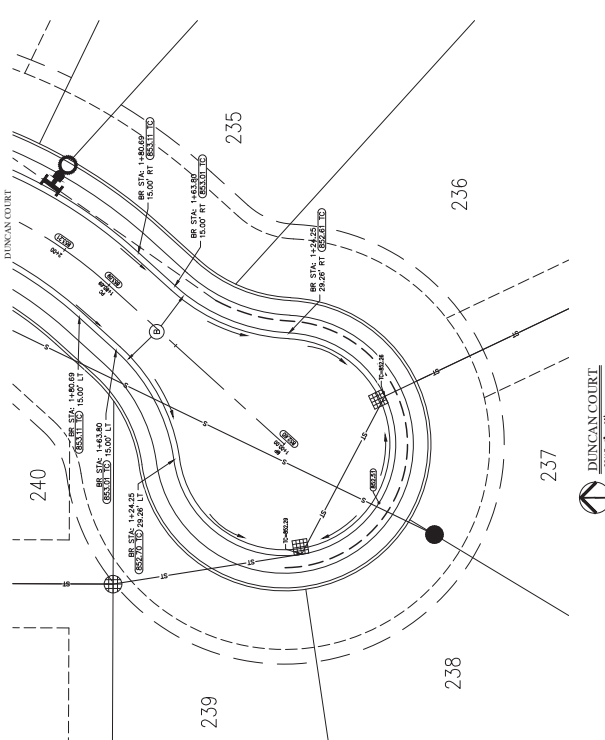
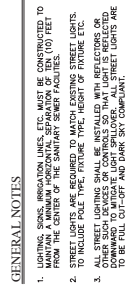




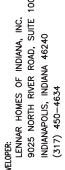
CUT SQUARE ON BACK OF CURB AT INTERSECTION OF NORTH ANCHOR BEND AND NORTH MARINERS CREST. SQUARE IS AT THE NORTH EAST PORTION OF INTERSECTION 3' WEST OF A FIRE HYDRANT. ELEVATION = 847.28 (NGVD 29).





