

THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHHORN
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
LENNAR HOMES OF INDIANA, INC.
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, IN 46240
PHONE: (317) 659-3200

McCORD POINTE SECTION 4
SECONDARY PLAT
TOWN OF McCORDSVILLE
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

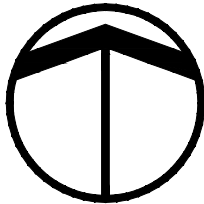
CABINET: _____

SLIDE: _____

ZONED McCORD POINTE AMENDED PUD ORDINANCE NO.
101017B, AN ORDINANCE AMENDING THE TOWN OF
McCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

MAXIMUM NUMBER OF LOTS	AREA "B"
MINIMUM LOT AREA	135
MINIMUM LOT WIDTH	9,000 SQ. FT
AT BUILDING LINE	70
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	7.5 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY)
	1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	40%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET



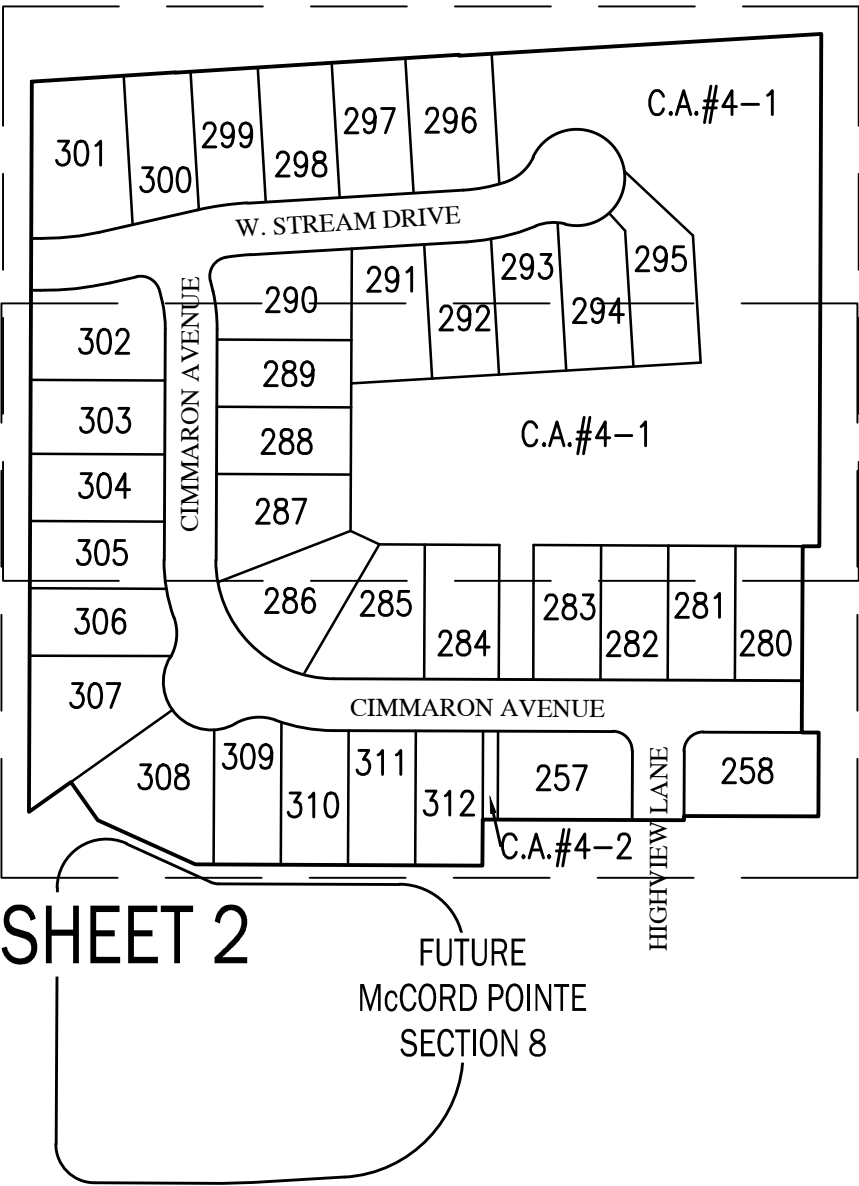
Assumed North

0 100' 200' 400'
Scale: 1" = 200'

