

THIS INSTRUMENT PREPARED BY:

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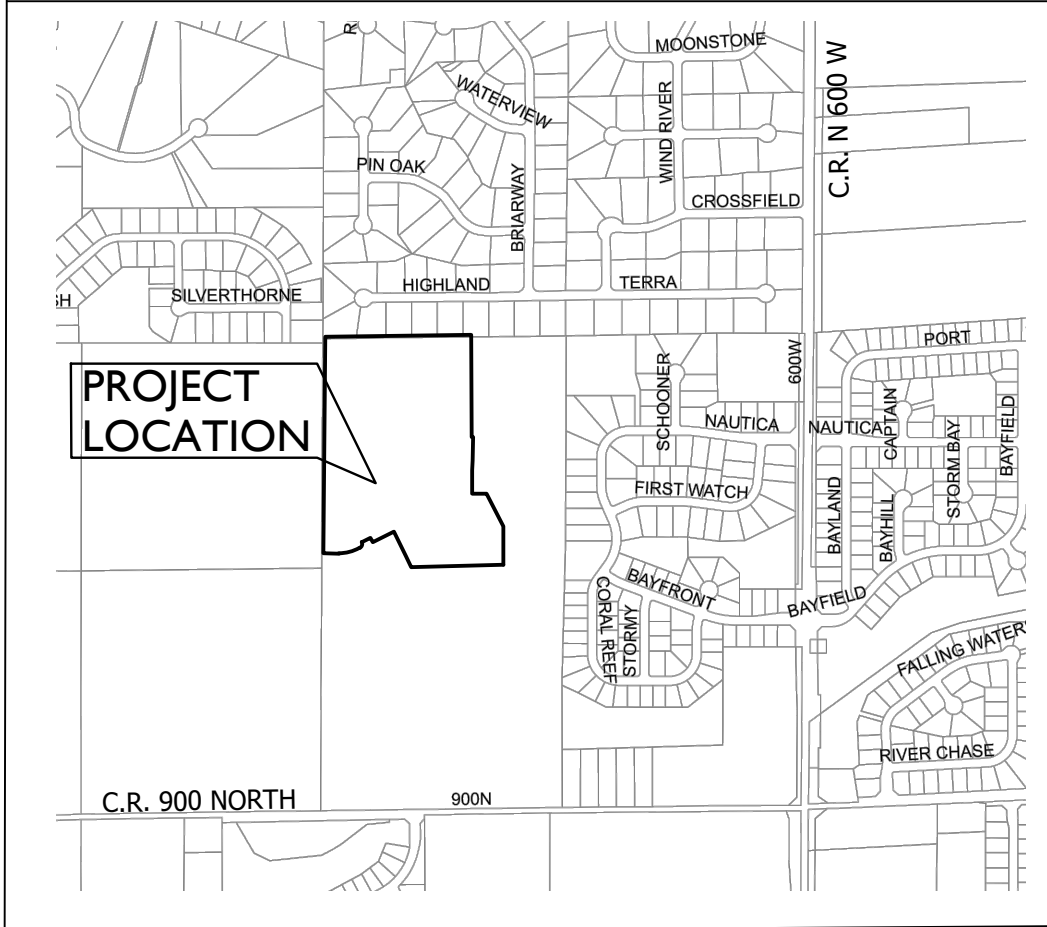
INSTRUMENT PREPARED FOR:

M/I HOMES OF INDIANA, L.P.
8425 WOODFIELD CORSSING BOULEVARD (100 W)
INDIANAPOLIS IN, 46240
CONTACT: MATT HOWARD
PHONE: (317) 475-3624
EMAIL: MHOWARD@MIHOMES.COM

DATE PREPARED: 3/5/2025

LOCATION MAP

(NOT TO SCALE)



AREA SUMMARY

LOT TOTAL	11.78 AC / 513,143 SF
COMMON AREA	21.50 AC / 936,950 SF
RIGHT-OF-WAY	6.13 AC / 266,964 SF
TOTAL AREA	39.41 AC / 1,717,057 SF

