

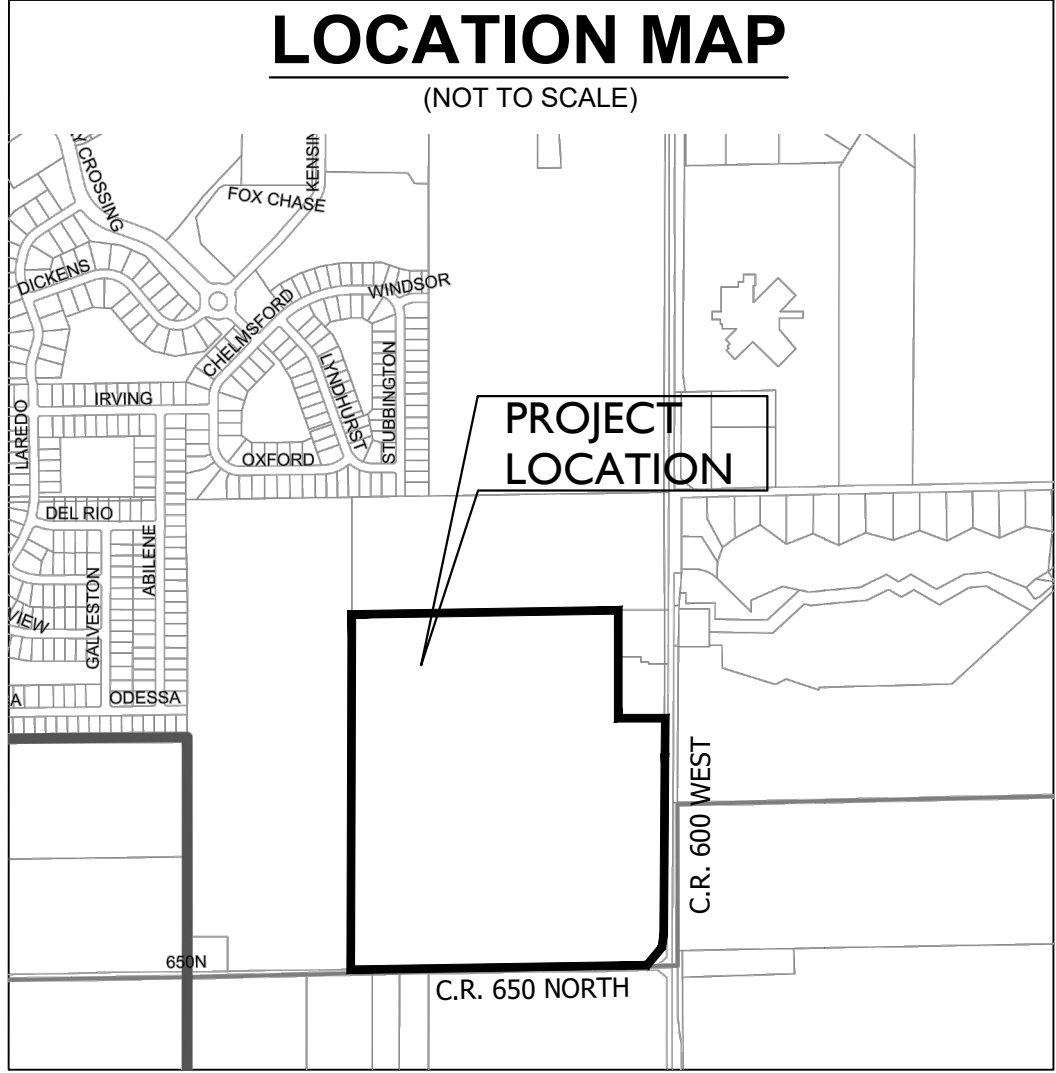
THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR
INDIANA #20500007
KUHN & GUSTAFSON LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, IN 46077
PHONE: (317) 344-2822
EMAIL: BRADY@KGSURVEYING.COM
PROJECT #210127

INSTRUMENT PREPARED FOR:

CW-LAIN FARMS, LLC
C/O FISCHER HOMES INDIANAPOLIS II, LLC
6602 E. 75TH STREET, SUITE 400
INDIANAPOLIS IN, 46250
CONTACT: SEAN SULLIVAN
PHONE: (317) 348-2500
EMAIL: SSULLIVAN@FISCHERHOMES.COM

DATE PREPARED: 10/01/2025



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.E. LANDSCAPE EASEMENT
VAR. VARIABLE

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 (AC 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 ALUMINIUM CAP, STAMPED "K&G LS FIRM 0141, SET FLUSH WITH THE FINISHED SURFACE COAT.