SHEET 3

BAY CREEK EAST
SECTION 3
PC C, SL. 342
INST. #201500177

BAY CREEK EAST
SECTION 4
PC C, SL. 354
INST. #201510841



McCORD POINTE
SECTION 2
PC D, SL. 90
INST. #202004538

SHEET 2

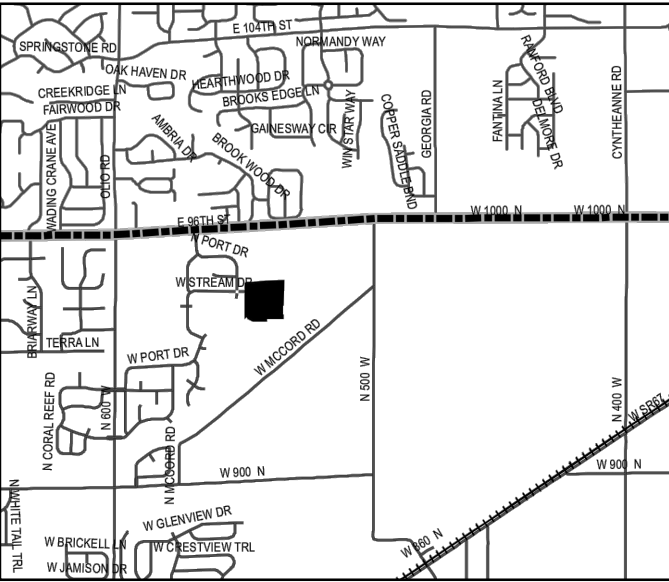
FUTURE
McCORD POINTE
SECTION 8

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	31.42'	20.00'	28.28'	S45°13'35"W	90°00'00"
C-2	31.42'	20.00'	28.28'	N44°46'25"W	90°00'00"
C-3	193.21'	123.00'	173.95'	S44°46'22"E	90°00'07"
C-4	235.62'	150.00'	212.14'	S44°46'22"E	90°00'07"
C-5	61.20'	177.00'	60.90'	S79°52'04"E	19°48'43"
C-6	61.20'	177.00'	60.90'	S09°40'40"E	19°48'43"
C-7	43.51'	50.00'	42.15'	N05°20'40"E	49°51'21"
C-8	130.98'	50.00'	96.61'	S44°46'22"E	150°05'25"
C-9	43.51'	50.00'	42.15'	S85°06'37"W	49°51'21"
C-10	27.59'	123.00'	27.53'	N06°11'51"W	12°51'05"
C-11	33.64'	150.00'	33.57'	N06°11'51"W	12°51'05"
C-12	39.70'	177.00'	39.62'	N06°11'51"W	12°51'05"
C-13	31.42'	20.00'	28.28'	N57°37'24"W	90°00'02"
C-14	32.76'	20.00'	29.22'	S34°18'11"W	93°51'07"
C-15	61.24'	273.00'	61.11'	N83°48'08"E	12°51'08"
C-16	67.29'	300.00'	67.15'	N83°48'08"E	12°51'07"
C-17	73.35'	327.00'	73.20'	N83°48'08"E	12°51'08"
C-18	25.47'	273.00'	25.46'	S83°54'06"W	5°20'43"
C-19	48.16'	300.00'	48.11'	S81°58'31"W	9°11'52"
C-20	52.50'	327.00'	52.44'	S81°58'31"W	9°11'53"
C-21	43.57'	173.00'	43.45'	N79°21'36"E	14°25'42"
C-22	80.27'	200.00'	79.73'	N75°04'34"E	22°59'47"
C-23	73.91'	227.00'	73.59'	N77°14'47"E	18°39'20"
C-24	31.43'	50.00'	30.91'	S85°55'31"W	36°00'49"
C-25	40.98'	50.00'	39.85'	N48°39'48"E	46°57'54"
C-26	225.80'	50.00'	77.30'	N25°26'36"W	258°45'05"



