

KRISTOPHER K. EICHHORN HWC ENGINEERING 135 N. PENNSYLVANIA STREET, SUITE 2800 INDIANAPOLIS, INDIANA 46204 PHONE: (317) 347-3663

DEVELOPED BY: LENNAR HOMES OF INDIANA, LLC 11555 N. MERIDIAN ST., SUITE 400 CARMEL, INDIANA 46032 PHONE: (317) 659-3200

McCORD POINTE SECTION 7 SECONDARY PLAT TOWN OF McCORDSVILLE

ZONED McCORD POINTE AMENDED PUD ORDINANCE NO. 101017B, AN ORDINANCE AMENDING THE TOWN OF McCORDSVILLE ZONING ORDINANCE NO. 121410, AS AMENDED.

DEVELOPMENT STANDARDS

MAXIMUM NUMBER OF LOTS MINIMUM LOT AREA MINIMUM LOT WIDTH AT BUILDING LINE MINIMUM FRONT YARD SETBACK MINIMUM SIDE YARD SETBACK MINIMUM REAR YARD SETBACK MINIMUM LIVABLE FLOOR AREA

MIN. GROUND FLOOR LIVING AREA MAXIMUM LOT COVERAGE MAXIMUM HEIGHT - PRINCIPAL

AREA "A" 197 7,500 SQ. FT

1,500 SF (SINGLE STORY) 1,800 SF (MULTI STORY) 900 SF (MULTI STORY)

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA (PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

PER ORDINANCE 091019 RECORDED AS INST. #201909743 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

