

**SECTION 36 & 31 - TOWNSHIP 17 NORTH - RANGE 5 & 6 EAST
MCCORDSVILLE, HANCOCK COUNTY
PROJECT NO:13681**

FORESTAR GROUP, INC.
9292 N. MERIDIAN STREET, SUITE 211
INDIANAPOLIS, INDIANA 46260

<u>Regulated Drainage System</u> Hancock County Surveyor's Office 111 South American Legion Place Suite 171 Greenfield, IN 46140 (317) 477-1150 Contact: Chad Coughenour	<u>Sanitary Sewer Service</u> McCORDVILLE Public Works 6280 West County Road 800 North McCORDVILLE, IN 46055 (317) 335-3493 Contact: Ron Crider	<u>Cable Services</u> Bright House Networks 3030 Roosevelt Avenue Indianapolis, IN 46218 Contact: Joe Burton joe.burton@charter.com
<u>Storm Sewer</u> Town of McCordsville Department of Public Works 6280 West County Road 800 North McCordsville, IN 46055 (317) 335-3493 Contact: Ron Crider	<u>School System</u> Mount Vernon Community School Corporation 1806 West State Road 234 Fortville, IN 46040 Contact: Dr. Jack Parker (317) 485-3100	<u>Electric Transmission Lines</u> AES Asset Protection 2727 Central Avenue Columbus, IN 47201 (812) 375 - 2021 Contact: Ryan Daugherty ryan.daugherty@duke-energy.com
<u>Streets</u> Town of McCordsville Department of Public Works 6280 West County Road 800 North McCordsville, IN 46055 (317) 335-3493 Contact: Ron Crider	<u>Post Office</u> U.S. Postal Service 7397 North County Road 600 West Suite 1000 McCordsville, IN 46055 (317) 336-6446	
<u>Electrical Service</u> Nine Star Connect 2243 East Main Street Greenfield, IN 46140 (317) 323-2074 Contact: Eric Meyer emeyer@ninestarcconnect.com	<u>Natural Gas</u> Centerpoint Energy 16000 Allisonville Road Noblesville, Indiana 46061 Contact: Sandra Casey	
<u>Potable Water Service</u> Citizens Energy Group - Water CW Authority, Inc 2150 Dr. Martin Luther King, Jr. Street Indianapolis, IN 46202 (317) 927-4351 Contact: Brad Hostetler	<u>Internet Service</u> Nine Star Connect 2243 East Main Street Greenfield, IN 46140 (317) 323-2074 Contact: Eric Meyer emeyer@ninestarcconnect.com	

The Stonechase PUD will provide a minimum of approximately 25% open space as generally shown in the Concept Plan. Drainage facilities shall be permitted as part of the open space calculation. The gross density of the Stonechase PUD will not exceed 2.15 units per acre.

[illegible]

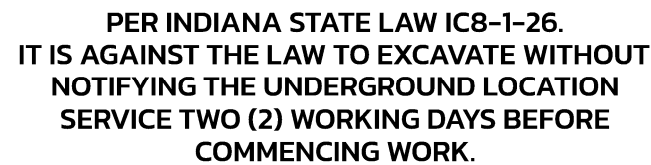
This aerial map illustrates the proposed street layout for the Stonechase area. The map features several streets labeled with text and arrows indicating their orientation and location:

- HAY LOFT WAY**: A street running horizontally across the upper middle section of the map.
- MARBLE STREET**: A street running horizontally across the middle section of the map.
- SANDSTONE DRIVE**: A street running horizontally across the lower middle section of the map.
- SLATE STREET**: A street running vertically along the right edge of the map.
- XYLONITE WAY**: A street running vertically along the left edge of the map.

The map also includes a north arrow pointing upwards, labeled with 'N', and the text 'N.T.S.' (Not To Scale) at the bottom right corner. The map shows a grid of lots and some existing infrastructure, including a large parking area on the left and a road on the right.

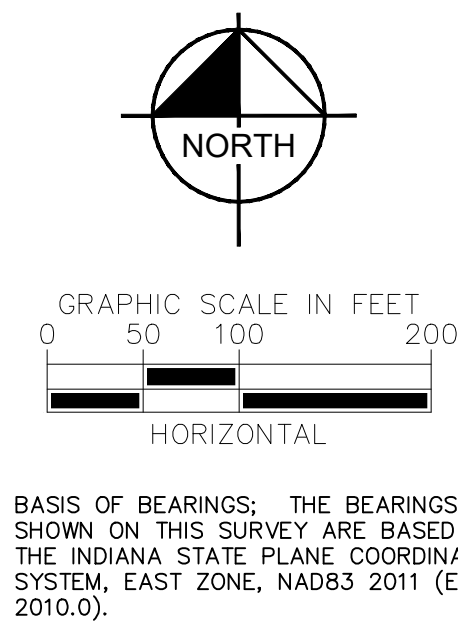
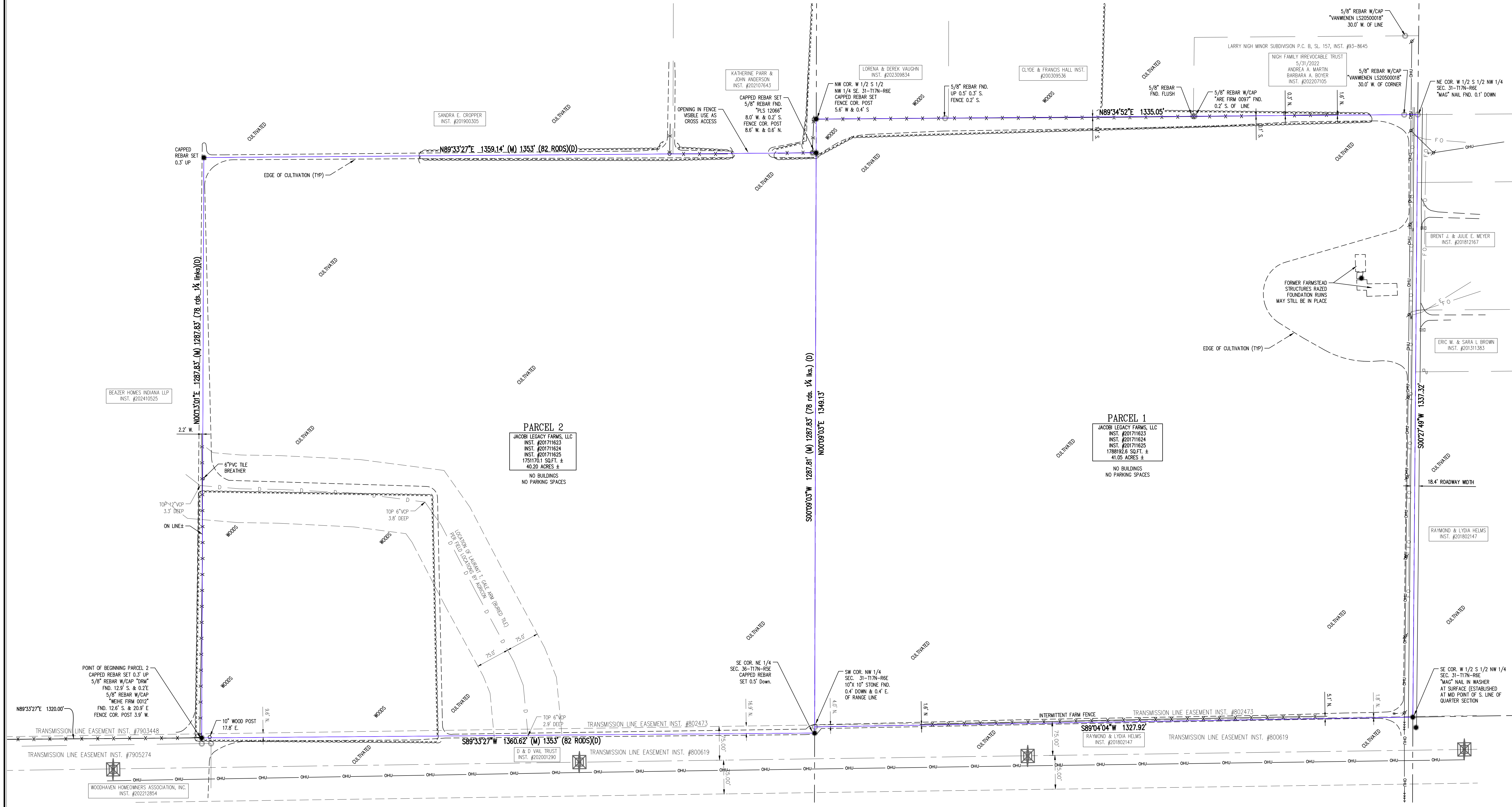
Current owner of record: Jacobi Legacy Farms, LLC
 Warranty Deed, Instrument No. 201711623 (1/3 conveyance) &
 Warranty Deed, Instrument No. 201711624 (1/3 conveyance) &
 Warranty Deed, Instrument No. 201711625 (1/3 conveyance)

Current zoning: PUD - Ordinance No. 061025B - Stone Chase Planned Unit Development

[illegible]

1 OF

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(D) = DEED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(P) = PLAT ANGLE OR DISTANCE

SEE PAGE 2 FOR 1/4 SECTION GEOMETRY AND CORNER DESCRIPTIONS.

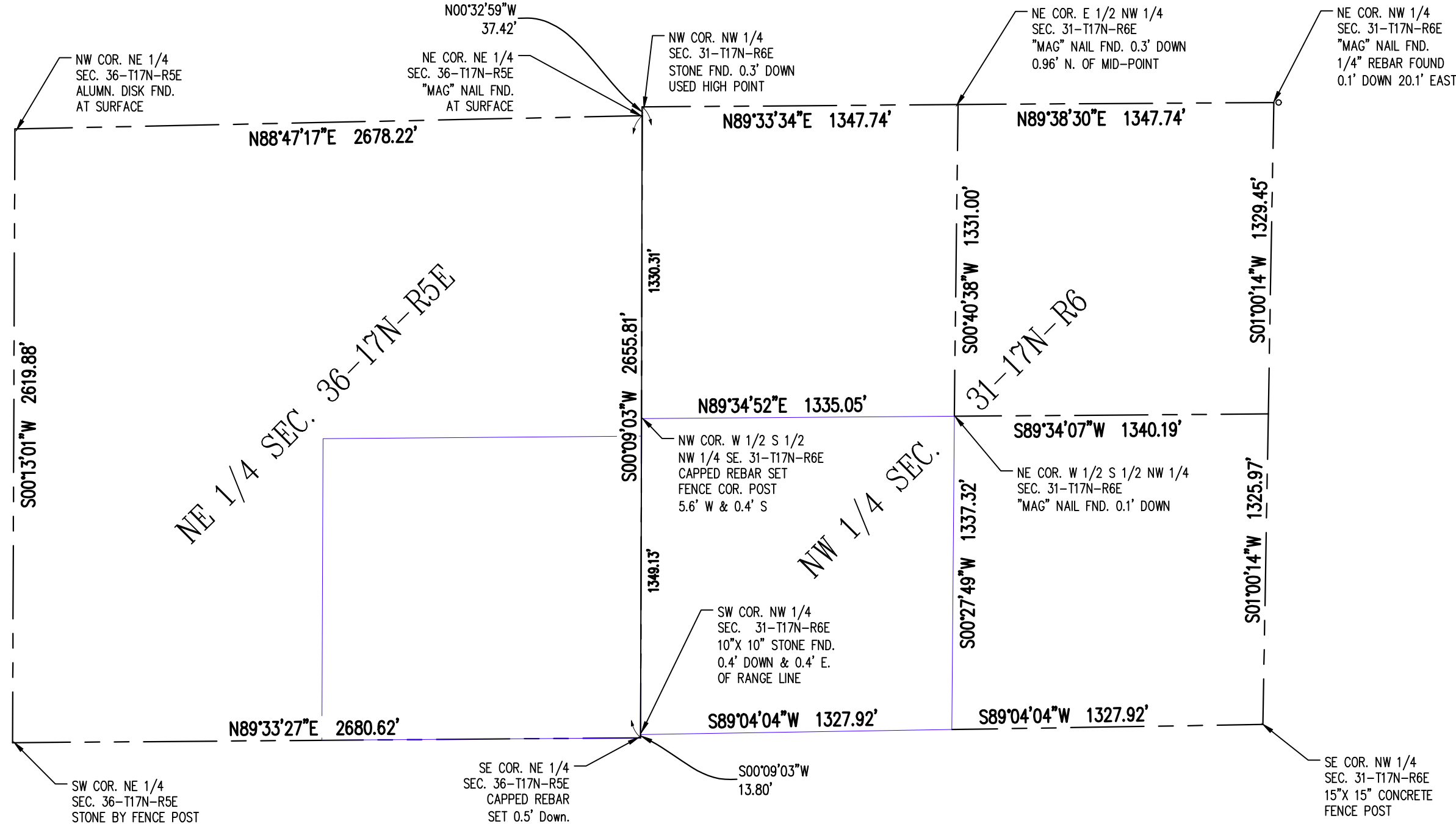
- LEGEND**
- UTILITY POLE WITH GUY WIRE
 - UTILITY POLE WITH RISER
 - UTILITY PEDESTAL
 - ELEC. TRANSMISSION TOWER
 - MONUMENT FOUND
 - SET 5/8" REBAR WITH YELLOW CAP OR MAGNAIL WITH WASHER STAMPED "SCHNEIDER - FIRM #0001" (UNLESS OTHERWISE NOTED)
 - OVERHEAD UTILITY LINES
 - UNDERGROUND FIBER OPTIC
 - EDGE OF WOODS
 - FENCE LINE

THIS SURVEY PREPARED FOR:
Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 East 96th Street, Suite 300
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Schneider
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PROJECT INFORMATION:
JACOBI_LEGACY_FARMS,_LLC
ALTA/NSPS LAND TITLE SURVEY
RETRACEMENT SURVEY
6690_NORTH_500_W_MCCORDSVILLE,_IN_46055
CLIENT INFORMATION:
KIMLEY-HORN_&_ASSOCIATES
1330_WIN_HENTSCHEL_BLDV_SUITE_260_WEST_LAFAYETTE,_IN

3/28/2025 2419736
DRAWN BY: NH CHECKED BY: MH
REVISIONS:
1-2/7/25 REVISED COMMITMENT.NHH
2-3/28/25-ADD.FILED.FILE.LOCATION
3
4
5
DRAWING FILES:
2419736_3.DWG
SHEET NO.: 1
OF 1



TO: Kimley-Horn & Associates, Inc.
500 E. 96th Street, Suite 300
Indianapolis, IN 46240

The purpose of this survey is to retrace the deed lines of the surveyed property on the ground and to report the availability and condition of reference monuments; clarity and/or ambiguity of the record description(s) as well as the descriptions of adjoining lands and their relationships to occupation or possession lines. The survey will also meet the minimum standard requirements for an ALTA/NSPS Land Title Survey (effective February 23, 2021) as well as the minimum standards of practice for land surveys in Indiana per 865 IAC 12.1.

Current owner of record: Jacobi Legacy Farms, LLC
Warranty Deed, Instrument No. 201711623 (1/3 conveyance) &
Warranty Deed, Instrument No. 201711624 (1/3 conveyance) &
Warranty Deed, Instrument No. 201711625 (1/3 conveyance)

DESCRIPTION

Parcel 1:
Tax Parcel ID No.: 30-02-31-200-005-000-016

The undivided West Half of the South Half of the Northwest Quarter of Section 31, Township 17 North, Range 6 East in Hancock County, Indiana, containing 40 acres, more or less.

Parcel 2:
Tax Parcel ID No.: 30-02-36-100-009-000-016

Also, commencing at a point on the South line of the Northeast Quarter of Section 36, Township 17 North, Range 5 East in Hancock County, Indiana, 80 rods East of the Southwest corner thereof, thence North parallel with the West line thereof 78 rods and 1 1/4 links; thence East parallel with the South line thereof 82 rods to the East line of said Northeast Quarter; thence South on said East line 78 rods and 1/4 links to the Southeast corner thereof, thence West on said South line 82 rods to the place of beginning, containing 40 acres, more or less.

Consisting in all 80 acres, more or less.

SURVEYOR'S REPORT

The planimetric data was gathered using survey grade GPS and standard radial surveying techniques with an electronic instrument with data collector. The following paragraphs are observations and opinions regarding the uncertainties in the locations of monuments both found and set, record documents and the deed lines as established or reestablished by this survey, and as introduced by probable random errors in the measurements made due to the instrumentation and techniques employed (relative positional accuracy). The survey may show differences between the deed (D) and the measured (M) dimensions along the deed lines. There may be differences between lines of occupation (possible indicator of possession) and the deed lines as shown on this survey.

MONUMENTS/REFERENCE MATERIALS

Monuments were set or found during this survey, those set in the ground are 5/8" rebar with yellow plastic caps stamped "SCHNEIDER FIRM 0001", unless otherwise noted. Monuments set in hard surfaced areas, such as asphalt, are as indicated on the drawing and have a washer stamped "SCHNEIDER FIRM 0001" where possible. There may be 5/8" rebar with red plastic caps stamped "RANDOM POINT", wooden stakes, or spike nails found on or near the subject real estate. These are working points and should not be confused with monuments marking the boundaries of the subject property. Monuments found at or near the deed corners, or along the deed lines of the subject real estate are indicated on the drawing. Monuments were not set in those cases where a found monument was not in exact agreement with the findings of this survey, but within the tolerances required for a certain Class of survey, because the difference was deemed insignificant. The differences between the monument and established corner may be shown on the survey to accentuate the uncertainty of that monument. In those cases where the difference is greater than the relative positional accuracy or uncertainty in controlling monuments, caution should be exercised before making any improvements along the lines affected. Those uncertainties considered to be significant are discussed below. The monuments established at the corners of the subject real estate are within the acceptable relative positional specifications for an Urban Survey, 0.07 feet + 50 ppm as defined in 865 IAC 1-12-7.

ALTA/NSPS Land Title Survey by Falcon Engineering, Inc. dated August 1, 2002, recorded March 9, 2004, as Instrument No. 040003300.

ALTA/NSPS Land Title Survey by Falcon Engineering, Inc. dated September 16, 2002, recorded March 9, 2004, as Instrument No. 040003301.

ALTA/NSPS Land Title Survey by Stoeppelwerth & Associates, Inc. dated November 22, 2005, recorded August 21, 2006, as Instrument No. 060009893.

ALTA/NSPS Land Title Survey by Stoeppelwerth & Associates, Inc. dated August 16, 2006, recorded August 21, 2006, as Instrument No. 060009899.

ALTA/NSPS Land Title Survey by Weihe Engineers, dated March 5, 2013, recorded as Instrument No. 140009474.

ALTA/NSPS Land Title Survey by Central States Consulting, Inc., dated July 8, 2022, recorded July 25, 2023, as Instrument No. 202306870.

Retracement/Original Survey by M.J. Gibson Land Surveying, dated August 24, 2023, recorded September 28, 2023, as Instrument No. 202309366.

Retracement Survey by ARE Surveying Consultants, Inc., dated July 26, 2024, recorded August 7, 2024, as Instrument No. 202407991.

