

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

SUMMERTON SECTION 2

SECONDARY PLAT

TOWN OF McCORDSVILLE

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

INSTRUMENT No.: _____
CABINET: _____
SLIDE: _____

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	114.91'	1973.00'	114.89'	S88°35'03"W	3°20'13"
C-2	116.48'	2000.00'	116.46'	S88°35'03"W	3°20'13"
C-3	118.05'	2027.00'	118.04'	S88°35'03"W	3°20'13"
C-4	31.42'	20.00'	28.28'	S48°05'03"E	90°00'00"
C-5	31.42'	20.00'	28.28'	S41°54'57"W	90°00'00"
C-6	31.42'	20.00'	28.28'	N48°05'03"W	90°00'00"
C-7	31.42'	20.00'	28.28'	N41°54'57"E	90°00'00"
C-8	46.61'	60.00'	45.45'	S25°20'23"E	44°30'40"
C-9	291.11'	62.00'	88.43'	N86°54'57"E	269°01'20"
C-10	46.61'	60.00'	45.45'	N19°10'17"E	44°30'40"
C-11	150.67'	123.00'	141.42'	N38°10'34"W	70°11'02"
C-12	183.74'	150.00'	172.47'	N38°10'34"W	70°11'02"
C-13	216.81'	177.00'	203.51'	N38°10'34"W	70°11'02"
C-14	94.42'	273.00'	93.95'	N83°10'34"W	19°48'58"
C-15	103.76'	300.00'	103.24'	N83°10'34"W	19°48'58"
C-16	113.10'	327.00'	112.53'	N83°10'34"W	19°48'58"
C-17	31.42'	20.00'	28.28'	S48°05'03"E	90°00'00"
C-18	31.42'	20.00'	28.28'	N41°54'57"E	90°00'00"

REFER TO SECTION K OF
THE SUMMERTON PUD FOR
TREE CONSERVATION.

ALL MAINTENANCE OF
LANDSCAPING IN THE MEDIAN IS
THE RESPONSIBILITY OF THE HOA.

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

SECTION 5

SECTION 3

SEE SHEET 6 FOR LAND DESCRIPTION

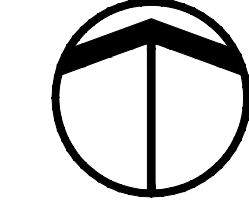
Site Map

SCALE: 1" = 150'



Vicinity Map

Not to Scale



Assumed North

Scale: 1" = 150'

DEVELOPMENT STANDARDS
SUMMERTON PUD AREA "A"

MINIMUM LOT AREA	7,200 SQ. FT
MINIMUM LOT WIDTH	60
AT BUILDING LINE	25 FEET
MINIMUM FRONT YARD SETBACK	5 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	1,500 SF (SINGLE STORY)
MINIMUM LIVABLE FLOOR AREA	1,800 SF (MULTI STORY)
MIN. GROUND FLOOR LIVING AREA	900 SF (MULTI STORY)
MAXIMUM LOT COVERAGE	60%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET



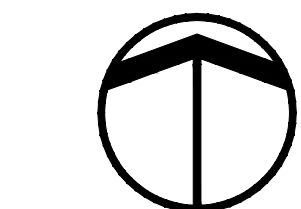
Kristopher K. Eichhorn
Professional Surveyor No. 21000230
June 24, 2022

Plot Date: Dec 15, 2022 Plot Time: 10:13am File Name: W:\Lennar\2020-235-b lennar- summerton 2\Design\CAD\20235-B.zbase.dwg, Layout: PLAT 1-2 By: leichhorn

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Assumed North

Scale: 1" = 50'

SUMMERTON SECTION 2

SECONDARY PLAT

TOWN OF McCORDSVILLE

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

INSTRUMENT No.: _____
CABINET: _____
SLIDE: _____

- 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"
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LEGEND

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

LEGEND

25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
C.A.	SQUARE AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
[234]	STREET ADDRESS

Kristopher K. Eichhorn
Professional Surveyor No. 21000230
June 24, 2022



REFER TO SECTION K OF
THE SUMMERTON PUD FOR
TREE CONSERVATION.