K:\IND_LDEV\170227040_LAIN FARMS_SEC_1

LAIN FARMS AT HAMPTON WALK - SECTION 1

PART OF THE NORTHEAST QUARTER OF SECTION 35-T17N-R5E
IN HANCOCK COUNTY, INDIANA

LAIN FARMS AT HAMPTON WALK
LOT AND YARD REQUIREMENTS

	Subarea A Maple Street Collection	Subarea B Designer 40' Collection	Subarea C Designer Collection	Subarea D Masterpiece Collection
Standard				
Default Zoning District Base Layer	R5	R5	R5	R4
Max. Number of Lots	61	41	50	29
Min. Lot Area (sq ft)	5,700	6,600	7,200	10,400
Min. Lot Depth (ft)	120	125	125	130
Min. Living Area multi-story bldg (sq ft)	1740	2,200	2,200	2,400
Min. Ground Floor Living Area 1-story bldg (sq ft)	1,600	1,683	1,600	2,092
Min. Ground Floor Living Area multi-story bldg (sq ft)	740	1,000	1,000	1,300
Min. Lot Width at Bldg Line (ft)	55	52	65	80
Min. Front Yard Setback (ft) [1]	25	25	25	30
Min. Side Yard Setback (ft) [2]	5	5	5	5
Min. Building Separation (ft)	10	10	10	10
Min. Rear Yard Setback (ft)	15	15	15	15
Max. Lot Coverage (% of all impervious surfaces)	50%	50%	50%	45%
Max. Principal Structure Height (ft)	40	40	40	40

NOTES

- 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 LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
- THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.
- PER THE PUD, PRIVACY FENCES SHALL NOT BE PERMITTED ON LOTS ADJACENT TO COMMON AREAS.
- THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OR REPAIRS ON ANY ALLEY, NOR 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'	38.78'	S44°42'31"W	35.01'	88°52'17"	24.51'
C2	25.00'	39.76'	S45°17'29"E	35.70'	91°07'43"	25.50'
C3	25.00'	38.78'	N44°42'31"E	35.01'	88°52'17"	24.51'
C4	25.00'	39.76'	N45°17'29"W	35.70'	91°07'43"	25.50'
C5	60.00'	56.40'	S62°13'02"W	54.34'	53°51'15"	30.48'
C6	60.00'	1.41'	S34°37'09"W	1.41'	1°20'31"	0.70'
C7	25.00'	39.27'	N44°43'37"W	35.36'	90°00'00"	25.00'
C8	25.00'	39.27'	N45°16'23"E	35.36'	90°00'00"	25.00'
C9	25.00'	36.76'	S76°34'55"W	33.53'	84°14'21"	22.60'
C10	25.00'	30.77'	N3°59'09"E	28.86'	70°30'41"	17.67'

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C11	50.00'	78.54'	S44°43'37"E	70.71'	90°00'00"	50.00'
C12	1000.00'	139.01'	S3°42'33"E	138.89'	7°57'52"	69.61'
C13	800.00'	111.20'	S3°42'33"E	111.11'	7°57'52"	55.69'
C14	300.00'	141.12'	S76°47'51"W	139.82'	26°57'05"	71.89'
C15	300.00'	134.89'	S76°12'09"W	133.75'	25°45'42"	68.60'
C16	150.00'	117.64'	N68°26'57"W	114.65'	44°56'07"	62.03'
C17	150.00'	121.09'	N22°51'15"W	117.83'	46°15'16"	64.06'
C18	150.00'	114.53'	S22°08'45"W	111.76'	43°44'44"	60.22'

PUD NOTE:

THE SUBJECT TRACT IS ZONED PUD, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 041222A, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING AND SUBDIVISION CONTROL ORDINANCE, THE HANCOCK COUNTY CODE AND THE OFFICIAL ZONING MAP, DATED JANUARY, 2011.

