



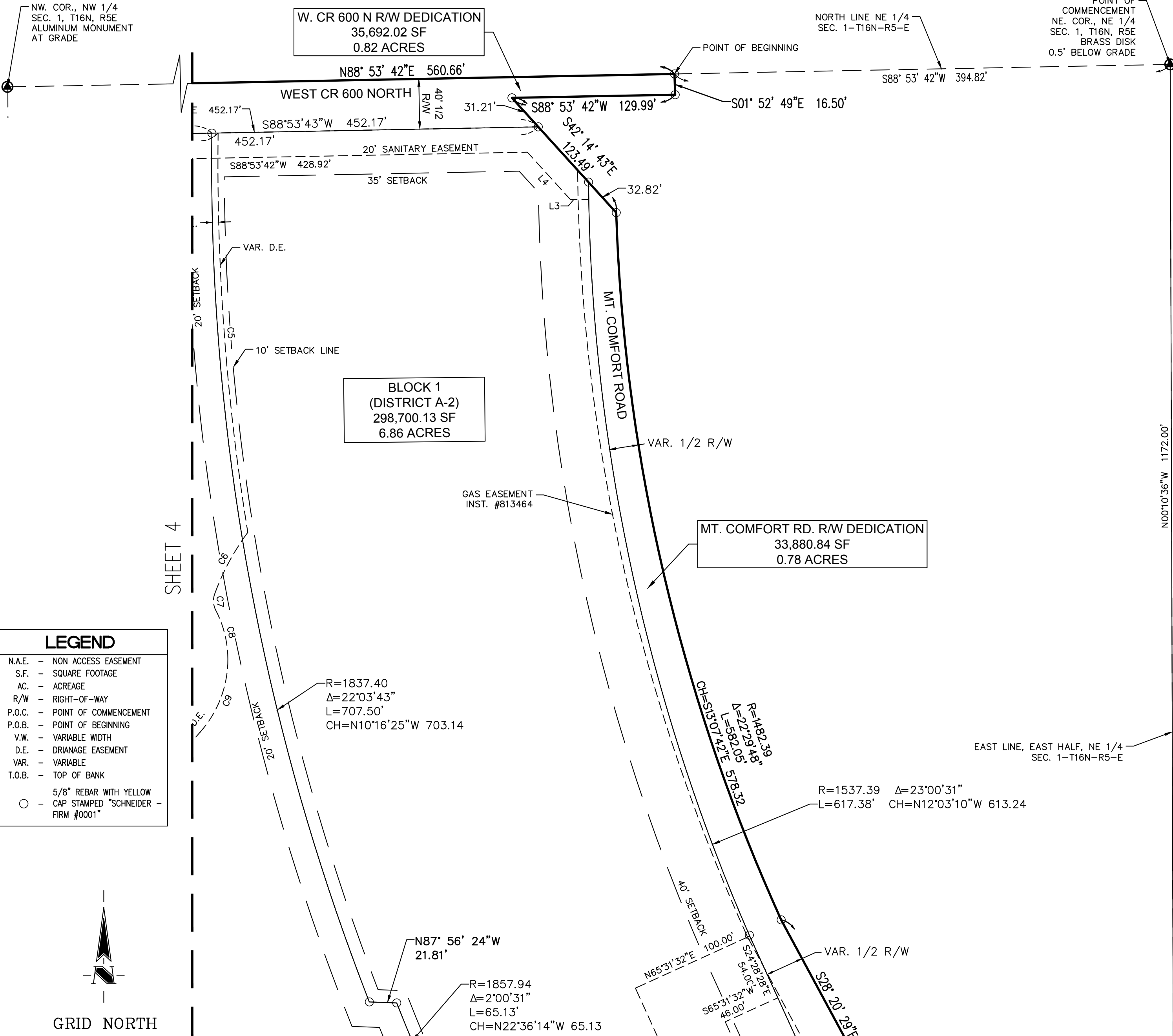
OWNER/SUBDIVIDER
MT. COMFORT ROAD PROPERTIES, INC.
WARRANTY DEED
INST. #020000810
SURVEYOR
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