ALL MAINTENANCE OF
LANDSCAPING IN THE MEDIAN IS
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FOR CONTINUATION SEE SHEET 4 OF 6

FOR CONTINUATION SEE SHEET 3 OF 6

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

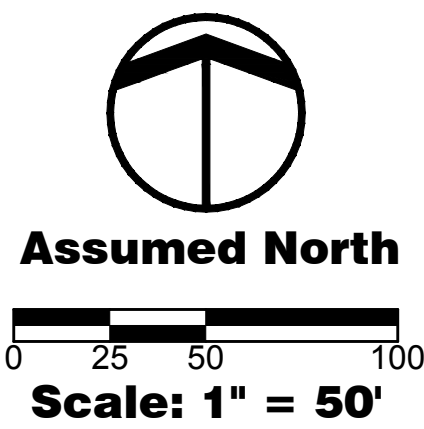
SHEET 2 OF 6

Plot Date: Dec 15, 2022 Plot Time: 10:13am File Name: W:\Lennar\2020-235-b lennar- summerton 2\Design\CAD\20235-B.zbase.dwg, Layout: PLAT 1-2 By: leichhorn

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TOWN OF McCORDSVILLE

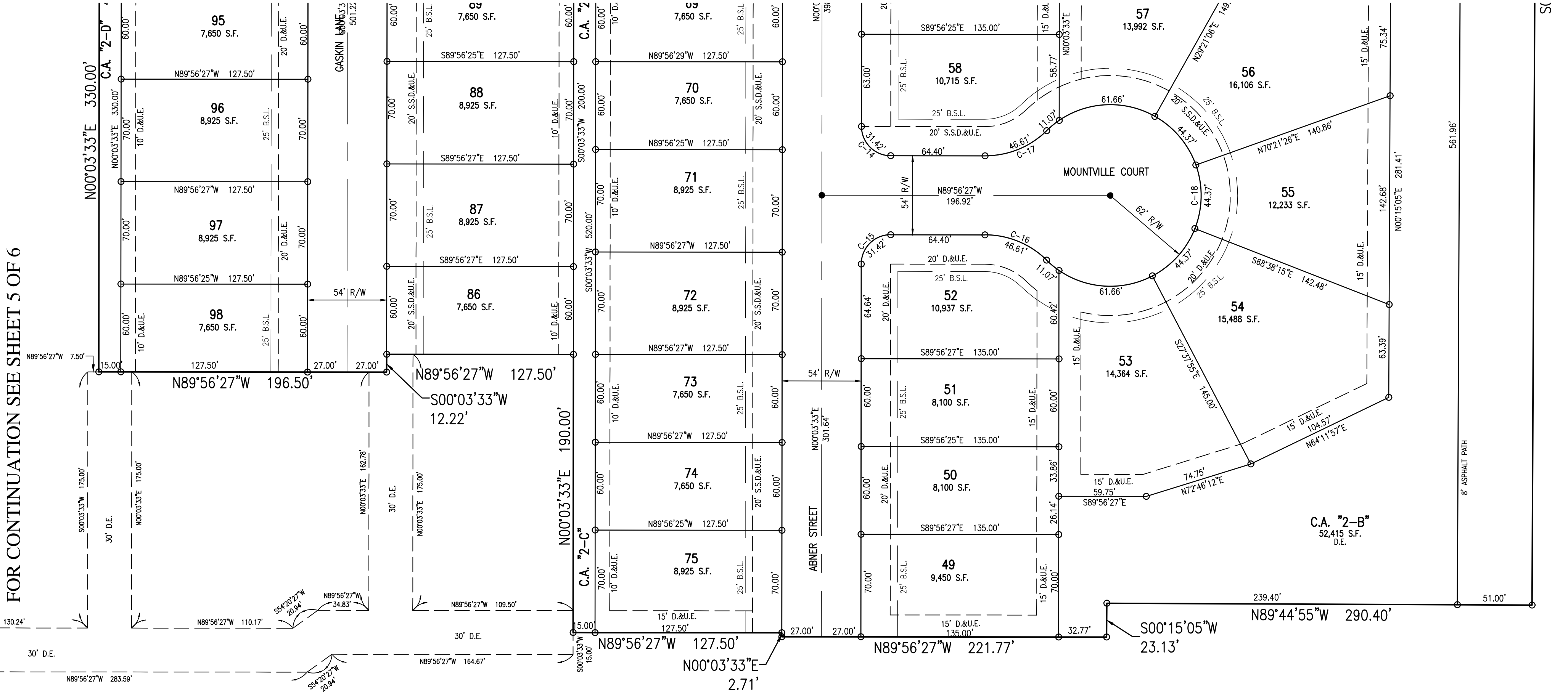
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FOR CONTINUATION SEE SHEET 5 OF 6

