



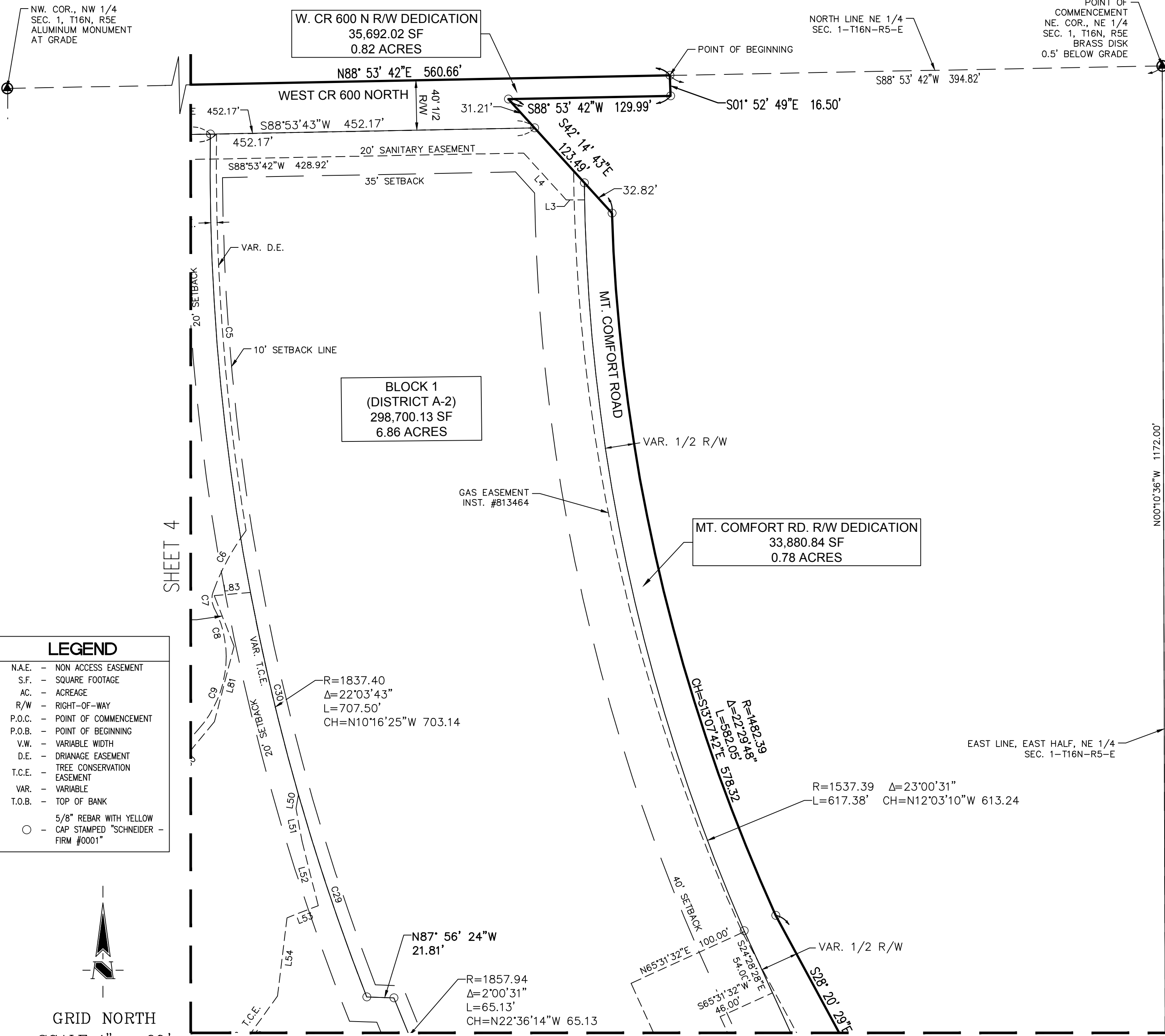
MT. COMFORT ROAD PROPERTIES, INC.
WARRANTY DEED
INST. #020000810
SURVEYOR
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

BroadAcre

PART OF THE EAST HALF OF THE NORTHEAST QUARTER - SEC. 1 - T16N - R5E
HANCOCK COUNTY, INDIANA

PIDN - 30-05-01-100-007.000-021

THIS INSTRUMENT WAS PREPARED
BY ANDREW D. BAXTER
REGISTERED LAND SURVEYOR
INDIANA #LS20400029
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
Job # 14236