55%*

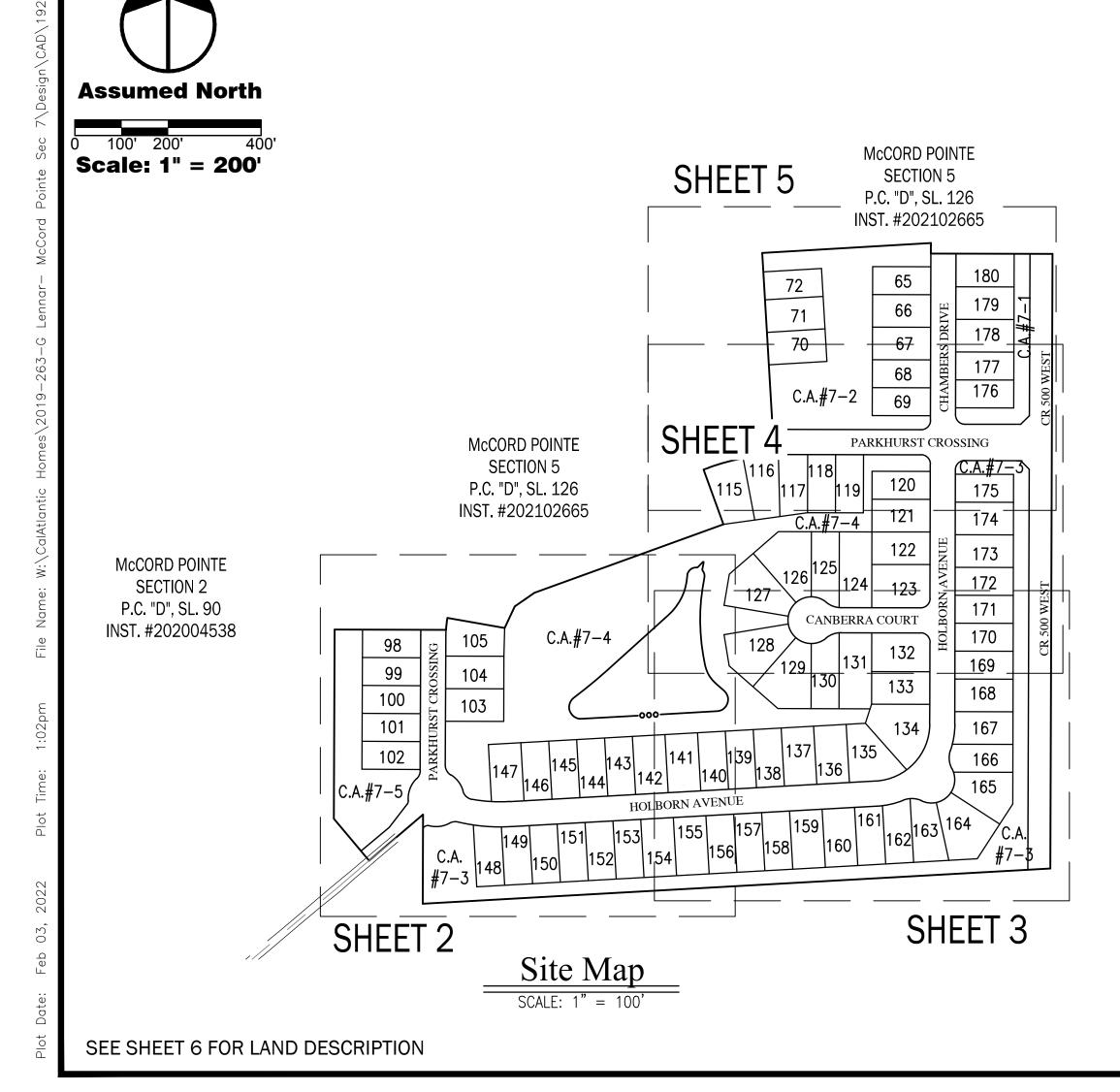
35 FEET

60

25 FEET

25 FEET

5 FEET



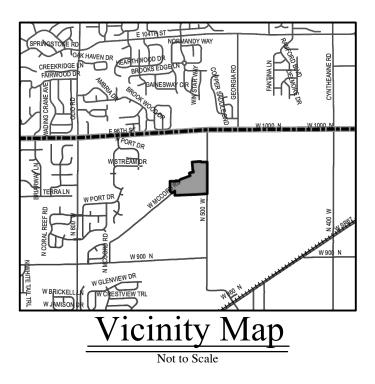
Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	165.58'	473.00'	164.73'	N80°06'46"E	20°03'24"
C-2	30.18'	20.00'	27.39'	N46°38'03"W	86°26'58"
C-3	31.42'	20.00'	28.28'	N45°08'28"E	90°00'00"
C-4	31.42'	20.00'	28.28'	S44°51'32"E	90°00'00"
C-5	31.42'	20.00'	28.28'	S45°08'28"W	90°00'00"
C-6	31.42'	20.00'	28.28'	N44°51'32"W	90°00'00"
C-7	31.42'	20.00'	28.28'	N45°08'28"E	90°00'00"
C-8	34.60'	50.00'	33.91'	S70°02'09"E	39 ° 38'46"
C-9	226.28'	50.00'	77.00'	S00°08'28"W	259•17'32"
C-10	34.60'	50.00'	33.91'	S70°19'05"W	39 ° 38'46"
C-11	31.42'	20.00'	28.28'	N44°51'32"W	90°00'00"
C-12	186.01'	123.00'	168.79'	N43°27'54"E	86°38'52"
C-13	113.42'	150.00'	110.74'	N21°48'11"E	43°19'26"
C-14	57.53'	177.00'	57.28'	N09°27'10"E	18°37'25"
C-15	40.88'	50.00'	39.75'	S04°39'26"E	46°50'38"
C-16	124.87'	50.00'	94.86'	N43°27'54"E	143°05'18"
C-17	40.88'	50.00'	39.75 '	N88°24'46"W	46°50'38"
C-18	57.53'	177.00'	57.28'	N77°28'37"E	18 ° 37 ' 25"
C-19	113.42'	150.00'	110.74'	N65°07'37"E	43°19'26"
C-20	114.84'	384.00'	114.41'	S85°07'54"E	17°08'04"
C-21	160.49'	357.00 '	159.15'	S80°49'11"E	25 ° 45'29"
C-22	80.93'	330.00'	80.73'	S86°40'24"E	14°03'04"
C-23	27.83'	25.00'	26.42'	S47°45'15"E	63°47'14"
C-24	44.32'	60.00'	43.32'	N37°01'17"W	42°19'18"
C-25	25.49'	25.00'	24.40'	S28•58'40"E	58 ° 24'33"
C-26	59.50'	170.00'	59.20'	S09°29'50"E	20°03'11"
C-27	19.90'	25.00'	19.38'	N23°01'34"E	45°35'56"
C-28	51.81'	60.00'	50.22'	N21°05'11"E	49°28'41"
C-29	8.66'	12.00'	8.47'	N17°00'55"E	41°20'07"
C-30	10.80'	12.00'	10.44'	S78°32'09"W	51°34'05"
C-31	45.25'	60.00'	44.18'	S82°42'56"W	43°12'31"
C-32	18.96'	25.00'	18.51'	S82°50'05"W	43°26'50"
C-33	25.84'	223.00'	25.82'	N06°35'47"E	6 ° 38'17"
C-34	11.82'	223.00'	11.82'	S01°44'43"W	3°02'13"
C-35	11.87'	250.00'	11.87'	S01°35'13"W	2°43'16"
C-36	11.87'	277.00 '	11.87'	S01°27'16"W	2°27'19"
C-37	5.62'	123.00'	5.62'	S01°10'06"E	2°37'08"

