

THIS INSTRUMENT PREPARED BY:

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

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	197
MINIMUM LOT AREA	7,500 SQ. FT
MINIMUM LOT WIDTH	
AT BUILDING LINE	60
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM LIVABLE FLOOR AREA	1,500 SF (SINGLE STORY)
	1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	55%*
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

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

McCORD POINTE SECTION 7

SECONDARY PLAT

TOWN OF McCORDSVILLE

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

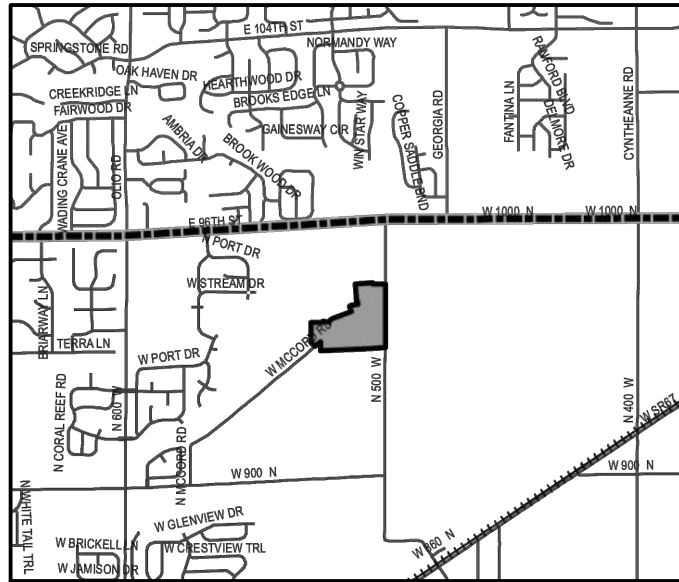
INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____



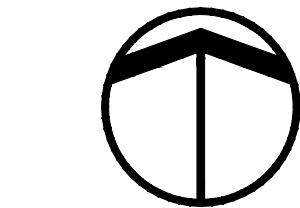
Assumed North



Vicinity Map

Not to Scale

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



Assumed North

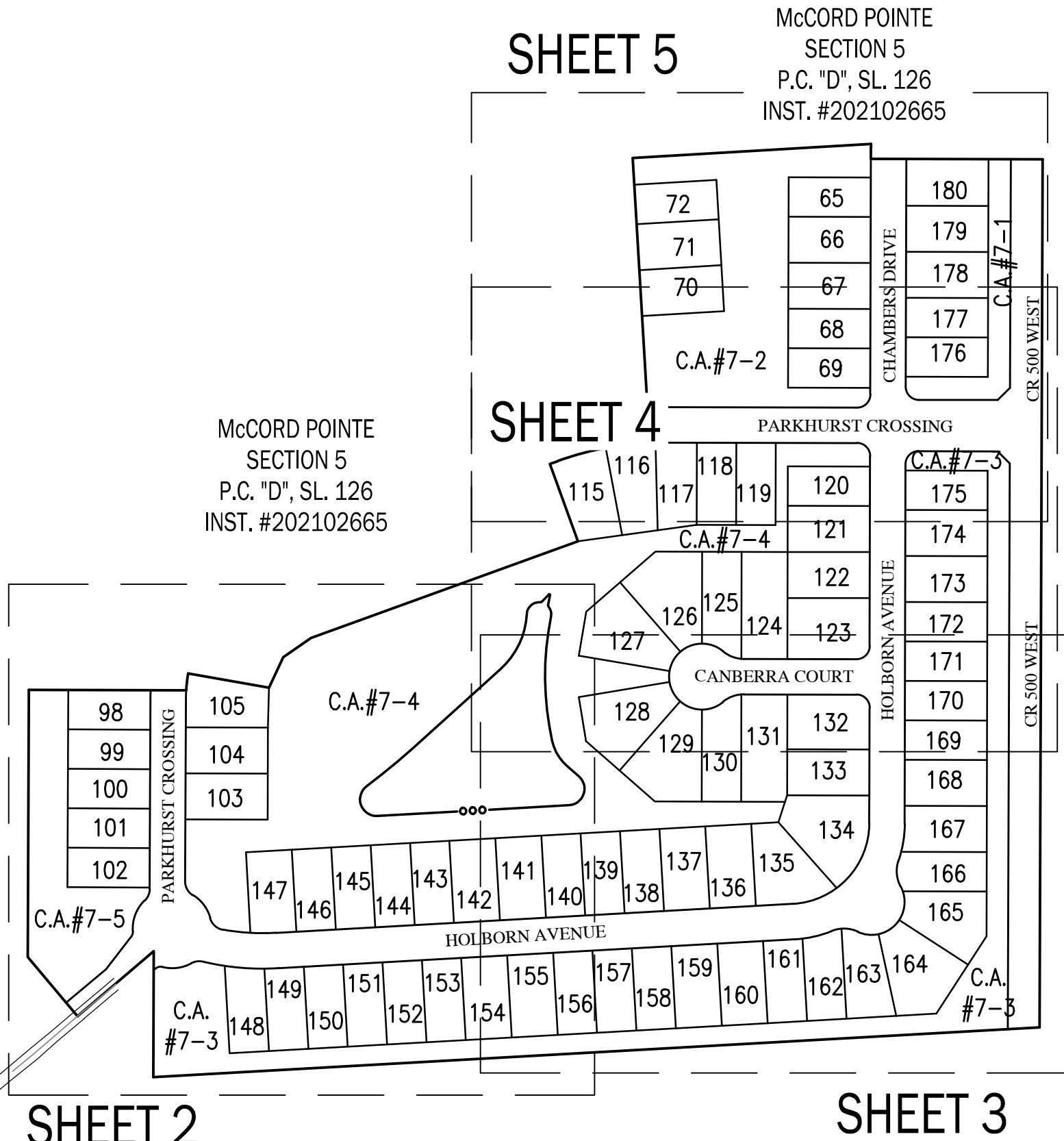
0 100' 200' 400'