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

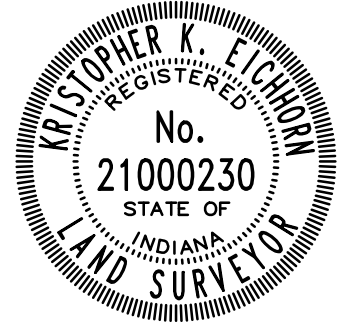
LEGEND

25	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.D.&U.E.	SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
R.D.E.	REGULATED DRAIN EASEMENT
L.E.	LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R/W	RIGHT OF WAY
C.A.	COMMON AREA
S.F.	SQUARE FEET
AC	ACRES
R	RADIUS
N.A.E.	NON ACCESS EASEMENT
1234	STREET ADDRESS

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
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Kristopher K. Eichhorn
Professional Surveyor No. 21000230
June 24, 2022

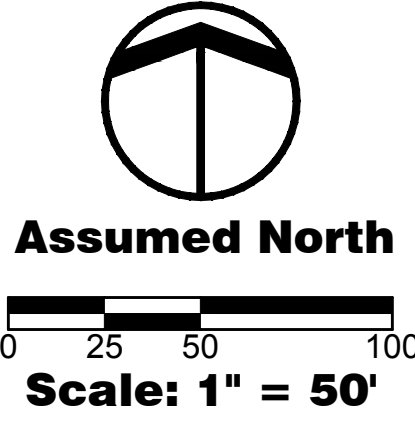


SHEET 3 OF 6

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SUMMERTON SECTION 2

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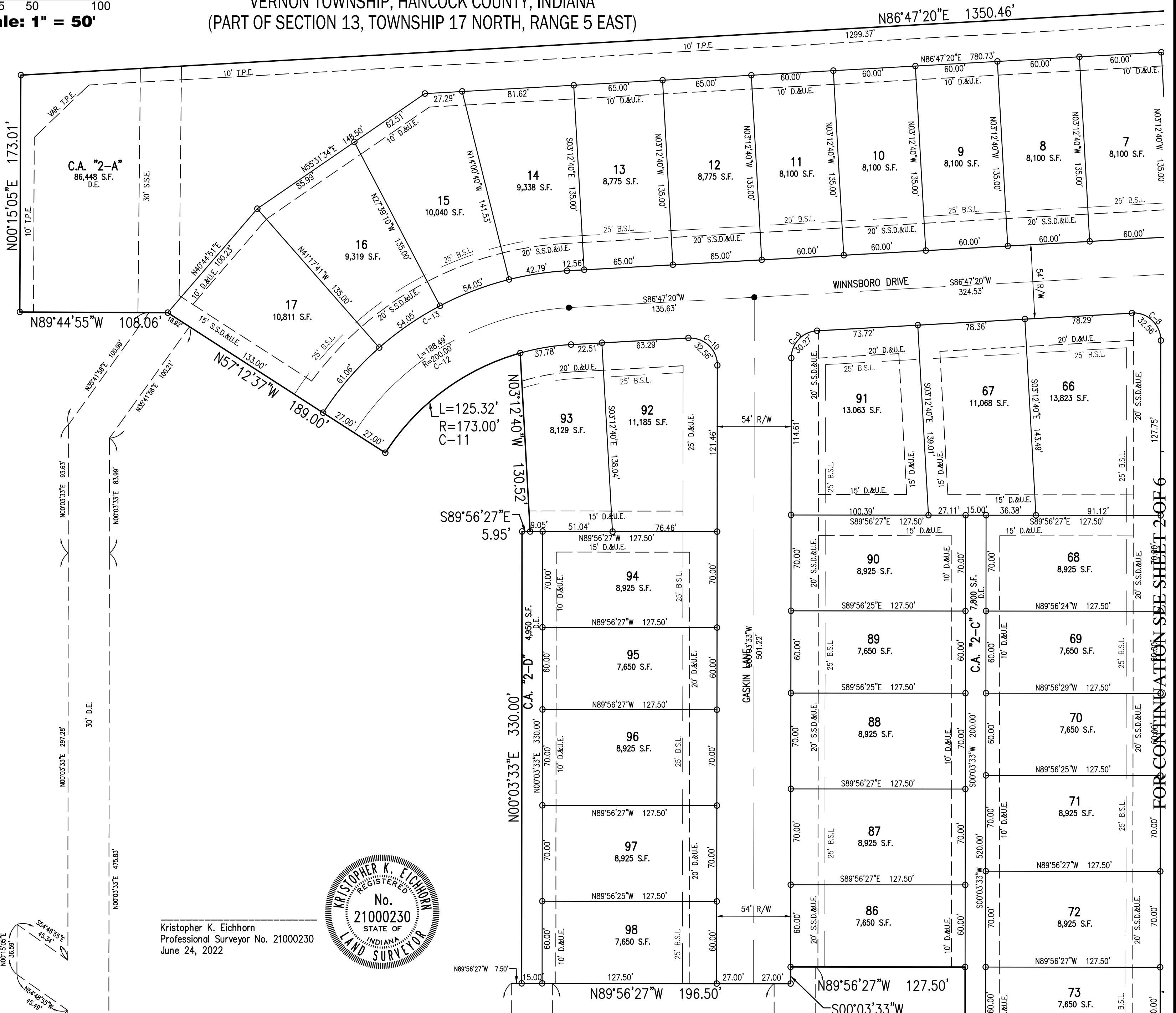
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June 24, 2022