Assumed North



Vicinity Map

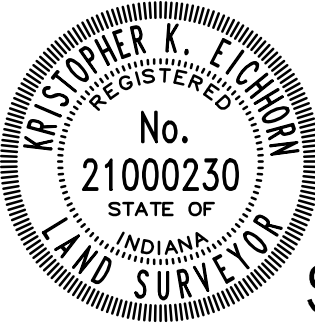
Not to Scale

Site Map

SCALE: 1" = 200'

SEE SHEET 4 FOR LAND DESCRIPTION

Kristopher K. Eichhorn
Kristopher K. Eichhorn
Professional Surveyor No. 21000230

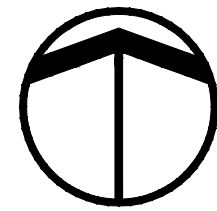


SHEET 1 OF 4

THIS INSTRUMENT PREPARED BY:

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Assumed North

0 25 50 100
Scale: 1" = 50'

McCORD POINTE SECTION 4

SECONDARY PLAT

TOWN OF McCORDSVILLE

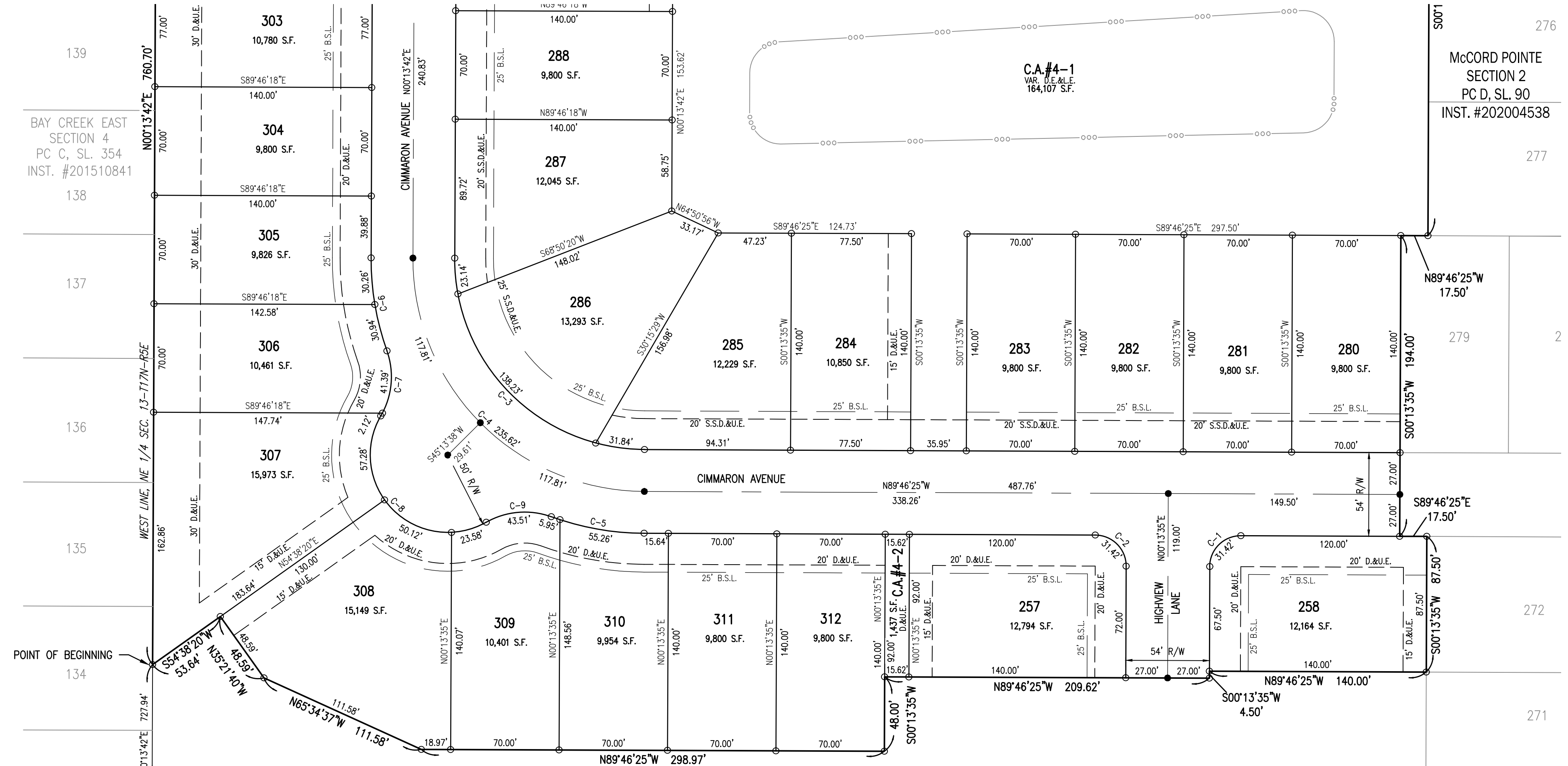
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