1 OF 10

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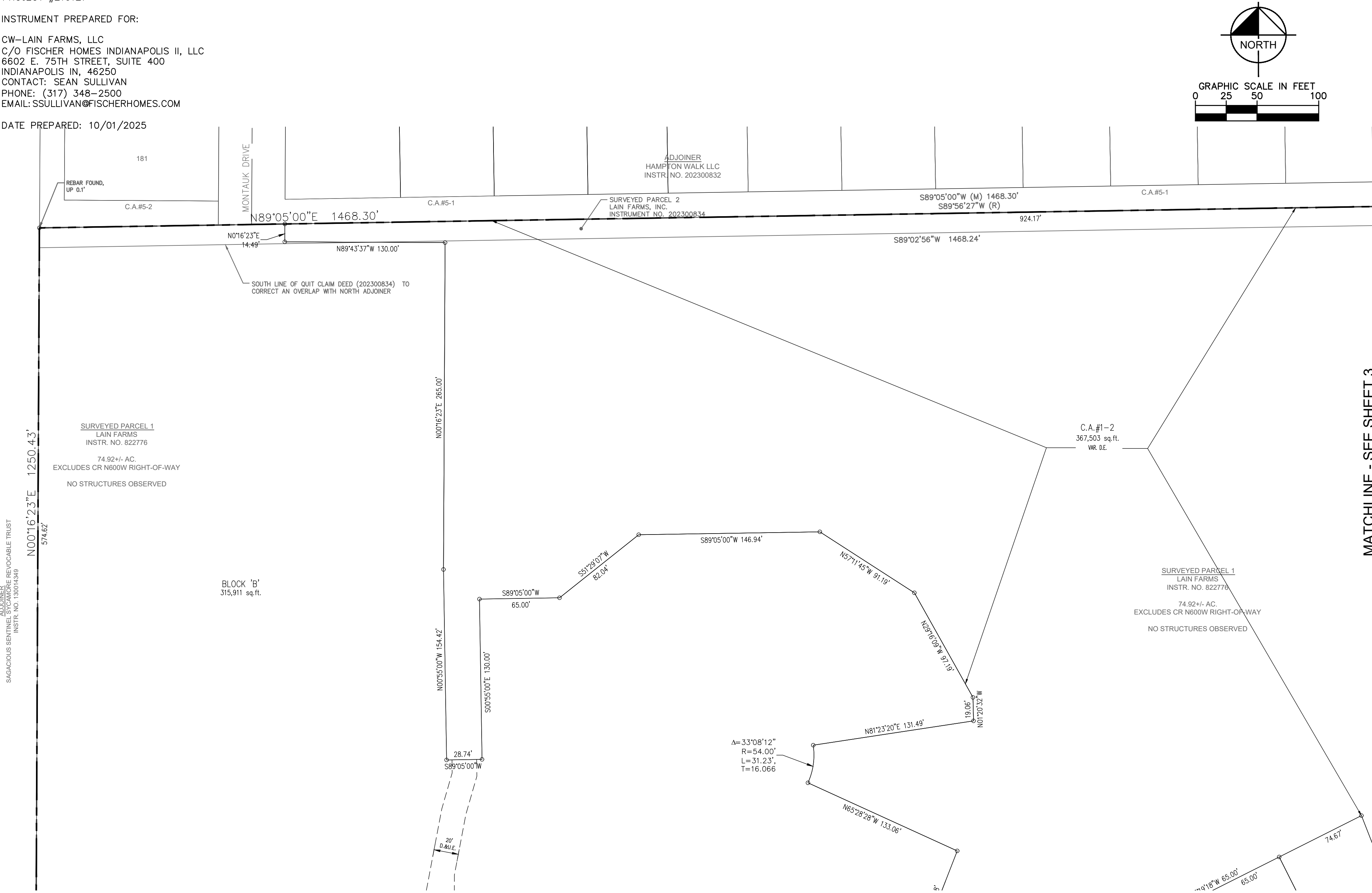
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DATE PREPARED: 10/01/2025

