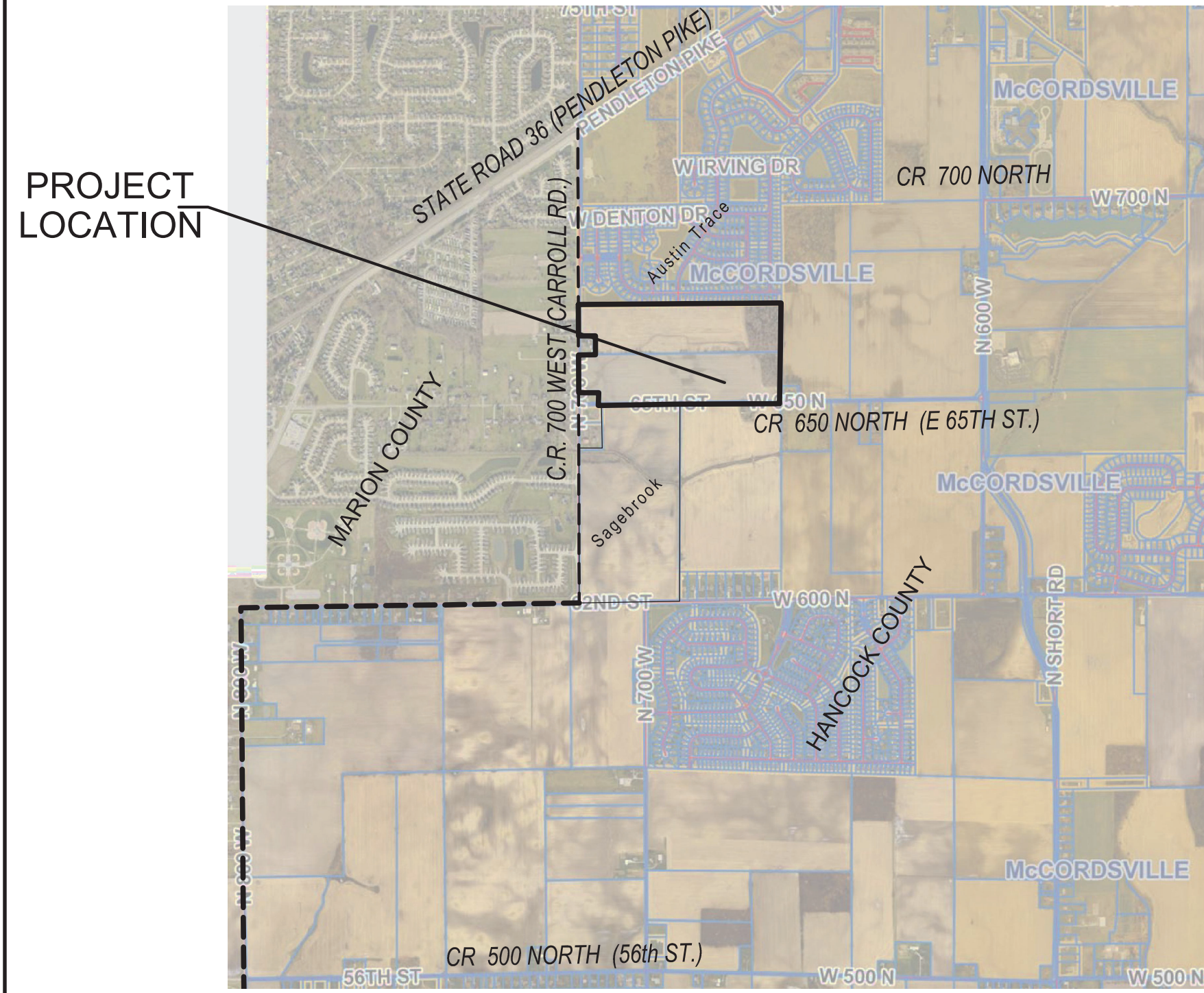


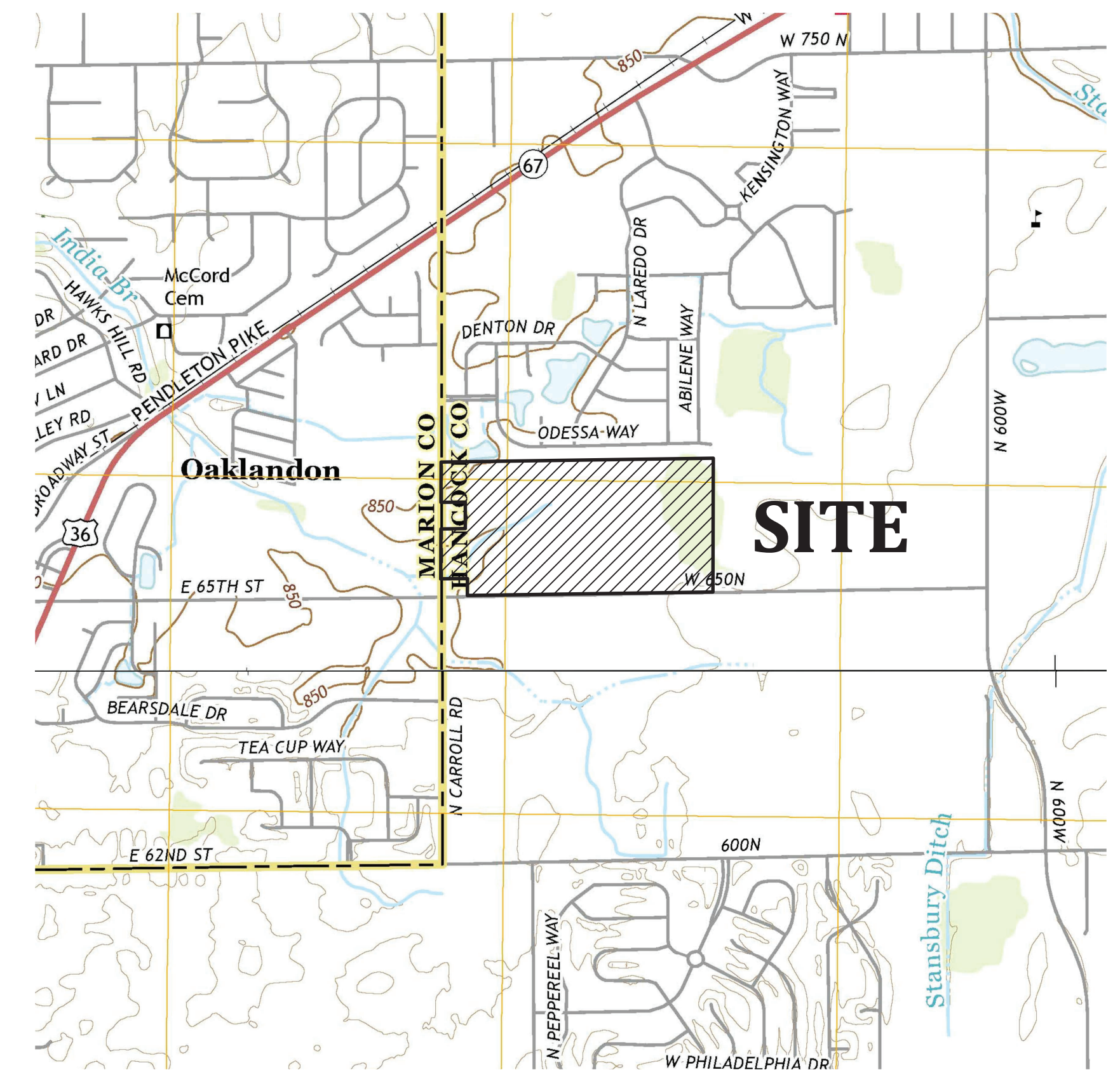
# WEAVER'S LANDING - SECTION 3

SECTION 35, TOWNSHIP 17N, RANGE 5E,  
 VERNON TOWNSHIP, HANCOCK COUNTY, CR 700W & CR 650N  
 PROJECT LOCATION(S): 39° 52'40" N 85° 55'52" W  
 ZONED: PUD (ORDINANCE NO. 091118A)  
 CONSTRUCTION PLANS

