

THIS INSTRUMENT PREPARED BY:

BRADY KUHN PROFESSIONAL LAND SURVEYOR  
INDIANA #  
KUHN & GUSTAFSON LAND SURVEYING, INC.  
P.O. BOX 70  
ZIONSVILLE, IN 46077

INSTRUMENT PREPARED FOR:

CITYSCAPE RESIDENTIAL  
10 W CARMEL DR., SUITE 200  
CARMEL, IN 46032  
CONTACT: JENNIFER SEWELL  
PHONE: (419) 439-7802  
EMAIL: jsewell@cityscaperesidential.com

DATE PREPARED: 02/17/2023

## PARKFIELD

PART OF THE NORTHWEST QUARTER OF SECTION 6-T16N-R6E  
IN HANCOCK COUNTY, INDIANA

PARKFIELD  
LOT AND YARD REQUIREMENTS

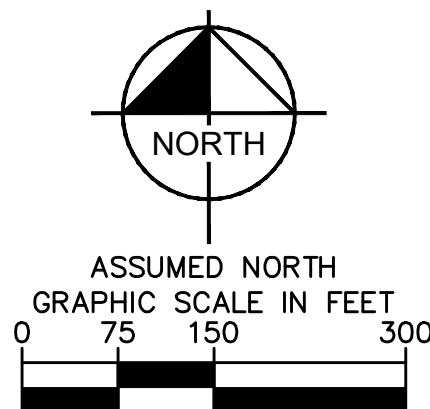
### C. The Development Standards - District B - Townhomes

- Maximum Number of Lots/Block NA
- Minimum Lot Area NA
- Minimum Lot Width NA
- Perimeter Setbacks:
  - Minimum Setback on 600N 50 feet
  - Minimum West Property Line Setback 20 feet
  - Minimum South Property Line Setback 20 feet
  - Minimum East Property Line Setback 40 feet
- Internal Setbacks:
  - Minimum Front-yard Setback\* 25 feet
  - Minimum Building Separation\*\* 20 feet
- Minimum Livable Floor Area (Dwelling Unit) 1,000 Square Feet
- Maximum Height-Principal 35 feet
- Minimum Height-Principal 18 feet
- Maximum No. of Dwellings per Building 8
- Maximum No. of Accessory Structures\*\*\* 3
- Maximum No. of Residential Units 166
- Minimum Open Space\*\*\*\* 40%
- Minimum District Size: 29 acres (prior to ROW dedication)