FOR CONTINUATION SEE SHEET 5 OF 6

SHEET 4 OF 6

FOR CONTINUATION SEE SHEET 2 OF 6

File Name: W:\Lennar\2020-235-b lennar- summerton 2\Design\CAD\20235-B2bse.dwg, Layout: PLAT 5-6
Plot Date: Dec 15, 2022
Plot Time: 10:36am
By: leichhorn

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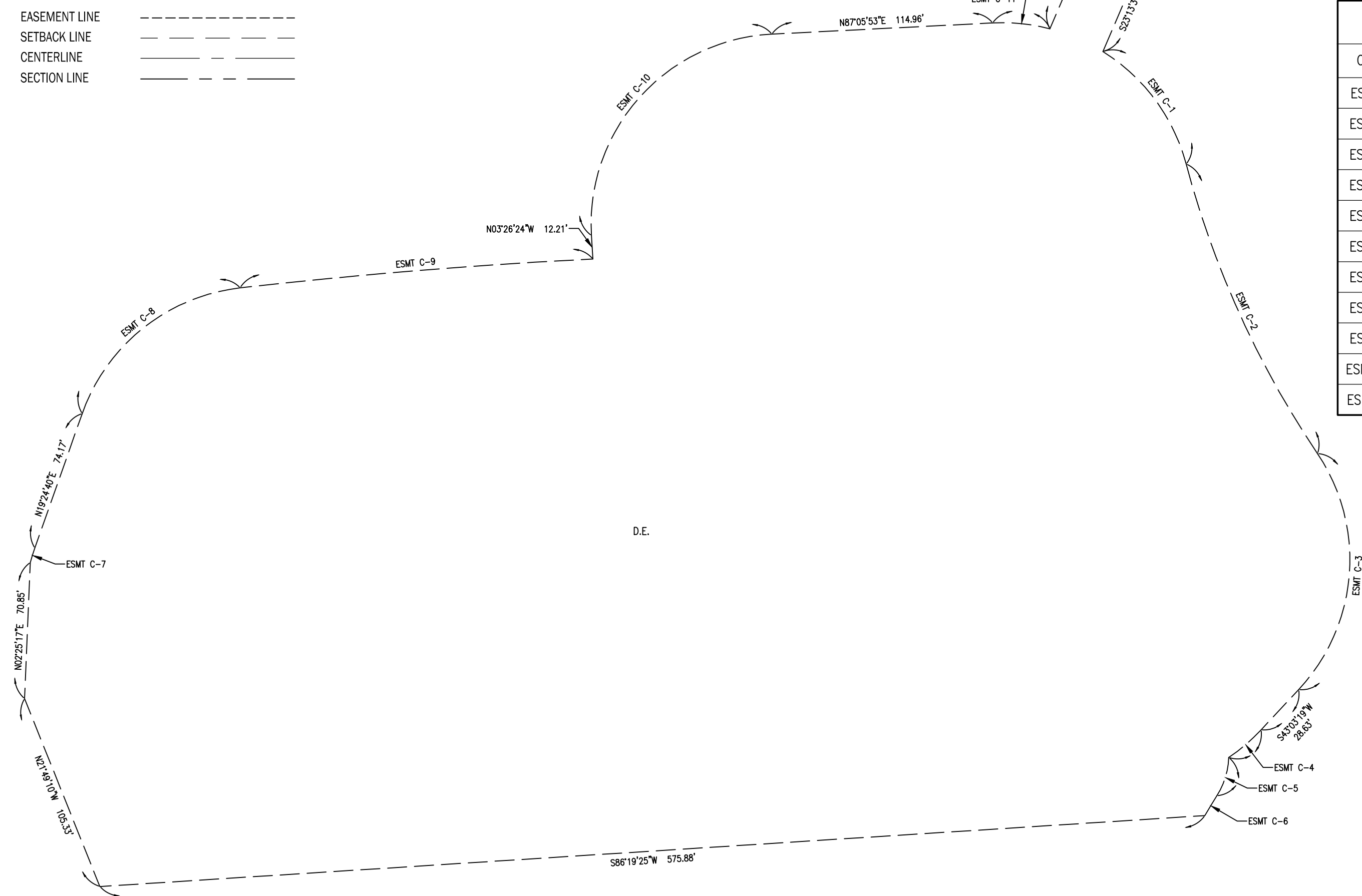
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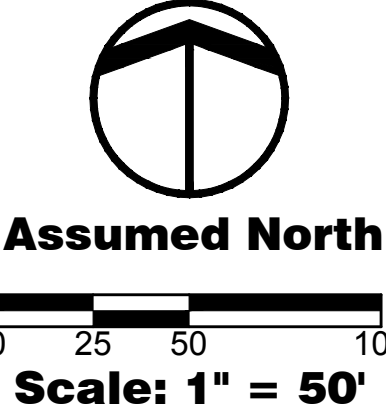
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ESMT C-1	74.61'	99.00'	72.85'	S36°28'14"E	43°10'43"
ESMT C-2	166.12'	500.00'	165.35'	S24°23'56"E	19°02'08"
ESMT C-3	133.00'	99.00'	123.22'	S04°34'09"W	76°58'19"
ESMT C-4	22.17'	99.00'	22.12'	S49°28'11"W	12°49'43"
ESMT C-5	21.10'	40.00'	20.85'	S17°11'12"W	30°13'00"
ESMT C-6	12.03'	320.00'	12.03'	S31°13'06"W	2°09'12"
ESMT C-7	7.82'	99.00'	7.82'	N17°08'51"E	4°31'37"
ESMT C-8	110.73'	99.00'	105.05'	N51°27'09"E	64°04'59"
ESMT C-9	184.07'	2882.00'	184.04'	N85°19'26"E	3°39'34"
ESMT C-10	156.44'	99.00'	140.66'	N41°49'44"E	90°32'17"
ESMT C-11	30.09'	99.00'	29.97'	S84°11'44"E	17°24'46"

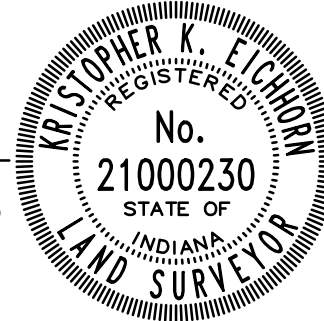


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Kristopher K. Eichhorn
Professional Surveyor No. 21000230
May 6, 2021



