

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #20500007
EMAIL: BRADY@KGSURVEYING.COM
PHONE: 317-344-2822
PROJECT NO.: #230142
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, IN 46077

INSTRUMENT PREPARED FOR:

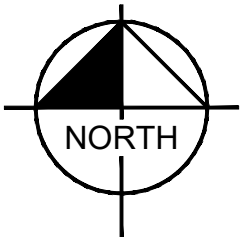
M/I HOMES OF INDIANA, L.P.
8425 WOODFIELD CORSSING BOULEVARD (100 W)
INDIANAPOLIS IN, 46240
CONTACT: MATT HOWARD
PHONE: (317) 475-3624
EMAIL: MHOWARD@MIHOMES.COM

DATE PREPARED: 10/03/2025

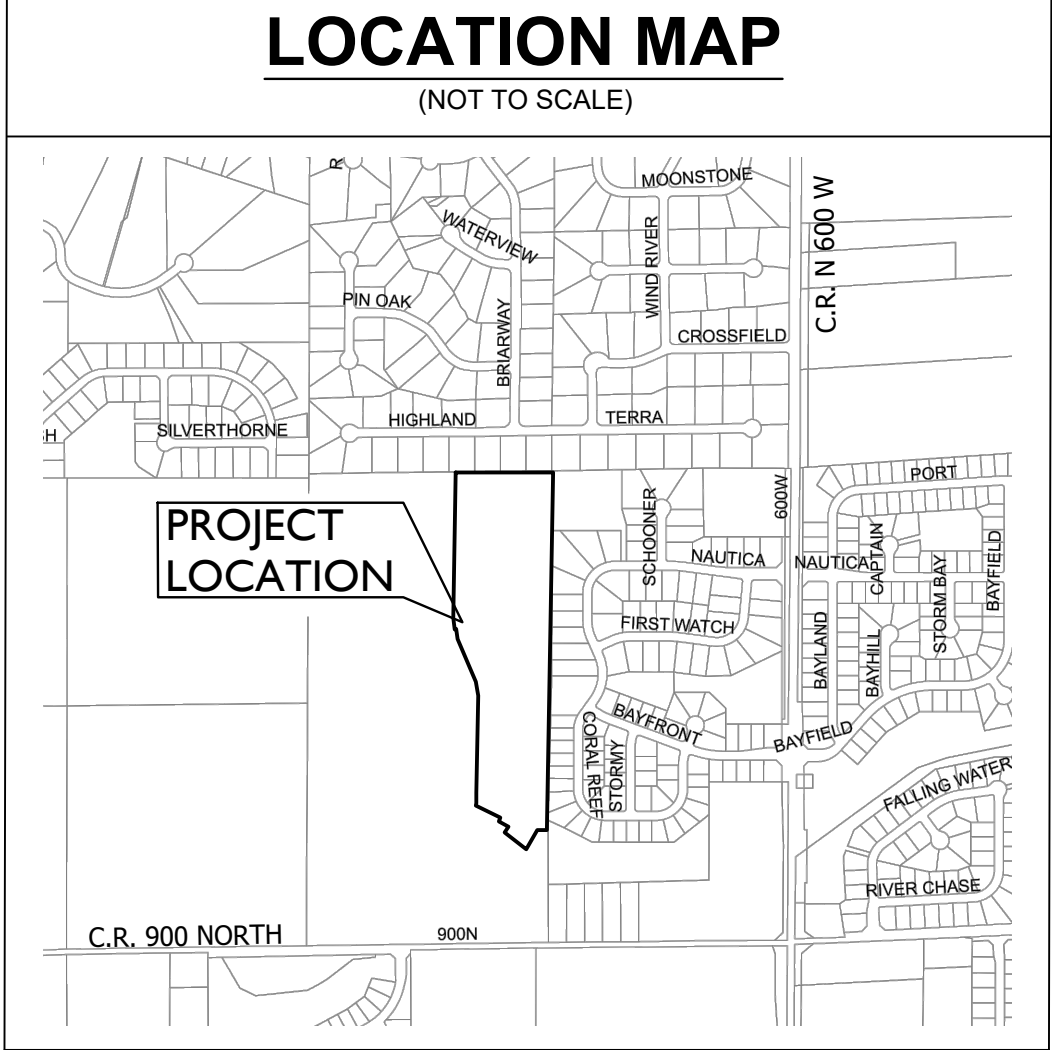
ROCKPORT - SECTION 3

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

ASSUMED NORTH



GRAPHIC SCALE IN FEET
0 100 200 400



AREA SUMMARY	
LOT TOTAL	9.77 AC / 425,663 SF
COMMON AREA	3.80 AC / 165,377 SF
RIGHT-OF-WAY	2.13 AC / 92,918 SF
TOTAL AREA	15.70 AC / 683,958 SF

ROCKPORT LOT AND YARD REQUIREMENTS	
NUMBER OF LOTS	38
MIN. LOT AREA	9,500 SF
MIN. LOT WIDTH AT BUILDING LINE	75'
FRONT-YARD SETBACK	30'
SIDE-YARD SETBACK	8'
REAR-YARD SETBACK	20'
MAX. DWELLING UNITS PER LOT	1
MAX. LOT COVERAGE	60%

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
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
T.C.E.	TREE CONSERVATION EASEMENT
R/W	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING

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.

PUD NOTE:

THE SUBJECT TRACT IS ZONED PUD, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 101023, AN ORDINANCE TO AMEND ORDINANCE 121410 FOR THE TOWN OF MCCORDSVILLE, INDIANA.

NOTES

- 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.
- THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
- 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.
- 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'	35.71'	S10°59'02"W	32.75'	81°49'55"	21.67'
C2	25.00'	36.14'	N71°16'11"W	33.07'	82°48'56"	22.05'
C3	27.00'	1.97'	N6°36'22"W	1.97'	4°11'24"	0.99'
C4	27.00'	26.79'	N37°07'37"W	25.71'	56°51'07"	14.61'
C5	27.00'	18.39'	S9°06'21"W	18.03'	39°01'01"	9.57'

CURVE TABLE: STREET CENTERLINE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	350.00'	135.77'	N71°23'43"E	134.92'	22°13'33"	68.75'
C7	350.00'	51.21'	N56°05'28"E	51.16'	8°22'57"	25.65'
C8	150.00'	134.67'	N26°10'45"E	130.20'	51°26'29"	72.26'
C9	150.00'	80.46'	N14°54'33"W	79.50'	30°44'07"	41.23'
C10	300.00'	52.43'	N28°41'55"W	52.36'	10°00'45"	26.28'
C11	300.00'	126.18'	N11°38'35"W	125.25'	24°05'55"	64.04'
C12	200.00'	101.99'	N15°00'56"E	100.89'	29°13'06"	52.13'

