

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #20500007
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, IN 46077

INSTRUMENT PREPARED FOR:

M/I HOMES OF INDIANA, L.P.
8425 WOODFIELD CORSSING BOULEVARD (100 W)
INDIANAPOLIS IN, 46240
CONTACT: MIKE REEVE
PHONE: (317) 475-3624
EMAIL: MREEVE@MIHOMES.COM

DATE PREPARED: 11/28/2023

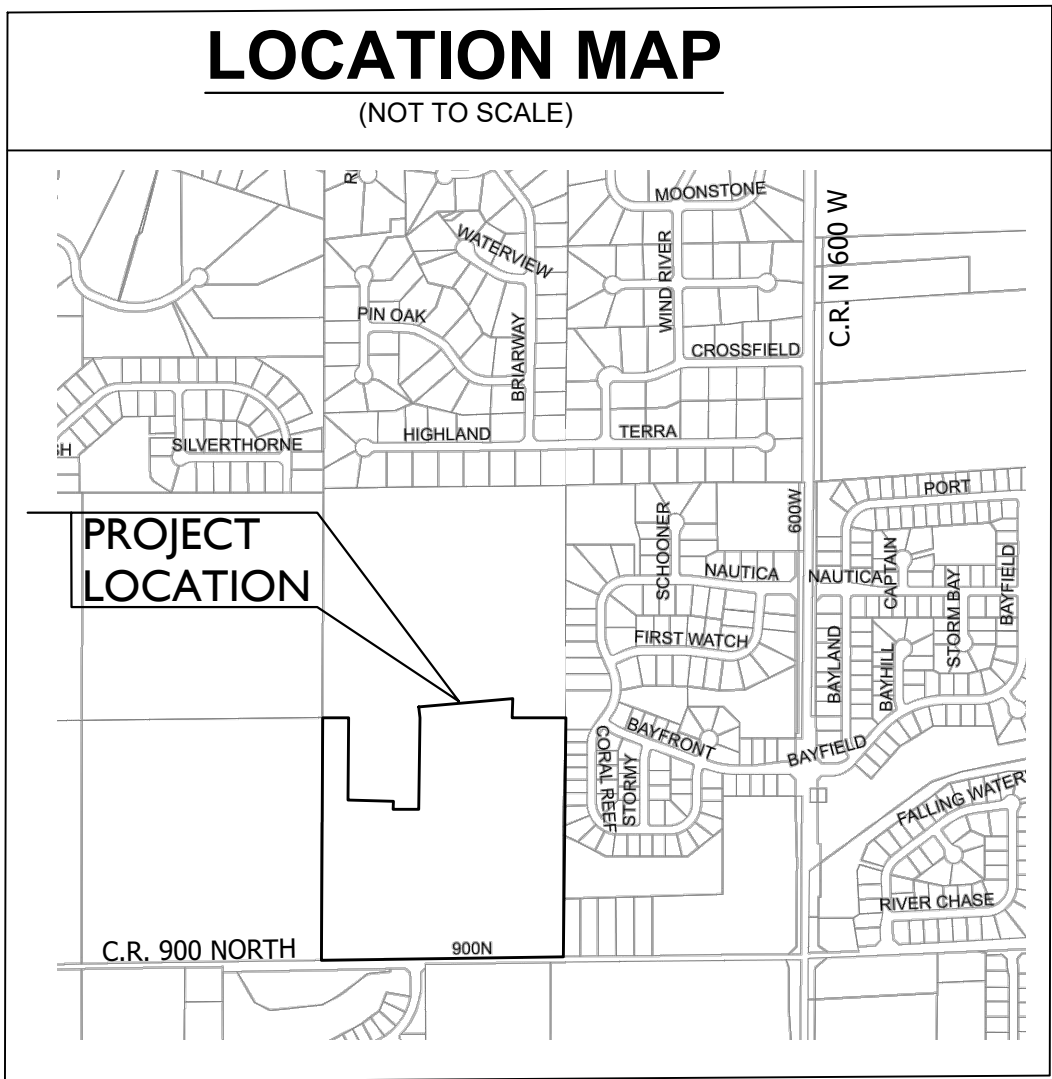
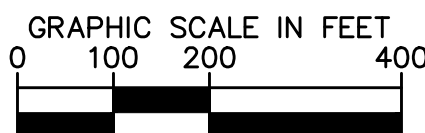
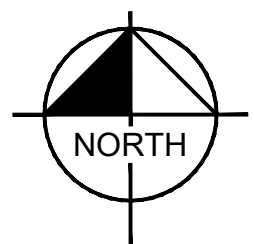
ROCKPORT - SECTION 1

PART OF THE SOUTHEAST QUARTER OF SECTION T17N-R5E
IN HANCOCK COUNTY, INDIANA

PUD NOTE:

THE SUBJECT TRACT IS ZONED _____, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 121410, AS AMENDED. AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, _____.

