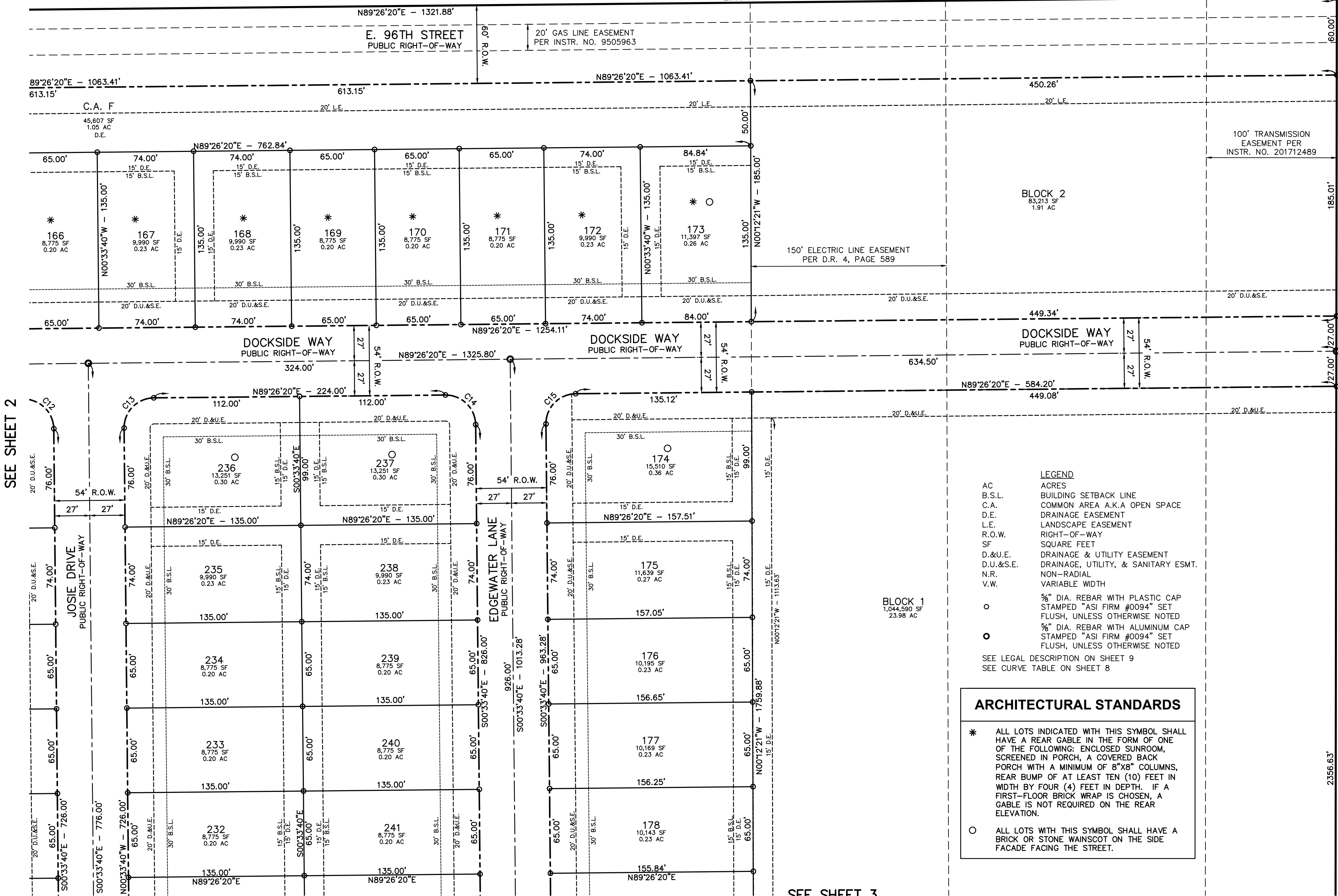


HAVEN PONDS - SECTION 4 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

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



POINT OF BEGINNING
NE CORNER OF NW 1/4 OF SECT. 18, T. 17N, R. 6E
HARRISON MONUMENT FOUND AT SURFACE



SEE SHEET 2

SEE SHEET 3

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

Michael J. Smith
Registered Land Surveyor
Indiana No. 20500025

DEVELOPER:
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520 MADISON AVENUE, 21ST FLOOR
NEW YORK, NY 10022

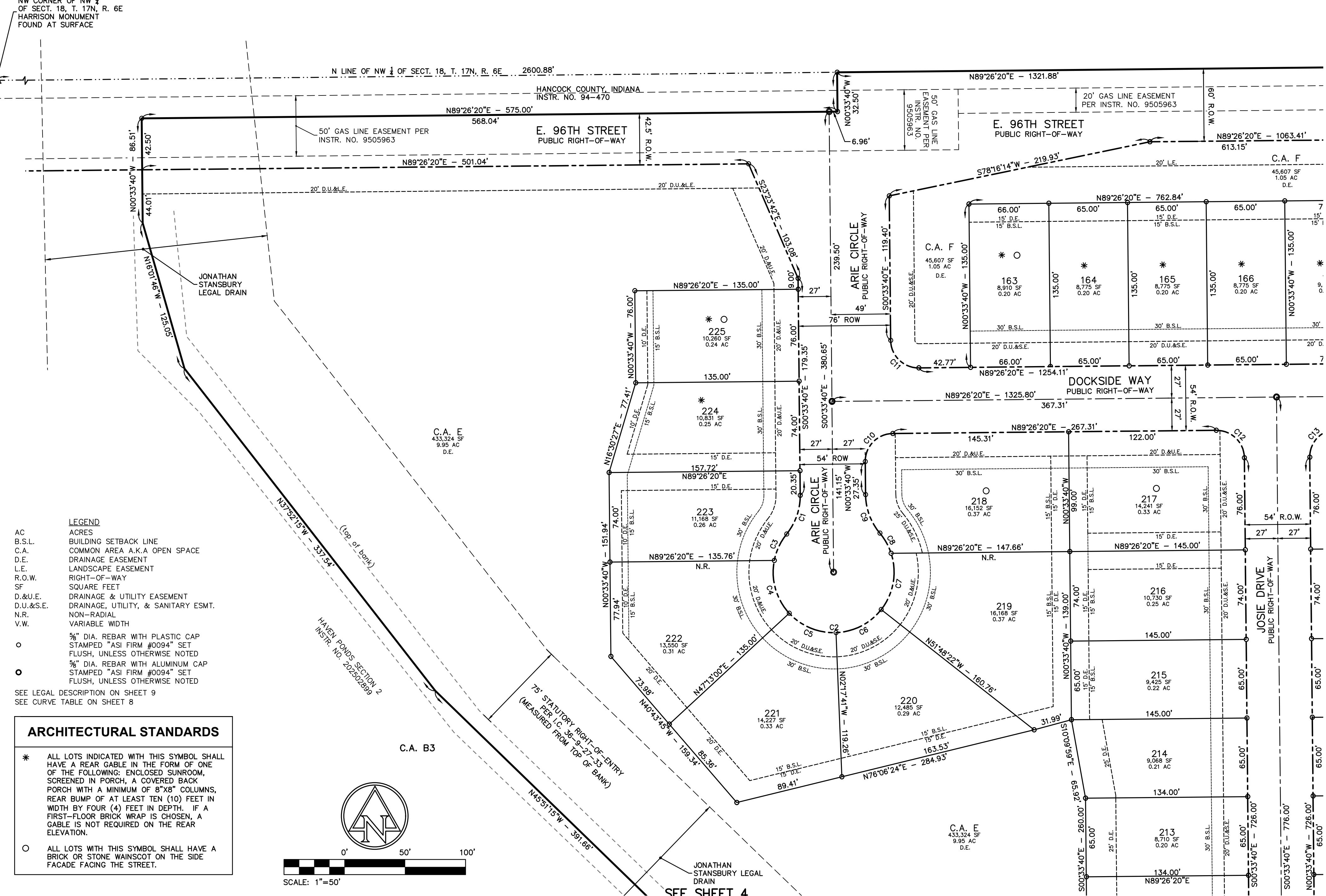
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SHEET
1 of 9