PLANS PREPARED FOR:  
 Weaver's Landing Partners, LLC  
 11691 Fall Creek Road, Suite 210  
 Indianapolis, IN 46256  
 317-339-0924  
 Contact: Mark Todd Roberts  
 Email: toddroberts1@comcast.net

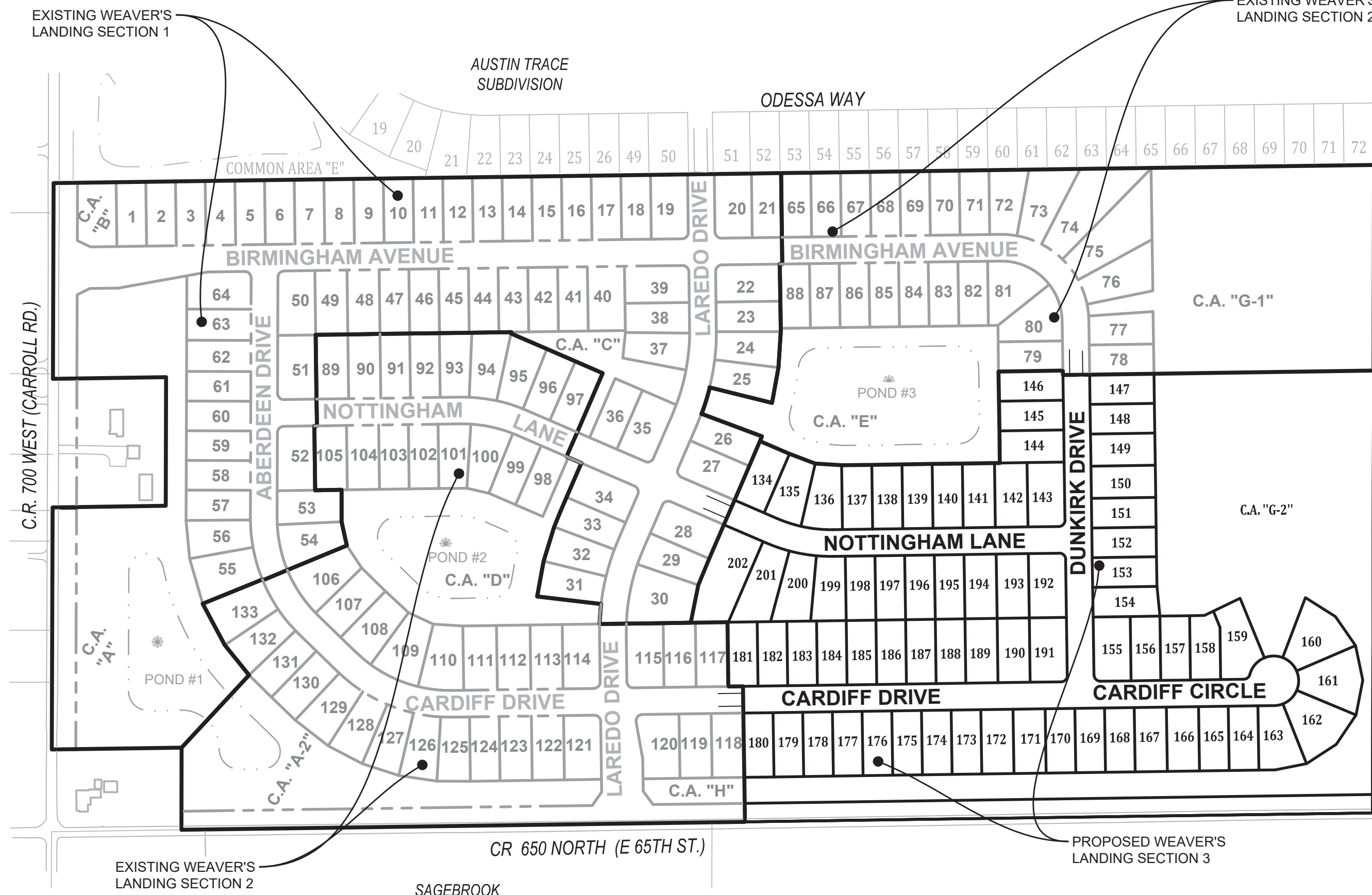


AREA MAP  
 NO SCALE



LOCATION MAP  
 NO SCALE

**SITE**



SITE MAP  
 1"=200'



**OPERATING AUTHORITIES & AREA UTILITIES**

<b>GAS</b> VECTREN (GREENFIELD) 2345 E. Main St. Danville, IN 46122 317-718-3639 Holly Columbia	<b>SANITARY &amp; STORM</b> MCCORDSVILLE PUBLIC WORKS 6280 W. CR 800 North McCordsville, IN 46055 317-335-3493 Ron Crider	<b>WATER</b> CITIZENS ENERGY GROUP - WATER CWA Authority, Inc. 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 317-927-4351 Attn.: Brad Hostetler
<b>ELECTRIC</b> NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090	<b>TELEPHONE</b> AT&T - DISTRIBUTION 240 N. Meridian St., Room 1791 Indianapolis, IN 46204 317-265-3050 Matt Spindler	<b>CABLE TELEVISION</b> BRIGHT HOUSE NETWORKS 3030 Roosevelt Ave Indianapolis, IN 46218 317-632-9077 Jason Kirkman
<b>SCHOOL DISTRICT</b> Mt. Vernon Community School Corp. 1806 West State Road 234 Fortville, IN 46040 Dr. Shane Robbins	<b>TELEPHONE</b> NINE STAR CONNECT (FORMERLY HANCOCK TELECOM) 2243 E. Main St. Greenfield, IN 46140 317-323-2090 Jennifer McMillan	<b>CABLE TELEVISION</b> COMCAST CABLEVISION 5330 East 65th Street Indianapolis, IN 46220 317-594-6509
<b>FIRE DEPARTMENT</b> McCordsville Fire Station 7580 Form Street McCordsville, IN 46055 317-335-2268 Attn.: Tom Alexander	<b>POLICE</b> MCCORDSVILLE POLICE DEPT. 6280 West CR 800 North McCordsville, IN 46055 317-335-2812	

**SECTION 3 STREET NAME CHART**

LINE	STREET NAME	STREET LENGTH
B	NOTTINGHAM LANE	718'
C	CARDIFF DRIVE / CIRCLE	1079'
F	DUNKIRK DRIVE	647'

**SECTION 3 COMMON AREA CHART**

COMMON AREA	ACRE
G-2	302.623 sf. +/-

**SECTION 2 COMMON AREA CHART**

COMMON AREA	AREA
A-2	94,073 sf. +/-
D	105,120 sf. +/-
E	133,073 sf. +/-
G-1	190,315 sf. +/-
H	10,476 sf. +/-

**SECTION 1 COMMON AREA CHART**

COMMON AREA	ACRE
A	182,844 sf.
B	10,130 sf.
C	23,120 sf.

