

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 1B

### SECONDARY PLAT

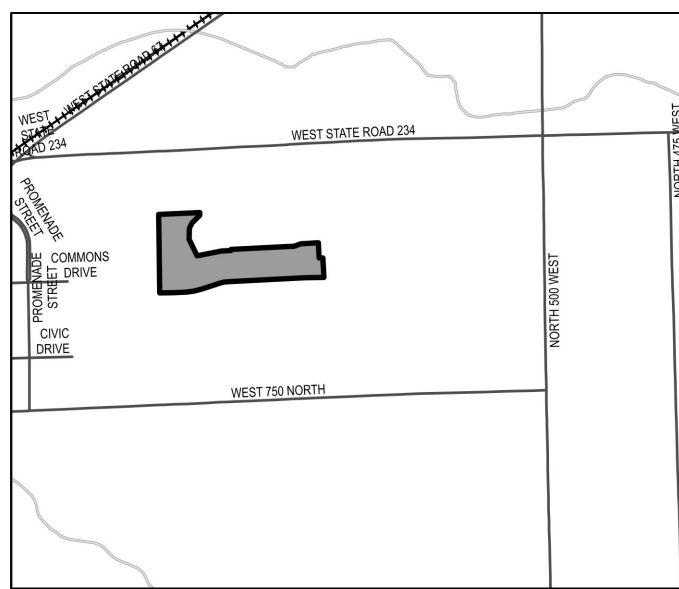
#### TOWN OF McCORDSVILLE

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

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

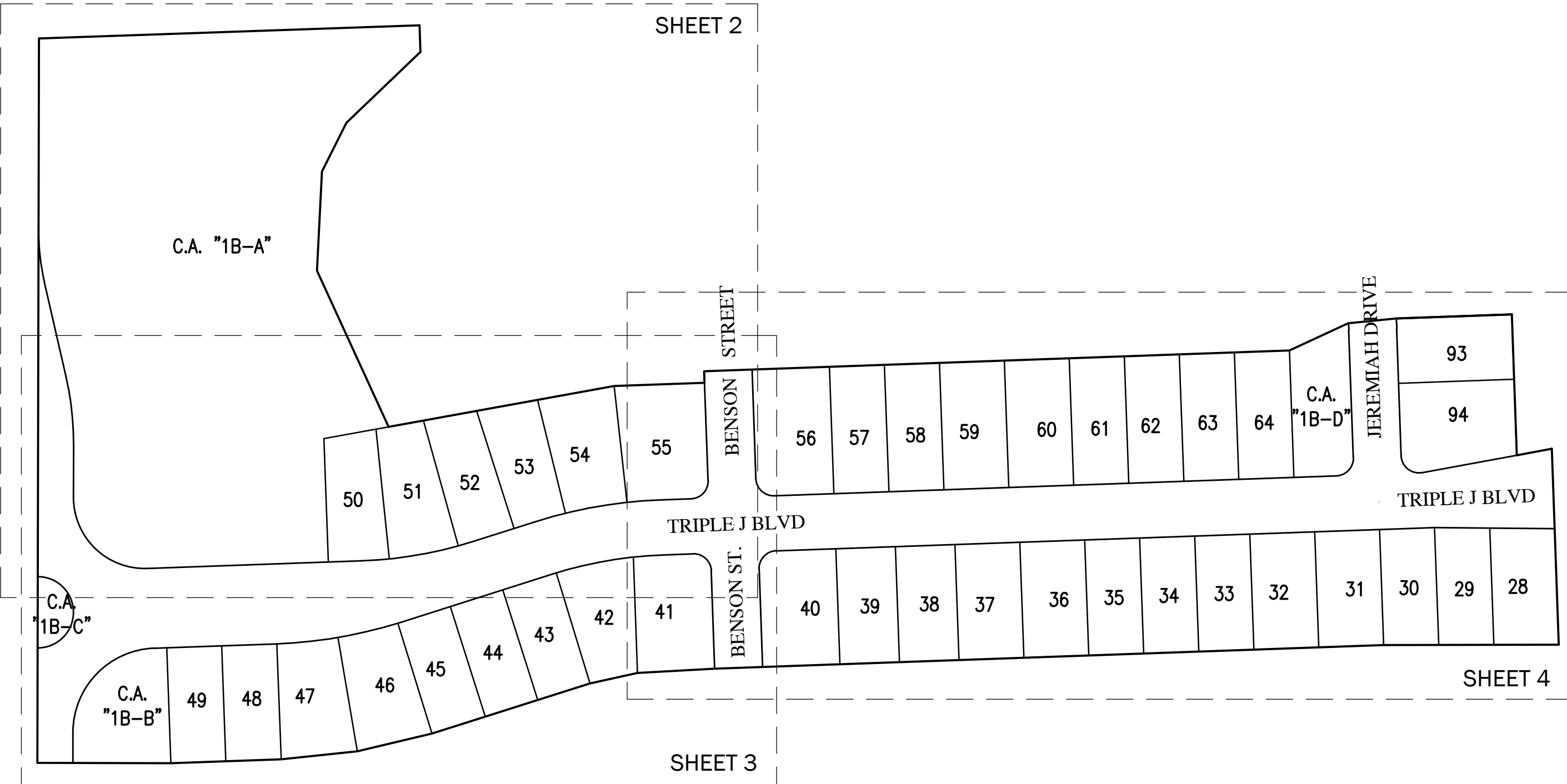


Vicinity Map

Not to Scale

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	34.35'	20.00'	30.28'	S51°13'25"E	98°23'46"
C-2	31.42'	20.00'	28.28'	N42°58'28"E	90°00'00"
C-3	8.18'	123.00'	8.18'	N03°55'54"W	3°48'45"
C-4	9.98'	150.00'	9.98'	N03°55'54"W	3°48'45"
C-5	11.78'	177.00'	11.78'	N03°55'54"W	3°48'45"
C-6	31.42'	20.00'	28.28'	S42°58'28"W	90°00'00"
C-7	31.42'	20.00'	28.28'	N47°01'32"W	90°00'00"
C-8	31.42'	20.00'	28.28'	N42°58'28"E	90°00'00"
C-9	31.42'	20.00'	28.28'	S47°01'32"E	90°00'00"
C-10	127.77'	469.00'	127.37'	S80°10'13"W	15°36'32"