INSTRUMENT No.:

CABINET

SLIDE:



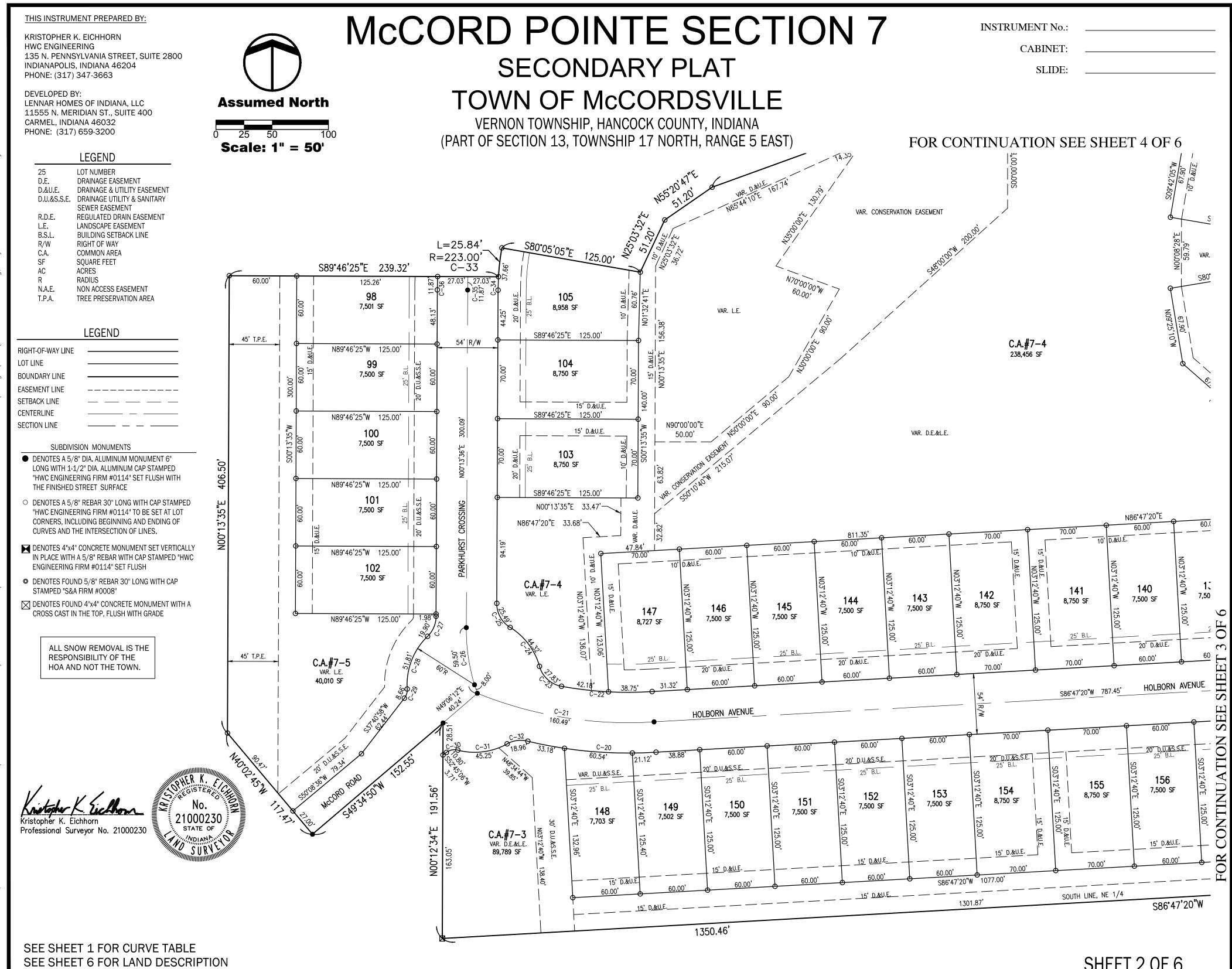


ALL SNOW REMOVAL IS THE **RESPONSIBILITY OF THE** HOA AND NOT THE TOWN.