ASSUMED NORTH



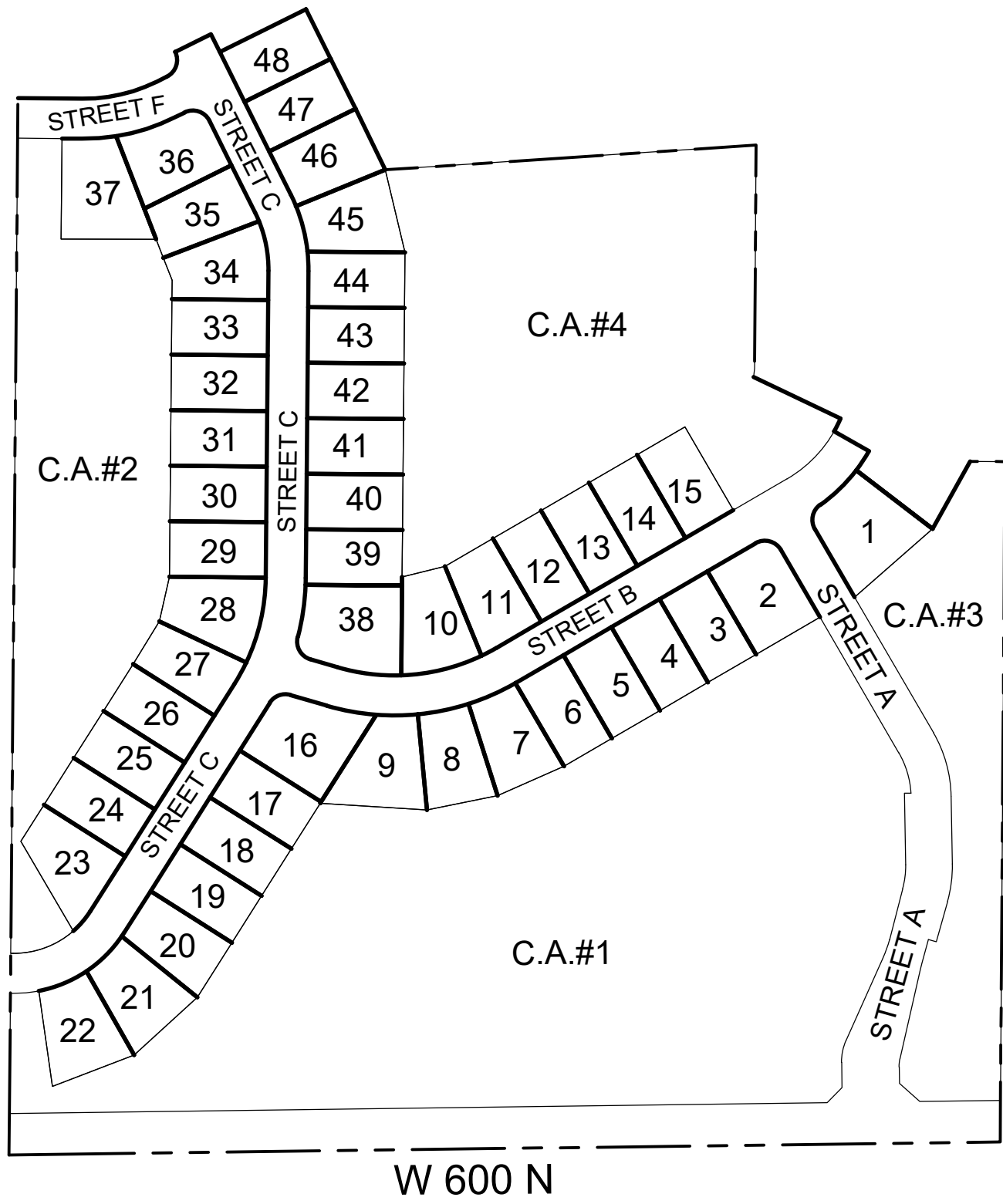
LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING

SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 845 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDATION OF PLAT.