LAIN FARMS AT HAMPTON WALK - SECTION 1

PART OF THE NORTHEAST QUARTER OF SECTION 35-T17N-R5E
IN HANCOCK COUNTY, INDIANA



MATCHLINE - SEE SHEET 4

2 OF 10

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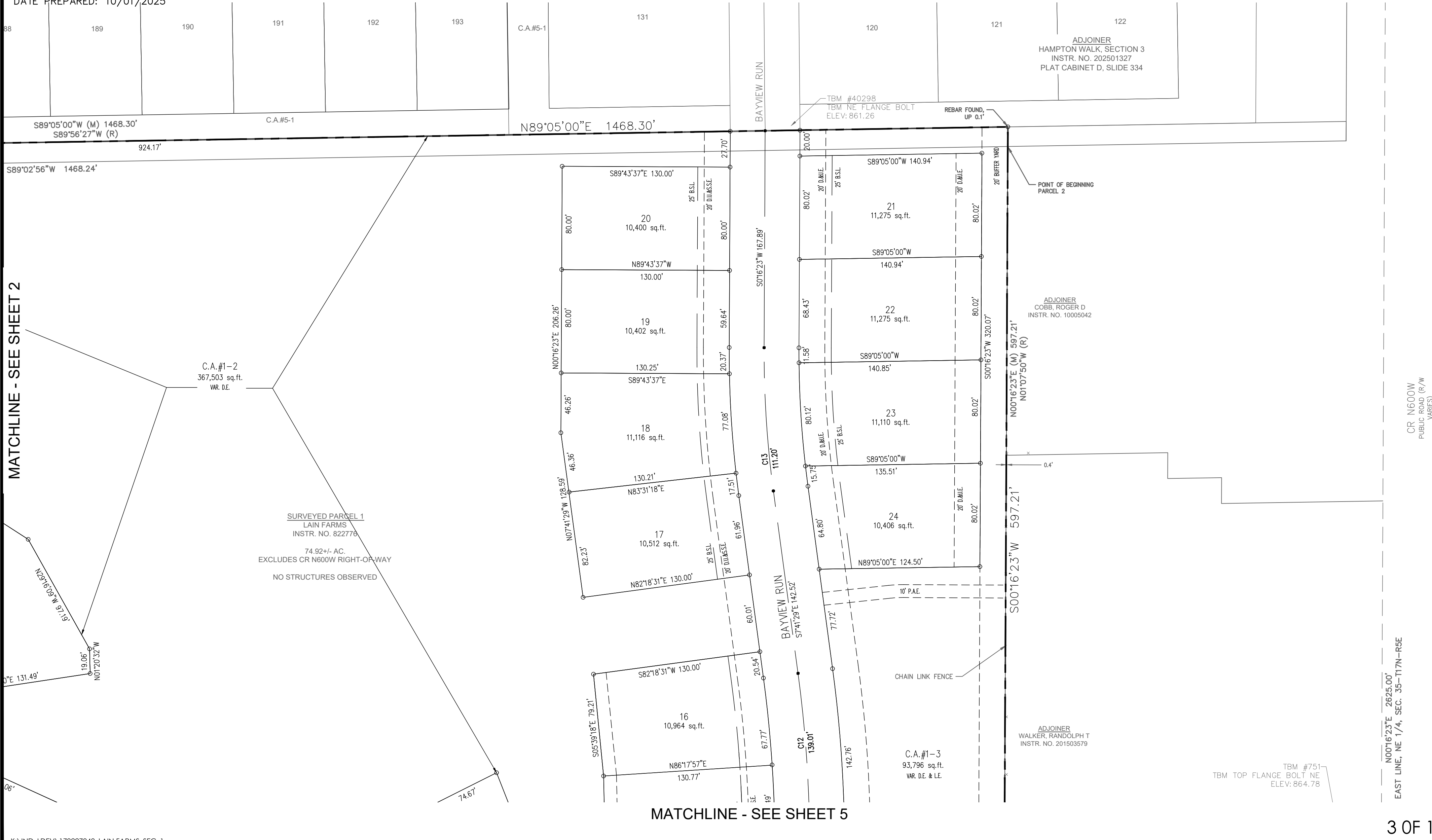
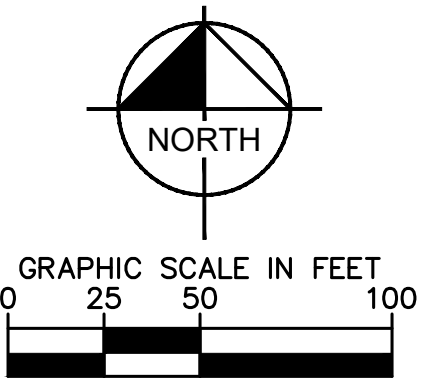
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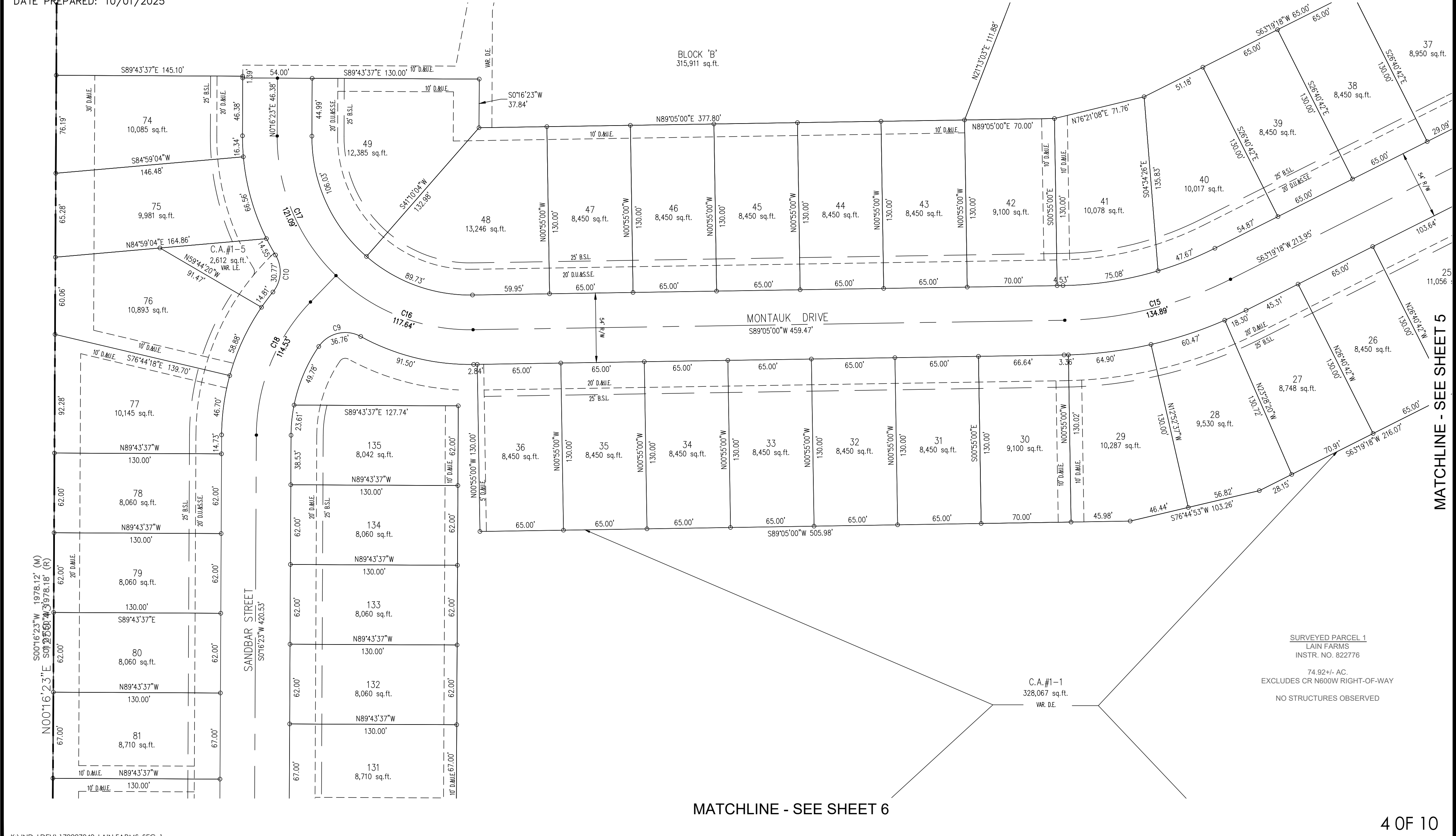
