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PWCT/ (CO.) 1845

IN TRACE - SECTION

PART OF NW 14 SEC. 35-T17N-R5E.
HANCOCK COUNTY, INDIANA
SHEET 4 OF 4

Cabinet _____

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General Street Standards and Requirements

- 1) Only one street, drivieway or point of vehicle access shall be permitted from a subdivision onto a Major Collector Highway, Arterial Highway, or minor Collector Road. Two or more streets, drivieways, or point of vehicle occess may be permitted by the Commission if one or more of the following reasons are metr to preserve, promote and protect the public health, safety, comfort, convenience and general weffer of the County and traffic circulation in the area. (Ord. No. 1995-10C 10-12-95)
- 2) Holf streets shall be prohibited, except where sessitial to the recentible development of the subdivision in conformity with other requirements of these regulations; and where the Commission or the Beard of County Commissioners finds it will be proper to require the dedication of the other half when the adjoining property is subdivided. Wherever a half etgest is adjocent to a tract to be subdivided, the other half of the street shall be planned within such tract.
- 3) No street names may be used which will duplicate, or be confused with the names of existing etreets. All street names shall include a directional element to position the street approximately with in the north-south and east-west grid covering the county. The streets which are logical extensions or continuations of, or obviously in adignment with, any existing streets, either constructed or appearing on any validly recorded piot, exalt bear the names of such existing streets.
- 4) Rights-of-way for proposed streets shall be extended to the boundary lines of the proposed subdivision so that a connection can be made to all adjacent properties unless such an extension is not feasible because of topography or other physical conditions, or unless, in the opinion of the Commission such extension is not necessary or usefable for the coordination with scieting streets or the most advantageous development of adjacent tracts. In any event, no subdivision shall be designed so as is create or perpetituate the land-locking of adjacent undeveloped land.
- 5) A temporarily dead-ended street shall be permitted in any case in which a street is proposed to be and should logically be extended but is not yet constructed. An adequate essement for a turn-around shall be provided for any such temporary dead-end etreet which extends 200 feet or more in length. Such essement shall be automatically vecated to abuiting property owners when said dead-ended street is legally extended.
- b) In subdivisions that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions as established by this Article, the subdivider shot dedicate additional width along either one or both sides of such streets of inadequate width so as to bring them up to standards, provided the orea to be used for widening is owned by the subdivider or under his control.
- 7) The following paragraphs shall be required as a provision of the restrictive covenants of all secondary plats to which they apply:

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The following statements shall become part of the Restrictive Covenants of every platted subdivision:

- (a) Open channeland tile drains within all drain easements whal be regulated drain subject to Indiana Code 36-9-27 and its amendments.
- (b) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plot to comply at all times with the provisions of the drainage plan as approved for this plot by the Hancock County Drainage Board Virough its agents, the Hancock County Surveyor and the Hancock County Engineer, and the requirements of all drainage permits for this plot by said. Hancock County Drainage Board.
- (c) The property shallbe graded pursuant to the final construction plan and may not thereafter be changed without the written approval of the Hancock County Surveyor, whose decision may be appeaded to the Hancock County Drainage Board.
- (d) No trees, shrubs or fences sholibe located, nor any structure erected in any drahage easement, unless otherwise approved by the Hancock County Surveyor and the Hancock County Engineer.

(When requesting in writing, the above covenant may be waived or modified by the kencock County Drainage Board for good cause.)

- Drainage swales (ditches) along dedicated roadways and within the right-of-way, or an dedicated drainage ecsements, are not to be aftered, day out, filled in, tiled, or otherwise charged without the written permission of the Hancock County Drainage Board (Commissioners). Property owners must maintain these swales as acided grassways, or other non-eroding surfaces. Weter from roofs or parking sreas must be contained on the property long enough so that each drainage swales or disches will not be demaged by such water. Driveways may be constructed over these swales or disches only when appropriate sized calverts are installed as set out in Section 7,1-47 (5) of the Hancock County Subdivision Control Article.
- f) Any property owner attering, changing, or damaging these survives or distance will be held responsible for such action and will be given ten (10) days notice by registered mail to repair said damage, after which time, if no action is taken, the Manacck County Drainage Board (Commissioners) will cause said repairs to be accomplished, and the bill for such repairs will be sent to the orfected property owner for immediate payment.
- (g) All lakes and common areas are to be maintained by the Austin Trace Home Owners Association. Maintenance requirements are to include such things as (mowing, controlling allowed areas) and areas.

