



PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 1 EAST, IN HANCOCK COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF THE NORTH EAST 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 SAID NORTHEAST QUARTER CORNER 1/4 SECTION 1, NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTER LINE, SOUTH 0 DEGREES 51 MINUTES 08 SECONDS EAST 107 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A WARRANTY DEED TO HANCOCK COUNTY, RECORDED AS INSTRUMENT 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 100 FEET TO THE POINT OF BEGINNING; (2) THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING; (3) THENCE ALONG SAID WEST LINE, WEST 90 DEGREES 00 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 55 SECONDS EAST, (4) THENCE SOUTHERLY ALONG SAID CURVE 582.04 FEET TO A POINT WHICH BEARS NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING; (5) THENCE ALONG SAID CENTER LINE, SOUTH 0 DEGREES 51 MINUTES 08 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 51 MINUTES 08 SECONDS EAST 100 FEET TO THE POINT OF BEGINNING; 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 SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTHWEST CORNER, SOUTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 401.49 FEET TO THE SOUTHWEST CORNER 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.

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HANGOCK COUNTY, INDIANA, BEING PART OF THAT 26.82 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY RETRACEMENT SURVEY OF SAID TRACT CERTIFIED BY JACOB M. SHINNEMAN, PS #LS22100006 ON OCTOBER 24, 2022 AS SCHNEIDER GEOMATICS' PROJECT NUMBER 14236 (ALL REFERENCES TO MONUMENTS AND PARENT COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY) DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS KIS 0.5 FEET BELOW GRADE AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE SOUTH 88 DEGREES 53 MINUTES 42 SECONDS WEST (BASIS OF BEARING IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) ALONG THE NORTH LINE THEREOF A DISTANCE OF 955.49 FEET TO A BRASS KIS 0.2 FEET BELOW GRADE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11, THENCE SOUTH 88 DEGREES 53 MINUTES 42 SECONDS WEST (BASIS OF BEARING IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) ALONG THE WEST LINE THEREOF "SCHEIDNER - FIRM 00001" AT THE NORTHWEST CORNER OF SAID EAST HALF, THENCE SOUTH 00 DEGREES 10 MINUTES 47 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 57 MINUTES 56 SECONDS EAST PARALLEL SAID NORTH LINE A DISTANCE OF 402.1 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 56 SECONDS EAST PARALLEL WITH THE SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 53 MINUTES 42 SECONDS WEST (BASIS OF BEARING IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) ALONG THE WEST LINE OF SAID SECTION 11, THENCE SOUTH 89 DEGREES 14 MINUTES 33 SECONDS EAST FROM SAID POINT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 707.50 TO A POINT WHICH BEARS SOUTH 68 DEGREES 43 MINUTES 44 SECONDS WEST FROM SAID RADIIUS POINT; THENCE SOUTH 87 DEGREES 56 MINUTES 24 SECONDS EAST A DISTANCE OF 21.10 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 24 SECONDS EAST A DISTANCE OF 21.10 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 24 SECONDS WEST FROM SAID POINT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 65.13 FEET TO A POINT WHICH BEARS SOUTH 66 DEGREES MINUTES 10 SECONDS WEST FROM SAID RADIIUS POINT; THENCE SOUTH 24 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 171.27 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 24 SECONDS EAST A DISTANCE OF 201.19 FEET; THENCE SOUTH 24 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 125.00 FEET; THENCE SOUTH 24 DEGREES 28 MINUTES 28 SECONDS EAST A DISTANCE OF 125.00 FEET; THENCE SOUTH 24 DEGREES 28 MINUTES 28 SECONDS WEST FROM SAID POINT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 33.81 FEET TO A POINT WHICH BEARS SOUTH 87 DEGREES MINUTES 24 SECONDS EAST FROM SAID RADIIUS POINT; THENCE SOUTH 02 DEGREES 03 MINUTES 36 SECONDS WEST A DISTANCE OF 61.42 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 87 DEGREES 56 MINUTES 24 SECONDS WEST FROM SAID RADIIUS POINT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 56 MINUTES 24 SECONDS EAST FROM SAID RADIIUS POINT; THENCE SOUTH 28 DEGREES 25 MINUTES 01 SECONDS WEST A DISTANCE OF 2.436 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO M&M 2020, LLC RECORDED AS INSTRUMENT NO. 20212418 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, THE FOLLOWING TWO (2) COURSES BEING ALONG THE EASTERLY AND NORTHERLY LINES THEREOF: (1) NORTH 87 DEGREES 56 MINUTES 24 SECONDS WEST A DISTANCE OF 125.00 FEET; (2) NORTH 87 DEGREES 56 MINUTES 24 SECONDS WEST A DISTANCE OF 125.00 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 24 SECONDS WEST ALONG SAID WEST LINE 1057.52 FEET TO THE POINT OF BEGINNING, CONTAINING 18.12 ACRES MORE OR LESS.