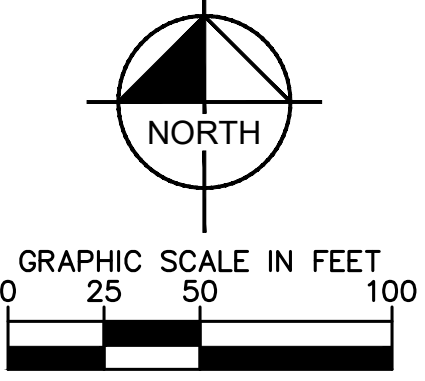
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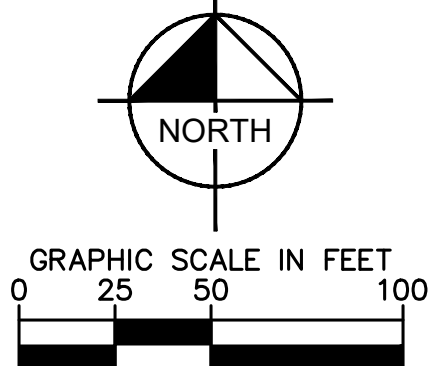
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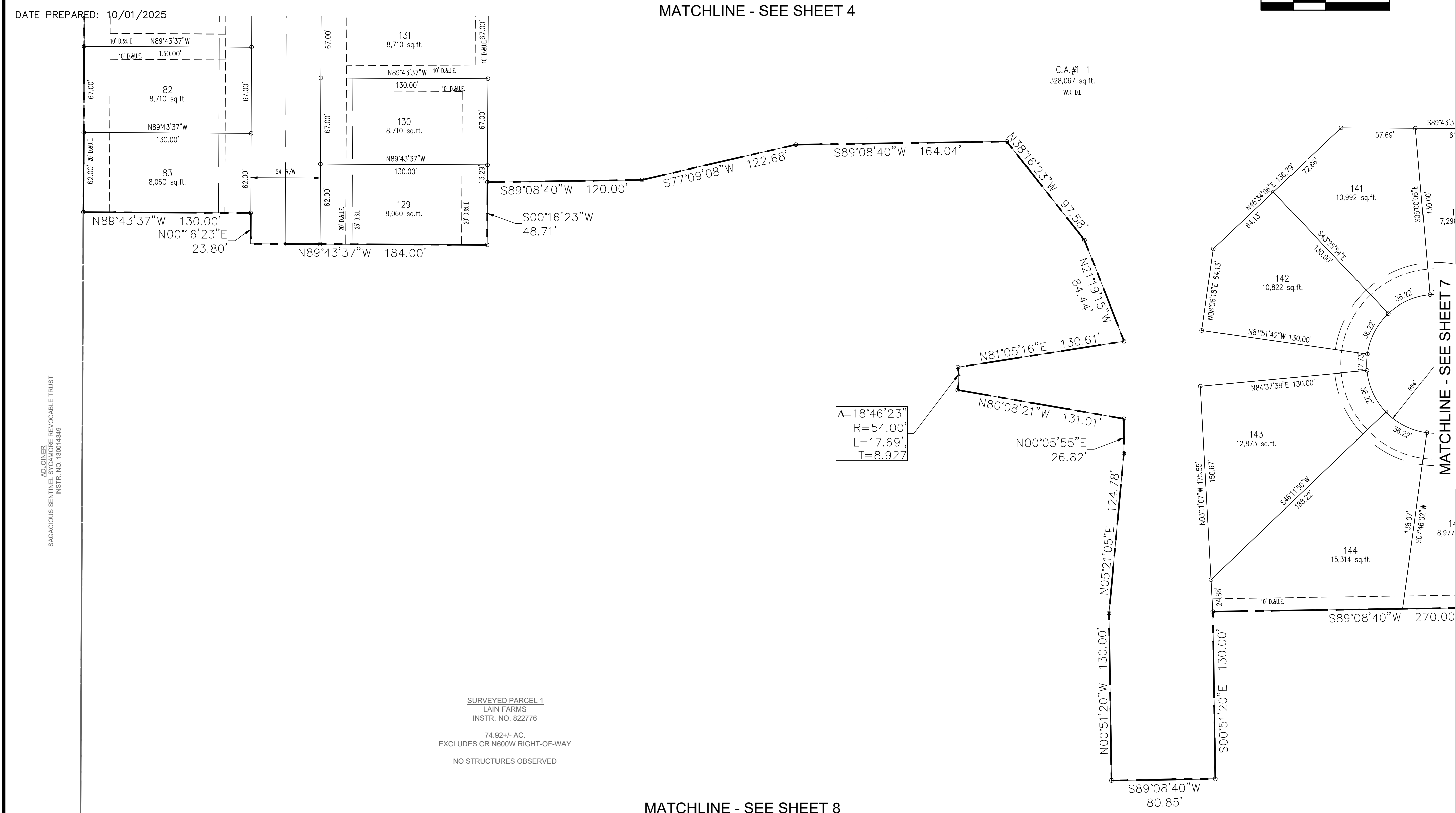
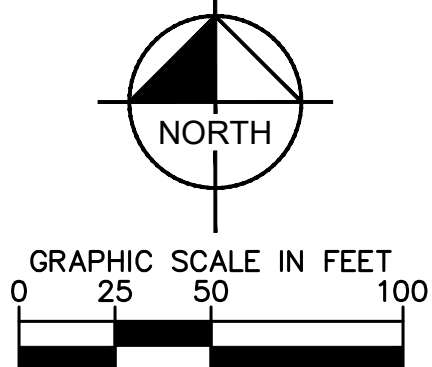
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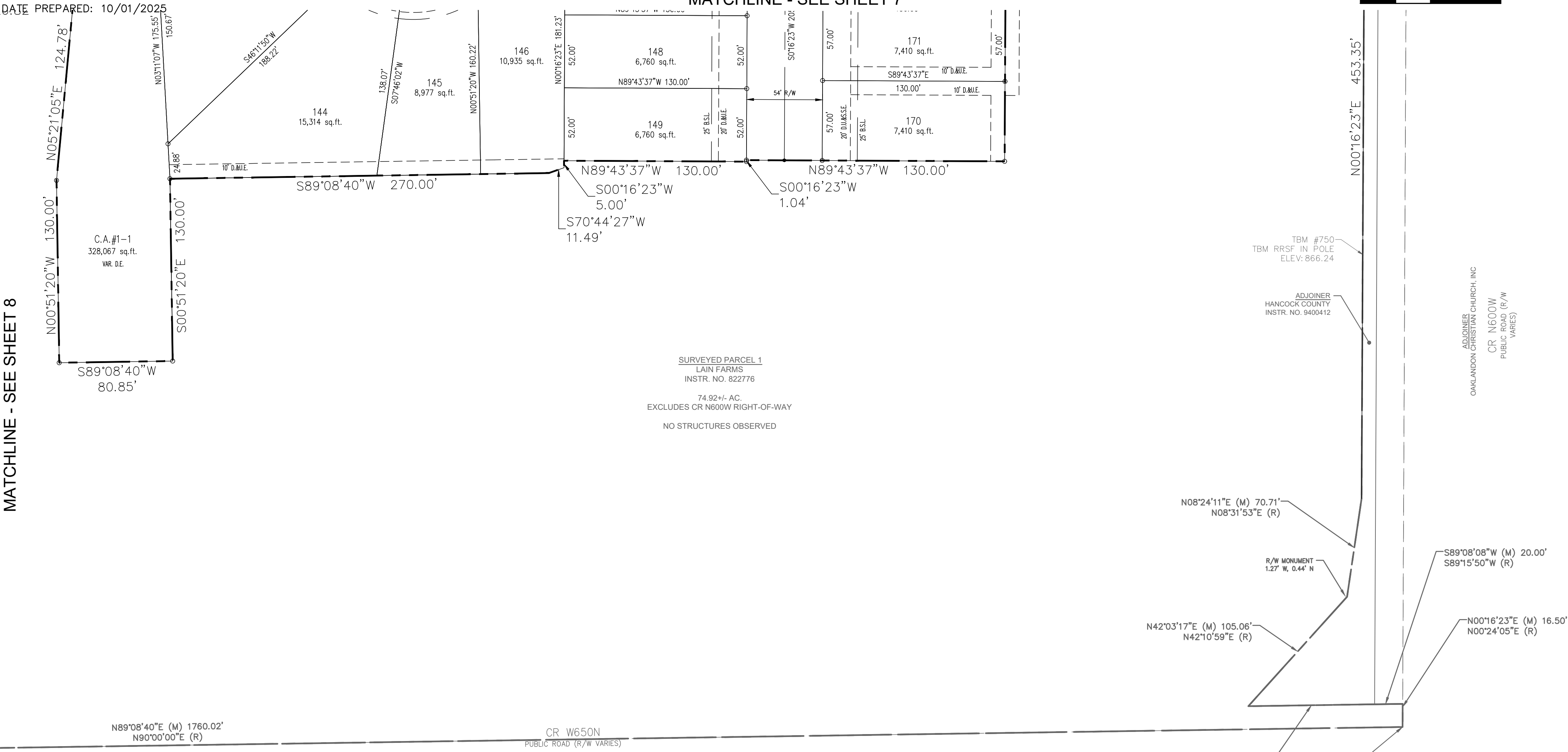