SHEET 1 OF 6
SG JOB#14236



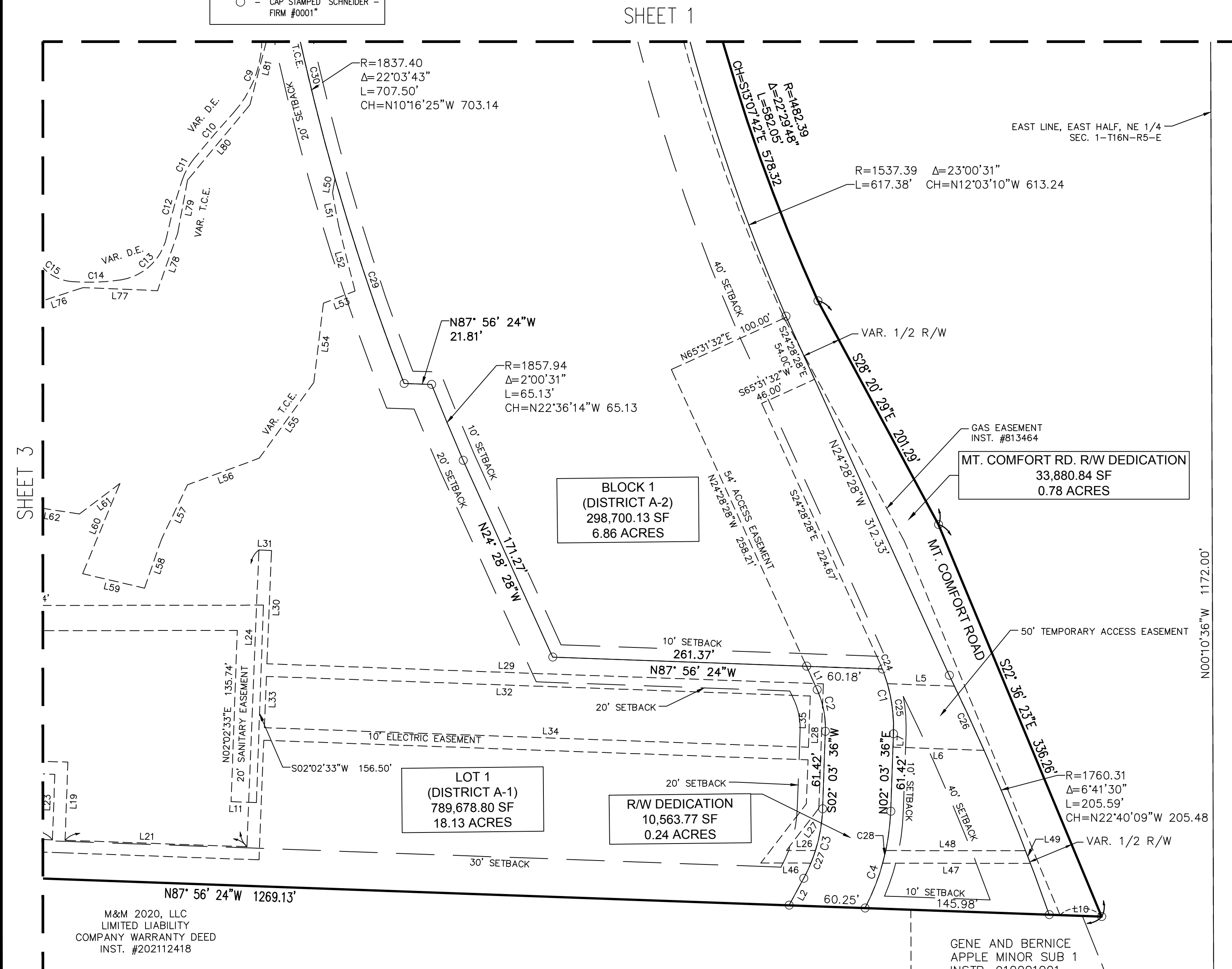
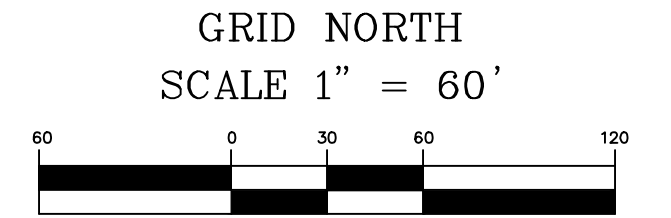
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SHEET 2 OF 6
SG JOB#14236