The following are the monuments found or re-established marking the corners common to Section 31, Township 17 North, Range 6 East. HC50 are those as referenced and perpetuated by the Hancock County Surveyor's Office.

Northwest Corner - A stone was found per HC50 references. In my opinion, there is negligible uncertainty with this monument.

Northeast Corner, West Half, Northwest Quarter - A "MAG" nail was found 0.3-foot below the surface of the road. This monument by common report has been used for most surveys in the area. It is located one-foot north of the mid-point of the north line of the northwest quarter, in my opinion, there is one foot of uncertainty with the location of this monument.

East Corner - A stone was found 0.4-foot below the surface of the road per HC50. In my opinion, there is negligible uncertainty with this monument.

South Corner - A brass disk was found 0.6-foot below the surface of the road per HC50.

Southwest Corner - A brass disk was found 0.3-foot below the surface of the road per HC50.

West Corner - A 10"x10" stone was found 0.4-foot down. It is a closing corner and is located 0.4-foot east of the range line. I did use it for establishing the south line of the northwest quarter of the section. I did not set a point on the range line.

Center Corner - A 15"x15" concrete post was found. It is common in this locale for corner markers such as stones to have been replaced by these large concrete posts. The post is 11.4' north and 19.8 feet west of the intersection of lines projected from opposite quarter corners. I did use the post as it is used often for surveys in the area, although there is about 23-feet of uncertainty with it.

Southeast Corner, West Half, Southwest Quarter Corner - A brass disk was found 0.5-foot below the surface of the road per HC50. This monument is located 6.3-foot south and 2.2-foot west of the mid-point of a line between quarter corners. This monument by common report is often used for boundary surveys in the area. In my opinion, there is 6.5 feet of uncertainty with this monument. I did not require the use of this monument for this survey.

Southwest Corner, West Half, Southwest Quarter Corner - A "MAG" nail with washer stamped "Schneider - Firm 0001" was set at the mid-point of the south line of the quarter section at the surface of the road.

The following are the monuments found or re-established marking the corners common to Section 36, Township 17 North, Range 5 East.

North Corner - A brass disk was found at the surface of the road per HC50. The disk is purported to have been set over a stone. In my opinion, there is negligible uncertainty about the location of this monument.

Northeast Corner - A "MAG" nail was found at the surface of a driveway. There is no history of this monument. It is on a line projected from the north quarter corner of the section through a "MAG" nail set by Schneider in 2001, and onto the range line. In my opinion, there is about 0.5 foot of uncertainty in the east west direction.

East Corner - 5/8-inch rebar with yellow cap stamped "Schneider - Firm 0001" set 0.5-foot down.

Southeast Corner - A brass disk was found 0.6-foot below the surface of the road per HC50.

South Corner - A brass disk was found 0.5-foot below the surface of the road per HC50. The disk was purported to have been set over a stone. In my opinion, there is negligible uncertainty about the location of this monument.

Center Corner - This corner is going to have many opinions from surveyors as to where it should be located. Three surveyors reference a 5/8-inch rebar with plastic cap stamped "Weihe-Firm 0012", and I found it found flush with the ground 21.9 feet south and 1.3 feet east of a stone found at an old fence corner. The location of Weihe's pin was established at the intersection of lines projected from the north quarter corner to the south quarter corner with a line projected from the brass plug marking the west quarter corner to the mid-point of the east line of the section. The Weihe survey shows "stone found next to 6'x 6" fence post 22 feet north, but chose to ignore it. In my opinion, this is a pure mathematical solution and does not take into account long existing lines of occupation which are a better indication of where the corner actually exists. I used the stone next to the fence corner post as the corner. Several surveys by others defaulted to the Weihe marker, but even in doing so the Central States Consulting survey assigns an uncertainty with the Weihe marker of 20-plus feet. Note that by using the Weihe rebar, every ancient fence line in the quarter section will be shown as 22 feet north of deed lines. The stone is the better monument since it is a better indication of where deed lines were first established.

THEORY OF LOCATION

The subject real estate is described by metes and bounds. These types of descriptions make "calls", which are references to record, natural, or artificial monuments at the corners and record, natural or cultural boundary lines. The most common method is to recite the direction and length of each line as one would walk around the perimeter of the property. The following paragraphs are observations relative to those controlling monuments and calls as referenced in the description.

Parcel 1:

The property is described as the west half of the south half of the northwest quarter of section 31. The south line of the northwest quarter was established by running a line from the 15"x15" concrete post through the stone found near the west quarter corner. The east line of the property was run from the "MAG" nail found at the southeast corner of the High Minor Plat to the mid-point of the south line as established. The north line is a line ran from said "MAG" nail through the several found rebars, which agree with long standing fence lines, to its intersection with the range line. The west line is the range line. The range line was run from the "MAG" nail found at the northeast corner of Section 36 to the brass disk at the southeast corner of Section 36.

Parcel 2:

The property is described by metes and bounds and not as an aliquot division of the northeast quarter of Section 36. The south line of the parcel is a line ran from the corner post at the center of Section 36 along a long-standing fence line and projection thereof to the range line. The west line begins on the south line 20 rods (1320 feet) east of the center of section and runs north parallel with the west line of the quarter section for a distance of 78 rods 1 1/4 links (1287.83) with no qualifying calls. The north line is parallel with the south line of the quarter section and runs from the north end of the west line to the range line. The deed calls 82 rods (1353 feet) but measures 1359.14 feet. The east line is the range line.

COMMON TITLE LINES

Information regarding the ownership of the subject real estate or adjoining parcels is that as shown in local government records, or as furnished by others. A comparison was made between the deed calls of the subject real estate and those adjoining parcels with common lines with the surveyed parcel. The following is a result of the comparisons:

Deed calls of adjoining properties to Parcel 1 are all aliquot subdivisions and as such are in coincidence with the deed lines of the subject property and no discrepancies were found.

Parcel 2 has some potential sources for differences but hasn't evolved into actual conflict. The south and east lines of the parcel agree with the deed calls of adjacent parcels. The adjoining north and west parcels originally were aliquot divisions of the northwest quarter of Section 36. If this were done there would be a gap along the north line ranging from 26.1 feet at the northwest corner of the surveyed parcel to 40.1 feet at the northeast corner. The same procedure along the west line of the surveyed property would yield an overlap of deed lines of 20.3 feet near the southwest deed corner to 19.6 feet at the northwest corner of the surveyed parcel. Recent surveys by others showed that the surveyors were aware of this and instead of performing aliquot subdivisions of the quarter section by the normal method defaulted to the deed lines of the surveyed parcel calling them to be the quarter quarter section lines although the subject deed never identified them as such. The subsequent conveyances of those adjoining parcels contained bearings and distances forcing the boundaries to agree with the subject property.

OCCUPATION ALONG DEED LINES

Occupation means some observable improvement either manmade or a natural barrier manipulated by man to delineate the property line. It should be noted that not all fences are erected to define property lines and caution is warranted before accepting this type of barrier as such. One should also be aware that when these types of occupation are not in agreement with deed lines certain unwritten rights may exist over the land between them. Those parties relying on the survey should assume that the uncertainty of ownership of these areas where occupation lines and deed lines are not in coincidence is, at least, equal to the magnitude of the difference. Unless otherwise noted or shown on the survey, there is no visible evidence of occupation (possession) along the deed lines of the subject real estate.

The land surveyor cannot express a legal opinion as to the ownership or nature of potential encroachments; however, the following summarizes visible conditions that might be considered possible encroachments identified during the process of preparing the survey. The site was covered by 7 to 12 inches of snow during the field survey. It is not a guarantee or warranty that there is no other such or similar conditions that the surveyor did not observe or recognize while preparing the survey.

Parcel 1:

The property is a cultivated field with no buildings or parking spaces. There was once a house and barn near the east line but was recently razed. Remnants of the ruins made still exist underground but was not visible.

East line - County Road 500 W, a public thoroughfare (Major Collector), runs along the east side of the property. During the time of the survey no known right of way for the road was found. There are public utilities running along the road and shown herein.

West line - no evidence of occupation.

South line - There is an intermittent farm type fence in a grass strip located from 1.6 feet to 5.1 feet north of line.

North line - An old farm fence runs from a fence corner post 5.6 feet west of the northwest corner running east along the deed line, more or less. There are several 5/8-inch rebar found along this line.

Parcel 2:

The property is primarily a cultivated field with a small, wooded area at the southwest corner. The are no buildings or parking spaces located on the property. The east arm of the Laurant T. Gale legal drain runs through the wooded area.

East line - No evidence of occupation.

West line - An old farm fence runs from 3.9 feet west to on line along the south half of the deed line.

South line - A nearly discernible grass strip runs along the deed line through the open farm field.

North line - A grass strip runs along the deed line turning into sparse tree line. An old farm fence runs from 0.6-foot north of to being on the line common with Parr. There is a fairly recent gap in the fence that shows that access between the Parr parcel and the subject property has been in use since (2019-2021, aerial photos). More than likely by leased farming operations.

FLOOD HAZARD INFORMATION

The accuracy of the flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. According to the Federal Emergency Management Agency Flood Insurance Rate Map of Hancock County, Indiana, Community #180419, Map #18059C0019E dated March 17, 2014, the described real estate lies within the Unshaded Zone "X," which are areas determined to be of minimal flood hazard.

TITLE COMMITMENT/EASEMENTS

This Survey was prepared utilizing information contained in First American Title Insurance Company Commitment #1019797, dated January 24, 2025, and revised February 3, 2025. Some of the items discussed in Schedule B, Part II Exceptions of said Commitment have been shown on the survey, if possible, and are identified by their record information. Those items that can be addressed by survey are as follows:

2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping in improvements. See Surveyor's Report for comments on these matters. It should be noted that nearly one-foot of snow covered the entire property and some features may not have been visible at the time of the survey.

16. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way. County Road 500 W runs along the east side of Parcel 1. The road is improved as an asphalt ribbon with utilities running along the road. No right of way information was available at the time of the survey.

18. 75 foot right of entry, setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Laurant T. Gale Arm (tributary of the Stansbury & Schult Drain), a legal drain established in accordance with I.C. 36-9-27-33. The drain flows within a tile along the north and east sides of the wooded area located in the southwest corner of Parcel 2.

23. Easement in favor of: Indianapolis Power & Light Company. Type of easement: electric transmission line; Recorded: June 11, 1980; Instrument No.: 802473. Subject to the terms and conditions thereof and referenced on the Survey. The easement is located on the surveyed property and runs across the south lines of Parcels 1 and 2 as shown herein.

24. Easement in favor of: Indianapolis Power & Light Company. Type of easement: electric transmission line; Recorded: February 07, 1980; Instrument No.: 800619. Subject to the terms and conditions thereof and referenced on the Survey. The easement is located on the adjoining property.

25. Easement in favor of: Indianapolis Power & Light Company. Type of easement: electric transmission line; Recorded: July 11, 1979; Instrument No.: 7903448. Subject to the terms and conditions thereof and referenced on the Survey. The easement is located on the adjoining property.

26. Easement in favor of: Indianapolis Power & Light Company. Type of easement: electric transmission line; Recorded: October 03, 1979; Instrument No.: 7905274. Subject to the terms and conditions thereof and referenced on the Survey. The easement is located on the adjoining property.

If there is a need for additional items to be shown on the survey, please advise me and provide the appropriate information.

GENERAL NOTES

As used in this survey, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied. Interpretations are not a part of any certification.

No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Schneider Geomatics, its employees, agents, and/or assigns be liable for any damages arising out of the furnishing and/or use of such information.

The locations of all existing underground utilities shown on this survey are based upon above ground evidence (including, but not limited to, manholes, inlets, valves, and/or marks made upon the ground by other) and are speculative in nature. There may also be other existing underground utilities for which there is no above ground evidence or for which no above ground evidence was observed. The exact locations of said existing underground utilities shall be verified by the contractor prior to all construction of planned improvements on or near the property.

The adjoining streets, sidewalks, and surveyed property were not undergoing construction activities at the time of the survey.

CERTIFICATE OF SURVEY
ALTA/NSPS LAND TITLE SURVEY

By: Forestar (USA) Real Estate Group, Inc.; Jacobi Legacy Farms, LLC; First American Title Insurance Company; Kimley-Horn & Associates, Inc.;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 through 4, 7(a)(b)(c) no buildings on property, 8, 9, 11(a)(b), 13, 14, and 16-20 of Table A thereof. I further certify that to the best of my professional knowledge, information, and belief, the herein survey meets or exceeds the minimum requirements as set forth in 865 IAC 1-12-7, and the within plot and report represents the results of an Urban Survey as defined therein. The fieldwork was completed under my direct supervision on January 14, 2025.

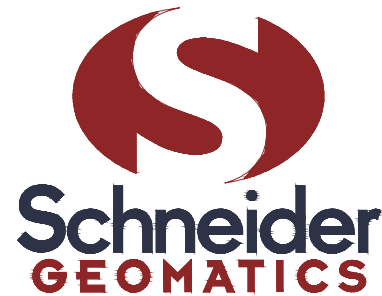
Norman H. Hisselman
Professional Land Surveyor #S0461
January 24, 2025
Last Revised March 28, 2025 (add field tile location)



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.
Norman H. Hisselman.
And: Prepared by: Norman H. Hisselman

THIS SURVEY PREPARED FOR:
Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 East 96th Street, Suite 300
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KIMLEY-HORN PROJ. NO. 170487007



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PROJECT INFORMATION:

JACOBI_LEGACY_FARMS,_LLC
ALTA/NSPS LAND TITLE SURVEY
RETRACEMENT SURVEY
6690_NORTH_500_W_MCCORDSVILLE_IN_46055

CLIENT INFORMATION:

KIMLEY-HORN & ASSOCIATES
1330_WIN_HENTSCHEL_BLDV_SUITE_260_WEST_LAFAYETTE_IN

3/28/2025 2419736

DRAWN BY: NH CHECKED BY: MH

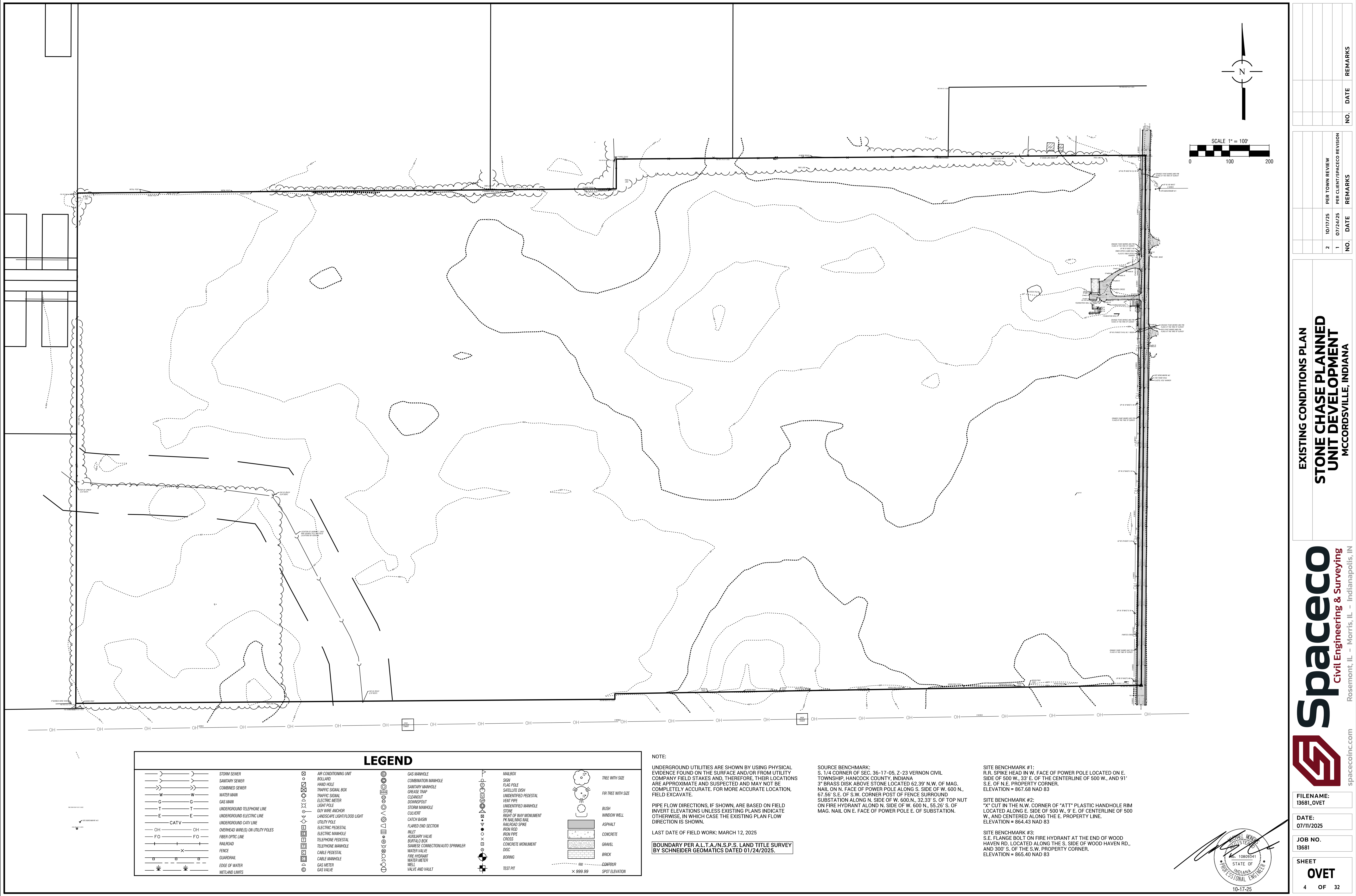
REVISIONS:
1-2/7/25_REV COMMITMENT.NHH
2-3/25/25_ADD FIELD TILE LOCATION
3
5

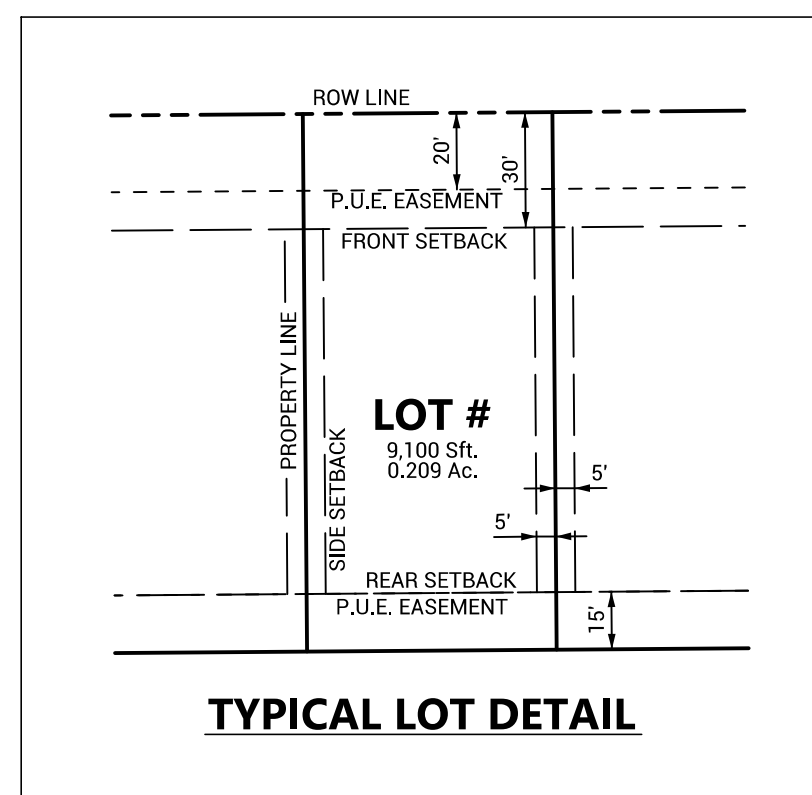
DRAWING FILES:
2419736_SDW6

SHEET NO.:

