

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, INC.
 11555 N. MERIDIAN ST., SUITE 400
 CARMEL, IN 46032
 PHONE: (317) 659-3200

McCORD POINTE SECTION 6

SECONDARY PLAT

TOWN OF McCORDSVILLE

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

INSTRUMENT No.: _____
 CABINET: _____
 SLIDE: _____

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

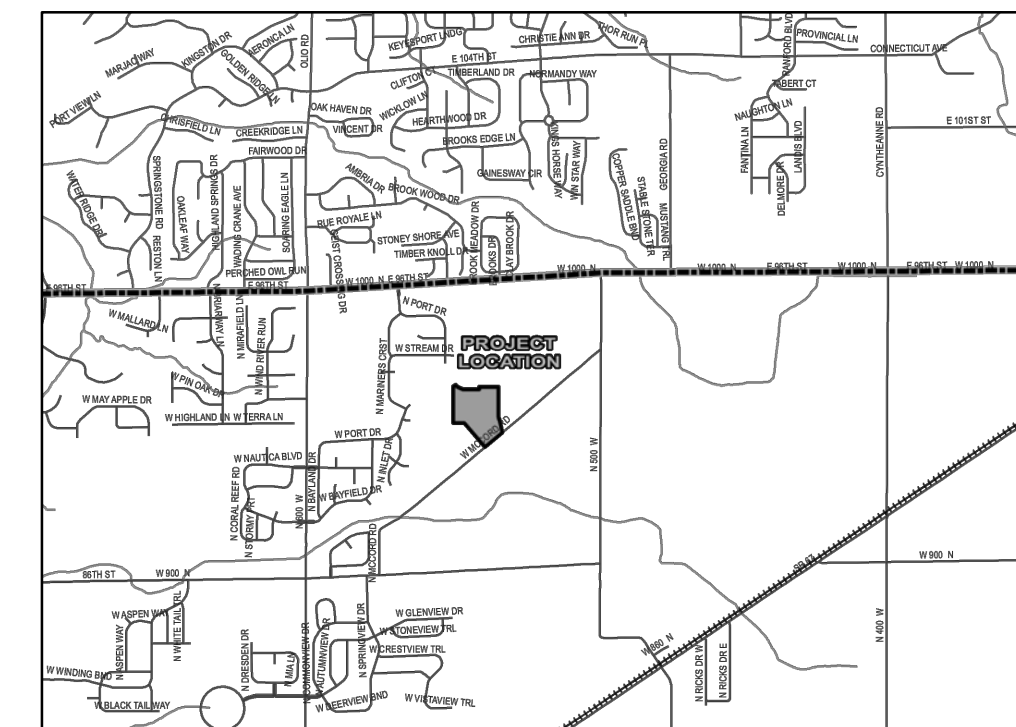
DEVELOPMENT STANDARDS

	AREA "B"
MAXIMUM NUMBER OF LOTS	135
MINIMUM LOT AREA	9,000 SQ. FT
MINIMUM LOT WIDTH AT BUILDING LINE	70
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	7.5 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	40%
MAXIMUM HEIGHT - PRINCIPAL	35 FEET

