

THIS INSTRUMENT PREPARED BY:

STEVEN W. REEVES
HWC ENGINEERING
135 N. PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
PULTE HOMES OF INDIANA, LLC
11595 NORTH MERIDIAN ST., SUITE 700
CARMEL, INDIANA 46032
PHONE: (317) 575-2350

PUD ORDINANCE NAME:
Jacobi Legacy Farms PUD Ordinance

PUD ORDINANCE NUMBER: 081324 (AMENDING 121410)
DATED: AUGUST 13, 2024

JACOBI LEGACY FARMS

SECTION 1A

SECONDARY PLAT

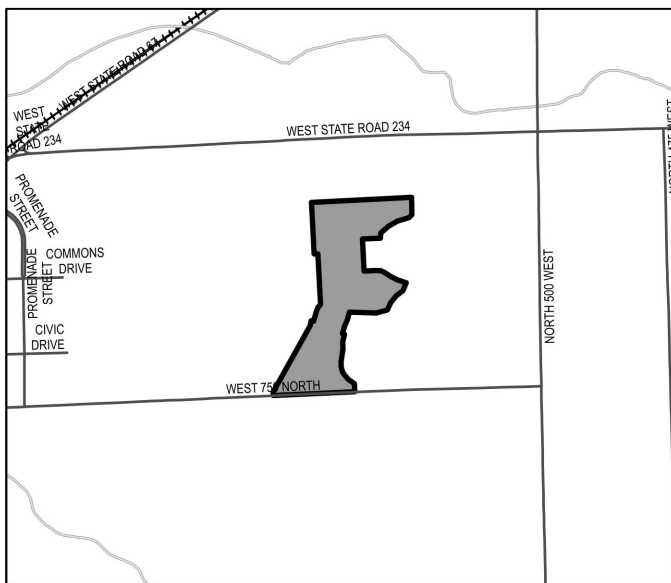
TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

