

Plot Date: Aug 25, 2023  
Plot Time: 2:16pm  
File Name: W:\Lennar\2020-235-C Lennar- Summerton 3\Design\CAD\20235-C Chase Sec 3.dwg, Layout: PLAT 1-2  
By: keichhorn

THIS INSTRUMENT PREPARED BY:

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

DEVELOPED BY:  
LENNAR HOMES OF INDIANA, INC.  
11555 N. MERIDIAN ST., SUITE 400  
CARMEL, INDIANA 46032  
PHONE: (317) 659-3200

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	31.42'	20.00'	28.28'	N41°54'57"E	90°00'00"
C-2	31.42'	20.00'	28.28'	S48°05'03"E	90°00'00"
C-3	113.10'	327.00'	112.53'	N83°10'34"W	19°48'58"
C-4	145.70'	327.00'	144.50'	S09°40'49"W	25°31'45"
C-5	31.42'	20.00'	28.28'	N48°05'03"W	90°00'00"
C-6	31.42'	20.00'	28.28'	N41°54'57"E	90°00'00"
C-7	31.42'	20.00'	28.28'	S48°05'03"E	90°00'00"
C-8	31.42'	20.00'	28.28'	S41°54'57"W	90°00'00"
C-9	497.94'	158.50'	317.00'	S03°05'03"E	180°00'00"
C-10	582.77'	185.50'	371.00'	S03°05'03"E	180°00'00"
C-11	667.59'	212.50'	425.00'	S03°05'03"E	180°00'00"
C-12	21.25'	300.00'	21.25'	N05°06'48"W	4°03'31"
C-13	7.84'	327.00'	7.84'	N03°46'16"W	1°22'26"
C-14	27.33'	20.00'	25.25'	S34°41'03"W	78°17'04"
C-15	31.42'	20.00'	28.28'	N48°05'03"W	90°00'00"
C-16	173.27'	223.00'	168.94'	N64°39'25"E	44°31'05"
C-17	194.25'	250.00'	189.40'	N64°39'25"E	44°31'05"
C-18	151.94'	277.00'	150.05'	N58°06'43"E	31°25'43"
C-19	212.12'	273.00'	206.82'	S64°39'25"W	44°31'05"
C-20	233.10'	300.00'	227.28'	S64°39'25"W	44°31'05"
C-21	254.07'	327.00'	247.73'	S64°39'25"W	44°31'05"
C-22	31.42'	20.00'	28.28'	N48°05'03"W	90°00'00"
C-23	31.42'	20.00'	28.28'	S41°54'57"W	90°00'00"
C-24	31.42'	20.00'	28.28'	S48°05'03"E	90°00'00"
C-25	31.42'	20.00'	28.28'	N41°54'57"E	90°00'00"
C-26	180.95'	223.00'	176.03'	S63°40'12"W	46°29'31"
C-27	202.86'	250.00'	197.34'	S63°40'12"W	46°29'31"
C-28	224.77'	277.00'	218.65'	S63°40'12"W	46°29'31"
C-29	180.95'	223.00'	176.03'	N63°40'12"E	46°29'31"
C-30	202.86'	250.00'	197.34'	N63°40'12"E	46°29'31"
C-31	224.77'	277.00'	218.65'	N63°40'12"E	46°29'31"