BroadAcre

PART OF THE EAST HALF OF THE NORTHEAST QUARTER - SEC. 1 - T16N - R5E
HANCOCK COUNTY, INDIANA

PIDN - 30-05-01-100-007.000-021

THIS INSTRUMENT WAS PREPARED
BY ANDREW D. BAXTER
REGISTERED LAND SURVEYOR
INDIANA #LS20400029
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
Job # 14236



LEGEND

N.A.E. - NON ACCESS EASEMENT
S.F. - SQUARE FOOTAGE
AC. - ACREAGE
R/W - RIGHT-OF-WAY
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
V.W. - VARIABLE WIDTH
D.E. - DRAINAGE EASEMENT
VAR. - VARIABLE
T.O.B. - TOP OF BANK
5/8" REBAR WITH YELLOW
CAP STAMPED "SCHNEIDER - FIRM #0001"

GRID NORTH
SCALE 1" = 60'

SHEET 1 OF 6
SG JOB#14236



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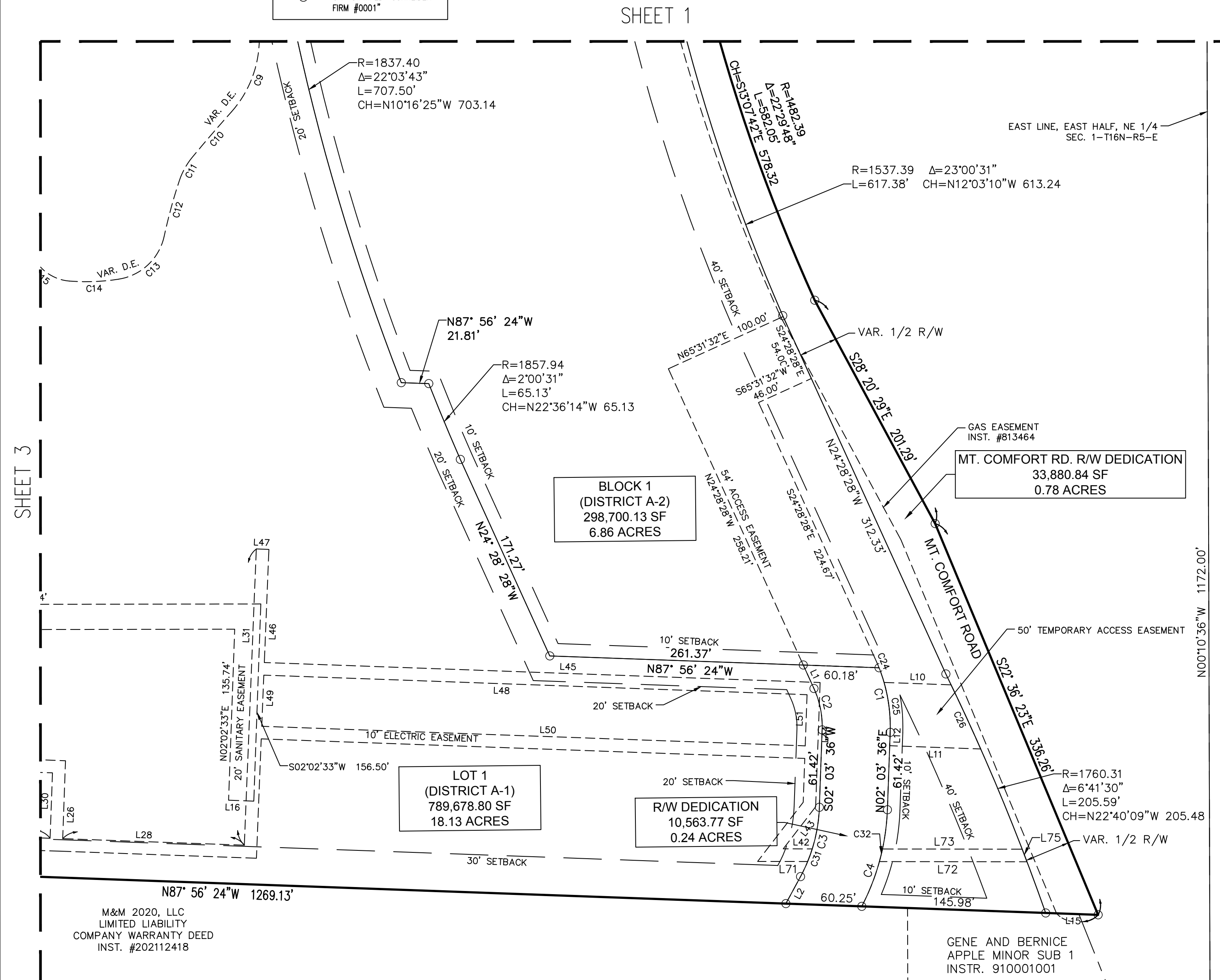
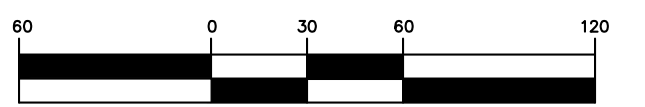
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GRID NORTH
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SHEET 2 OF 6
SG JOB#14236



