

Plot Date: Oct 25, 2019 Plot Time: 12:18pm File Name: W:\CalAtlantic Homes\2019-263-E Lennar- McCord Pointe, Sec. 5\Design\CAD\19263E zbass.dwg, Layout: PLAT 1-2 By: ketchorn

THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHORN
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
LENNAR HOMES OF INDIANA, INC.
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (317) 659-3200

ZONED McCORD POINTE AMENDED PUD ORDINANCE NO.
101017B, AN ORDINANCE AMENDING THE TOWN OF
McCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

MAXIMUM NUMBER OF LOTS	AREA "A"
MINIMUM LOT AREA	197
MINIMUM LOT WIDTH	7,500 SQ. FT
AT BUILDING LINE	60
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY)
	1,800 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	45%*
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

*NOTE: LOTS 61,62,73-77 HAVE MAXIMUM LOT COVERAGE OF 55% PER ORDINANCE 091019 RECORDED
AS INST. #201909743 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

McCORD POINTE SECTION 5

SECONDARY PLAT

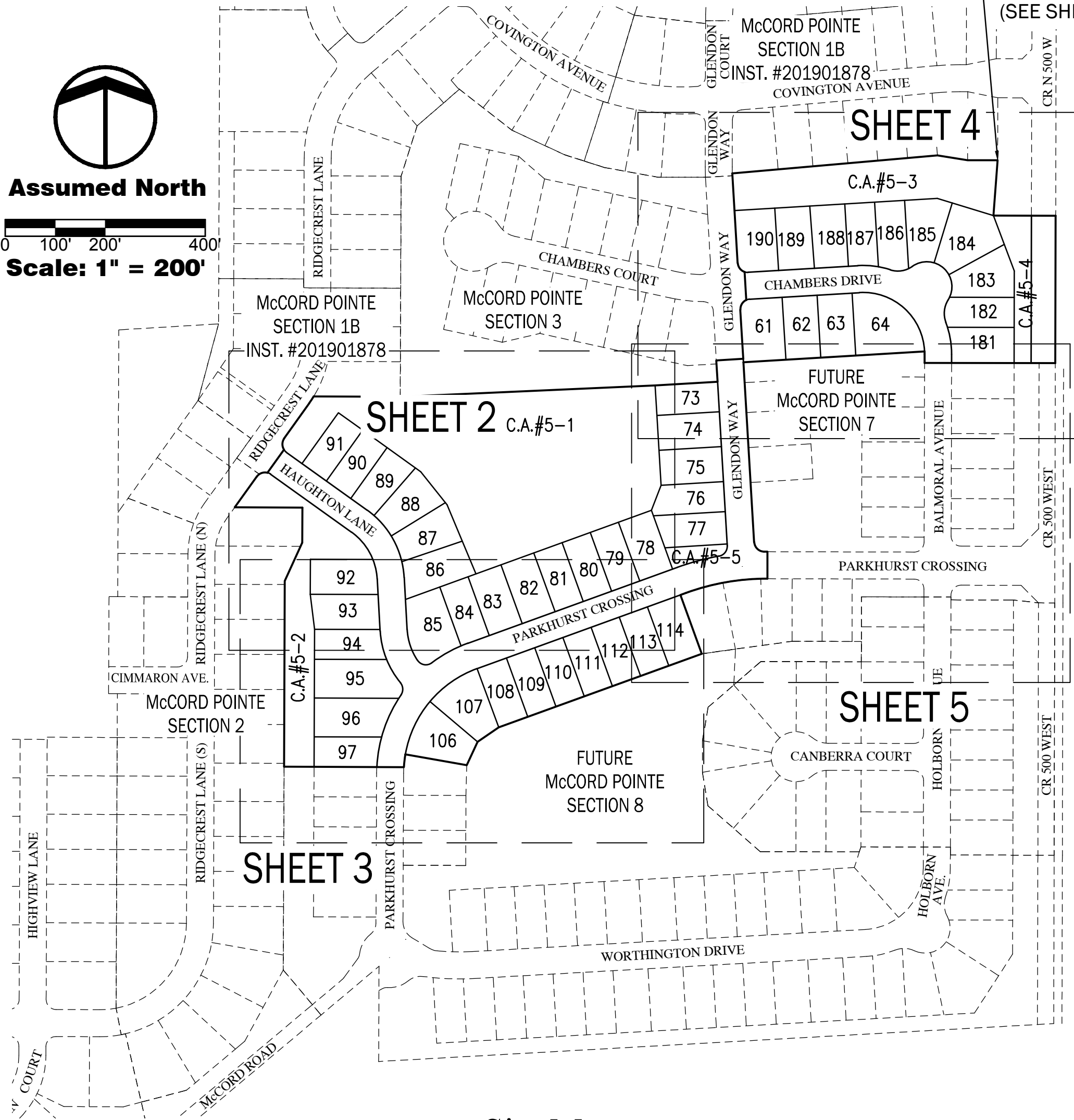
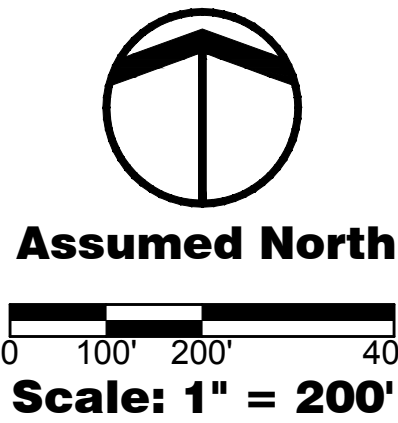
TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

