

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #20500007
EMAIL: BRADY@KGSURVEYING.COM
PHONE: 317-344-2822
PROJECT NO.: #230142
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
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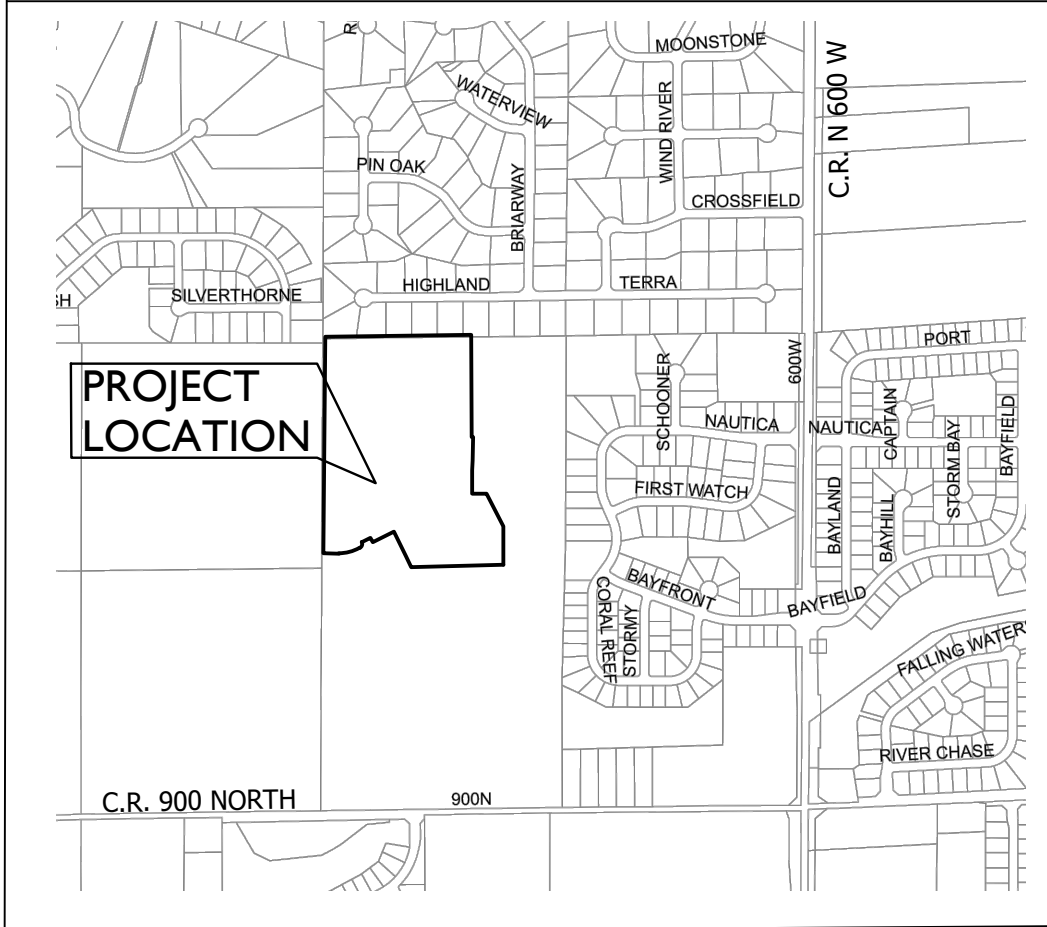
INSTRUMENT PREPARED FOR:

M/I HOMES OF INDIANA, L.P.
8425 WOODFIELD CORSSING BOULEVARD (100 W)
INDIANAPOLIS IN, 46240
CONTACT: MATT HOWARD
PHONE: (317) 475-3624
EMAIL: MHOWARD@MIHOMES.COM

DATE PREPARED: 3/5/2025

LOCATION MAP

(NOT TO SCALE)



AREA SUMMARY

LOT TOTAL	11.78 AC / 513,143 SF
COMMON AREA	21.50 AC / 936,950 SF
RIGHT-OF-WAY	6.13 AC / 266,964 SF
TOTAL AREA	39.41 AC / 1,717,057 SF

ROCKPORT LOT AND YARD REQUIREMENTS

NUMBER OF LOTS	43
MIN. LOT AREA	9,500 SF
MIN. LOT WIDTH AT BUILDING LINE	75'
FRONT-YARD SETBACK	30'
SIDE-YARD SETBACK	6'
REAR-YARD SETBACK	15'
MAX. DWELLING UNITS PER LOT	1
MAX. LOT COVERAGE	50%