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 1 EAST, IN HANCOCK COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF THE NORTHWEST 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 WEST LINE OF SAID QUARTER, SOUTH 89 DEGREES 07 MINUTES 00 SECONDS EAST 160.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER, 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 9310821 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA (THE NEXT FIVE CALLS ARE ALONG THE NORTH AND WEST LINES OF SAID QUARTER); (1) THENCE PARALLEL WITH THE NORTH LINE OF SAID QUARTER, NORTH 00 DEGREES 00 MINUTES 00 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 RADIIUS POINT OF WHICH BEARS NORTH 89 DEGREES 08 MINUTES 53 SECONDS EAST; (2) THENCE SOUTHERLY ALONG SAID CURVE 582.04 FEET TO A POINT WHICH BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 123.49 FEET (123.52 FEET BY DEED) TO ANOTHER POINT ON SAID CURVE; (3) THENCE SOUTHERLY ALONG SAID CURVE 582.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 51 MINUTES 08 SECONDS EAST 336.26 FEET (337.05 FEET BY DEED) TO THE NORTH LINE OF GENE AND BERNIE APPEL MINOR SUBDIVISION, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT 912994 IN CABINET B, SLIDE 4 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE OF SAID DIVISION, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 160.00 FEET TO THE POINT OF BEGINNING; OR, IF ANY PART OF SAID NORTH LINE OF SAID DIVISION HAS BEEN ACQUIRED BY OTHER PARTY, THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 50 MINUTES 55 SECONDS EAST 1097.51 FEET TO THE NORTH LINE OF SAID DIVISION; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 59 MINUTES 37 SECONDS EAST 401.49 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER, THENCE ALONG SAID WEST LINE, NORTH 89 DEGREES 07 MINUTES 00 SECONDS EAST 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26.825 ACRES, MORE OR LESS.

LESS AND EXCEPT PROPOSED LOT 1, W. CR 600 N R.O.W. DEDICATION, MT. COMFORT RD. R.O.W. DEDICATION AND R.O.W. DEDICATION

#### A The Development Standards – District A-1 – Apartments

1.	Maximum Number of Lots/Blocks	NA
2.	Minimum Lot Width	NA
3.	Perimeter Setbacks:	
	a. Minimum Setback on 600N	50 feet
	b. Minimum West Property Line Setback	30 feet
	c. Minimum South Property Line Setback	30 feet
	d. Minimum East Property Line Setback	20 feet
4.	Internal Setbacks:	
	a. Minimum Front-yard Setback*	Equal to height of building, or 30' whichever is less
	b. Minimum Building Separation	30 feet (applies to primary structure)
5.	Minimum Livable Floor Area (Dwelling Unit)	
	a. Studio (max 5% of units)	500 Square Feet
	b. One Bedroom	650 Square Feet
	c. Two- Bedroom	950 Square Feet
6.	Maximum Height-Principal	56 feet
7.	Minimum Height-Principal	24 feet
8.	Maximum Dwelling Units per Building	50
9.	Maximum No. of Accessory Structures**	3
10.	Maximum No. of Residential Units	256
11.	Minimum Open Space**	40%
12.	Minimum District Size:	13.5 acres (prior to ROW dedication)

\*Front-yard setback shall be measured from the closest façade (or portion thereof) to the nearest street curb, parking lot curb, or internal sidewalk.

