

THIS INSTRUMENT PREPARED BY:

RUDOLPH G LEE II PROFESSIONAL LAND
SURVEYOR INDIANA # LS22200009
SCHNEIDER GEOMATICS
8901 OTIS AVE, SUITE 100
INDIANAPOLIS, IN 46216

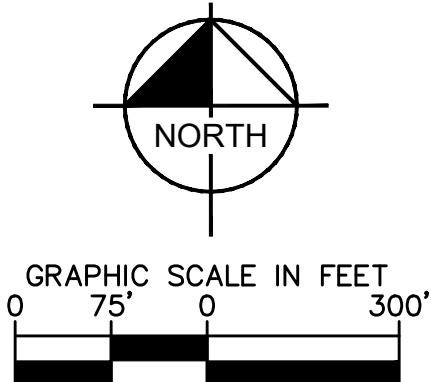
INSTRUMENT PREPARED FOR:

CITYSCAPE RESIDENTIAL
10 W CARMEL DR., SUITE 200
CARMEL, IN 46032
CONTACT: JENNIFER SEWELL
PHONE: (419) 439-7802
EMAIL: JSEWELL@CITYSCAPERESIDENTIAL.COM

DATE PREPARED: 02/17/2023

BROADACRE

PART OF THE NORTHWEST QUARTER OF SECTION 1-T16N-R5E
IN HANCOCK COUNTY, INDIANA



BROADACRE
LOT AND YARD REQUIREMENTS

A. The Development Standards - District A-1 - Apartments

1. Maximum Number of Lots/Blocks	NA
2. Minimum Lot Width	NA
3. Perimeter Setbacks:	
a. Minimum Setback on 600N	50 feet
b. Minimum West Property Line Setback	30 feet
c. Minimum South Property Line Setback	30 feet
d. Minimum East Property Line Setback	20 feet
4. Internal Setbacks:	
a. Minimum Front-yard Setback*	Equal to height of building, or 30' whichever is less
b. Minimum Building Separation	30 feet (applies to primary structures)
5. Minimum Livable Floor Area (Dwelling Unit)	
a. Studio (max 5% of units)	500 Square Feet
b. One Bedroom	650 Square Feet
c. Two+ Bedroom	950 Square Feet
6. Maximum Height-Principal	56 feet
7. Minimum Height-Principal	24 feet
8. Maximum Dwelling Units per Building	50
9. Maximum No. of Accessory Structures**	3
10. Maximum No. of Residential Units	256
11. Minimum Open Space***	40%
12. Minimum District Size:	13.5 acres (prior to ROW dedication)

*Front-yard setback shall be measured from the closest façade (or portion thereof) to the nearest street curb, parking lot curb, or internal sidewalk.
**Examples of accessory structures are pool-houses, clubhouses, maintenance shops, and the like. Athletic courts, trash enclosures, mail kiosks, detached garages, and the like shall not be considered accessory structures for the purpose of this quantity limitation but shall be considered accessory structures for all other purposes. Carports shall not be permitted.
***Open space is permitted to contain the required drainage facilities as part of the minimum open space calculation.

PUD NOTE:

THE SUBJECT TRACT IS ZONED _____, TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 121410, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE. THE HANCOCK COUNTY CODE AN THE OFFICIAL ZONING MAP, _____.