REVISIONS		
NUMBER	DESCRIPTION	DATE

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL PLAN
C102	EXISTING TOPOGRAPHY
C103	SIDEWALK STREET LIGHT, AND SIGN PLAN
C110-C111	GRADING AND DRAINAGE PLAN
C112	SSD PLAN
C115	PONDING PLAN
C200-C201	STREET PLAN & PROFILE
C203	INTERSECTION DETAILS
C204	COUNTY ROAD SIDEWALK AND DITCH PLAN
C300	SANITARY SEWER PLAN
C301-C302	SANITARY SEWER PLAN & PROFILES
C310-C311	STORM SEWER PLAN & PROFILES
C320-C322	WATER MAIN PLAN (CITIZENS WATER)
C400-C401	INITIAL EROSION CONTROL PLAN
C402-C403	FINAL EROSION CONTROL PLAN
C404	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
C500	EROSION CONTROL DETAILS
C525	CITIZENS WATER DETAILS
	LANDSCAPING PLAN (By Others)
	PLAT
	TOWN OF MCCORDSVILLE STANDARDS

PLANS PREPARED BY:

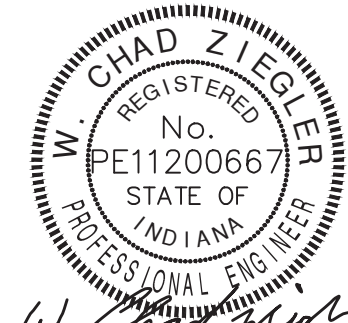


853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46168  
 BUS: (317) 707-3700, FAX: (317) 707-3800  
 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com

CONTACT: ROBERT J. STATON

**CONSTRUCTION DOCUMENTS**

PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.  
 THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.



CERTIFIED BY: *W. [Signature]*

Date: 10-23-20  
 Project No: 18003P-S3  
 Sheet No:

**C100**





**EXISTING LEGEND**

- 78 --- EXISTING CONTOUR: MAJOR
- 78 --- EXISTING CONTOUR: MINOR
- C --- GAS LINES
- OHU --- OVERHEAD UTILITY LINES
- B --- BURIED ELECTRIC LINE
- P --- POWER POLE
- L --- LIGHT POLE
- G --- GUY WIRE
- E --- ELECTRIC METER
- T --- ELECTRIC TRANSFORMER
- U --- UNDERGROUND TELEPHONE
- U --- UNDERGROUND FIBER OPTIC
- S --- TELEPHONE SPICE BOX
- W --- UTILITY HANDHOLE
- W --- WATER LINE
- F --- FIRE HYDRANT
- V --- WATER VALVE
- M --- WATER METER
- S --- SANITARY SEWER MANHOLE
- S --- SANITARY SEWER LINE
- S --- SANITARY FORCE MAIN
- S --- STORM SEWER MANHOLE
- S --- STORM SEWER INLET
- S --- STORM SEWER PIPE
- S --- FLOWLINE / SWALE
- X --- FENCELINE
- M --- MAILBOX
- W --- TREELINE / EDGE OF WOODS
- C --- CONSTRUCTION LIMITS

**BENCHMARK:**

LAWRENCE 95:  
CUT SQUARE IN CONCRETE AT THE WEST END OF SOUTH HEADWALL OF  
CULVERT UNDER STATE ROAD 67 (PENDLETON PIKE) AT TRITTIPO DITCH.  
ELEVATION= 836.64 (NAVD 88)

**TBM #2**

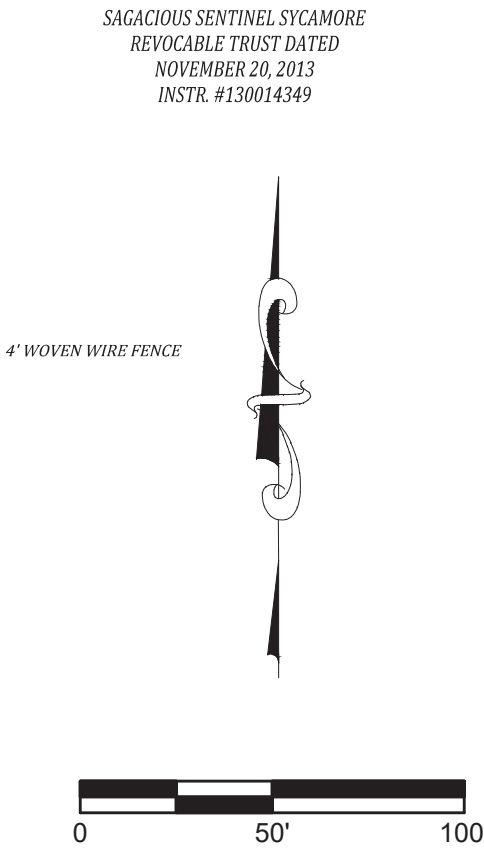
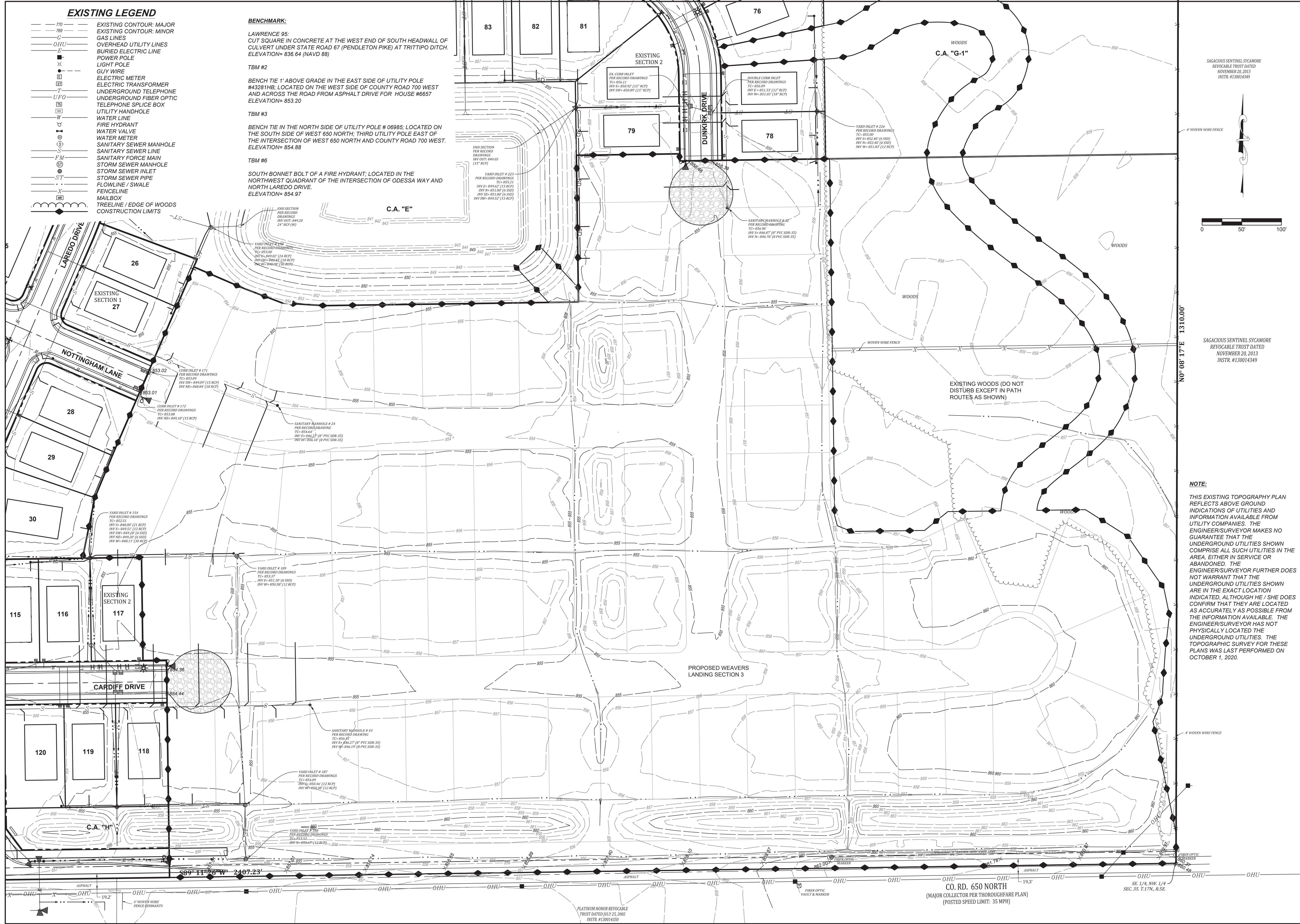
BENCH TIE 1' ABOVE GRADE IN THE EAST SIDE OF UTILITY POLE  
#43281HB, LOCATED ON THE WEST SIDE OF COUNTY ROAD 700 WEST  
AND ACROSS THE ROAD FROM ASPHALT DRIVE FOR HOUSE #6657  
ELEVATION= 853.20