REFER TO SECTION K OF  
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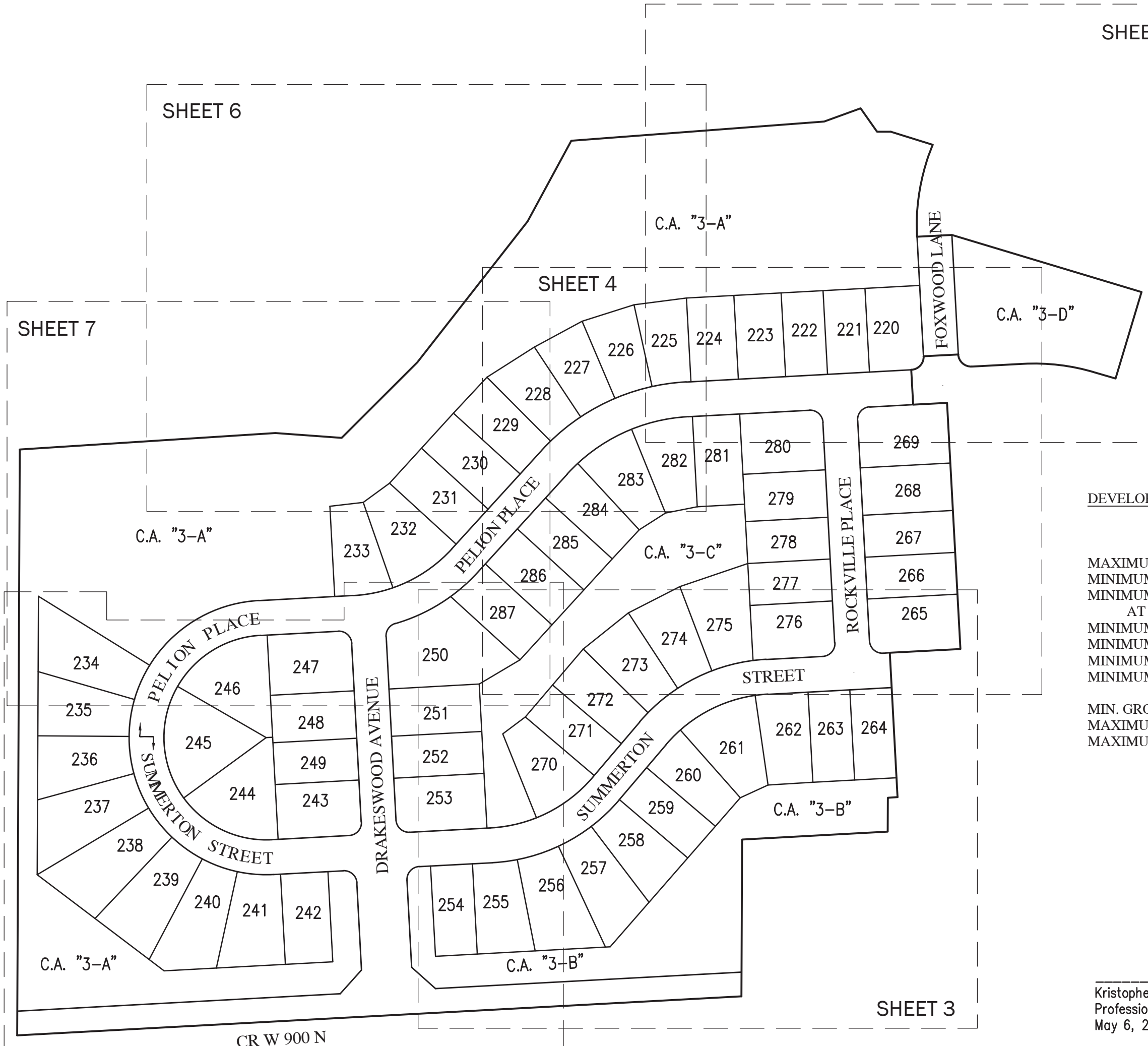