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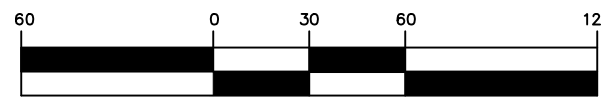
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GRID NORTH
SCALE 1" = 60'



LEGEND

- N.A.E. - NON ACCESS EASEMENT
- S.F. - SQUARE FOOTAGE
- AC. - ACREAGE
- R/W - RIGHT-OF-WAY
- P.O.C. - POINT OF COMMENCEMENT
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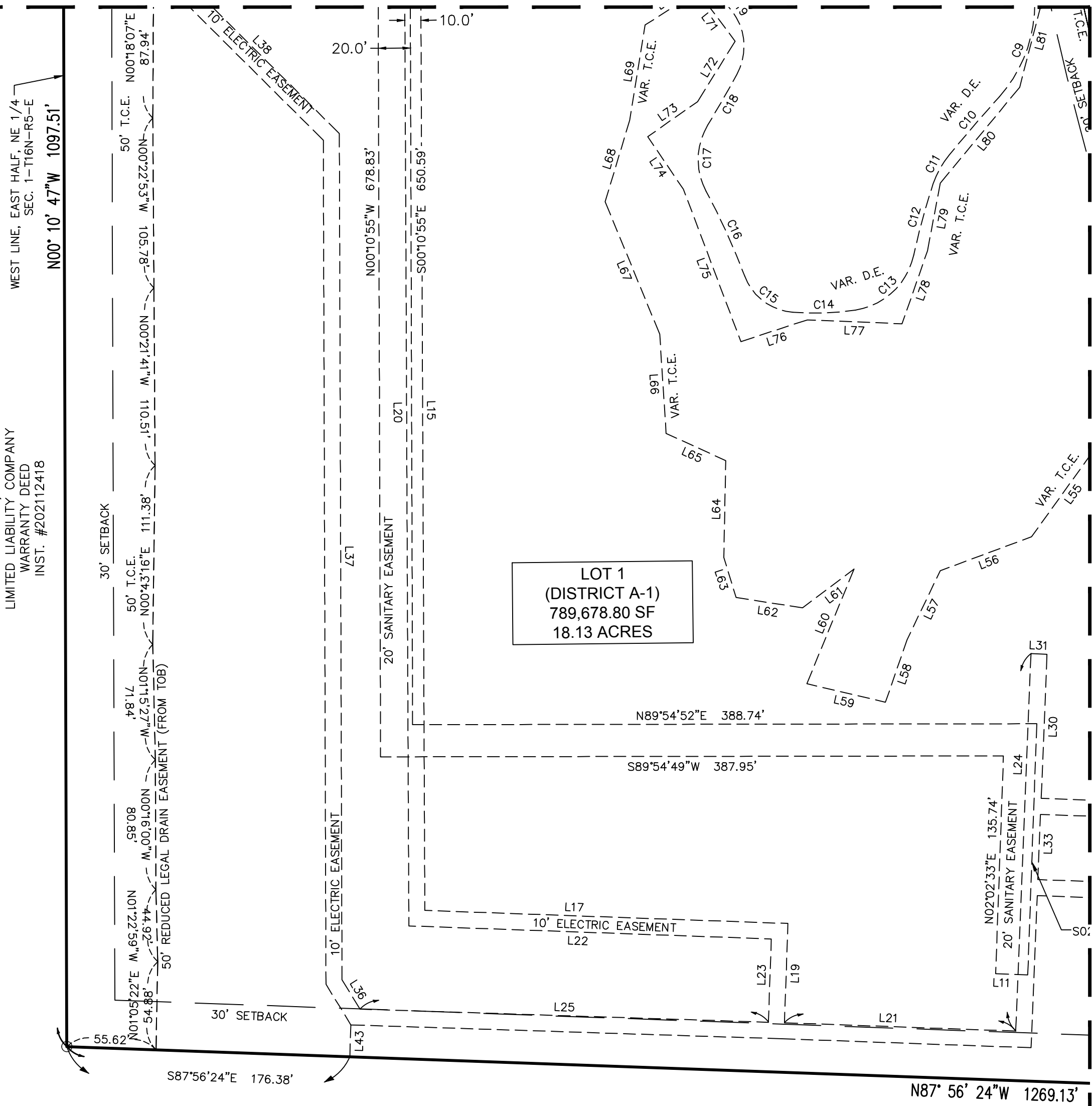
SHEET 4