CABINET: _____

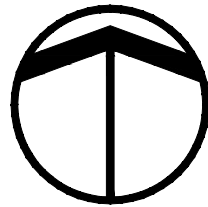
SLIDE: _____



Vicinity Map
Not to Scale



Assumed North



Assumed North

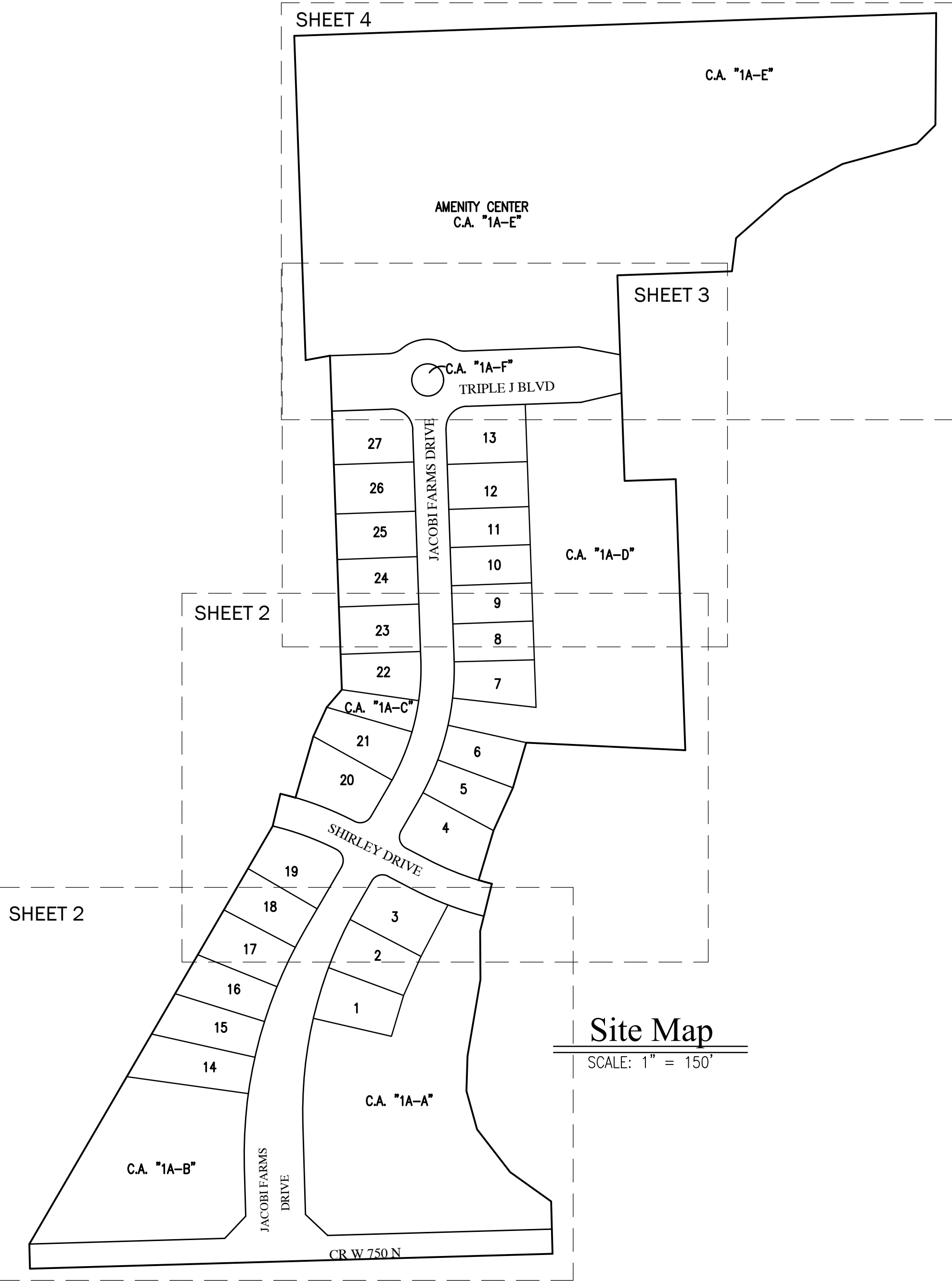
0 150' 300'

Scale: 1" = 150'

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	22.33'	473.00'	22.33'	S74°35'03"E	2°42'19"
C-2	25.29'	527.00'	25.29'	N75°09'07"W	2°44'59"
C-3	375.20'	675.00'	370.38'	S14°17'18"W	31°50'51"
C-4	389.09'	700.00'	384.10'	S14°17'18"W	31°50'51"
C-5	403.54'	726.00'	398.37'	S14°17'18"W	31°50'51"
C-6	30.47'	20.00'	27.61'	S73°51'08"W	87°16'49"
C-7	32.37'	20.00'	28.95'	S16°08'52"E	92°43'11"
C-8	30.46'	20.00'	27.60'	N73°50'17"E	87°15'06"
C-9	32.57'	20.00'	29.09'	N16°26'51"W	93°19'10"
C-10	88.53'	473.00'	88.40'	S67°52'10"E	10°43'26"
C-11	117.19'	500.00'	116.92'	S69°13'20"E	13°25'46"
C-12	123.52'	527.00'	123.24'	S69°13'20"E	13°25'46"
C-13	110.78'	473.00'	110.53'	N69°49'01"W	13°25'10"
C-14	122.34'	500.00'	122.04'	N69°31'02"W	14°01'09"
C-15	103.39'	527.00'	103.23'	N68°09'24"W	11°14'27"
C-16	196.88'	373.00'	194.60'	N13°05'44"E	30°14'32"
C-17	225.06'	400.00'	222.10'	N14°05'36"E	32°14'16"
C-18	225.38'	427.00'	222.77'	N13°05'44"E	30°14'32"
C-19	54.98'	35.00'	49.50'	S42°58'28"W	90°00'00"
C-20	54.98'	35.00'	49.50'	N47°01'32"W	90°00'00"
C-21	22.98'	35.00'	22.57'	N69°09'53"E	37°37'11"
C-22	86.67'	66.00'	80.58'	S87°58'28"W	75°14'22"
C-23	22.98'	35.00'	22.57'	S73°12'56"E	37°37'11"

