMON AREA
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
P.A.E. PUBLIC ACCESS EASEMENT
R.O.W. RIGHT-OF-WAY

SF SQUARE FEET
S.S.E. SANITARY SEWER EASEMENT
T.C.E. TREE CONSERVATION EASEMENT
U.&D.E. UTILITY & DRAINAGE EASEMENT
U.D.&S.E. UTILITY, DRAINAGE, & SANITARY ESMT.
(N.R.) NON-RADIAL PROPERTY LINE

LEGEND

- 5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
 - 5/8" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
- NOTE: SEE SHEET 1 FOR ARCHITECTURAL STANDARDS

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**SHEET
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