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MATCHLINE - SEE SHEET 8



K:\IND_LDEV\170227040_LAIN FARMS_SEC_1

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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.

ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED CW-LAIN FARMS, LLC A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED 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.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LAIN FARMS AT HAMPTON WALK, SECTION 1 AND CONSISTS OF 87 LOTS NUMBERED 1-49, 74-83, 129-149, 170-176, 5 COMMON AREAS LABELED AS #1-1 AND #1-5, AND TWO BLOCKS LABELED AS 'A' AND 'B'. MONTAUK DRIVE, BAYVIEW RUN, EAST HAMPTON BOULEVARD, SAIHAVEN COURT, AND SANDBAR STREET ARE HEREBY DEDICATED TO THE PUBLIC. ALLEY A IS NOT HEREBY DEDICATED TO THE PUBLIC AND SHALL BE PRIVATE.

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 1.52 ACRES.

THE TOWN SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALLED WITHIN THE RIGHT-OF-WAY. THE TOWN OF MCCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.

PRIVACY FENCES ARE NOT PERMITTED WITHIN THIS COMMUNITY.

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.

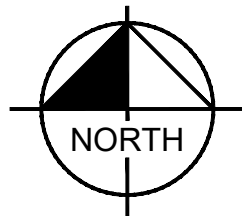
IN ADDITION, THIS DEED SHALL DEDICATE TO THE TOWN OF MCCORDSVILLE, INDIANA, ANY AND ALL SEWER INFRASTRUCTURE INSTALLED FOR, BY OR ON BEHALF OF THE UNDERSIGNED, SAID INFRASTRUCTURE TO INCLUDE BUT NOT BE LIMITED TO THE SEWER COLLECTION SYSTEM, FORCE MAIN, LIFT STATION, OR ANY OTHER COMPONENT PART OF THE 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.

LAIN FARMS AT HAMPTON WALK - SECTION 1

PART OF THE NORTHEAST QUARTER OF SECTION 35-T17N-R5E

IN HANCOCK COUNTY, INDIANA



GRAPHIC SCALE IN FEET
0 25 50 100

LAIN FARMS AT HAMPTON WALK - SECTION 1

PART OF THE NORTHEAST QUARTER OF SECTION 35-T17N-R5E

IN HANCOCK COUNTY, INDIANA

LAIN FARMS AT HAMPTON WALK, SECTION 1

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS PIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 5 EAST, SAID PIN ALSO BEING ON THE BOUNDARY OF A PARCEL OF LAND RECORDED AS INSTRUMENT NO. 130014349 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THE FOLLOWING THREE(3) COURSESSALONG THE BOUNDARY OF SAID PARCEL: 1) THENCE ALONG THE SOUTH LINE OF SAID QUARTER NORTH 89 DEGREES 08 MINUTES 40 SECONDS EAST 911.47 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 727.69 FEET TO THE POINT OF BEGINNING; 3) THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 1250.43 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO ON THE BOUNDARY OF HAMPTON WALK SECTION 5 RECORDED AS INSTRUMENT NO. 201503579 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 5 SOUTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 1081.83 FEET TO THE SOUTHWEST CORNER OF THE BOUNDARY OF HAMPTON WALK SECTION 3 RECORDED AS INSTRUMENT NO. 202501327 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 3 NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 386.37 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NO. 10005042 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE ALONG THE WESTERN LINE OF SAID PARCEL SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 254.21 FEET TO A POINT ON THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NO. 201503579 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, THE FOLLOWING TWO (2) COURSES BEING ON OR ALONG SAID PARCEL: 1) SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 343.00 FEET; 2)THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS EAST 261.76 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 766.16 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 37 SECONDS WEST 41.50 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 155.01 FEET; THENCE NORTH 46 DEGREES 54 MINUTES 45 SECONDS WEST 44.23 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST 43.03 FEET; THENCE SOUTH 82 DEGREES 04 MINUTES 46 SECONDS WEST 139.96 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 378.35 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 37 SECONDS WEST 130.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS WEST 5.00 FEET; THENCE SOUTH 70 DEGREES 44 MINUTES 27 SECONDS WEST 11.49 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST 270.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 130.00 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST 164.04 FEET; THENCE SOUTH 77 DEGREES 09 MINUTES 08 SECONDS WEST 122.68 FEET; THENCE 89 DEGREES 08 MINUTES 40 SECONDS WEST 120.00 FEET; THENCE 00 DEGREES 16 MINUTES 23 SECONDS WEST 48.71 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 37 SECONDS WEST 184.00 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 23 SECONDS EAST 23.80 FEET; THENCE 89 DEGREES 43 MINUTES 37 SECONDS 130.00 FEET TO THE POINT OF BEGINNING, CONTAINING 51.00 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.

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

CERTIFIED THIS ____ DAY OF _____, 2026

BRADY KUHN, PS
INDIANA REGISTRATION NO 20500007

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HAMPTON WALK SUBDIVISION RECORDED AS INSTRUMENT NUMBER 202402775, IN THE OFFICE OF THE RECORDER FOR HANCOCK COUNTY, INDIANA AND ANY AMENDMENTS THERETO.

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