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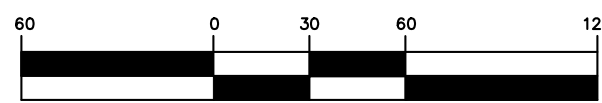
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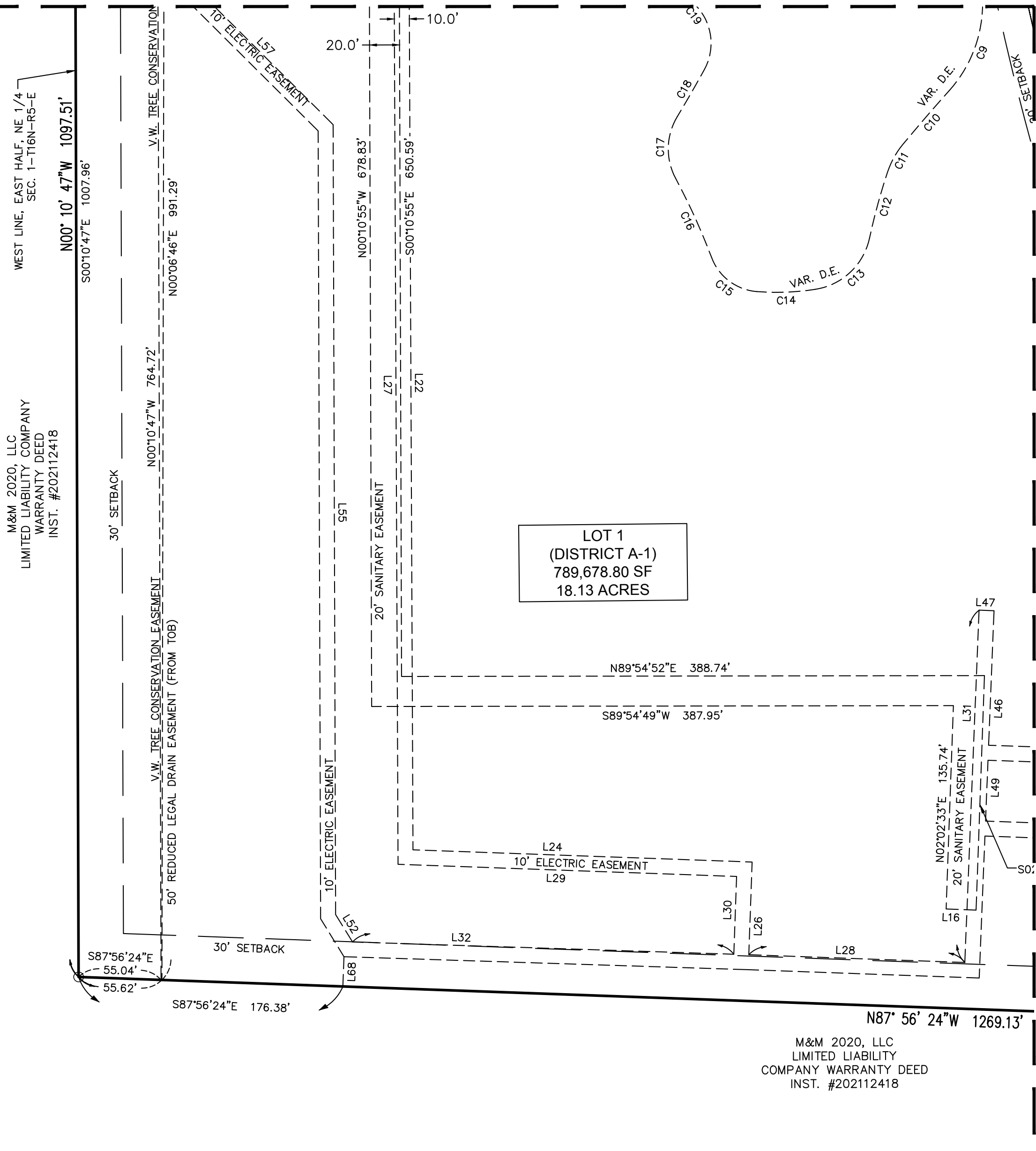


