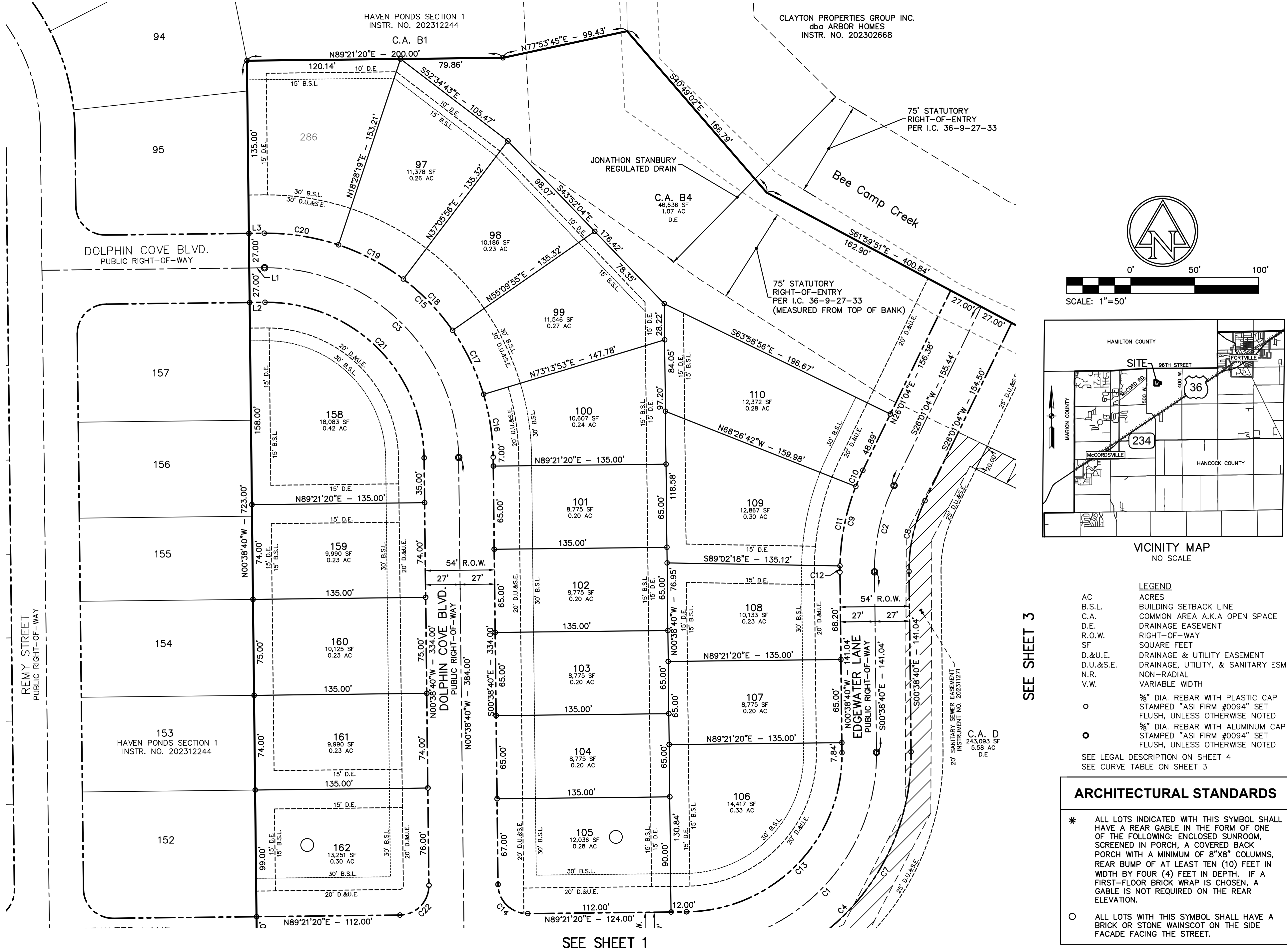


HAVEN PONDS · SECTION 3 · SECONDARY PLAT · McCORDSVILLE, INDIANA · HANCOCK COUNTY

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST



SEE SHEET 1

SEE SHEET 3

Michael J. Smith  
American Structurepoint  
9025 River Road, Suite 200  
Indianapolis, Indiana 46240  
(317) 547-5580  
msmith@structurepoint.com

Michael J. Smith  
Registered Land Surveyor  
Indiana No. 20500025

DEVELOPER:  
LXC INVESTMENTS, LLC  
13846 SMOKEY RIDGE DR.  
CARMEL, IN 46033

AMERICAN  
**STRUCTUREPOINT**  
INC.

