



# HAVEN PONDS - SECTION 1 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST

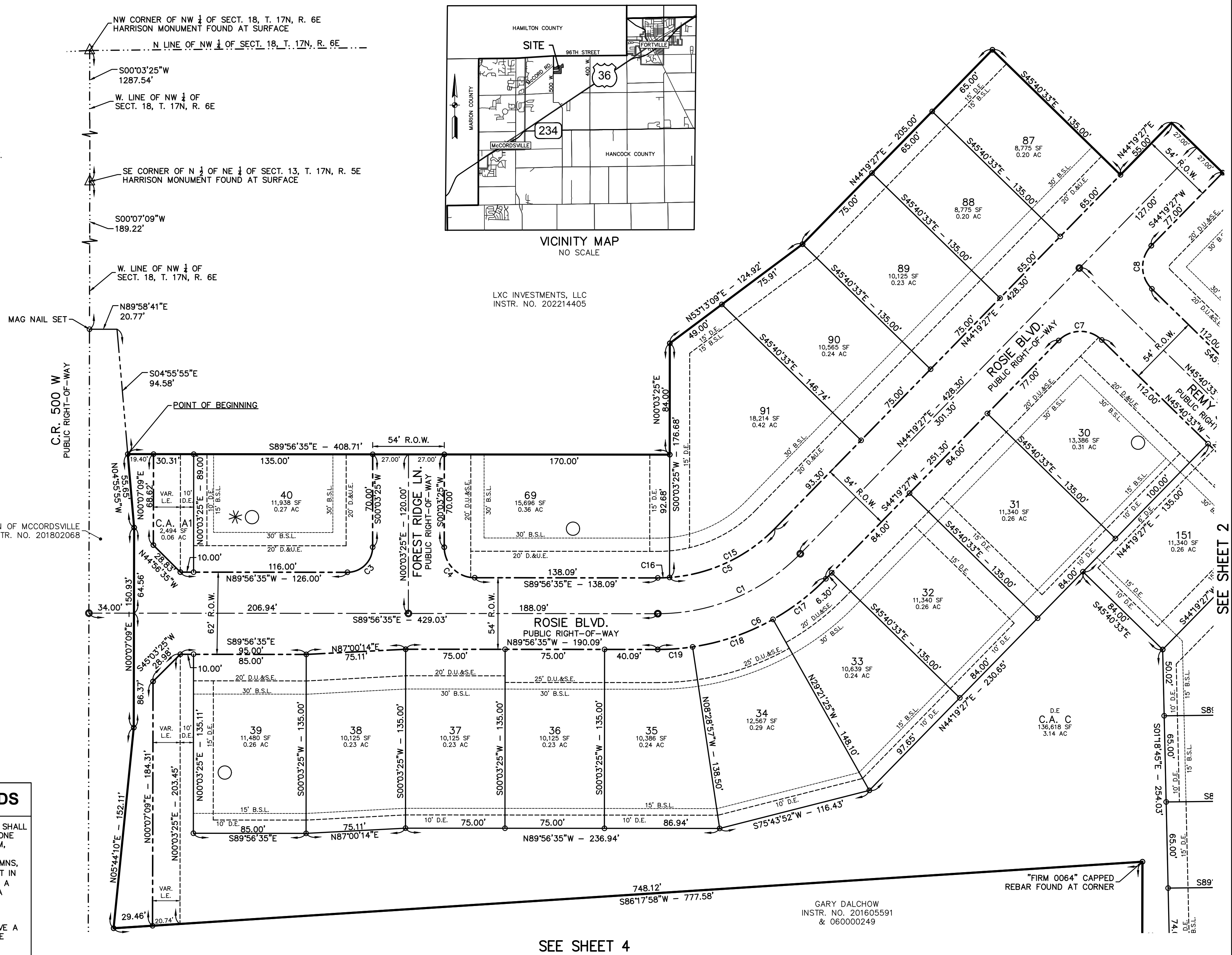
SCALE: 1"=50'