LINE TABLE

NO.	BEARING	LENGTH
L1	S24°28'28"E	20.46'
L2	S28°25'01"W	24.36'
L3	N90°00'00"W	14.75'
L4	N42°14'43"W	50.75'
L5	S87°56'24"E	53.22'
L6	N87°56'24"W	72.26'
L7	N02°03'36"E	10.58'
L8	S89°49'13"W	28.00'
L9	N58°39'28"W	35.90'
L10	N87°56'24"W	33.01'
L11	N87°56'33"W	20.00'
L12	S46°22'56"W	113.66'
L13	N46°22'56"E	107.10'
L14	N89°49'13"E	105.95'
L15	S00°15'04"E	813.57'
L16	N00°17'16"W	98.97'
L17	S87°56'24"E	226.32'
L18	S89°49'13"W	105.94'
L19	S02°03'36"W	61.87'
L20	N00°15'04"W	813.18'
L21	S87°56'24"E	144.16'
L22	N87°56'24"W	225.93'
L23	N02°03'36"E	51.91'
L24	N02°18'45"E	235.22'
L25	S88°09'28"E	254.42'
L26	S89°55'28"E	22.99'
L27	S37°37'30"W	42.15'
L28	S02°03'36"W	96.65'
L29	S87°56'24"E	441.17'
L30	S02°18'47"W	89.78'
L31	S87°41'18"E	10.00'
L32	N87°56'24"W	431.22'
L33	S02°18'44"W	40.63'
L34	S87°56'24"E	431.39'
L35	N02°03'36"E	40.63'
L36	S31°34'50"E	21.52'
L37	S00°10'47"E	526.88'
L38	S45°08'28"E	145.69'
L39	S00°10'47"E	118.12'
L40	S58°49'59"E	32.90'
L41	S00°10'47"E	201.31'
L42	S44°15'54"E	58.21'

LINE TABLE

NO.	BEARING	LENGTH
L44	S00°17'16"E	84.67'
L45	N88°57'56"E	14.78'
L46	N89°55'28"W	39.69'
L47	N89°55'28"W	117.07'
L48	S89°55'28"E	110.80'
L49	S20°54'16"E	10.71'
L50	S10°07'38"W	11.19'
L51	S10°17'38"E	26.52'
L52	S14°09'33"E	53.48'
L53	S68°48'35"W	26.80'
L54	S07°00'08"W	63.29'
L55	S35°45'42"W	73.79'
L56	S69°38'51"W	60.68'
L57	S25°36'32"W	47.66'
L58	S19°09'14"W	41.13'
L59	N76°49'14"W	50.32'
L60	N22°25'17"E	77.32'
L61	S52°58'35"W	40.21'
L62	N81°14'50"W	41.98'
L63	N16°44'50"W	26.14'
L64	N01°03'15"E	60.28'
L65	N65°28'37"W	40.76'
L66	N03°41'13"W	61.94'
L67	N22°24'14"W	89.22'
L68	N16°49'04"E	52.85'
L69	N09°09'55"E	60.16'
L70	N57°18'13"E	38.95'
L71	S36°52'16"E	38.90'
L72	S31°52'42"W	44.34'
L73	S54°55'01"W	37.86'
L74	S34°05'26"E	39.59'
L75	S20°39'33"E	101.33'
L76	N71°56'27"E	43.55'
L77	S87°36'25"E	59.03'
L78	N19°15'15"E	48.19'
L79	N10°40'05"E	42.88'
L80	N39°38'28"E	77.44'
L81	N14°35'40"E	62.46'
L82	N21°16'51"W	43.59'
L83	N84°50'07"E	29.04'