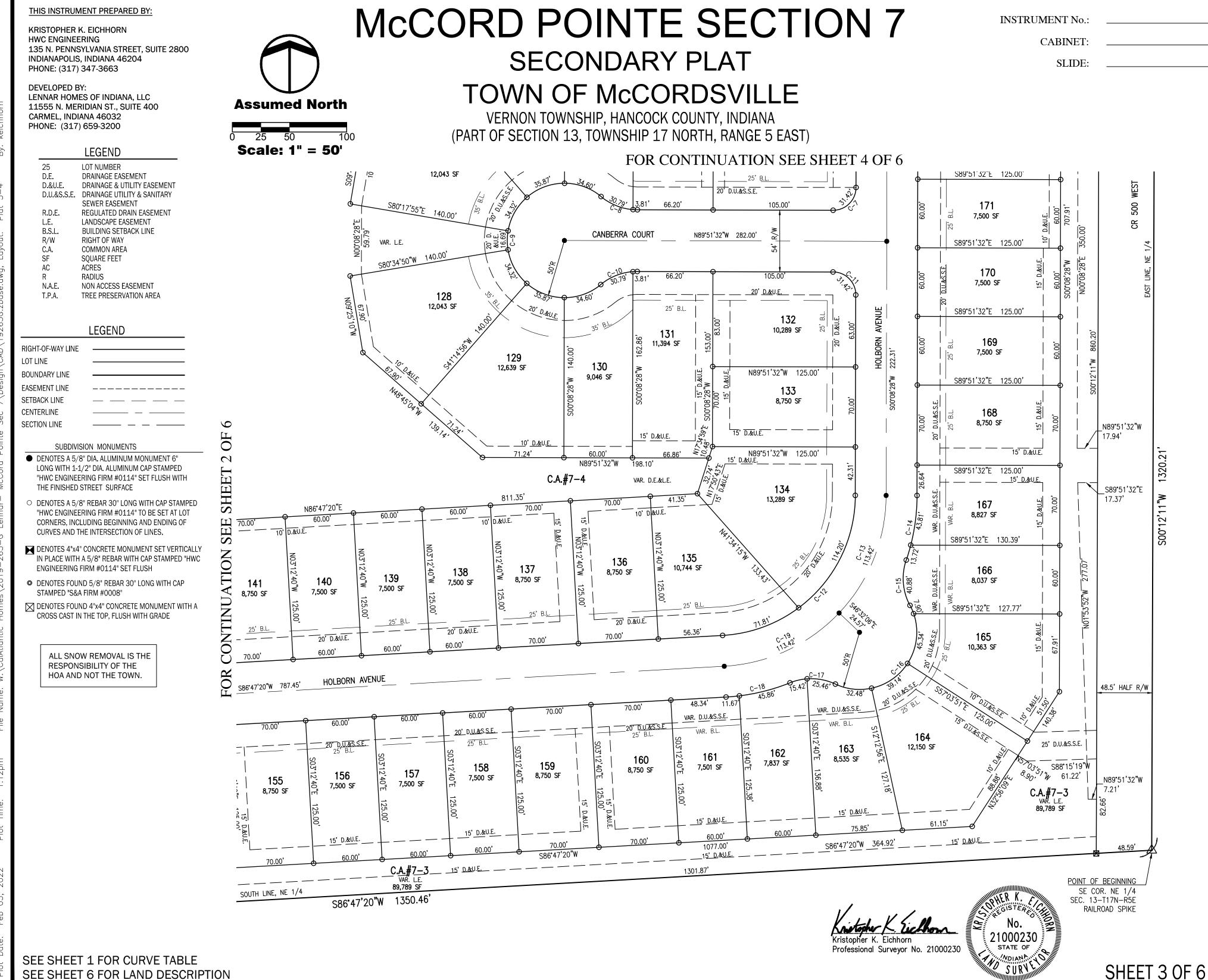
ristopher K. Èichhorn

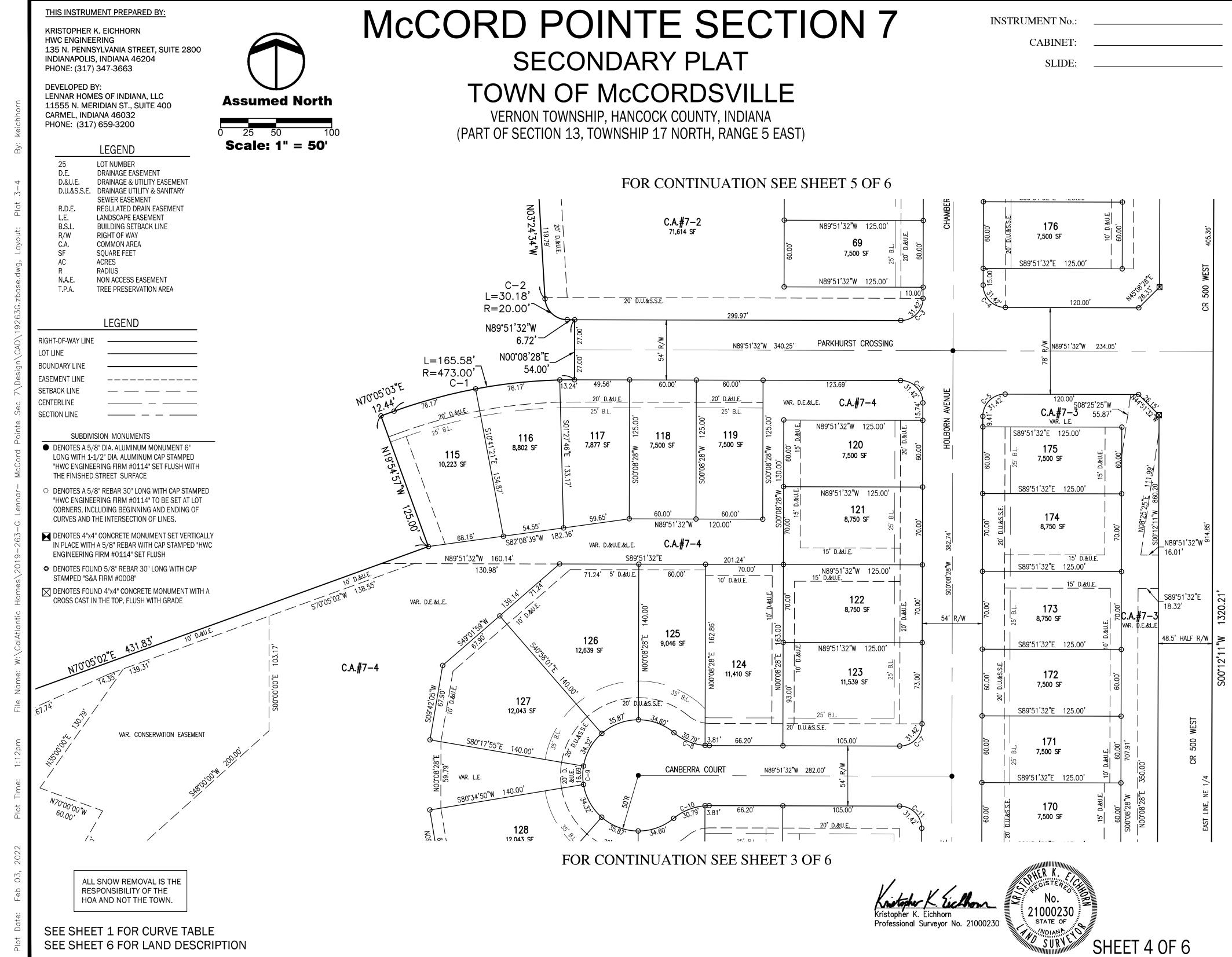
Professional Surveyor No. 21000230





SHEET 2 OF 6





THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHHORN HWC ENGINEERING 135 N. PENNSYLVANIA STREET, SUITE 2800 INDIANAPOLIS, INDIANA 46204 PHONE: (317) 347-3663

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LEGEND 25 LOT NUMBER DRAINAGE EASEMENT D.E. DRAINAGE & UTILITY EASEMENT D.&U.E. D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT R.D.E. REGULATED DRAIN EASEMENT L.E. LANDSCAPE EASEMENT BUILDING SETBACK LINE B.S.L R/W **RIGHT OF WAY** C.A. COMMON AREA SQUARE FEET SF AC ACRES RADIUS R NON ACCESS EASEMENT N.A.E. TREE PRESERVATION AREA T.P.A.