SHEET 5 OF 6

FOR CONTINUATION SEE SHEET 3 OF 6

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PHONE: (317) 659-3200

LAND DESCRIPTION

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

BEGINNING at the northeast corner of said quarter section, marked by a railroad spike; thence South 00 degrees 15 minutes 05 seconds West along the east line of said quarter section a distance of 898.28 feet to the northeast corner of John W. Snider's Minor Subdivision as recorded in Plat Cabinet B, Slide 135 as Instrument Number 930004787 in the Office of the Recorder of Hancock County, Indiana and the following two (2) courses are along the north and west and south lines of said plat; (1) thence North 89 degrees 44 minutes 55 seconds West a distance of 290.40 feet; (2) thence South 00 degrees 15 minutes 05 seconds West a distance of 23.13 feet; thence North 89 degrees 56 minutes 27 seconds West a distance of 221.77 feet; thence North 00 degrees 03 minutes 33 seconds East a distance of 2.71 feet; thence North 89 degrees 56 minutes 27 seconds West a distance of 127.50 feet; thence North 89 degrees 56 minutes 27 seconds West a distance of 15.00 feet; thence North 00 degrees 03 minutes 33 seconds East a distance of 190.00 feet; thence North 89 degrees 56 minutes 27 seconds West a distance of 127.50 feet; thence South 00 degrees 03 minutes 33 seconds West a distance of 12.22 feet; thence North 89 degrees 56 minutes 27 seconds West a distance of 196.50 feet; thence North 00 degrees 03 minutes 33 seconds East a distance of 330.00 feet; thence South 89 degrees 56 minutes 27 seconds East a distance of 5.95 feet; thence North 03 degrees 12 minutes 40 seconds West a distance of 130.52 feet to the point of curvature of a non-tangent curve to the left having a radius of 173.00 feet; thence southwesterly along said curve an arc distance of 125.32 feet, said curve being subtended by a chord having a bearing of South 53 degrees 32 minutes 33 seconds West and a chord distance of 122.60 feet; thence North 57 degrees 12 minutes 37 seconds West a distance of 189.00 feet; thence North 89 degrees 44 minutes 55 seconds West a distance of 108.06 feet to the east line of Lot 1 in the Daniel Madison Minor Subdivision as recorded in Plat Cabinet C, Slide 319 as Instrument Number 130003329 in said Recorder's Office; thence North 00 degrees 15 minutes 05 seconds East along said east line a distance of 173.01 feet to the south line of McCord Pointe Section 7, per plat recorded in Plat Cabinet D, Slide 186 as Instrument Number 202206538 in said Recorder's Office; thence North 86 degrees 47 minutes 20 seconds East along said south line a distance of 1350.46 feet to the POINT OF BEGINNING, containing 20.391 acres, more or less.

This subdivision consists of 57 lots numbered 1-17, 49-75 and 86-98, all inclusive, and four (4) Common Areas denoted as C.A. "2A", C.A. "2B", C.A. "2c" and C.A. "2D".

Cross-Reference is hereby made to a survey plat prepared by HWC Engineering, in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, recorded as Instrument Number _____ 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 ____ day of _____, 20 ____

Kristopher K. Eichhorn
Professional Surveyor No. 21000230



SUMMERTON SECTION 2 SECONDARY PLAT TOWN OF McCORDSVILLE VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA (PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

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.

This subdivision shall be known and designated as Summerton, Section 2. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right-of-way in this subdivision consists of x acres and x lineal feet 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 Summerton, recorded as Instrument Number _____ in the Office of the Recorder of Hancock County, Indiana, and amended by Instrument Number _____ 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 ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Utility Easement", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

In addition, this Deed shall dedicate to the Town of McCordsville, Indiana, any and all sewer infrastructure installed for, by or on behalf of the undersigned, said infrastructure to include but not be limited to the sewer collection system, force main, lift station, or any other component part of the sewer system which serves the subject subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

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 ____.

Barry Wood, 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

By: _____
Keith Lash, Vice President of 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 of Land, Lennar Homes of Indiana, LLC, 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: _____

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 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 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 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 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 Summerton PUD ORDINANCE No. 041321A an Ordinance amending the Town of McCordsville Zoning Ordinance.

REFER TO SECTION K OF THE SUMMERTON PUD FOR TREE CONSERVATION.

ALL MAINTENANCE OF LANDSCAPING IN THE MEDIAN IS THE RESPONSIBILITY OF THE HOA.

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

SHEET 6 OF 6