HAVEN PONDS - SECTION 4 - 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 4

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SHEET
2 of 9

HAVEN PONDS - SECTION 4 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

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

SEE SHEET 1

EDIT DATE: 11/2/2025 11:31:32 AM DRAWING FILE: P:\2025\00087.D Drawing(Survey)P:\2025\00087 SV 2025-10-13 HAVEN POND.S4.dwg

EDITED BY: RSTOCHER

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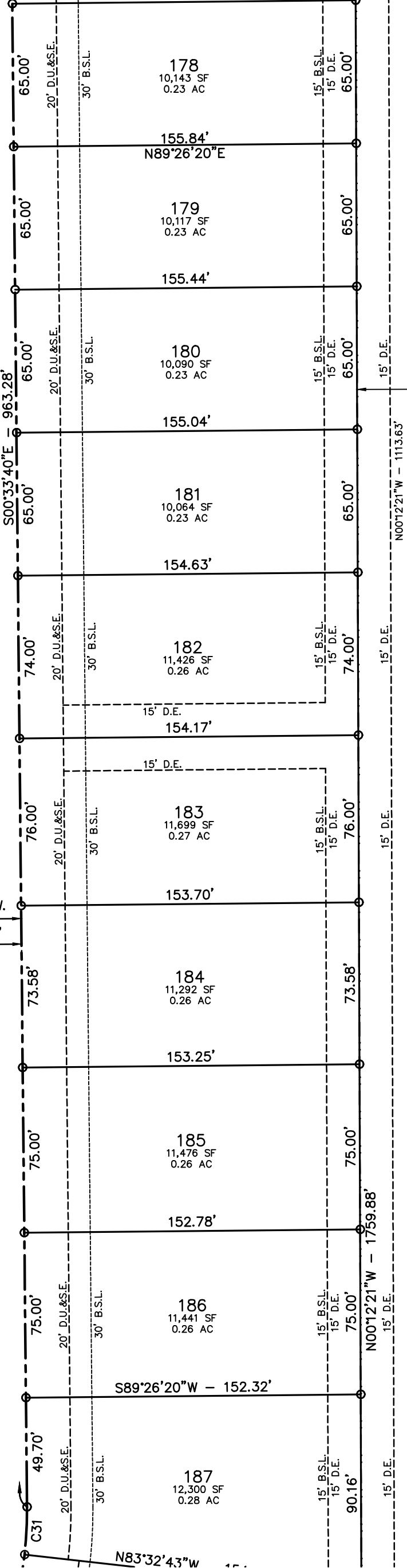
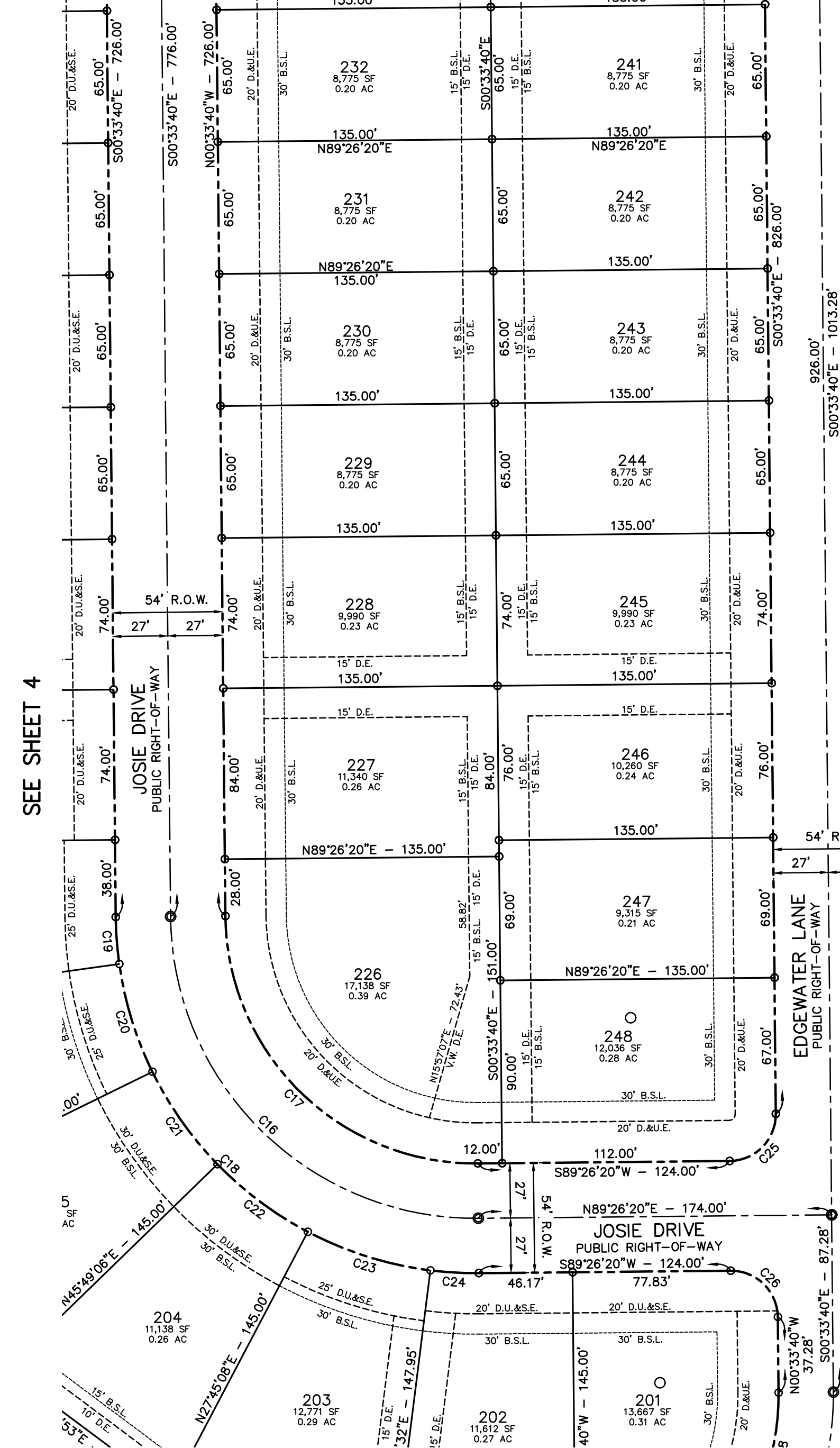
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SHEET
3 of 9