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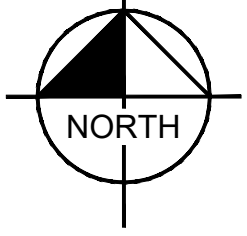
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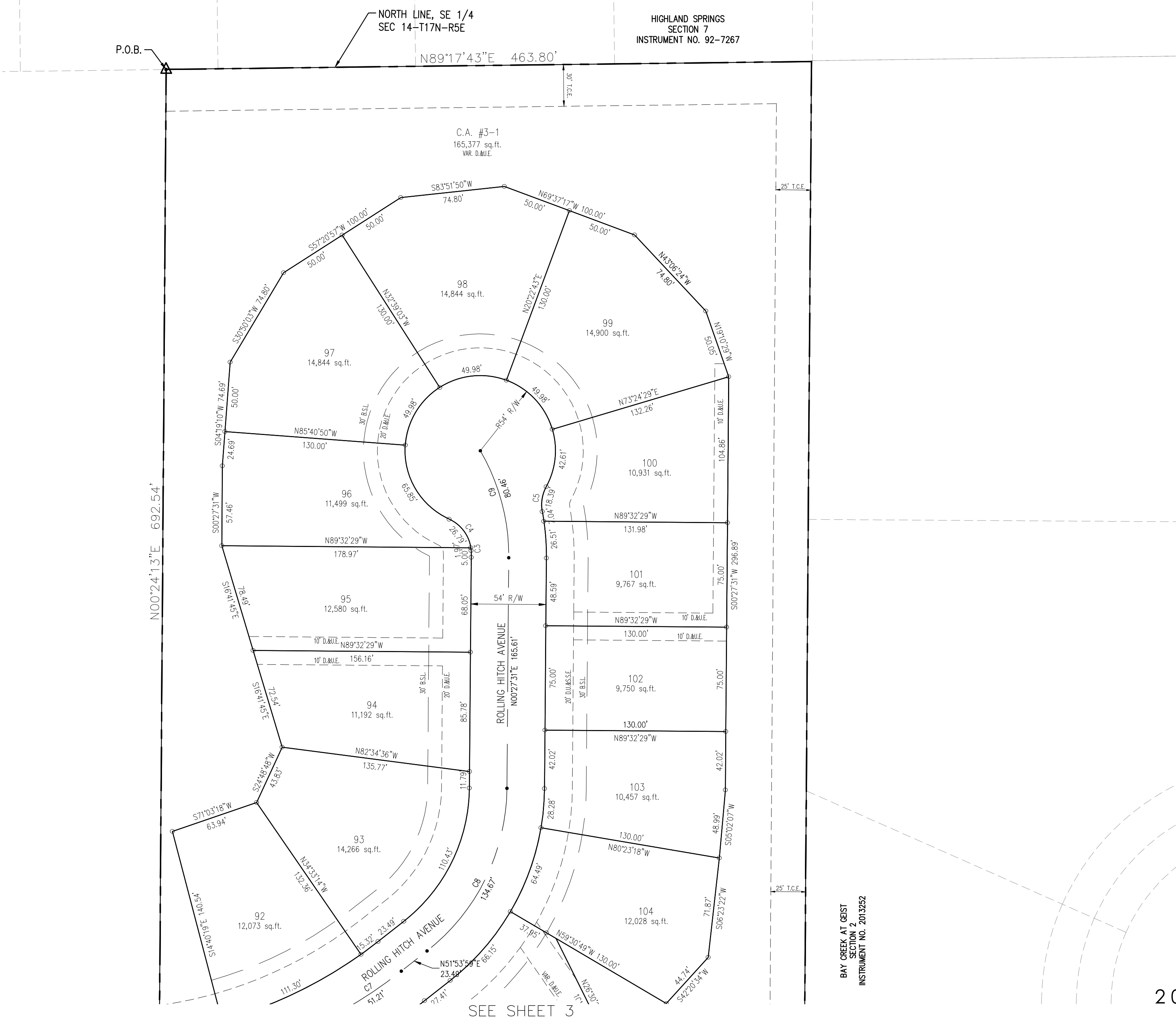
DATE PREPARED: 10/03/2025