DEVELOPMENT STANDARDS	
	AREA B MEDIUM DENSITY AREA
SECTION 1A NUMBER OF LOTS	27
MIN. LOT AREA	7,700 SF
MIN. LOT WIDTH	62'
MIN. LOT FRONTAGE	30'
MIN. FRONT YARD SETBACK	25'
MIN. SIDE YARD SETBACK	5'
MIN. BUILDING SEPARATION	10'
MIN. REAR YARD SETBACK	15'
MIN. HOME SIZE	1,800 SF (1s) 2,400 SF (2s)
MIN. GROUND FLOOR LIVING AREA	N/A
MAX. LOT COVERAGE	55%
MAX. STRUCTURE HEIGHT	35'

SEE SHEET 6 FOR LAND DESCRIPTION



Site Map

SCALE: 1" = 150'

SHEET 1 OF 6

Prepared by: DC

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Assumed North

Scale: 1" = 50'

JACOBI LEGACY FARMS

SECTION 1A

SECONDARY PLAT

TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

- SUBDIVISION MONUMENTS**
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
 - DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
 - ✕ DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH
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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
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



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

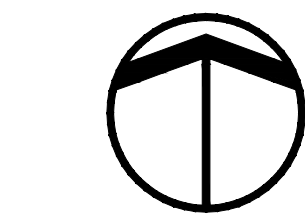
SHEET 2 OF 6

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Assumed North

0 25 50 100
Scale: 1" = 50'

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SUBDIVISION MONUMENTS

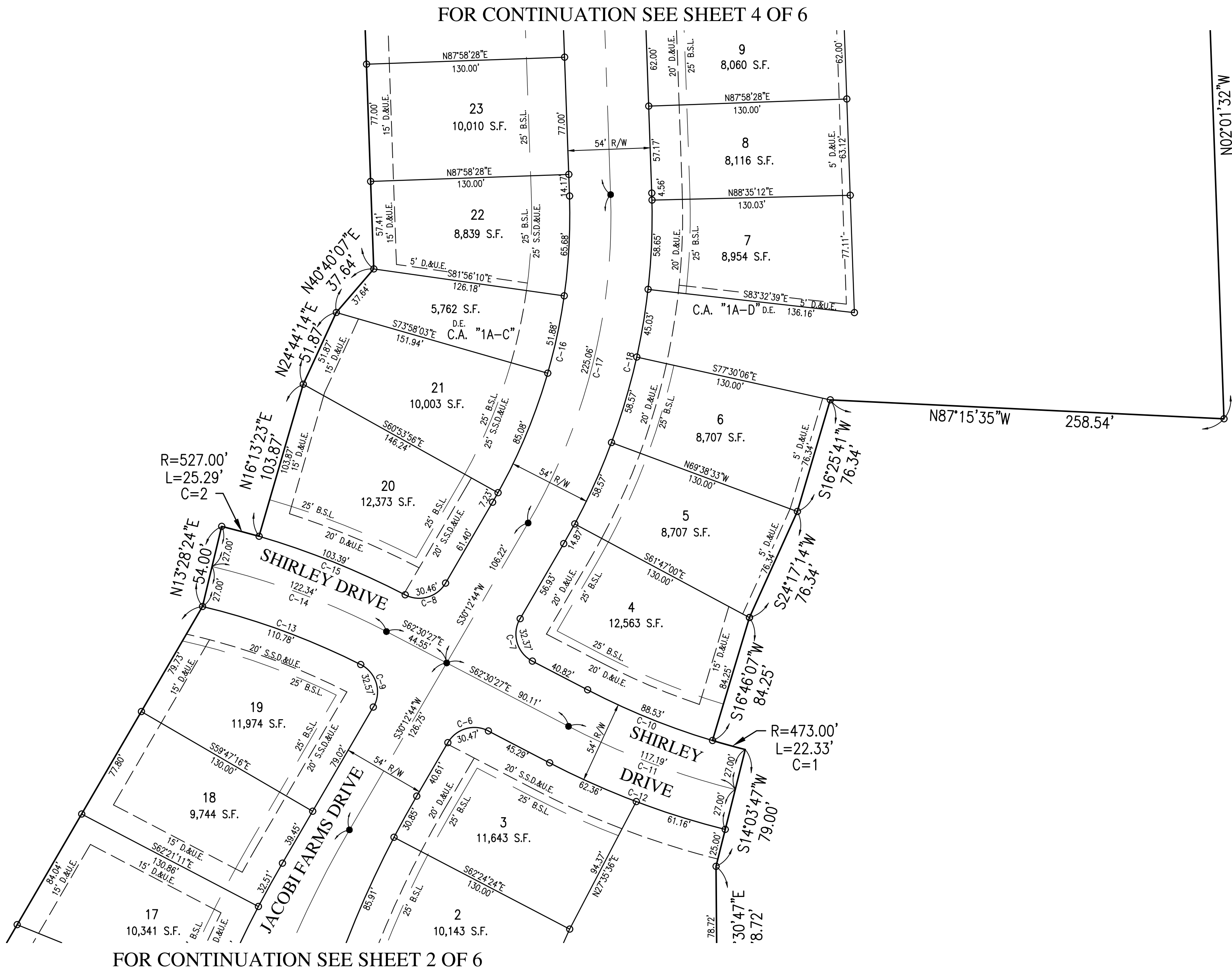
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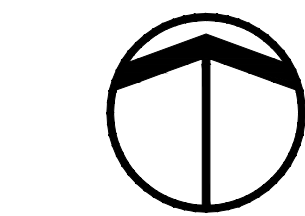
SHEET 3 OF 6