LEGEND

RIGHT-OF-WAY LINE	
LOT LINE	
BOUNDARY LINE	
EASEMENT LINE	
SETBACK LINE	
CENTERLINE	
SECTION LINE	

- SUBDIVISION MONUMENTS DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH
- THE FINISHED STREET SURFACE O DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT
- CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
- DENOTES 4"x4" CONCRETE MONUMENT SET VERTICALLY IN PLACE WITH A 5/8" REBAR WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH
- DENOTES FOUND 5/8" REBAR 30" LONG WITH CAP STAMPED "S&A FIRM #0008"
- DENOTES FOUND 4"x4" CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, FLUSH WITH GRADE

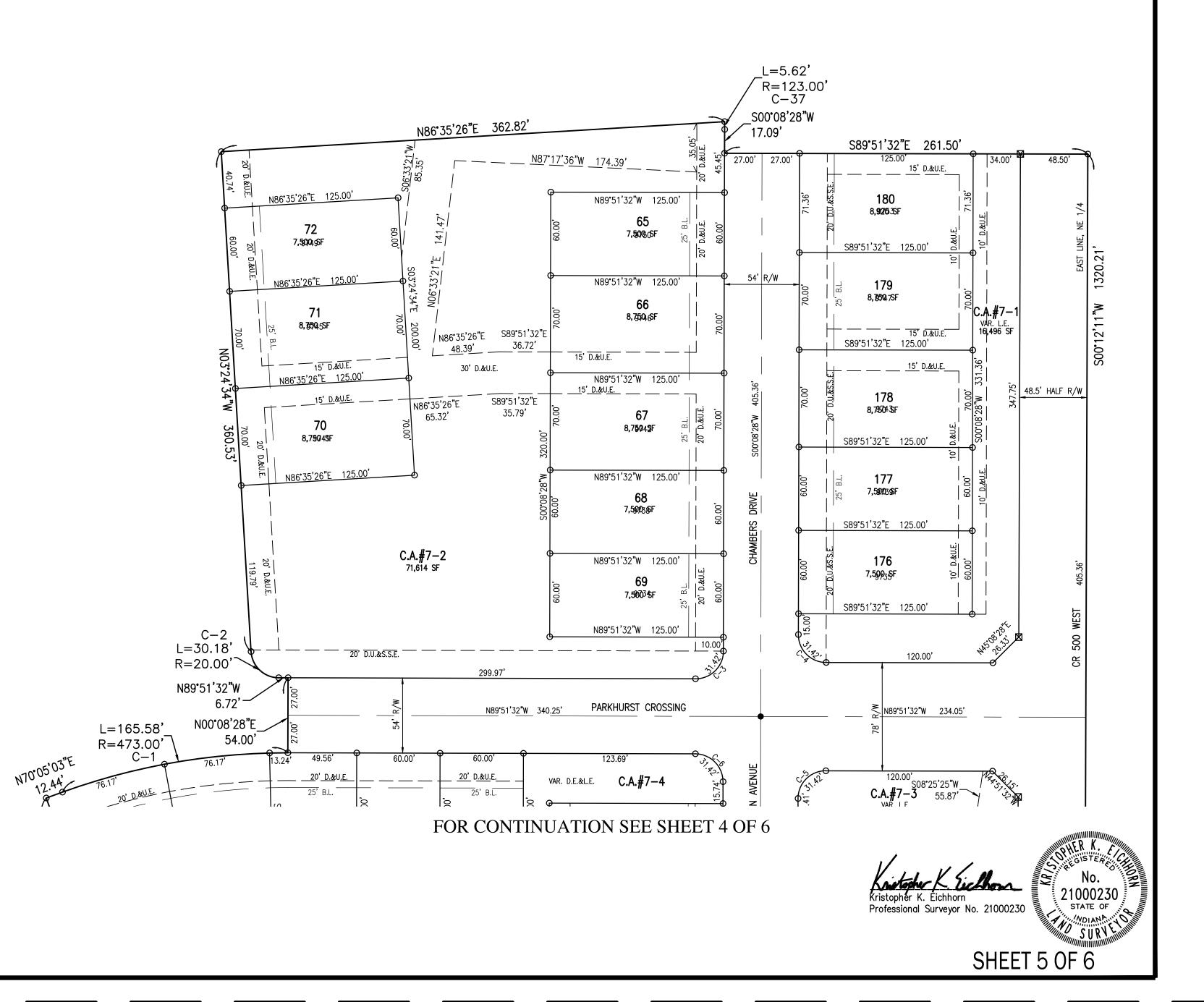
ALL SNOW REMOVAL IS THE RESPONSIBILITY OF THE HOA AND NOT THE TOWN.