ROCKPORT - SECTION 3

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



GRAPHIC SCALE IN FEET
0 25 50 100



SEE SHEET 3

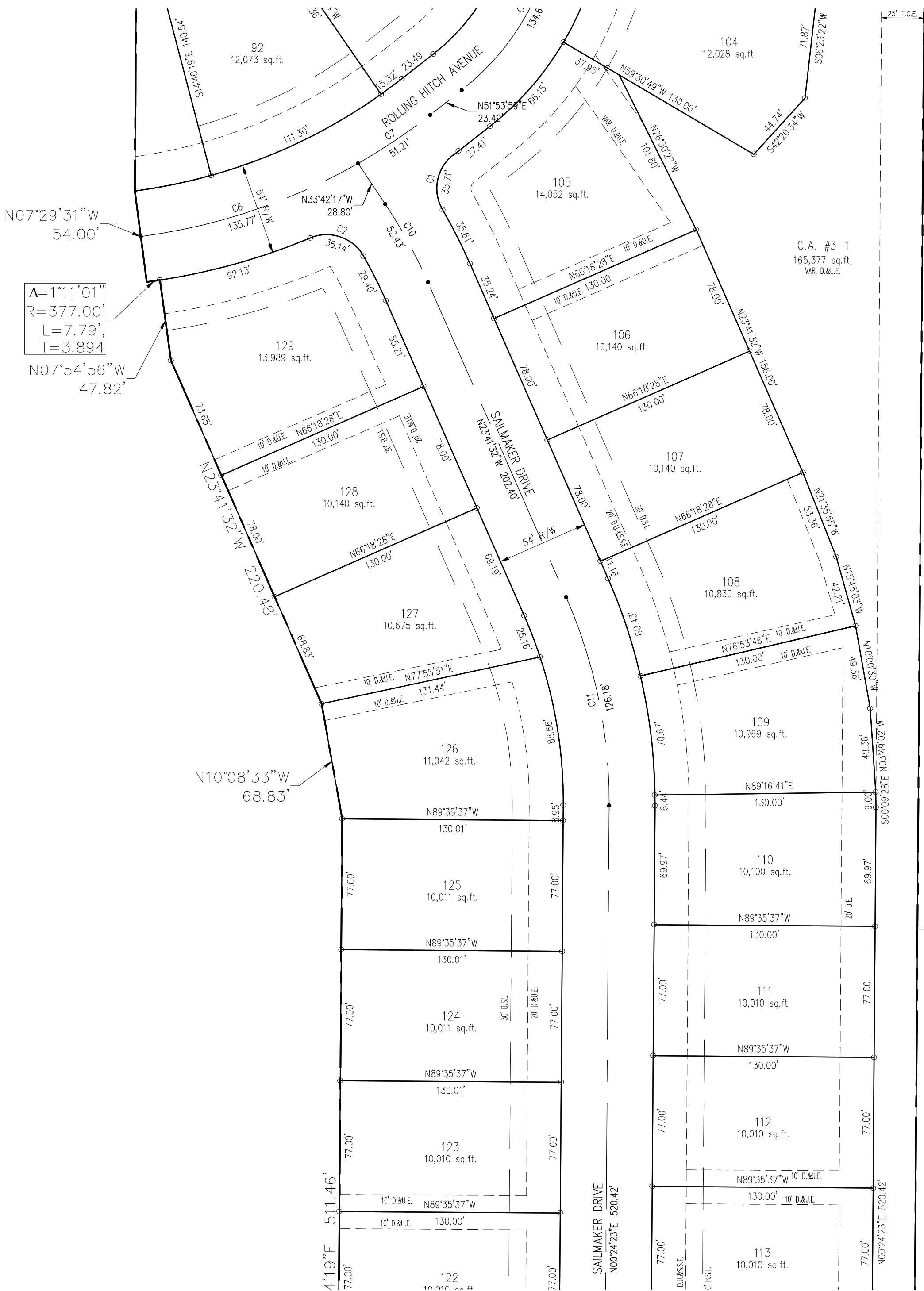
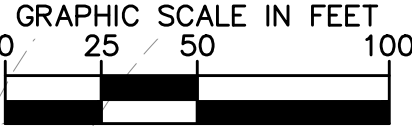
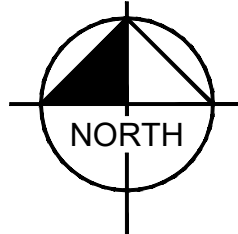
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ROCKPORT - SECTION 3