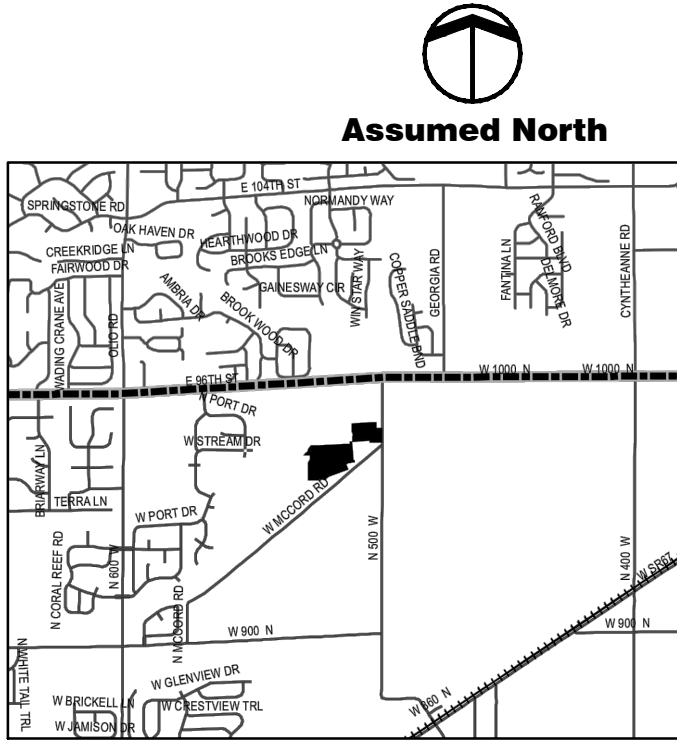


Site Map

SCALE: 1" = 100'

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 6 FOR LAND DESCRIPTION

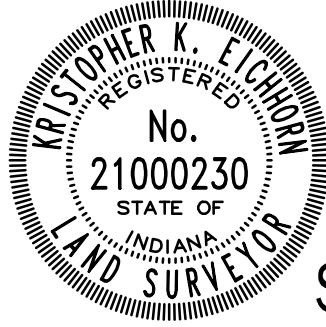
Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C-1	5.62'	123.00'	5.62'	N01°10'06"W
C-2	30.18'	20.00'	27.39'	S46°38'03"E
C-3	165.58'	473.00'	164.73'	S80°06'46"W
C-4	25.84'	223.00'	25.82'	S06°35'47"W
C-5	24.26'	20.00'	22.80'	S70°21'07"W
C-6	24.26'	20.00'	22.80'	S00°50'21"W
C-7	16.32'	227.00'	16.32'	N33°32'09"E
C-8	24.26'	20.00'	22.80'	S31°20'49"W
C-9	24.25'	20.00'	22.79'	S38°06'12"E
C-10	4.52'	3749.85'	4.52'	N01°36'49"W
C-11	65.38'	177.00'	65.01'	N10°26'25"W
C-12	122.46'	150.00'	119.08'	N23°14'48"W
C-13	195.21'	123.00'	175.36'	N47°56'37"W
C-14	122.46'	150.00'	119.08'	N70°01'19"W
C-15	65.38'	177.00'	65.01'	N82°49'41"W
C-16	46.50'	50.00'	44.84'	N81°06'38"E
C-17	137.70'	50.00'	98.13'	N46°38'03"W
C-18	46.50'	50.00'	44.84'	S05°37'16"W
C-19	50.82'	500.00'	50.80'	S87°13'45"W
C-20	124.21'	500.00'	123.89'	S77°12'03"W
C-21	28.97'	20.00'	26.50'	N38°04'54"E
C-22	87.27'	527.00'	87.17'	S74°49'43"W
C-23	234.18'	223.00'	223.57'	S39°59'59"W
C-24	116.40'	250.00'	115.35'	S56°44'47"W
C-25	82.56'	277.00'	82.26'	S61°32'44"W
C-26	32.50'	20.00'	29.04'	S80°26'26"E
C-27	25.96'	20.00'	24.18'	N02°36'56"W
C-28	176.54'	250.00'	172.90'	S23°10'41"W
C-29	65.98'	123.00'	65.19'	S18°31'15"E
C-30	113.22'	177.00'	111.30'	S21°28'44"E
C-31	113.72'	150.00'	111.02'	S24°52'22"E
C-32	110.02'	123.00'	106.39'	N28°46'46"W
C-33	134.17'	150.00'	129.75'	N28°46'45"W
C-34	158.32'	177.00'	153.10'	N28°46'45"W
C-35	7.15'	20.00'	7.11'	S83°09'57"E
C-36	7.15'	20.00'	7.11'	S76°20'49"W
C-37	7.15'	20.00'	7.11'	S44°09'39"E
C-38	7.15'	20.00'	7.11'	N64°38'53"W