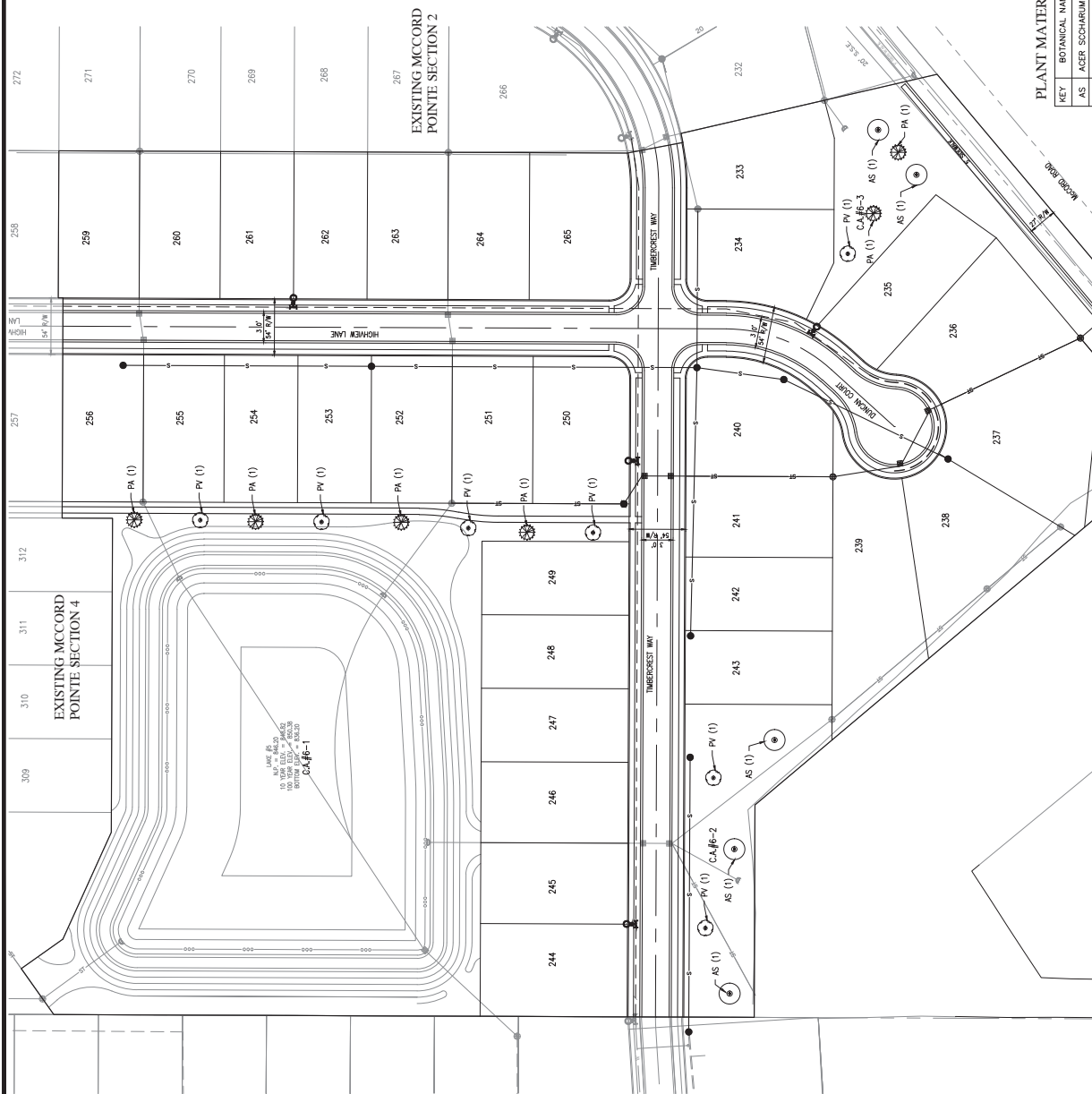


REVISED



CONTRACTOR TO MARK ALL BELOW GRADE FITTINGS AND PIPE MATERIAL CHANGES WITH A THE FOR SURVEY VERIFICATION AT TIME OF BACKFILL.

LENNAR HOMES OF INDIANA, INC.
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
(317) 450-4634



PLANT MATERIAL SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
AS	ACER SACHARIN 'LEGACY'	LEGACY SUGAR MAPLE	5	2" B&B	CENTRAL LEADER, HEADED UP TO 4" MIN
CV	CRATAEGUS VIRIDIS	WINTER KING Hawthorn	1	2" B&B	GOOD BRANCH STRUCTURE HEADED UP TO 4" MIN
PA	PICEA ABIES	NORWAY SPRUCE	7	6" B&B	SINGLE LEADER, FULL MATCHING SPECIMENS
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	6	2" B&B	CENTRAL LEADER, HEADED UP TO 4" MIN

NOTE:
SUPPLEMENTAL TREE PLANTINGS AT A RATE OF 5 TREES PER ACRE
ARE REQUIRED IN CA 4-1 AND CA 4-2.

THIS INSTRUMENT PREPARED BY:
KRISTOPHER K. EICHORN
HWC ENGINEERING
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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

AREA "B"	135
MAXIMUM NUMBER OF LOTS	135
MINIMUM LOT AREA	9,000 SQ. FT.
MINIMUM LOT WIDTH	70
AT BUILDING LINE	25 FEET
MINIMUM FRONT YARD SETBACK	7.5 FEET
MINIMUM SIDE YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	1,800 SF (MULTI STORY)
MINIMUM LIVABLE FLOOR AREA	900 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	40%
MAXIMUM LOT COVERAGE	35 FEET
MAXIMUM HEIGHT - PRINCIPAL	



Scale: 1" = 200'