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



BAY CREEK AT BEST
SECTION 3
INSTRUMENT NO. 2013252

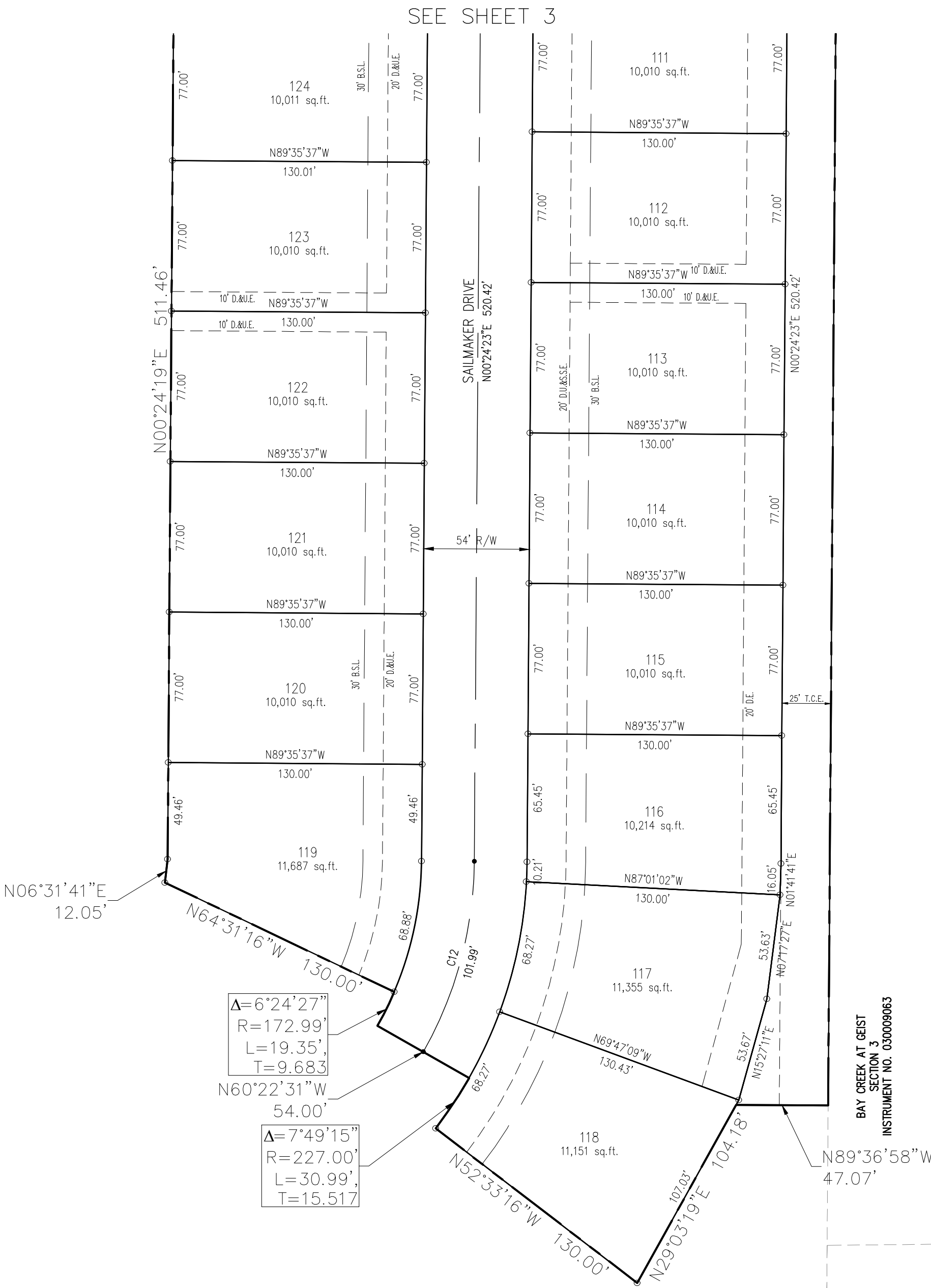
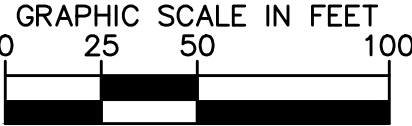
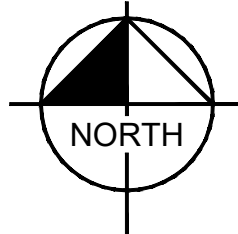
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ROCKPORT - SECTION 3