C-11	136.21'	500.00'	135.79'	S80°10'13"W	15°36'32"
C-12	144.66'	531.00'	144.21'	S80°10'13"W	15°36'32"
C-13	128.04'	470.00'	127.64'	N80°10'13"E	15°36'32"
C-14	136.21'	500.00'	135.79'	N80°10'13"E	15°36'32"
C-15	144.66'	531.00'	144.21'	N80°10'13"E	15°36'32"
C-16	145.66'	95.00'	131.81'	S44°02'54"W	87°51'09"
C-17	128.67'	80.00'	115.25'	S45°56'50"E	92°09'24"
C-18	77.13'	340.00'	76.96'	N06°22'03"W	12°59'50"
C-19	58.98'	260.00'	58.85'	S06°22'03"E	12°59'50"
C-20	125.66'	40.00'	80.00'	N00°07'52"E	180°00'00"

DEVELOPMENT STANDARDS	
	AREA B MEDIUM DENSITY AREA
SECTION 1B NUMBER OF LOTS	39
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'



Site Map

SCALE: 1" = 120'

SEE SHEET 5 FOR LAND DESCRIPTION

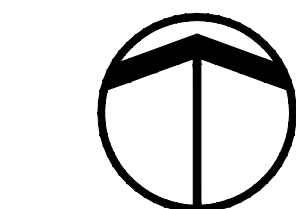
SHEET 1 OF 5

Prepared by: DC

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Scale: 1" = 50'