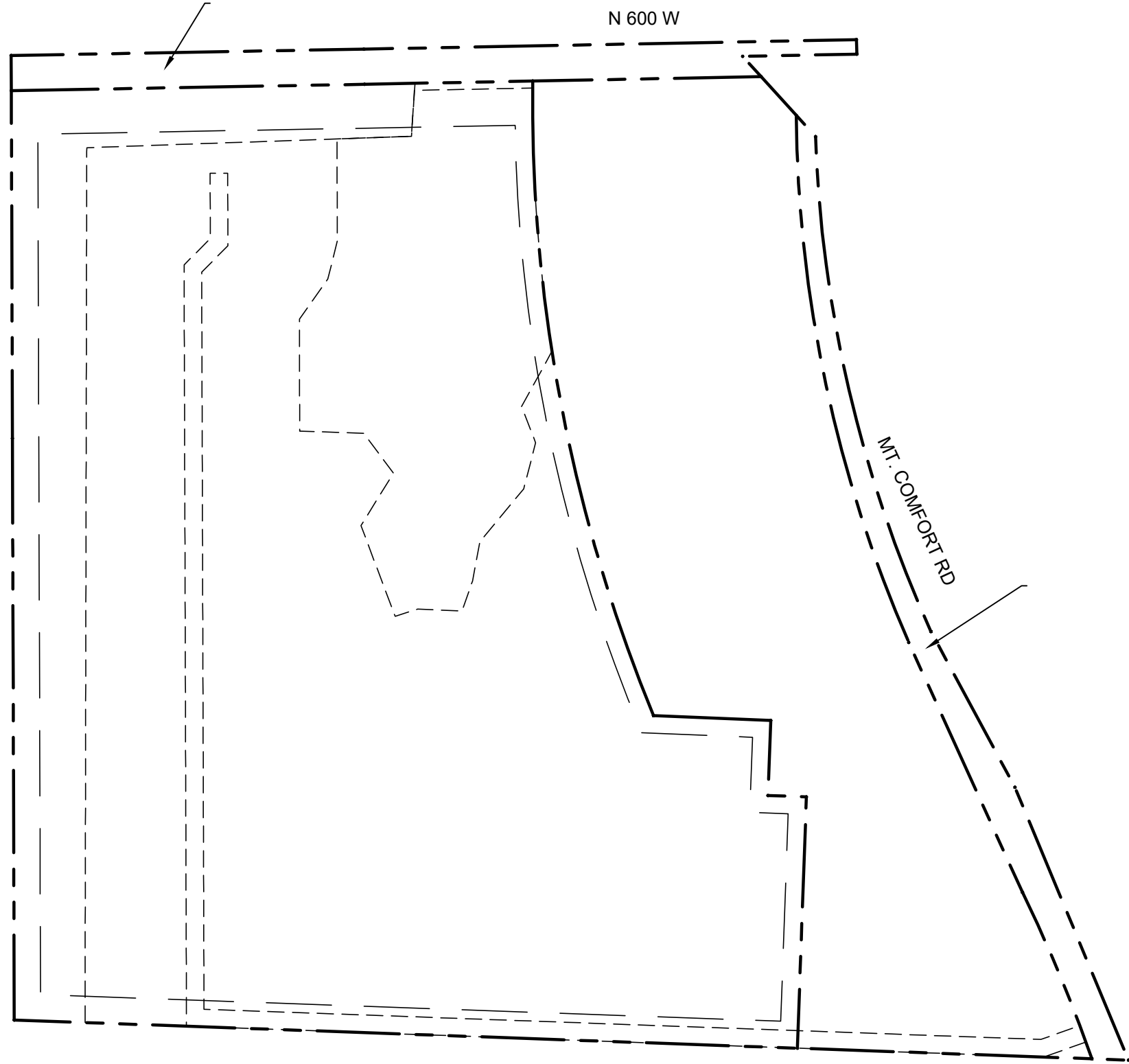
LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
T.O.B.E.	TOP OF BANK EASEMENT

SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 845 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "HAMILTON - FIRM #10104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP. SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT. EITHER A ALUMINUM MONUMENT STAMPED "HAMILTON FIRM 0104" SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L2	286.18	N2°03'39.57"E	L23	77.98	N39°38'28.01"E	L52	991.23	S0°06'46.12"W
L3	43.76	N87°55'59.61"W	L24	45.63	N10°40'05.39"E	L53	369.77	S87°59'05.82"W
L4	85.45	N2°04'00.39"E	L25	35.94	N19°15'15.29"E	L54	31.21	N42°14'43.44"W
L5	133.44	S87°40'46.94"E	L26	50.61	S87°36'24.86"E	L55	32.82	N42°14'43.44"W
L6	891.94	N87°56'23.54"W	L27	26.92	N71°56'26.61"E	L56	59.46	N42°14'43.44"W
L7	259.98	N88°53'42.47"E	L28	110.54	S20°39'33.42"E	L57	47.05	N70°26'49.98"E
L8	560.66	N88°53'42.47"E	L29	70.14	S31°52'42.26"W	L58	953.27	S87°56'10.13"E
L9	191.47	N88°53'42.47"E	L30	56.63	S36°52'15.87"E	L59	838.76	S0°10'47.83"E
L10	402.11	N88°57'55.56"E	L31	72.90	S87°55'59.61"E	L60	42.37	S44°47'30.71"W
L11	335.55	N87°56'23.54"W	L32	127.42	S0°02'14.84"E	L61	82.45	S0°10'47.46"E
L12	661.92	N0°10'47.46"W	L33	55.90	S35°13'50.93"W	L62	20.00	N89°49'12.54"E
L13	395.60	N0°10'47.46"W	L34	44.78	S13°49'11.65"W	L63	74.18	N0°10'47.46"W
L14	401.48	N88°57'55.56"E	L35	115.87	S0°07'57.66"E	L64	42.37	N44°47'30.71"E
L15	129.99	N88°53'41.56"E	L36	84.77	S87°59'05.82"W	L65	866.27	N0°10'47.86"W
L16	16.50	N1°52'49.44"W	L37	52.37	S3°43'16.78"W	L66	976.40	N87°56'17.32"W
L20	71.73	N28°45'25.34"E	L38	134.58	S88°53'42.47"W	L67	51.04	S70°26'49.98"W
L21	44.15	N21°16'50.61"W	L50	60.40	S3°43'16.78"W	L68	201.29	N28°20'29.44"W
L22	54.27	N14°35'39.98"E	L51	312.33	S24°28'28.27"E	L69	336.26	N22°36'23.44"W

CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	
C32	1537.40'	617.38'	S12°03'10"E	613.24'	23°00'31"	312.91'	
C34	1760.31'	205.59'	S22°40'09"E	205.48'	6°41'30"	102.91'	
C35	1837.40'	740.13'	S10°46'56"E	735.14'	23°04'47"	375.15'	
C36	1837.40'	300.73'	N4°10'51"W	300.40'	9°22'40"	150.70'	
C38	1482.39'	582.05'	N13°07'42"W	578.32'	22°29'48"	294.82'	
C39	5989.80'	20.00'	S20°18'27"E	20.00'	0°11'29"	10.00'	

K:\IND_LDEV\170329001_CITYSCAPE

1 OF 4

THIS INSTRUMENT PREPARED BY:

RUDOLPH G LEE II PROFESSIONAL LAND
SURVEYOR INDIANA # LS22200009
SCHNEIDER GEOMATICS
8901 OTIS AVE, SUITE 100
INDIANAPOLIS, IN 46216

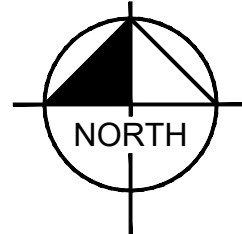
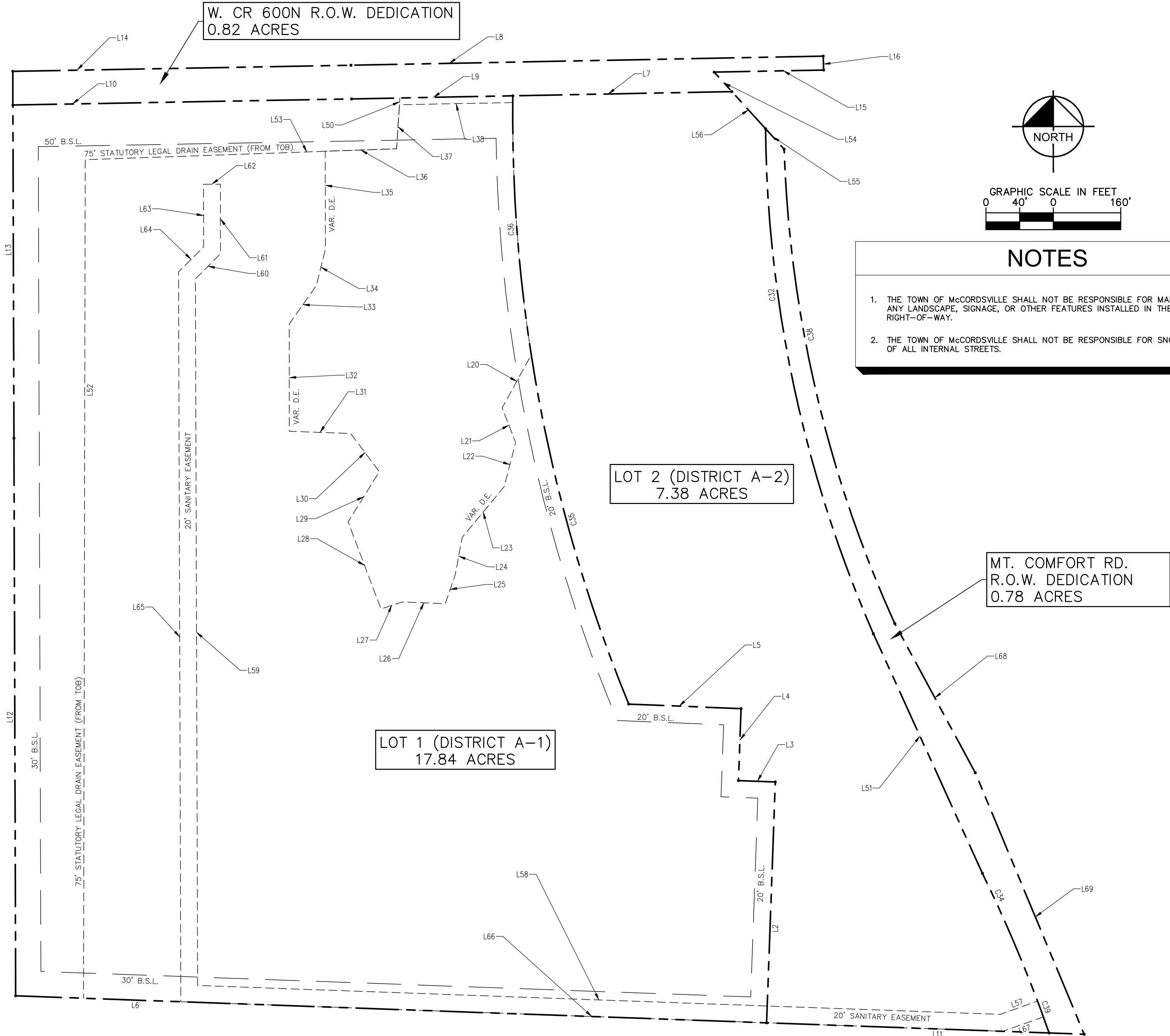
INSTRUMENT PREPARED FOR:

CITYSCAPE RESIDENTIAL
10 W CARMEL DR., SUITE 200
CARMEL, IN 46032
CONTACT: JENNIFER SEWELL
PHONE: (419) 439-7802
EMAIL: JSEWELL@CITYSCAPERESIDENTIAL.COM

DATE PREPARED: 02/17/2023

BROADACRE

PART OF THE NORTHWEST QUARTER OF SECTION 1-T16N-R5E
IN HANCOCK COUNTY, INDIANA



NOTES

- THE TOWN OF McCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALLED IN THE RIGHT-OF-WAY.
- THE TOWN OF McCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.

K:\IND_LDEV\170329001_CITYSCAPE

2 OF 4

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, IN 46077

INSTRUMENT PREPARED FOR:

CITYSCAPE RESIDENTIAL
10 W CARMEL DR., SUITE 200
CARMEL, IN 46032
CONTACT: JENNIFER SEWELL
PHONE: (419) 439--7802
EMAIL: JSEWELL@CITYSCAPERESIDENTIAL.COM

DATE PREPARED: 02/17/2023

BROADACRE

PART OF THE NORTHWEST QUARTER OF SECTION 1-T16N-R5E
IN HANCOCK COUNTY, INDIANA

BROADACRE

LEGAL DESCRIPTION HERE

K:\IND_LDEV\170329001_CITYSCAPE

THIS INSTRUMENT PREPARED BY:

RUDOLPH G LEE II PROFESSIONAL LAND
SURVEYOR INDIANA # LS22200009
SCHNEIDER GEOMATICS
8901 OTIS AVE, SUITE 100
INDIANAPOLIS, IN 46216

INSTRUMENT PREPARED FOR:

CITYSCAPE RESIDENTIAL
10 W CARMEL DR., SUITE 200
CARMEL, IN 46032
CONTACT: JENNIFER SEWELL
PHONE: (419) 439--7802
EMAIL: JSEWELL@CITYSCAPERESIDENTIAL.COM

DATE PREPARED: 02/17/2023

BROADACRE

PART OF THE NORTHWEST QUARTER OF SECTION 1-T16N-R5E
IN HANCOCK COUNTY, INDIANA

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 _____, 2023, UNDER THE AUTHORITY PROVIDED
BY:

SIGNATURE SIGNATURE

PRINTED NAME PRINTED NAME

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.

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED CITYSCAPE RESIDENTIAL, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON
THE PLAT HERETOFORE RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE PLATTED HEREON 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 PARKFIELD. 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.

RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN CONSISTS 0.82 AC ALONG
N 600 W AND 0.78 AC ALONG MT. COMFORT ROAD FOR A TOTAL OF 1.60 ACRES.

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.

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
_____, 2023.

PRESIDENT

CERTIFICATE OF OWNERSHIP

WE, CITYSCAPE RESIDENTIAL, DO 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.

CITYSCAPE RESIDENTIAL

BY:_____

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____, 2023 BY _____ OF CITYSCAPE RESIDENTIAL, ON BEHALF OF THE
COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY 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 AS EXCEPT AS NOTED, 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. I FURTHER CERTIFY THAT
THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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."

BRADY KUHN, PS
INDIANA REGISTRATION NO

STATE OF _____)
_____) SS:
_____)
_____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE,
PERSONALLY APPEARED TERRY WRIGHT AND ACKNOWLEDGED THE EXECUTION OF THE
FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF
_____, 2023.

SIGNATURE:_____

PRINTED NAME:_____

MY COMMISSION EXPIRES:_____
COUNTY OF RESIDENCE:_____

K:\IND_LDEV\170329001_CITYSCAPE