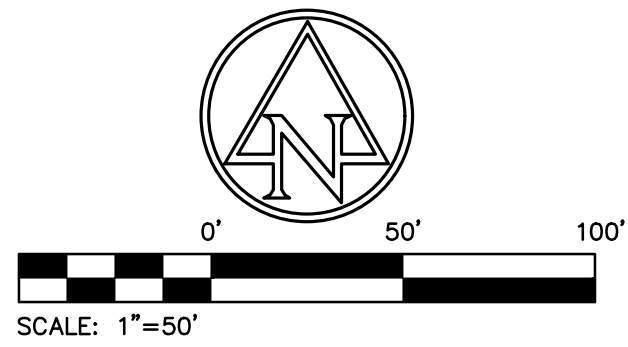


SEE SHEET 5

LEGEND
AC ACRES
B.S.L. BUILDING SETBACK LINE
C.A. COMMON AREA A.K.A OPEN SPACE
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE 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 9
SEE CURVE TABLE ON SHEET 8

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.



BLOCK 1

1,044,989 SF
23.98 AC

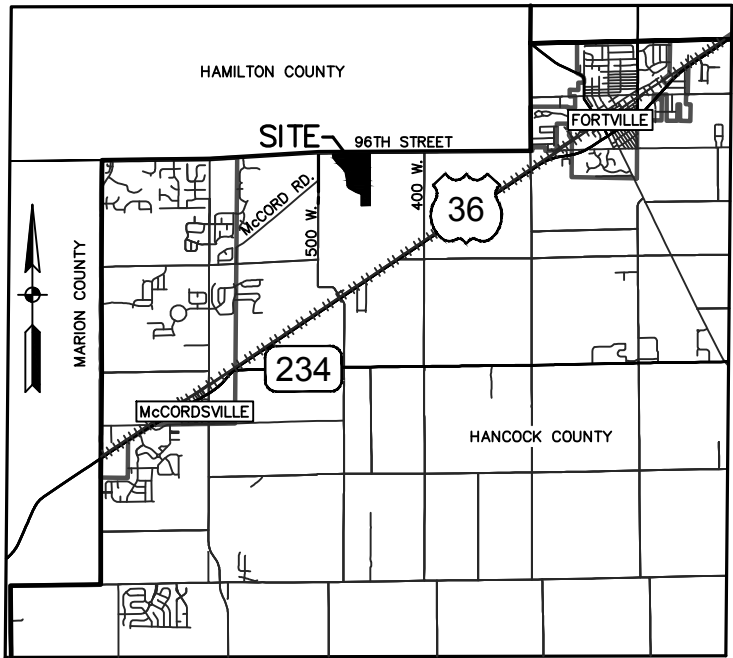
100' TRANSMISSION
EASEMENT PER
INSTR. NO. 201712489

E LINE OF NW ¼ OF SECT. 18, T. 17N, R. 6E
2356.63'
S00°04'43"W - 2655.65'