LEGEND  
AC ACRES  
B.S.L. BUILDING SETBACK LINE  
C.A. COMMON AREA A.K.A. OPEN SPACE  
D.E. DRAINAGE EASEMENT  
R.O.W. RIGHT-OF-WAY  
SF SQUARE FEET  
S.S.E. SANITARY SEWER EASEMENT  
L.E. LANDSCAPE EASEMENT  
D.&U.E. DRAINAGE & UTILITY EASEMENT  
D.U.&S.E. DRAINAGE, UTILITY, & SANITARY ESMT.  
VAR. VARIABLE WIDTH  
N.R. NON-RADIAL  
○ ¾" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED  
○ ¾" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED  
SEE LEGAL DESCRIPTION ON SHEET 5

Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	119.73	150.00	N67°11'26"E	116.57
C2	117.89	150.00	N23°09'37"W	114.88
C3	29.85	19.00	S45°03'25"W	26.87
C4	36.13	23.00	S44°56'35"E	32.53
C5	98.18	123.00	N67°11'26"E	95.59
C6	141.28	177.00	S67°11'26"W	137.56
C7	36.13	23.00	S89°19'27"W	32.53
C8	36.13	23.00	S00°40'33"E	32.53
C9	96.67	123.00	N23°09'37"W	94.20
C10	139.11	177.00	S23°09'37"E	135.56
C11	36.13	23.00	S45°38'40"E	32.53
C12	36.13	23.00	N44°21'20"E	32.53
C13	36.13	23.00	N44°21'20"E	32.53
C14	36.13	23.00	N45°38'40"W	32.53
C15	89.26	123.00	S65°08'52"W	87.32
C16	8.91	123.00	S87°58'51"W	8.91
C17	50.41	177.00	S52°29'01"W	50.24
C18	64.49	177.00	S71°04'49"W	64.13
C19	26.38	177.00	S85°47'14"W	26.36
C20	56.66	177.00	S36°14'03"E	56.41
C21	64.49	177.00	S16°37'36"E	64.13
C22	17.13	177.00	S03°25'01"E	17.12
C23	34.60	50.00	N70°49'17"W	33.91
C24	5.59	50.00	N54°12'05"W	5.59
C25	60.31	50.00	S88°02'24"W	56.72
C26	51.64	50.00	S23°53'48"W	49.37
C27	51.64	50.00	S35°16'41"E	49.37
C28	57.09	50.00	N82°25'19"E	54.04
C29	9.96	50.00	N55°25'03"E	9.95
C30	24.64	50.00	N75°14'28"E	24.39
C31	0.84	177.00	N45°32'24"W	0.84

## ARCHITECTURAL STANDARDS

- \* ALL LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8"x8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
- ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON THE SIDE FACADE FACING THE STREET.



SEE SHEET 4

Michael J. Smith  
American Structurepoint  
9025 River Road, Suite 200  
Indianapolis, Indiana 46240  
(317) 547-5580  
msmith@structurepoint.com

Michael J. Smith  
Registered Land Surveyor  
Indiana No. 20500025

DEVELOPER:  
LXC INVESTMENTS, LLC  
13846 SMOKEY RIDGE DR.  
CARMEL, IN 46033

AMERICAN  
**STRUCTUREPOINT**  
INC.

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**SHEET**  
1 of 5

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PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST

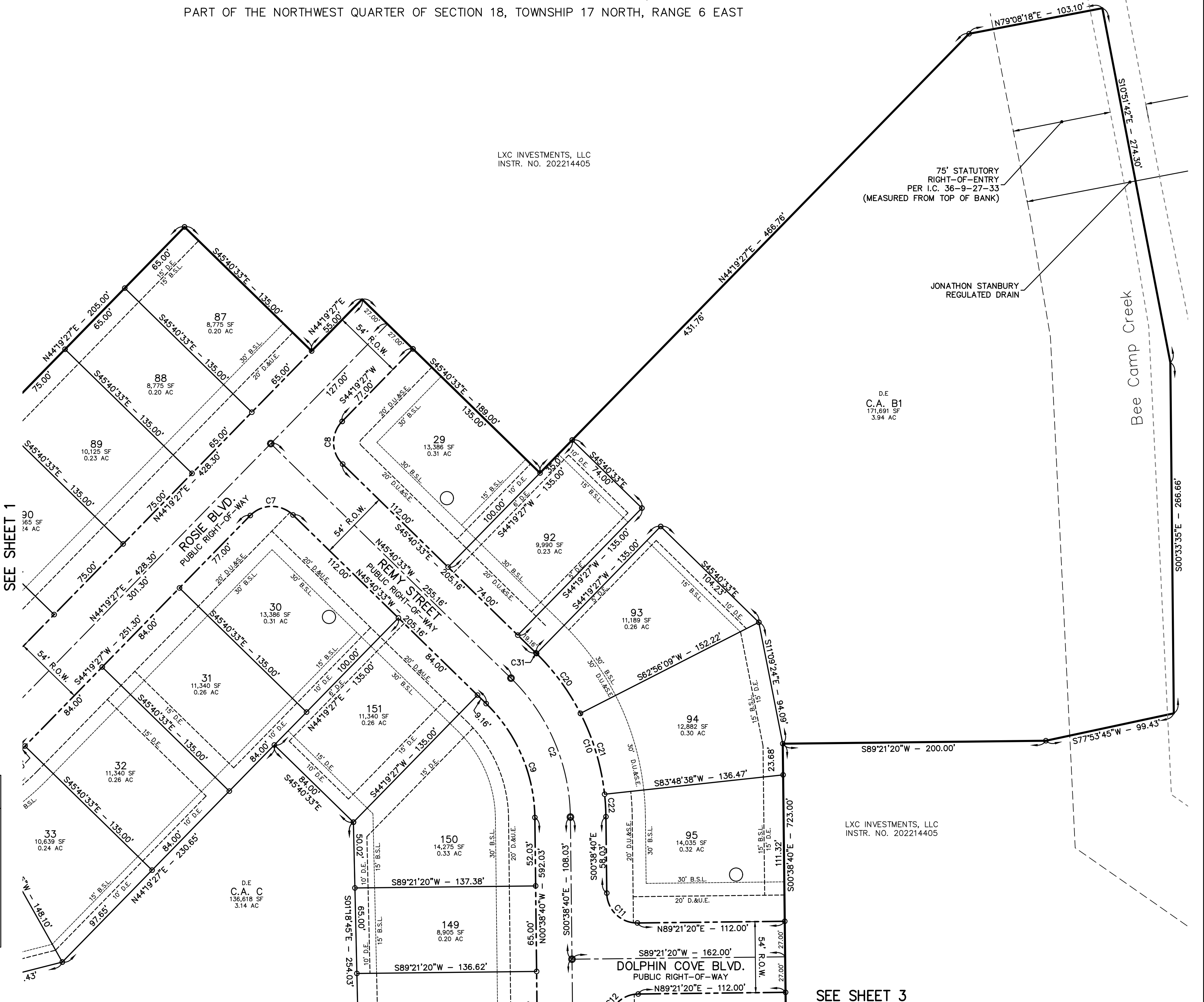


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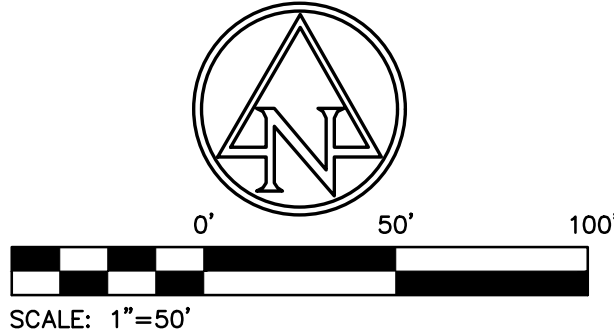
**SHEET**  
2 of 5