SHEET 3 OF 6
SG JOB#14236



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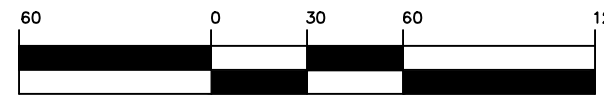
BroadAcre

PART OF THE EAST HALF OF THE NORTHEAST QUARTER - SEC. 1 - T16N - R5E
HANCOCK COUNTY, INDIANA

PIDN - 30-05-01-100-007.000-021

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BY ANDREW D. BAXTER
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HISTORIC FORT HARRISON
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GRID NORTH
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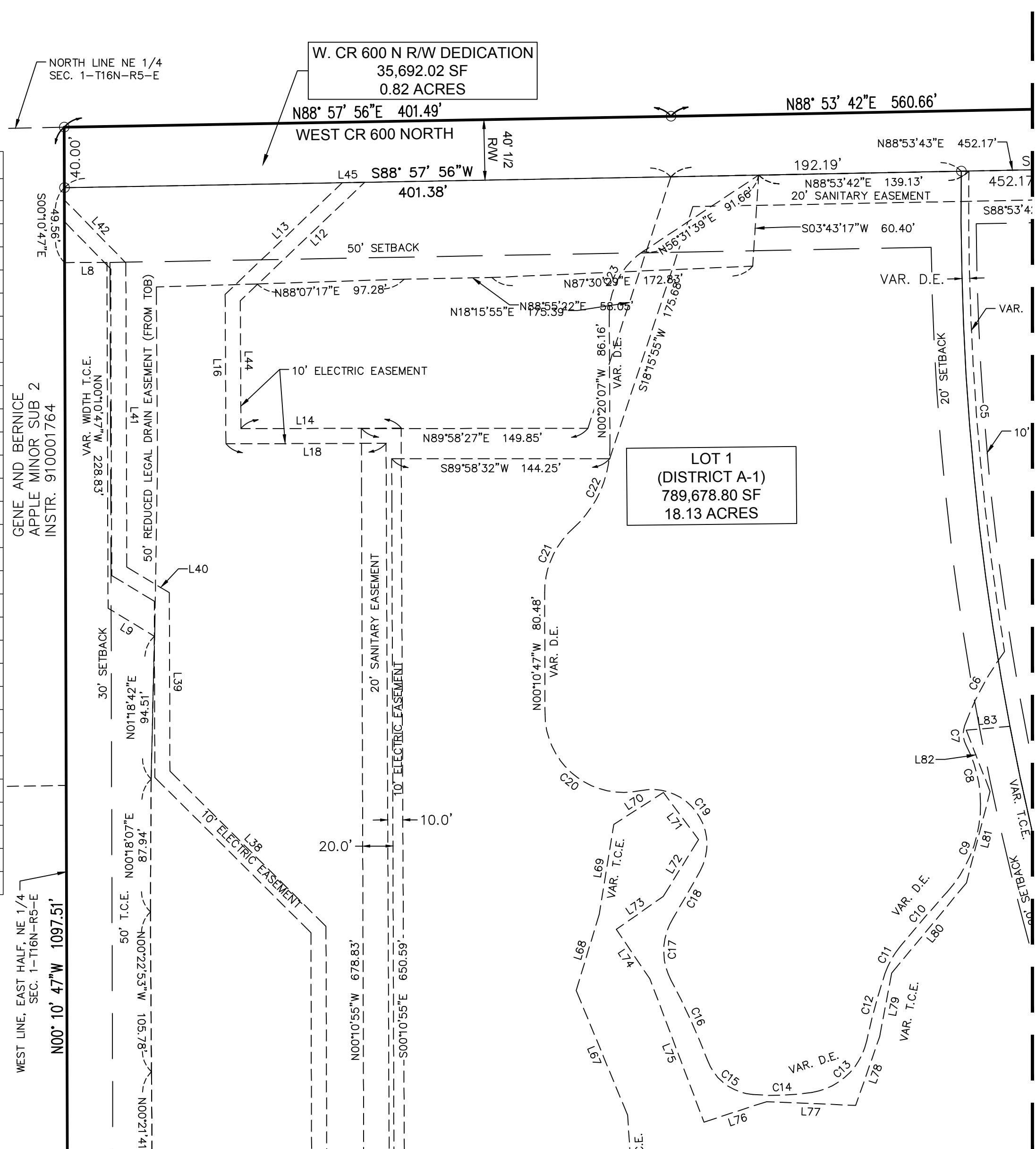