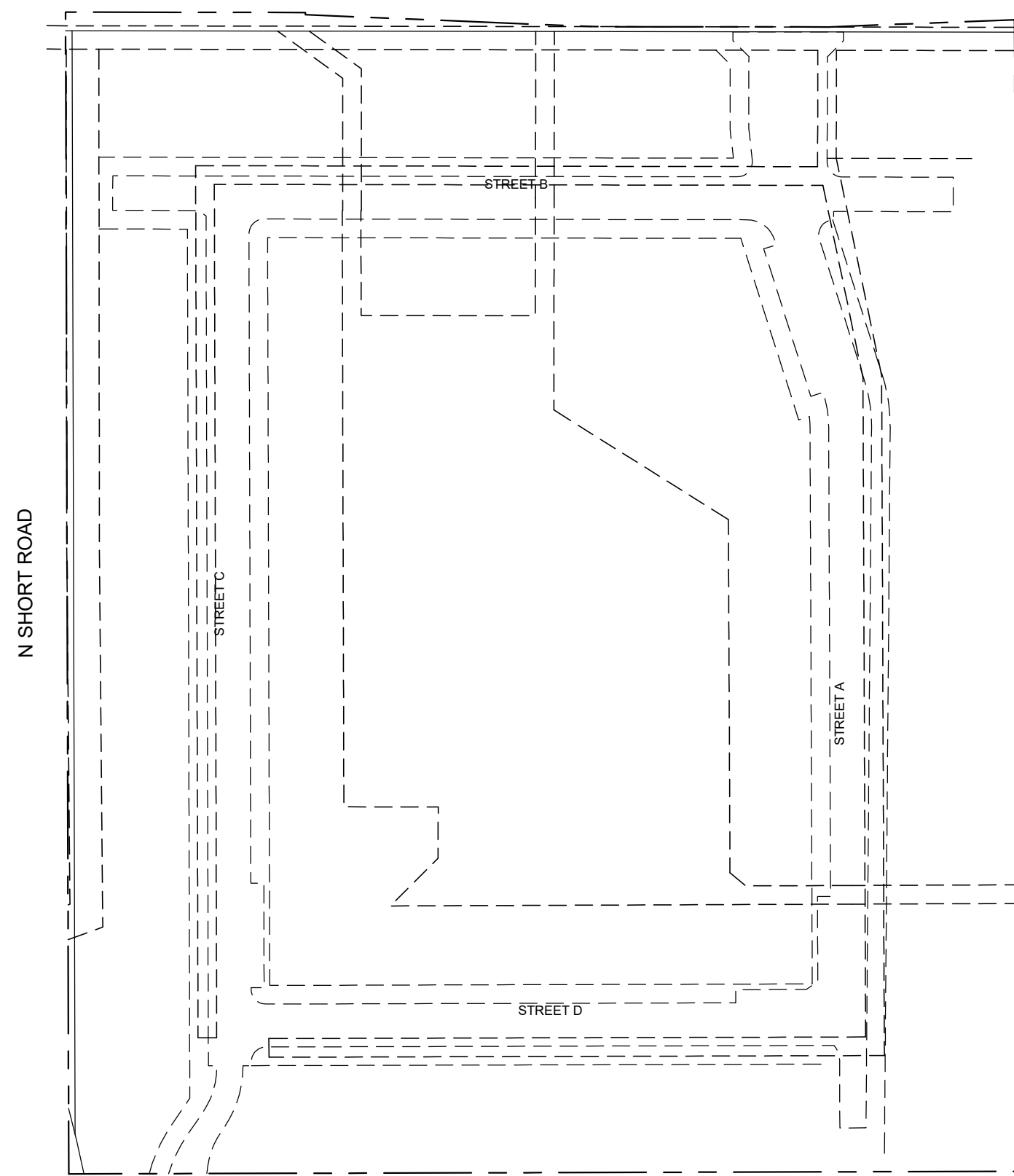
\*Front-yard setback shall be measured from the closest façade (or portion thereof) to the nearest street curb, parking lot curb, or internal sidewalk.  
\*\* Building separation shall be calculated between primary surfaces and shall not include soffits, porches, or similar open overhangs.

\*\*\* Examples of accessory structures are pool-houses, clubhouses, maintenance shops, sheds, and the like. Athletic courts, trash enclosures, mail kiosks, and the like shall not be considered accessory structures for the purpose of this quantity limitation but shall be considered accessory structures for all other purposes. Carports shall not be permitted.

\*\*\*\* Open space is permitted to contain the required drainage facilities as part of the minimum open space calculation.



N 600 W



### PUD NOTE:

THE SUBJECT TRACT IS ZONED \_\_\_\_\_, TOWN OF McCORDSVILLE, HANCOCK COUNTY, INDIANA, ORDINANCE NO. 121410, AS AMENDED, AN ORDINANCE TO AMEND THE HANCOCK COUNTY, INDIANA AREA ZONING ORDINANCE. THE HANCOCK COUNTY CODE AN THE OFFICIAL ZONING MAP, \_\_\_\_\_.

### LEGEND

- |             |  |
|-------------|--|
| 100         | LOT NUMBER                                 |
| B.S.L.      | BUILDING SETBACK LINE                      |
| D.E.        | DRAINAGE EASEMENT                          |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| I.E.E.      | INGRESS/EGRESS EASEMENT                    |
| C.A.        | COMMON AREA                                |
| R/W         | RIGHT OF WAY                               |
| L.M.A.E.    | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| VAR.        | VARIABLE                                   |
| T.O.B.E.    | TOP OF BANK EASEMENT                       |

### SUBDIVISION MONUMENTATION

AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED. PER STANDARDS SET FORTH IN TITLE 845 IAC 1-12-18 SUBSECTION (b)(1)(2), THE INSTALLATION OF BELOW MENTIONED MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM RECORDEDATION OF PLAT.

○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED, "HAMILTON - FIRM #10104" SHALL BE SET AT ALL LOT OR PARCEL CORNERS AS DEPICTED HEREON.

□ DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	16.00'	26.91'	S41°54'29"W	23.85'	96°22'02"	17.88'
C2	16.00'	25.13'	N44°54'30"W	22.63'	90°00'00"	16.00'
C3	16.00'	30.10'	N36°11'48"E	25.85'	107°47'23"	21.94'
C4	31.00'	39.07'	N53°48'12"W	36.53'	72°12'37"	22.61'
C5	16.00'	25.20'	S44°58'00"W	22.68'	90°15'00"	16.07'
C6	25.00'	17.25'	S70°08'15"E	16.91'	39°32'31"	8.99'
C7	16.03'	25.12'	S45°09'30"E	22.63'	89°47'55"	15.97'
C8	86.00'	51.97'	S17°09'16"W	51.19'	34°37'33"	26.81'
C9	152.00'	46.01'	S25°47'47"W	45.83'	17°20'31"	23.18'
C10	88.00'	47.87'	N18°53'02"E	47.28'	31°10'01"	24.54'
C11	114.00'	68.89'	N17°09'16"E	67.85'	34°37'33"	35.54'
C12	16.00'	25.13'	N44°50'30"E	22.63'	90°00'01"	16.00'
C13	25.00'	17.33'	S20°05'20"E	16.99'	39°43'19"	9.03'
C14	127.00'	38.13'	N8°49'48"W	37.99'	17°12'15"	19.21'
C15	160.50'	52.78'	N8°57'47"W	52.55'	18°50'35"	26.63'

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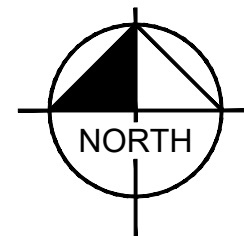
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DATE PREPARED: 02/17/2023 S89°54'30"E 277.22'