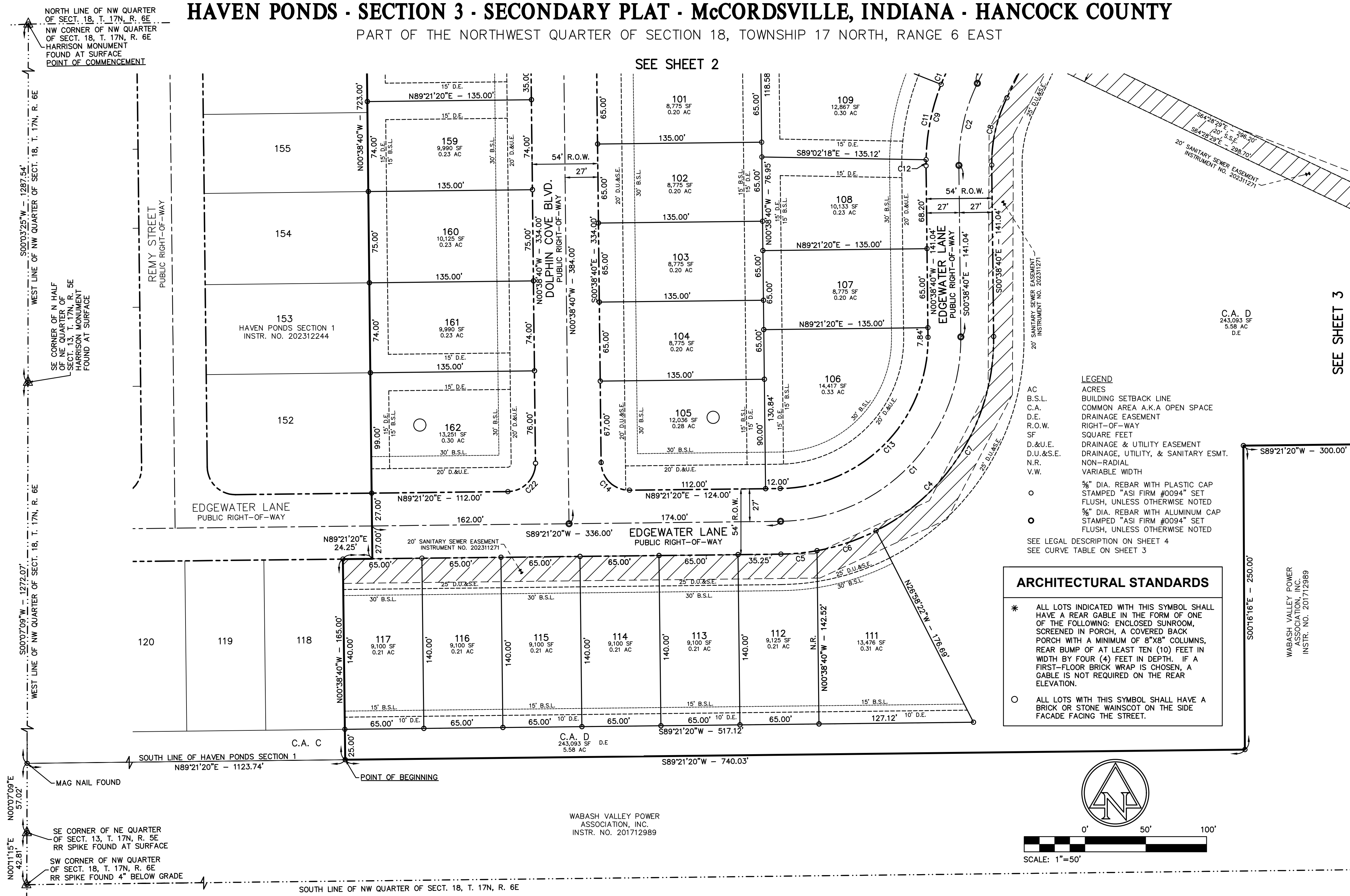
9025 RIVER ROAD, SUITE 200  
INDIANAPOLIS, INDIANA 46240  
TEL 317.547.5580 FAX 317.543.0270  
www.structurepoint.com