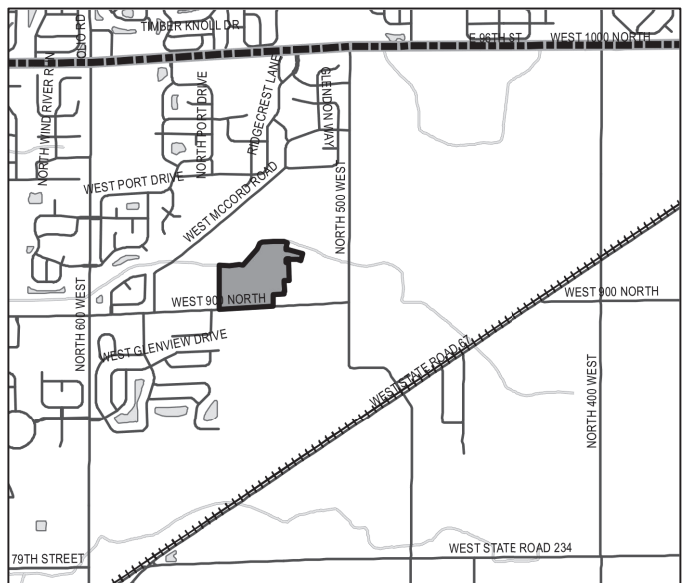
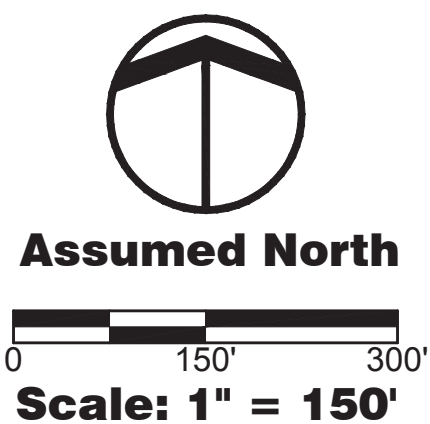
SEE SHEET 8 FOR LAND DESCRIPTION