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Assumed North

0 25 50 100
Scale: 1" = 50'

JACOBI LEGACY FARMS

SECTION 1A

SECONDARY PLAT

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VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
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INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

SUBDIVISION MONUMENTS

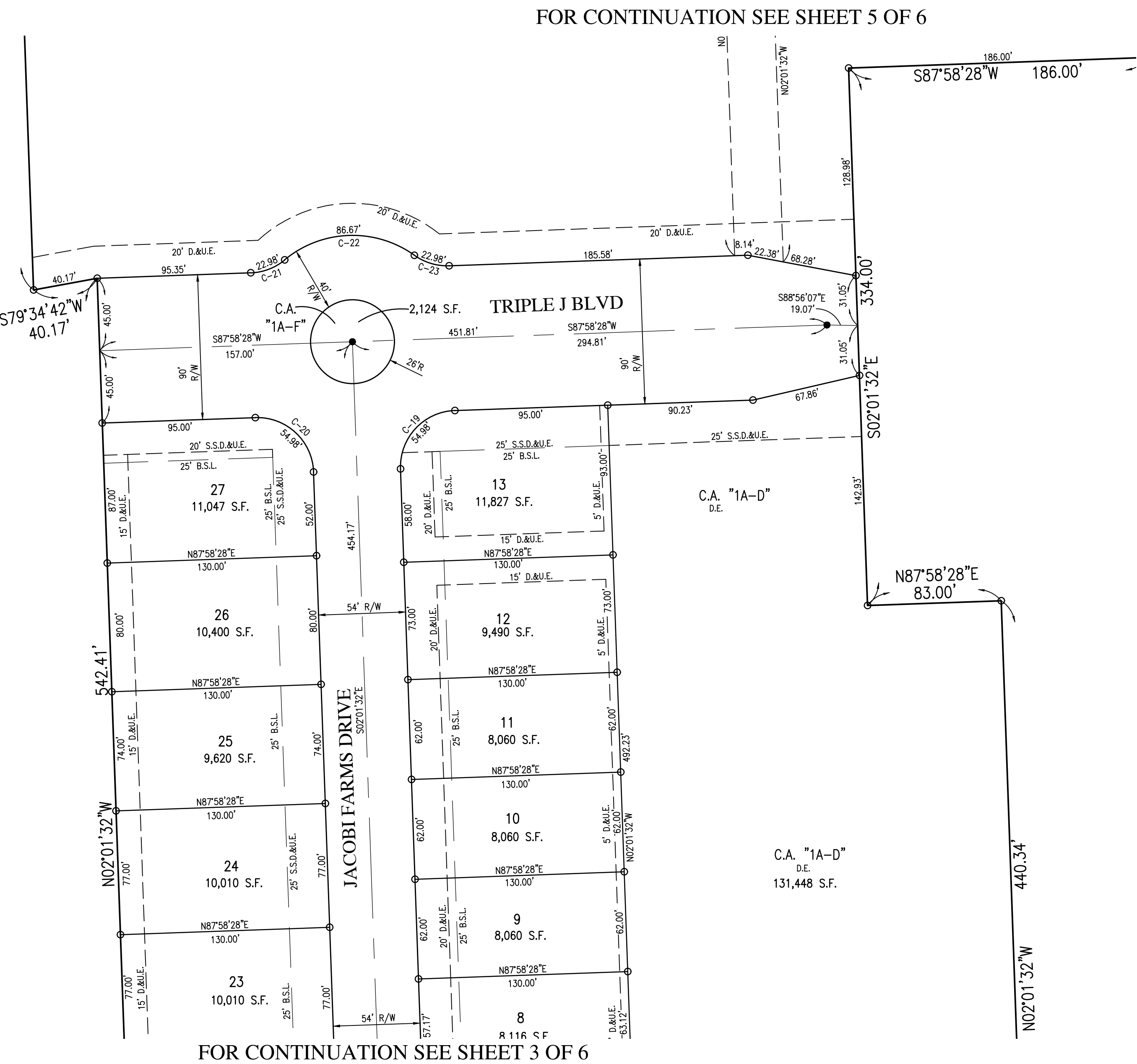
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SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 6 FOR LAND DESCRIPTION