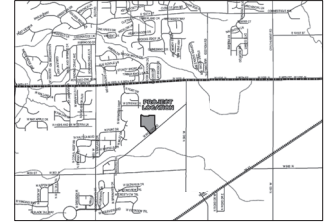
McCORD POINTE SECTION 6

SECONDARY PLAT

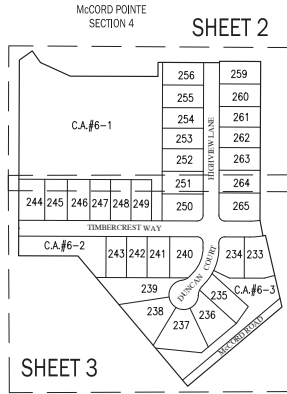
TOWN OF McCORDSVILLE

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

INSTRUMENT No.:
CABINET:
SLIDE:



Vicinity Map
Not to Scale



Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	8.80'	227.00'	8.80'	N78°07'08"E	2°13'17"
C-2	43.58'	227.00'	43.51'	N84°43'44"E	10°59'55"
C-3	38.39'	200.00'	38.33'	N84°43'44"E	10°59'55"
C-4	33.21'	173.00'	33.16'	N84°43'44"E	10°59'55"
C-5	31.42'	20.00'	28.28'	S44°46'22"E	89°59'53"
C-6	31.42'	20.00'	28.28'	N45°13'38"E	90°00'07"
C-7	31.42'	20.00'	28.28'	N44°46'22"W	89°59'53"
C-8	31.42'	20.00'	28.28'	S45°13'38"W	90°00'07"
C-9	129.64'	177.00'	126.76'	N21°12'30"E	41°57'52"
C-10	109.86'	150.00'	107.42'	N21°12'30"E	41°57'52"
C-11	90.09'	123.00'	88.09'	N21°12'30"E	41°57'52"
C-12	34.60'	50.00'	33.91'	N62°00'49"E	39°38'46"
C-13	34.60'	50.00'	33.91'	S22°22'03"W	39°38'46"
C-14	226.28'	50.00'	77.00'	S47°48'34"E	259°17'32"

Site Map

Scale: 1" = 200'

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

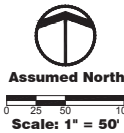
Kristopher K. Eichhorn
Professional Surveyor No. 21000230



SHEET 1 OF 4

THIS INSTRUMENT PREPARED BY:
KRISTOPHER K. EICHORN
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Scale: 1" = 50'

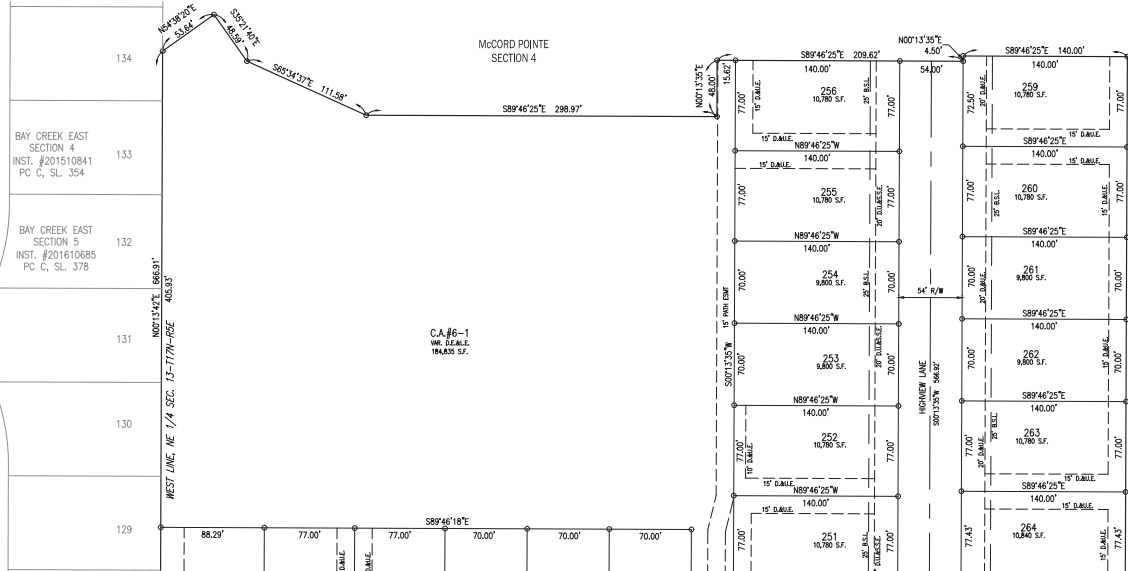
McCCORD POINTE SECTION 6

SECONDARY PLAT

TOWN OF McCCORDSVILLE

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

INSTRUMENT No.:
CABINET:
SLIDE:



FOR CONTINUATION SEE SHEET 3 OF 4

LEGEND

2S	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
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R.W.	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
A.C.	ACRES
R.	ROCKS
N.A.E.	NON-ACCESS EASEMENT
M.L.G.	MINIMUM LOWEST ADJACENT GRADE
STREET ADDRESS	

LEGEND

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

SUBDIVISION MONUMENTS

- DENOTES A 5/8" DR. ALUMINUM MONUMENT 6" LONG WITH A 1/2" DR. ALUMINUM CAP STAMPED "HWC ENGINEERING FROM 6/1/14" SET FLUSH WITH THE FINISHED STREET SURFACE
- DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FROM 6/1/14" 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 FROM 6/1/14" SET FLUSH
- DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM 8/008"
- DENOTES FOUND 4"X4" CONCRETE MONUMENT WITH A CROSS CASE IN THE TOP, FLUSH WITH GRADE

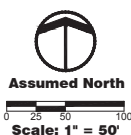
Kristopher K. Eichhorn
Professional Surveyor No. 21000230



SHEET 2 OF 4

THIS INSTRUMENT PREPARED BY:
KRISTOPHER K. EICHORN
HWC ENGINEERING
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PHONE: (317) 347-3663

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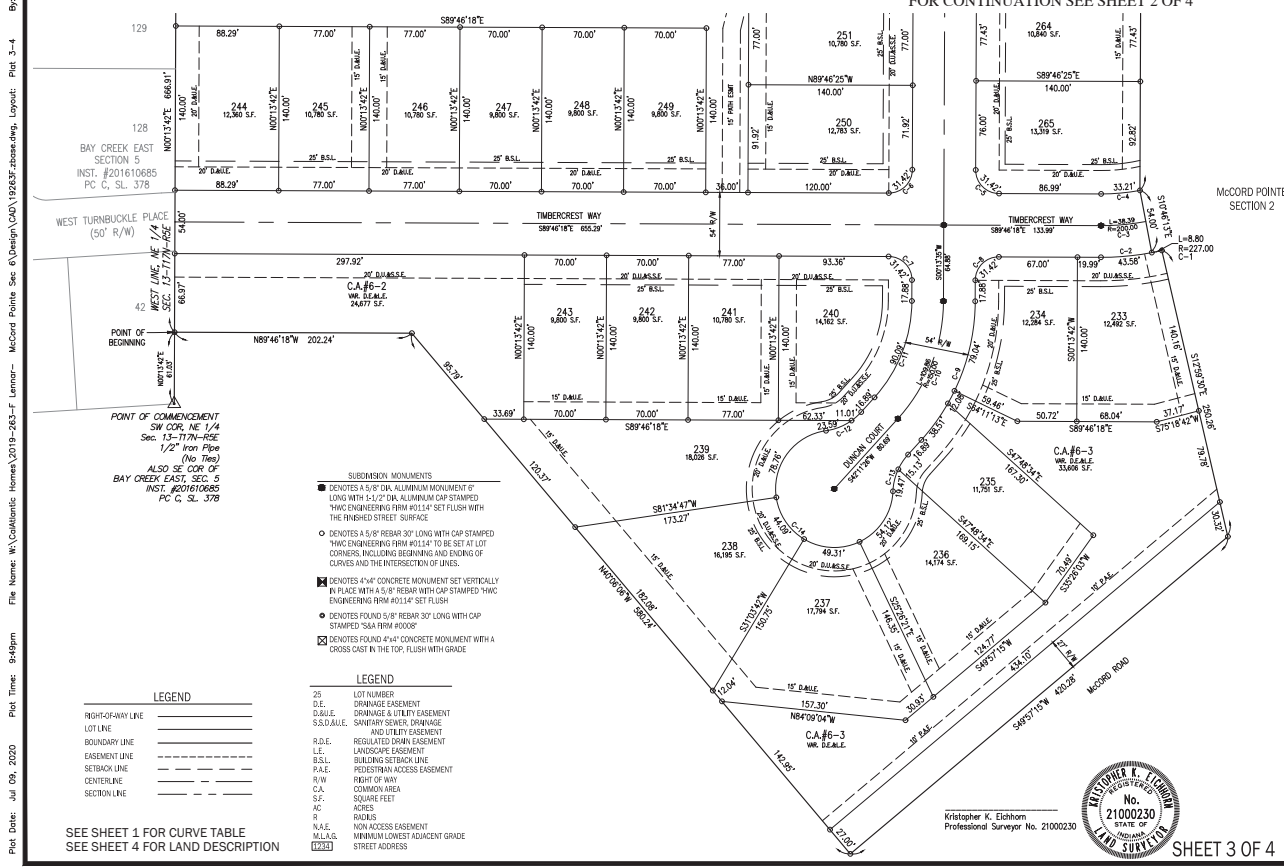
McCORD POINTE SECTION 6