# SUMMERTON SECTION 3

## SECONDARY PLAT

### TOWN OF McCORDSVILLE

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



#### DEVELOPMENT STANDARDS

AREA "B"	
MAXIMUM NUMBER OF LOTS	116
MINIMUM LOT AREA	8,450 SQ. FT
MINIMUM LOT WIDTH AT BUILDING LINE	65
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	7.5 FEET
MINIMUM REAR YARD SETBACK	15 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY) 900 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	50%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET



Kristopher K. Eichhorn  
Professional Surveyor No. 21000230  
May 6, 2021

#### Site Map

SCALE: 1" = 150'

SHEET 1 OF 8

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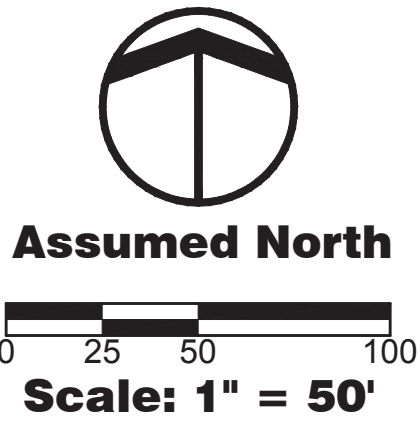
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#### LEGEND

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
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
[1234]	STREET ADDRESS



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SEE SHEET 6 FOR LAND DESCRIPTION

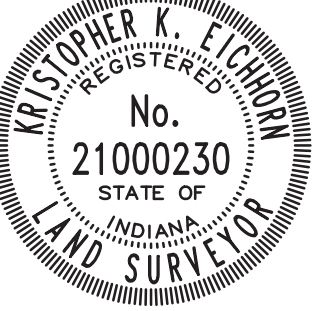
# SUMMERTON SECTION 3

## SECONDARY PLAT

### TOWN OF McCORDSVILLE

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

FOR CONTINUATION SEE SHEET 7 OF 8



Kristopher K. Eichhorn  
Professional Surveyor No. 21000230  
May 6, 2021

SHEET 2 OF 8

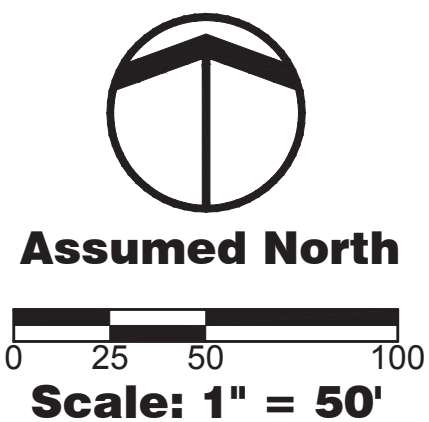
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## SECONDARY PLAT

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

FOR CONTINUATION SEE SHEET 4 OF 8

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

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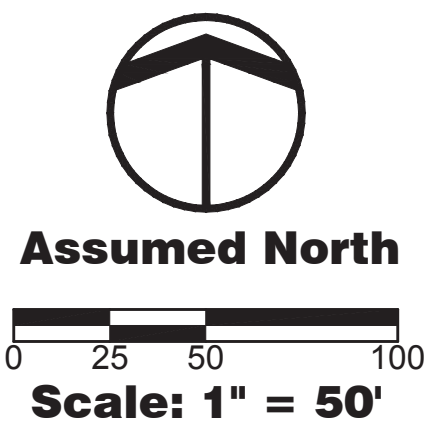


SHEET 3 OF 8

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## SECONDARY PLAT

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R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
[1234]	STREET ADDRESS

REFER TO SECTION K OF THE SUMMERTON PUD FOR TREE CONSERVATION.