FOR CONTINUATION SEE SHEET 3 OF 6

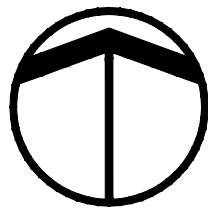
SHEET 4 OF 6

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SECONDARY PLAT

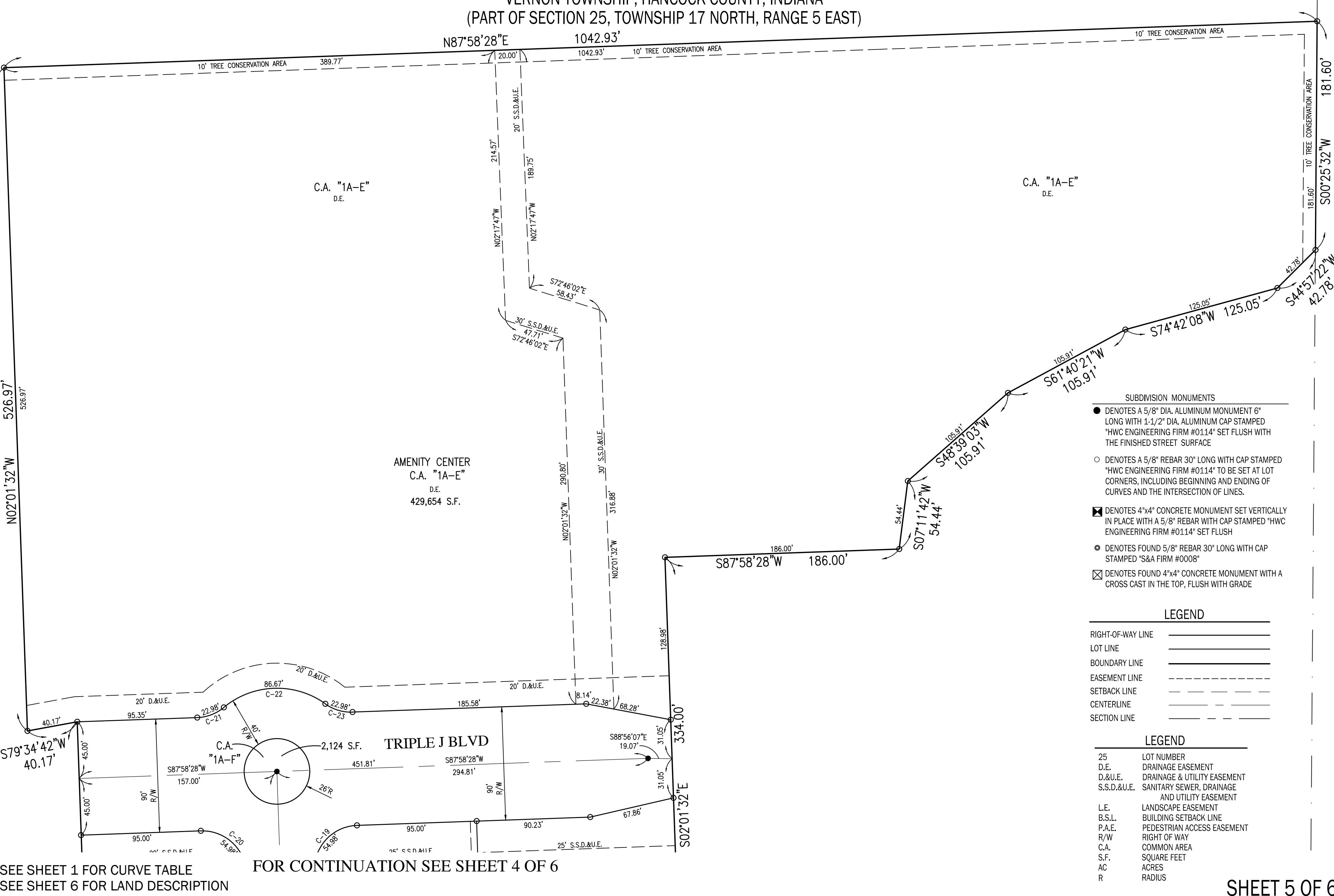
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INSTRUMENT No.: _____

