

THIS INSTRUMENT PREPARED BY:

ROBERT "JASON" COYLE, PS HWC ENGINEERING, INC

135 N. PENNSYLVANIA ST., SUITE 2800

INDIANAPOLIS, INDIANA 46204

PHONE: (317) 347-3663

DEVELOPED BY: M/I HOMES OF INDIANA, L.P. 8425 WOODFIELD CROSSING BLVD. SUITE 100W INDIANAPOLIS, IN 46240

PHONE: (317) 475-3624

LAND DESCRIPTION

HELM'S MILL, SECTION 2

Part of the Northeast Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian, in Vernon Township, Hancock County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Bryson Raney, Professional Surveyor Number 2230026, Banning Engineering Job Number 23138, dated May 13, 2024, and recorded in the Office of the Recorder, Hancock County as Instrument Number 202404570 on May 14, 2024, being more particularly described as follows:

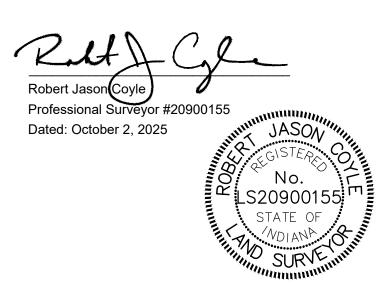
Commencing at the Northeast corner of said Northeast Quarter Section, marked by a Harrison monument; thence South 00 degrees 17 minutes 58 seconds West (grid bearing, Indiana State Plane - East Zone, NAD 83 (2011) EPOCH 2010.0000) along the East line of said Quarter Section a distance of 686.98 feet to (insert monument found or set) and the POINT OF BEGINNING of this description; thence continuing South 00 degrees 17 minutes 58 seconds West along said East line 637.58 feet to a Harrison Monument marking the Southeast corner of the Northeast Quarter of said Quarter Section; thence South 89 degrees 28 minutes 45 seconds West along the South line of said Quarter-Quarter Section a distance of 1324.72 feet to a rebar with cap stamped "Banning Eng Firm #0060", hereafter referred to as a Banning rebar, marking the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 13 minutes 23 seconds East 176.60 feet to a 5/8" rebar with cap stamped "HWC Engineering Firm #0114", hereafter referred to as a HWC rebar; thence North 54 degrees 39 minutes 41 seconds West 12.97 feet to a HWC rebar; thence North 53 degrees 44 minutes 37 seconds West 95.78 feet to a HWC rebar; thence North 36 degrees 15 minutes 23 seconds East 45.00 feet to a Banning rebar marking the South corner of Lot 227 of Helm's Mill, Section 1, the plat of which being recorded as Instrument Number Recorder's Office: thence along the bounds of said Helm's Mill. Section 1 for the next twelve (12) courses: 1) thence North 36 degrees 15 minutes 23 seconds East 269.00 feet to a Banning rebar; 2) thence South 53 degrees 44 minutes 37 seconds East 75.00 feet to a Banning rebar; 3) thence South 53 degrees 54 minutes 47 seconds East 68.91 feet to a Banning rebar; 4) South 61 degrees 03 minutes 27 seconds East 63.81 feet to a Banning rebar; 5) thence South 71 degrees 43 minutes 57 seconds East 63.81 feet to a Banning rebar; 6) thence South 82 degrees 24 minutes 28 seconds East 63.81 feet to a Banning rebar; 7) thence South 89 degrees 32 minutes 05 seconds East 68.93 feet to a Banning rebar; 8) thence South 89 degrees 42 minutes 02 seconds East 145.06 feet to a Banning rebar; 9) thence North 00 degrees 17 minutes 58 seconds East 317.50 feet to a Banning rebar; 10) thence South 89 degrees 42 minutes 02 seconds East 444.00 feet to a Banning rebar; 11) thence South 00 degrees 17 minutes 58 seconds West 12.50 feet to a Banning rebar; 12) thence South 89 degrees 42 minutes 02 seconds East 274.00 feet to the place of beginning, containing 16.271 acres, more or less.

This subdivision consists of 49 lots numbered 6-23, 28-39, 71-78, and 228-238, all inclusive, and four (4) Common Areas denoted as C.A. "C", C.A. "D", C.A. "E" and C.A. "F".

Cross-Reference is hereby made to a survey plat prepared by Banning Engineering in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number 202404570 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 ___.



HELM'S MILL, SECTION 2

FINAL PLAT

MCCORDSVILLE, VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA (PART OF NE. 1/4, SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST)

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned, M/I Homes of Indiana, L.P., 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 Helm's Mill, Section 2. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right-of-way in this subdivision consists of 3.538 acres and 2,486.26 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 Helm's Mill, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana, 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.

"Landscape Easements" are hereby created for the installation and maintenance of landscaping, earth mounds, screening material, fencing, walls, neighborhood and community identification signs, directories, lighting, irrigation systems, walking trails and other improvements, and for ingress and egress thereto by the Developer and the Homeowner Association, and/or their assigns.

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.

CERTIFICATE OF OWNERSHIP

We, M/I Homes of Indiana, L.P., 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: M/I Homes of Indiana, L.P. 8425 Woodfield Crossing Blvd, Sui Indianapolis, Indiana 46240	By:	Matt Howard Director of Land Development
State of		
County of)		
	a, L.P., and acknowledged	County and State, personally appeared Matt the execution of this instrument as their
Witness my signature and seal this	s day of	, 20
	Notary Public	
	Printed Name	
County of Residence:	_	
My commission expires:		

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

TOWN APPROVAL

his 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. Robert Jason Coyle

PUD, COVENANTS & OTHER NOTES

The subject tract is zoned Helm's Mill PUD Ordinance No. _____ an Ordinance amending the Town of McCordsville Zoning Ordinance.