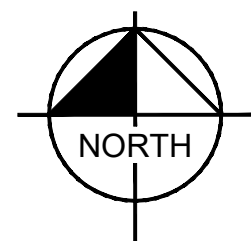



DATE PREPARED: 10/04/2024

ASSUMED NORTH



GRAPHIC SCALE IN FEET



A horizontal graphic scale bar with tick marks at 0, 50, 100, and 200 feet. The bar is divided into alternating black and white segments.

HAMPTON WALK LOT AND YARD REQUIREMENTS

	Subarea A-1 Townhome Collection North
Standard	
Default Zoning District Base Layer	MF1
Max. Number of Lots	40
Min. Lot Area (sq ft)	1,300
Min. Lot Depth (ft)	85
Min. Living Area multi-story bldg (sq ft)	1,550
Min. Ground Floor Living Area 1-story bldg (sq ft)	N/A
Min. Ground Floor Living Area multi-story bldg (sq ft)	550
Min. Lot Width at Bldg Line (ft)	20
Min. Front Yard Setback (ft)*	20
Min. Side Yard Setback (ft)**	0
Min. Building Separation (ft)	20
Min. Rear Yard Setback (ft)	10
Max. Lot Coverage (% of all impervious surfaces)	90%
Max. Principal Structure Height (ft)	40

Standard	Subarea D	Subarea E	Subarea F
	Patio Collection	Paired-Patio Collection	Masterpiece/ Collection
Default Zoning District Base Level	85	1061	84
Max. Number of Lots	22	42	22
Min. Lot Area (sq ft)	4,600	3,000	10,400
Min. Lot Depth (ft)	100	160	100
Min. Living Area multi-story bldg (sq ft)	1,000	2,000***	2,000
Min. Ground Floor Living Area 1-story bldg (sq ft)	1,700	2,000	2,700
Min. Ground Floor Living Area multi-story bldg (sq ft)	1,700	N/A	2,700
Min. Lot Width or Side Yard (ft)	30	30	30
Min. Front Yard Setback (ft)	25	25	30
Min. Side Yard Setback (ft)**	5	0	5
Min. Building Setback (ft)	10	10	10
Min. Rear Yard Setback (ft)	15	15	15
Min. Lot Coverage (% of all impervious surfaces)	50%	75%	45%
Principal Structures	40	40	40

PUD NOTE:

THE SUBJECT TRACT IS ZONED PUD, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 041222A, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING AND SUBDIVISION CONTROL ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, DATED JANUARY, 2011.

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 865 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