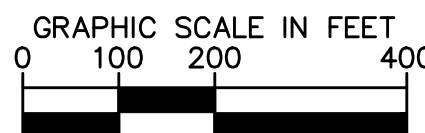
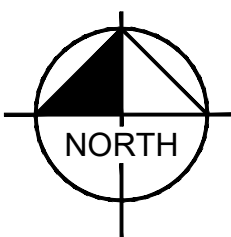
ROCKPORT - SECTION 2

PART OF THE SOUTHEAST QUARTER OF SECTION 14 T17N-R5E
IN HANCOCK COUNTY, INDIANA

PUD NOTE:

THE SUBJECT TRACT IS ZONED PUD, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 101023, AS AMENDED. AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, MAY 23, 2005.

ASSUMED NORTH



NOTES

1. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALL IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
2. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
3. FENCES SHALL BE LIMITED TO BLACK, WROUGHT IRON, ALUMINUM, OR AN EQUIVALENT LIKE MATERIAL. FENCES SHALL BE PLACED NO CLOSER TO THE STREET THAN THE REAR CORNER OF THE HOME, AND OTHERWISE SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THE MCCORDSVILLE ZONING ORDINANCE, AS AMENDED. A BLACK 3-RAIL FENCE SHALL BE PERMITTED ALONG THE CR 900N FRONTAGE, AS DESCRIBED IN THE PUD ORDINANCE.
4. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OR REPAIRS ON ANY ALLEY, NOR ANY ROADWAY WHICH IS NOT BUILT TO TOWN STANDARDS AND/OR NOT DEDICATED AND ACCEPTED AS PUBLIC RIGHT-OF-WAY.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	39.27'	S44°47'24"E	35.36'	90°00'00"	25.00'
C2	25.00'	39.27'	N45°12'36"E	35.36'	90°00'00"	25.00'
C3	60.00'	15.56'	S7°38'29"W	15.52'	14°51'44"	7.83'
C4	60.00'	26.59'	S27°46'10"W	26.38'	25°23'39"	13.52'
C5	60.00'	26.59'	N27°20'58"W	26.38'	25°23'39"	13.52'
C6	60.00'	15.56'	N7°13'16"W	15.52'	14°51'44"	7.83'
C7	25.00'	39.27'	S45°12'36"W	35.36'	90°00'00"	25.00'
C8	25.00'	39.27'	S44°47'24"E	35.36'	90°00'00"	25.00'
C9	60.00'	35.97'	S41°34'52"W	35.44'	34°21'10"	18.55'
C10	60.00'	44.39'	N0°17'26"W	43.38'	42°23'22"	23.27'

CURVE TABLE: STREET CENTERLINE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C11	150.00'	69.80'	N13°07'12"W	69.17'	26°39'36"	35.54'
C12	200.00'	65.26'	N9°33'30"E	64.97'	18°41'48"	32.92'

LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.C.E.	TREE CONSERVATION EASEMENT
R/W	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.A.E.	PEDESTRIAN ACCESS EASEMENT
N.R.	NON-RADIAL

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 86S IAC 1-12-18 SUBSECTION (b)(1)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

- DENOTES A 5/8"x24" REBAR WITH CAP STAMPED, "K&G LS FIRM 0141" 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, A REBAR WITH ALUMINUM CAP, STAMPED "K&G LS FIRM 0141" SET FLUSH WITH THE FINISHED SURFACE COAT.