Scale: 1" = 50'

McCORD POINTE SECTION 7 SECONDARY PLAT TOWN OF McCORDSVILLE

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA (PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)



SEE SHEET 1 FOR CURVE TABLE SEE SHEET 6 FOR LAND DESCRIPTION INSTRUMENT No.:

CABINET:

SLIDE:

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SOURCE OF TITLE INST. #201801179 INST. #201801180 INST. #201900810

McCORD POINTE SECTION 7 SECONDARY PLAT TOWN OF McCORDSVILLE

(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a subdivision of part of the Northeast Quarter of Section 13, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana being more particularly described as follows:

BEGINNING at the southeast corner of said quarter section, said corner marked by a railroad spike found per Hancock County Surveyor Reference Ties; thence South 86 degrees 47 minutes 20 seconds West (assumed bearing per survey recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana) along the south line of said guarter section a distance of 1350.46 feet to the southwest corner of the southeast guarter of said northeast quarter; thence North 00 degrees 12 minutes 34 seconds East along the west line of the southeast quarter of said northeast guarter a distance of 191.56 feet; thence South 49 degrees 34 minutes 50 seconds West a distance of 152.55 feet to a southeast corner of McCord Pointe, Section 2, per plat recorded in Plat Cabinet D, Slide 90 as Instrument Number 202004538 in said Recorder's Office, and the following two (2) courses are along easterly lines of said McCord Pointe, Section 2; (1) thence North 40 degrees 02 minutes 45 seconds West a distance of 117.47 feet; (2) thence North 00 degrees 13 minutes 35 seconds East a distance of 406.50 feet to a southwest corner of McCord Pointe, Section 5, per plat recorded in Plat Cabinet D. Slide 126 as Instrument Number 202102665 and the following seventeen (17) courses are along the lines of said McCord Pointe, Section 5; (1) thence South 89 degrees 46 minutes 25 seconds East a distance of 239.32 feet to a point on a non-tangent curve to the right having a radius of 223.00 feet and being subtended by a long chord having a bearing of North 06 degrees 35 minutes 47 seconds East and a chord length of 25.82 feet; (2) thence northerly along said curve an arc distance of 25.84 feet; (3) thence South 80 degrees 05 minutes 05 seconds East a distance of 125.00 feet; (4) thence North 25 degrees 03 minutes 32 seconds East a distance of 51.20 feet: (5) thence North 55 degrees 20 minutes 47 seconds East a distance of 51.20 feet: (6) thence North 70 dearees 05 minutes 02 seconds East a distance of 431.83 feet: (7) thence North 19 dearees 54 minutes 57 seconds West a distance of 125.00 feet; (8) thence North 70 degrees 05 minutes 03 seconds East a distance of 12.44 feet to the point of curvature of a curve to the right having a radius of 473.00 feet and being subtended by a long chord having a bearing of North 80 degrees 06 minutes 46 seconds East and a chord length of 164.73 feet; (9) thence easterly along said curve an arc distance of 165.58 feet; (10) thence North 00 degrees 08 minutes 28 seconds East a distance of 54.00 feet; (11) thence North 89 degrees 51 minutes 32 seconds West a distance of 6.72 feet to the point of curvature of a curve to the right having a radius of 20.00 feet and being subtended by a long chord having a bearing of North 46 degrees 38 minutes 03 seconds West and a length of chord 27.39 feet; (12) thence westerly and northerly along said curve an arc distance of 30.18 feet; (13) thence North 03 degrees 24 minutes 34 seconds West a distance of 360.53 feet; (14) thence North 86 degrees 35 minutes 26 seconds East a distance of 362.82 feet to a point on a non-tangent curve to the right having a radius of 123.00 feet and being subtended by a long chord having a bearing of South 01 degrees 10 minutes 06 seconds East and a chord length of 5.62 feet; (15) thence southerly an arc distance of 5.62 feet (16) thence South 00 degrees 08 minutes 28 seconds West a distance of 17.09 feet; (17) thence South 89 degrees 51 minutes 32 seconds East a distance of 261.50 feet to the east line of said quarter section; thence South 00 degrees 12 minutes 11 seconds West along said east line a distance of 1320.21 feet to the POINT OF BEGINNING, containing 32.805 acres, more or less.