Scale: 1" = 200'

McCORD POINTE
SECTION 2
P.C. "D", SL. 90
INST. #202004538

McCORD POINTE
SECTION 5
P.C. "D", SL. 126
INST. #202102665

McCORD POINTE
SECTION 5
P.C. "D", SL. 126
INST. #202102665



Site Map

SCALE: 1" = 100'

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"

Kristopher K. Eichhorn
Kristopher K. Eichhorn
Professional Surveyor No. 21000230



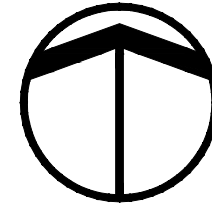
SHEET 1 OF 6

SEE SHEET 6 FOR LAND DESCRIPTION

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Assumed North
0 25 50 100
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)

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

LEGEND

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

LEGEND

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

SUBDIVISION MONUMENTS

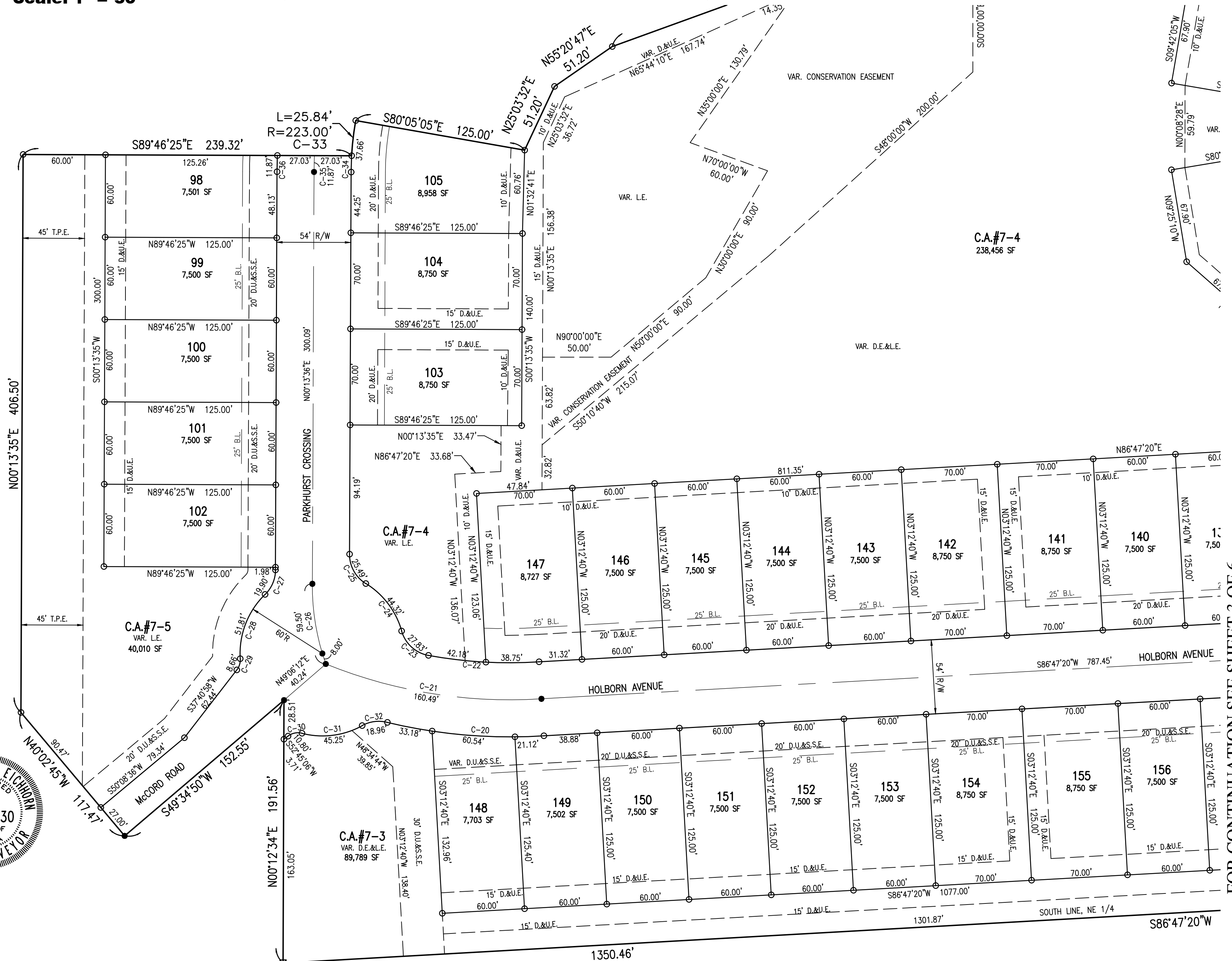
- DENOTES A 5/8" DIA. ALUMINUM MONUMENT 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" SET FLUSH WITH THE FINISHED STREET SURFACE
- DENOTES A 5/8" REBAR 30" LONG WITH CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES 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

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Kristopher K. Eichhorn