HAVEN PONDS - SECTION 4 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

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

SEE SHEET 2

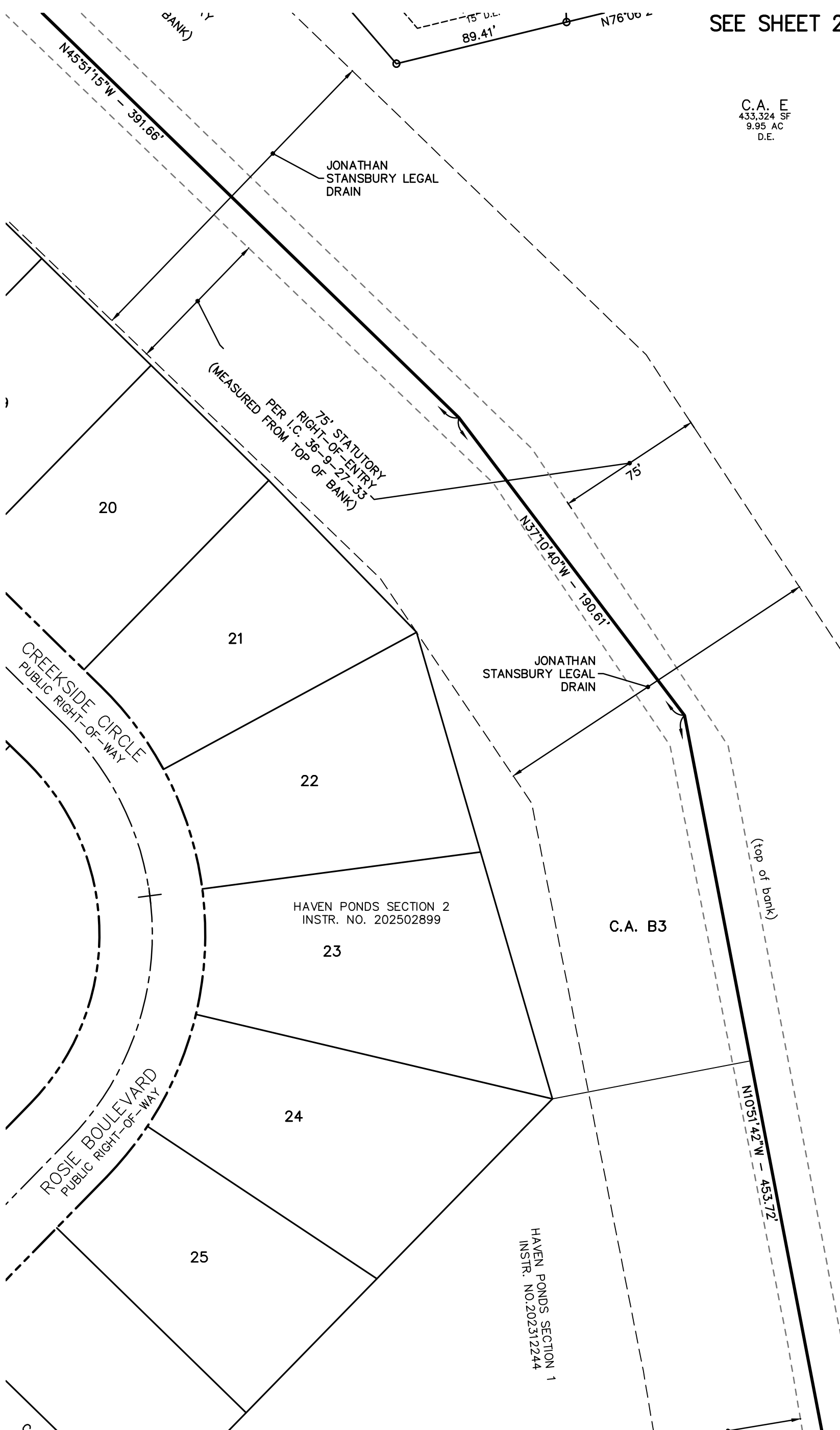
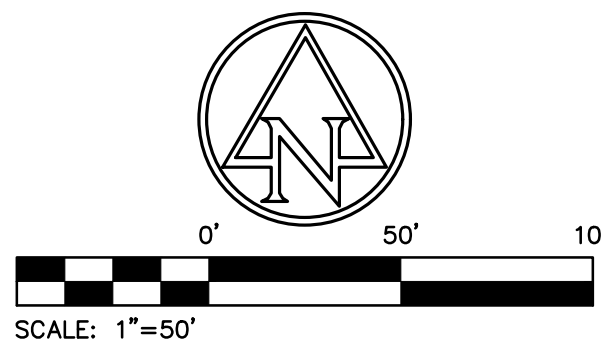


VICINITY MAP
NO SCALE

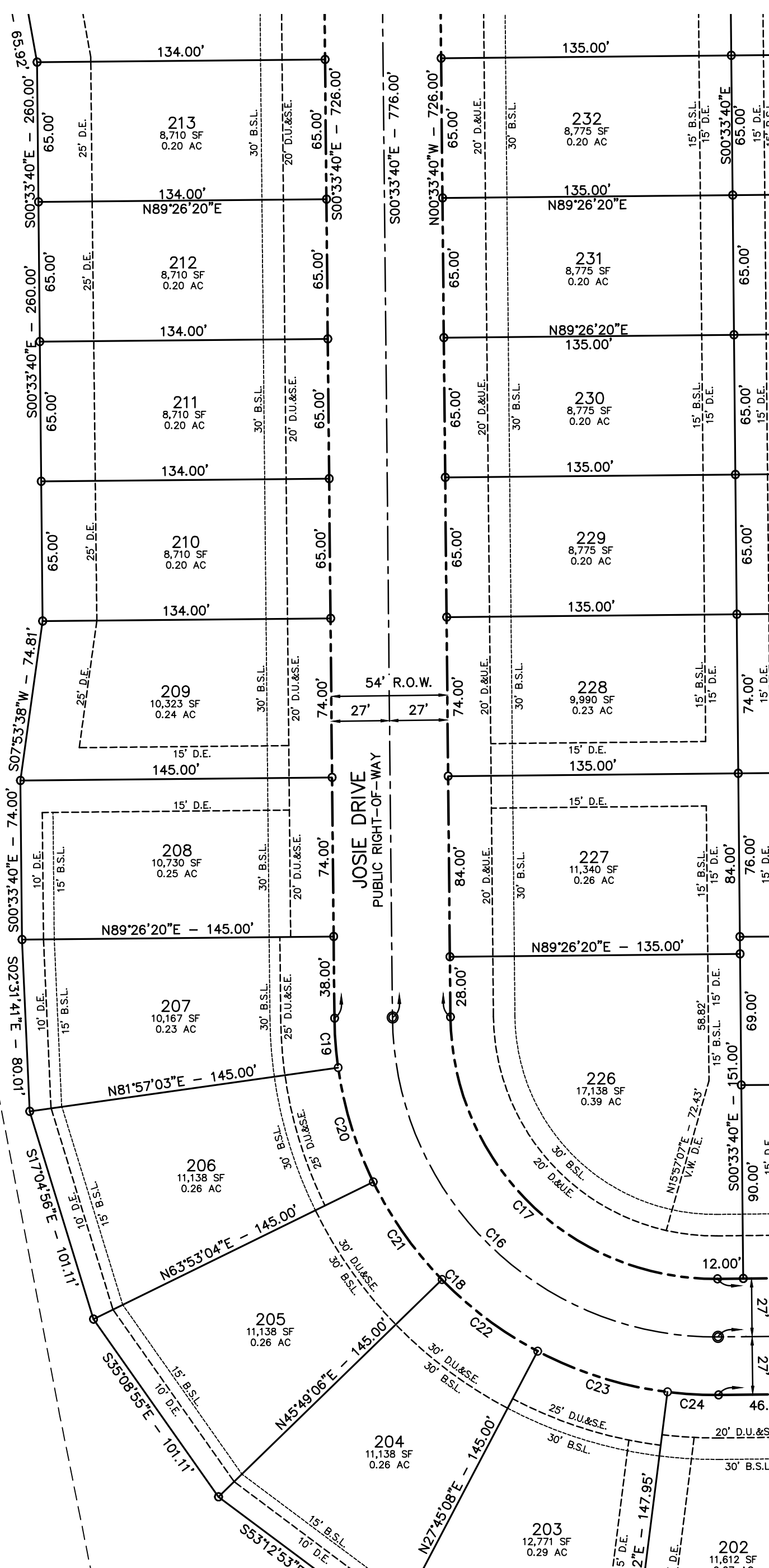
LEGEND
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SEE SHEET 6