**TBM #3**

BENCH TIE IN THE NORTH SIDE OF UTILITY POLE # 06985, LOCATED ON  
THE SOUTH SIDE OF WEST 650 NORTH, THIRD UTILITY POLE EAST OF  
THE INTERSECTION OF WEST 650 NORTH AND COUNTY ROAD 700 WEST.  
ELEVATION= 854.88

**TBM #6**

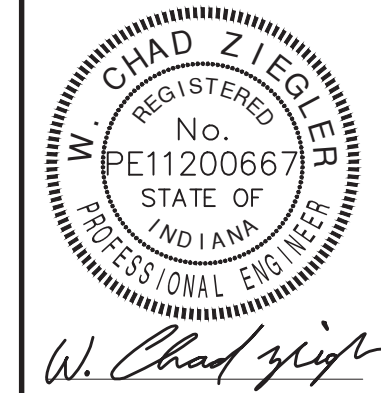
SOUTH BONNET BOLT OF A FIRE HYDRANT, LOCATED IN THE  
NORTHWEST QUADRANT OF THE INTERSECTION OF ODESSA WAY AND  
NORTH LAREDO DRIVE.  
ELEVATION= 854.97



SAGACIOUS SENTINEL SYCAMORE  
REVOCABLE TRUST DATED  
NOVEMBER 20, 2013  
INSTR. #130014349

**NOTE:**  
THIS EXISTING TOPOGRAPHY PLAN  
REFLECTS ABOVE GROUND  
INDICATIONS OF UTILITIES AND  
INFORMATION AVAILABLE FROM  
UTILITY COMPANIES. THE  
ENGINEER/SURVEYOR MAKES NO  
GUARANTEE THAT THE  
UNDERGROUND UTILITIES SHOWN  
COMPRISE ALL SUCH UTILITIES IN THE  
AREA, EITHER IN SERVICE OR  
ABANDONED. THE  
ENGINEER/SURVEYOR FURTHER DOES  
NOT WARRANT THAT THE  
UNDERGROUND UTILITIES SHOWN  
ARE IN THE EXACT LOCATION  
INDICATED. ALTHOUGH HE / SHE DOES  
CONFIRM THAT THEY ARE LOCATED  
AS ACCURATELY AS POSSIBLE FROM  
THE INFORMATION AVAILABLE. THE  
ENGINEER/SURVEYOR HAS NOT  
PHYSICALLY LOCATED THE  
UNDERGROUND UTILITIES. THE  
TOPOGRAPHIC SURVEY FOR THESE  
PLANS WAS LAST PERFORMED ON  
OCTOBER 1, 2020.

**EXISTING TOPOGRAPHY & DEMO PLAN  
WEAVER'S LANDING - SECTION 3  
CR 700 WEST & CR 650 WEST  
McCordsville, Indiana**



**BANNING  
ENGINEERING**  
853 COLUMBIA ROAD, SUITE #101  
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E-MAIL: Banning@BanningEngineering.com  
WEB: www.BanningEngineering.com

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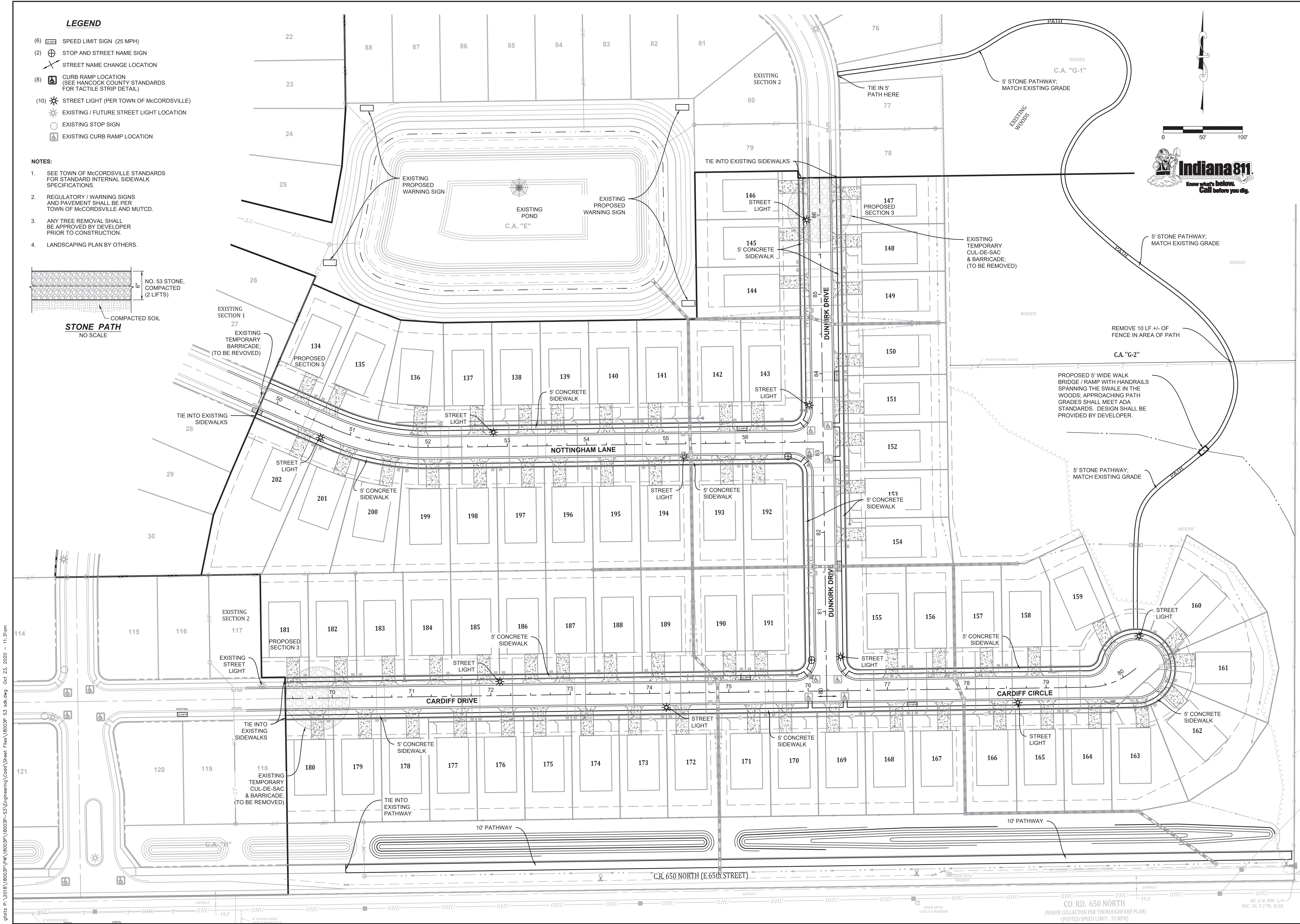
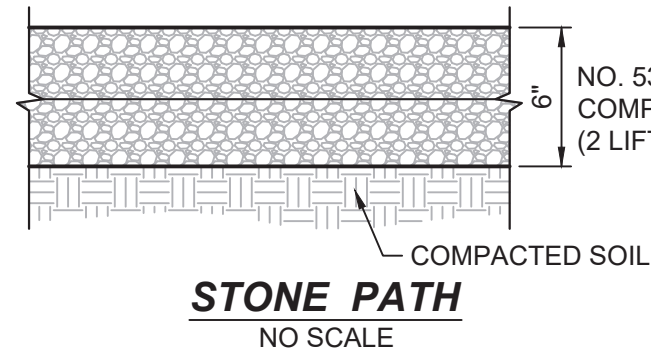