**SHEET**  
2 of 4

HAVEN PONDS · SECTION 3 · SECONDARY PLAT · McCORDSVILLE, INDIANA · HANCOCK COUNTY

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST

SEE SHEET 2



SEE SHEET 3

Michael J. Smith  
American Structurepoint  
9025 River Road, Suite 200  
Indianapolis, Indiana 46240  
(317) 547-5580  
msmith@structurepoint.com

Michael J. Smith  
Registered Land Surveyor  
Indiana No. 20500025

DEVELOPER:  
LXC INVESTMENTS, LLC  
13846 SMOKEY RIDGE DR.  
CARMEL, IN 46033

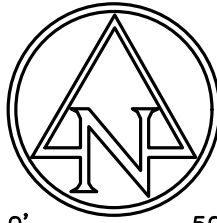
AMERICAN  
**STRUCTUREPOINT**  
INC.

9025 RIVER ROAD, SUITE 200  
INDIANAPOLIS, INDIANA 46240  
TEL 317.547.5580 FAX 317.543.0270  
www.structurepoint.com

**SHEET**  
1 of 4

HAVEN PONDS - SECTION 3 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST



ARCHITECTURAL STANDARDS

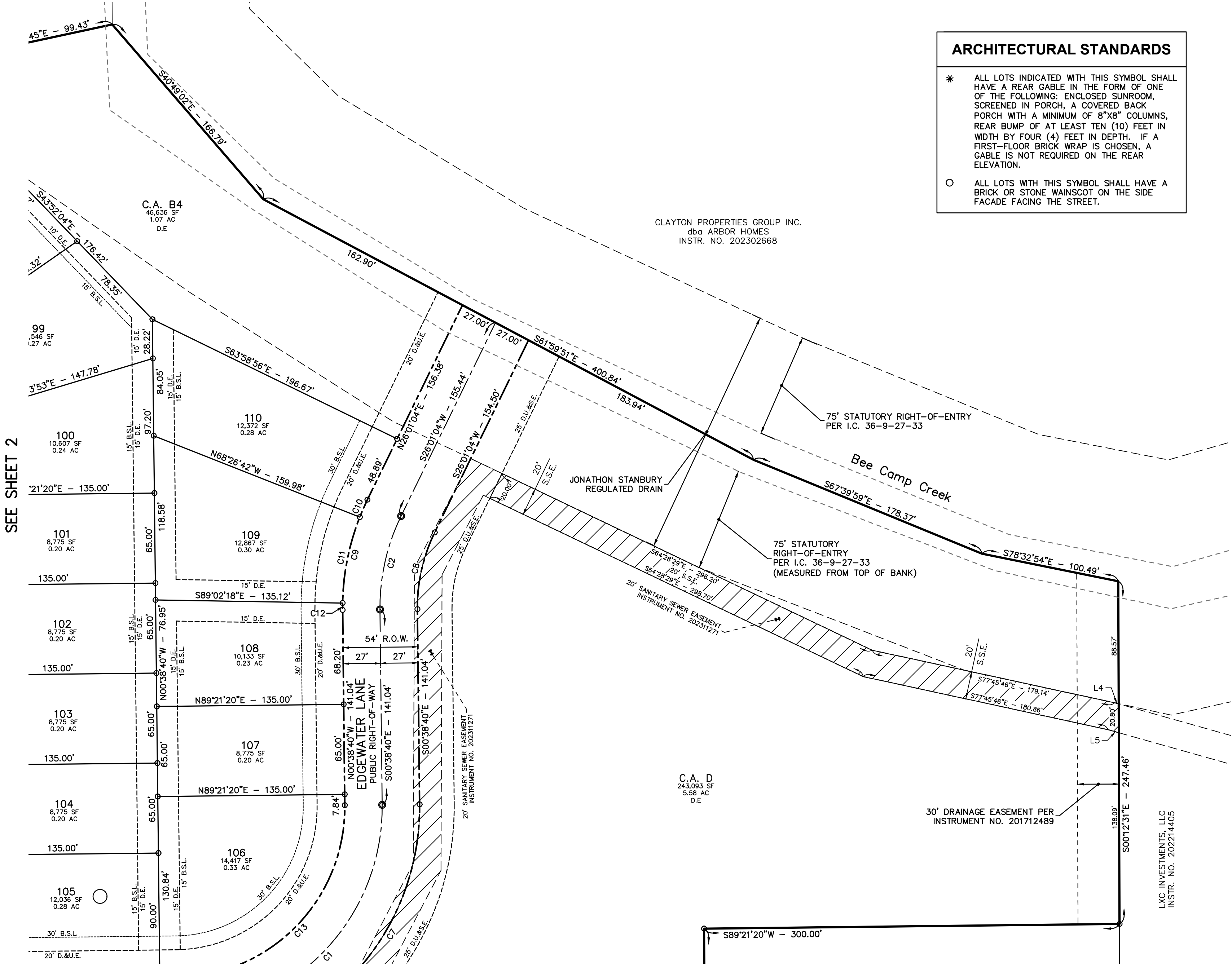
- \* ALL LOTS INDICATED WITH THIS SYMBOL SHALL HAVE A REAR GABLE IN THE FORM OF ONE OF THE FOLLOWING: ENCLOSED SUNROOM, SCREENED IN PORCH, A COVERED BACK PORCH WITH A MINIMUM OF 8"x8" COLUMNS, REAR BUMP OF AT LEAST TEN (10) FEET IN WIDTH BY FOUR (4) FEET IN DEPTH. IF A FIRST-FLOOR BRICK WRAP IS CHOSEN, A GABLE IS NOT REQUIRED ON THE REAR ELEVATION.
- ALL LOTS WITH THIS SYMBOL SHALL HAVE A BRICK OR STONE WAINSCOT ON THE SIDE FACADE FACING THE STREET.