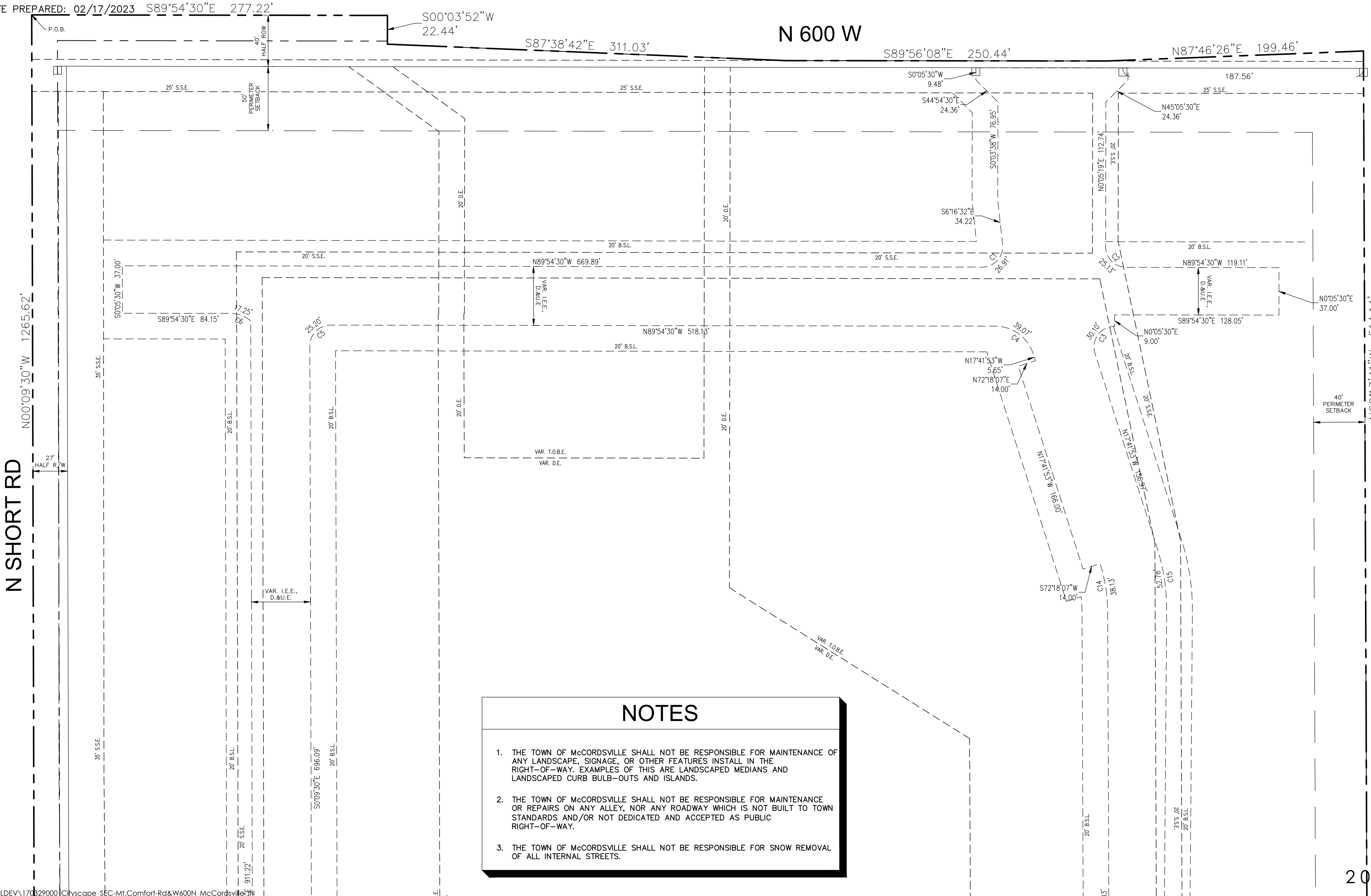
## PARKFIELD

PART OF THE NORTHWEST QUARTER OF SECTION 6-T16N-R6E  
IN HANCOCK COUNTY, INDIANA



GRAPHIC SCALE IN FEET  
0 25 50 100

N 600 W



### NOTES

- THE TOWN OF McCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY LANDSCAPE, SIGNAGE, OR OTHER FEATURES INSTALL IN THE RIGHT-OF-WAY. EXAMPLES OF THIS ARE LANDSCAPED MEDIANS AND LANDSCAPED CURB BULB-OUTS AND ISLANDS.
- THE TOWN OF McCORDSVILLE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIRS ON ANY ALLEY, NOR ANY ROADWAY WHICH IS NOT BUILT TO TOWN STANDARDS AND/OR NOT DEDICATED AND ACCEPTED AS PUBLIC RIGHT-OF-WAY.
- THE TOWN OF McCORDSVILLE SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL OF ALL INTERNAL STREETS.

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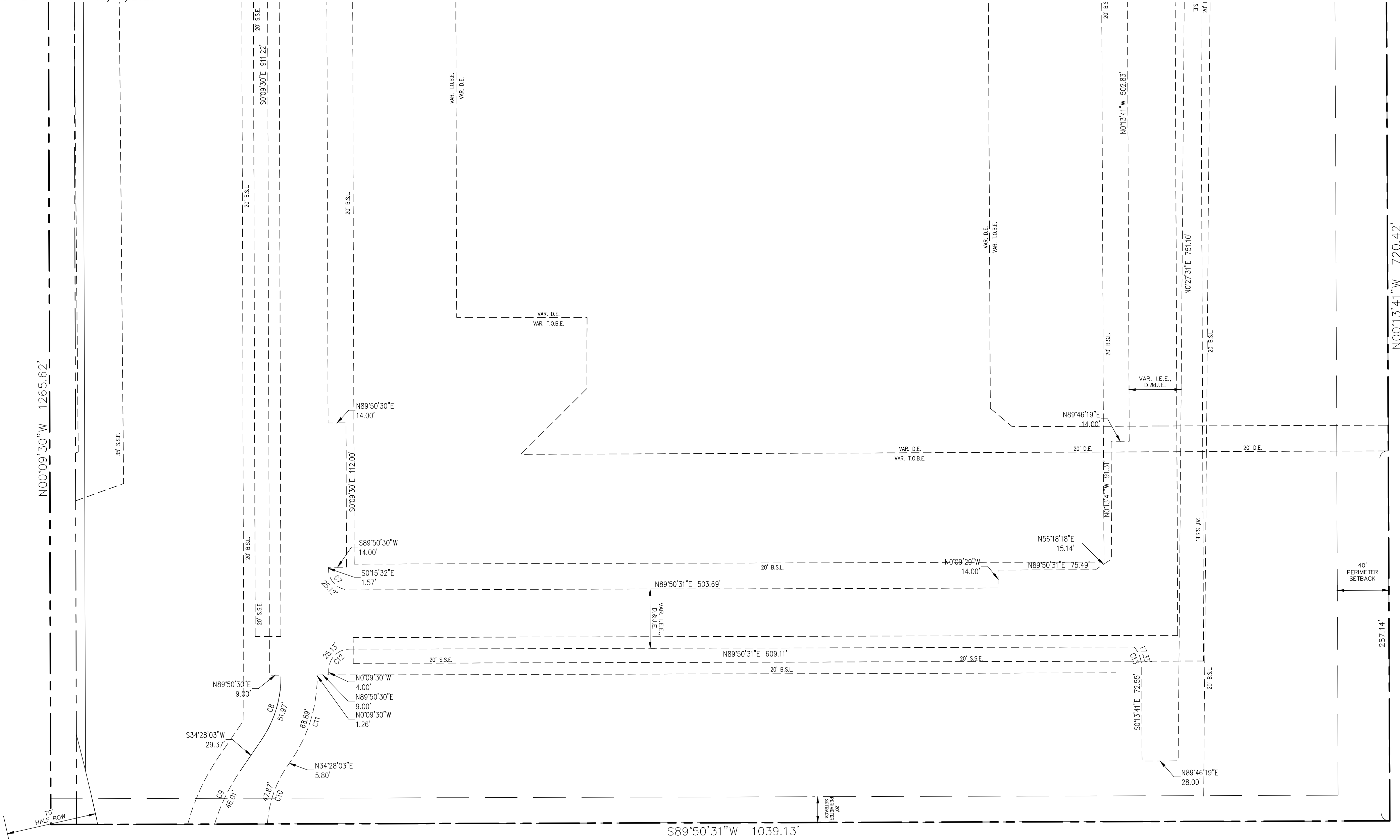
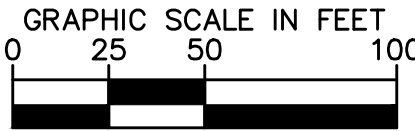
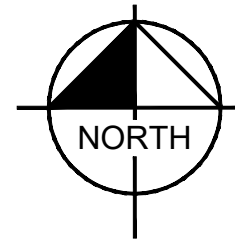
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PARKFIELD