2

OF 2

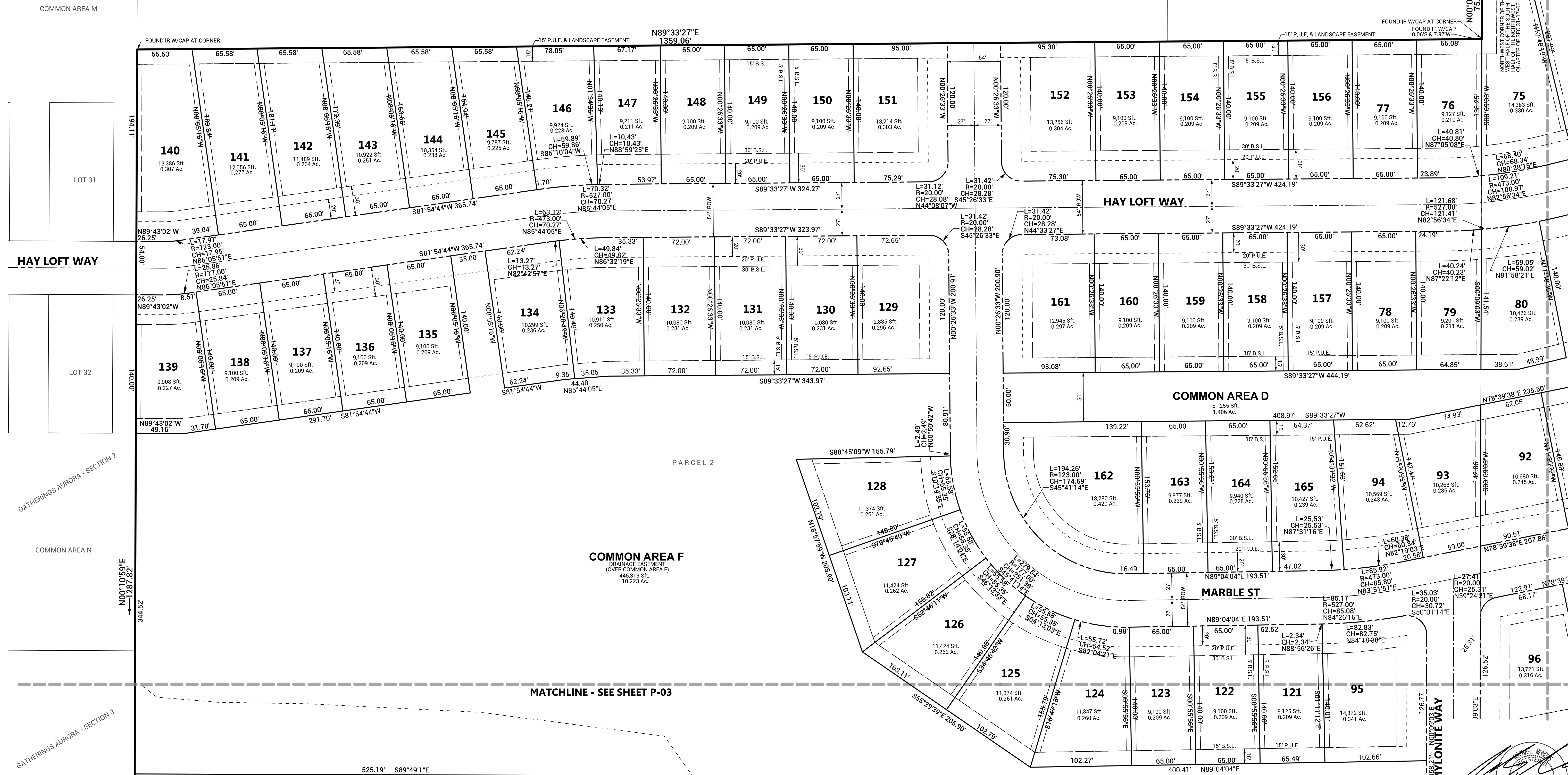




PROPERTY DESCRIPTION:

PARCEL 1:
THE UNDIVIDED WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 6 EAST IN HANCOCK COUNTY, INDIANA, CONTAINING 40 ACRES
MORE OR LESS.

PARCEL 2:
 ALSO, COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 5 EAST IN HANCOCK COUNTY, INDIANA, 80 RODS EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE WEST LINE THEREOF 78 RODS AND 1 1/4 LINKS; THENCE EAST PARALLEL WITH THE SOUTH LINE THEREOF 82 RODS TO THE POINT OF BEGINNING OF SAID NORTHEAST QUARTER; THENCE SOUTH ON SAID EAST LINE 78 RODS AND 1/4 LINKS TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ON SAID SOUTH LINE 82 RODS TO THE PLACE OF BEGINNING, CONTAINING 40 ACRES, MORE OR LESS.



PRIMARY PLAT - 1

**STONE CHASE PLANNED
UNIT DEVELOPMENT**

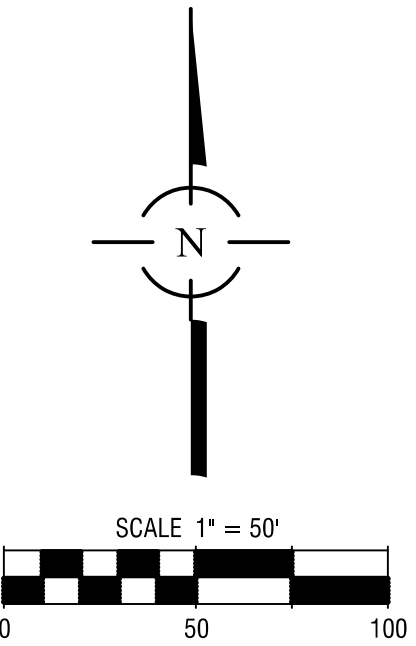
MCCORDSVILLE, INDIANA

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Civil Engineering & Surveying

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5 OF

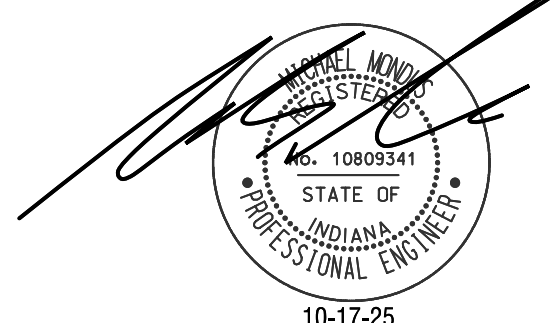


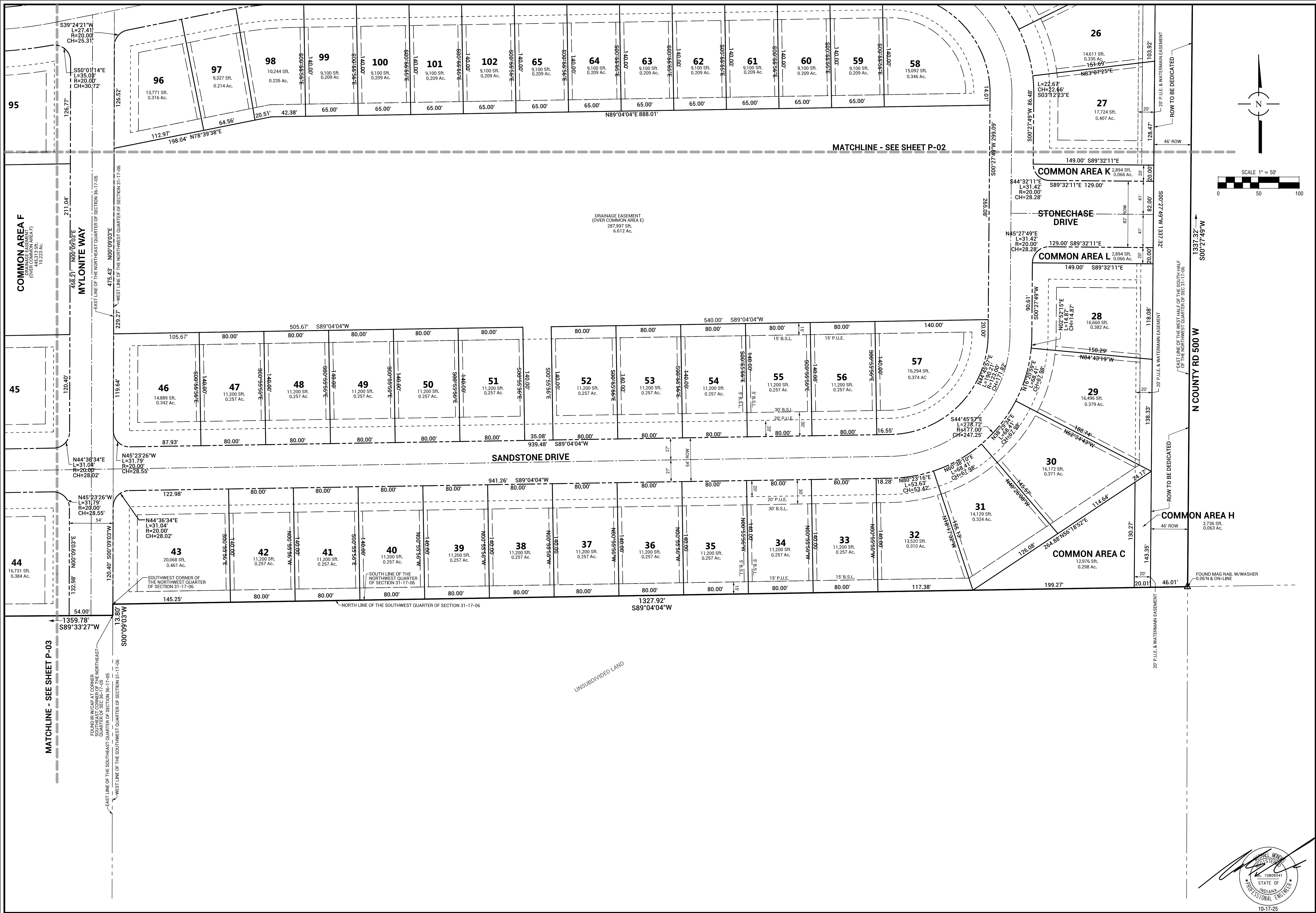
PRIMARY PLAT - 2
STONE CHASE PLANNED
UNIT DEVELOPMENT
MCCORDSVILLE, INDIANA



FILENAME:	13681P-02
DATE:	07/11/2025
JOB NO.	13681
SHEET	P-02
	6 OF 32

NO.	DATE	REMARKS
2	10/17/25	PER TOWN REVIEW
1	07/24/25	PER CLIENT/SPACECO REVISION





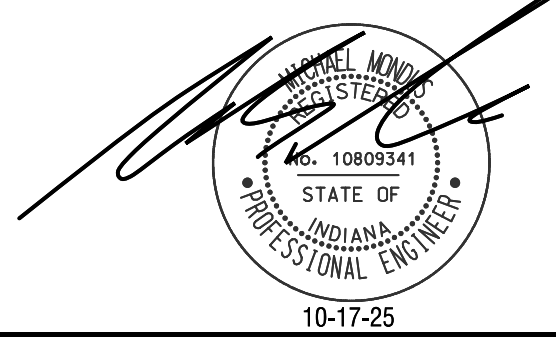
PRIMARY PLAT - 4
STONE CHASE PLANNED
UNIT DEVELOPMENT
MCCORDSVILLE, INDIANA

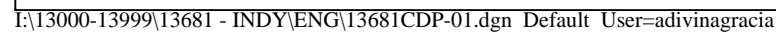
Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13681P-04	DATE: 07/11/2025	JOB NO. 13681	SHEET P-04 8 OF 32
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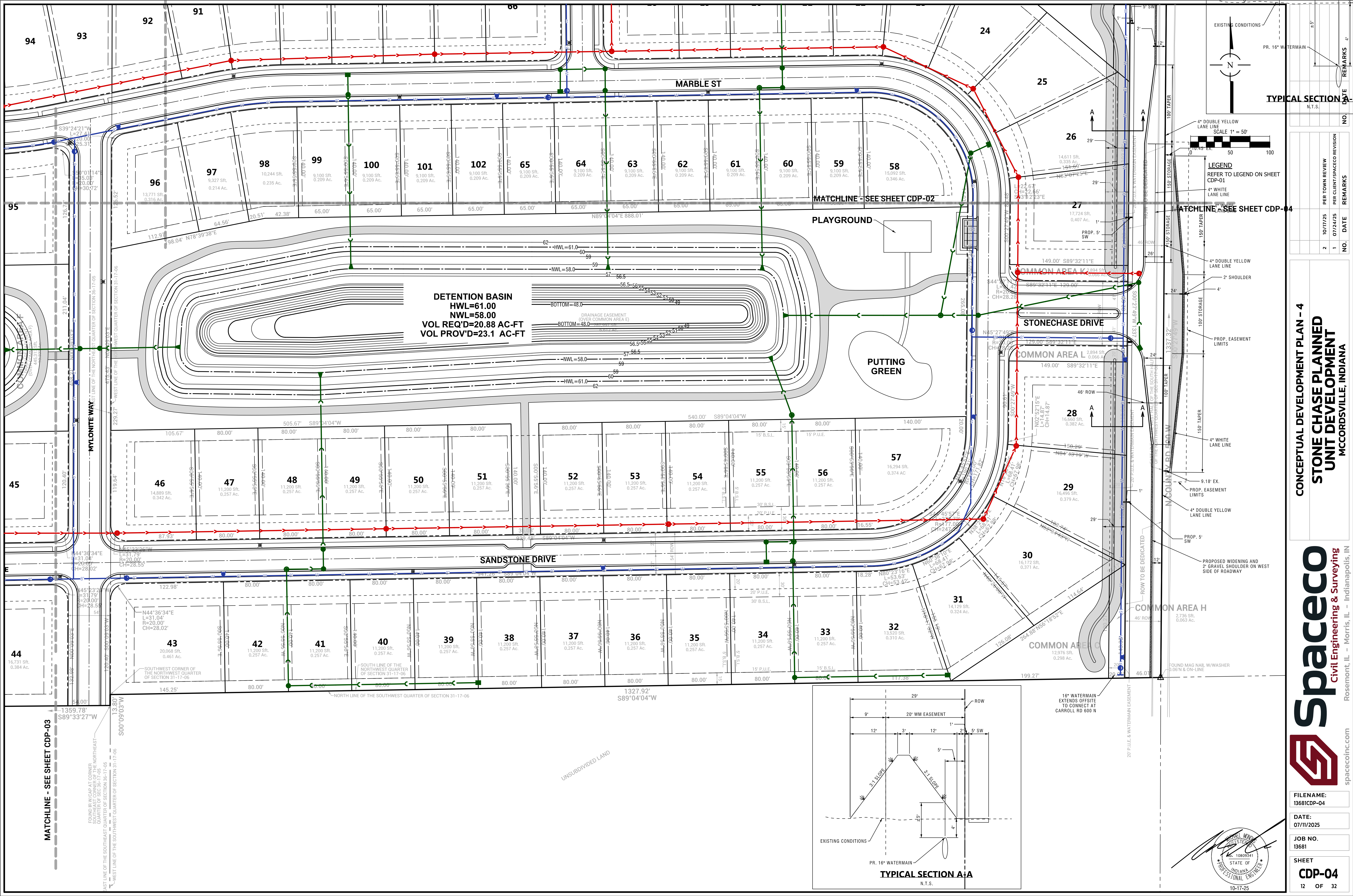
NO.	DATE	REMARKS
2	10/17/25	PER TOWN REVIEW
1	07/24/25	PER CLIENT/SPACECO REVISION