ROCKPORT LOT AND YARD REQUIREMENTS

NUMBER OF LOTS	43
MIN. LOT AREA	9,500 SF
MIN. LOT WIDTH AT BUILDING LINE	75'
FRONT-YARD SETBACK	30'
SIDE-YARD SETBACK	6'
REAR-YARD SETBACK	15'
MAX. DWELLING UNITS PER LOT	1
MAX. LOT COVERAGE	50%

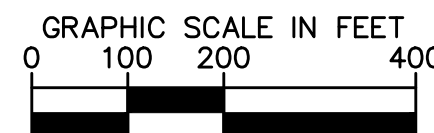
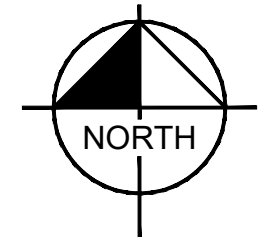
ROCKPORT - SECTION 2

PART OF THE SOUTHEAST QUARTER OF SECTION 14 T17N-R5E
IN HANCOCK COUNTY, INDIANA

PUD NOTE:

THE SUBJECT TRACT IS ZONED PUD, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 101023, AS AMENDED. AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, MAY 23, 2005.

ASSUMED NORTH



NOTES

1. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALL 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. FENCES SHALL BE LIMITED TO BLACK, WROUGHT IRON, ALUMINUM, OR AN EQUIVALENT LIKE MATERIAL. FENCES SHALL BE PLACED NO CLOSER TO THE STREET THAN THE REAR CORNER OF THE HOME, AND OTHERWISE SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THE MCCORDSVILLE ZONING ORDINANCE, AS AMENDED. A BLACK 3-RAIL FENCE SHALL BE PERMITTED ALONG THE CR 900N FRONTAGE, AS DESCRIBED IN THE PUD ORDINANCE.
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.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	39.27'	S44°47'24"E	35.36'	90°00'00"	25.00'
C2	25.00'	39.27'	N45°12'36"E	35.36'	90°00'00"	25.00'
C3	60.00'	15.56'	S7°38'29"W	15.52'	14°51'44"	7.83'
C4	60.00'	26.59'	S27°46'10"W	26.38'	25°23'39"	13.52'
C5	60.00'	26.59'	N27°20'58"W	26.38'	25°23'39"	13.52'
C6	60.00'	15.56'	N7°13'16"W	15.52'	14°51'44"	7.83'
C7	25.00'	39.27'	S45°12'36"W	35.36'	90°00'00"	25.00'
C8	25.00'	39.27'	S44°47'24"E	35.36'	90°00'00"	25.00'
C9	60.00'	35.97'	S41°34'52"W	35.44'	34°21'10"	18.55'
C10	60.00'	44.39'	N0°17'26"W	43.38'	42°23'22"	23.27'

CURVE TABLE: STREET CENTERLINE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C11	150.00'	69.80'	N13°07'12"W	69.17'	26°39'36"	35.54'
C12	200.00'	65.26'	N9°33'30"E	64.97'	18°41'48"	32.92'

LEGEND

100	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.C.E.	TREE CONSERVATION EASEMENT
R/W	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
P.A.E.	PEDESTRIAN ACCESS EASEMENT
N.R.	NON-RADIAL

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 86S IAC 1-12-18 SUBSECTION (b)(1)(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.