Vicinity Map

Not to Scale

Kristopher K. Eichhorn
Professional Surveyor No. 21000230



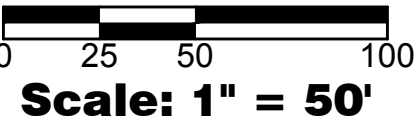
SHEET 1 OF 6

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Assumed North



LEGEND	
25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE STREET ADDRESS

LEGEND	
RIGHT-OF-WAY LINE	_____
LOT LINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	_____
SETBACK LINE	_____
CENTERLINE	_____
SECTION LINE	_____

- SUBDIVISION MONUMENTS
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
 - DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
 - ☒ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH
 - DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
 - ☒ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE

McCORD POINTE SECTION 5

SECONDARY PLAT

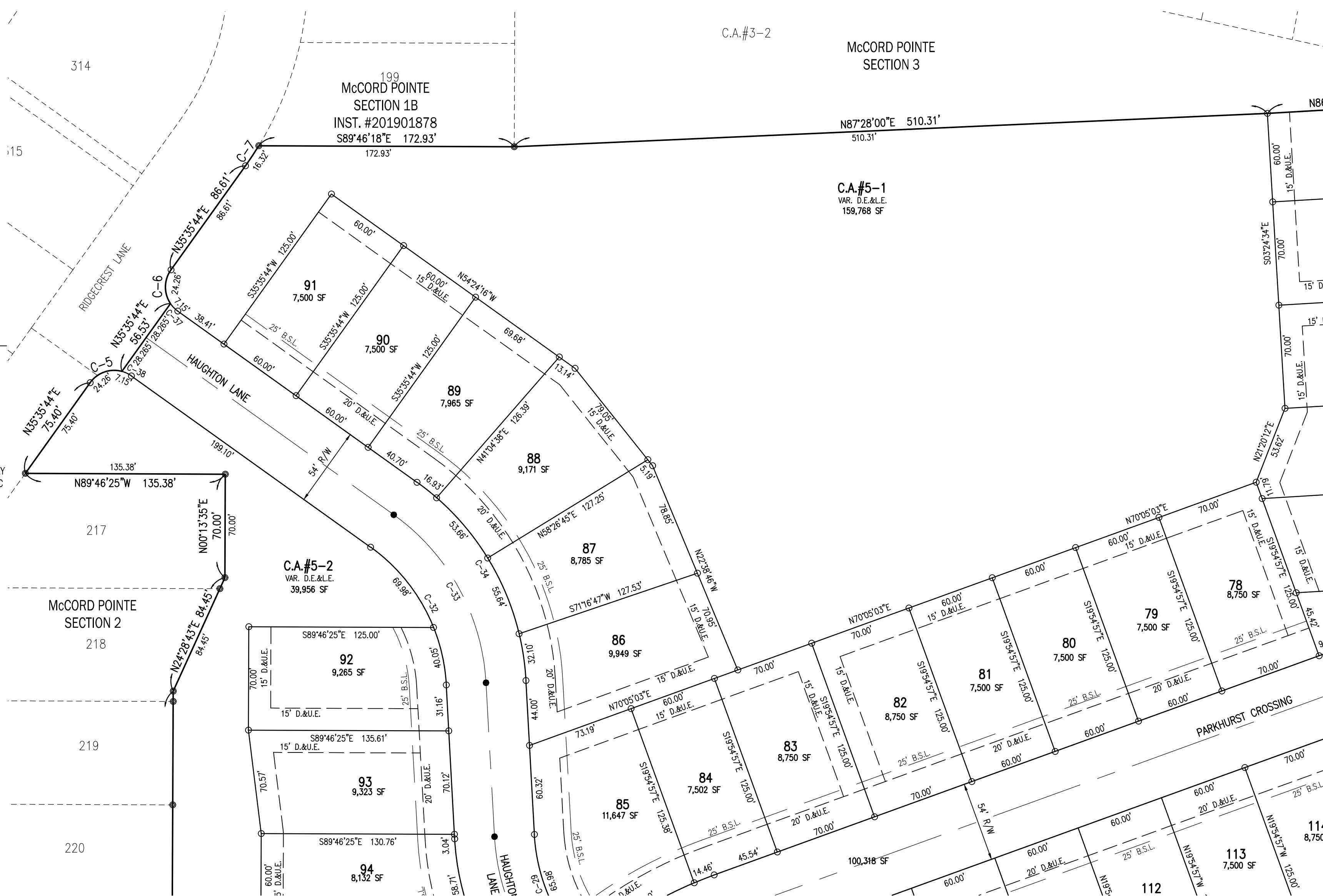
TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