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LAND DESCRIPTION

Part of the Northeast Quarter of Section 25, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Northeast Quarter, marked by a MAG nail; thence South 88 degrees 21 minutes 52 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Northeast Quarter a distance of 808.26 feet to the POINT OF BEGINNING; thence continuing South 88 degrees 21 minutes 52 seconds West along said south line a distance of 848.65 feet; thence North 01 degrees 38 minutes 08 seconds West a distance of 40.00 feet; thence North 30 degrees 12 minutes 44 seconds East a distance of 785.02 feet; thence North 13 degrees 28 minutes 24 seconds East a distance of 54.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 527.00 feet; thence easterly along said curve an arc distance of 25.29 feet, said curve being subtended by a chord having a bearing of South 75 degrees 09 minutes 07 seconds East and a chord distance of 25.29 feet; thence North 16 degrees 13 minutes 23 seconds East a distance of 103.87 feet; thence North 24 degrees 44 minutes 14 seconds East a distance of 51.87 feet; thence North 40 degrees 40 minutes 07 seconds East a distance of 37.64 feet; thence North 02 degrees 01 minutes 32 seconds West a distance of 542.41 feet; thence South 79 degrees 34 minutes 42 seconds West a distance of 40.17 feet; thence North 02 degrees 01 minutes 32 seconds West a distance of 526.97 feet; thence North 87 degrees 58 minutes 28 seconds East a distance of 1042.93 feet to a point on the east line of said Northeast Quarter, said point lying 1996.60 feet north of the southeast corner thereof; thence South 00 degrees 25 minutes 32 seconds West along said east line a distance of 181.60 feet; thence South 44 degrees 57 minutes 22 seconds West a distance of 42.78 feet; thence South 74 degrees 42 minutes 08 seconds West a distance of 125.05 feet; thence South 61 degrees 40 minutes 21 seconds West a distance of 105.91 feet; thence South 48 degrees 39 minutes 03 seconds West a distance of 105.91 feet; thence South 07 degrees 11 minutes 42 seconds West a distance of 54.44 feet; thence South 87 degrees 58 minutes 28 seconds West a distance of 186.00 feet; thence South 02 degrees 01 minutes 32 seconds East a distance of 334.00 feet; thence North 87 degrees 58 minutes 28 seconds East a distance of 83.00 feet; thence South 02 degrees 01 minutes 32 seconds East a distance of 440.34 feet; thence North 87 degrees 15 minutes 35 seconds West a distance of 258.54 feet; thence South 16 degrees 25 minutes 41 seconds West a distance of 76.34 feet; thence South 24 degrees 17 minutes 14 seconds West a distance of 76.34 feet; thence South 16 degrees 46 minutes 07 seconds West a distance of 84.25 feet to the point of curvature of a non-tangent curve to the left having a radius of 473.00 feet; thence easterly along said curve an arc distance of 22.33 feet, said curve being subtended by a chord having a bearing of South 74 degrees 35 minutes 03 seconds East and a chord distance of 22.33 feet; thence South 14 degrees 03 minutes 47 seconds West a distance of 79.00 feet; thence South 00 degrees 30 minutes 47 seconds East a distance of 78.72 feet; thence South 09 degrees 40 minutes 44 seconds West a distance of 125.99 feet; thence South 01 degrees 44 minutes 38 seconds West a distance of 56.70 feet; thence South 15 degrees 40 minutes 18 seconds East a distance of 64.41 feet; thence South 37 degrees 38 minutes 55 seconds East a distance of 88.02 feet; thence South 54 degrees 27 minutes 02 seconds East a distance of 81.48 feet; thence South 01 degrees 38 minutes 08 seconds East a distance of 85.00 feet to the POINT OF BEGINNING, containing 27.921 acres, more or less.