# JACOBI LEGACY FARMS

## SECTION 1B

### SECONDARY PLAT

#### TOWN OF McCORDSVILLE

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

INSTRUMENT No.: \_\_\_\_\_

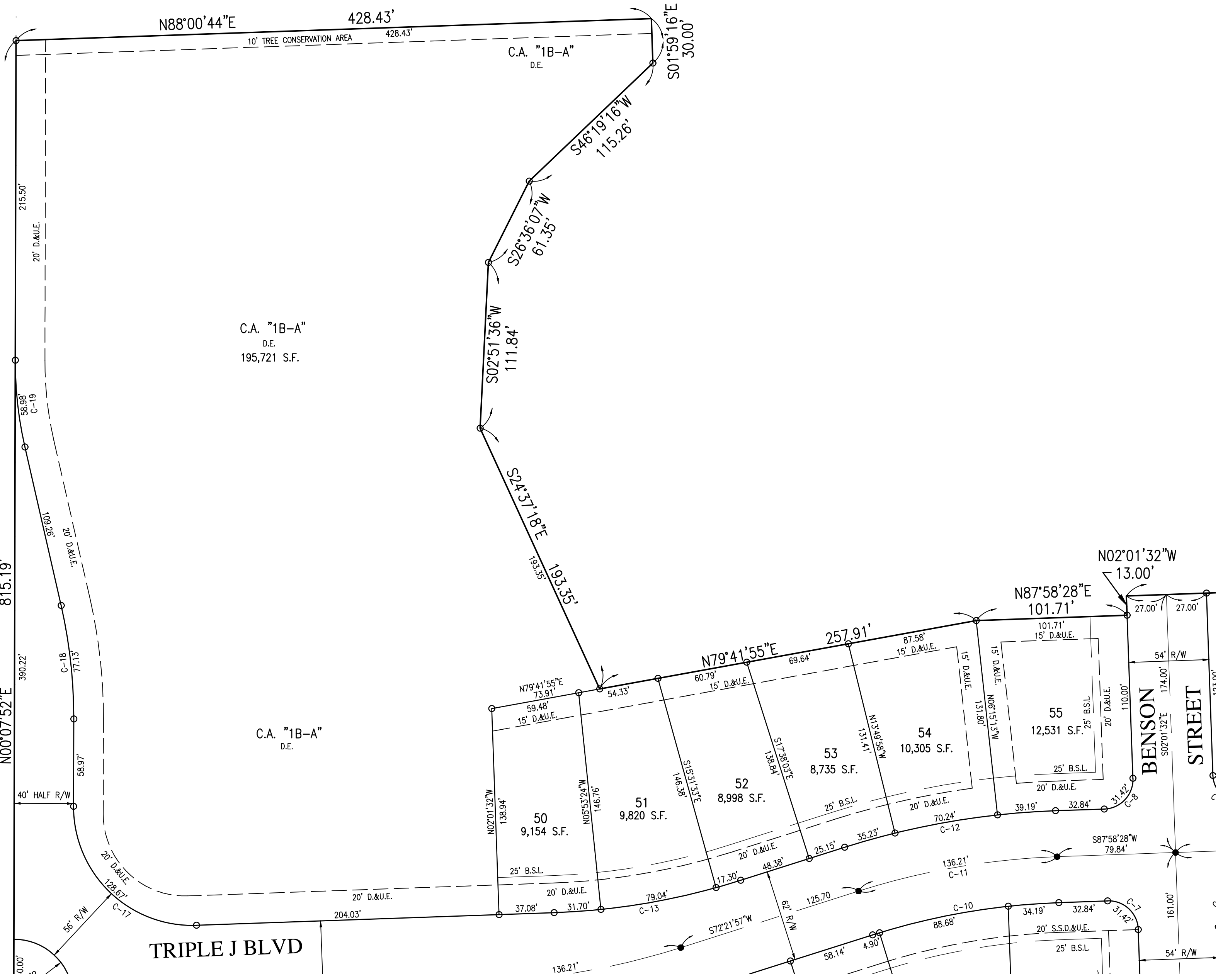
CABINET: \_\_\_\_\_

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
  - DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
  - ✕ DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE

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 5 FOR LAND DESCRIPTION

FOR CONTINUATION SEE SHEET 3 OF 5

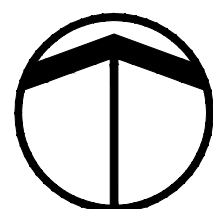
SHEET 2 OF 5

Prepared by: DC

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Assumed North  
0 25 50 100  
Scale: 1" = 50'