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- 5/8" REBAR WITH YELLOW CAP STAMPED "SCHNEIDER - FIRM #0001"

LINE TABLE

NO.	BEARING	LENGTH
L2	S28°25'01"W	24.36'
L3	N90°00'00"W	14.75'
L4	N42°14'43"W	50.75'
L10	S87°56'24"E	53.22'
L11	N87°56'24"W	72.26'
L12	N02°03'36"E	10.58'
L13	S89°49'13"W	28.00'
L14	N58°39'52"W	31.67'
L15	N87°56'24"W	33.01'
L16	N87°56'33"W	20.00'
L17	S46°22'56"W	113.66'
L20	N46°22'56"E	107.10'
L21	N89°49'13"E	105.95'
L22	S00°15'04"E	813.57'
L23	N00°17'16"W	98.97'
L24	S87°56'24"E	226.32'
L25	S89°49'13"W	105.94'
L26	S02°03'36"W	61.87'
L27	N00°15'04"W	813.18'
L28	S87°56'24"E	144.16'
L29	N87°56'24"W	225.93'
L30	N02°03'36"E	51.91'
L31	N02°18'48"E	235.22'
L32	S88°09'28"E	254.42'
L42	S89°56'28"E	22.99'
L43	S37°37'30"W	42.15'
L44	S02°03'36"W	98.65'
L45	S87°56'24"E	441.17'
L46	S02°18'47"W	89.78'
L47	S87°41'16"E	10.00'
L48	N87°56'24"W	431.22'
L49	S02°18'44"W	40.63'
L50	S87°56'24"E	431.39'
L51	N02°03'36"E	40.63'
L52	S31°34'50"E	21.52'
L55	S00°10'47"E	526.88'
L57	S45°08'28"E	145.69'
L58	S00°10'47"E	118.12'
L61	S58°49'59"E	32.90'
L62	S00°10'47"E	201.31'
L64	S44°15'54"E	58.21'
L68	S02°03'36"W	19.87'
L69	S00°17'16"E	84.67'
L70	N88°57'56"E	14.78'
L71	N89°55'28"W	39.69'
L72	N89°55'28"W	117.07'
L73	S89°55'28"E	110.80'
L75	S20°54'16"E	10.71'



SHEET 3 OF 6
SG JOB#14236



MT. COMFORT ROAD PROPERTIES, INC.
WARRANTY DEED
INST. #020000810

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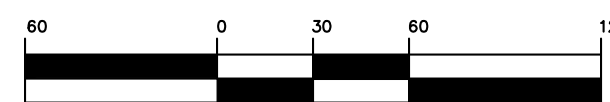
BroadAcre

PART OF THE EAST HALF OF THE NORTHEAST QUARTER - SEC. 1 - T16N - R5E
HANCOCK COUNTY, INDIANA

PIDN - 30-05-01-100-007.000-021

THIS INSTRUMENT WAS PREPARED
BY ANDREW D. BAXTER
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INDIANA #LS20400029
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8901 OTIS AVENUE
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Job # 14236

GRID NORTH
SCALE 1" = 60'