Witness

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Line

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Brian L. Haggard Signature

Registered Land Surveyor - Indiana - • LS29800001

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adjusted to the money to party to takened but a new jet ownstructed, an adequate accement for a turn-ordered stadilbe provided for any such temporary their end street which extends 200 feet or more in length. Such assement shall be automatically vocated to abutting property owners when said dead-ended sheet is

- 6) In subdivisions that adjain or include existing streets that do not conform to the minimum right of any dimensions as estudiated by this Article, the subdivider shall dedicate additional with doing either one or both sides of such streets of indequate width so as to bring them up to standards, provided the area to be used for widening is owned by the subdivider or under his control.
- The following paragraphs shall be required as a provision of the restrictive covenants of all secondary plats to which they apply.
-) No fence, wall, hadge, tree or strub planting which obstructs eight lines and elevations between 2.5 and 8 feet above the street shall be placed or permitted to remain on any corner for within the transplant area formed by the affect right-of-way lines and a line connecting points 40 feet from the intersection of said street lines 40 feet for minor streets and 75 feet for arterial streets, or in the case of crossided property corner, from the intersection of the street right-of-way lines
- The same sight fine finitations and apply to any lot within 10 feet of the intersection of a street right-of-way line with the edge of the driveway povement or alley line. No driveway shallbe located within 70 feet of the intersection of two street lines. No driveway structures shall be located within driveway limits.
- c) No sump pump drains or other drains shall outlet onto the strest.
- d) No trees shallbe planted in the Hancock County right-of-way.
- 8) Pipe underdrams will be used on both sides of the street as shown in Figure 5 on 138. The minimum slope of the pipe shottle 4 percent per the Hancock County Subdivision Ordinance.
- All concrete used for construction of streets, curbs and gutters, sidewalte and other related items shall have a minimum compressive strength of 4,000 paints the appropriate air entrainment and a slump not to exceed four (4) inches.

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graduative, and the strain strains white an extensive several and a several and a several and a contained on the property long enough so that add arrange swates or attaches without be demanged by such water. Driveways may be constructed over these swates or attaches only within appropriate sized adverts are installed as set out in Section 7.1-4.

(5) of the Hancock County Subdivision Control Article.

Any property owner attering, changing, or damaging these swakes or fitches with inside responsible for such action and will be given ten (10) days notice by registered mail to repair sold damage, after which time, if no action is taken, the Harcock County Drainage Board (Commissioners) will cause and repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate

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(g) Alliakes and common areas are to be maintained by the Austin Trace Home Owners Association. Maintenance requirements are to include such things as (mowing, controlling ages growth, all removal, etc.).

Additional restrictive covenants are recorded as instrument No. 2012520 in the Office of the Recorder of Hancock Caunty, Indiana. Each owner of a lot shall take title to such lot subject to the terms and conditions of the plot covenants and restrictions.

FINAL ZONING COMMITMENTS

- Althomes shall be 1,200 sq.ft. living space or grenteri

- 2. All homes shall have a two car garages:
 3. The front servicion of all homes shall contain at least 50% brick, except for three homes which feature a full front porch:
 4. I feet wide seldevolke shall be installed on both alides of all roads;
 5. All homes shall be served by sanitary severs and municipal water;
 6. All common dreas shall be maintained by the Owners Association, including all common areas of the boulevard entrances;
 7. Appropriate mounding and landscaping shall be utilized in the common areas along County Line Road (County Road 700 West);
 8. Parking shall be restricted to one side of each street;
 9. All homes shall have a minimum 17 feet side yards
 11. All that collection and curbside recycling shall be provided by one provider and the cost of the provider shall be included in the Home Owner Assessment!
 12. The entrance of exits to the project along County Line Road (County Road 700 West) shall be widened within right of way finits.