NO.	DATE	REMARKS
1	07/24/25	PER CLIENT/SPACECO REVISION
2	10/17/25	PER TOWN REVIEW





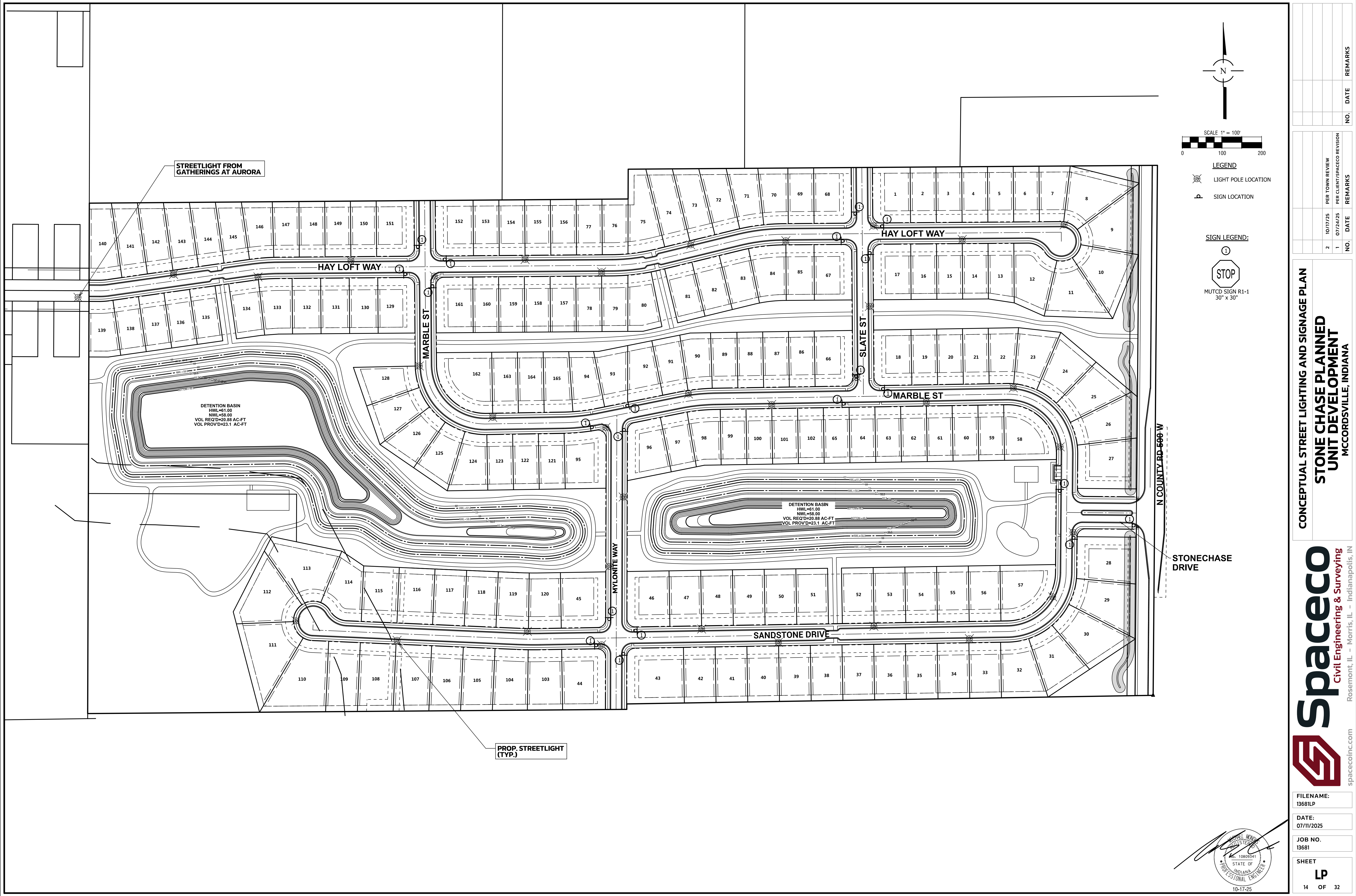




CONCEPTUAL DEVELOPMENT PLAN - 4
STONE CHASE PLANNED
UNIT DEVELOPMENT
MCCORDSVILLE, INDIANA




FILENAME:	13681CDP-04
DATE:	07/11/2025
JOB NO.	13681
SHEET	CDP-04
12 OF 32	

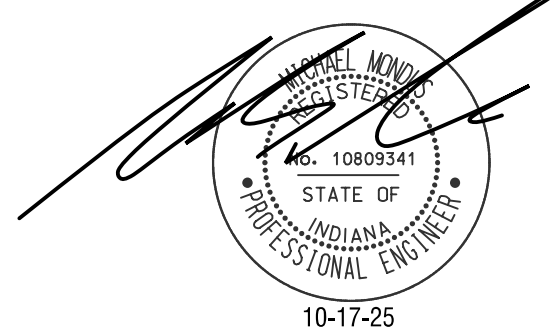
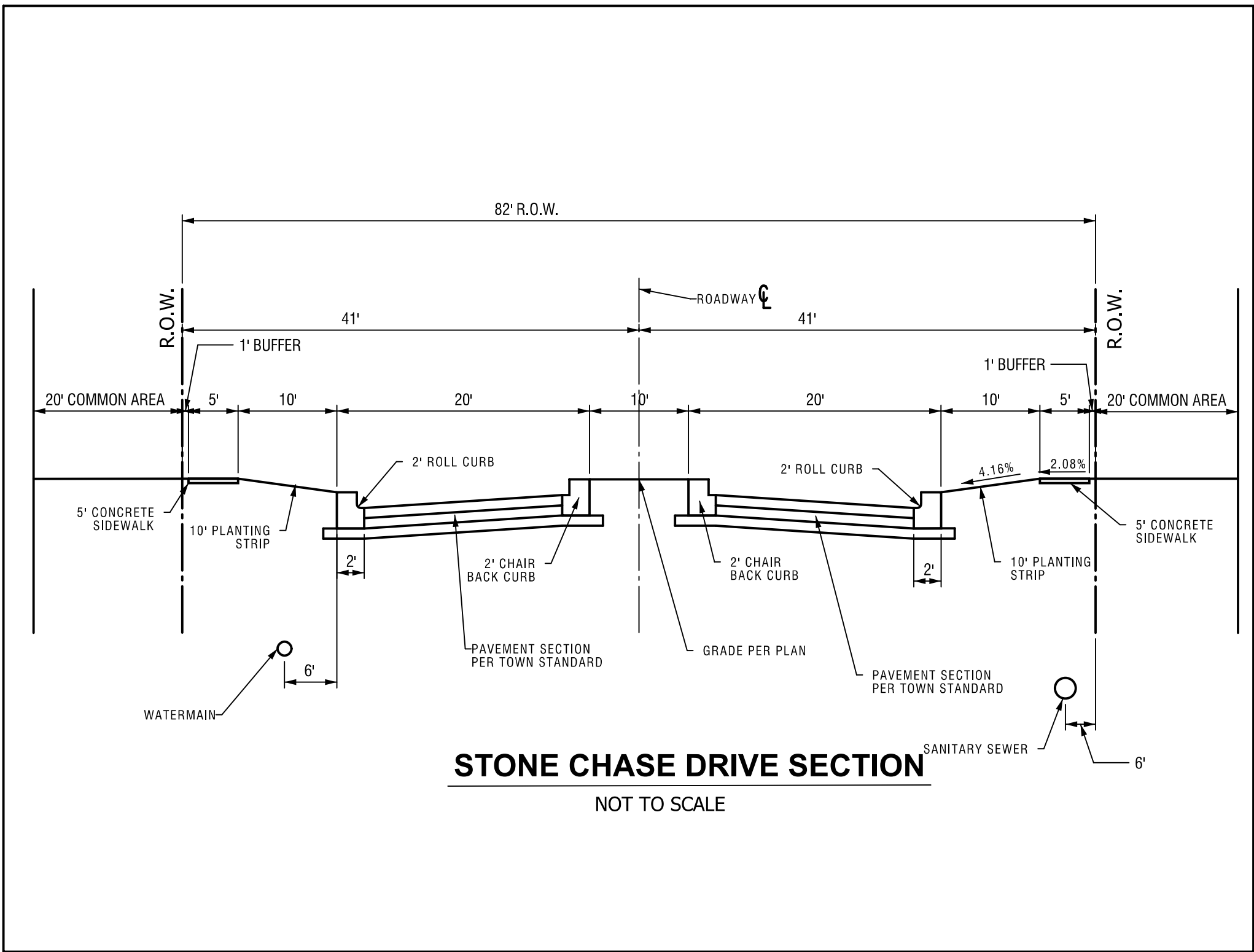
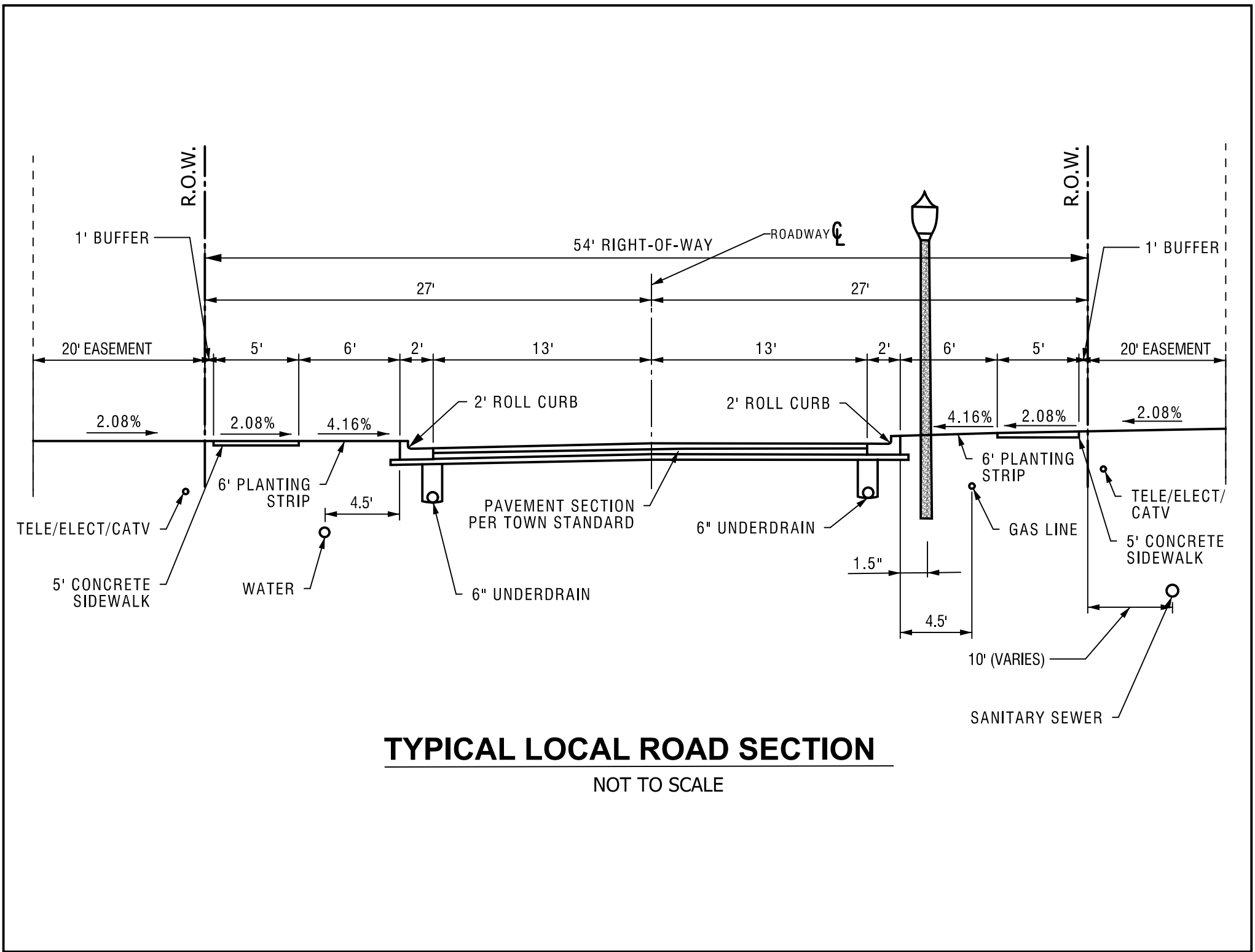
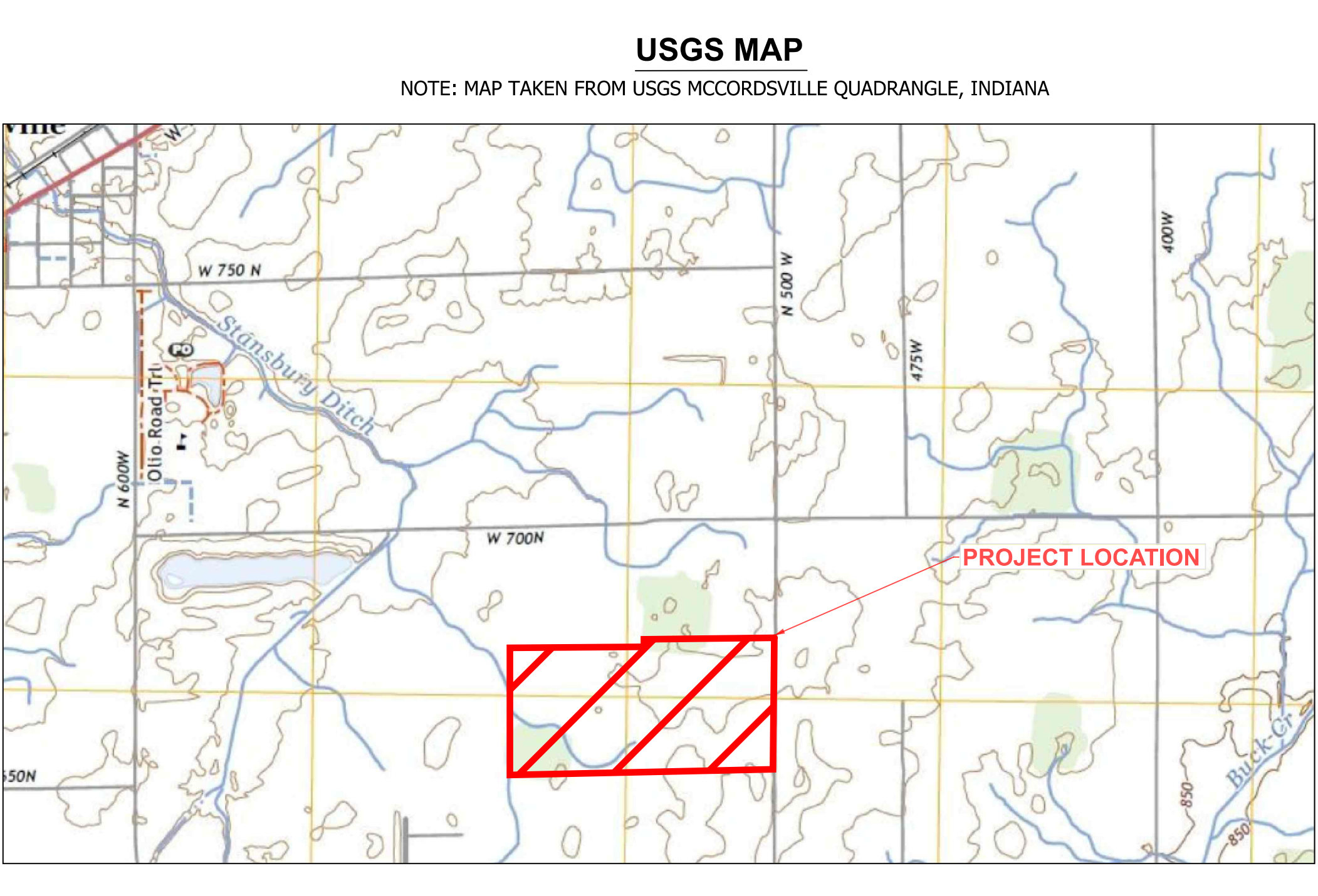
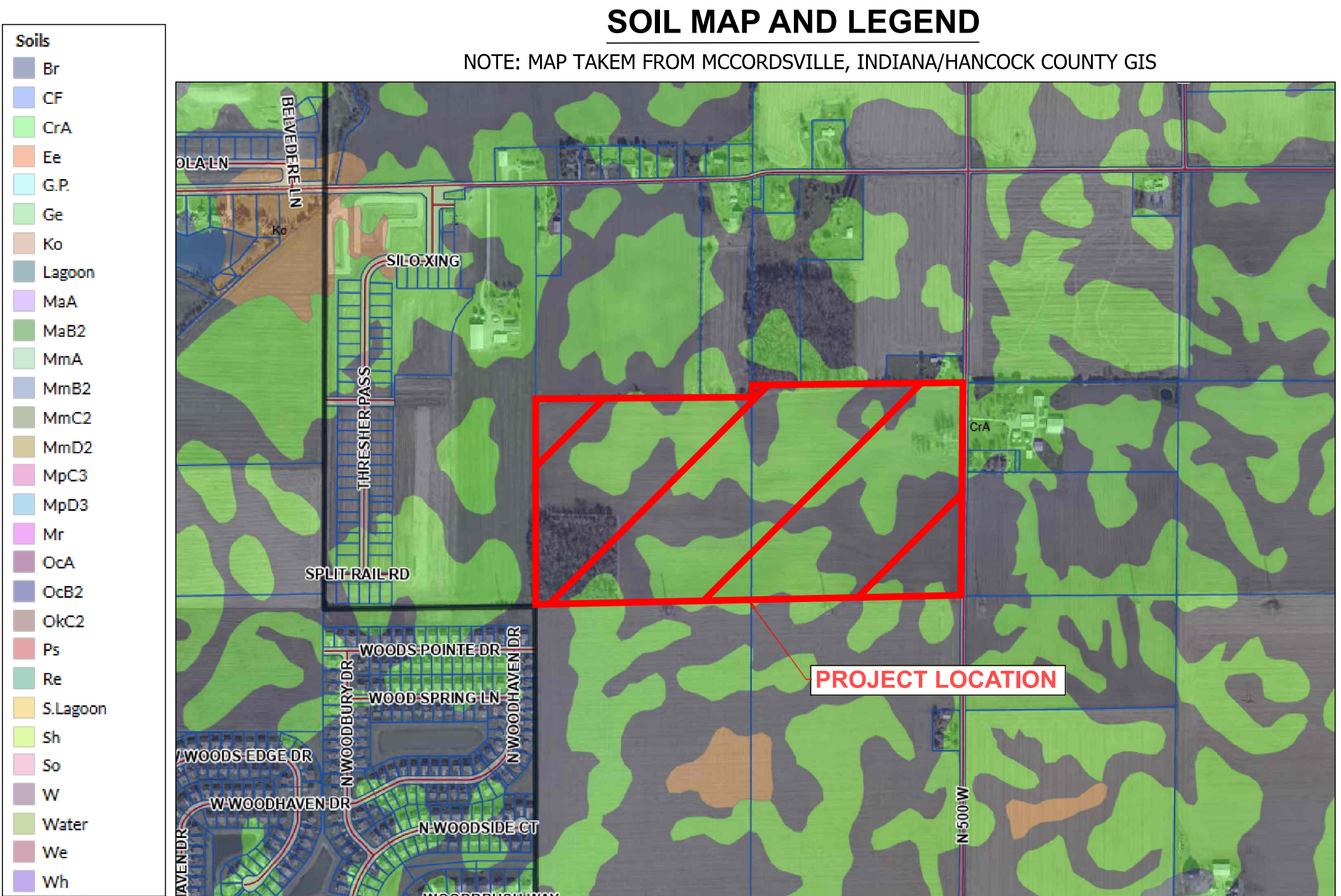
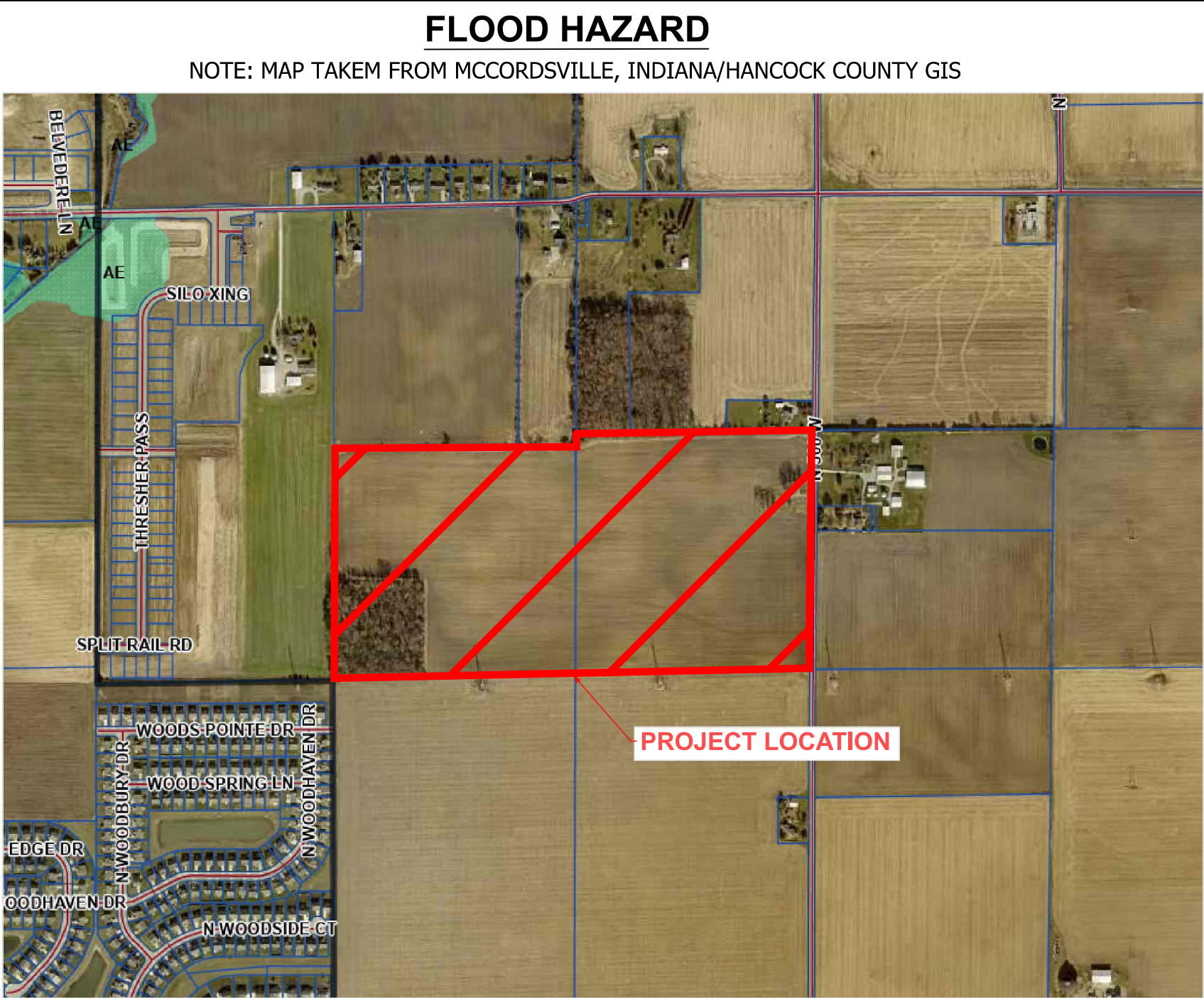