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



BAY CREEK AT BEST
SECTION 3
INSTRUMENT NO. 03009663

THIS INSTRUMENT PREPARED BY:

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DATE PREPARED: 10/03/2025

LEGAL DESCRIPTION:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE BOUNDARY OF ROCKPORT, SECTION 2, RECORDED AS INSTRUMENT NUMBER XXXXXXXX IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA; THENCE NORTH 89 DEGREES 17 MINUTES 43 SECONDS EAST (BASIS OF BEARING) ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 A DISTANCE OF 463.80 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 24 SECONDS WEST 1705.19 FEET TO A POINT ON THE BOUNDARY OF ROCKPORT, SECTION 1, RECORDED AS INSTRUMENT NUMBER 202505364 IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA, THE FOLLOWING NINE (9) COURSES BEING ON AND ALONG SAID BOUNDARY; 1) NORTH 89 DEGREES 36 MINUTES 58 SECONDS WEST 47.07 FEET; 2) NORTH 29 DEGREES 03 MINUTES 19 SECONDS EAST 104.18 FEET; 3) NORTH 52 DEGREES 33 MINUTES 16 SECONDS WEST 130.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 227.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 52 DEGREES 33 MINUTES 16 SECONDS WEST; 4) ALONG SAID CURVE AN ARC DISTANCE OF 30.99 FEET TO A POINT THAT BEARS NORTH 60 DEEREES 22 MINUTES 31 SECONDS WEST FROM SAID RADIUS POINT; 5) THENCE NORTH 60 DEGREES 22 MINUTES 31 SECONDS WEST 54.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 172.99 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 60 DEGREES 22 MINUTES 31 SECONDS WEST; 6) ALONG SAID CURVE AN ARC DISTANCE OF 19.35 FEET TO A POINT THAT BEARS NORTH 64 DEGREES 31 MINUTES 16 SECONDS WEST FROM SAID RADIUS POINT; 7) THENCE NORTH 64 DEGREES 31 MINUTES 16 SECONDS WEST A DISTANCE OF 130.00 FEET; 8) THENCE NORTH 06 DEGREES 31 MINUTES 41 SECONDS EAST 12.05 FEET; 9) THENCE NORTH 00 DEGREES 24 MINUTES 19 SECONDS EAST 511.46 FEET TO A POINT ON THE BOUNDARY OF ROCKPORT, SECTION 2, RECORDED AS INSTRUMENT NUMBER XXXXXXXX IN SAID RECORDER'S OFFICE, THE FOLLOWING SIX (6) COURSES BEING ON AND ALONG SAID BOUNDARY; 1) NORTH 10 DEGREES 08 MINUTES 33 SECONDS WEST 68.83 FEET; 2) THENCE NORTH 23 DEGREES 41 MINUTES 32 SECONDS WEST 220.48 FEET; 3) THENCE NORTH 07 DEGREES 54 MINUTES 56 SECONDS WEST 47.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 377.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 08 DEGREES 40 MINUTES 32 SECONDS WEST; 4) ALONG SAID CURVE AN ARC DISTANCE OF 7.79 FEET TO A POINT THAT BEARS NORTH 07 DEGREES 29 MINUTES 31 SECONDS WEST FROM SAID RADIUS POINT; 5) THENCE NORTH 07 DEGREES 29 MINUTES 31 SECONDS WEST 54.00 FEET; 6) THENCE NORTH 00 DEGREES 24 MINUTES 13 SECONDS WEST 692.54 FEET TO THE POINT OF BEGINNING, CONTAINING 15.70 ACRES, MORE OR LESS.

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.

CERTIFIED THIS ____ DAY OF _____, 2026.