Professional Surveyor No. 21000230

FOR CONTINUATION SEE SHEET 4 OF 6



FOR CONTINUATION SEE SHEET 3 OF 6

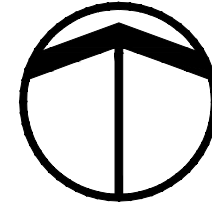
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SEE SHEET 6 FOR LAND DESCRIPTION

SHEET 2 OF 6

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Assumed North
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SLIDE: _____

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

LEGEND

RIGHT-OF-WAY LINE	_____
LOT LINE	_____
BOUNDARY LINE	_____
EASEMENT LINE	-----
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SUBDIVISION MONUMENTS

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FOR CONTINUATION SEE SHEET 4 OF 6



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POINT OF BEGINNING
SE COR. NE 1/4
SEC. 13-T17N-R5E
RAILROAD SPIKE

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 6 FOR LAND DESCRIPTION

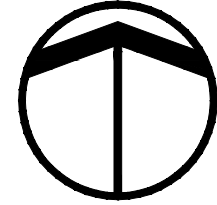
SHEET 3 OF 6

File Name: W:\CalAtlantic Homes\2019-263-G Lennar- McCord Pointe McCord Pointe Sec 7\Design\CAD\19263G.zbase.dwg, Layout: Plat 3-4 By: keichhorn Plot Date: Feb 03, 2022 Plot Time: 1:12pm