SECONDARY PLAT

TOWN OF MCCORDSVILLE

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

INSTRUMENT No.:
CABINET:
SLIDE:



SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

THIS INSTRUMENT PREPARED BY:
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McCORD POINTE SECTION 6

SECONDARY PLAT

TOWN OF MCCORDSVILLE

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

INSTRUMENT No.:
CABINET:
SLIDE:

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:

COMMENCING at the southwest corner of said Quarter Section, said corner also being the southeast corner of Bay Creek East, Section 5, per plat recorded in Plat Cabinet C, Slide 378 as Instrument Number 201601085 in the Office of the Recorder of Hancock County, Indiana; thence North 00 degrees 13 minutes 42 seconds West (assumed bearing per survey recorded as Instrument Number 201601085 in said Recorder's Office) along the west line of said quarter section a distance of 615.53 feet to the POINT OF BEGINNING; thence continuing North 30 degrees 13 minutes 42 seconds East along said west line a distance of 140.00 feet to the center of McCord Road; thence South 49 degrees 57 minutes 15 seconds West along said centerline a distance of 40.26 feet to the northeasterly line of a tract of land described in Instrument Number 845138 in said Recorder's Office; thence North 40 degrees 06 minutes 06 seconds West along said northeasterly line a distance of 580.24 feet; thence North 89 degrees 46 minutes 19 seconds West a distance of 202.24 feet to the POINT OF BEGINNING, containing 16,271 acres, more or less.

This subdivision consists of 31 lots numbered 233-256 and 259-265, all inclusive, and 3 Common Areas denoted as CA #6-1, CA #6-2 and CA #6-3.

Cross-Reference is hereby made to a survey plat prepared by Stoppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number 201603553 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 my signature this ____ day of ____ 20 ____

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 6. 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 201603553 in the Office of the Recorder of Hancock County, Indiana, and amended by Instrument Number 201603553 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 herein 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 setbacks and other easements are hereby established 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, wires, overhead and underground, with all necessary brooms, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, internet, cable, 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 easement, 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 Tree") 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, and 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 manifested in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

DRAINAGE COVENANT

Channels, the drains 8-inch or larger, 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 the 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 appurtenances that are accepted in to the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDEs). 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 the 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 lower 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 reflect 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.

File Name: W:\Caldwell\Homes\2019-265-F Lennar- McCord Pointe Sec. 6\Design\CAD\19265F-above.dwg, Layout: Plat 3-4
Plot Time: 9:49pm
Plot Date: Jul 09, 2020

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: _____

File Name: W:\Caldwell\Homes\2019-265-F Lennar- McCord Pointe Sec. 6\Design\CAD\19265F-above.dwg, Layout: Plat 3-4
Plot Time: 9:49pm
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