**LEGEND**

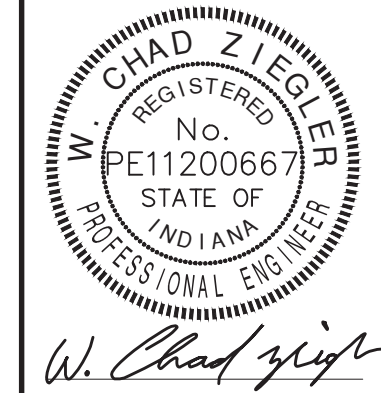
- (6) SPEED LIMIT SIGN (25 MPH)
- (2) STOP AND STREET NAME SIGN
- STREET NAME CHANGE LOCATION
- (8) CURB RAMP LOCATION (SEE HANCOCK COUNTY STANDARDS FOR TACTILE STRIP DETAIL)
- (10) STREET LIGHT (PER TOWN OF McCORDSVILLE)
- EXISTING / FUTURE STREET LIGHT LOCATION
- EXISTING STOP SIGN
- EXISTING CURB RAMP LOCATION

**NOTES:**

1. SEE TOWN OF McCORDSVILLE STANDARDS FOR STANDARD INTERNAL SIDEWALK SPECIFICATIONS.
2. REGULATORY / WARNING SIGNS AND PAVEMENT SHALL BE PER TOWN OF McCORDSVILLE AND MUTCD.
3. ANY TREE REMOVAL SHALL BE APPROVED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. LANDSCAPING PLAN BY OTHERS.



**SIDEWALK, SIGNAGE, AND LIGHT PLAN**  
**WEAVER'S LANDING - SECTION 3**  
**CR 700 WEST & CR 650 WEST**  
**MCCORDSVILLE, INDIANA**



**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
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 E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com)  
 WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

Project No: 18003P-S3  
 Sheet No: C103

gretz P.: 2018\18003P\18003P-S3\Engineering\Cadd\Sheet Files\18003P\_S3\_edu.dwg Oct. 23, 2020 - 11:31am  
 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000















# WEAVER'S LANDING, SECTION 3 - FINAL PLAT

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

INSTR. NO.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_



**LEGEND**

- D. . . . . DRAINAGE
- U. . . . . UTILITY
- L. . . . . LANDSCAPE
- E. . . . . EASEMENT
- R/W . . . . . RIGHT OF WAY
- B.S.L. . . . . BUILDING SETBACK LINE
- sq. ft. . . . . SQUARE FEET



NOTE: SEE PAGE 2 FOR CURVE TABLE & PAGE 3 FOR NOTES REGARDING MONUMENTS.

**LEGEND**

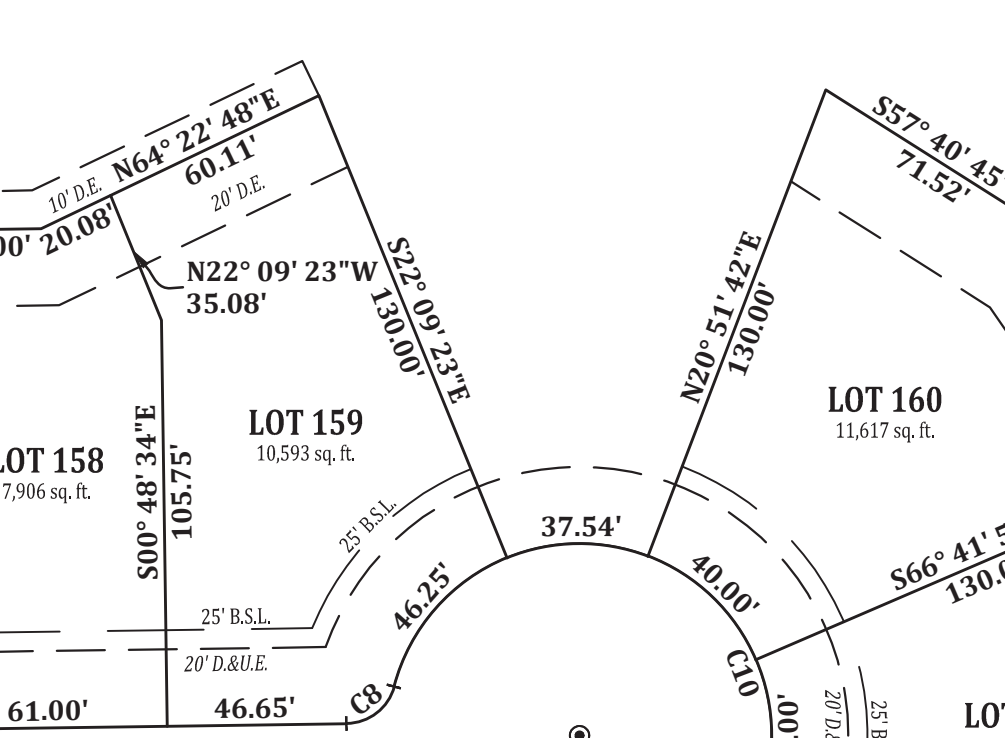
- D. . . . . DRAINAGE
- U. . . . . UTILITY
- L. . . . . LANDSCAPE
- E. . . . . EASEMENT
- R/W . . . . . RIGHT OF WAY
- B.S.L. . . . . BUILDING SETBACK LINE
- sq. ft. . . . . SQUARE FEET



NOTE: SEE PAGE 2 FOR CURVE TABLE & PAGE 3 FOR NOTES REGARDING MONUMENTS.