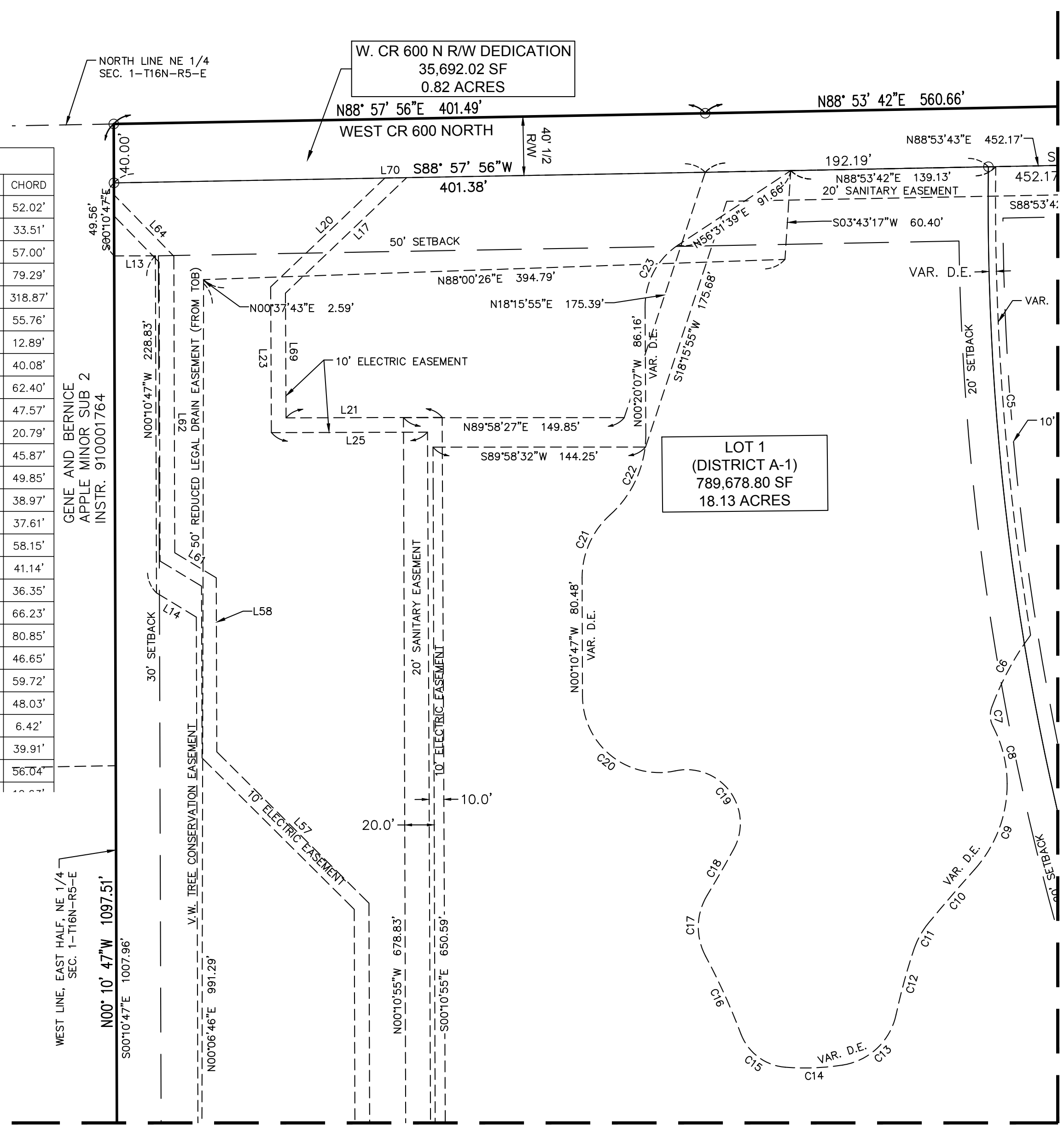


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CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°38'12"	127.00'	52.39'	N09°45'29"W	52.02'
C2	26°32'05"	73.00'	33.81'	S11°12'26"E	33.51'
C3	26°21'24"	125.00'	57.50'	S15°14'19"W	57.00'
C4	25°35'35"	179.00'	79.96'	N14°51'24"E	79.29'
C5	9°59'00"	1832.40'	319.28'	S04°15'10"E	318.87'
C6	16°30'08"	194.26'	55.95'	S28°14'10"W	55.76'
C7	47°35'53"	15.97'	13.27'	S03°48'51"E	12.89'
C8	27°23'33"	84.64'	40.47'	S13°55'01"E	40.08'
C9	42°03'59"	86.94'	63.83'	S20°48'46"W	62.40'
C10	2°13'39"	1223.53'	47.57'	S40°43'56"W	47.57'
C11	21°07'39"	56.70'	20.91'	S29°03'17"W	20.79'
C12	6°25'07"	409.72'	45.90'	S15°16'54"W	45.87'
C13	69°10'33"	43.91'	53.01'	S46°39'37"W	49.85'
C14	13°11'51"	169.55'	39.06'	S87°50'49"W	38.97'
C15	64°50'53"	35.07'	39.69'	N53°07'48"W	37.61'
C16	7°26'10"	448.39'	58.19'	N24°25'27"W	58.15'
C17	59°17'58"	41.58'	43.03'	N01°30'27"E	41.14'
C18	2°32'00"	822.22'	36.36'	N29°53'26"E	36.35'
C19	130°51'18"	36.41'	83.16'	N36°48'14"W	66.23'
C20	102°03'06"	52.00'	92.62'	N51°12'20"W	80.85'
C21	48°18'41"	57.00'	48.06'	N23°58'33"E	46.65'
C22	48°17'12"	73.00'	61.52'	N23°59'18"E	59.72'
C23	57°24'26"	50.00'	50.10'	N27°49'27"E	48.03'
C24	2°53'53"	127.00'	6.42'	S23°01'32"E	6.42'
C25	18°04'56"	127.00'	40.08'	N06°58'52"W	39.91'
C26	1°49'27"	1760.31'	56.04'	S24°47'28"E	56.04'



SHEET 4 OF 6
SG JOB#14236



OWNERS/SUBDIVIDER
MT. COMFORT ROAD PROPERTIES, INC.
WARRANTY DEED
INST. #020000810
SURVEYOR
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
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(317) 826-7100

BroadAcre

PART OF THE EAST HALF OF THE NORTHEAST QUARTER - SEC. 1 - T16N - R5E HANCOCK COUNTY, INDIANA

PIDN — 30-05-01-100-007.000-021

THIS INSTRUMENT WAS PREPARED
BY ANDREW D. BAXTER
REGISTERED LAND SURVEYOR
INDIANA #LS20400029
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
Job # 14236

DEDICATION CERTIFICATE:

I/We _____, do hereby certify that I/We am/are the Owner(s) of the real property located in the Town of McCordsville, Hancock County, Indiana, according to deed recorded in Book _____ Page _____ of the official records of the Recorder of Hancock County, Indiana, and further described as follows:

Now therefore know all persons by these presence that I/We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.