NOTES

Dedicated Right of Way in this major subdivision consists of 3.865 ocres */-.

- Cross reference is hereby made to the boundary survey of Record recorded as hatrument No. 2016)6 recorded in the Office of the Recorder of Huncock County, Indiana.
 Cross reference is hereby made to owner's record source of title in instrument No. 2012477 recorded in the Office of the Recorder of Huncock County, Indiana.

LAND OWNER:
ARBUR MVESTMENTS, LLC
7478 SHADELAND STATION W
BUDIANAPOLIS, B1 48258
(317) 842-878
(317) 842-8288 ¥Α

BUS. (317) 839-2581, FAX (317) 838-9171 E-MAIL 698 TOWER ROAD, SUITE #100 PLAINFIELD, IN 46168 banning@banning_eng.com

PRELIMINARY PLAT FINAL PLAT RECORDING Drawn Checked: Date: Checked: Date: Scale: T-d 3/8/2001 REVISED PER COUNTY SURVEYOR COMMENT LETTER Date: 6/26/ Project: 00.	Ľ	Revisions			Ι	_	
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Brian L. Haggard Signature_

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Registered Land Surveyor - Indiana - • LS29800001

F-MAIL

banning@banning_eng.com

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Witness my signature this 262 day of

deficite additional with along either one or both sides of such streets of increquinte width so as to bring them up to standards, provided the orea to be used for widening is owned by the subdivider or under his control.

- The following paragraphs shall be required as a provision of the restrictive covenants of all secondary plots to which they apply.
- a) No fence, wall, hedge, tree or shrub planting which obstructs sight lines and sevations between 2.5 and 8 feet above the street shall be placed or permitted to remain on any corner lot within the biampular area formed by the street right-of-way these and a fine connecting points 40 feet from the intersection of said street limes (40 feet for minor streets and 75 feet for arterial streets), or in the case of a rounded property corner, from the intersection of the street right-of-way lines
- The same sight line limitations shall apply to any lot within 10 feet of the intersection of a street right-of-way line with the edge of the driveway povement or alley line. No driveway shallbe located within 70 feet of the intersection of two street lines. No driveway structures shall be located within driveway limits.
- c) No sump pump drains or other drains shall outlet onto the street.
- d) No trees shall be planted in the Hancack County right-of-way
- 8) Pipe underdrains will be used on both sides of the street as shown in Figure 5 on page 138. The minimum slope of the pipe shall be 4 percent per the Hancock County Subdivision Ordinance.
- All concrete used for construction of streets, curbs and gitters, sidewalks and other related items shall have a minimum compressive strength of 4,000 psi with the appropriate air entrannent and a slump not to exceed four (4) inches.

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JUL 18 2001

Auditor of Hannock County

County Drainage Board (Conmissioners) will cause sold repairs to be accomplished and the bill for such repairs will be sent to the affected property owner for immediat payment.

(g) All lakes and common areas are to be maintained by the Austin Trace Home Owners Association. Maintenance requirements are to include such things as (mowing, contro algae growth, sift removal, etc).

Additional restrictive covenants are recorded as instrument No. 2012520 in the Office Recorder of Hancock County, Indiana. Each owner of a lot shall take title to such lot so the terms and conditions of the plat covenants and restrictions.