- DENOTES A 5/8"x24" REBAR WITH CAP STAMPED. *K&G LS FIRM 0141* SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.
- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.
- DENOTES A STREET CENTERLINE MONUMENT. A REBAR WITH ALUMINUM CAP, STAMPED *K&G LS FIRM 0141*, SET FLUSH WITH THE FINISHED SURFACE COAT.



NOTES

- THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALL IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
- THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
- PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON AREAS.
- THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVEMENT LOCATED IN BLOCK "A" AND BLOCK "B".

CURVE TABLE: STREET CENTERLINE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C7	150.00'	43.42'	N7°19'05"E	43.27'	16°35'03"	21.86'
C8	150.00'	76.48'	N15°34'51"W	75.65'	29°12'49"	39.09'
C9	200.00'	105.37'	N44°43'07"E	104.16'	30°11'15"	53.94'
C10	300.00'	243.39'	N83°03'17"E	236.77'	46°29'05"	128.84'
C11	149.00'	151.13'	N61°25'27"E	144.73'	58°06'54"	82.79'
C13	300.00'	166.93'	N16°25'32"E	164.79'	31°52'56"	85.69'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	25.00'	39.27'	N71°27'00"W	35.36'	90°00'00"	25.00'
C3	25.00'	38.52'	N29°33'50"W	34.82'	88°16'40"	24.26'
C4	25.00'	32.26'	S69°19'55"W	30.07'	73°55'50"	18.82'
C5	25.00'	39.27'	N75°11'16"W	35.36'	90°00'00"	25.00'
C6	25.00'	36.96'	N12°09'41"E	33.68'	84°41'53"	22.79'
C7	197.00'	9.82'	N14°10'57"E	9.82'	2°51'19"	4.91'
C8	181.10'	26.38'	S19°49'00"W	26.35'	8°20'42"	13.21'
C9	71.50'	30.92'	S11°38'21"W	30.68'	24°46'30"	15.70'
C10	47.00'	11.08'	N6°00'12"E	11.05'	13°30'12"	5.56'

NOTES

- 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 LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
- THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.