HAVEN PONDS - SECTION 1 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST

SEE SHEET 1

SEE SHEET 2

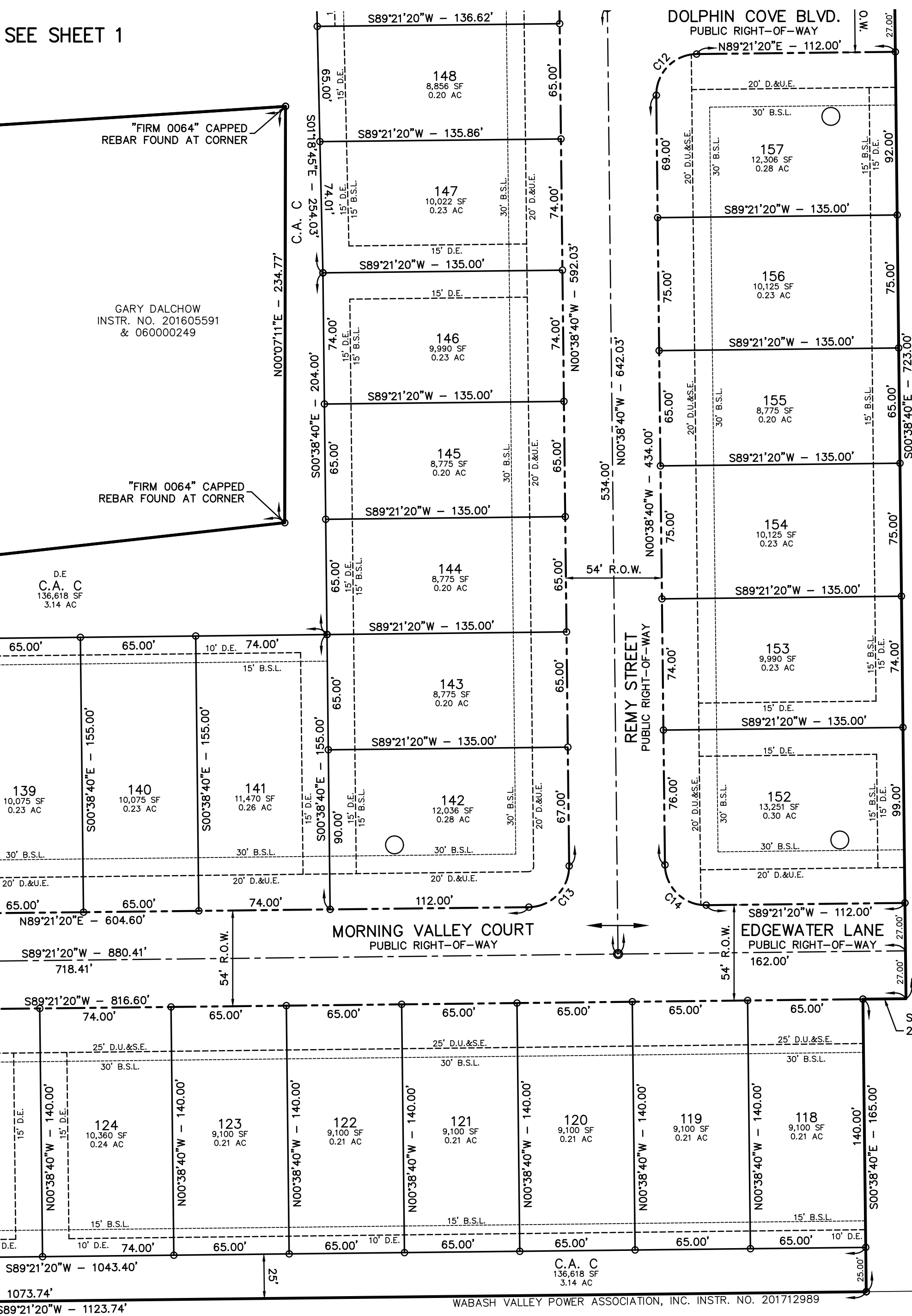


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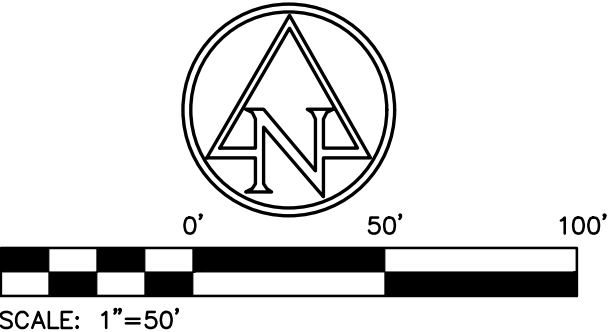
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3 of 5