SEE SHEET 3

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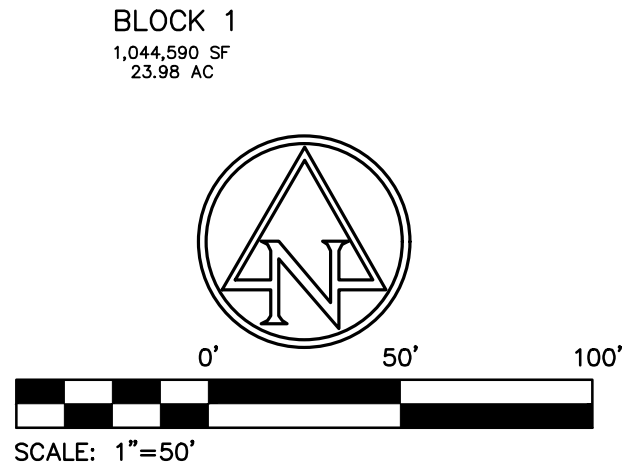
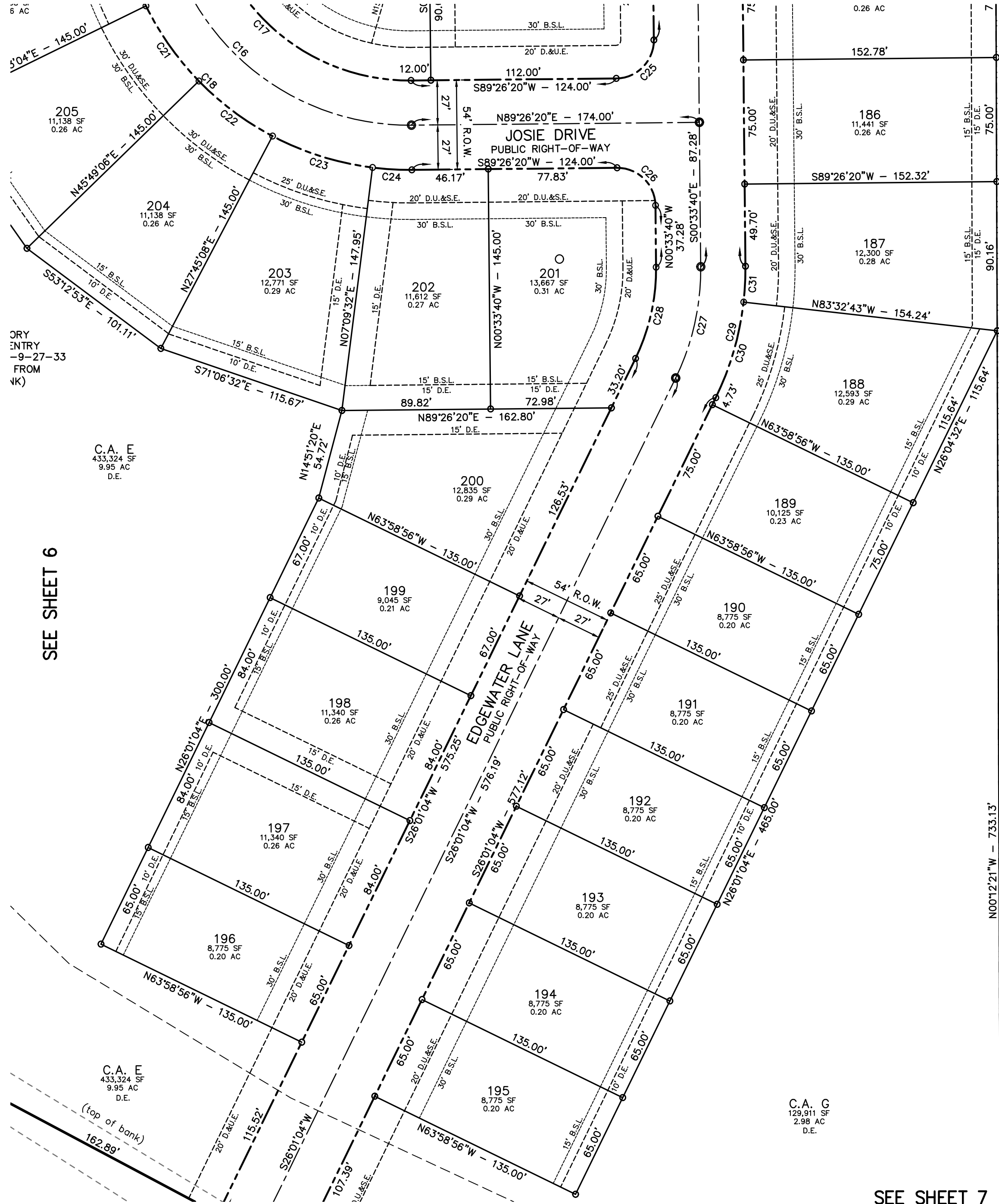
9025 RIVER ROAD, SUITE 200
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SHEET
4 of 9