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 277.22 FEET TO A MAG NAIL WITH WASHER STAMPED "HIGBIE 20100067" SET; THENCE SOUTH 00 DEGREES 03 MINUTES 52 SECONDS WEST 22.44 FEET TO A REBAR WITH CAP STAMPED "HIGBIE 20100067" SET (HEREAFTER "REBAR CAP SET") ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 600 NORTH PER DEED TO HANCOCK COUNTY RECORDED AS INSTRUMENT NUMBER 040008442 IN THE OFFICE OF THE HANCOCK COUNTY RECORDER; THENCE ALONG SAID SOUTH RIGHT OF WAY FOR THE NEXT THREE (3) CALLS: 1) SOUTH 87 DEGREES 38 MINUTES 42 SECONDS EAST 311.03 FEET TO A REBAR CAP SET; 2.) THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST 250.44 FEET TO A REBAR CAP SET; 3.) THENCE NORTH 87 DEGREES 48 MINUTES MINUTES 26 SECONDS EAST 199.46 FEET TO A REBAR CAP SET ON THE WEST LINE OF ROBERT V. ROSEBROCK PER DEED RECORDED AS INSTRUMENT NUMBER 030000128; THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST 1234.56 FEET TO A REBAR CAP SET; THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS WEST 1039.13 FEET TO A REBAR CAP SET ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST 1265.62 FEET TO THE POINT OF BEGINNING, CONTAINING 29.572 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAY OF RECORD.

### ACCEPTANCE OF DEED OF DEDICATION

WE, THE UNDERSIGNED CITYSCAPE RESIDENTIAL, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED ON THE PLAT HERETOFORE RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE PLATTED HEREON 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 PARKFIELD. ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY PRIVATE.

RIGHT OF WAY SHOWN ON THIS PLAT AND HERETOFORE DEDICATED TO THE TOWN CONSISTS OF 0.47 ACRES.

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 \_\_\_\_\_, 2023.

PRESIDENT

### CERTIFICATE OF OWNERSHIP

WE, CITYSCAPE RESIDENTIAL, DO HEREBY CERTIFY THAT IT IS 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.

CITYSCAPE RESIDENTIAL

BY: \_\_\_\_\_

THIS IS AN ACKNOWLEDGEMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY \_\_\_\_\_ OF CITYSCAPE RESIDENTIAL, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

### REGISTERED LAND SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY 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 AS EXCEPT AS NOTED, 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. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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."

BRADY KUHN, PS  
INDIANA REGISTRATION NO

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ )

\_\_\_\_\_ )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED TERRY WRIGHT AND ACKNOWLEDGED THE EXECUTION OF THE FORGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF RESIDENCE: \_\_\_\_\_

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