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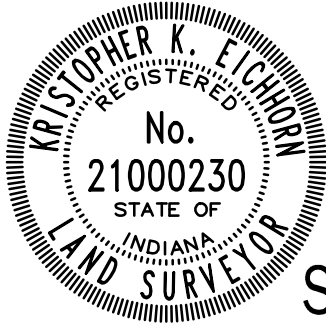
CABINET: _____

SLIDE: _____



FOR CONTINUATION SEE SHEET 3 OF 6

Kristopher K. Eichhorn
Professional Surveyor No. 21000230



SHEET 2 OF 6

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 6 FOR LAND DESCRIPTION

FOR CONTINUATION SEE SHEET 4 OF 6
FOR CONTINUATION SEE SHEET 5 OF 6

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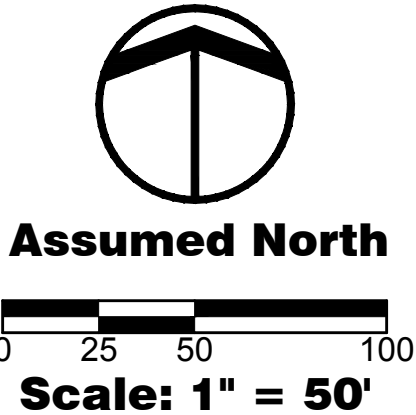
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McCORD POINTE SECTION 5

SECONDARY PLAT

TOWN OF McCORDSVILLE

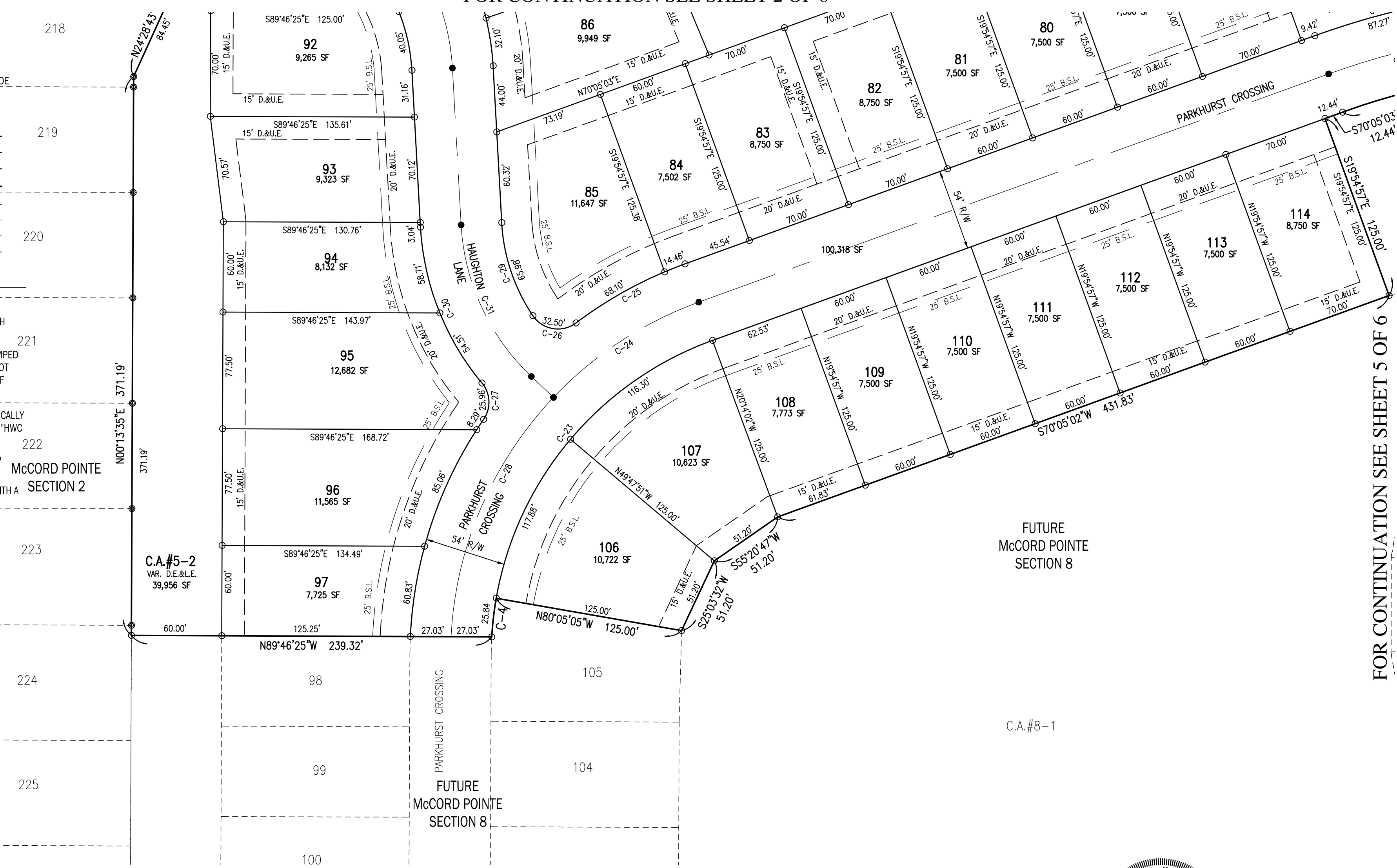
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)