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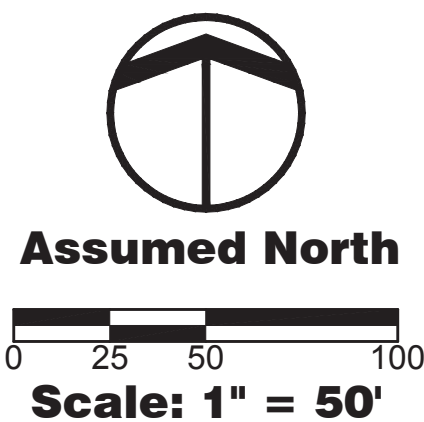
SHEET 4 OF 8



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INSTRUMENT No.: \_\_\_\_\_

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SLIDE: \_\_\_\_\_

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LOT LINE	_____
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CENTERLINE	_____
SECTION LINE	-----

#### LEGEND

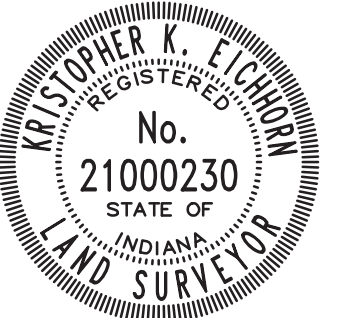
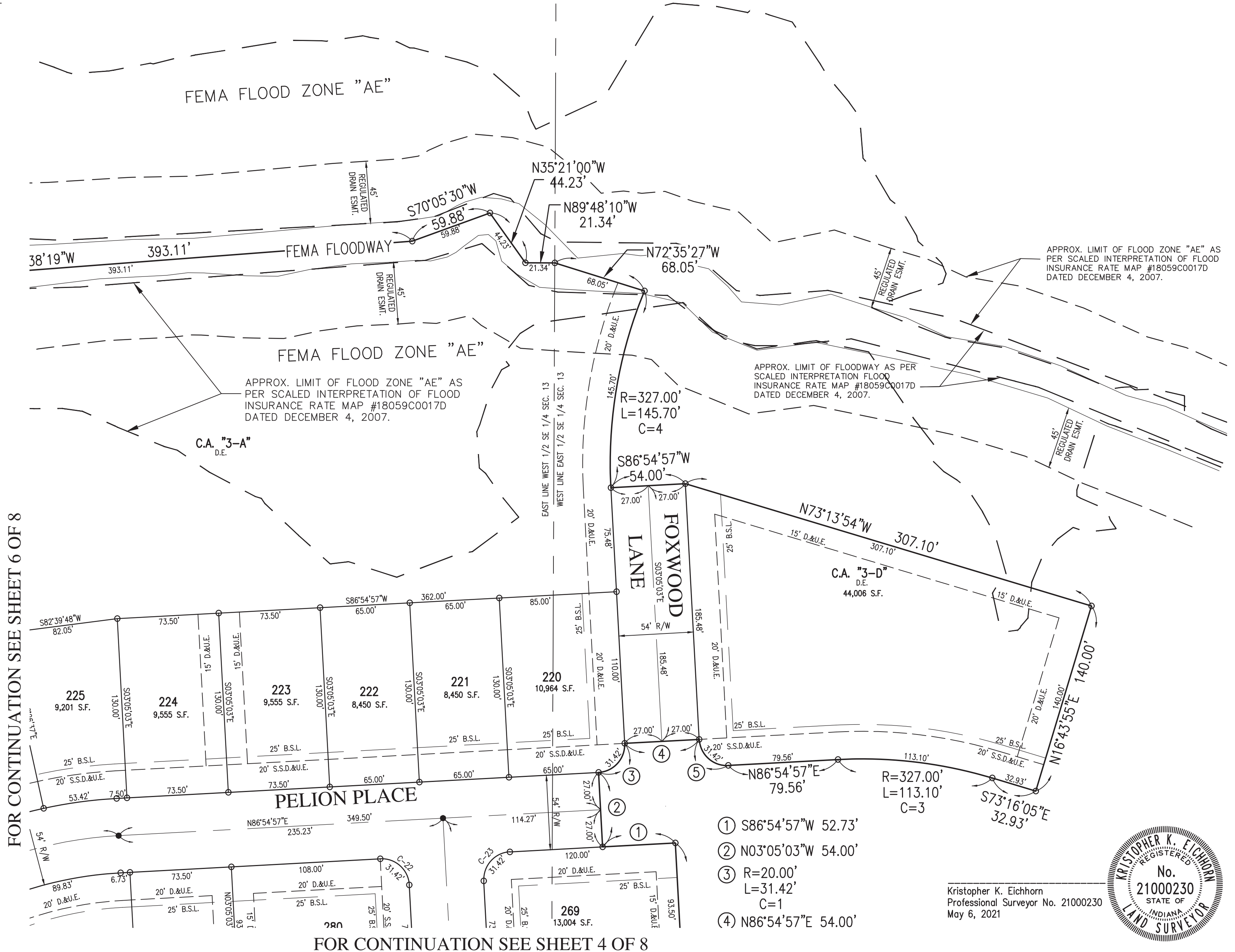
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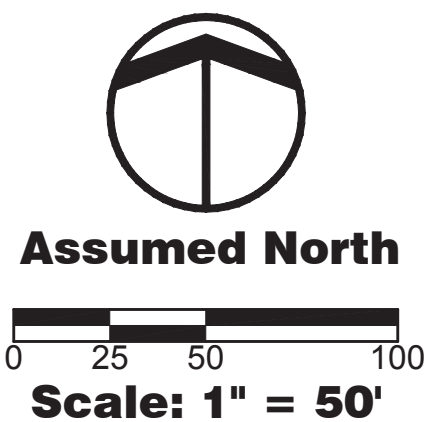
SHEET 5 OF 8