LOT AREA		
Lot #	Area (Ac.)	Area (Sft.)
1	0.303	13,214
2	0.209	9,100
3	0.209	9,100
4	0.209	9,100
5	0.209	9,100
6	0.209	9,100
7	0.225	9,812
8	0.369	16,074
9	0.379	16,514
10	0.362	15,765
11	0.354	15,421
12	0.344	14,977
13	0.217	9,436
14	0.209	9,100
15	0.209	9,100
16	0.209	9,100
17	0.303	13,214
18	0.302	13,162
19	0.209	9,100
20	0.209	9,100
21	0.209	9,100
22	0.223	9,694
23	0.279	12,166
24	0.296	12,874
25	0.308	13,412
26	0.335	14,611
27	0.407	17,724
28	0.382	16,660
29	0.379	16,496
30	0.371	16,172
31	0.324	14,129
32	0.31	13,520
33	0.257	11,200
34	0.257	11,200
35	0.257	11,200
36	0.257	11,200
37	0.257	11,200
38	0.257	11,200
39	0.257	11,200
40	0.257	11,200
41	0.257	11,200
42	0.257	11,200
43	0.461	20,068
44	0.381	16,605
45	0.361	15,738
46	0.342	14,889
47	0.257	11,200
48	0.257	11,200
49	0.257	11,200
50	0.257	11,200
51	0.257	11,200
52	0.257	11,200
53	0.257	11,200
54	0.257	11,200
55	0.257	11,200
56	0.257	11,200
57	0.374	16,294
58	0.346	15,092
59	0.209	9,100
60	0.209	9,100
61	0.209	9,100
62	0.209	9,100
63	0.209	9,100
64	0.209	9,100
65	0.209	9,100
66	0.305	13,266
67	0.303	13,214
68	0.302	13,135
69	0.209	9,100
70	0.223	9,715
71	0.239	10,426
72	0.247	10,766
73	0.267	11,633
74	0.29	12,628
75	0.33	14,383
76	0.21	9,127
77	0.209	9,100
78	0.209	9,100
79	0.211	9,210
80	0.239	10,426
81	0.228	9,929
82	0.228	9,929
83	0.235	10,234

LOT AREA		
Lot #	Area (Ac.)	Area (Sft.)
84	0.262	11,404
85	0.228	9,929
86	0.303	9,100
87	0.209	9,100
88	0.209	9,100
89	0.211	9,178
90	0.226	9,855
91	0.216	9,369
92	0.245	10,680
93	0.236	10,268
94	0.243	10,569
95	0.341	14,872
96	0.316	13,771
97	0.214	9,327
98	0.235	10,244
99	0.209	9,100
100	0.209	9,100
101	0.209	9,100
102	0.209	9,100
103	0.303	13,186
104	0.304	13,243
105	0.291	12,658
106	0.298	12,986
107	0.344	15,001
108	0.354	15,416
109	0.323	14,052
110	0.485	21,134
111	0.472	20,569
112	0.416	18,106
113	0.447	19,473
114	0.297	12,922
115	0.289	12,600
116	0.289	12,600
117	0.289	12,600
118	0.257	11,200
119	0.257	11,200
120	0.259	11,300
121	0.209	9,125
122	0.209	9,100
123	0.209	9,100
124	0.26	11,347
125	0.26	11,347
126	0.262	11,424
127	0.262	11,424
128	0.261	11,374
129	0.296	12,885
130	0.231	10,080
131	0.231	10,080
132	0.231	10,080
133	0.25	10,911
134	0.236	10,299
135	0.209	9,100
136	0.209	9,100
137	0.209	9,100
138	0.209	9,100
139	0.227	9,908
140	0.307	13,386
141	0.277	12,056
142	0.264	11,489
143	0.251	10,922
144	0.238	10,354
145	0.225	9,787
146	0.228	9,924
147	0.211	9,211
148	0.209	9,100
149	0.209	9,100
150	0.209	9,100
151	0.303	13,214
152	0.304	13,256
153	0.209	9,100
154	0.209	9,100
155	0.209	9,100
156	0.209	9,100
157	0.209	9,100
158	0.209	9,100
159	0.209	9,100
160	0.209	9,100
161	0.297	12,945
162	0.42	18,280
163	0.229	9,977
164	0.228	9,940
165	0.239	10,427

COMMON AREA		
Designation	Area (Ac.)	Area (Sft.)
A	0.069	3,013
B	1.217	52,999
C	0.298	12,976
D	1.406	61,255
E	6.612	287,997
F	10.223	445,313
G	5.459	237,794
H	0.063	2,736
I	0.019	834
J	0.149	6,494
K	0.066	2,894
L	0.066	2,894

 Designates 80's Lot
All other lots are 65's

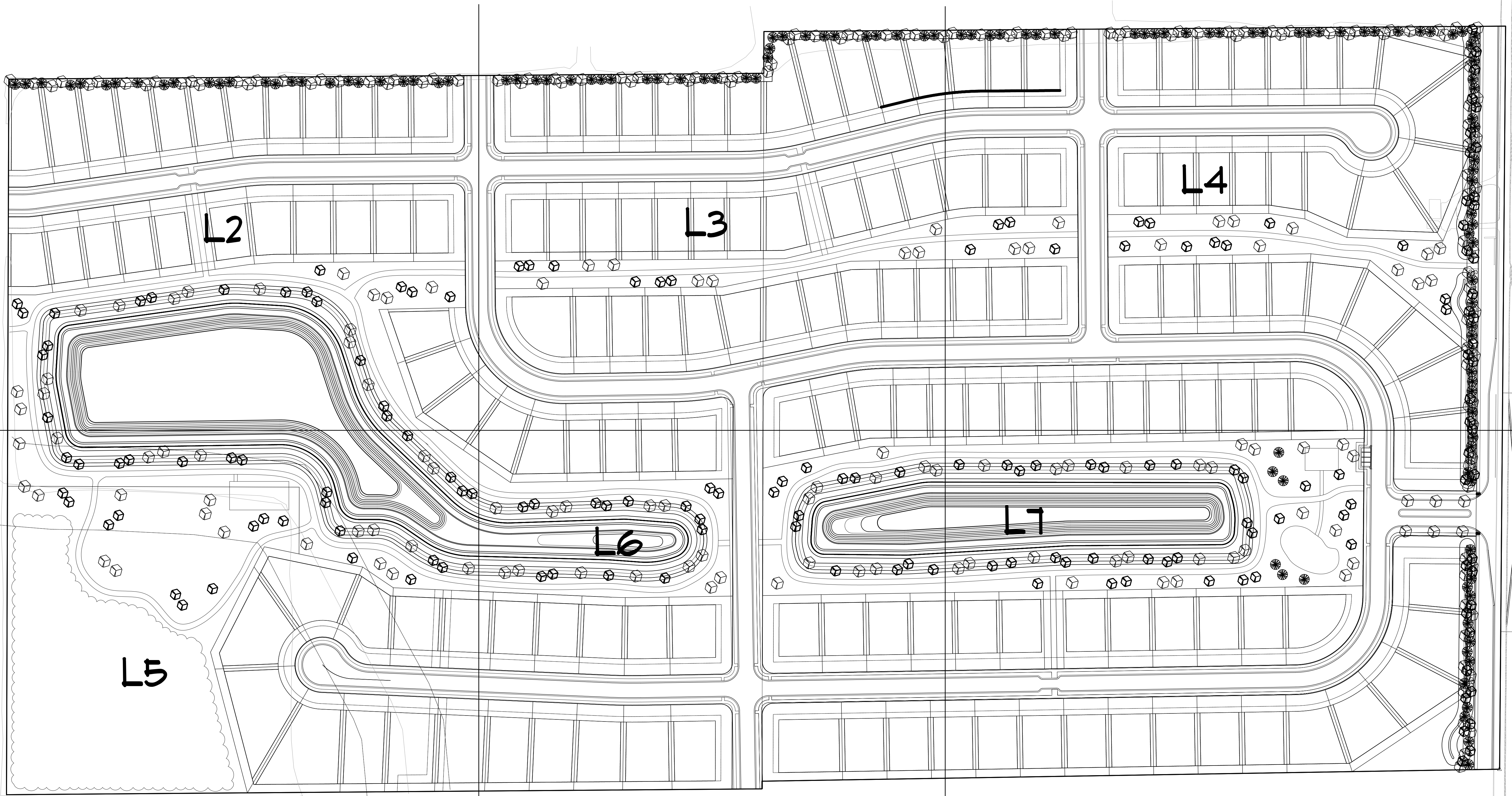


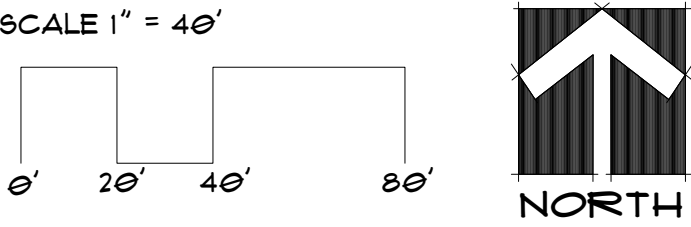
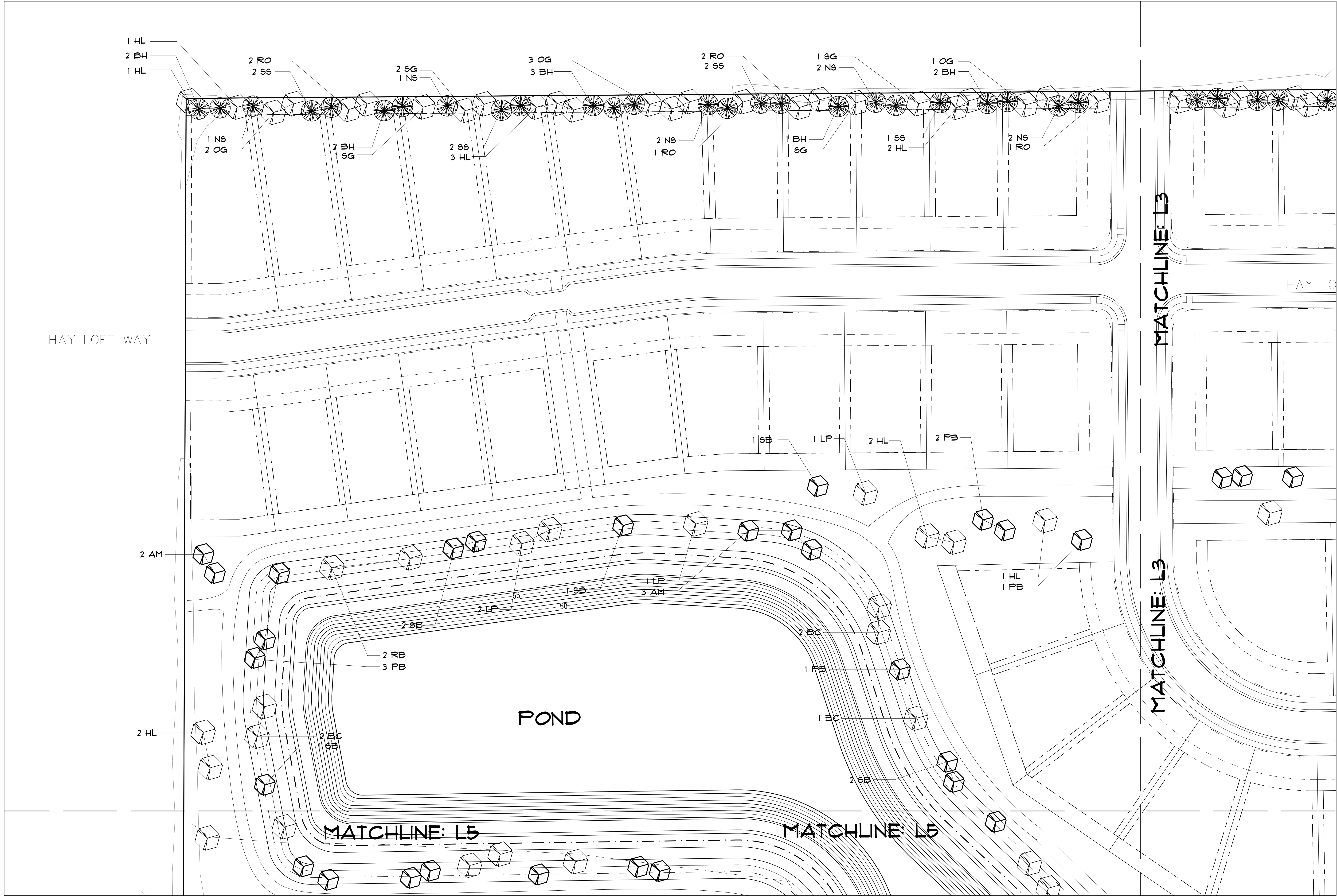
ROADWAY SECTIONS & MISCELLANEOUS MAPPING
**STONE CHASE PLANNED
UNIT DEVELOPMENT**
MCCORDSVILLE, INDIANA

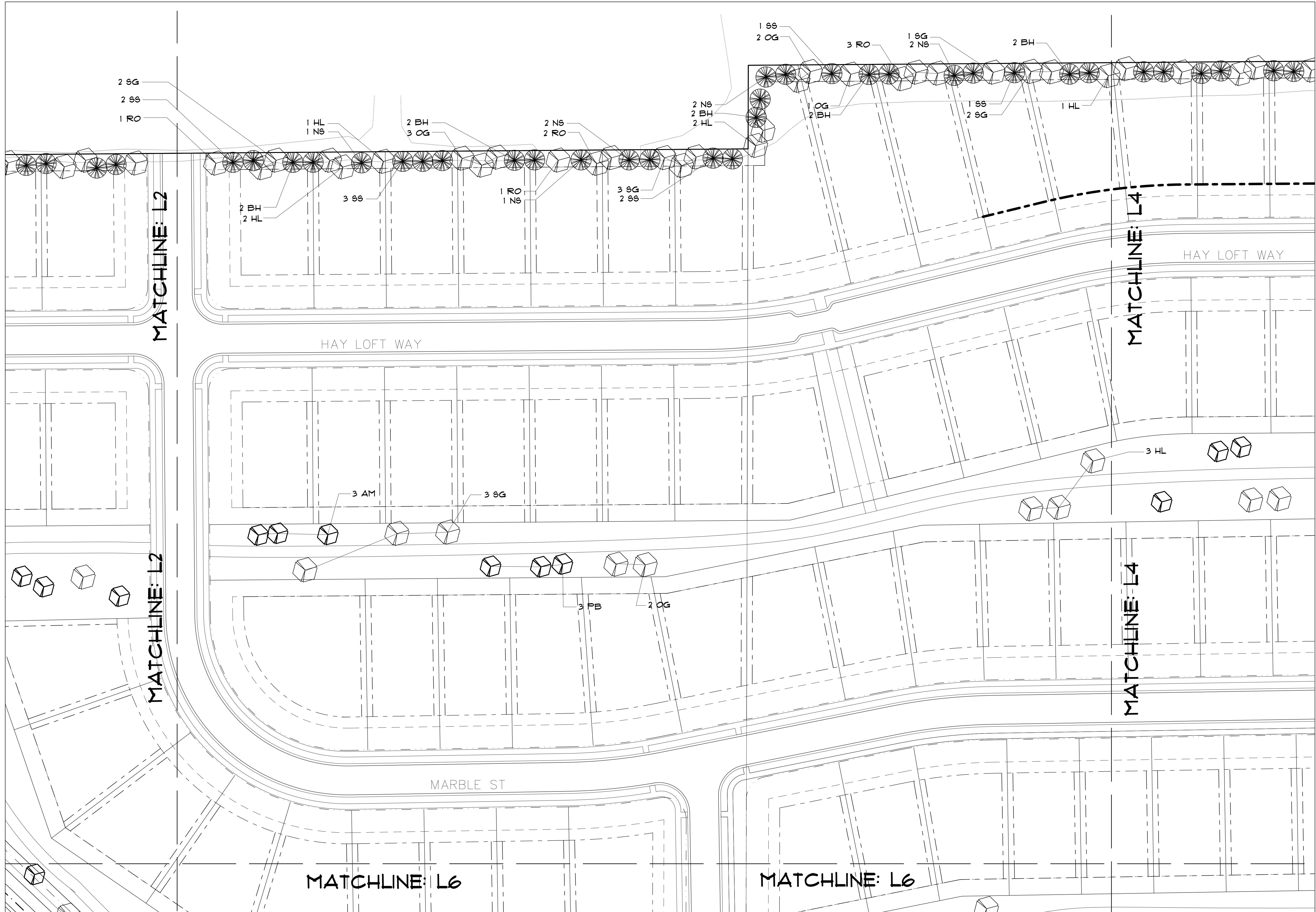
Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
13681GN
DATE:
07/11/2025
JOB NO.
13681
SHEET
MSC
15 OF 32