LEGEND	
25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE STREET ADDRESS

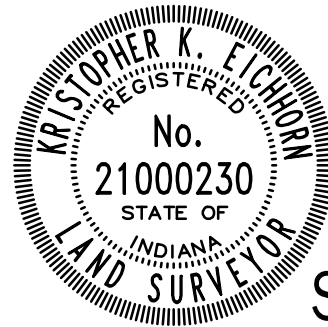
LEGEND	
RIGHT-OF-WAY LINE	
LOT LINE	
BOUNDARY LINE	
EASEMENT LINE	
SETBACK LINE	
CENTERLINE	
SECTION LINE	

SUBDIVISION MONUMENTS	
●	DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
○	DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
☒	DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH
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SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 6 FOR LAND DESCRIPTION

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Professional Surveyor No. 21000230



SHEET 3 OF 6

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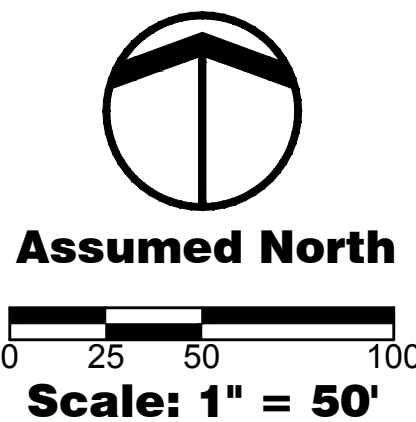
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McCORD POINTE SECTION 5

SECONDARY PLAT

TOWN OF McCORDSVILLE

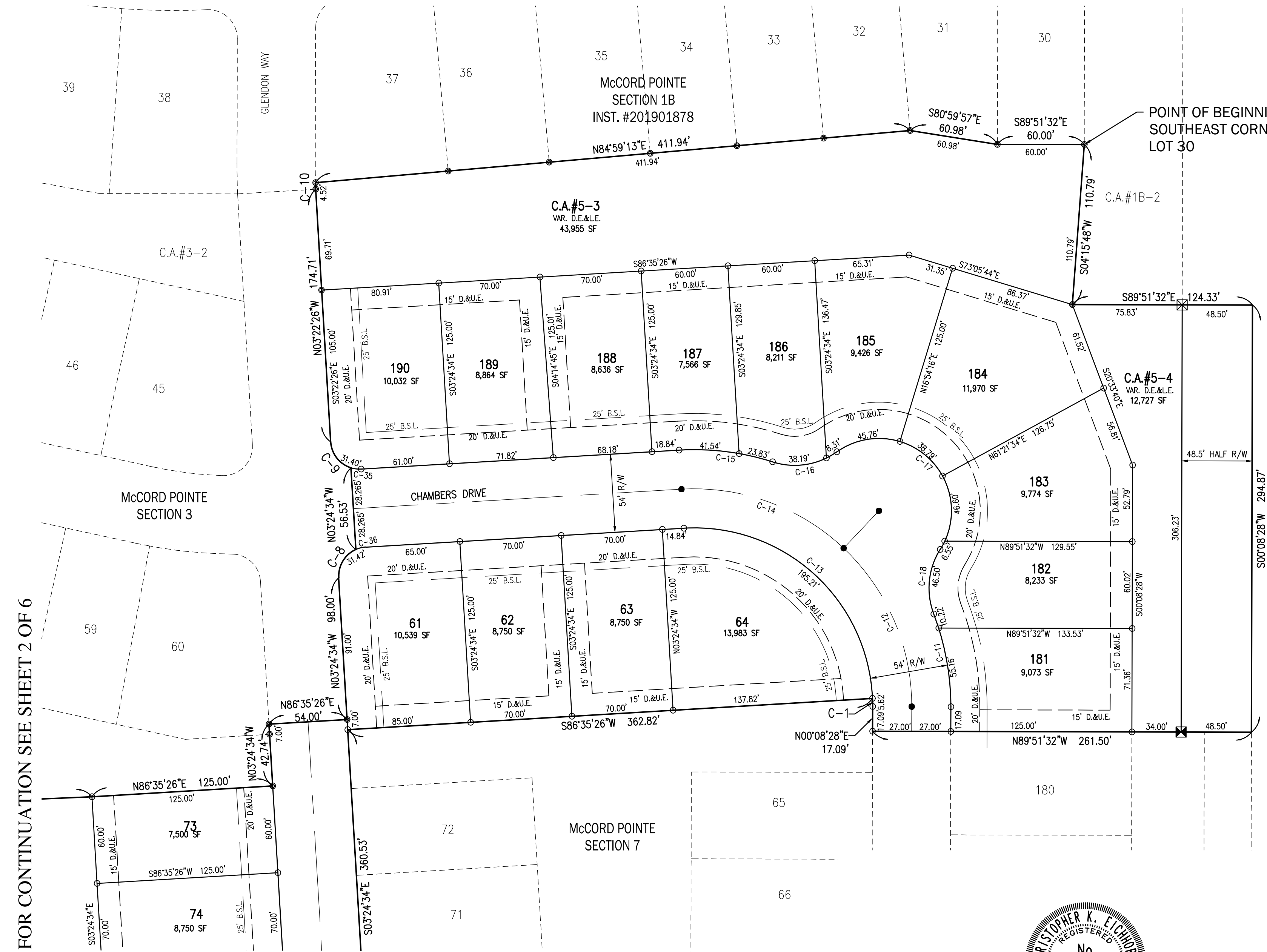
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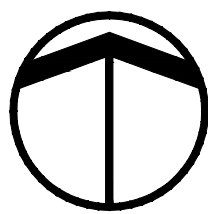
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Assumed North