FOR CONTINUATION SEE SHEET 3 OF 4



POINT OF COMMENCEMENT
SW COR, NE 1/4
SEC. 13-T17N-R5E
1/2" IRON PIPE
(NO TIES)
ALSO SE COR OF
BAY CREEK EAST, SEC. 5
INST. #201610685
PC C, SL. 378

LEGEND

25	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
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
1234	STREET ADDRESS

LEGEND

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

SUBDIVISION MONUMENTS

- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
- DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" 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 FIRM #0114" SET FLUSH
- ⊙ DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
- ⊠ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE

Kristopher K. Eichhorn
Kristopher K. Eichhorn
Professional Surveyor No. 21000230



SHEET 2 OF 4

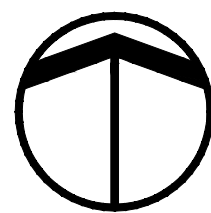
SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 4 FOR LAND DESCRIPTION

Plot Date: Aug 20, 2020 Plot Time: 5:01pm File Name: W:\CalAtlantic Homes\2019-263-D Lennar-McCord Pointe Sec 4\Design\CAD\19263D.zbase.dwg, Layout: PLAT 1-2 By: mjudt

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Assumed North

Scale: 1" = 50'

McCORD POINTE SECTION 4

SECONDARY PLAT

TOWN OF McCORDSVILLE

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

INSTRUMENT No.: _____

CABINET: _____

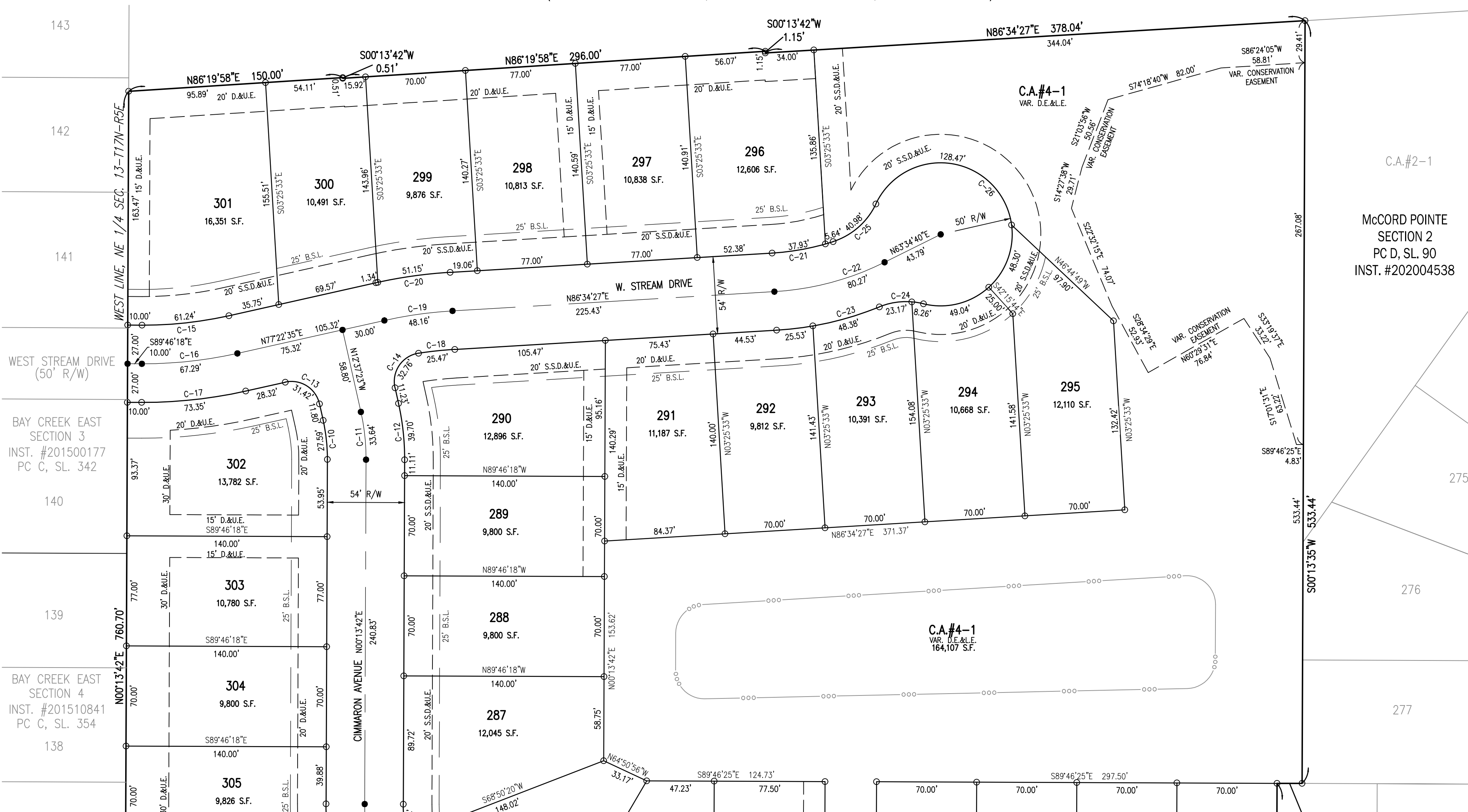
SLIDE: _____

By: mjudt

PLAT 3-4

File Name: W:\CalAtlantic Homes\2019-263-D Lennar-McCord Pointe Sec 4\Design\CAD\19263D.zbase.dwg, Layout: McCord Pointe Sec 4

Plot Date: Sep 10, 2020 Plot Time: 3:19pm



McCORD POINTE
SECTION 2
PC D, SL. 90
INST. #202004538

LEGEND

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

LEGEND

25	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
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
M.L.A.G.	MINIMUM LOWEST ADJACENT GRADE
1234	STREET ADDRESS

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- DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
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- DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
- ☒ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE

FOR CONTINUATION SEE SHEET 2 OF 4

Kristopher K. Eichhorn
Kristopher K. Eichhorn
Professional Surveyor No. 21000230



SHEET 3 OF 4

By: mjudt

PLAT 3-4

Layout: McCord Pointe Sec 4\Design\CAD\19263D.zbase.dwg,

File Name: W:\CalAtlantic Homes\2019-263-D Lennar-

Plot Time: 9:09am

Plot Date: Sep 09, 2020

THIS INSTRUMENT PREPARED BY:

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HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
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SOURCE OF TITLE
INST. #201801181
INST. #201801182

McCORD POINTE SECTION 4
SECONDARY PLAT
TOWN OF McCORDSVILLE
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

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 contains 0 linear 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 redact 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.