1 OF 4

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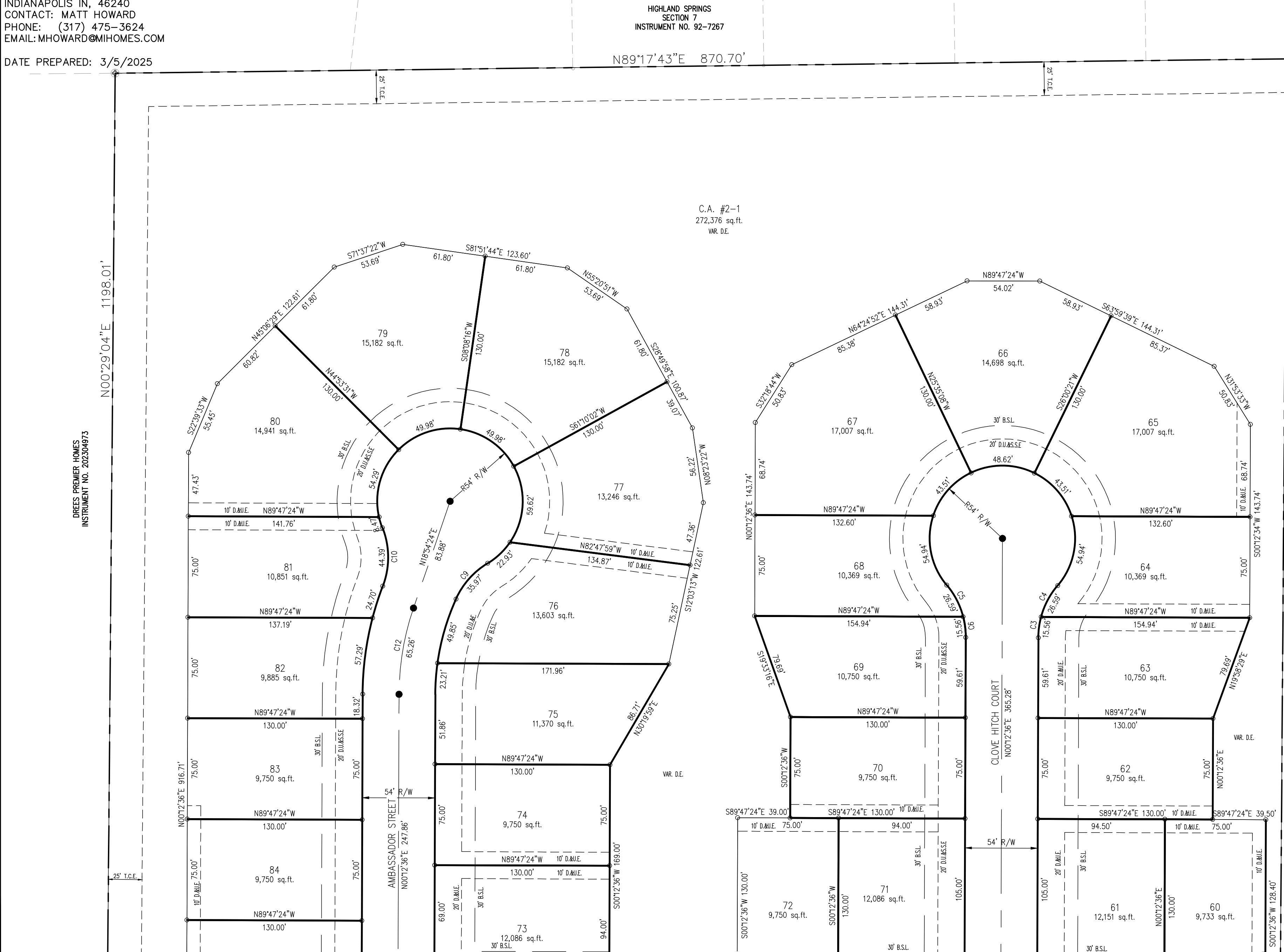
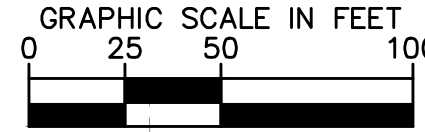
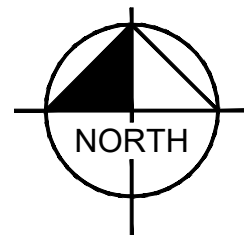
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