Scale: 1" = 50'

LEGEND

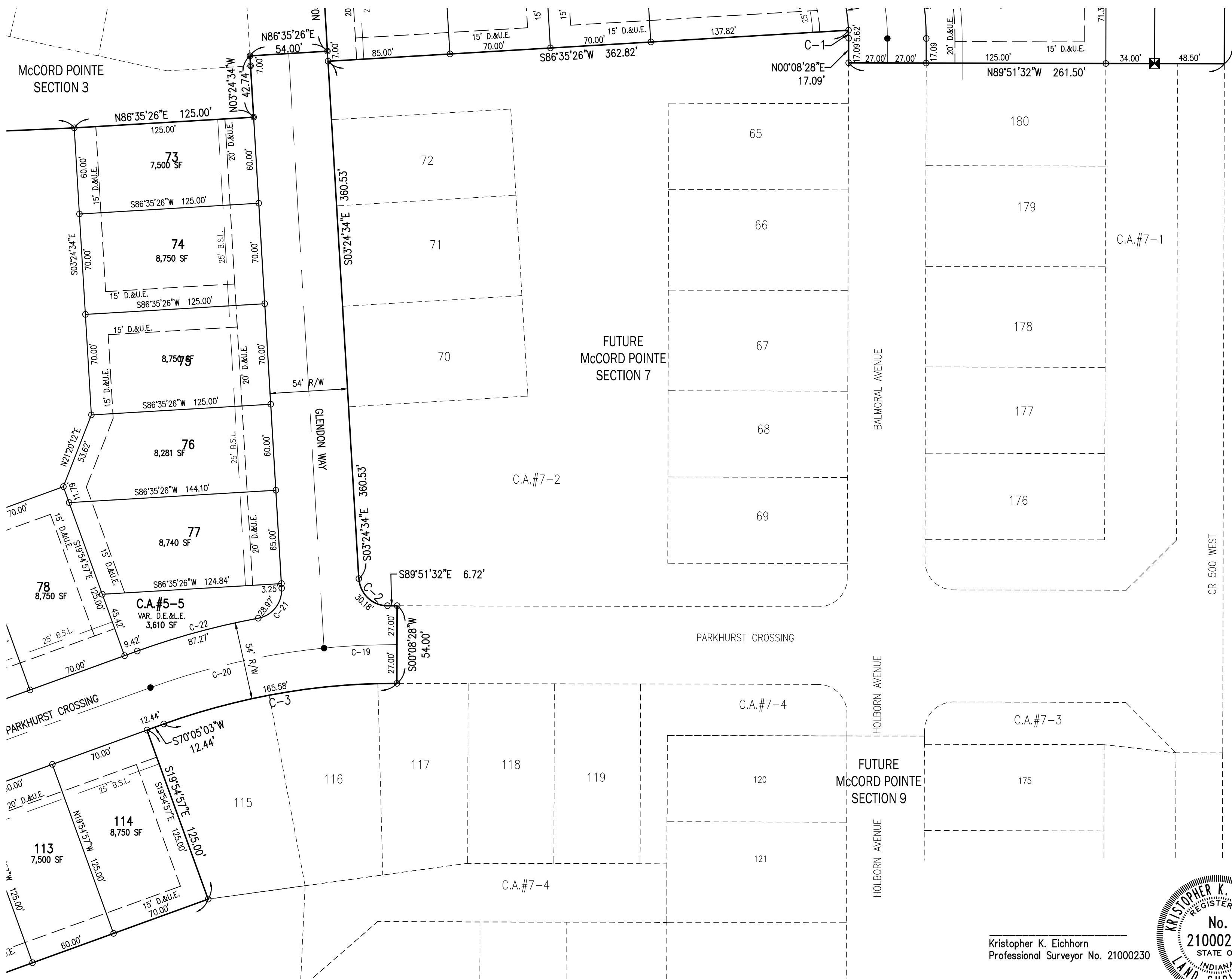
25 LOT NUMBER
D.E. DRAINAGE EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E. REGULATED DRAIN EASEMENT
L.E. LANDSCAPE EASEMENT
B.S.L. BUILDING SETBACK LINE
R/W RIGHT OF WAY
C.A. COMMON AREA
S.F. SQUARE FEET
AC ACRES
R RADIUS
N.A.E. NON ACCESS EASEMENT
M.L.A.G. MINIMUM LOWEST ADJACENT GRADE STREET ADDRESS