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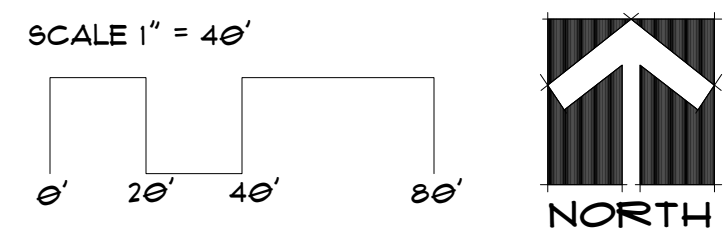
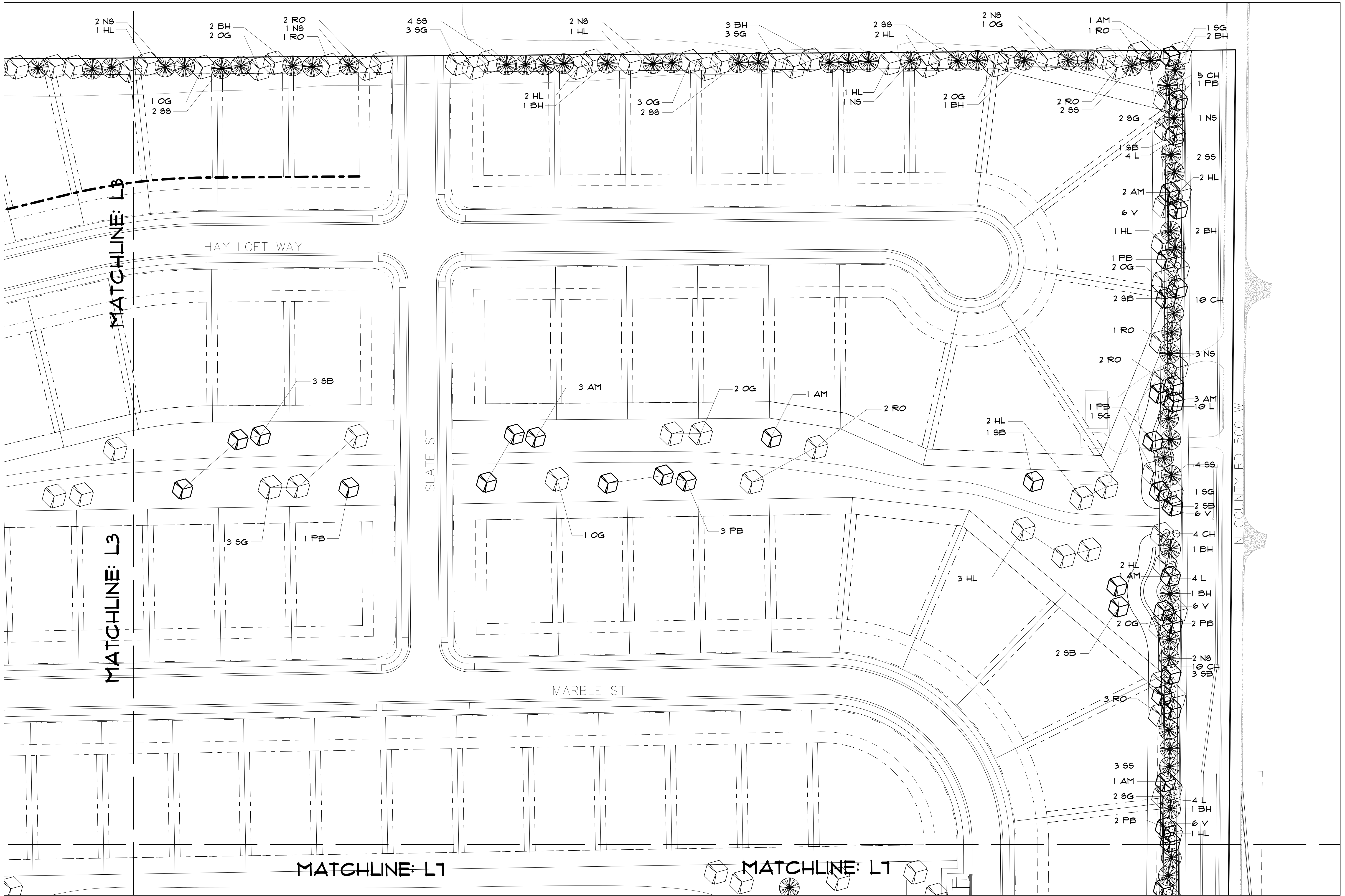
PROJECT NAME
STONECHASE
MCCORDSVILLE, IN



SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF
DATE: OCTOBER 14, 2025

SHEET
L3



3375 South 500 East
Whitestown, IN 46075
tel. 317.769.2211 fax. 317.769.2210
email: starttofinish@starttofinish.com
web: landscapingsystemsofstarttofinish.com

DESIGNED FOR

9292 N MERIDIAN ST STE 211
INDIANAPOLIS, IN 46260

PROJECT NAME

STONECHASE

MCCORDSVILLE, IN

SHEET NAME

LANDSCAPE PLAN

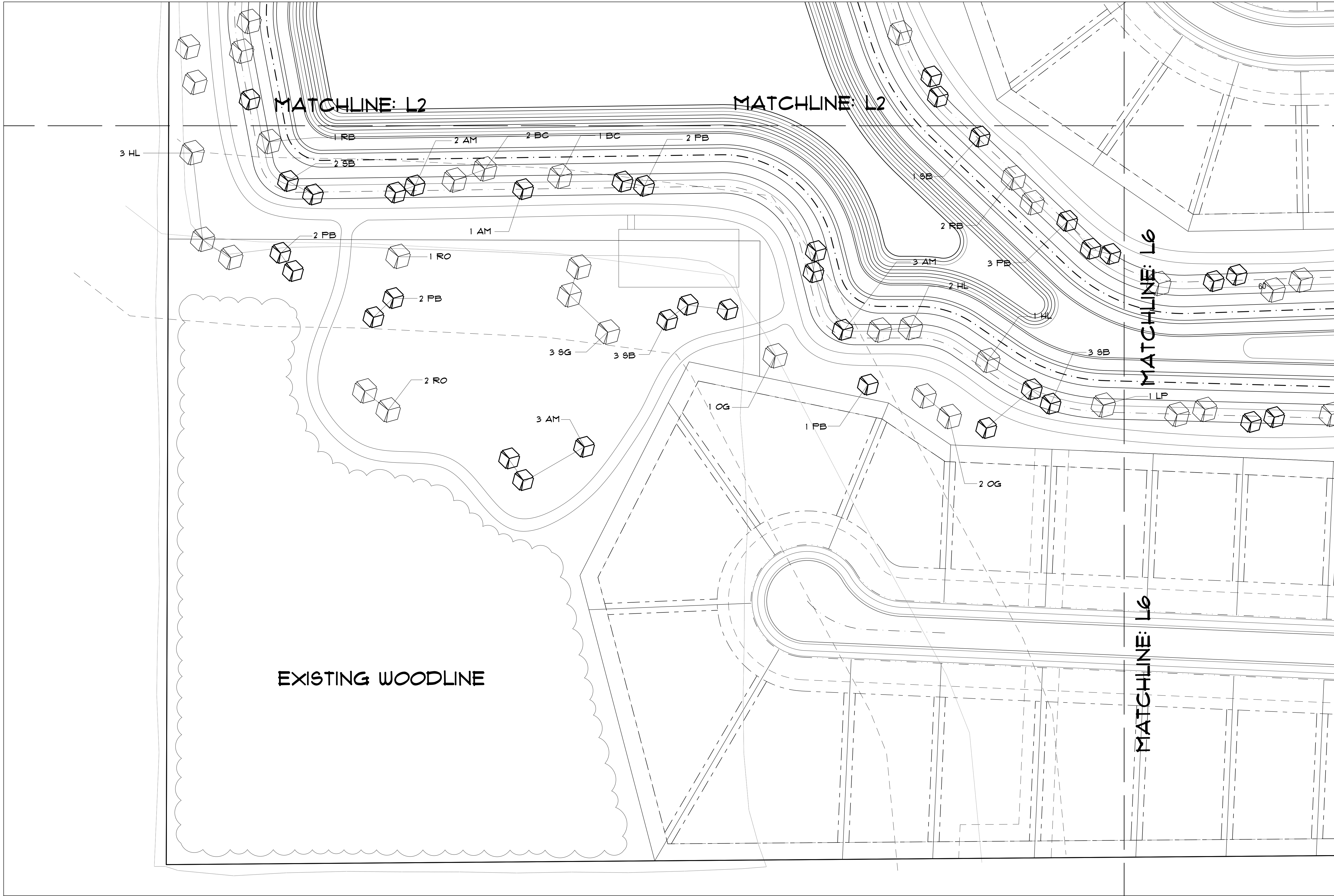
DESIGNER

TF

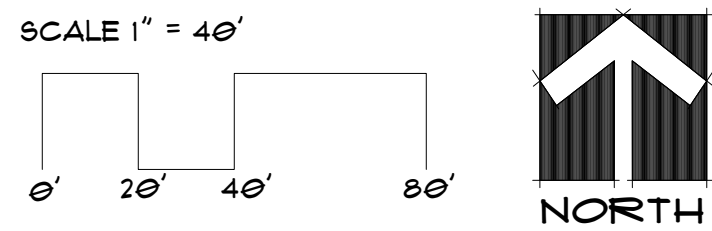
DATE: OCTOBER 14, 2025

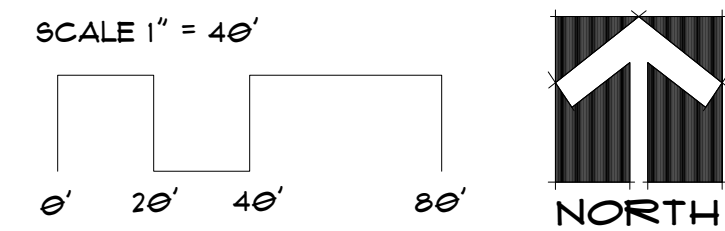
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EXISTING WOODLINE





PROJECT NAME
STONECHASE
MCCORDSVILLE, IN



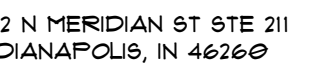
SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF

DATE: OCTOBER 14, 2025

SHEET

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




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DATE: OCTOBER 14, 2025

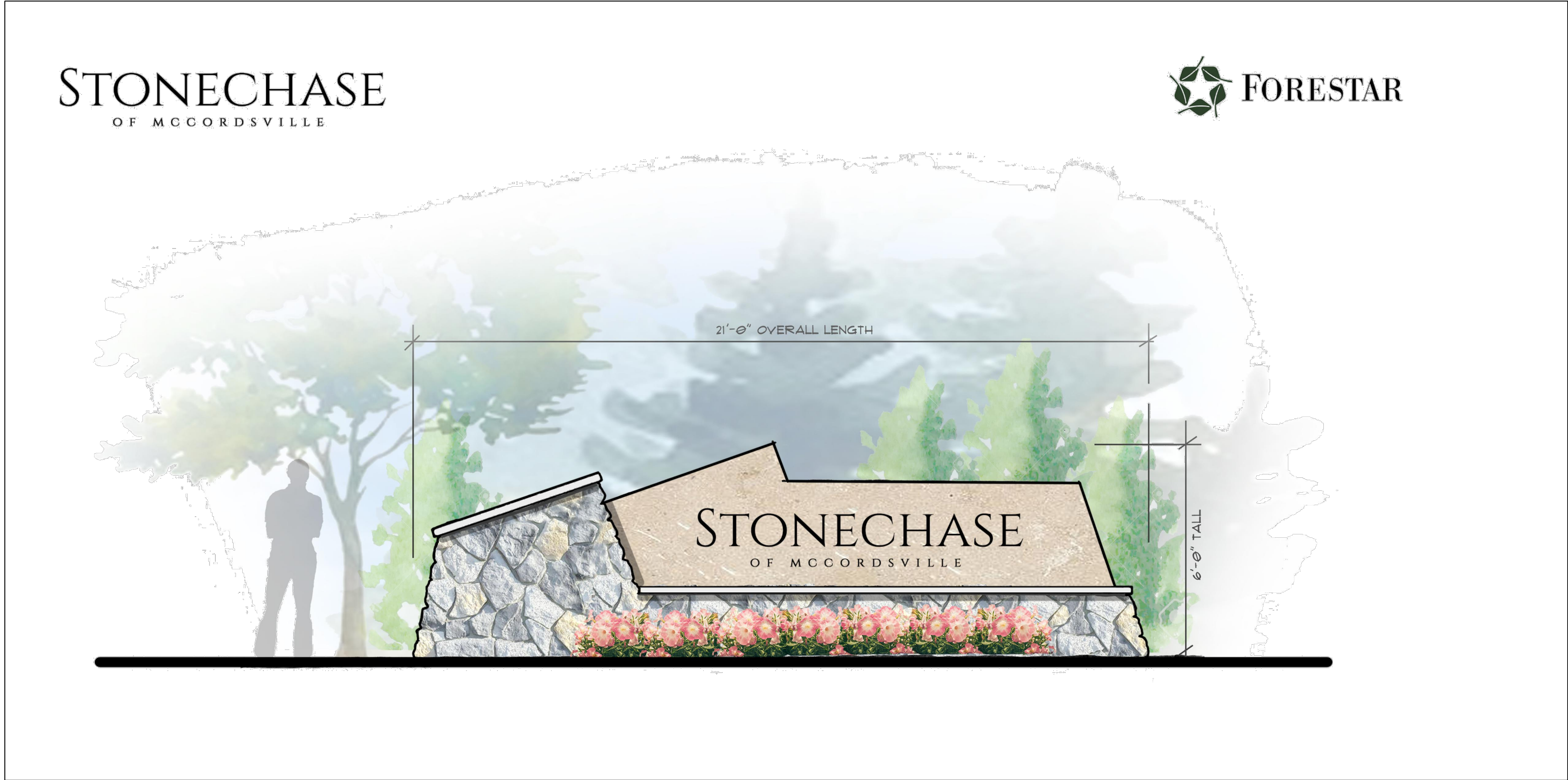
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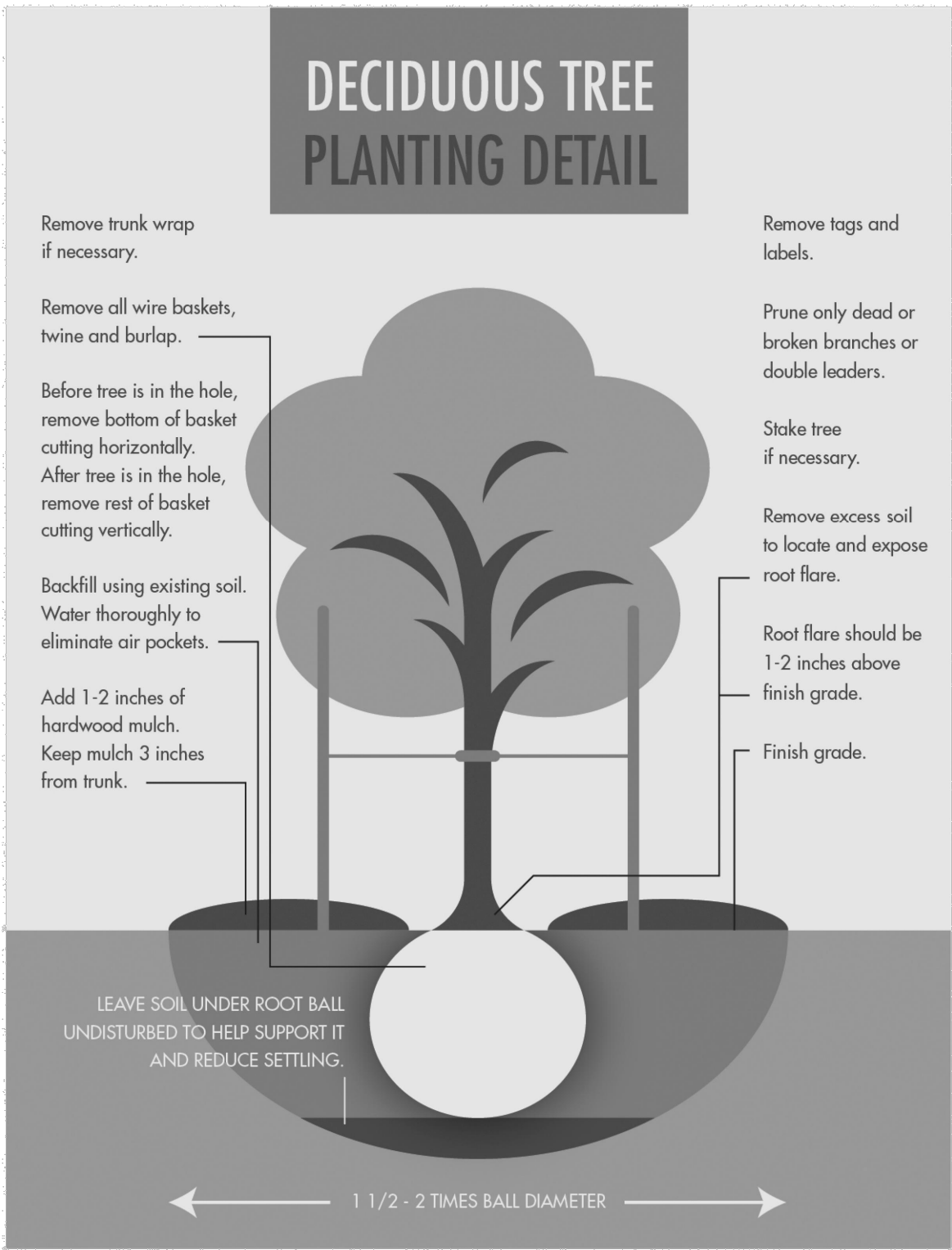
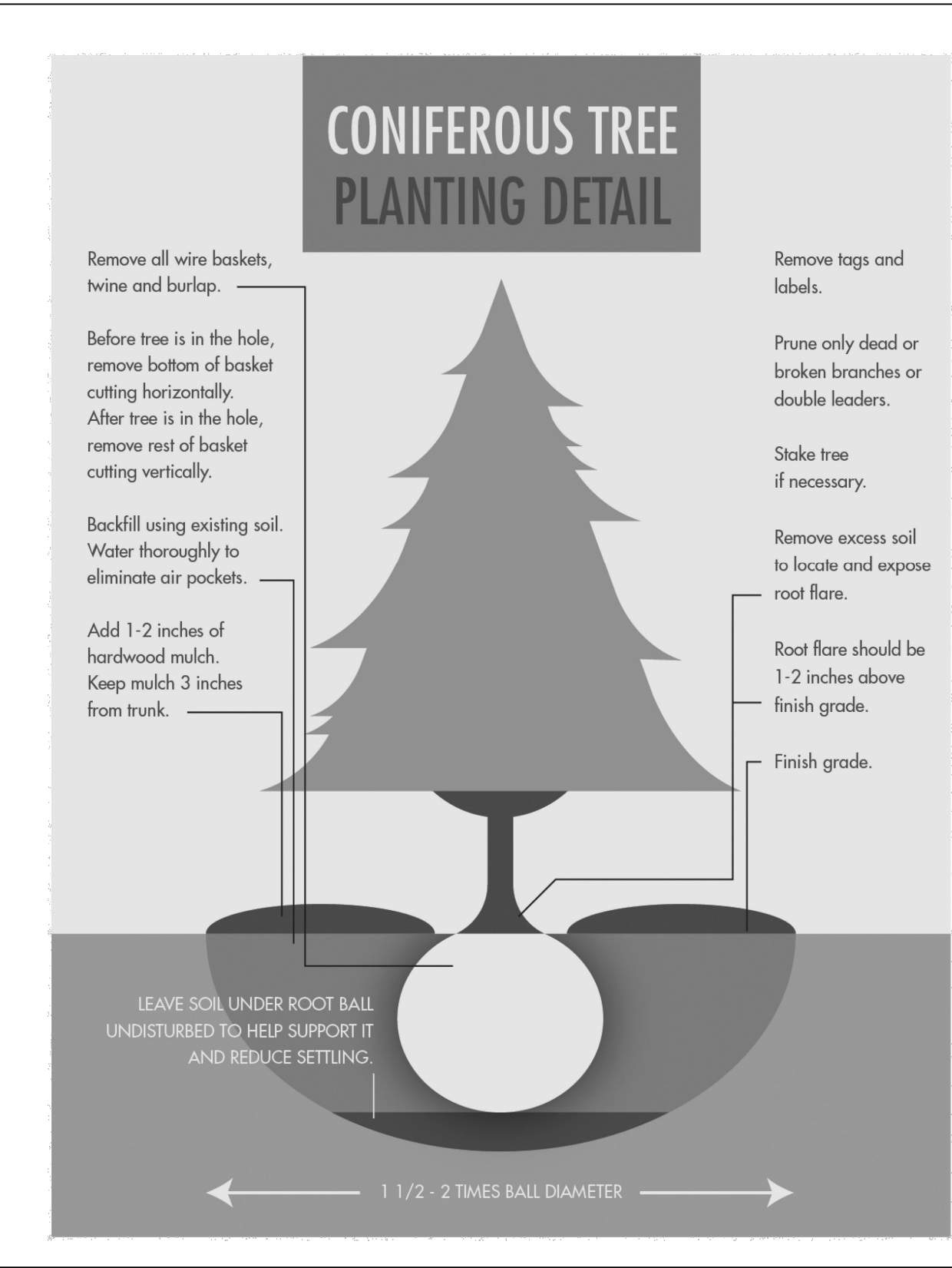
PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
	BC	BALD CYPRRESS	TAXODIUM DISTICHUM	2'-1/2"	15
	HL	HONEYLOCUST 'SHADEMASTER'	GLEADITSIA TRICANTHOS 'SHADEMASTER'	2'-1/2"	64
	LP	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2'-1/2"	15
	OG	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2'-1/2"	44
	RO	RED OAK	QUERCUS RUBRA	2'-1/2"	36
	SG	SWEET GUM 'HAPPIDAZE'	LIQUIDAMBAR STYRACIFLUA 'HAPPIDAZE'	2'-1/2"	35
ORNAMENTAL TREES					
	AM	FLAME AMUR MAPLE	ACER TATARICUM SSP 'FLAME'	1'-1/2"	55
	PB	PAPERBARK MAPLE	ACER GRISEUM	1'-1/2"	55
	RB	RIVER BIRCH	BETULA NGRA	1'-1/2"	16
	SB	SERVICEBERRY 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	1'-1/2"	53
EVERGREEN TREES					
	BH	BLACK HILLS SPRUCE	PICEA GLAUCA	6'	35
	NS	NORWAY SPRUCE	PICEA ABIES	6'	43
	SS	SERBIAN SPRUCE	PICEA OMORICA	6'	42
SHRUBS					
	CH	BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18"	45
	L	DWARF KOREAN LILAC	SYRINGA MEYER 'PALUBIN'	18"	42
	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	42