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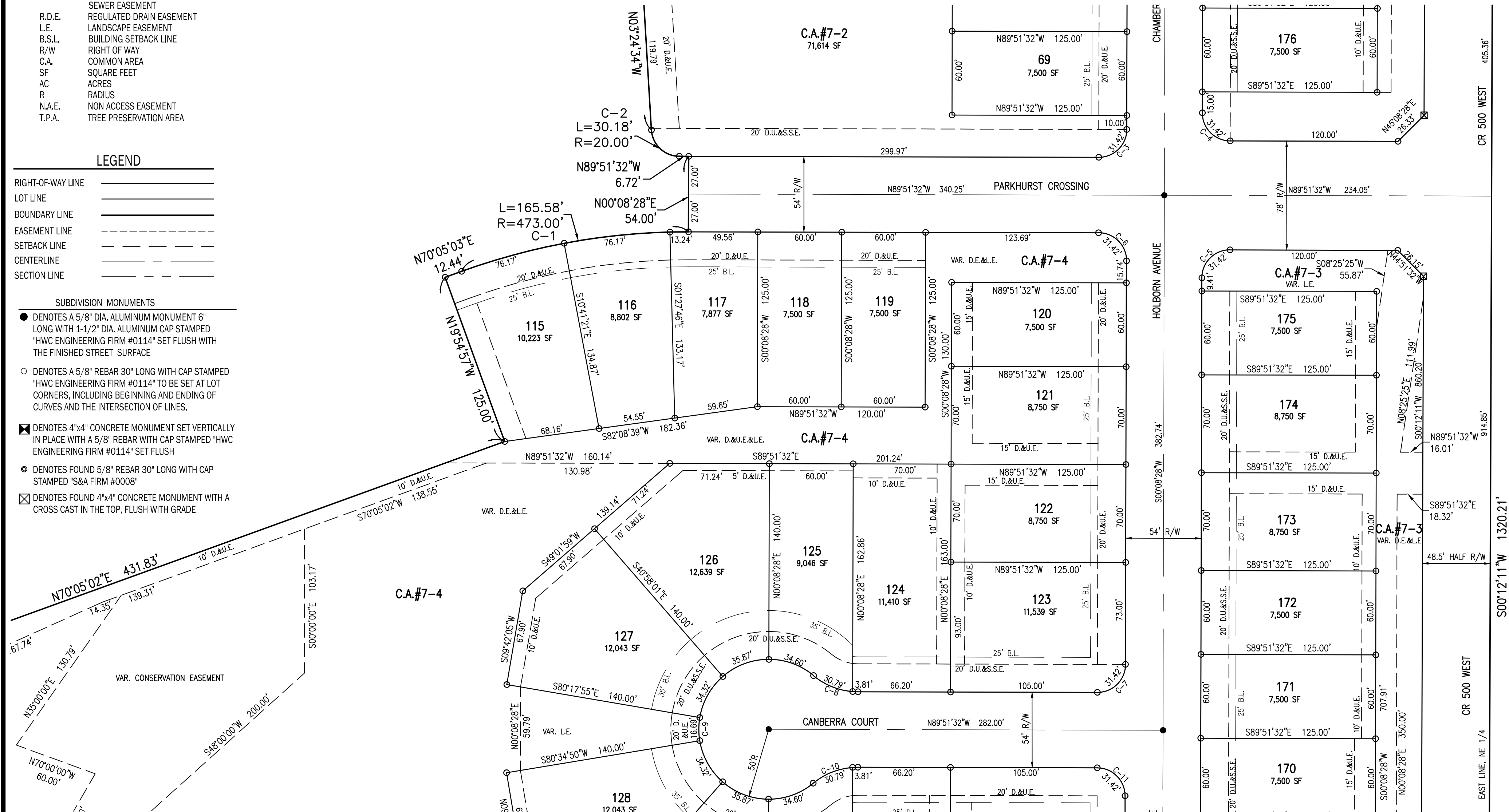
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FOR CONTINUATION SEE SHEET 5 OF 6