LEGEND

RIGHT-OF-WAY LINE
LOT LINE
BOUNDARY LINE
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SETBACK LINE
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SUBDIVISION MONUMENTS

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SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 6 FOR LAND DESCRIPTION

INSTRUMENT No.:
CABINET:
SLIDE:



Kristopher K. Eichhorn
Professional Surveyor No. 21000230

SHEET 5 OF 6

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I, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a subdivision of part of the Northeast Quarter of Section 13, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana being more particularly described as follows:

BEGINNING at the southeast corner of Lot 30 in McCord Pointe, Section 1B, per plat recorded in Plat Cabinet D, Slide 50-52 as Instrument Number 201901878 in the Office of the Recorder of Hancock County, Indiana; thence South 04 degrees 15 minutes 48 seconds West (assumed bearing per said plat) along a west line of said plat a distance of 110.79 feet to a southwest corner thereof; thence South 89 degrees 51 minutes 32 seconds East along a south line of said plat a distance of 124.33 feet to the east line of said quarter section; thence South 00 degrees 08 minutes 28 seconds West along said east line a distance of 294.87 feet; thence North 89 degrees 51 minutes 32 seconds West a distance of 261.50 feet; thence North 00 degrees 08 minutes 28 seconds East a distance of 17.09 feet to the point of curvature of a curve to the left having a radius of 123.00 feet being subtended by a long chord having a bearing of North 01 degrees 10 minutes 06 seconds West and a chord length of 5.62 feet; thence northerly along said curve an arc distance of 5.62 feet; thence South 86 degrees 35 minutes 26 seconds West a distance of 362.82 feet; thence South 03 degrees 24 minutes 34 seconds East a distance of 360.53 feet to the point of curvature of a curve to the left having a radius of 20.00 feet being subtended by a long chord having a bearing of South 46 degrees 38 minutes 03 seconds East and a chord length of 27.39 feet; thence southeasterly along said curve an arc distance of 30.18 feet; thence South 89 degrees 51 minutes 32 seconds East a distance of 6.72 feet; thence South 00 degrees 08 minutes 28 seconds West a distance of 25.82 feet to a point on a non-tangent curve to the left having a radius of 473.00 feet being subtended by a long chord having a bearing of South 80 degrees 06 minutes 46 seconds West and a chord length of 164.73 feet; thence westerly along said curve an arc distance of 165.58 feet; thence South 70 degrees 05 minutes 03 seconds West a distance of 12.44 feet; thence South 19 degrees 54 minutes 57 seconds East a distance of 125.00 feet; thence South 70 degrees 05 minutes 02 seconds West a distance of 431.83 feet; thence South 55 degrees 20 minutes 47 seconds West a distance of 51.20 feet; thence South 25 degrees 03 minutes 32 seconds West a distance of 51.20 feet; thence North 80 degrees 05 minutes 05 seconds West a distance of 125.00 feet to a point on a non-tangent curve to the left having a radius of 223.00 feet being subtended by a long chord having a bearing of South 06 degrees 35 minutes 47 seconds West and a chord length of 25.82 feet; thence southerly along said curve an arc distance of 25.84 feet; thence North 89 degrees 46 minutes 25 seconds West a distance of 239.32 feet to an east line of McCord Pointe, Section 2 and the following five (5) courses are along the easterly and northerly lines of said McCord Pointe, Section 2; (1) thence North 00 degrees 13 minutes 35 seconds East a distance of 371.19 feet; (2) thence North 24 degrees 28 minutes 43 seconds East a distance of 84.45 feet; (3) thence North 00 degrees 13 minutes 35 seconds East a distance of 70.00 feet; (4) thence North 89 degrees 46 minutes 25 seconds West a distance of 135.38 feet; (5) thence North 35 degrees 35 minutes 44 seconds East a distance of 75.40 feet to the point of curvature of a curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 70 degrees 21 minutes 07 seconds East and a chord length of 22.80 feet; thence easterly along said curve being along an easterly line of said McCord Pointe, Section 2 and also being along an east line of said McCord Pointe, Section 1B an arc distance of 24.26 feet and the following five (5) courses are along the easterly and southerly lines of said McCord Pointe, Section 1B; (1) thence North 35 degrees 35 minutes 44 seconds East a distance of 56.53 feet to a point on a non-tangent curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 00 degrees 50 minutes 21 seconds East and a chord length of 22.80 feet; (2) thence northerly along said curve an arc distance of 24.26 feet; (3) thence North 35 degrees 35 minutes 44 seconds East a distance of 86.61 feet to the point of curvature of a curve to the left having a radius of 227.00 feet being subtended by a long chord having a bearing of North 33 degrees 32 minutes 09 seconds East and a chord length of 16.32 feet; (4) thence northeasterly along said curve an arc distance of 16.32 feet; (5) thence South 89 degrees 46 minutes 18 seconds East a distance of 172.93 feet to the southeast corner of Lot 199 in said McCord Pointe, Section 1B also being the southwest corner of Common Area #3-2 in McCord Pointe, Section 3 and the following nine (9) courses are along the southerly and easterly lines of said McCord Pointe, Section 3; (1) thence North 87 degrees 28 minutes 00 seconds East a distance of 510.31 feet; (2) thence North 86 degrees 35 minutes 26 seconds East a distance of 125.00 feet; (3) thence North 03 degrees 24 minutes 34 seconds West a distance of 42.74 feet; (4) thence North 86 degrees 35 minutes 26 seconds East a distance of 54.00 feet; (5) thence North 03 degrees 24 minutes 34 seconds West a distance of 98.00 feet to the point of curvature of a curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 31 degrees 20 minutes 49 seconds East and a chord length of 22.80 feet; (6) thence northeasterly along said curve an arc distance of 24.26 feet; (7) thence North 03 degrees 24 minutes 34 seconds West a distance of 56.53 feet to a point on a non-tangent curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 38 degrees 06 minutes 12 seconds West and a chord length of 22.79 feet; (8) thence northwesterly along said curve an arc distance of 24.25 feet; (9) thence North 03 degrees 22 minutes 26 seconds West a distance of 174.71 feet to the point of curvature of a curve to the right having a radius of 20.00 feet being subtended by a long chord having a bearing of North 01 degrees 36 minutes 49 seconds West and a chord length of 4.52 feet, said point being a southeast corner of said McCord Pointe, Section 1B and the following four (4) courses are along the easterly and southerly lines of said McCord Pointe, Section 1B; (1) thence northerly along said curve an arc distance of 4.52 feet; (2) thence North 84 degrees 59 minutes 13 seconds East a distance of 411.94 feet; (3) thence South 80 degrees 59 minutes 57 seconds East a distance of 60.98 feet; (4) thence South 89 degrees 51 minutes 32 seconds East a distance of 60.00 feet to the POINT OF BEGINNING, containing 19.160 acres, more or less.