HAVEN PONDS - SECTION 4 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

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

SEE SHEET 3



- LEGEND**
- AC. ACRES
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 - C.A. COMMON AREA A.K.A. OPEN SPACE
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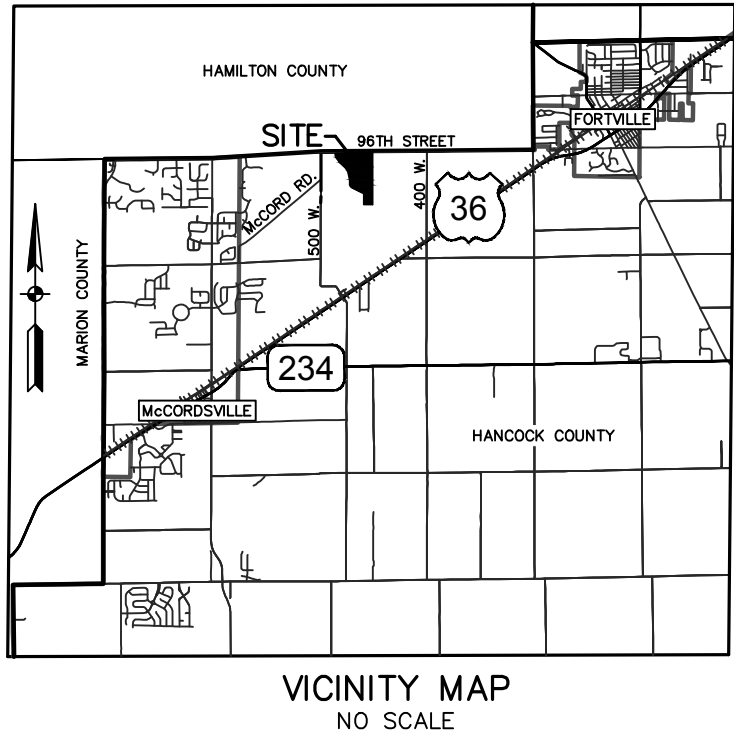
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SHEET
5 of 9

HAVEN PONDS - SECTION 4 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

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

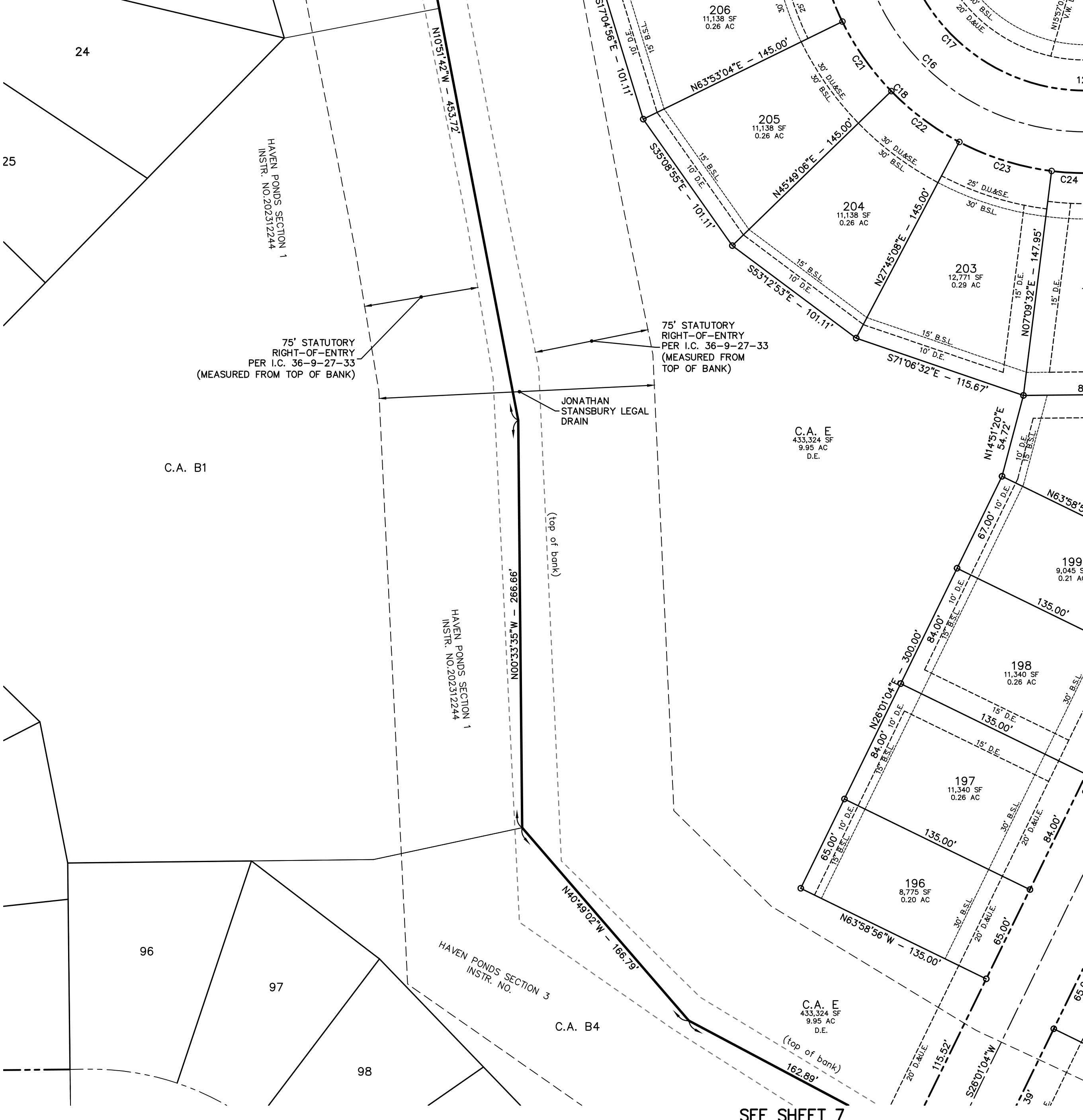
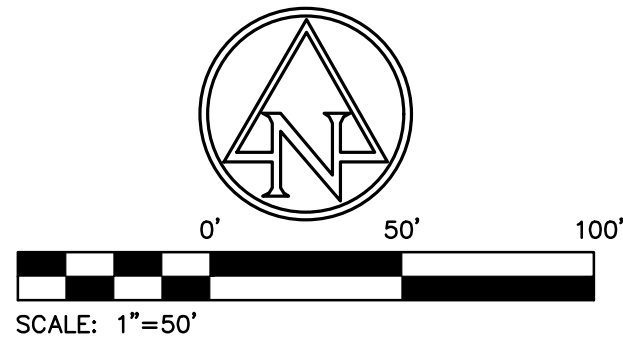
SEE SHEET 4