This Subdivision shall be known as BROADACRE, an addition to the Town of McCordsville, Hancock County, Indiana.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of McCordsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water, drainage, water, and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of McCordsville, save and except for those storm water, drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of McCordsville utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

Any private restrictive covenants, conditions or restrictions to run with the Subdivision shall be entered here. The foregoing plat covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from this day of _____, at which time said plat covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then Owners of the building site covered by these plat covenants it is agreed to change such plat covenants in whole or in part. Invalidations of any one of the foregoing plat covenants by judgement or court order shall in no way affect any of the other plat covenants which shall remain in full force and effect.

The right to enforce these covenants 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 dedicated to the public, and reserved to the several Owners of the several Lots in the Subdivision and to their heirs and assigns.

In Witness whereof, Owner has executed this instrument this _____ day of _____,

(Name of Organization If Other Than an Individual(s))

Signature: _____

Printed: _____

Title: _____

(Individual Acknowledgment)

State of _____)

) ss:

County of _____)

Before me, a notary public in and for said County and State, personally appeared _____ Owner(s) of the Real Estate, who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this _____ day

of _____,

Signature: _____

Printed: _____

County of Residence _____

My Commission Expires _____

TAX CERTIFICATE

The real property has been duly entered for taxation and transferred on the records of the Auditor of Hancock County this _____ day of _____, 2024.

Hancock County Auditor

RECORDING CERTIFICATE

Recorded in Plat Cabinet _____, slide _____, page number _____, this _____ day of _____, at _____ (A.M./P.M.). Instrument Number _____ Fee paid _____.

Hancock County Recorder

Subdivision monuments are required per Title 865 (State Board of Registration for Land Surveyors) IAC 1-12-18.