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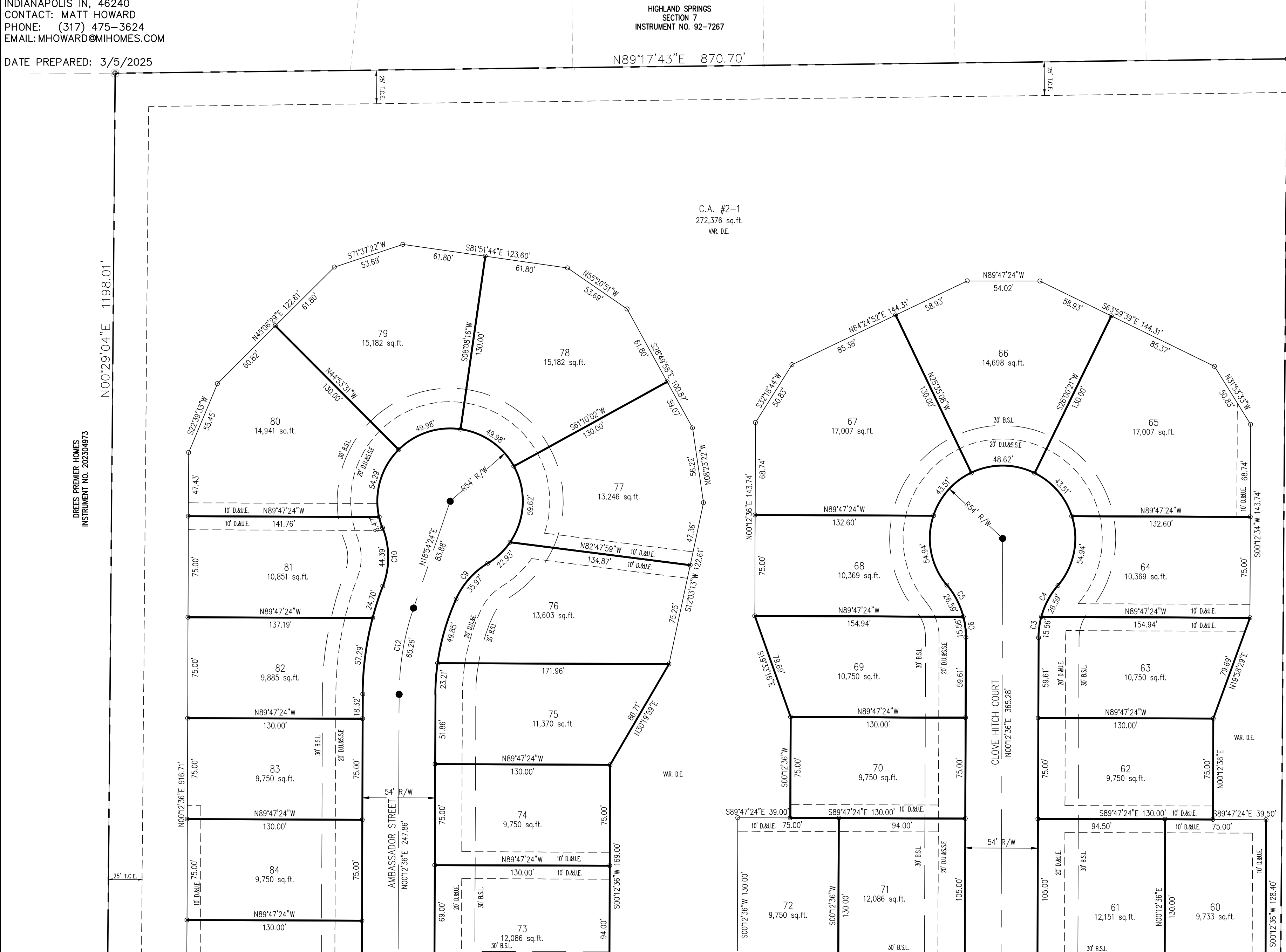
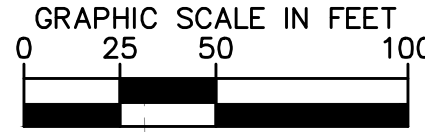
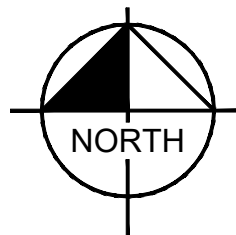
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ROCKPORT - SECTION 2