**Curve Table**

Curve #	Length	Radius	Δ	Tangent	Chord Bearing	Chord Distance
C1	115.18'	273.00'	24°10'22"	58.46'	S78°43'23"E	114.33'
C2	126.57'	300.00'	24°10'22"	64.24'	S78°43'23"E	125.63'
C3	137.96'	327.00'	24°10'22"	70.02'	S78°43'23"E	136.94'
C4	20.42'	13.00'	90°00'00"	13.00'	S44°11'26"W	18.38'
C5	20.42'	13.00'	90°00'00"	13.00'	S45°48'34"E	18.38'
C6	20.42'	13.00'	90°00'00"	13.00'	S44°11'26"W	18.38'
C7	20.42'	13.00'	90°00'00"	13.00'	N45°48'34"W	18.38'
C8	16.87'	13.00'	74°20'43"	9.86'	S52°01'04"W	15.71'
C9	58.52'	90.20'	37°10'21"	30.33'	N70°36'15"E	57.50'
C10	221.96'	50.00'	254°20'43"	65.94'	N37°58'56"W	79.68'



Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011

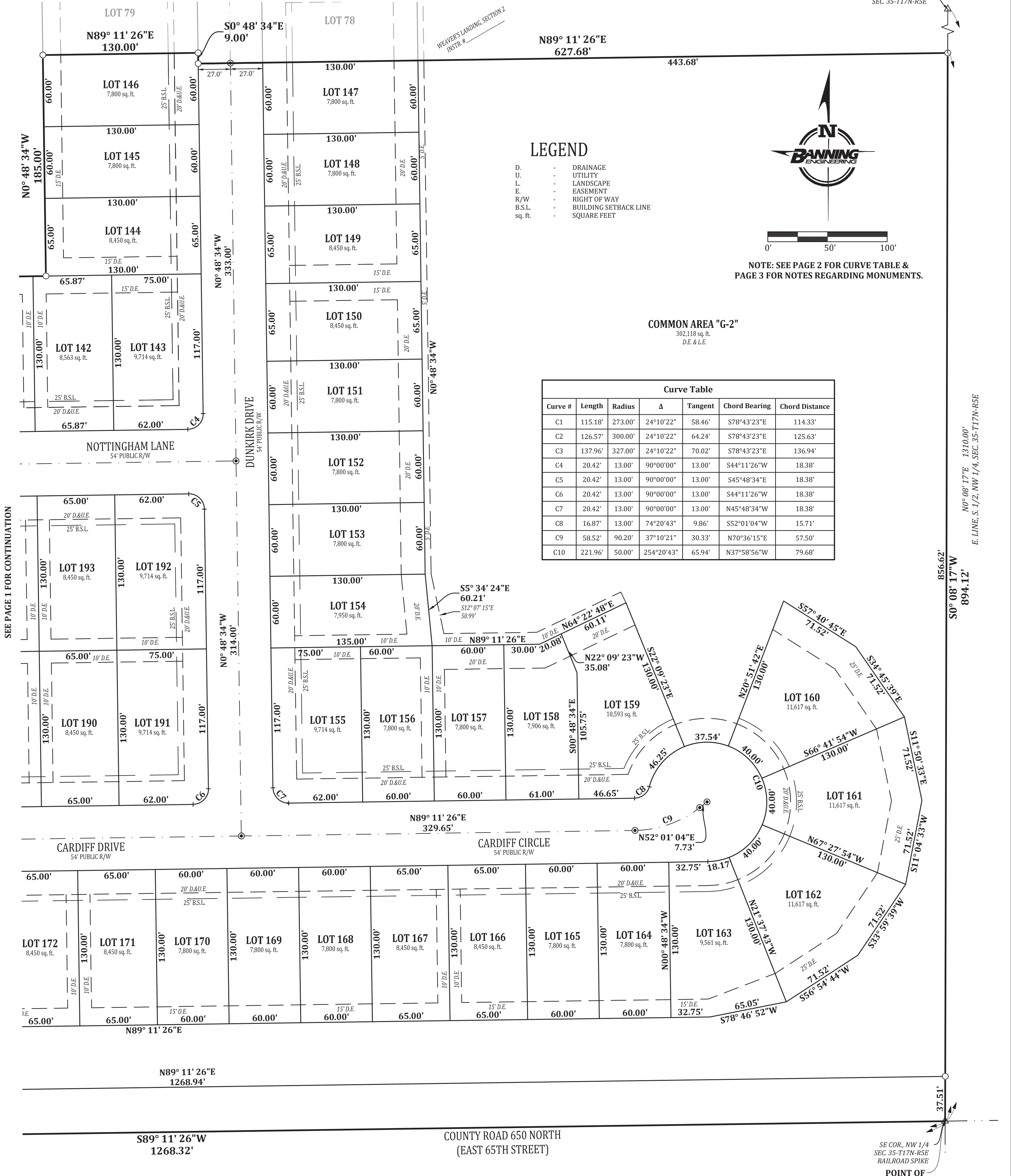


PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: DM
Checked: Date: _____	Checked: Date: _____	Checked: Date: _____	Scale: 1"=50'
10-9-2020 - REVISED STREET NAMES			Date: 9/25/2020
Revisions: _____			Project: 18003P
_____			Sheet 1 of 3

# WEAVER'S LANDING, SECTION 3 - FINAL PLAT

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

INSTR. NO.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_



Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011



PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: DM
Checked: Date: _____	Checked: Date: _____	Checked: Date: _____	Scale: 1"=50'
10-9-2020 - REVISED STREET NAMES			Date: 9/25/2020
Revisions: _____			Project: 18003P
_____			Sheet 2 of 3

10/12/2020 8:52 AM P:\2018\18003P\FIN\18003P\_FINAL\DWG\18003P-FIN.dwg

E. LINE, S. 1/2, NW 1/4, SEC. 35-T17N-R5E

SE COR, NW 1/4 SEC. 35-T17N-R5E RAILROAD SPIKE POINT OF BEGINNING



# WEAVER'S LANDING, SECTION 3 - FINAL PLAT

PART OF THE S. 1/2, NW 1/4 SEC. 35-T17N-R5E  
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 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 Weaver's Landing, Section 3

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 a part of that 39.154 acre tract of land and being a part of the 38.954 acre tract of land shown on the plat of the ALTA/NSPS Land Title Survey certified by Brian L. Haggard, PS LSH29800001 on June 12, 2018 as Banning Engineering's project number 18003 and recorded as Instrument Number 201911629 in the Office of the Recorder of said county (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a railroad spike found marking the southeast corner of said Northwest Quarter; thence South 89 degrees 11 minutes 26 seconds West along the south line thereof 1,268.32 feet to the southeast corner of Weaver's Landing, Section 2 per plat thereof recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of said county; (the following four (4) calls along the easterly lines thereof); 1) thence North 00 degrees 48 minutes 34 seconds West 274.00 feet; 2) thence South 89 degrees 11 minutes 26 seconds West 29.57 feet; 3) thence North 00 degrees 48 minutes 34 seconds West 130.00 feet; 4) thence South 89 degrees 11 minutes 26 seconds West 74.38 feet to the southeast corner of Lot 30 in Weaver's Landing, Section 1 per plat thereof recorded as Instrument Number 201913859 in said recorder's office (the following three (3) calls along the easterly lines thereof); 1) thence North 11 degrees 29 minutes 27 seconds East 77.69 feet; 2) thence North 22 degrees 28 minutes 54 seconds East 57.65 feet; 3) thence North 23 degrees 21 minutes 48 seconds East 259.00 feet to the southerly line of Common Area "E" in said Weaver's Landing, Section 2 (the following eight (8) calls are along the southerly lines of said Weaver's Landing, Section 2); 1) thence South 66 degrees 38 minutes 12 seconds East 65.00 feet; 2) thence South 69 degrees 06 minutes 47 seconds East 55.38 feet; 3) thence South 86 degrees 28 minutes 01 seconds East 53.55 feet; 4) thence North 89 degrees 11 minutes 26 seconds East 319.83 feet; 5) thence North 00 degrees 48 minutes 34 seconds West 185.00 feet; 6) thence North 89 degrees 11 minutes 26 seconds East 130.00 feet; 7) thence South 00 degrees 48 minutes 34 seconds East 9.00 feet; 8) thence North 89 degrees 11 minutes 26 seconds East 627.68 feet to the east line of said South Half; thence South 00 degrees 08 minutes 17 seconds West along said east line 894.12 feet to the POINT OF BEGINNING, containing 24.616 acres, more or less.