# JACOBI LEGACY FARMS

## SECTION 1B

### SECONDARY PLAT

#### TOWN OF McCORDSVILLE

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

INSTRUMENT No.: \_\_\_\_\_

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SLIDE: \_\_\_\_\_

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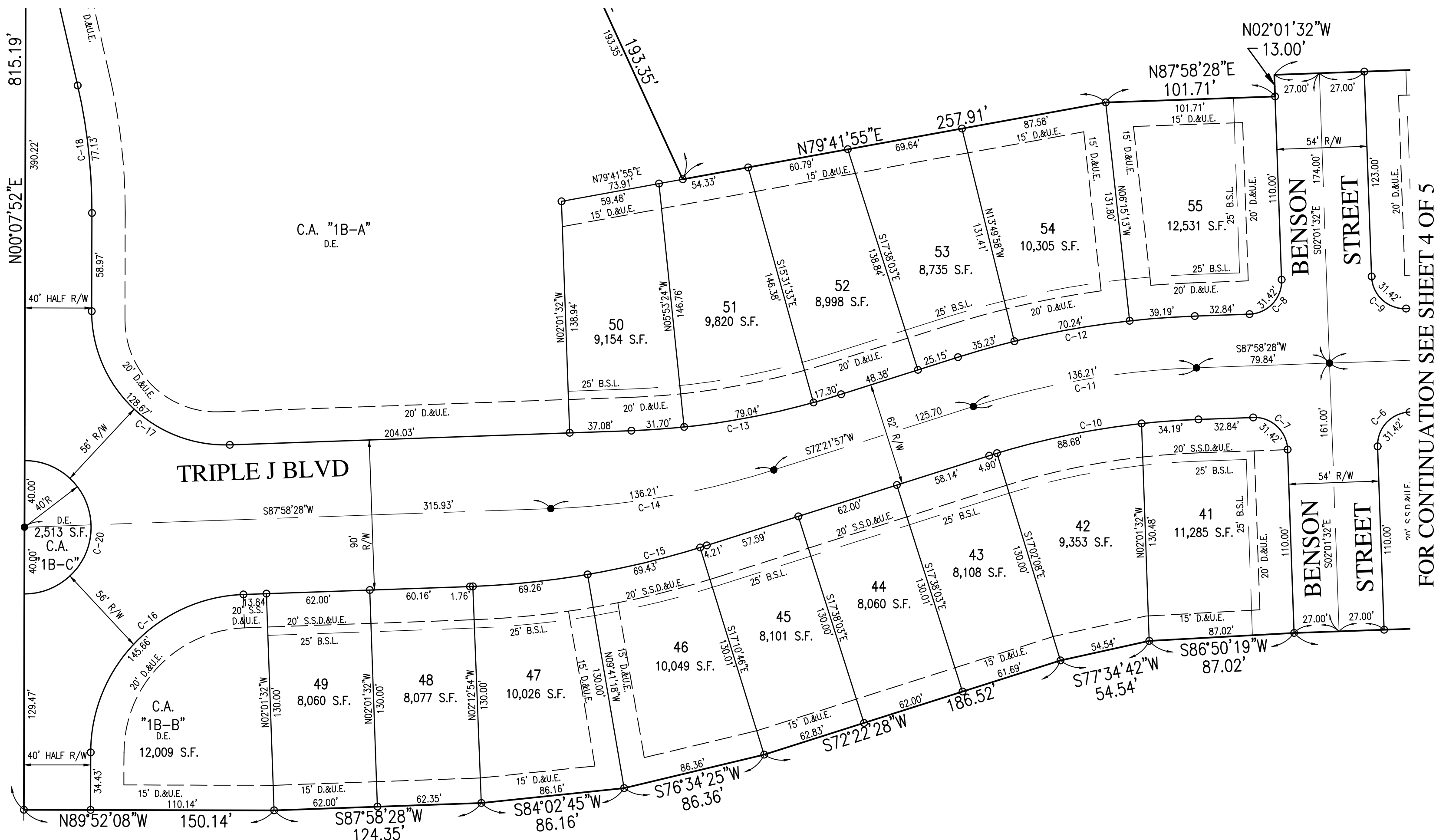
#### LEGEND