PART OF THE SOUTHEAST QUARTER OF SECTION T17N-R5E;
IN HANCOCK COUNTY, INDIANA



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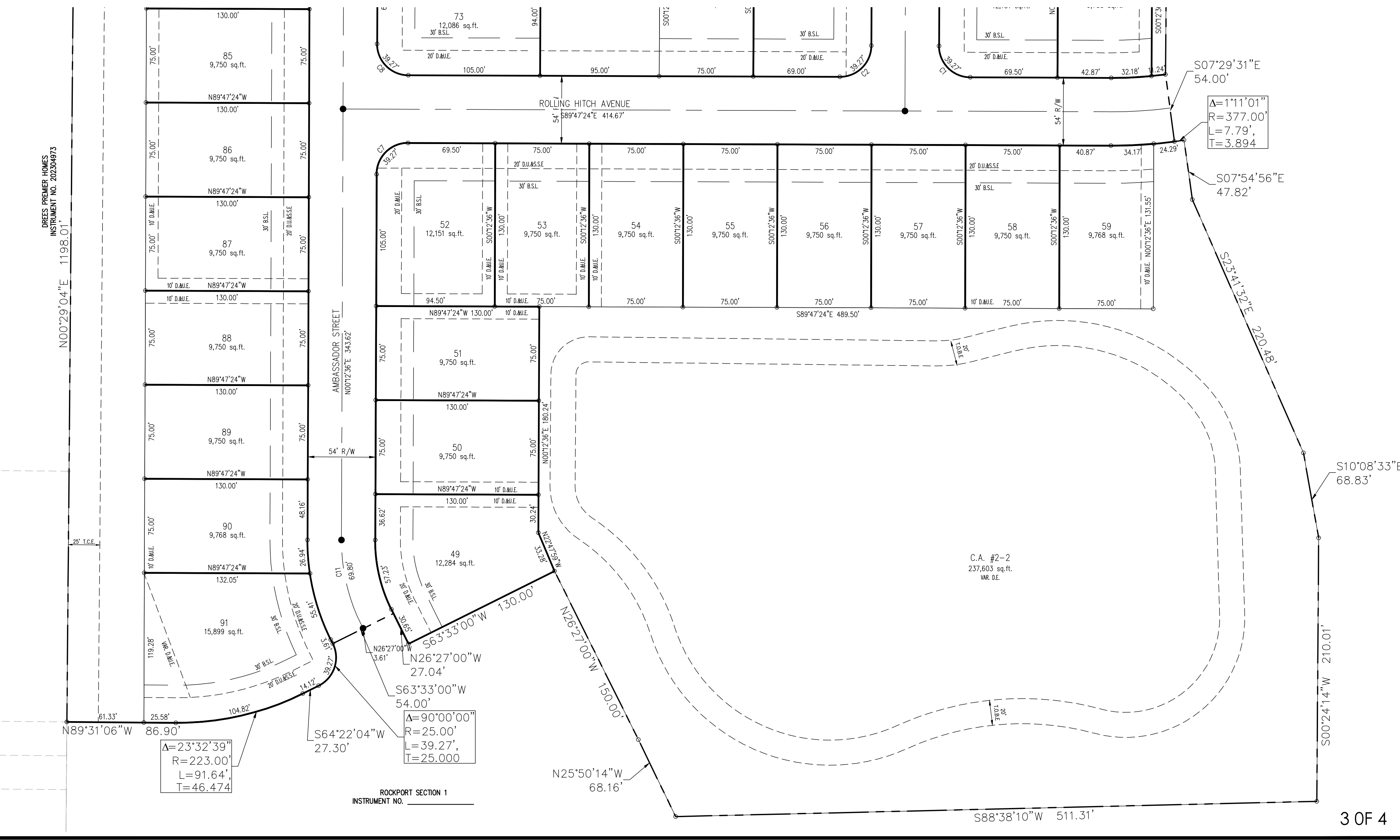
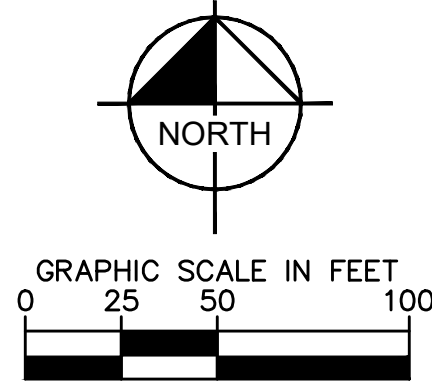
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3 OF 4

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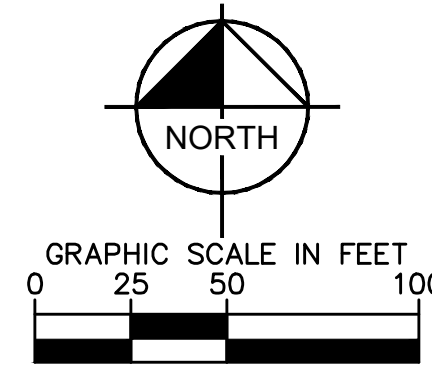
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IN HANCOCK COUNTY, INDIANA