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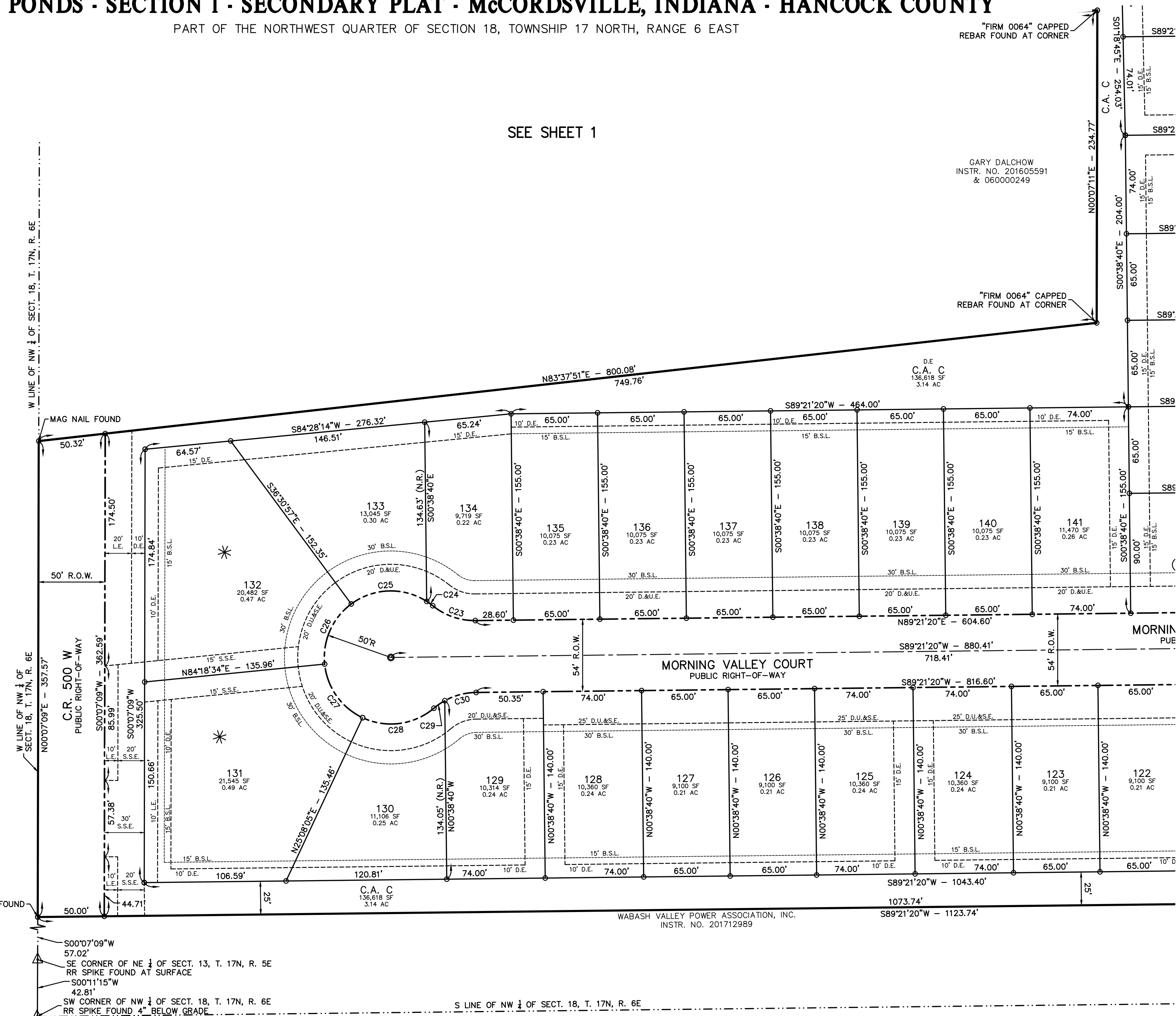
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**SHEET**  
4 of 5

DRAWING FILE: P:\2020\03087.D, Drawings\Survey\Plats\1202003087.SV, 2023.12.22, HAVEN PONDS 13.dwg  
EDITED BY: TCOMSTOCK  
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PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST

## LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian, Hancock County, Indiana, part of the 83.963-acre tract of land shown on the ALTA/NSPS Land Title Survey dated December 10, 2021, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.03087, more particularly described as follows:

Commencing at a Harrison Monument at the northwest corner of said Northwest Quarter; thence South 00 degrees 03 minutes 25 seconds West 1,287.54 feet along the west line of said Northwest Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a Harrison Monument at the southeast corner of the North Half of the Northeast Quarter of Section 13, Township 17 North, Range 5 East; thence South 00 degrees 07 minutes 09 seconds West 189.22 feet along said west line to a mag nail set at the northwest corner of the parcel conveyed to the Town of McCordsville in Instrument Number 201802068, on file in the Office of the Recorder of Hancock County, Indiana, the following two (2) courses are along the north and east lines thereof: 1) thence North 89 degrees 58 minutes 41 seconds East 20.77 feet; 2) thence South 04 degrees 55 minutes 55 seconds East 94.58 feet to the POINT OF BEGINNING; thence South 89 degrees 56 minutes 35 seconds East 408.71 feet; thence North 00 degrees 03 minutes 25 seconds East 84.00 feet; thence North 53 degrees 13 minutes 09 seconds East 124.92 feet; thence North 44 degrees 19 minutes 27 seconds East 205.00 feet; thence South 45 degrees 40 minutes 33 seconds East 135.00 feet; thence North 44 degrees 19 minutes 27 seconds East 55.00 feet; thence South 45 degrees 40 minutes 33 seconds East 189.00 feet; thence North 44 degrees 19 minutes 27 seconds East 466.76 feet; thence North 79 degrees 08 minutes 18 seconds East 103.10 feet to the middle of the Bee Camp Creek, the following two (2) courses are along the centerline of said creek: 1) thence South 10 degrees 51 minutes 42 seconds East 274.30 feet; 2) thence South 00 degrees 33 minutes 35 seconds East 266.66 feet; thence South 77 degrees 53 minutes 45 seconds West 99.43 feet; thence South 89 degrees 21 minutes 20 seconds West 200.00 feet; thence South 00 degrees 38 minutes 40 seconds East 723.00 feet; thence South 89 degrees 21 minutes 20 seconds West 24.25 feet; thence South 00 degrees 38 minutes 40 seconds East 165.00 feet to the north line of the parcel conveyed to Wabash Valley Power Association, Inc. in Instrument Number 201712989, on file in the Office of said Recorder; thence South 89 degrees 21 minutes 20 seconds West 1,123.74 feet along said north line to a mag nail found on the west line of said Northwest Quarter; thence North 00 degrees 07 minutes 09 seconds East 357.57 feet along said west line to a mag nail found at the southwest corner of the parcel conveyed to Gary Dalchow in Instrument Number 201605591, on file in the Office of said Recorder, the following three (3) courses are along the south, east, and north lines thereof: 1) thence North 83 degrees 37 minutes 51 seconds East 800.08 feet to a "FIRM #0064" capped rebar; 2) thence North 00 degrees 07 minutes 11 seconds East 234.77 feet to a "FIRM #0064" capped rebar; 3) thence South 86 degrees 17 minutes 58 seconds West 777.58 feet to a set rebar at the southeast corner of said Town of McCordsville parcel, the following three (3) courses are along the east lines thereof: 1) thence North 05 degrees 44 minutes 10 seconds East 152.11 feet; 2) thence North 00 degrees 07 minutes 09 seconds East 150.93 feet; 3) thence North 04 degrees 55 minutes 55 seconds West 55.65 feet to the POINT OF BEGINNING. Containing 27.330 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows

This subdivision consists of 62 lots, numbered 29 through 40, 69, 87 through 95, 118 through 157, and Common Areas "A1", "B1", and "C". The dimensions are shown in feet and decimal points thereof. Area within the subdivision dedicated to Town of McCordsville for use of dedicated street right-of-way is 4.460 acres more or less and the linear footage is 3,155.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number 202200275 in the Office of the Recorder of Hancock County, Indiana,

Michael J. Smith  
Professional Surveyor  
Indiana Registration License No. 20500025

The drainage easements shown are created and established by this plat as regulated drain easements and are under control of the Hancock County Drainage Board. Any approved drainage tile, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

## 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 \_\_\_\_\_, 2023, under the authority provided by:

Signature	Signature
Signature	Signature

## CERTIFICATE OF OWNERSHIP

We the undersigned, LXC Investments, LLC being the owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Haven Ponds, Section 1, an addition in Hancock County, Indiana. All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

I, do hereby certify that the real estate as described shall be known as Haven Ponds, Section 1.