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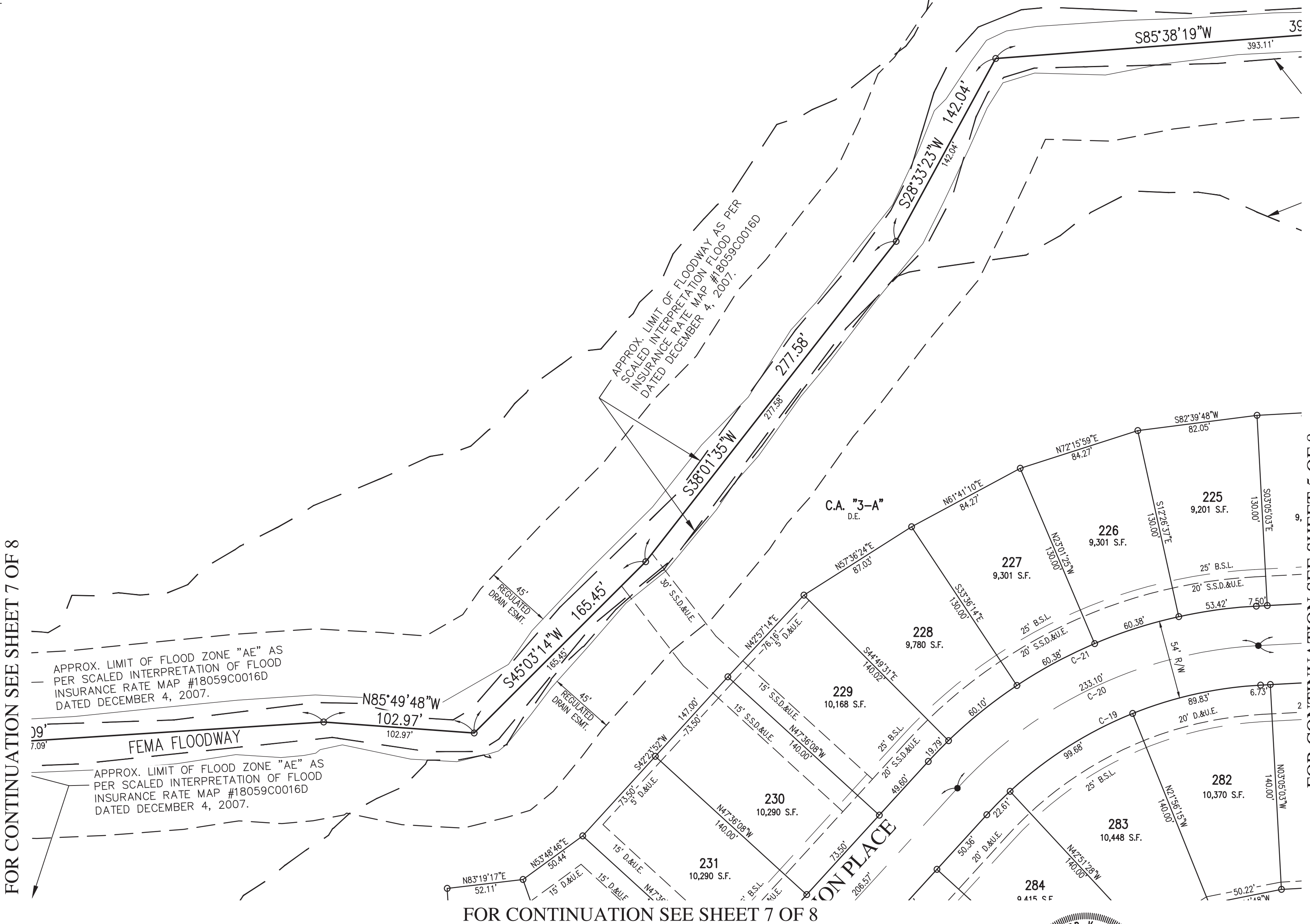
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SEE SHEET 6 FOR LAND DESCRIPTION