LANDSCAPE ORDINANCE REQUIREMENTS		
	REQUIRED	PLANNED
COUNTY RD N 500 W		
1/2" FRONTAGE LENGTH		
3 - EVERGREEN TREES - 5'-6'	35 TREES	35 TREES
3 - ORNAMENTAL TREES - 2"	35 TREES	35 TREES
3 - SHADE TREES - 2"	35 TREES	35 TREES
10 - SHRUBS - 24"	125 SHRUBS	125 SHRUBS
NORTHERN PROPERTY LINE		
2.62' FRONTAGE LENGTH		
3 - EVERGREEN TREES - 5'-6'	15 TREES	80 TREES
3 - SHADE TREES - 2"	15 TREES	15 TREES

MAIN MONUMENT: CONCEPT



SECONDARY MONUMENT: CONCEPT



DESIGNED FOR



9292 N MERIDIAN ST. STE 211
INDIANAPOLIS, IN 46260

PROJECT NAME

STONECHASE
MCCORDSVILLE, IN

SHEET NAME

DETAILS/ENTRY MONUMENT

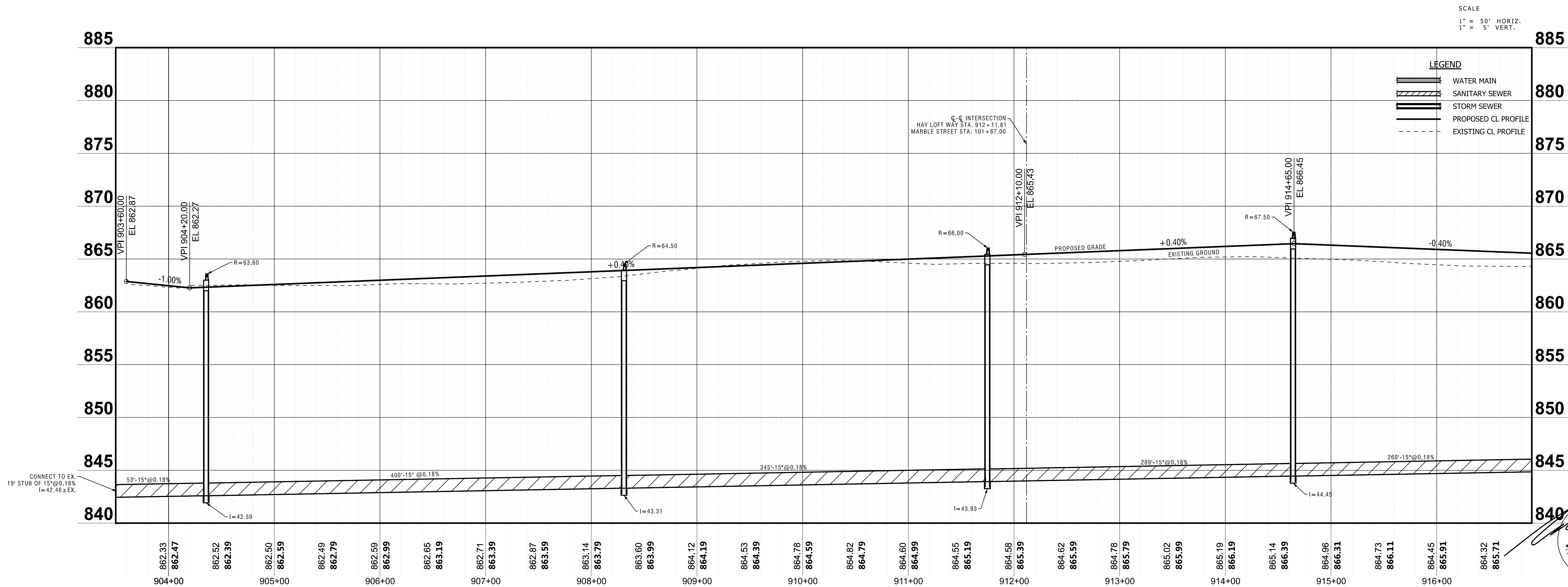
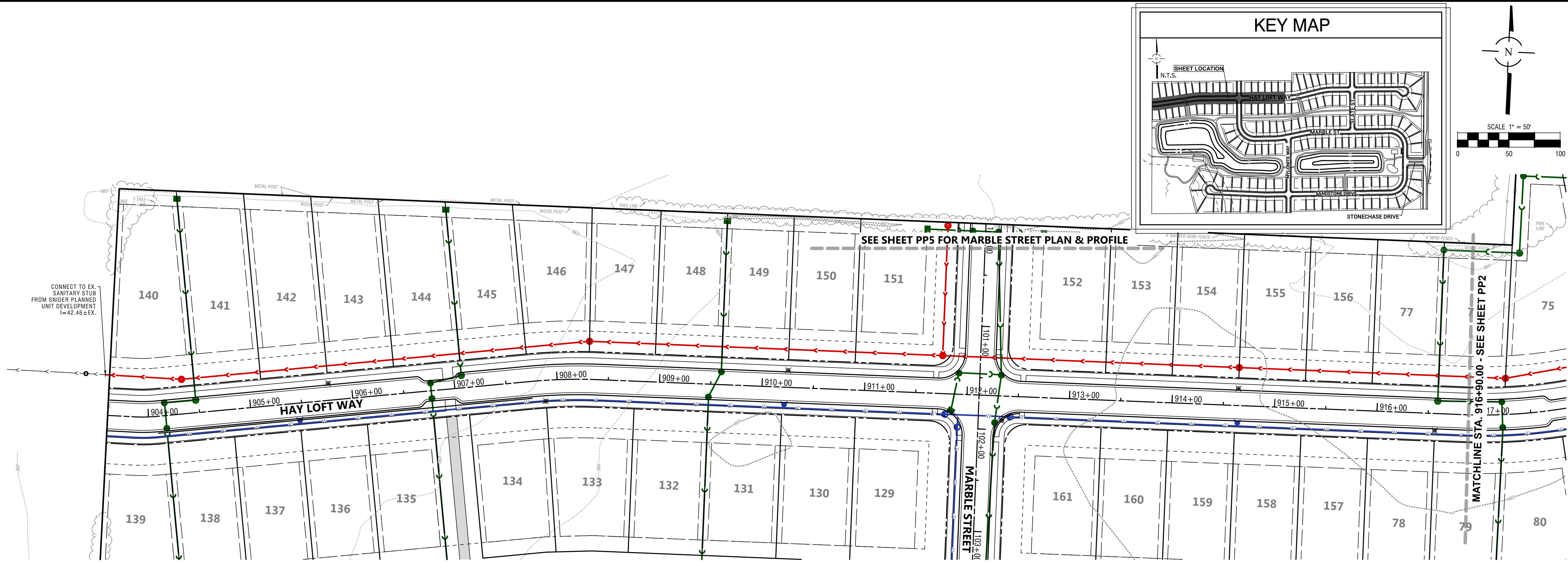
DESIGNER

TF

DATE: OCTOBER 14, 2025

SHEET

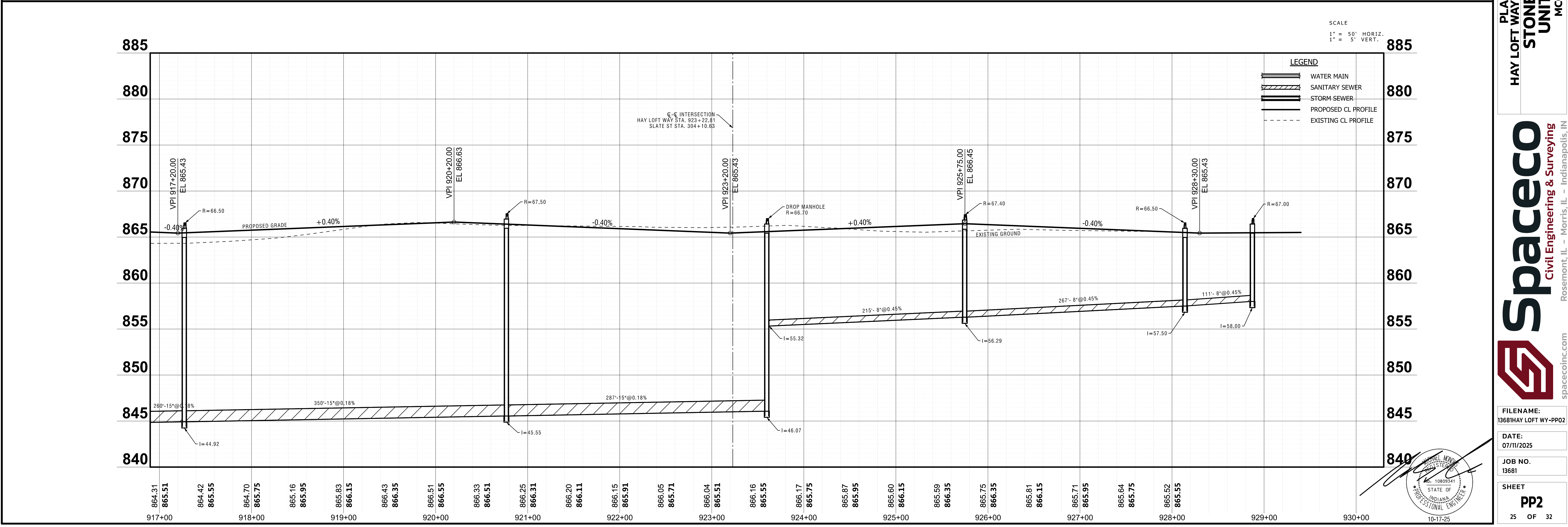
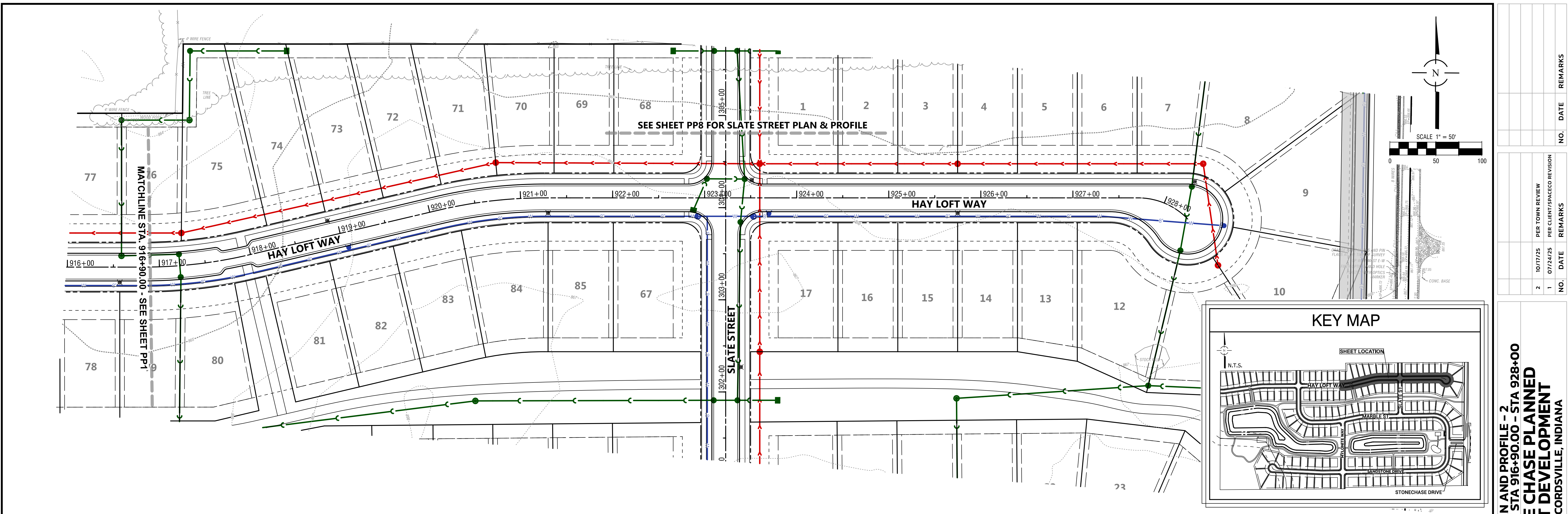
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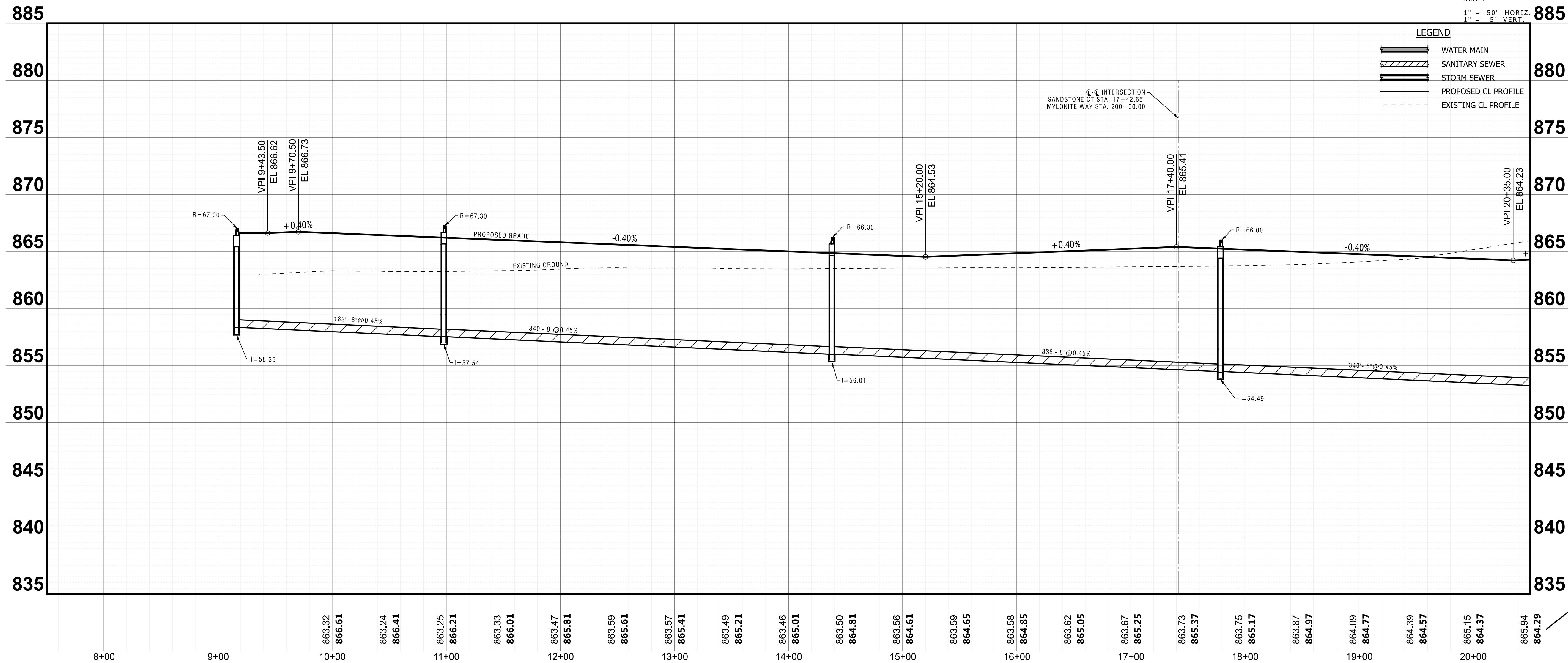
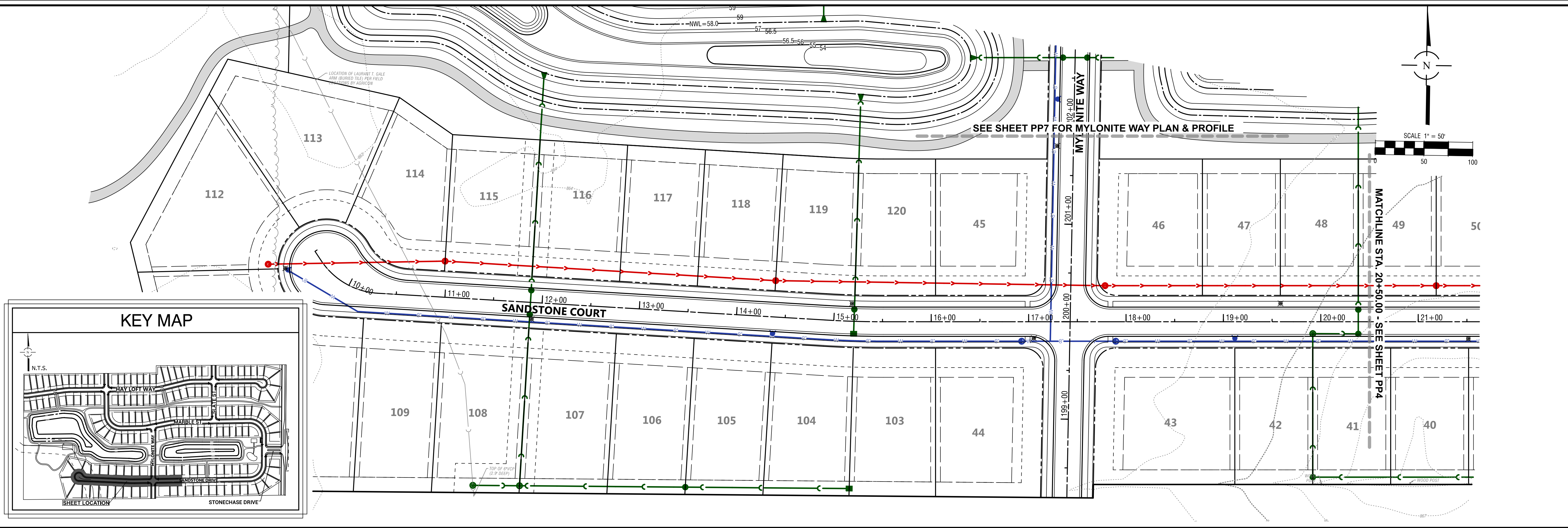