- LEGEND**
- AC. ACRES
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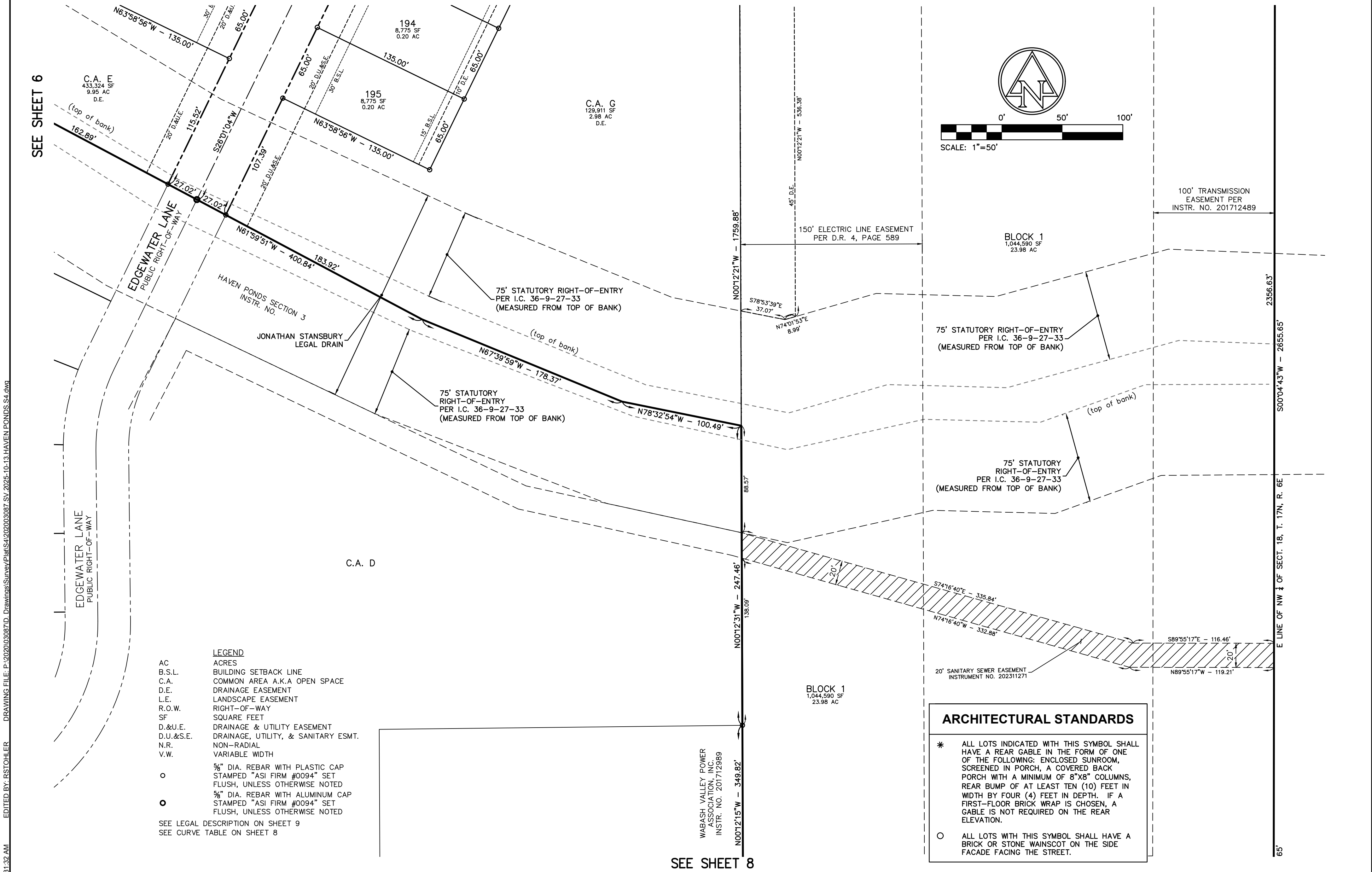
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SHEET
6 of 9

HAVEN PONDS - SECTION 4 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

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

SEE SHEET 5



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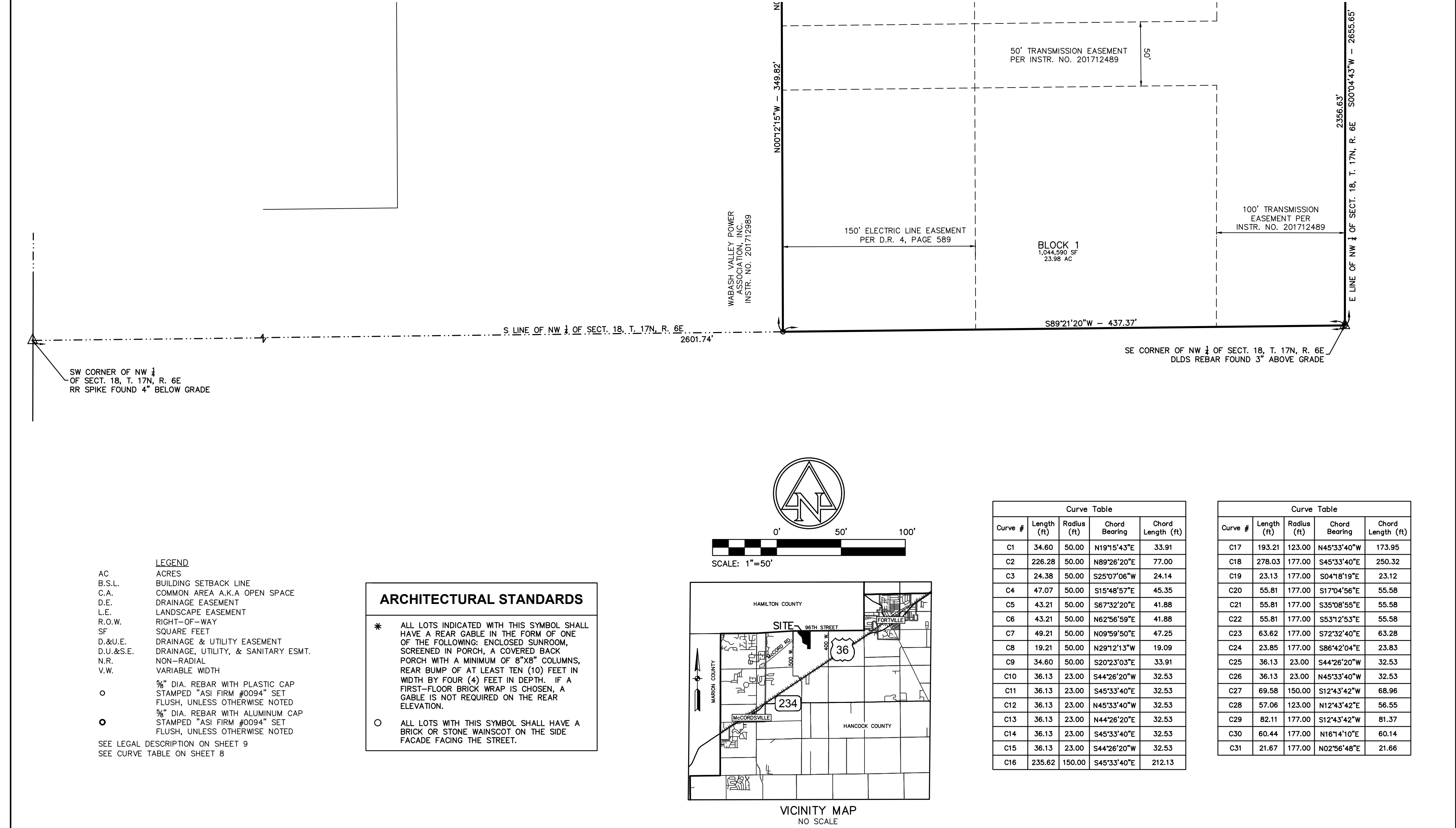
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SHEET
7 of 9