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 201610685 in the Office of the Recorder of Hancock County, Indiana; thence North 00 degrees 13 minutes 42 seconds East (assumed bearing per survey recorded as Instrument Number 201805353 in said Recorder's Office) along the west line of said quarter section a distance of 727.94 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 13 minutes 42 seconds East along said west line a distance of 760.70 feet; thence North 86 degrees 19 minutes 58 seconds East a distance of 150.00 feet; thence South 00 degrees 13 minutes 42 seconds West a distance of 0.51 feet; thence North 86 degrees 19 minutes 58 seconds East a distance of 296.00 feet; thence South 00 degrees 13 minutes 42 seconds West a distance of 1.15 feet; thence North 86 degrees 34 minutes 27 seconds East a distance of 378.04 feet to a northwest corner of McCord Pointe, Section 2, per plat recorded in Plat Cabinet D, Slide 90 as Instrument Number 202004538 in said Recorder's Office, and the following five (5) courses are along the westerly lines of said McCord Pointe, Section 2; (1) thence South 00 degrees 13 minutes 35 seconds West a distance of 533.44 feet; (2) thence North 89 degrees 46 minutes 25 seconds West a distance of 17.50 feet; (3) thence South 00 degrees 13 minutes 35 seconds West a distance of 194.00 feet; (4) thence South 89 degrees 46 minutes 25 seconds East a distance of 17.50 feet; (5) thence South 00 degrees 13 minutes 35 seconds West a distance of 87.50 feet; thence North 89 degrees 46 minutes 25 seconds West a distance of 140.00 feet; thence South 00 degrees 13 minutes 35 seconds West a distance of 4.50 feet; thence North 89 degrees 46 minutes 25 seconds West a distance of 209.62 feet; thence South 00 degrees 13 minutes 35 seconds West a distance of 48.00 feet; thence North 89 degrees 46 minutes 25 seconds West a distance of 298.97 feet; thence North 65 degrees 34 minutes 37 seconds West a distance of 111.58 feet; thence North 35 degrees 21 minutes 40 seconds West a distance of 48.59 feet; thence South 54 degrees 38 minutes 20 seconds West a distance of 53.64 feet to the POINT OF BEGINNING, containing 15.239 acres, more or less.

This subdivision consists of 35 lots numbered 257-258 and 280-312, all inclusive, and 2 Common Areas denoted as CA #4-1 and CA #4-2.

Cross-Reference is hereby made to a survey plat prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number 201805353 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 20th day of August, 20 20.



Kristopher K. Eichhorn
Professional Surveyor No. 21000230



CERTIFICATE OF OWNERSHIP

We, Lennar Homes of Indiana, Inc., a Delaware Corporation, f/k/a CalAtlantic Homes of Indiana, Inc., a Delaware Corporation, 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
f/k/a CalAtlantic Homes of Indiana, Inc., a Delaware Corporation

By: 
Keith Lash, Vice President Land Acquisition and Development

State of Indiana)
) SS
County of Hamilton)

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: _____

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Lennar Homes of Indiana, Inc., a Delaware Corporation, f/k/a CalAtlantic 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 4. 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 feel 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 201900184 in the Office of the Recorder of Hancock County, Indiana, and amended by Instrument Number 201903207 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 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.

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.

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 Trees") 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, 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 _____, 20____.

President