K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1

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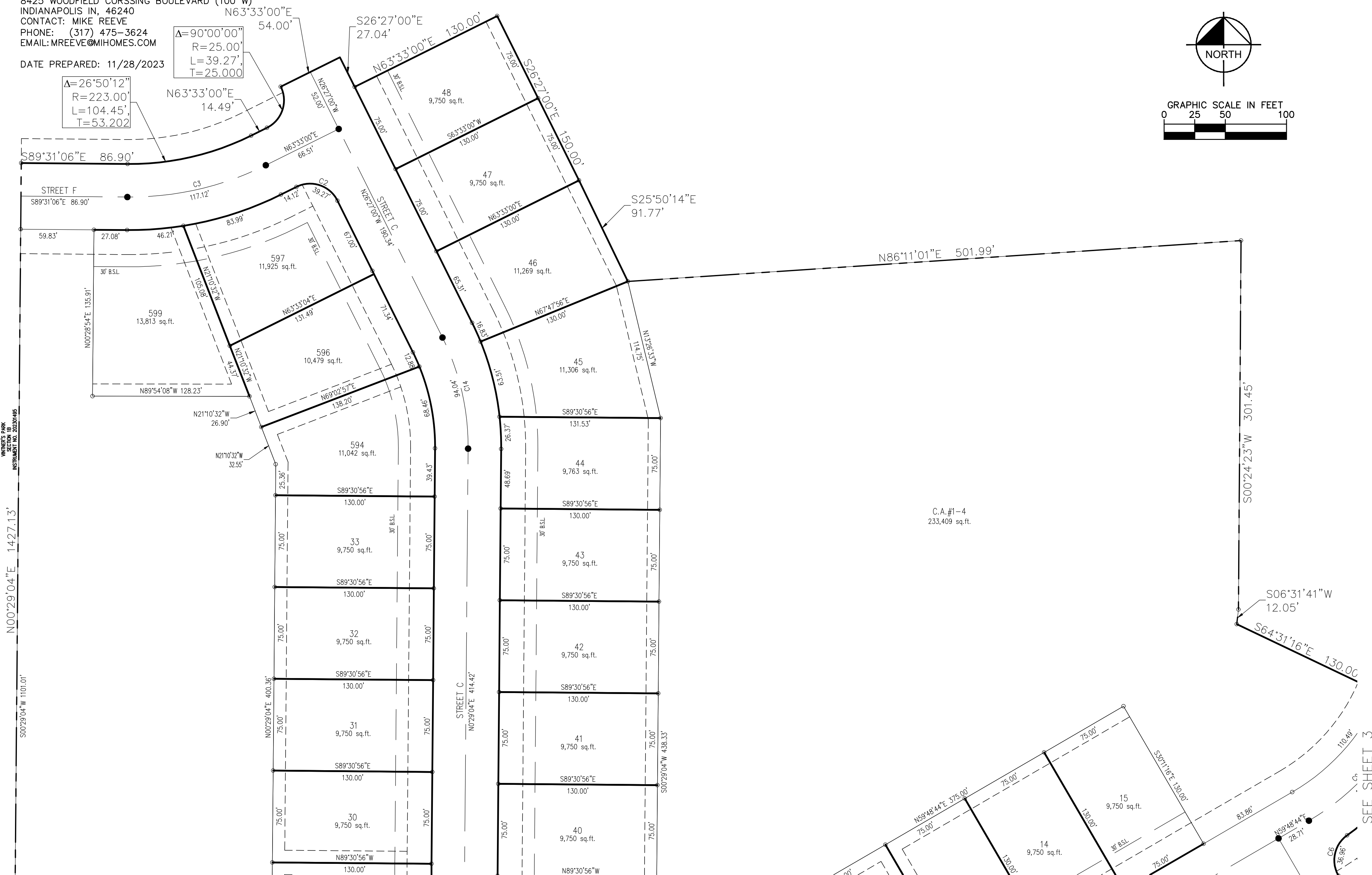
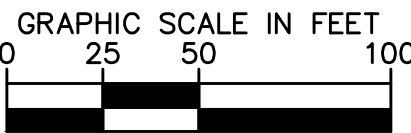
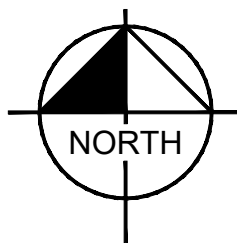
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DATE PREPARED: 11/28/2023