LEGEND

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- VAR. - VARIABLE
- T.O.B. - TOP OF BANK
- 5/8" REBAR WITH YELLOW CAP STAMPED "SCHNEIDER - FIRM #0001"

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°38'12"	127.00'	52.39'	N09°45'29"W	52.02'
C2	26°32'05"	73.00'	33.81'	S11°12'26"E	33.51'
C3	26°21'24"	125.00'	57.50'	S15°14'19"W	57.00'
C4	25°35'35"	179.00'	79.96'	N14°51'24"E	79.29'
C5	9°59'00"	1832.40'	319.28'	S04°15'10"E	318.87'
C6	16°30'08"	194.26'	55.95'	S28°14'10"W	55.76'
C7	47°35'53"	15.97'	13.27'	S03°48'51"E	12.89'
C8	27°23'33"	84.64'	40.47'	S13°55'01"E	40.08'
C9	42°03'59"	86.94'	63.83'	S20°48'46"W	62.40'
C10	21°3'39"	1223.53'	47.57'	S40°43'56"W	47.57'
C11	21°07'39"	56.70'	20.91'	S29°03'17"W	20.79'
C12	6°25'07"	409.72'	45.90'	S15°16'54"W	45.87'
C13	69°10'33"	43.91'	53.01'	S46°39'37"W	49.85'
C14	13°11'51"	169.55'	39.06'	S87°50'49"W	38.97'
C15	64°50'53"	35.07'	39.69'	N53°07'48"W	37.61'
C16	7°26'10"	448.39'	58.19'	N24°25'27"W	58.15'
C17	59°17'58"	41.58'	43.03'	N01°30'27"E	41.14'
C18	2°32'00"	822.22'	36.36'	N29°53'26"E	36.35'
C19	130°51'18"	36.41'	83.16'	N36°48'14"W	66.23'
C20	102°03'06"	52.00'	92.62'	N51°12'20"W	80.85'
C21	48°18'41"	57.00'	48.06'	N23°58'33"E	46.65'
C22	48°17'12"	73.00'	61.52'	N23°59'18"E	59.72'
C23	57°24'26"	50.00'	50.10'	N27°49'27"E	48.03'
C24	2°53'53"	127.00'	6.42'	S23°01'32"E	6.42'
C25	18°04'56"	127.00'	40.08'	N06°58'52"W	39.91'
C26	1°49'27"	1760.31'	56.04'	S24°47'28"E	56.04'
C27	4°52'25"	125.00'	10.63'	S19°53'23"W	10.63'
C28	25°35'35"	179.00'	79.96'	N14°51'24"E	79.29'
C29	22°03'43"	1837.40'	707.50'	S10°16'25"E	703.14'
C30	5°12'05"	1837.40'	166.80'	S13°21'56"E	166.74'



SHEET 4 OF 6
SG JOB#14236



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BroadAcre

PART OF THE EAST HALF OF THE NORTHEAST QUARTER - SEC. 1 - T16N - R5E HANCOCK COUNTY, INDIANA

PIDN - 30-05-01-100-007.000-021

THIS INSTRUMENT WAS PREPARED
BY ANDREW D. BAXTER
REGISTERED LAND SURVEYOR
INDIANA #LS20400029
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
Job # 14236

DEDICATION CERTIFICATE:

I/We _____, do hereby certify that I/We am/are the Owner(s) of the real property located in the Town of McCordsville, Hancock County, Indiana, according to deed recorded in Book _____ Page _____ of the official records of the Recorder of Hancock County, Indiana, and further described as follows:

Now therefore know all persons by these presence that I/We do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.
This Subdivision shall be known as BROADACRE, an addition to the Town of McCordsville, Hancock County, Indiana.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of McCordsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. 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. The Town shall not be responsible for any maintenance on any landscaping, fencing or signage located in public right-of-way. The Town is not responsible for snow removal on any internal streets within this plat.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water, drainage, water, and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of McCordsville, save and except for those storm water, drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of McCordsville utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