LEGEND

- AC ACRES  
B.S.L. BUILDING SETBACK LINE  
C.A. COMMON AREA A.K.A OPEN SPACE  
D.E. DRAINAGE EASEMENT  
R.O.W. RIGHT-OF-WAY  
SF SQUARE FEET  
D.&U.E. DRAINAGE & UTILITY EASEMENT  
D.U.&S.E. DRAINAGE, UTILITY, & SANITARY ESMT.  
N.R. NON-RADIAL  
V.W. VARIABLE WIDTH
- ¾" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
- ¾" DIA. REBAR WITH ALUMINUM CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED
- SEE LEGAL DESCRIPTION ON SHEET 4  
SEE CURVE TABLE ON SHEET 3

Line Table		
Line	Bearing	Distance (ft)
L1	S89°21'20"W	12.00
L2	S89°21'20"W	12.00
L3	S89°21'20"W	12.00
L4	S74°16'40"E	3.09
L5	S74°16'40"E	8.19

Curve Table				
Curve #	Length (ft)	Radius (ft)	Chord Bearing	Chord Length (ft)
C1	235.62	150.00	S44°21'20"W	212.13
C2	69.80	150.00	S12°41'12"W	69.17
C3	235.62	150.00	N45°38'40"W	212.13
C4	278.03	177.00	S44°21'20"W	250.32
C5	29.89	177.00	N84°31'05"E	29.85
C6	51.45	177.00	N71°21'14"E	51.27
C7	196.70	177.00	N31°11'29"E	186.73
C8	57.24	123.00	S12°41'12"W	56.72
C9	82.37	177.00	N12°41'12"E	81.62
C10	13.79	177.00	S23°47'11"W	13.78
C11	63.62	177.00	S11°15'30"W	63.28
C12	4.96	177.00	S00°09'31"W	4.96
C13	193.21	123.00	N44°21'20"E	173.95
C14	36.13	23.00	S45°38'40"E	32.53
C15	278.03	177.00	S45°38'40"E	250.32
C16	49.81	177.00	N08°42'24"W	49.65
C17	55.81	177.00	N25°48'06"W	55.58
C18	55.81	177.00	N43°52'04"W	55.58
C19	57.54	177.00	N62°12'52"W	57.29
C20	59.06	177.00	N81°05'10"W	58.78
C21	193.21	123.00	N45°38'40"W	173.95
C22	36.13	23.00	N44°21'20"E	32.53