ROCKPORT - SECTION 1

PART OF THE SOUTHEAST QUARTER OF SECTION T17N-R5E
IN HANCOCK COUNTY, INDIANA



SEE SHEET 3

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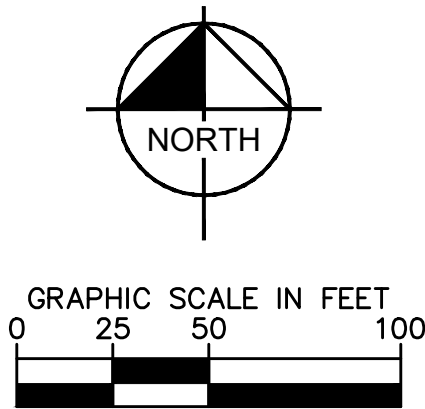
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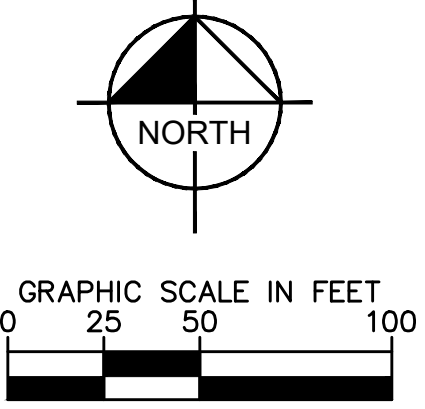
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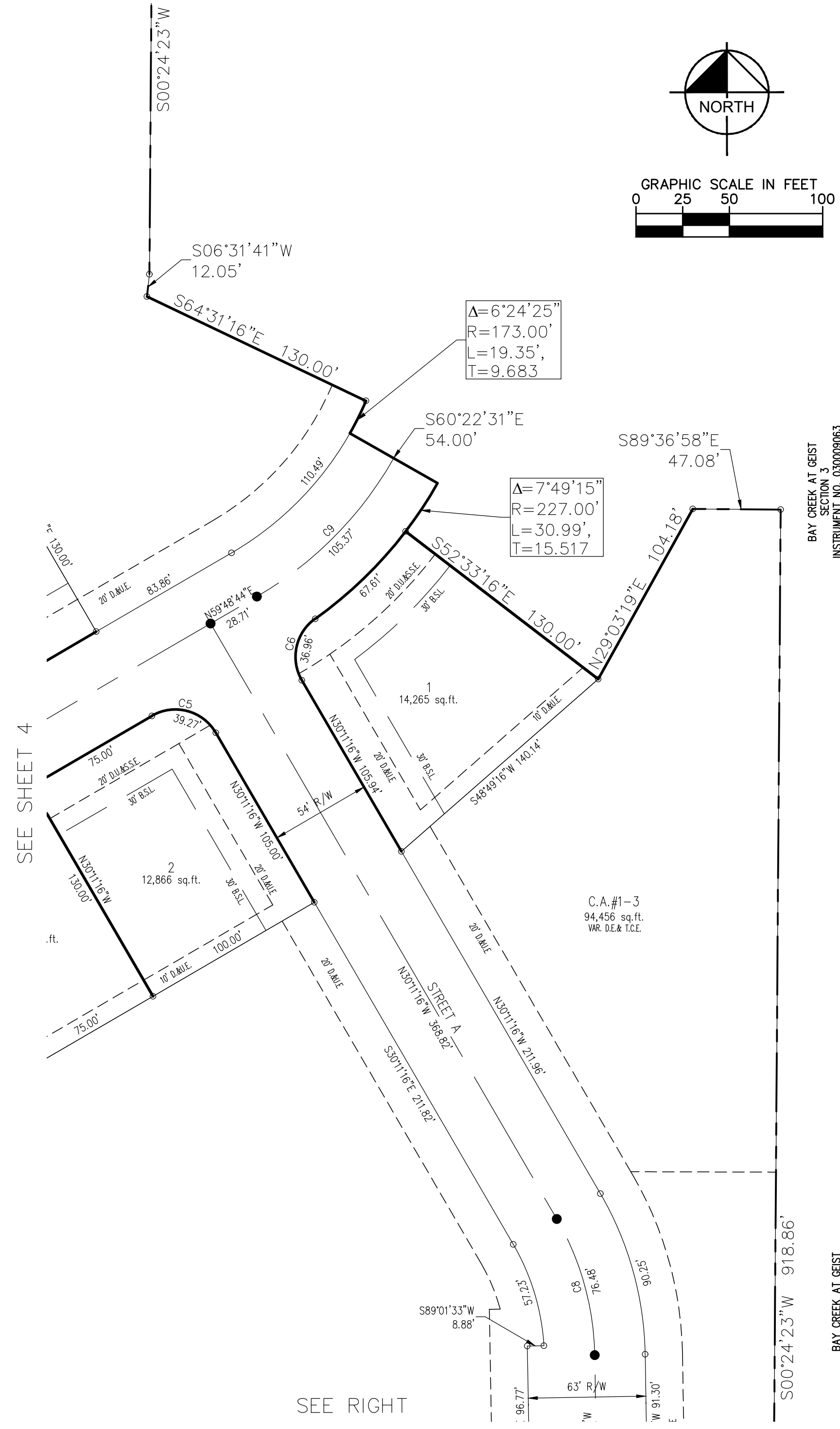
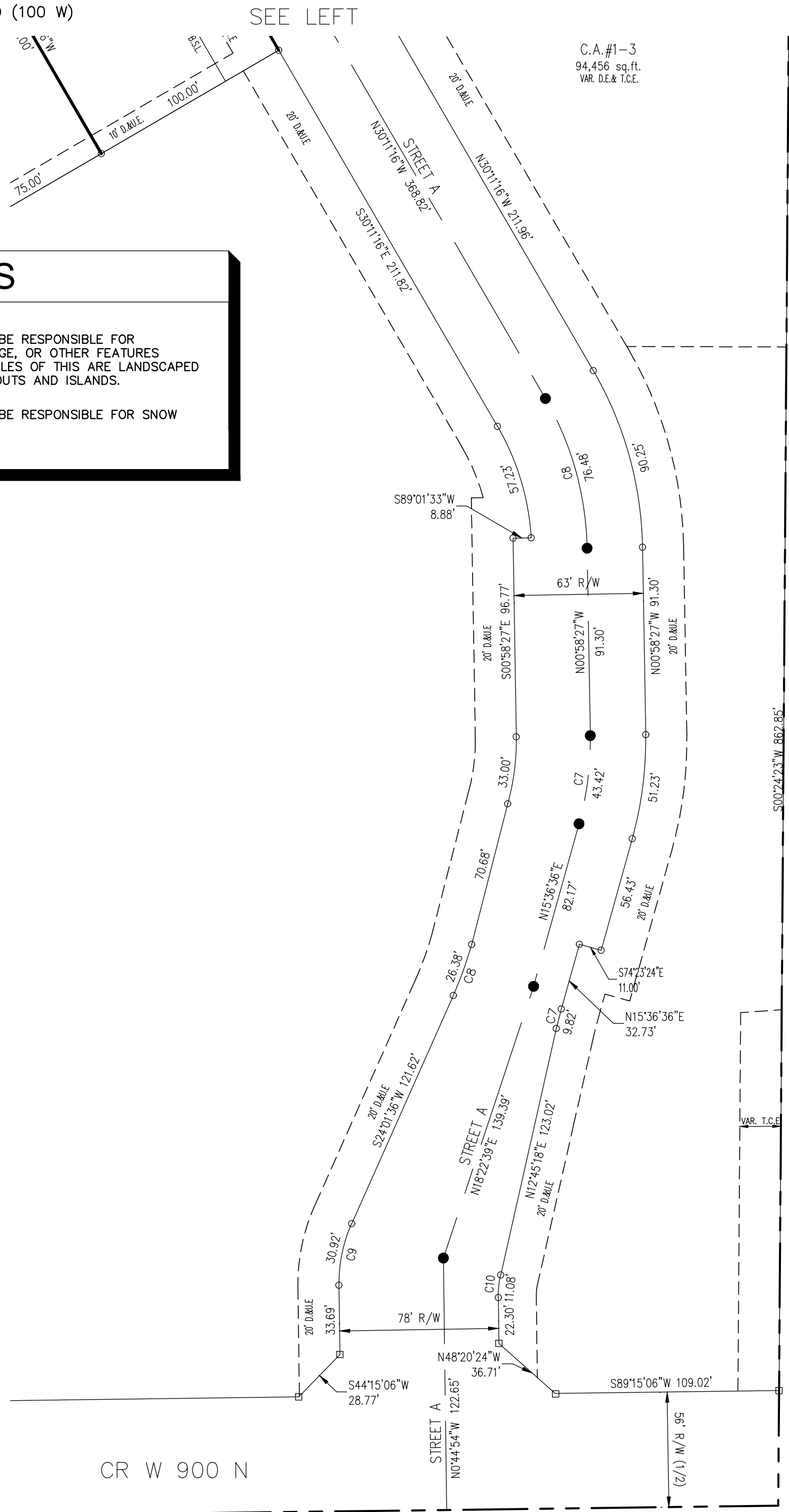
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ROCKPORT - SECTION 1