FOR CONTINUATION SEE SHEET 3 OF 6

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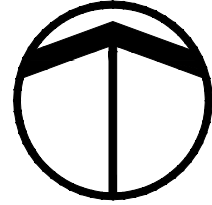
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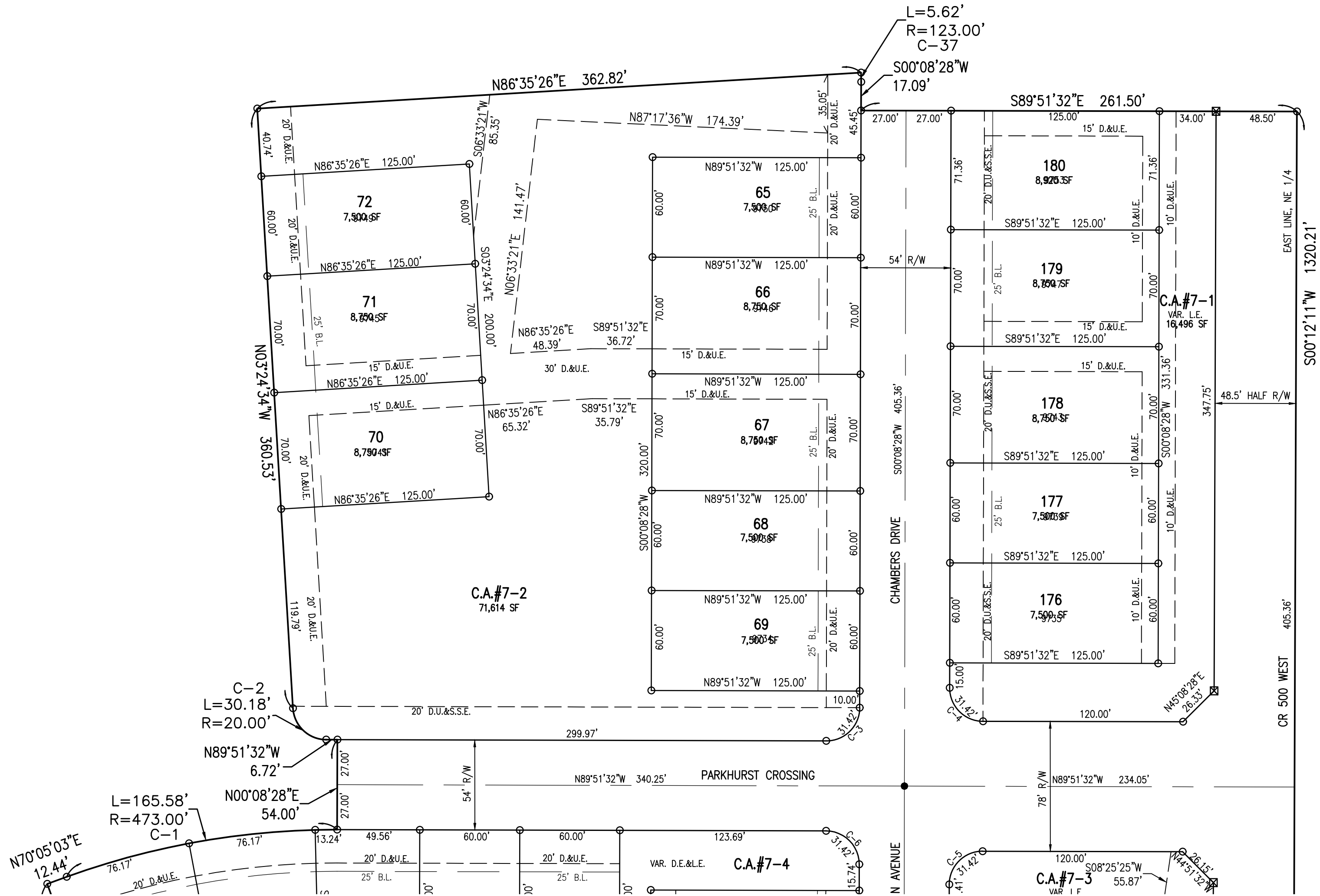
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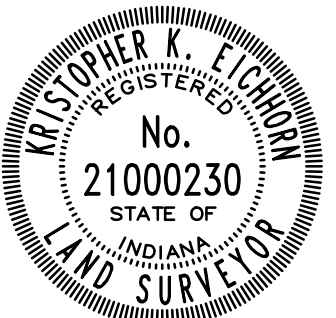
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FOR CONTINUATION SEE SHEET 4 OF 6

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SHEET 5 OF 6

File Name: W:\Ca\Atlantic Homes\2019-263-G Lennar-McCord Pointe Sec 7\Design\CAD\19263G.zbase.dwg, Layout: Plat 5-6 Plot Date: Feb 03, 2022 Plot Time: 1:12pm By: keichhorn

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SOURCE OF TITLE

INST. #201801179
INST. #201801180
INST. #201900810

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

INSTRUMENT No.: _____

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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 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 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.

I, 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 quarter section a distance of 1350.46 feet to the southwest corner of the southeast quarter of said northeast quarter; thence North 00 degrees 12 minutes 34 seconds East along the west line of the southeast quarter of said northeast quarter 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 degrees 05 minutes 02 seconds East a distance of 431.83 feet; (7) thence North 19 degrees 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 10th day of January, 20 22.


Kristopher K. Eichhorn
Professional Surveyor No. 21000230



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.

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

By: _____
Keith Lash, Vice President Land

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.

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

Notary Public

Printed Name

County of Residence: _____

My commission expires: _____