Michael J. Smith  
American Structurepoint  
9025 River Road, Suite 200  
Indianapolis, Indiana 46240  
(317) 547-5580  
msmith@structurepoint.com

Michael J. Smith  
Registered Land Surveyor  
Indiana No. 20500025

DEVELOPER:  
LXC INVESTMENTS, LLC  
13846 SMOKEY RIDGE DR.  
CARMEL, IN 46033

AMERICAN  
**STRUCTUREPOINT**  
INC.

9025 RIVER ROAD, SUITE 200  
INDIANAPOLIS, INDIANA 46240  
TEL 317.547.5580 FAX 317.543.0270  
www.structurepoint.com

**SHEET**  
**3 of 4**

HAVEN PONDS - SECTION 3 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 6 EAST

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian, Hancock County, Indiana, part of the 83.963-acre tract of land shown on the ALTA/NSPS Land Title Survey dated December 10, 2021, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.03087, more particularly described as follows:

Commencing at a Harrison Monument at the northwest corner of said Northwest Quarter; thence South 00 degrees 03 minutes 25 seconds West 1,287.54 feet along the west line of said Northwest Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a Harrison Monument at the southeast corner of the North Half of the Northeast Quarter of Section 13, Township 17 North, Range 5 East; thence South 00 degrees 07 minutes 09 seconds West 1,272.07 feet along said west line to the southwest corner of Haven Ponds, Section 1, recorded as Instrument Number 202312244 in the Office of the Recorder of Hancock County, Indiana; the following six (6) courses are along the south and east boundary of said Haven Ponds, Section 1: (1) thence North 89 degrees 21 minutes 20 seconds East 1,123.74 feet to the POINT OF BEGINNING; (2) thence North 00 degrees 38 minutes 40 seconds West 165.00 feet; (3) thence North 89 degrees 21 minutes 20 seconds East 24.25 feet; (4) thence North 00 degrees 38 minutes 40 seconds West 723.00 feet; (5) thence North 89 degrees 21 minutes 20 seconds East 200.00 feet; (6) thence North 77 degrees 53 minutes 45 seconds East 99.43 feet to the centerline of Bee Camp Creek, the following four (4) courses are along the centerline of said creek: (1) thence South 40 degrees 49 minutes 02 seconds East 166.79 feet; (2) thence South 61 degrees 59 minutes 51 seconds East 400.84 feet; (3) thence South 67 degrees 39 minutes 59 seconds East 178.37 feet; (4) thence South 78 degrees 32 minutes 54 seconds East 100.49 feet; thence South 00 degrees 12 minutes 31 seconds East 247.46 feet to the northeast corner of the parcel conveyed to Wabash Valley Power Association, Inc. in Instrument Number 201712989, on file in the Office of said Recorder, the following three (3) courses are along the north and west boundary of said parcel; (1) thence South 89 degrees 21 minutes 20 seconds West 300.00 feet; (2) thence South 00 degrees 16 minutes 16 seconds East 250.00 feet; (3) thence South 89 degrees 21 minutes 20 seconds West 740.03 feet to the POINT OF BEGINNING. Containing 15.277 acres more or less.

SURVEYOR'S CERTIFICATE

I, the undersigned Registered Land Surveyor, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that I have conducted a survey under my direct supervision and to the best of my professional knowledge, information and belief this plat is an accurate representation of that survey and that all monuments shown thereon actually exist; and that all other requirements specified herein, done by me, have been met; and that the real estate is described as follows

This subdivision consists of 27 lots, numbered 96 through 117, 158 through 162, and Common Areas "B4" and "D". The dimensions are shown in feet and decimal points thereof. Area within the subdivision dedicated to Town of McCordsville for use of dedicated street right-of-way is 1.917 acres more or less and the linear footage is 1,570.