This subdivision consists of 82 lots numbered 65-72, 98-105 and 115-180, all inclusive, and 5 Common Areas denoted as CA #7-1, CA #7-2, CA #7-3, CA#7-4 and CA #7-5.

Cross-Reference is hereby made to a survey plat prepared by Stoeppelwerth & Associates, Inc. in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana.

I further 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 cross referenced survey plat, and that to the best of my knowledge and belief 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.

Witness by signature this <u>10th</u> day of <u>January</u>, 20 <u>22</u>.

nietocher K. Eichtom

Professional Surveyor No. 21000230



ACCEPTANCE OF DEED OF DEDICATION We, the undersigned Lennar Homes of Indiana, LLC, owners of the real estate shown and described on the plat herein and recorded in the Office of the Recorder of Hancock County, Indiana, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. We further certify that this plat is made and submitted with our free consent and desires.

dedicated to the public.

Dedicated right-of-way in this subdivision consists of 3.031 acres and 2,430 lineal feel as measured along the centerline of the road.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions for McCord Pointe, recorded as Instrument Number 201900184 in the Office of the Recorder of Hancock County, Indiana, and amended by Instrument Number 201903207 in said Recorder's Office, as the same may be amended or supplemented. Such Declaration and the Covenants and Restrictions set forth therein run with the land described hereon and are incorporated herein by reference. Each owner of a lot depicted on this plat shall take title to such lot subject to the terms and conditions of the Declaration.

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.

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 ordingnees) 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.

Tree Preservation Area – A tree preservation area is shown on this plat an abbreviated as "T.P.A.". Within the tree preservation area, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with the safety requirements of any governmental agency; or (2) to accommodate the installation of drainage utilities, street connections, walking path or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area.

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.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the dedications shown on this plat are hereby approved and accepted this ____ day of _____, 20____.

President

CERTIFICATE OF OWNERSHIP

We, Lennar Homes of Indiana, LLC, do hereby certify that we are the owner of the property described in the above caption and that as such owner it has caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as its free and voluntary act and deed.

State of Indiana SS County of Hamilton)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Keith Lash, Vice President Land, Lennar Homes of Indiana, LLC, F/K/A Lennar Homes of Indiana, Inc. and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Printed Name

County of Residence: ____

My commission expires: _____

VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

This subdivision shall be known and designated as McCord Pointe, Section 7. All streets shown and not heretofore dedicated are hereby

Owner/Developer

Lennar Homes of Indiana, LLC F/K/A Lennar Homes of Indiana, Inc.

Keith Lash, Vice President Land

Witness my signature and seal this _____ day of _____, 20____,

Notary Public

INSTRUMENT No.:

CABINET:

SLIDE:

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.

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 casements 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 swalcs 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 in to 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 Stonnwater 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 code. 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 McCordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains 0 linear feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

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 _____, 20___, under the authority provided by:

Signature

Signature

Printed Name

Printed Name

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. Kristopher K. Eichhorn

PUD, COVENANTS & OTHER NOTES

The subject tract is zoned McCord Pointe Amended PUD ORDINANCE No. 101017B and Ordinance amending the Town of McCordsville ZONING ORDINANCE No. 121410, as amended.

> ALL SNOW REMOVAL IS THE **RESPONSIBILITY OF THE** HOA AND NOT THE TOWN.