PLAN AND PROFILE - 1
HAY LOFT WAY STA 904+00 - STA 916+90.00
STONE CHASE PLANNED
UNIT DEVELOPMENT
MCCORDSVILLE, INDIANA

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
13681HAY LOFT WY-PP01
DATE:
07/11/2025
JOB NO.
13681
SHEET
PP1
24 OF 32



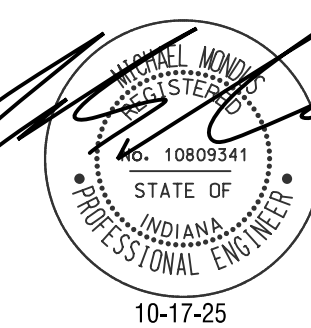


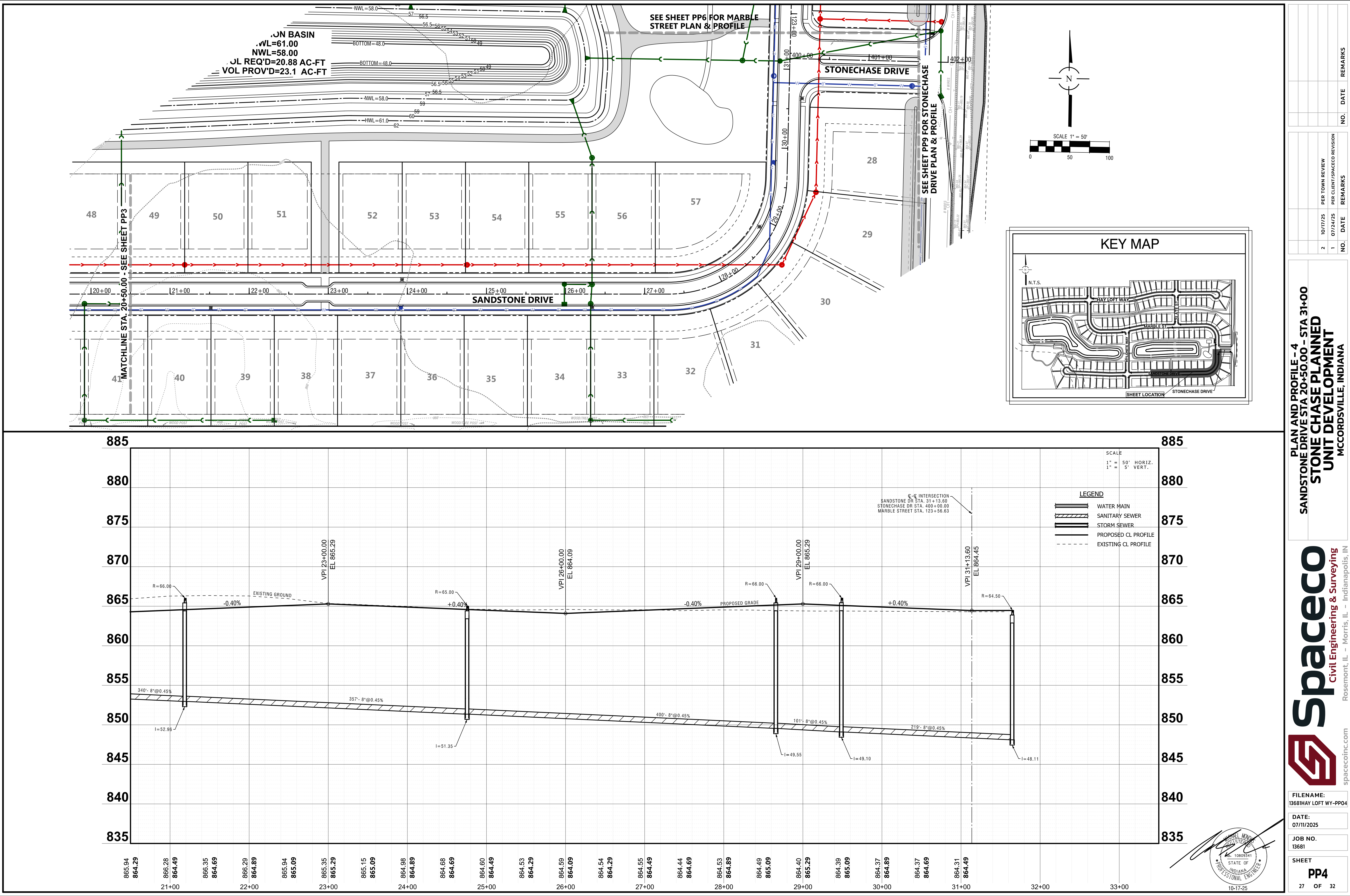
PLAN AND PROFILE - 3
SANDSTONE COURT STA 10+00 - STA 20+50.00
STONE CHASE PLANNED
UNIT DEVELOPMENT
MCCORDSVILLE, INDIANA

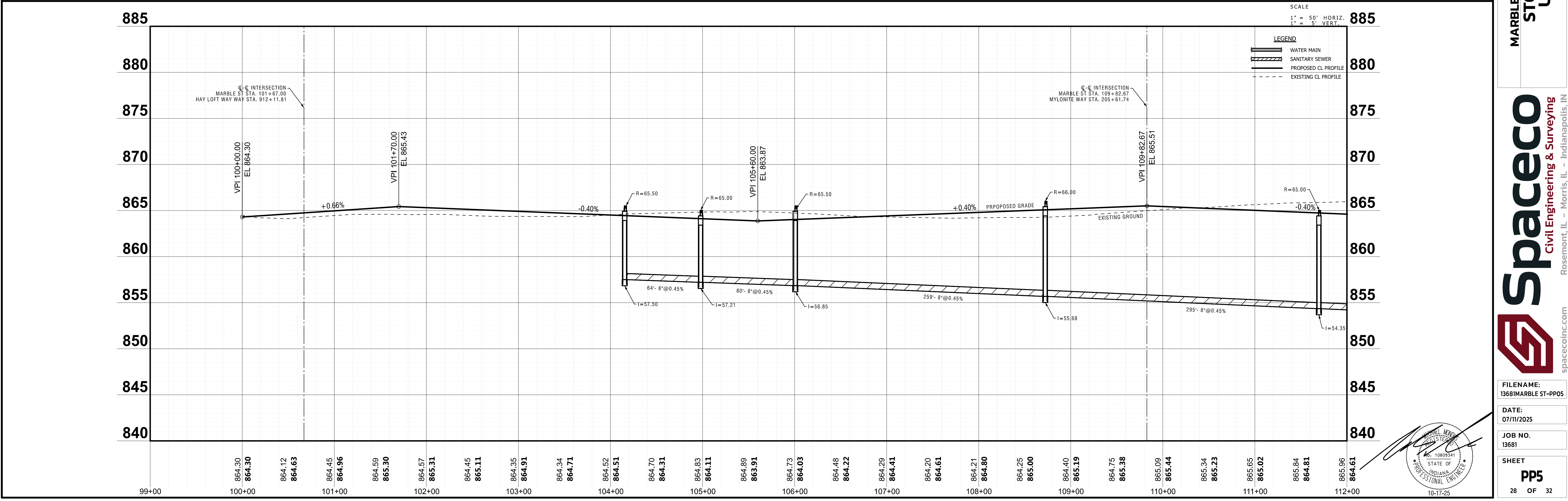
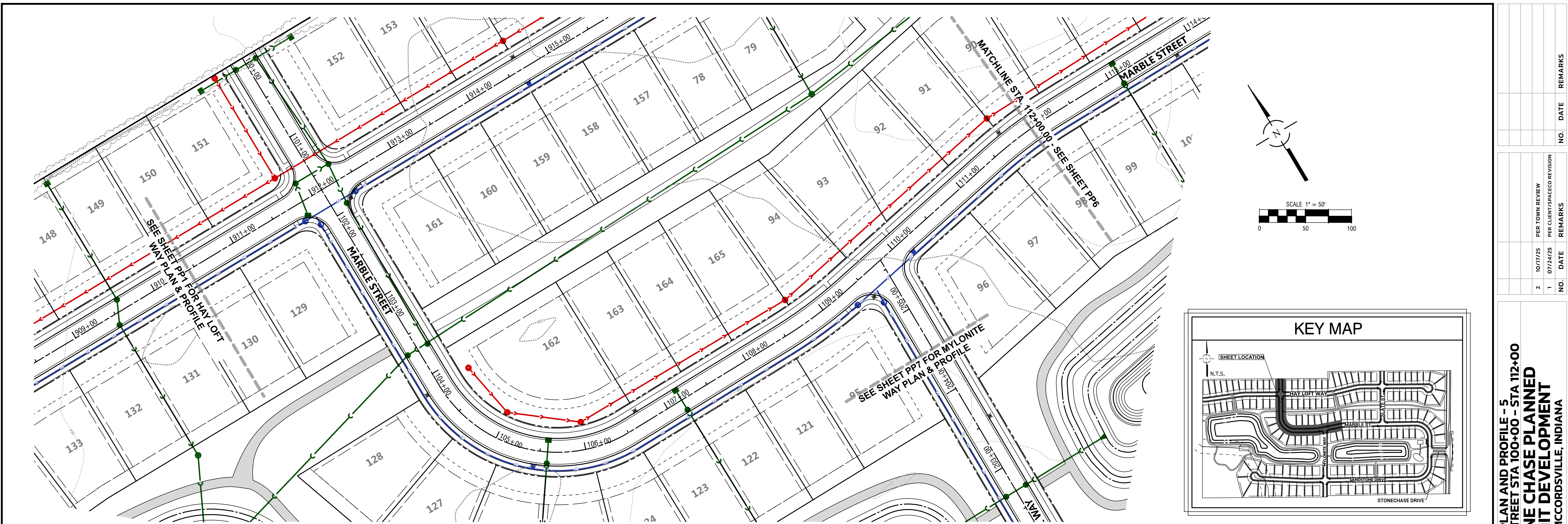
Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN



FILENAME:
13681HAY LOFT WY-PP03
DATE:
07/11/2025
JOB NO.
13681
SHEET
PP3
26 OF 32



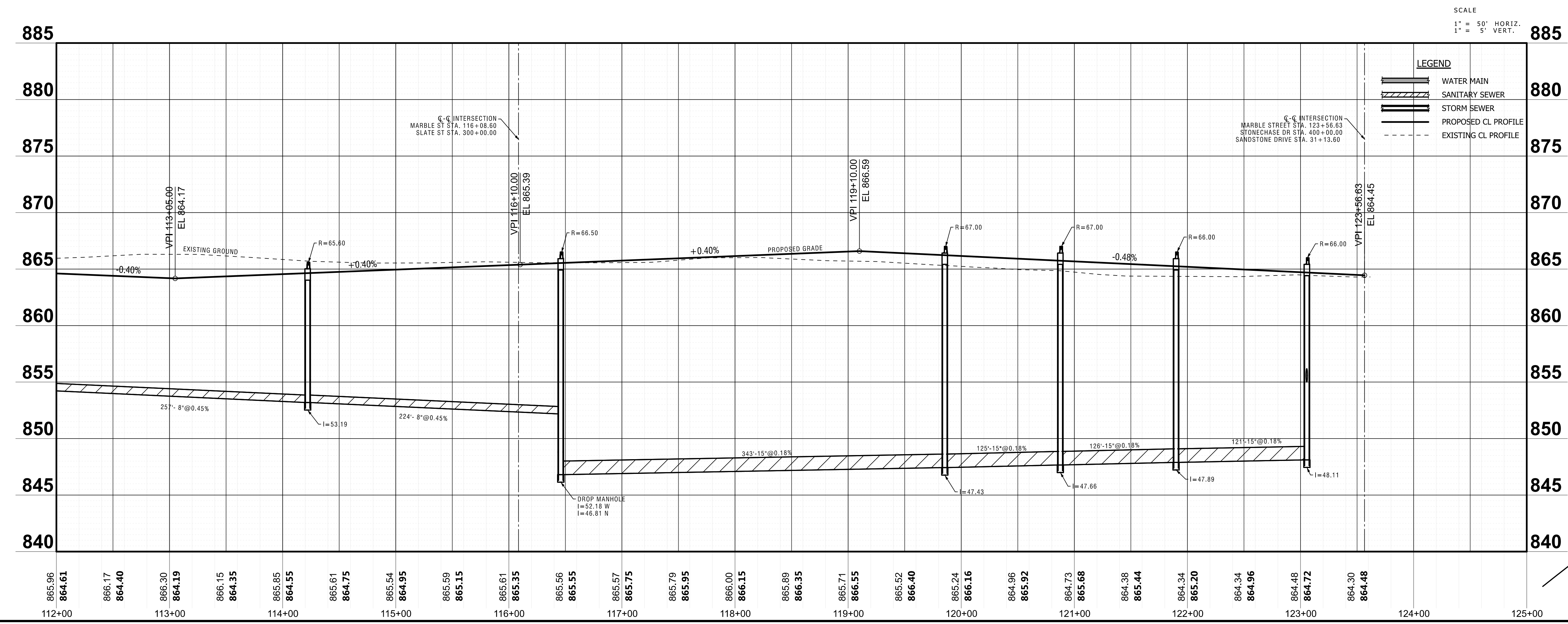
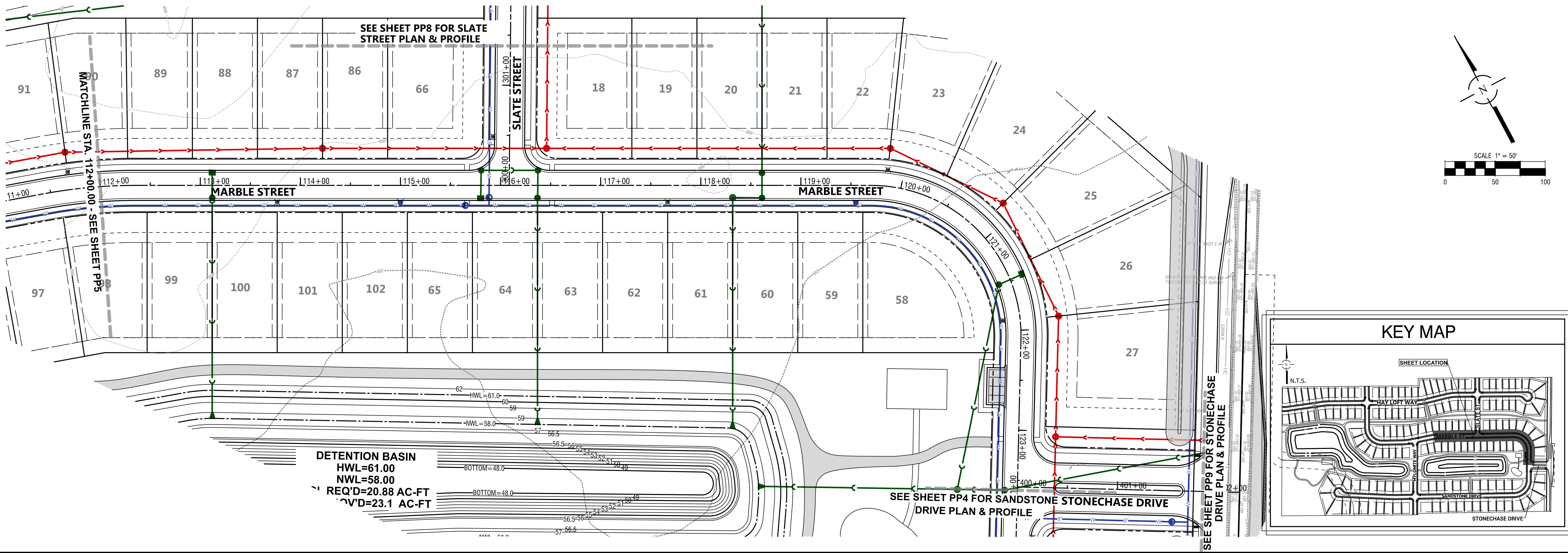




PLAN AND PROFILE - 5
MARBLE STREET STA 100+00 - STA 112+00
STONE CHASE PLANNED
UNIT DEVELOPMENT
MCCORDSVILLE, INDIANA



FILENAME:	13681MARBLE ST-PP05
DATE:	07/11/2025
JOB NO.	13681
SHEET	PP5
28 OF 32	



PLAN AND PROFILE - 6
MARBLE STREET STA 112+00 - STA 123+61.63
STONE CHASE PLANNED
UNIT DEVELOPMENT
MCCORDSVILLE, INDIANA



FILENAME:
13681MARBLE ST-PP06
DATE:
07/11/2025
JOB NO.
13681
SHEET
PP6
29 OF 32