FINAL ZONING COMMITMENTS

- a full front parch:
 4. 4 feet wide sidewalks shall be installed on both sides of all roads:
 5. All homes shall be served by sanitary sewers and municipal water:
 6. All common areas shall be maintained by the Owners Association, including all common are Althomes shallbe 1,200 sq.ft. living space or greater:

 Althomes shallhave a two car garage:

 The front elevation of althomes shall contain at least 50% brick, except for those homes

- Appropriate mounding and landscaping shall be utilized in the common areas along Count (County Road 700 West):

- B. Parking shallbe restricted to one side of each street:

 J. Allbornes shallhave a minimum. 17 feet wide driveway:

 All bloss shallhave a minimum. 5 feet side yord:

 M. All trash collection and curbside recycling shallbe provided by one provider and the cost shallbe included in the Home. Owner Assessment:

 The antrance and exits to the project along County Line Road (County Road 700 West to 24 feet to permit a right hand turn lane and a left hand turn lane:

 J. Trees will not be planted within right of way limits.

NOTES:

Dedicated Right of Way in this major subdivision consists of 3.865 acres -/-.

- Cross reference is hereby mode to the boundary survey of Record recorded as Inst No. 201616 recorded in the Office of the Recorder of Mincock County, finding.
 Cross reference is hereby made to owner's record source of title in Instrument No. 2012477 recorded in the Office of the Recorder of Hancock County, Indiana. Instru

LAND OWNER:
ARBOR MYESTHENTS, LLC
7478 SHADELAND STATION WAY
NUTHANAPOLIS, IN 46256
(317) 842-1875
(317) 842-8268

698 TOWER ROAD, SUITE #100
PLAINFIELD, IN 46168
BUS. (317) 839-2581, FAX (317) 838-9171

200

Revisions Checked 3/8/2001 PRELIMINARY PLAT 星 Date 1/25/01 REVISED PER COUNTY SURVEYOR COMMENT Checked FINAL PLAT Date LETTER Checked RECORDING Data

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HANCOCK COUNTY RECORDER 01 JUL 18 PH 1:42 (Bry Jakene

TRACE SECONDARY I PLAT SECTION

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

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General Street Standards and Requirements

- 1) Only one street, driveway or point of vehicle access shall be permitted from a subdivision onto a stagic Collector Highway, Arterial Highway, or minor Collector Road. Two or more streets, driveways, or point of vehicle access may be permitted by the Commission if one or more of the following reasons are mest to preserve, promote and protect the public health, safety, comfort, convenience and general weifare of the Country and traffic circulation in the area. (Ord. No. 1985-10C 10-12-95)
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Subdivision	
Covenants	

The following statements shall became part of the Restrictive Cavenants of every platted subdivision :

- Open channel and tile drains within all drain easements shalbe regulated drains subject to indiana Code 36-9-27 and its amendments.
- (ii) It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Hancock County Drainage Board through its agents, the Hancock County Surveyor and the Hancock County Surveyor and the Tequirements of all drainage permits for this plat by said Hancock County Drainage Board.
- The property shallbe graded pursuant to the final construction plan and may thereafter be changed without the written approval of the Hancock Count, Surveyor, whose decision may be appealed to the Hancock County Drainage

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(d) No trees, shrube or fences shallbe located, nor any structure erected in any drainage easement, unless otherwise approved by the Hancock County Surveyor and the Hancock County Engineer.

When requesting in writing, the above covenant may be waived or modified by fancock County Drainege Board for good cause.) ş

- (e) Drainage sweles (ditches) along dedicated roodways and within the right-of-way, or on dedicated drainage ensements, are not to be altered, dug out, filled in, filled, or otherwise changed without the written permission of the Moncock County Drainage Board (Commissioners). Property owners must maintain these swels as added grassways, or other non-erosing surfaces. Water from roofs or parking areas must be contained on the property lang enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts are installed as set out in Section 7.1-4.
- (f) Any property owner altering, changing, or demoging these swates or disches will be held responsible for such action and will be given ten (10) days notice by registered mall to repair said damage, after which time, if no action is taken, the Hancock County Drahage Board (Commissioners) will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate.
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Additional restrictive covenants are recorded as instrument No. 2012520 in the Office of the Recorder of Hancock County, Indiana. Each owner of a lot shall take title to such lot subject to the terms and conditions of the plat covenants and restrictions.

FRAL ZONING COMMITMENTS

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