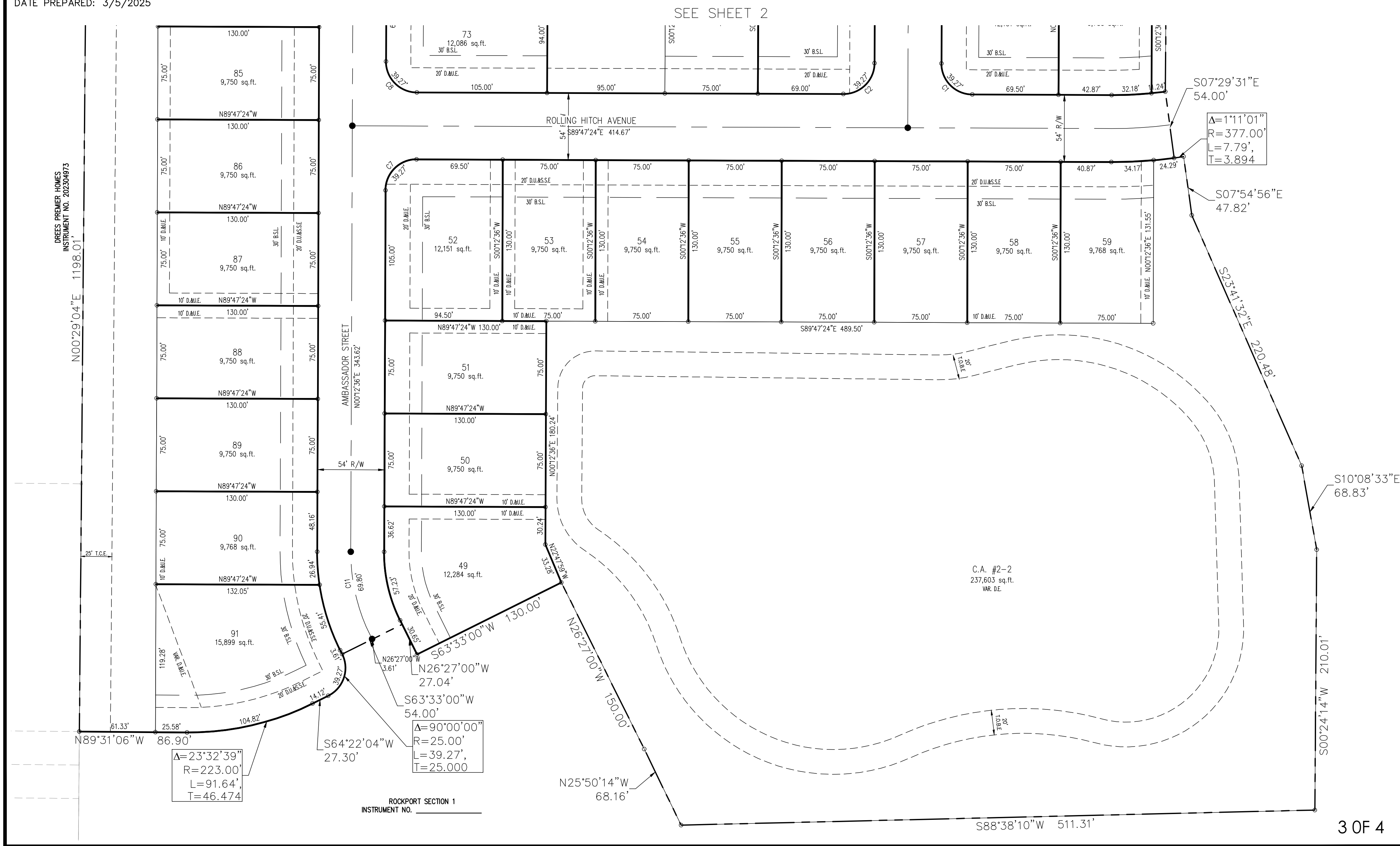
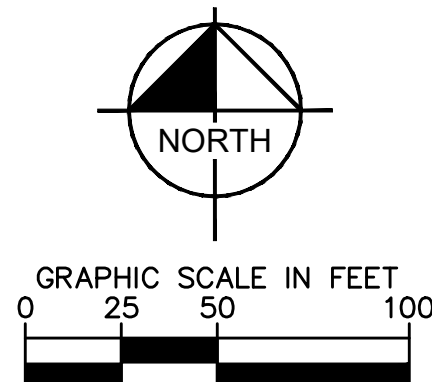


SEE SHEET 3

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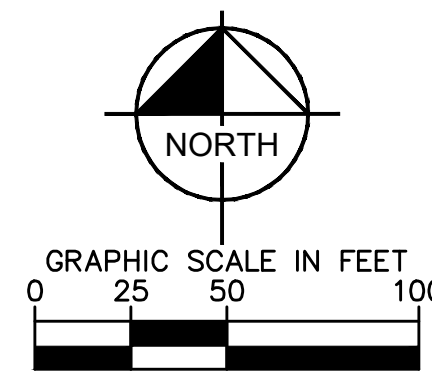
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