Any private restrictive covenants, conditions or restrictions to run with the Subdivision shall be entered here. Per the PUD ordinance, within a tree conservation easement (TCE) no trees with a diameter at breast height (DBH) of six inches (6") or greater shall be removed the builder, developer, owner, or anyone acting on their behalf or at their request, unless the tree is damaged, diseased, an invasive species, dead, or must be removed in order to: (a) comply with the safety requirements of any governmental agency, or (b) to accommodate the installation and/or maintenance of drainage improvements, following a determination by the Town Engineer that the drainage improvements/maintenance are deemed necessary in this location. Any person or organization that removes a tree(s) in a manner inconsistent with easement language shall be required to replace the removed tree(s) with new planting(s) that are equal to or greater than the total DBH of the removed tree(s). The location of the new trees shall be determined by the Zoning Administrator. The minimum size of replacement trees shall two inches (2") DBH for deciduous trees and eight feet (8') tall for evergreen trees.

The foregoing plat covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from this day of _____, at which time said plat covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then Owners of the building site covered by these plat covenants it is agreed to change such plat covenants in whole or in part. Invalidity of any one of the foregoing plat covenants by judgement or court order shall in no way affect any of the other plat covenants which shall remain in full force and effect.

The right to enforce these covenants 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 dedicated to the public, and reserved to the several Owners of the several Lots in the Subdivision and to their heirs and assigns.

In Witness whereof, Owner has executed this instrument this _____ day of _____

(Name of Organization If Other Than an Individual(s))

Signature: _____

Printed: _____

Title: _____
(Individual Acknowledgment)

State of _____

) ss:

County of _____

Before me, a notary public in and for said County and State, personally appeared _____ Owner(s) of the Real Estate, who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this _____ day

of _____

Signature: _____

Printed: _____

County of Residence _____

My Commission Expires _____

TAX CERTIFICATE

The real property has been duly entered for taxation and transferred on the records of the Auditor of Hancock County this _____ day of _____, 2024.

Hancock County Auditor

RECORDING CERTIFICATE

Recorded in Plat Cabinet _____, slide _____, page number _____, this _____ day of _____, at _____ (A.M./P.M.). Instrument Number _____ Fee paid _____

Hancock County Recorder

Subdivision monuments are required per Title 865 (State Board of Registration for Land Surveyors) IAC 1-12-18.

Street centerline monuments shall be a 5/8 inch diameter aluminum shaft w/ 1.5 inch diameter cap stamped "Schneider - Firm #0001"

Lot corner monuments shall be a 5/8 inch x 24 inch metal rod with cap stamped "Schneider - Firm #0001"

Unless otherwise required by local ordinance, the installation of aforementioned monuments shall be delayed for up to two years from recordation of the plat per standards as set forth in Title 865 IAC 1-12-18 subsection (b)(1)(2).

NOTE: All aesthetic features outside of Town of McCordsville Standards is the responsibility of the property owner to maintain.



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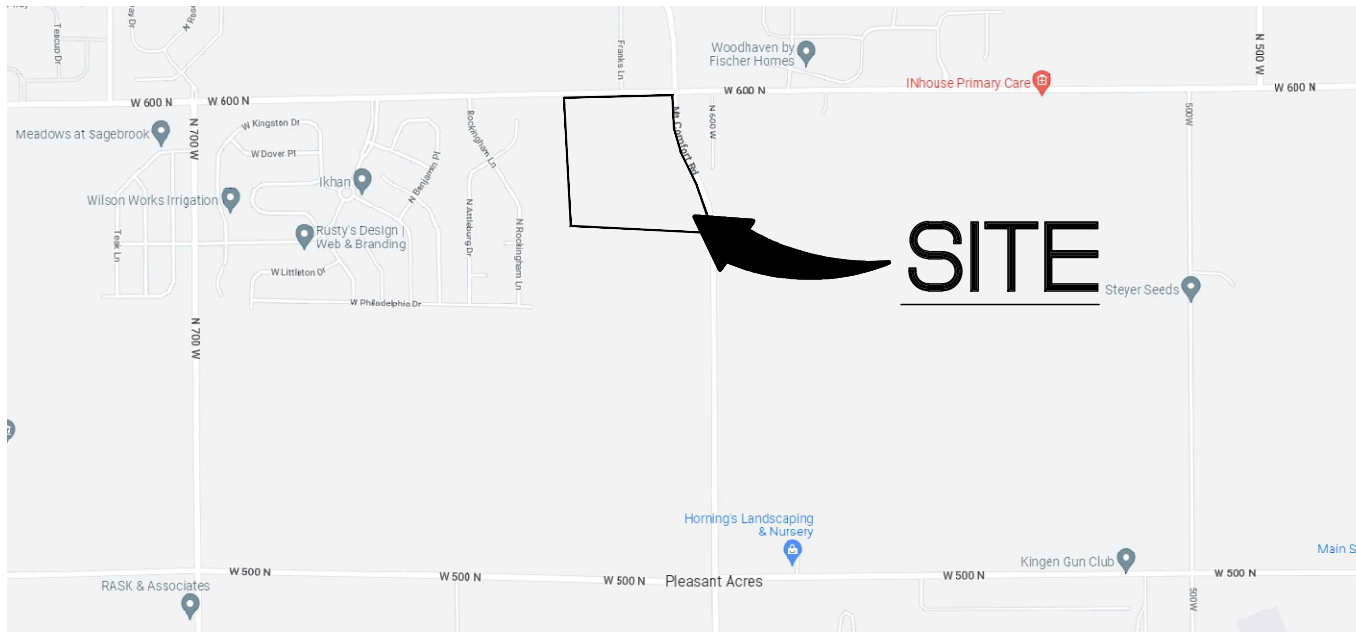
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Job # 14236