I further certify that to the best of my professional knowledge, information and belief this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument Number 202200275 in the Office of the Recorder of Hancock County, Indiana,

Michael J. Smith  
Professional Surveyor  
Indiana Registration License No. 20500025

The drainage easements shown are created and established by this plat as regulated drain easements and are under control of the Hancock County Drainage Board. Any approved drainage tile, storm sewer or accessory thereto located within said easement is under the control of the Hancock County Drainage Board.

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 \_\_\_\_\_, 2025, under the authority provided by:

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Signature

CERTIFICATE OF OWNERSHIP

We the undersigned, LXC Investments, 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.

This subdivision shall be known and designated as Haven Ponds, Section 3, an addition in Hancock County, Indiana. All streets shown on this plat and not heretofore dedicated are hereby dedicated to the public.

I, do hereby certify that the real estate as described shall be known as Haven Ponds, Section 3.

\_\_\_\_\_  
Benjamin T. Dennett  
Manager, LXC Investments, LLC

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF \_\_\_\_\_)

Before me, the undersigned, a notary public in for said county and state, personally appeared Benjamin T. Dennett, Manager of LXC Investments, LLC, and acknowledged the execution of the forgoing secondary plat, for and on behalf of LXC Investments, LLC.

Given under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public  
Resident of \_\_\_\_\_ County

My Commission Expires: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

HAVEN PONDS PUD AS AMENDED  
ORDINANCE # 051121A

Recorded in the Hancock County Recorder's office on the 17th day of September, 2021 and recorded in the Hancock county recorder's office as Instrument # 202115514.

BULK STANDARDS

- Front yard setback: 30'
- Side yard setback: 6'
- Corner lot street-side yard setback: 15'
- Aggregate side yard setback: 12'
- Rear yard setback: 15'
- Minimum lot area: 8,700 square feet
- Minimum lot width: sixty-five (65') feet measured at a point thirty (30') feet from the street right-of-way
- Minimum living floor area:
  - Single-story dwellings: 1,800 square feet
  - Multi-story dwellings: 2,000 square feet (900 square feet for ground floor area)
- Max building height: 35'

GENERAL NOTE

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 landscape medians and landscape curb built-outs and islands. The Town may exercise its rights to address any health, safety, or wellness concerns caused by these items.

DRAINAGE COVENANT

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 into 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 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 drainage board assumes no responsibility relative to said improvements or the maintenance thereof this subdivision contains \_\_\_\_ linear feet of open ditches and \_\_\_\_ feet of subsurface drains that will be included in the town's regulated drainage system.

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 Haven Ponds Section 3 set forth on the plat of Haven Ponds Section 3 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.

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned, LXC Investments, LLC owners of the real estate shown and described on the plat here to for recorded in the Hancock County Recorder's office on the \_\_\_\_ day of \_\_\_\_\_, 2025 and recorded in the Hancock County Recorder's office as Instrument # \_\_\_\_\_ 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 Haven Ponds, Section 3. All streets shown and not heretofore dedicated are hereby dedicated to the public.

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.

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

The HOA will be solely responsible for all landscaping maintenance within the median. The Town of McCordsville may exercise its rights to address any health, safety or wellness concerns caused by the landscaping. The HOA will be responsible for the landscape easement and have permission to use that easement to maintain the landscape easement. It is not the responsibility of the property owner of any lots the landscape easement is on to maintain the landscape easement.

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 purpose 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.

Fences and walls shall not be located within any designated, dedicated, and/or apparent utility and/or drainage easement, except as set forth in Section 154.118 of the McCordsville Code of Ordinances, or as then constituted at the time of application.

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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Town Council President  
Printed Name: \_\_\_\_\_

Michael J. Smith  
American Structurepoint  
9025 River Road, Suite 200  
Indianapolis, Indiana 46240  
(317) 547-5580  
msmith@structurepoint.com

Michael J. Smith  
Registered Land Surveyor  
Indiana No. 20500025

DEVELOPER:  
LXC INVESTMENTS, LLC  
13846 SMOKEY RIDGE DR.  
CARMEL, IN 46033

AMERICAN  
**STRUCTUREPOINT**  
INC.

9025 RIVER ROAD, SUITE 200  
INDIANAPOLIS, INDIANA 46240  
TEL 317.547.5580 FAX 317.543.0270  
www.structurepoint.com

**SHEET**  
**4 of 4**