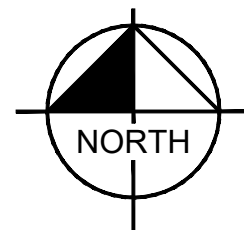
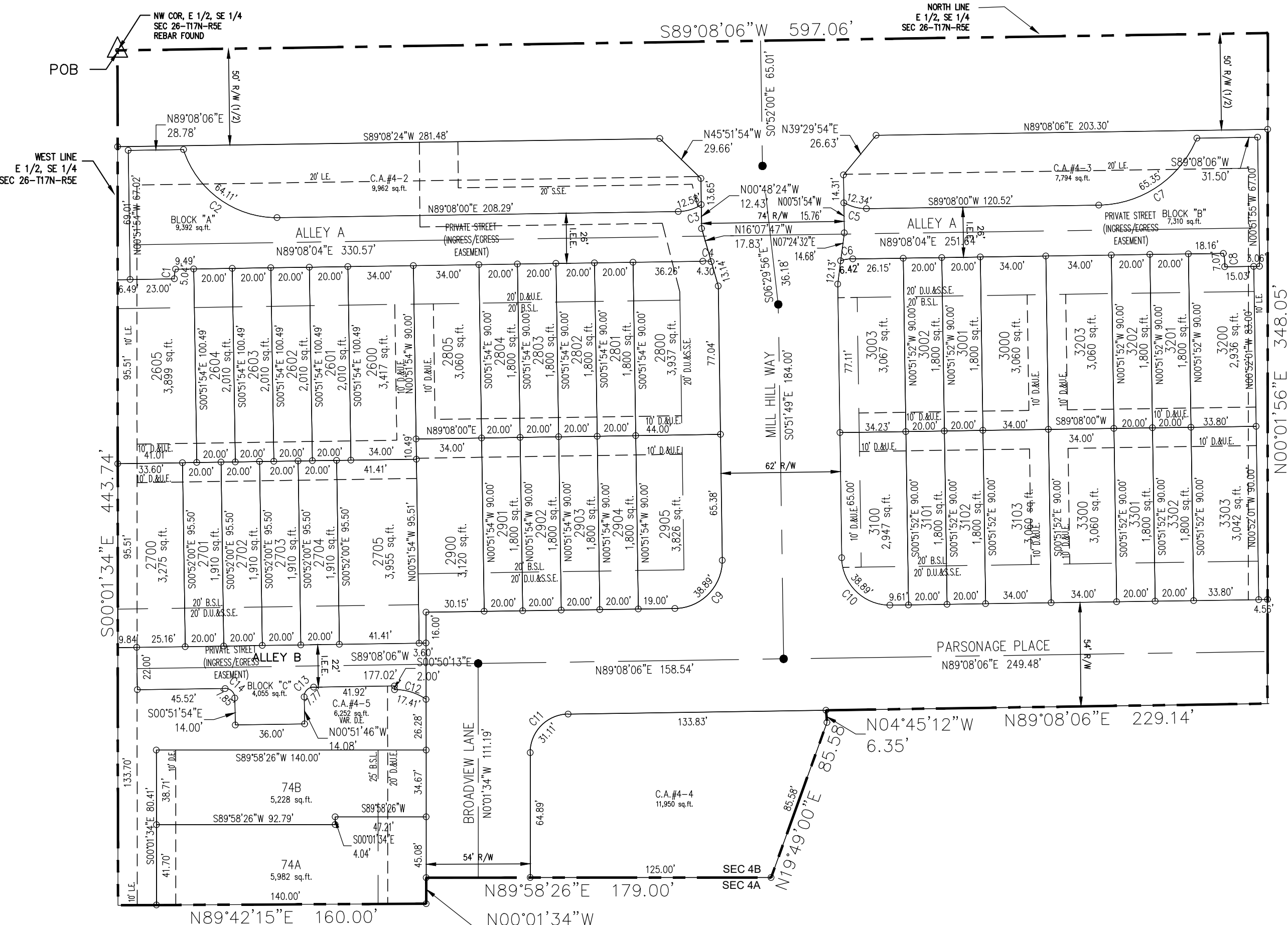
1. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALLED IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
2. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
3. PER THE PUD, PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON AREAS.
4. THE TOWN OF MCCORDSVILLE 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 ROADWAY.

1 OF 3

DATE PREPARED: 10/04/2024

NOTES

1. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALLED IN THE PUBLIC RIGHT-OF-WAY, EXCEPT FOR LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
2. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
3. PER THE PUD, PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON AREAS.
4. THE TOWN OF MCCORDSVILLE 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.



GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 25, 50, and 100 feet. The segment between 0 and 25 is divided into four equal parts by three short vertical lines. The segment between 25 and 50 is divided into two equal parts by one short vertical line. The segment between 50 and 100 is divided into four equal parts by three short vertical lines. The segments from 0 to 25 and from 50 to 100 are white, while the segments from 25 to 50 and from 0 to 25 (the bottom half) and from 50 to 100 (the bottom half) are black.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.17'	5.04'	S6°21'05"W	5.02'	14°18'40"	2.53'
C2	51.00'	64.11'	S53°57'24"E	59.97'	72°01'13"	37.07'
C3	23.00'	12.58'	S73°28'00"W	12.42'	31°20'00"	6.45'
C4	23.00'	4.30'	N87°12'05"W	4.29'	10°42'03"	2.15'
C5	23.00'	12.34'	N74°39'42"W	12.19'	30°44'33"	6.32'
C6	23.00'	6.42'	N81°08'31"W	6.40'	15°58'58"	3.23'
C7	56.00'	65.35'	S55°41'59"W	61.71'	66°52'02"	36.97'
C8	18.62'	7.07'	N5°44'26"W	7.03'	21°44'55"	3.58'
C9	25.00'	38.89'	N44°34'03"E	35.09'	89°08'06"	24.63'
C10	25.00'	38.89'	S45°25'57"E	35.09'	89°08'06"	24.63'
C11	20.00'	31.11'	S44°34'03"W	28.07'	89°08'06"	19.70'
C12	28.00'	17.41'	S72°59'34"E	17.13'	35°37'58"	9.00'
C13	5.00'	7.77'	N44°31'43"E	7.01'	89°03'22"	4.92'
C14	5.00'	7.85'	S45°52'02"E	7.07'	89°59'44"	5.00'

20F 3

K:\IND_LDEV\170227003_HAMPTON WALK_Sec.1

THIS INSTRUMENT PREPARED BY:

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

INSTRUMENT PREPARED FOR:

CW-HAMPTON WALK, LLC
C/O FISCHER HOMES INDIANAPOLIS II, LLC
6602 E. 75TH STREET, SUITE 400
INDIANAPOLIS IN, 46250
CONTACT: SEAN SULLIVAN
PHONE: (317) 348-2500
EMAIL: ssullivan@fischerhomes.com

DATE PREPARED: 10/04/2024

HAMPTON WALK
SECTION 4B

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 08 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION 597.06 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 090012712 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL 310.04 FEET TO A POINT ON THE BOUNDARY OF HAMPTON WALK, SECTION 1 RECORDED AS INSTRUMENT NO. #202310899, IN SAID RECORDERS OFFICE, THE FOLLOWING THREE (3) COURSES BEING ON AND ALONG SAID BOUNDARY; 1) THENCE SOUTH 89 DEGREES 08 MINUTES 06 SECONDS WEST 232.32 FEET; 2) THENCE SOUTH 04 DEGREES 45 MINUTES 12 SECONDS EAST 44.45 FEET; 3) THENCE SOUTH 19 DEGREES 49 MINUTES 00 SECONDS WEST 85.58 FEET TO THE NORTHEAST CORNER OF HAMPTON WALK, SECTION 4A, RECORDED AS INSTRUMENT NUMBER _____ IN THE AFORESAID RECORDER'S OFFICE, THE FOLLOWING SIX (6) COURSES BEING ON AND ALONG SAID BOUNDARY; 1) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 125.00 FEET; 2) THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST 11.38 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 123.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 89 DEGREES 58 MINUTES 26 SECONDS EAST; 3) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 95.70 FEET TO A POINT WHICH BEARS NORTH 73 DEGREES 45 MINUTES 39 SECONDS WEST FROM SAID RADIUS POINT; 4) THENCE NORTH 45 DEGREES 26 MINUTES 44 SECONDS WEST 54.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 177.00 FEET, THE RADIUS POINT AT WHICH BEARS SOUTH 45 DEGREES 26 MINUTES 44 SECONDS EAST; 5) THENCE ALONG SAID CURVE AN ARC DISTANCE OF 81.92 FEET TO A POINT AT WHICH BEARS NORTH 71 DEGREES 57 MINUTES 55 SECONDS WEST FROM SAID RADIUS POINT; 7) THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST 168.72 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID SECTION 26; THENCE NORTH 00 DEGREES 01 MINUTES 34 SECONDS WEST ALONG SAID WEST LINE 363.24 FEET TO THE POINT OF BEGINNING CONTAINING 4.85 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 THE ____ DAY OF _____, 2024, UNDER THE AUTHORITY PROVIDED BY:

DEVIN STETTLER – PRESIDENT

BRIANNE SCHNECKENBERGER – VICE PRESIDENT

STORM INVENTORY CHART	
12" RCP	572 L.F.
15" RCP	672 L.F.
18" RCP	303 L.F.
24" RCP	22 L.F.
TOTAL	1569 L.F.

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 1,077 LINEAR FEET OF OPEN DITCHES AND 2,732 FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE TOWN'S STORMWATER DRAINAGE SYSTEM.

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED CW-HAMPTON WALK, LLC A DELAWARE LIMITED LIABILITY COMPANY, 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.

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 1.03 ACRES AND 1,422 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, 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.

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HAMPTON WALK SUBDIVISION RECORDED AS INSTRUMENT NUMBER 202402775 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA AND ANY AMENDMENTS THERETO.

PRIVACY FENCES SHALL BE PROHIBITED ON ALL LOTS IN THIS DEVELOPMENT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS HAMPTON WALK, SECTION 4B AND CONSISTS OF 42 LOTS NUMBERED 74A-74B, 2600-2605, 2700-2705, 2800-2805, 2900-2905, 3000-3003, 3100-3103, 3200-3203, 3300-3303, AND 4 COMMON AREAS LABELED AS #4-2 THROUGH #4-5 AND 3 BLOCKS LABEL BLOCK A, BLOCK B AND BLOCK C.

CERTIFICATE OF OWNERSHIP

WE, CW-HAMPTON WALK, LLC A DELAWARE LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT IT IS 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.

CW-HAMPTON WALK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MANAGER
BY: CORONADO WEST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
JOHN E. CORK, PRESIDENT

STATE OF _____)
) SS:
COUNTY _____)

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED JOHN E. CORK, AS PRESIDENT OF CORONADO WEST LLC, SOLE MANAGER OF CW-HAMPTON WALK, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS ____ DAY OF _____, 2024.

SIGNATURE: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

COUNTY OF RESIDENCE: _____

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