RIGHT-OF-WAY LINE	_____
LOT LINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	_____
SETBACK LINE	_____
CENTERLINE	_____
SECTION LINE	_____

#### LEGEND

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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

FOR CONTINUATION SEE SHEET 2 OF 5



SEE SHEET 1 FOR CURVE TABLE  
SEE SHEET 5 FOR LAND DESCRIPTION

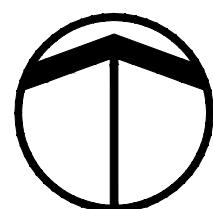
SHEET 3 OF 5

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Assumed North  
0 25 50 100  
Scale: 1" = 50'

# JACOBI LEGACY FARMS

## SECTION 1B

### SECONDARY PLAT

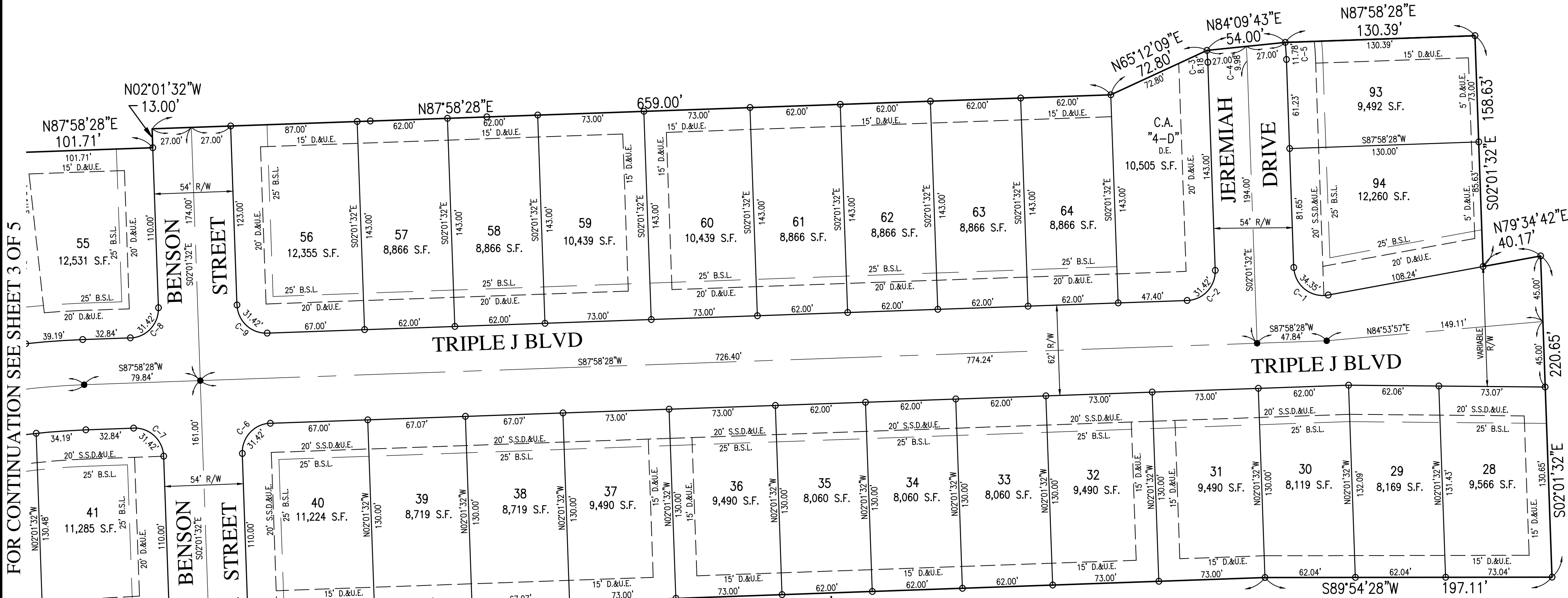
#### TOWN OF McCORDSVILLE

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

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_



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RIGHT-OF-WAY LINE	_____
LOT LINE	_____
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R	RADIUS