Benjamin T. Dennett  
Manager, LXC Investments, LLC  
STATE OF INDIANA )  
COUNTY OF \_\_\_\_\_ ) SS:

Before me, the undersigned, a notary public in for said county and state, personally appeared Benjamin T. Dennett, Manager of LXC Investments, LLC, and acknowledged the execution of the forgoing secondary plat, for and on behalf of LXC Investments, LLC.

Given under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public  
Resident of \_\_\_\_\_ County  
My Commission Expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

## HAVEN PONDS PUD AS AMENDED

### ORDINANCE # 051121A

Recorded in the Hancock County Recorder's office on the 17th day of September, 2021 and recorded in the Hancock county recorder's office as Instrument # 202115514.

## BULK STANDARDS

- Front yard setback: 30'
- Side yard setback: 6'
- Corner lot street-side yard setback: 15'
- Aggregate side yard setback: 12'
- Rear yard setback: 15'
- Minimum lot area: 8,700 square feet
- Minimum lot width: sixty-five (65') feet measured at a point thirty (30') feet from the street right-of-way
- Minimum living floor area:
  - Single-story dwellings: 1,800 square feet
  - Multi-story dwellings: 2,000 square feet (900 square feet for ground floor area)
- Max building height: 35'

## GENERAL NOTE

The Town of McCordsville shall not be responsible for maintenance of any landscape, signage, or other features installed in the right-of-way. Examples of this are landscape medians and landscape curb bulb-outs and islands. The Town may exercise its rights to address any health, safety, or wellness concerns caused by these items.

## DRAINAGE COVENANT

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 into 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 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 drainage board assumes no responsibility relative to said improvements or the maintenance thereof this subdivision contains \_\_\_\_\_ linear feet of open ditches and \_\_\_\_\_ feet of subsurface drains that will be included in the town's regulated drainage system.

Supplementary Declaration -- This plat, together with all lots, streets, common areas, and real estate described herein is subject in all respects to the declaration of covenants conditions and restrictions of Haven Ponds Section 1 set forth on the plat of Haven Ponds Section 1 recorded with the recorder of Hancock County, Indiana in slide cabinet \_\_\_\_\_ instrument # \_\_\_\_\_ (the "covenants"), and this constitutes a supplement declaration within the meaning of the covenants.

## ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned, LXC Investments, LLC, owners of the real estate shown and described on the plat here to for recorded in the Hancock County Recorder's office on the \_\_\_\_ day of \_\_\_\_\_, 2023 and recorded in the Hancock County Recorder's office as Instrument # \_\_\_\_\_, do hereby certify that we have laid off, platted and subdivided, said real estate in accordance with the within plat. We do further certify that this plat is made and submitted with our free consent and desires.

This subdivision shall be known and designated as Haven Ponds, Section 1. All streets shown and not heretofore dedicated are hereby dedicated to the public.

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.

The Homeowners Association (HOA) shall be solely responsible for all snow plowing of the internal subdivision streets.

The HOA will be soley responsible for all landscaping maintenance within the median. The Town of McCordsville may exercise its rights to address any health, safety or wellness concerns caused by the landscaping. The HOA will be responsible for the landscape easement and have permission to use that easement to maintain the landscape easement. It is not the responsibility of the property owner of any lots the landscape easement is on to maintain the landscape easement.

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 mid 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 purpose 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.

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, McCordsvile, Indiana, that the dedications shown on this plat are hereby approved and accepted this day \_\_\_\_ of \_\_\_\_\_, 2023.

Town Council President  
Printed Name: \_\_\_\_\_

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