Vicinity Map



LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Hancock, State of Indiana, and is described as follows:

Part of the East half of the Northeast 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 the North line thereof, South 89 degrees 55 minutes 23 seconds West (assumed bearing) 394.82 feet to the center line of County Road 600 West 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 No. 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 of said Northeast quarter, South 89 degrees 55 minutes 23 seconds West 129.99 feet (130.01 by deed); (2) thence South 41 degrees 13 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 53 seconds East; (3) thence Southerly along said curve 582.04 feet to a point which bears South 66 degrees 39 minutes 05 seconds West from said radius point; (4) thence South 27 degrees 18 minutes 48 seconds East 201.29 feet; (5) thence South 21 degrees 34 minutes 42 seconds East 336.26 feet (337.05 feet by deed) to the North line of Gene and Bernice Apple Minor Subdivision, the plot of which is recorded as Instrument No. 912934 in Cabinet B, Slide 4 in said Recorder's Office; thence along said North line and the Westerly extension thereof, North 86 degrees 54 minutes 04 seconds West 1269.13 feet to the West line of the East half of said Northeast quarter; 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 Section 36, Township 17 North, Range 5 East; thence along the South line of said Section 36, and the North line of the Northeast quarter 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.

TOWN APPROVAL - MCCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory

Plan Commission on the _____ day of _____, 2024, under the authority provided by:

Signature: _____

Signature: _____

Printed: _____

Title: President - Devin Stettler

Printed: _____

Title: Vice President - Brianne Schneckenberger

REGULATED DRAIN CERTIFICATE

A petition addressed to the Hancock County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (R.D.E.). Regulated Drainage Easements are stormwater easements and drainage rights-of-way that are hereby dedicated to the public and to the Hancock County Drainage Board for sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Hendrick's County 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 (e.g. annual drainage assessment per lot). All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, within the latter easements, shall be the responsibility of the owner or homeowner association. The Hancock County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

This subdivision contains 0 lineal feet of open ditches and 0 lineal feet of pipe that will be included in the County's Regulated Drainage System.

SURVEYOR'S CERTIFICATE:

I, ANDREW D. BAXTER, hereby certify that:

The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

This Subdivision consists of 1 Lot, 1 Block & 3 Right of Way Dedications, together with Common Areas, Streets, Easements and Public Ways as shown on the within Plat; The size of the Lots, Common Areas and Widths of Streets and Easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 I.A.C. 1-12; and The within Plat complies with the provisions of the McCordsville Subdivision Control Ordinance.

Witness by signature this 7th day of March, 2024.

Signature: _____

Signature

Printed: ANDREW D. BAXTER

Registered Land Surveyor - Indiana - #LS20400029

(Ord. 22-97, passed - -1997)

CROSS-REFERENCE IS HEREBY MADE TO A BOUNDARY RETRACEMENT SURVEY DATED OCTOBER 24, 2022 PREPARED BY SCHNEIDER GEOMATICS AS JOB NUMBER 14236.

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. ANDREW D. BAXTER