SIGNATURE: _____

PRINTED NAME: BRADY KUHN

REGISTERED LAND SURVEYOR – INDIANA – #20500007

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

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

STORM INVENTORY CHART	
12" RCP	782 L.F.
15" RCP	304 L.F.
18" RCP	872 L.F.
24" RCP	352 L.F.
TOTAL	2,310 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 2,104 LINEAR FEET OF OPEN DITCHES AND 6,486 FEET OF SUBSURFACE DRAINS THAT WILL BE INCLUDED IN THE TOWN'S STORMWATER DRAINAGE SYSTEM.

TREE CONSERVATION AREA

WITHIN THE TREE CONSERVATION AREA, NO TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) IN EXCESS OF SIX INCHES (6") OR EVERGREENS EIGHT FEET (8') OR MORE IN HEIGHT (THE "PROTECTED TREES") SHALL BE REMOVED UNLESS THE TREE IS DAMAGED, DISEASED, DEAD, CLASSIFIED AS AN INVASIVE PLANT SPECIES, IS REQUIRED TO BE REMOVED IN ORDER TO COMPLY WITH SAFETY REQUIREMENTS OF ANY GOVERNMENTAL AGENCY, OR IS REQUIRED TO BE REMOVED TO ACCOMMODATE ROAD EXTENSIONS, UTILITY EXTENSIONS, UTILITY ACCESS, DRAINAGE IMPROVEMENTS, OR OTHER INFRASTRUCTURE (INCLUDING, BUT NOT LIMITED TO, FENCING). IF A PROTECTED TREE IS DAMAGED OR OTHERWISE REMOVED BY THE OWNER OF THE REAL ESTATE, EXCEPT AS PERMITTED TO BE REMOVED AS LISTED ABOVE THEN THE OWNER OF THE REAL ESTATE SHALL REESTABLISH THE PROTECTED TREE WITH A TREE OR TREES OF COMBINED EQUAL OR GREATER DBH SUBJECT TO AVAILABILITY OF SPACE FOR THEIR HEALTHY GROWTH.

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED MI HOMES OF INDIANA A LIMITED PARTNERSHIP, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT HERETOFORE RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE PLATED 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.

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.

RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN CONSISTS OF 2.13 ACRES AND 1,625 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 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 THE 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 STATIONS, 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.

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 _____, 2026 UNDER THE AUTHORITY PROVIDED BY:

DEVIN STETTLER
PLAN COMMISSION – PRESIDENT

BRIANNE SCHNECKENBERGER
PLAN COMMISSION – VICE PRESIDENT

CERTIFICATE OF OWNERSHIP

I, _____, LAND DEVELOPMENT MANAGER, M/I HOMES OF INDIANA, LP DO HEREBY LAY OFF AND PLAT THE DESCRIBED REAL ESTATE INTO THE SUBDIVISION TO BE KNOWN AS ROCKPORT, SECTION 3 IN HANCOCK COUNTY, INDIANA. ALL STREETS SHOWN AND NOT HEREOFRE DEDICATED, ARE HEREBY DEDICATED TO THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA.

THIS PLAT IS HEREBY MADE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ROCKPORT RECORDED AS INSTRUMENT #202505363 AND ANY AMENDMENTS AND SUPPLEMENTS THERETO.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS ROCKPORT, SECTION 3 AND CONSISTS OF 38 LOTS NUMBERED 92-129 AND 1 COMMON AREAS LABELED AS C.A. #3-1

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS ____ DAY OF _____, 2026

OWNER/DEVELOPER: M/I HOMES OF INDIANA, LP

BY: _____
PRINTED: _____

STATE OF INDIANA,)
COUNTY OF MARION) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MATT HOWARD, LAND DEVELOPMENT MANAGER, ROCKPORT SECTION 3 AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIXED HIS SIGNATURE HERETO.

WITNESS MY SIGNATURE AND SEAL THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC

PRINTED NAME

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____