This subdivision consists of 27 lots numbered 1 through 27, (all inclusive), together with (6) six Common Area labeled C.A."1A-A", C.A."1A-B", C.A."1A-C", C.A."1A-D", C.A."1A-E", and C.A."1A-F" together with streets and easements as shown hereon. The size of the lots and width of streets are shown in feet and decimal parts thereof.

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 ____.

STEVEN W. REEVES
Professional Surveyor #20400005
E-Mail: sreeves@hwcengineering.com

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. STEVEN W. REEVES

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned PULTE HOMES OF INDIANA, LLC., 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 Jacobi Legacy Farms, Section 1A. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right-of-way in this subdivision consists of 4.29 acres and 2,335 lineal feet as measured along the centerline of the road.

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

The HOA shall be solely responsible for all landscaping and landscape maintenance within the median. The town of McCordsville may exercise its rights to address any health, safety or wellness concerns caused by the landscaping.

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 some 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 ____.

Greg Brewer, President

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 sale 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 lineal feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

CERTIFICATE OF OWNERSHIP

We the undersigned, Pulte Homes of Indiana, 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.

Owner/Developer:
Pulte Homes of Indiana, LLC,
an Indiana Limited Liability Company
11595 North Meridian Street, Suite 700
Carmel, Indiana 46032

Joseph Marx
Vice President of Land Development
Indiana Division

I, do hereby certify that the real estate as described shall be known as Jacobi Legacy Farms, Section 1A.

State of Indiana }
County of _____ } SS

Before me, the undersigned, a Notary Public in for said county and state, personally appeared Joseph Marx, Vice President of Land Development, Indiana Division, of Pulte Homes of Indiana, LLC, an Indiana Limited Liability Company, and acknowledged the execution of the foregoing secondary plat, for and on behalf of Pulte Homes of Indiana, LLC.

This ____ day of _____, 20 ____.

Witness my signature and seal this day of _____ day of _____, 20 ____.

Notary Public,

Printed Name

County of Residence: _____

My commission expires: _____

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 _____

PUD, COVENANTS & OTHER NOTES

The subject tract is zoned Jacobi Legacy Farms PUD ORDINANCE No. 081324 (AMENDING 121410) an Ordinance amending the Town of McCordsville Zoning Ordinance.

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 Jacobi Legacy Farms set forth on the Plat of Jacobi Legacy Farms 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.

SHEET 6 OF 6

Prepared by: DC