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IN HANCOCK COUNTY, INDIANA



NOTES

1. 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 LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
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ROCKPORT - SECTION 1

PART OF THE SOUTHEAST QUARTER OF SECTION T17N-R5E

IN HANCOCK COUNTY, INDIANA

ROCKPORT, SECTION 1

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF WINTER'S PARK, SECTION 18, RECORDED AS INSTRUMENT NUMBER 202301495, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THENCE NORTH 00 DEGREES 29 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION 1,427.13 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 06 SECONDS EAST 86.90 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 223.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 28 MINUTES 54 SECONDS EAST, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 104.45 FEET TO A POINT WHICH BEARS SOUTH 26 DEGREES 21 MINUTES 18 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 63 DEGREES 33 MINUTES 00 SECONDS EAST 54.00 FEET; THENCE SOUTH 26 DEGREES 27 MINUTES 00 SECONDS WEST 70.68 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO A POINT WHICH BEARS NORTH 63 DEGREES 33 MINUTES 00 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 63 DEGREES 33 MINUTES 00 SECONDS EAST 54.00 FEET; THENCE SOUTH 26 DEGREES 27 MINUTES 00 SECONDS EAST 130.00 FEET; THENCE SOUTH 26 DEGREES 27 MINUTES 00 SECONDS EAST 150.00 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 14 SECONDS EAST 91.77 FEET; THENCE NORTH 86 DEGREES 11 MINUTES 01 SECONDS EAST 501.99 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 23 SECONDS WEST 301.45 FEET; THENCE SOUTH 06 DEGREES 31 MINUTES 41 SECONDS WEST 12.05 FEET; THENCE SOUTH 64 DEGREES 31 MINUTES 16 SECONDS EAST 130.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 173.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 66 DEGREES 46 MINUTES 56 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 19.35 FEET TO A POINT WHICH BEARS SOUTH 60 DEGREES 22 MINUTES 31 SECONDS EAST FROM SAID RADIUS POINT; THENCE SOUTH 60 DEGREES 22 MINUTES 31 SECONDS EAST 54.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 227.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 60 DEGREES 22 MINUTES 31 SECONDS WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 30.99 FEET TO A POINT WHICH BEARS SOUTH 52 DEGREES 33 MINUTES 16 SECONDS EAST FROM SAID RADIUS POINT; THENCE SOUTH 52 DEGREES 33 MINUTES 16 SECONDS EAST 130.00 FEET; THENCE NORTH 29 DEGREES 03 MINUTES 19 SECONDS EAST 104.18 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 58 SECONDS EAST 47.08 FEET TO A POINT ON THE WEST LINE OF BAY CREEK AT GEIST, SECTION 3, RECORDED AS INSTRUMENT NUMBER 030009063 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 24 MINUTES 23 SECONDS WEST ALONG SAID WEST LINE 918.86 FEET TO A RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 89 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION 1,338.10 FEET TO THE POINT OF BEGINNING, CONTAINING 39.27 ACRES MORE OR LESS.

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 HOMEOWNERS ASSOCIATION.

THIS SUBDIVISION CONTAINS 1,232 LINEAR FEET OF OPEN DITCHES AND 10,404 FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE TOWN'S STORMWATER DRAINAGE SYSTEM.

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED M/I HOMES OF INDIANA A LIMITED PARTNERSHIP, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT HERETOFORE RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE PLATTED HEREON 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 ROCKPORT-SECTION 1. RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN CONSISTS OF 4.4 ACRES AND 3,558 LF AS MEASURED ALONG THE CENTERLINE OF THE ROAD.

BLOCK A AND BLOC B SHOWN ON THIS PLAT WILL BE PRIVATE AND IS NOT HERETOFORE DEDICATED AS PUBLIC RIGHT-OF-WAY. THE TOWN WILL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIRS OR SNOW REMOVAL TO THIS BLOCK.

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.

RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN CONSISTS OF 7.08 ACRES AND 4,934 LF AS MEASURED ALONG THE CENTERLINE OR THE ROAD.

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, GUYTS, 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 _____, 2024.

GREGORY J. BREWER
TOWN COUNCIL PRESIDENT

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROCKPORT SUBDIVISION RECORDED AS INSTRUMENT NUMBER _____ IN PLAT BOOK _____, PAGE(S) _____, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA AND ANY AMENDMENTS THERETO.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ROCKPORT, SECTION 1 AND CONSISTS OF 48 LOTS NUMBERED 1-48 AND 4 COMMON AREAS LABELED AS #1-#4..

CERTIFICATE OF OWNERSHIP

I, KEITH BLAIS, VP OF LAND, M/I HOMES OF INDIANA, LP DO HEREBY LAY OFF AND PLAT THE DESCRIBED REAL ESTATE INTO THE SUBDIVISION TO BE KNOWN AS ROCKPORT, SECTION 1 IN HANCOCK COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HEREOF DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA.

THIS PLAT IS HEREBY MADE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ROCKPORT RECORDED AS INSTRUMENT NO. _____, AND ANY AMENDMENTS AND SUPPLEMENTS THERETO.

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS DAY OF _____, 2024
OWNER/DEVELOPER: M/I HOMES OF INDIANA, LP

BY: _____
KEITH BLAIS, VP OF LAND

STATE OF INDIANA,)
COUNTY OF MARION)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH BLAIS, VP OF LAND, GRAYSON, SECTION 2, AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIXED HIS SIGNATURE HERETO.

WITNESS MY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

PRINTED NAME

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY 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 SURVEY RECORDED AS INSTRUMENT NO. 202300795 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, AND EXCEPT AS NOTED, 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. I FURTHER CERTIFY THAT SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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." — BRADY KUHN

BRADY KUHN, PS
INDIANA REGISTRATION NO. 20500007

6 OF 6

K:\IND_LDEV\170227003_HAMPTON WALK_Sec_1