\*\*Examples of accessory structures are pool-houses, clubhouses, maintenance shops, and the like. Athletic courts, trash enclosures, mail kiosks, detached garages, and the like shall not be considered accessory structures for the purpose of this quantity limitation but shall be considered accessory structures for all other purposes. Carports shall not be permitted.

\*\*\*Open space is permitted to contain the required drainage facilities as part of the minimum open space calculation.

#### B. The Development and Standards of District 12, Neighborhood and Commercial

B. The Development Standards – District A-2 – Neighborhood Commercial	
Neighborhood Commercial Area	
Min. Lot Area	1 acre*
Max. Lot Area	N/A
Min. Lot Width at Bldg. Line (ft)	100'
Minimum Front Yard Setback	40' on 600W & 35' on 600N
Minimum Side Yard Setback	10'
Minimum Rear Yard Setback	10'
Max. Lot Coverage	85%
Max. Principal Structure Height	45'
Max. Accessory Structure Height	35'

\*Up to one lot may be less than 1 acre, but not less than 23,000 square feet.

**Kimley»Horn**  
2502 KIMLEY-HORN AND ASSOCIATES, INC.  
675 EAST 96TH STREET, SUITE 560,  
INDIANAPOLIS, IN 46240  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: CJC  
DRAWN BY: THT  
CHECKED BY: BAS

**BRYAN ALLEN SR.**  
REGISTERED  
PE  
NOT APPROVED FOR  
CONSTRUCTION  
DIANA  
CONSTRUCTION ENGINEER

*Bryan Allen*



# PRIMARY PLAT

CITYSCAPE  
BROADACRE

ORIGINAL ISSUE:  
2/17/2023  
KHA PROJECT NO  
170329001  
SHEET NUMBER

1

Overall SITE Plan: Apr 18, 2023 7:44am by: bryon.sheward  
Drawing name: K:\NW\_DEVEN\702292001-Clydespe-SWC-Mt Comfort-Rd&McDON\_McCordville-IN-2\_Design\CADD\PlanSheets\PRIMARY-PLAT.dwg  
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M&M 2020, LLC  
LIMITED LIABILITY COMPANY  
WARRANTY DEED  
INST. #202112418

1. BLOCKS MAY BE FURTHER SUBDIVIDED WITHOUT THE NEED FOR A PUBLIC HEARING.
2. THE TOWN 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.
3. THE FOLLOWING TRAFFIC IMPROVEMENTS SHALL BE CONSTRUCTED:
  - 3.1. ACCELERATION AND DECELERATION LANES, IN CONFORMANCE WITH TOWN STANDARDS, AT ALL ACCESS POINTS INTO THE DEVELOPMENT FOR ANY LOCAL COLLECTOR, COLLECTOR, AND/OR ARTERIAL ROADWAY.
  - 3.2. PAVING OF THE TOWN LEFT-TURN LANES, IN CONFORMANCE WITH TOWN STANDARDS, AT ALL ACCESS POINTS AS REQUIRED BY THE TOWN ENGINEER.

M&M 2020, LLC  
LIMITED LIABILITY  
COMPANY WARRANTY DEED  
INST. #202112418

1. BLOCKS MAY BE FURTHER SUBDIVIDED WITHOUT THE NEED FOR A PUBLIC HEARING.
2. THE TOWN 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.
3. THE FOLLOWING TRAFFIC IMPROVEMENTS SHALL BE CONSTRUCTED:
  - 3.1. ACCELERATION AND DECELERATION LANES, IN CONFORMANCE WITH TOWN STANDARDS, AT ALL ACCESS POINTS INTO THE DEVELOPMENT FOR ANY LOCAL COLLECTOR, COLLECTOR, AND/OR ARTERIAL ROADWAY.
  - 3.2. PAVING OF THE TOWN LEFT-TURN LANES, IN CONFORMANCE WITH TOWN STANDARDS, AT ALL ACCESS POINTS AS REQUIRED BY THE TOWN ENGINEER.