ROCKPORT, SECTION 2

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 17 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 A DISTANCE OF 870.70 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 13 SECONDS WEST 692.54 FEET; THENCE SOUTH 07 DEGREES 29 MINUTES 31 SECONDS EAST 54.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 377.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 07 DEGREES 29 MINUTES 31 SECONDS EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 7.79 FEET TO A POINT THAT BEARS SOUTH 08 DEGREES 40 MINUTES 32 SECONDS EAST FROM SAID RADIUS POINT; THENCE SOUTH 07 DEGREES 54 MINUTES 56 SECONDS EAST 47.82 FEET; THENCE SOUTH 23 DEGREES 41 MINUTES 32 SECONDS EAST 220.48 FEET; THENCE SOUTH 10 DEGREES 08 MINUTES 33 SECONDS EAST 68.83 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 14 SECONDS WEST 210.01 FEET TO A POINT ON THE BOUNDARY OF ROCKPORT, SECTION 1, RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, THE FOLLOWING TEN (10) COURSES BEING ON AND ALONG SAID BOUNDARY: 1) THENCE SOUTH 88 DEGREES 38 MINUTES 10 SECONDS WEST 511.31 FEET; 2) THENCE NORTH 25 DEGREES 50 MINUTES 14 SECONDS WEST 68.16 FEET; 3) THENCE NORTH 26 DEGREES 27 MINUTES 00 SECONDS WEST 150.00 FEET; 4) THENCE SOUTH 63 DEGREES 33 MINUTES 00 SECONDS WEST 130.00 FEET; 5) THENCE NORTH 26 DEGREES 27 MINUTES 00 SECONDS WEST 27.04 FEET; 6) THENCE SOUTH 63 DEGREES 33 MINUTES 00 SECONDS WEST 54.00 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 63 DEGREES 33 MINUTES 00 SECONDS WEST; 7) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT THAT BEARS SOUTH 26 DEGREES 27 MINUTES 00 SECONDS EAST FROM SAID RADIUS POINT; 8) THENCE SOUTH 64 DEGREES 22 MINUTES 04 SECONDS WEST 27.30 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 223.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 26 DEGREES 26 MINUTES 59 SECONDS WEST; 9) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 91.64 FEET TO A POINT WHICH BEARS SOUTH 00 DEGREES 25 MINUTES 05 SECONDS WEST FROM SAID RADIUS POINT; 10) THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS WEST 86.90 FEET TO A POINT OF THE EAST BOUNDARY OF DREES PREMIER HOMES, RECORDED AS INSTRUMENT NUMBER 202304973 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 29 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE 1,198.01 FEET TO THE POINT OF BEGINNING, CONTAINING 25.4 ACRES, MORE OR LESS.

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROCKPORT SUBDIVISION RECORDED AS INSTRUMENT NUMBER _____ IN PLAT BOOK _____, PAGE(S) _____, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA AND ANY AMENDMENTS THEREOF.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ROCKPORT, SECTION 2 AND CONSISTS OF 43 LOTS NUMBERED 49-91 AND 2 COMMON AREAS LABELED AS C.A.#2-1 THRU C.A.#2-2.

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 HOMEOWNERS ASSOCIATION.

THIS SUBDIVISION CONTAINS 1,232 LINEAR FEET OF OPEN DITCHES AND 10,404 FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE TOWN'S STORMWATER DRAINAGE SYSTEM.

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED MI HOMES OF INDIANA A LIMITED PARTNERSHIP, 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.

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 OF 6.10 ACRES AND 3,526 LF AS MEASURED ALONG THE CENTERLINE OR THE ROAD.

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 THEREON OR OTHER COVERING 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 _____, 2025.

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 _____, 2024, UNDER THE AUTHORITY PROVIDED BY:

DEVIN STETTLER
PLAN COMMISSION - PRESIDENT

BRIANNE SCHNECKENBERGER
PLAN COMMISSION - VICE PRESIDENT

CERTIFICATE OF OWNERSHIP

I, MATT HOWARD, LAND DEVELOPMENT MANAGER, M/I HOMES OF INDIANA, LP DO HEREBY LAY OFF AND PLAT THE DESCRIBED REAL ESTATE INTO THE SUBDIVISION TO BE KNOWN AS ROCKPORT, SECTION 2 IN HANCOCK COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HEREOF DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS _____ DAY OF _____, 2025
OWNER/DEVELOPER: M/I HOMES OF INDIANA, LP

BY: _____
MATT HOWARD

STATE OF INDIANA,)
COUNTY OF MARION)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MATT HOWARD, LAND DEVELOPMENT MANAGER, ROCKPORT SECTION 2 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 _____, 2025.

NOTARY PUBLIC

PRINTED NAME

COUNTY OF RESIDENCE: _____

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 SURVEY RECORDED AS INSTRUMENT NO. 202300795 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, AND 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 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

BRADY KUHN, PS
INDIANA REGISTRATION NO 20500007

4 OF 4