SHEET 6 OF 8

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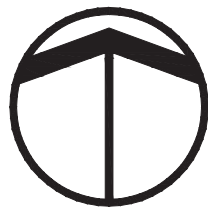


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Assumed North  
0 25 50 100  
Scale: 1" = 50'

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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
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
1234	STREET ADDRESS

REFER TO SECTION K OF THE SUMMERTON PUD FOR TREE CONSERVATION.

ALL MAINTENANCE OF LANDSCAPING IN THE MEDIAN IS THE RESPONSIBILITY OF THE HOA.

ALL SNOW REMOVAL IS THE RESPONSIBILITY OF THE HOA AND NOT THE TOWN.

SEE SHEET 1 FOR CURVE TABLE  
SEE SHEET 6 FOR LAND DESCRIPTION

# SUMMERTON SECTION 3

## SECONDARY PLAT

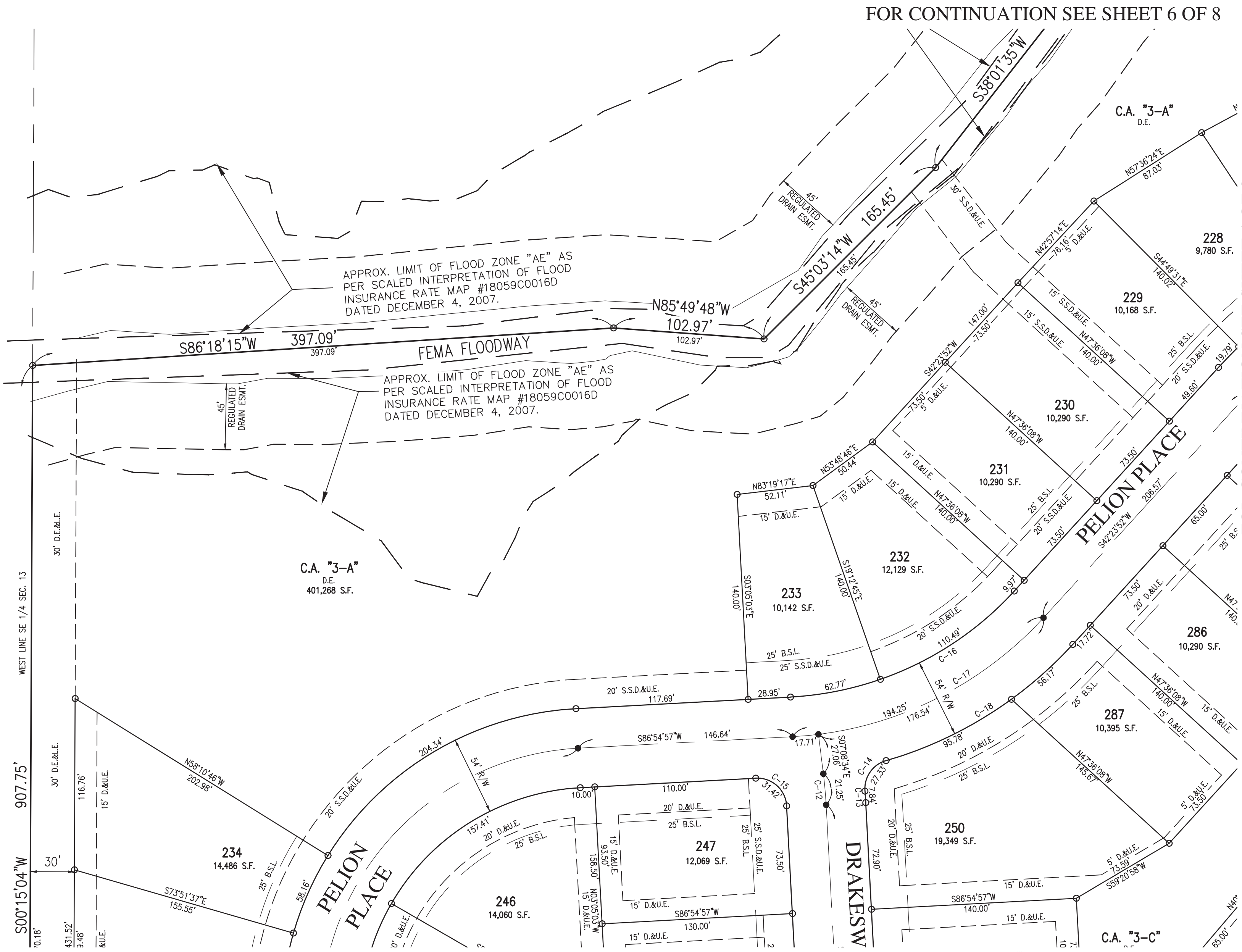
### TOWN OF McCORDSVILLE

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

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_



FOR CONTINUATION SEE SHEET 2 OF 8

Kristopher K. Eichhorn  
Professional Surveyor No. 21000230  
May 6, 2021



SHEET 7 OF 8

Prepared by: DC

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.  
11555 N. MERIDIAN ST., SUITE 400  
CARMEL, INDIANA 46032  
PHONE: (317) 659-3200

#### LAND DESCRIPTION

Part of the Southeast Quarter of Section 13, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2020-235-S, more particularly described as follows:

BEGINNING at the southwest corner of said Southeast Quarter, marked by a railroad spike found per Hancock County Surveyor reference ties; thence North 86 degrees 54 minutes 55 seconds East (assumed bearings per ALTA/NSPS Land Title Survey recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana) along the south line of said Southeast Quarter a distance of 1124.28 feet to the southwest corner of a tract of land described in Instrument Number 090012517 in said Recorder's Office, the following two (2) courses being along the west and north lines of said tract; (1) thence North 00 degrees 15 minutes 05 seconds East a distance of 243.00 feet; (2) thence North 86 degrees 54 minutes 55 seconds East a distance of 226.00 feet to the east line of the West Half of said Southeast Quarter; thence North 00 degrees 15 minutes 05 seconds East along said east line a distance of 52.67 feet to the northwest corner of a tract of land described in Instrument Number 201706617 in said Recorder's Office; thence North 86 degrees 54 minutes 55 seconds East along the north line of said tract a distance of 15.09 feet; thence North 03 degrees 05 minutes 03 seconds West a distance of 223.99 feet; thence North 86 degrees 54 minutes 57 seconds East a distance of 109.50 feet; thence North 03 degrees 05 minutes 03 seconds West a distance of 382.00 feet; thence South 86 degrees 54 minutes 57 seconds West a distance of 52.73 feet; thence North 03 degrees 05 minutes 03 seconds West a distance of 54.00 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.00 feet; thence northeasterly along said curve an arc distance of 31.42 feet, said curve being subtended by a chord having a bearing of North 41 degrees 54 minutes 57 seconds East and a chord distance of 28.28 feet; thence North 86 degrees 54 minutes 57 seconds East a distance of 54.00 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.00 feet; thence southeasterly along said curve an arc distance of 31.42 feet, said curve being subtended by a chord having a bearing of South 48 degrees 05 minutes 03 seconds East and a chord distance of 28.28 feet; thence North 86 degrees 54 minutes 57 seconds East a distance of 79.56 feet to the point of curvature of a curve to the right having a radius of 327.00 feet; thence easterly along said curve an arc distance of 113.10 feet, said curve being subtended by a chord having a bearing of South 83 degrees 10 minutes 34 seconds East and a chord distance of 112.53 feet; thence South 73 degrees 16 minutes 05 seconds East a distance of 32.93 feet; thence North 16 degrees 43 minutes 55 seconds East a distance of 140.00 feet; thence North 73 degrees 13 minutes 54 seconds West a distance of 307.10 feet; thence South 86 degrees 54 minutes 57 seconds West a distance of 54.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 327.00 feet; thence northerly along said curve an arc distance of 145.70 feet, said curve being subtended by a chord having a bearing of North 09 degrees 40 minutes 49 seconds East and a chord distance of 144.50 feet; thence North 72 degrees 35 minutes 27 seconds West a distance of 68.05 feet to the approximate centerline of the Schultz & Schultz Legal Drain ditch, the following nine (9) courses being along said centerline; (1) thence North 89 degrees 48 minutes 10 seconds West a distance of 21.34 feet; (2) thence North 35 degrees 21 minutes 00 seconds West a distance of 44.23 feet; (3) thence South 70 degrees 05 minutes 30 seconds West a distance of 59.88 feet; (4) thence South 85 degrees 38 minutes 19 seconds West a distance of 393.11 feet; (5) thence South 28 degrees 33 minutes 23 seconds West a distance of 142.04 feet; (6) thence South 38 degrees 01 minutes 35 seconds West a distance of 277.58 feet; (7) thence South 45 degrees 03 minutes 14 seconds West a distance of 165.45 feet; (8) thence North 85 degrees 49 minutes 48 seconds West a distance of 102.97 feet; (9) thence South 86 degrees 18 minutes 15 seconds West a distance of 397.09 feet to the west line of said Southeast Quarter; thence South 00 degrees 15 minutes 04 seconds West along said west line a distance of 907.75 feet to the POINT OF BEGINNING, containing 35.930 acres, more or less.

This subdivision consists of 68 lots numbered 220-287, all inclusive, and Four (4) Common Areas denoted as C.A. "3-A", C.A. "3-B", C.A. "3-C" and C.A. "1-D".

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



Kristopher K. Eichhorn  
Professional Surveyor No. 21000230

#### 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 Summerton, Section 3. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right-of-way in this subdivision consists of 4.78 acres and 2,433 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 Summerton, recorded as Instrument Number \_\_\_\_\_ in the Office of the Recorder of Hancock County, Indiana, and amended by Instrument Number \_\_\_\_\_ 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.

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 \_\_\_\_.

Barry Wood, President

#### 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 of Land

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 of Land, 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: \_\_\_\_\_

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 easements 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 Summerton PUD ORDINANCE No. 041321A an Ordinance amending the Town of McCordsville Zoning Ordinance.

REFER TO SECTION K OF THE SUMMERTON PUD FOR TREE CONSERVATION.

ALL MAINTENANCE OF LANDSCAPING IN THE MEDIAN IS THE RESPONSIBILITY OF THE HOA.

ALL SNOW REMOVAL IS THE RESPONSIBILITY OF THE HOA AND NOT THE TOWN.

SHEET 8 OF 8

Prepared by: DC