This subdivision consists of 69 lots numbered 134-202 (all inclusive) and 1 Common Area labeled "G-2". 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\_\_\_\_.

Jonathan D. Polson  
#LS21500011 - State of Indiana

#### ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Weaver's Landing Partners, LLC, owners of the real estate described in Instrument Number 201901381 Instrument #202001470 and Instrument #202001471 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 3. 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

Jonathan Horton

#### NOTES:

1) Cross-reference is hereby made to a Boundary Survey 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 3.089 acres and 2443 lineal feet as measured along the centerline of the road.

3) The subject tract is zoned Weaver's Landing PUD Ordinance No. 0911118A.

#### 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.

This instrument was prepared by Jonathan D. Polson, 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. Jonathan D. Polson

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'

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 RECORDDATION 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

**BANNING ENGINEERING**  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700, FAX: (317) 707-3800  
E-MAIL: [Banning@BanningEngineering.com](mailto:Banning@BanningEngineering.com)  
WEB: [www.BanningEngineering.com](http://www.BanningEngineering.com)

REVISIONS	PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: DM
	Checked: _____ Date: _____	Checked: _____ Date: _____	Checked: _____ Date: _____	Scale: NA
	10-9-2020 - REVISED STREET NAMES			Date: 9/25/2020
				Project: 18003P
				Sheet 3 of 3



# WEAVER'S LANDING, SECTION 3 - FINAL PLAT

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

INSTR. NO.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_



**LEGEND**

- D. . . . . DRAINAGE
- U. . . . . UTILITY
- L. . . . . LANDSCAPE
- E. . . . . EASEMENT
- R/W . . . . . RIGHT OF WAY
- B.S.L. . . . . BUILDING SETBACK LINE
- sq. ft. . . . . SQUARE FEET



NOTE: SEE PAGE 2 FOR CURVE TABLE & PAGE 3 FOR NOTES REGARDING MONUMENTS.

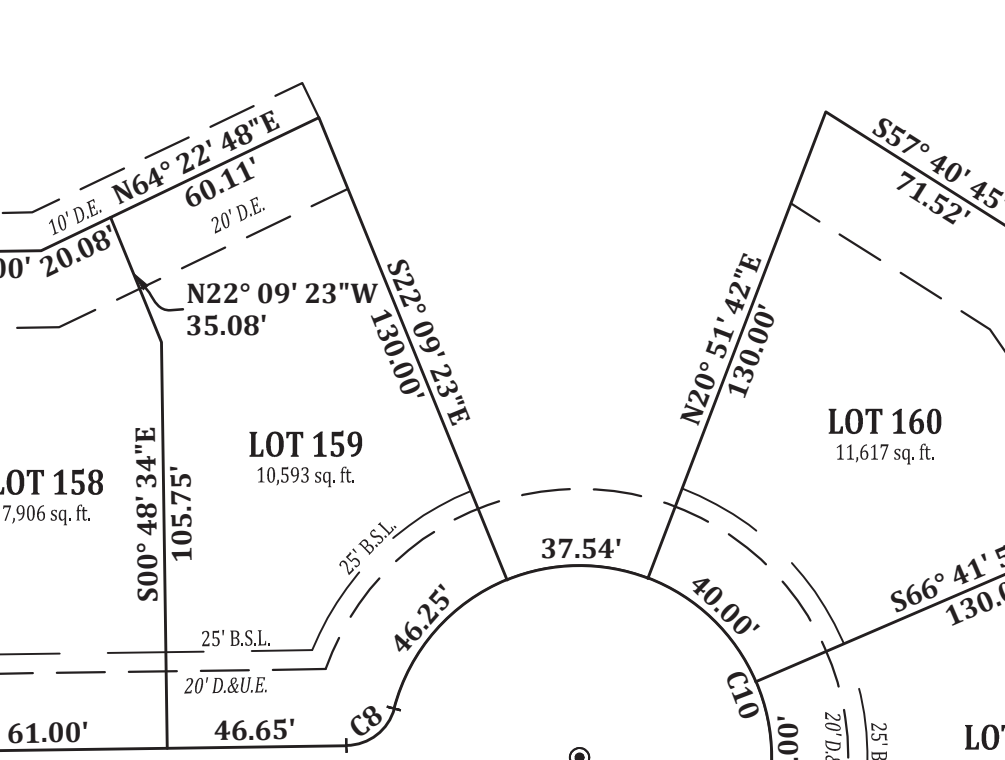
**LEGEND**

- D. . . . . DRAINAGE
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- B.S.L. . . . . BUILDING SETBACK LINE
- sq. ft. . . . . SQUARE FEET



NOTE: SEE PAGE 2 FOR CURVE TABLE & PAGE 3 FOR NOTES REGARDING MONUMENTS.

Curve #	Length	Radius	Δ	Tangent	Chord Bearing	Chord Distance
C1	115.18'	273.00'	24°10'22"	58.46'	S78°43'23"E	114.33'
C2	126.57'	300.00'	24°10'22"	64.24'	S78°43'23"E	125.63'
C3	137.96'	327.00'	24°10'22"	70.02'	S78°43'23"E	136.94'
C4	20.42'	13.00'	90°00'00"	13.00'	S44°11'26"W	18.38'
C5	20.42'	13.00'	90°00'00"	13.00'	S45°48'34"E	18.38'
C6	20.42'	13.00'	90°00'00"	13.00'	S44°11'26"W	18.38'
C7	20.42'	13.00'	90°00'00"	13.00'	N45°48'34"W	18.38'
C8	16.87'	13.00'	74°20'43"	9.86'	S52°01'04"W	15.71'
C9	58.52'	90.20'	37°10'21"	30.33'	N70°36'15"E	57.50'
C10	221.96'	50.00'	254°20'43"	65.94'	N37°58'56"W	79.68'



Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011

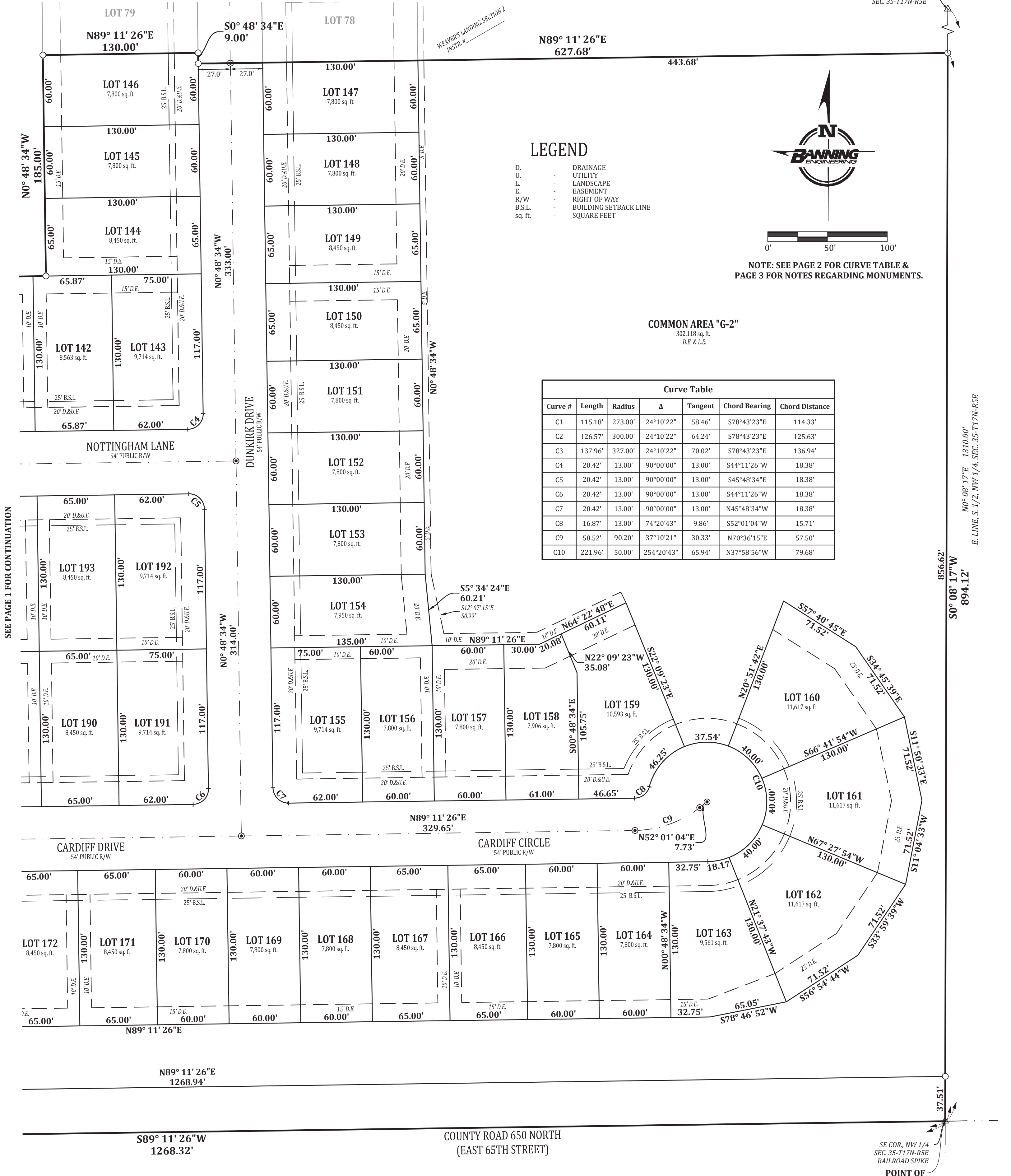
**BANNING ENGINEERING**  
853 COLUMBIA ROAD, SUITE #101  
PLAINFIELD, IN 46168  
BUS: (317) 707-3700, FAX: (317) 707-3800  
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PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: DM
Checked: Date: _____	Checked: Date: _____	Checked: Date: _____	Scale: 1"=50'
10-9-2020 - REVISED STREET NAMES			Date: 9/25/2020
Revisions: _____			Project: 18003P
_____			Sheet 1 of 3

# WEAVER'S LANDING, SECTION 3 - FINAL PLAT

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

INSTR. NO.: \_\_\_\_\_  
CABINET: \_\_\_\_\_  
SLIDE: \_\_\_\_\_



Witness my signature this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_

Jonathan D. Polson - Professional Surveyor - Indiana - # LS21500011

**BANNING ENGINEERING**  
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PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: DM
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10-9-2020 - REVISED STREET NAMES			Date: 9/25/2020
Revisions: _____			Project: 18003P
_____			Sheet 2 of 3

10/12/2020 8:52 AM P:\2018\18003P\FW\18003P\_FINAL\18003P\_Survey\DWG\18003P\_S3.plt.dwg

E. LINE S. 1/2, NW 1/4, SEC. 35-T17N-R5E  
N0°08'17"W  
894.12'

SE COR, NW 1/4  
SEC. 35-T17N-R5E  
RAILROAD SPIKE  
POINT OF  
BEGINNING



# WEAVER'S LANDING, SECTION 3 - FINAL PLAT

INSTR. NO. : \_\_\_\_\_  
CABINET : \_\_\_\_\_  
SLIDE : \_\_\_\_\_

## 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 Weaver's Landing, Section 3

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 a part of that 39.154 acre tract of land and being a part of the 38.954 acre tract of land shown on the plat of the ALTA/NSPS Land Title Survey certified by Brian L. Haggard, PS LSH29800001 on June 12, 2018 as Banning Engineering's project number 18003 and recorded as Instrument Number 201911629 in the Office of the Recorder of said county (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a railroad spike found marking the southeast corner of said Northwest Quarter; thence South 89 degrees 11 minutes 26 seconds West along the south line thereof 1,268.32 feet to the southeast corner of Weaver's Landing, Section 2 per plat thereof recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of said county; (the following four (4) calls along the easterly lines thereof); 1) thence North 00 degrees 48 minutes 34 seconds West 274.00 feet; 2) thence South 89 degrees 11 minutes 26 seconds West 29.57 feet; 3) thence North 00 degrees 48 minutes 34 seconds West 130.00 feet; 4) thence South 89 degrees 11 minutes 26 seconds West 74.38 feet to the southeast corner of Lot 30 in Weaver's Landing, Section 1 per plat thereof recorded as Instrument Number 201913859 in said recorder's office (the following three (3) calls along the easterly lines thereof); 1) thence North 11 degrees 29 minutes 27 seconds East 77.69 feet; 2) thence North 22 degrees 28 minutes 54 seconds East 57.65 feet; 3) thence North 23 degrees 21 minutes 48 seconds East 259.00 feet to the southerly line of Common Area "E" in said Weaver's Landing, Section 2 (the following eight (8) calls are along the southerly lines of said Weaver's Landing, Section 2); 1) thence South 66 degrees 38 minutes 12 seconds East 65.00 feet; 2) thence South 69 degrees 06 minutes 47 seconds East 55.38 feet; 3) thence South 86 degrees 28 minutes 01 seconds East 53.55 feet; 4) thence North 89 degrees 11 minutes 26 seconds East 319.83 feet; 5) thence North 00 degrees 48 minutes 34 seconds West 185.00 feet; 6) thence North 89 degrees 11 minutes 26 seconds East 130.00 feet; 7) thence South 00 degrees 48 minutes 34 seconds East 9.00 feet; 8) thence North 89 degrees 11 minutes 26 seconds East 627.68 feet to the east line of said South Half; thence South 00 degrees 08 minutes 17 seconds West along said east line 894.12 feet to the POINT OF BEGINNING, containing 24.616 acres, more or less.

This subdivision consists of 69 lots numbered 134-202 (all inclusive) and 1 Common Area labeled "G-2". 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\_\_\_\_.

Jonathan D. Polson  
#LS21500011 - State of Indiana

### ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Weaver's Landing Partners, LLC, owners of the real estate described in Instrument Number 201901381 Instrument #202001470 and Instrument #202001471 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 3. 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

Jonathan Horton

### NOTES:

1) Cross-reference is hereby made to a Boundary Survey 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 3.089 acres and 2443 linear feet as measured along the centerline of the road.

3) The subject tract is zoned Weaver's Landing PUD Ordinance No. 0911118A.

### 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

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This instrument was prepared by Jonathan D. Polson, 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. Jonathan D. Polson

MINIMUM REQUIREMENTS	
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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 RECORDDATION 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.

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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

 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	PRELIMINARY PLAT	FINAL PLAT	RECORDING	Drawn: DM
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