Street centerline monuments shall be a 5/8 inch diameter aluminum shaft w/ 1.5 inch diameter cap stamped "Schneider — Firm #0001"

Lot corner monuments shall be a 5/8 inch x 24 inch metal rod with cap stamped

"Schneider — Firm #0001"

Unless otherwise required by local ordinance, the installation of aforementioned monuments shall be delayed for up to two years from recordation of the plat per standards as set forth in Title 865 IAC 1-12-18 subsection (b)(1)(2).

NOTE: All aesthetic features outside of Town of McCordsville Standards is the responsibility of the property owner to maintain.



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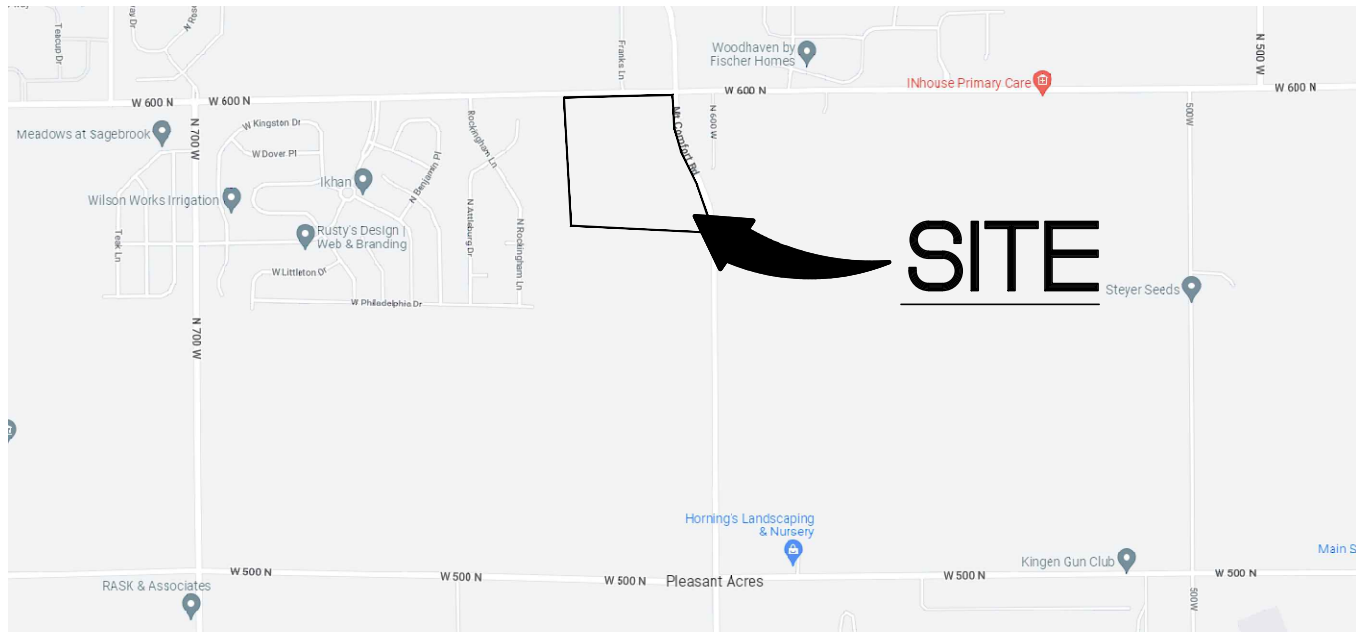
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PIDN — 30-05-01-100-007.000-021

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Job # 14236

Vicinity Map



LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Hancock, State of Indiana, and is described as follows:

Part of the East half of the Northeast quarter of Section 1, Township 16 North, Range 5 East, in Hancock County, Indiana, more particularly described as follows: Commencing at the Northeast corner of the Northeast quarter of said Section 1; thence along the North line thereof, South 89 degrees 55 minutes 23 seconds West (assumed bearing) 394.82 feet to the center line of County Road 600 West and the point of beginning; thence along said center line, South 00 degrees 51 minutes 08 seconds East 16.50 feet to the Northeast corner of a tract described in a Warranty Deed to Hancock County, recorded as Instrument No. 9310821 in the Office of the Recorder of Hancock County, Indiana (the next five calls are along the North and West lines of said tract); (1) thence parallel with the North line of said Northeast quarter, South 89 degrees 55 minutes 23 seconds West 129.99 feet (130.01 feet by deed); (2) thence South 41 degrees 13 minutes 02 seconds East 123.49 feet (123.52 feet by deed) to a point on a non-tangent curve having a radius of 1482.39 feet, the radius point of which bears North 89 degrees 08 minutes 53 seconds East; (3) thence Southerly along said curve 582.04 feet to a point which bears South 66 degrees 39 minutes 05 seconds West from said radius point; (4) thence South 27 degrees 18 minutes 48 seconds East 201.29 feet; (5) thence South 21 degrees 34 minutes 42 seconds East 336.26 feet (337.05 feet by deed) to the North line of Gene and Bernice Apple Minor Subdivision, the plot of which is recorded as Instrument No. 912934 in Cabinet B, Slide 4 in said Recorder's Office; thence along said North line and the Westerly extension thereof, North 86 degrees 54 minutes 04 seconds West 1269.13 feet to the West line of the East half of said Northeast quarter; thence along said West line, North 00 degrees 50 minutes 55 seconds East 1097.51 feet to the North line of said Northeast quarter; thence along said North line, North 89 degrees 59 minutes 37 seconds East 401.49 feet to the Southwest corner of Section 36, Township 17 North, Range 5 East; thence along the South line of said Section 36, and the North line of the Northeast quarter of said Section 1, North 89 degrees 55 minutes 23 seconds East 560.66 feet to the point of beginning, containing 26.825 acres, more or less.

A PLAN COMMISSION CERTIFICATE

The Director of the Department of Planning and Zoning has reviewed this Plat for technical conformity with the standards fixed in the McCordsville Zoning Ordinance and the McCordsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of McCordsville, Hancock County, Indiana.

Printed: _____
Director, Department of Planning and Zoning

Date: _____
We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, I.C. 36-7-4 et seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of McCordsville Plan Commission at a meeting held on the _____ day

of _____,

Witness by signature this _____ day

of _____,

TOWN OF MCCORDSVILLE PLAN COMMISSION

Signature: _____ Signature: _____

Printed: _____ Printed: _____
Title: President — Steve Bohr Title: Secretary
(Ord. 22-97, passed — —1997)

REGULATED DRAIN CERTIFICATE

A petition addressed to the Hancock County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (R.D.E.). Regulated Drainage Easements are stormwater easements and drainage rights-of-way that are hereby dedicated to the public and to the Hancock County Drainage Board for sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Hendrick's County 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 (e.g. annual drainage assessment per lot). All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, within the latter easements, shall be the responsibility of the owner or homeowner association. The Hancock County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

This subdivision contains 0 lineal feet of open ditches and 0 lineal feet of pipe that will be included in the County's Regulated Drainage System.

SURVEYOR'S CERTIFICATE:

I, ANDREW D. BAXTER, hereby certify that:
The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

This Subdivision consists of 1 Lot, 1 Block & 3 Right of Way Dedications, together with Common Areas, Streets, Easements and Public Ways as shown on the within Plat;
The size of the Lots, Common Areas and Widths of Streets and Easements are shown in figures denoting feet and decimal parts thereof;
All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;
The boundary survey of this plat is in conformity with 865 I.A.C. 1-12; and
The within Plat complies with the provisions of the McCordsville Subdivision Control Ordinance.

Witness by signature this 7th day of March, 2024.

Signature _____

Printed: ANDREW D. BAXTER
Registered Land Surveyor — Indiana — #LS20400029
(Ord. 22-97, passed — —1997)

CROSS-REFERENCE IS HEREBY MADE TO A BOUNDARY RETRACEMENT SURVEY DATED OCTOBER 24, 2022 PREPARED BY SCHNEIDER GEOMATICS AS JOB NUMBER 14236.

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. ANDREW D. BAXTER

ECONOMIC DEVELOPMENT CHARGE

The Developer must pay an assessment known as an "Economic Development Charge" levied in the amount of (\$ _____) on each commercial lot to be recorded to be made payable to the "Economic Development Fund" in the Office of the Auditor of Hancock County, Indiana.