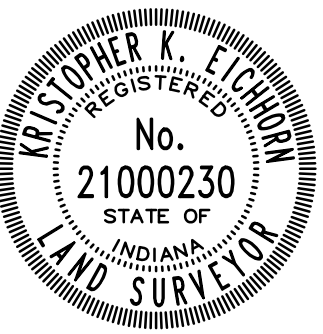
This subdivision consists of 48 lots numbered 61-64, 73-97, 106-114, 181-190, all inclusive, and 5 Common Areas denoted as CA #5-1, CA #5-2, CA #5-3, CA #5-4 and CA #5-5.

Cross-Reference is hereby made to a survey plat prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana.

I further certify that I am a Registered Land 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 by signature this ____ day of _____, 20 ____

Kristopher K. Eichhorn
Professional Surveyor No. 21000230



McCORD POINTE SECTION 5

SECONDARY PLAT

TOWN OF MCCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Lennar Homes of Indiana, Inc., a Delaware Corporation, owners of the real estate shown and described on the plat herein and recorded in the Office of the Recorder of Hancock County, Indiana, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as McCord Pointe, Section 5. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right-of-way in this subdivision consists of 3.031 acres and 2,430 lineal feet as measured along the centerline of the road.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for McCord Pointe, recorded as Instrument Number 201900184 in the Office of the Recorder of Hancock County, Indiana, and amended by Instrument Number 201903207 in said Recorder's Office, as the same may be amended or supplemented. Such Declaration and the Covenants and Restrictions set forth therein run with the land described hereon and are incorporated herein by reference. Each owner of a lot depicted on this plat shall take title to such lot subject to the terms and conditions of the Declaration.

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.

Tree Conservation Easement - A tree conservation easement is shown on this plat an abbreviated as "T.C.E.". Within the tree conservation area, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, 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 utilities, street connections, walking path or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree conservation area.

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

We, Lennar Homes of Indiana, Inc., do hereby certify that we are 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.

Owner/Developer
Lennar Homes of Indiana, Inc., a Delaware Corporation

By: _____
Keith Lash, Vice President Land Acquisition and Development

State of Indiana)
County of Hamilton) SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Keith Lash, Vice President Land Acquisition and Development, Lennar Homes of Indiana, Inc., and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this ____ day of _____, 20 ____

Notary Public

Printed Name

County of Residence: _____

My commission expires: _____

INSTRUMENT No.:
CABINET:
SLIDE:

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 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 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 0 lineal feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

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 _____, 20____, under the authority provided by:

Signature _____ Signature _____

Printed Name _____ Printed Name _____

REDACTION STATEMENT

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. Kristopher K. Eichhorn

PUD, COVENANTS & OTHER NOTES

The subject tract is zoned McCord Pointe Amended PUD ORDINANCE No. 101017B and Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

SHEET 6 OF 6