SEE SHEET 1 FOR CURVE TABLE  
SEE SHEET 5 FOR LAND DESCRIPTION

SHEET 4 OF 5

Prepared by: DC

Plot Date: Dec 05, 2024 Plot Time: 2:07pm File Name: W:\Pulte Homes\2021-064-C\_Pulte-Jacobi Legacy Farms Sec. 1A-1B\Design\CAD\21064-C-HBase\_Sec. 1B.dwg, Layout: 1B\_Plot.5 By: dchesterfield

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JACOBI LEGACY FARMS  
SECTION 1B  
SECONDARY PLAT  
TOWN OF McCORDSVILLE  
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA  
(PART OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: \_\_\_\_\_

CABINET: \_\_\_\_\_

SLIDE: \_\_\_\_\_

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 southwest corner of said Northeast Quarter, marked by a MAG nail; thence North 00 degrees 07 minutes 52 seconds East (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Northeast Quarter a distance of 1163.21 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 07 minutes 52 seconds East along said west line a distance of 815.19 feet; thence North 88 degrees 00 minutes 44 seconds East a distance of 428.43 feet; thence South 01 degrees 59 minutes 16 seconds East a distance of 30.00 feet; thence South 46 degrees 19 minutes 16 seconds West a distance of 115.26 feet; thence South 26 degrees 36 minutes 07 seconds West a distance of 61.35 feet; thence South 02 degrees 51 minutes 36 seconds West a distance of 111.84 feet; thence South 24 degrees 37 minutes 18 seconds East a distance of 193.35 feet; thence North 79 degrees 41 minutes 55 seconds East a distance of 257.91 feet; thence North 87 degrees 58 minutes 28 seconds East a distance of 101.71 feet; thence North 02 degrees 01 minutes 32 seconds West a distance of 13.00 feet; thence North 87 degrees 58 minutes 28 seconds East a distance of 659.00 feet; thence North 65 degrees 12 minutes 09 seconds East a distance of 72.80 feet; thence North 84 degrees 09 minutes 43 seconds East a distance of 54.00 feet; thence North 87 degrees 58 minutes 28 seconds East a distance of 130.39 feet to a west line of Jacobi Legacy Farms, Section 1A, the plat of which is recorded in Plat Cabinet \_\_\_\_ Slide \_\_\_\_\_, as Instrument Number \_\_\_\_\_ in the Office of the Hancock County Recorder, the following three (3) courses being along the west lines thereof; (1) thence South 02 degrees 01 minutes 32 seconds East a distance of 158.63 feet; (2) thence North 79 degrees 34 minutes 42 seconds East a distance of 40.17 feet; (3) thence South 02 degrees 01 minutes 32 seconds East a distance of 220.65 feet; thence South 89 degrees 54 minutes 28 seconds West a distance of 197.11 feet; thence South 87 degrees 58 minutes 28 seconds West a distance of 753.14 feet; thence South 86 degrees 50 minutes 19 seconds West a distance of 87.02 feet; thence South 77 degrees 34 minutes 42 seconds West a distance of 54.54 feet; thence South 72 degrees 22 minutes 28 seconds West a distance of 186.52 feet; thence South 76 degrees 34 minutes 25 seconds West a distance of 86.36 feet; thence South 84 degrees 02 minutes 45 seconds West a distance of 86.16 feet; thence South 87 degrees 58 minutes 28 seconds West a distance of 124.35 feet; thence North 89 degrees 52 minutes 08 seconds West a distance of 150.14 feet to the POINT OF BEGINNING, containing 17.139 acres, more or less.

This subdivision consists of 39 lots numbered 28 through 64, 93 and 94, (all inclusive), together with (3) three Common Area labeled C.A."1B-A", C.A."1B-B" and C.A."1B-C" 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 1B. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right-of-way in this subdivision consists of 3.68 acres and 2,246 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 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 \_\_\_\_\_, 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 casements 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 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 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 linear 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 1B.

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 forgoing 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  
\_\_\_\_\_  
Printed Name  
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
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.