HAVEN PONDS - SECTION 4 - SECONDARY PLAT - McCORDSVILLE, INDIANA - HANCOCK COUNTY

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

SEE SHEET 7



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SHEET
8 of 9

EDIT DATE: 11/2/2025 11:31:32 AM
DRAWING FILE: P:\2020\0087.D, Drawing(Survey)\P\2020\0087.SV, 2025-10-13, HAVEN PONDS.S4.dwg
EDITED BY: RSTOHLER

HAVEN PONDS - SECTION 4 - 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 and also the 62.650-acre tract of land shown on the ALTA/NSPS Land Title Survey dated March 9, 2023, as last revised, both by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.03087, more particularly described as follows:

BEGINNING at a Harrison Monument at the northeast corner of said Northwest Quarter; thence South 00 degrees 04 minutes 43 seconds West 2,655.65 feet along the east line of said Northwest Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a "DLDS" capped rebar at the southeast corner of said Northwest Quarter; thence South 89 degrees 21 minutes 20 seconds West 437.37 feet along the south line of said Northwest Quarter to a "FIRM 0107" capped rebar at the southeast corner of the parcel conveyed to Wabash Valley Power Association in Instrument No. 201712989, on file in the Office of the Recorder of Hancock County, Indiana; thence North 00 degrees 12 minutes 15 seconds West 349.82 feet along the east line said Wabash Valley Power Association parcel to a southeast corner of Haven Ponds, Section 3, recorded as Instrument Number _____ in the Office of said Recorder; the following five (5) courses are along the easterly and northeasterly lines of said Haven Ponds, Section 3: (1) thence North 00 degrees 12 minutes 31 seconds West 247.46 feet; (2) thence North 78 degrees 32 minutes 54 seconds West 100.49 feet; (3) thence North 67 degrees 39 minutes 59 seconds West 178.37 feet; (4) thence North 61 degrees 59 minutes 51 seconds West 400.84 feet; (5) thence North 40 degrees 49 minutes 02 seconds West 166.79 feet to an easterly corner of Haven Ponds, Section 1, recorded as Instrument Number 202312244 in the Office of said Recorder; the following seven (7) courses are along the easterly lines of said Haven Ponds, Section 1, and Haven Ponds, Section 2, recorded as Instrument Number 202502899 in the Office of said Recorder; (1) thence North 00 degrees 33 minutes 35 seconds West 266.66 feet; (2) thence North 10 degrees 51 minutes 42 seconds West 453.72 feet; (3) thence North 37 degrees 10 minutes 40 seconds West 190.61 feet; (4) thence 45 degrees 51 minutes 15 seconds West 391.66 feet; (5) thence North 37 degrees 52 minutes 15 seconds West 337.54 feet; (6) thence North 16 degrees 01 minutes 46 seconds West 125.05 feet; (7) thence North 00 degrees 33 minutes 40 seconds West 86.51 feet to the southwest corner of the parcel conveyed to Hancock County, Indiana in Instrument Number 94-470, on file in the Office of said Recorder; the following two (2) courses are along the south and east lines thereof: (1) thence 89 degrees 26 minutes 20 seconds East 575.90 feet to a rebar with cap stamped "ASI FIRM #0094"; (2) thence North 00 degrees 33 minutes 40 seconds West 32.50 feet to a mag nail on the north line of said Northwest Quarter; thence North 89 degrees 26 minutes 20 seconds East 1,321.88 feet along said north line to the POINT OF BEGINNING, containing 68.917 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 86 lots, numbered 163 through 248; and Common Areas "E", "F" and "G"; and Block "1" and Block "2". 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 8.23 acres more or less and the linear footage is 4,551.

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 _____, 2026, under the authority provided by:

Signature	Signature
Signature	Signature

CERTIFICATE OF OWNERSHIP

We the undersigned, Domain Timberlake Multistate 3, 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 4, 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 4.

Houdin Honarvar, Authorized Signatory,
Domain Timberlake Multistate 3, LLC

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, the undersigned, a notary public in for said county and state, personally appeared Houdin Honarvar, Authorized Signatory of Domain Timberlake Multistate 3, LLC, and acknowledged the execution of the forgoing secondary plat, for and on behalf of Domain Timberlake Multistate 3, LLC.

Given under my hand and notarial seal this ____ day of _____, 2026.

Notary Public

County of Residence: _____

State of Residence: _____

My Commission Expires: _____
Printed Name: _____

HAVEN PONDS PUD AS AMENDED

ORDINANCE # 05121A

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, with a minimum of 30% being 10,000 square feet or greater.
- Minimum lot width: sixty-five (65') feet measured at a point thirty (30') feet from the street right-of-way, with a minimum of 30% being seventy-five (75') feet wide or greater.
- 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 bulb-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 4 set forth on the plat of Haven Ponds Section 4 recorded with the recorder of Hancock County, Indiana in Instrument #202309902, (the "covenants"), and this constitutes a supplement declaration within the meaning of the covenants.

ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned, Domain Timberlake Multistate 3, 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 2026 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 4. All streets shown and not heretofore dedicated are hereby dedicated to the public. The area of public right-of-way in this Section is 8.23 acres.

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 soley 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 mid 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.

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