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

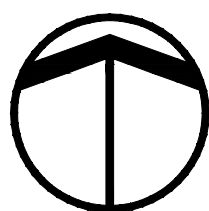


Assumed North



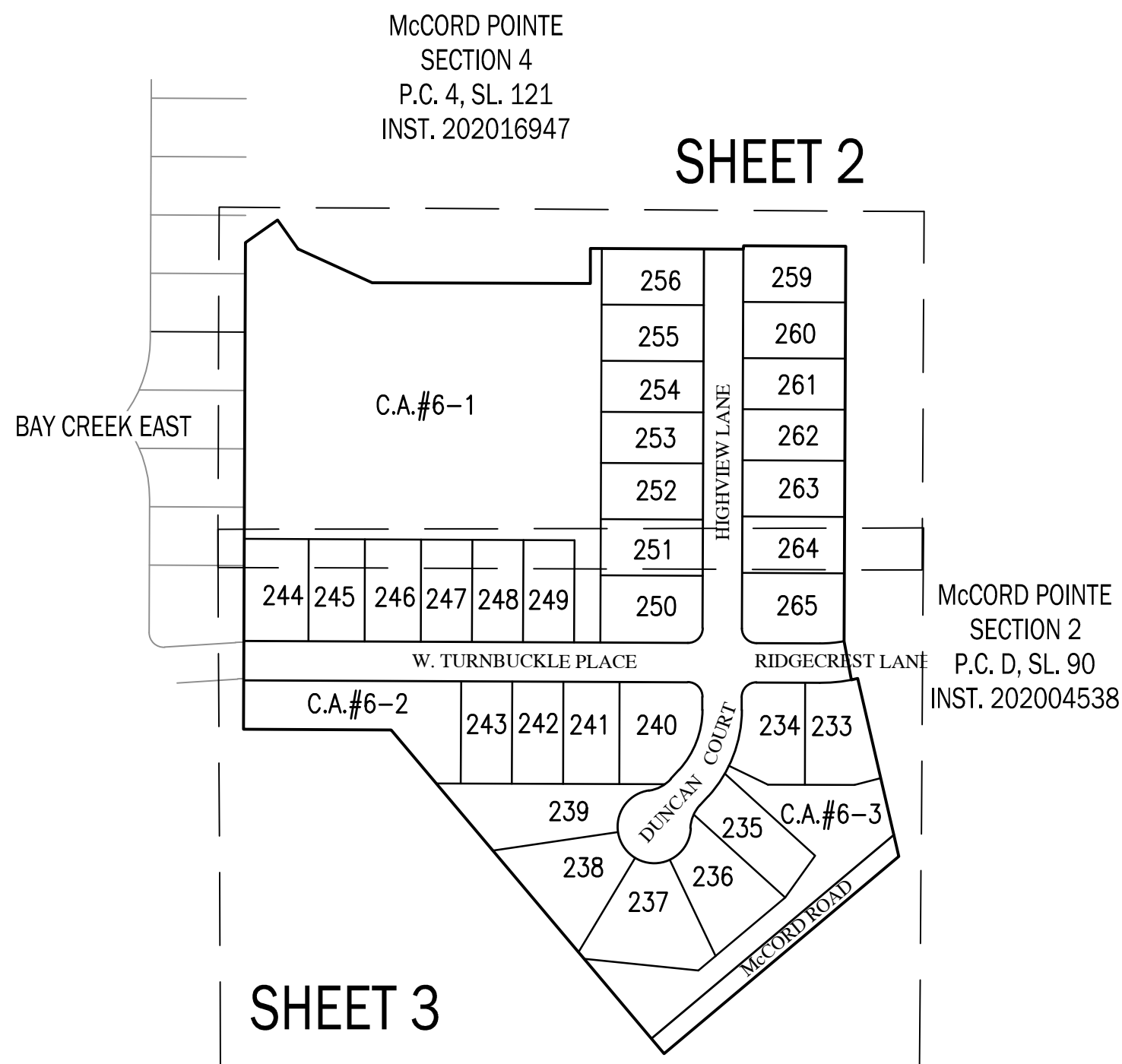
Vicinity Map

Not to Scale



Assumed North

0 100' 200' 400'
Scale: 1" = 200'



Site Map

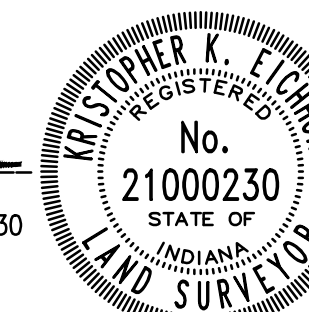
SCALE: 1" = 200'

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	8.80'	227.00'	8.80'	N78°07'08"E	2°13'17"
C-2	43.58'	227.00'	43.51'	N84°43'44"E	10°59'55"
C-3	38.39'	200.00'	38.33'	N84°43'44"E	10°59'55"
C-4	33.21'	173.00'	33.16'	N84°43'44"E	10°59'55"
C-5	31.42'	20.00'	28.28'	S44°46'22"E	89°59'53"
C-6	31.42'	20.00'	28.28'	N45°13'38"E	90°00'07"
C-7	31.42'	20.00'	28.28'	N44°46'22"W	89°59'53"
C-8	31.42'	20.00'	28.28'	S45°13'38"W	90°00'07"
C-9	129.64'	177.00'	126.76'	N21°12'30"E	41°57'52"
C-10	109.86'	150.00'	107.42'	N21°12'30"E	41°57'52"
C-11	90.09'	123.00'	88.09'	N21°12'30"E	41°57'52"
C-12	34.60'	50.00'	33.91'	N62°00'49"E	39°38'46"
C-13	34.60'	50.00'	33.91'	S22°22'03"W	39°38'46"
C-14	226.28'	50.00'	77.00'	S47°48'34"E	259°17'32"

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

SEE SHEET 1 FOR CURVE TABLE
 SEE SHEET 4 FOR LAND DESCRIPTION

Kristopher K. Eichhorn
 Kristopher K. Eichhorn
 Professional Surveyor No. 21000230
 June 29, 2021



File Name: W:\CalAtlantic Homes\2019-263-F Lennar-McCord Pointe Sec 6\Design\CAD\19263F.zbase.dwg, Layout: Plat 1-2, Plot Date: Jun 29, 2021, Plot Time: 1:56pm, By: keichhorn

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CARMEL, IN 46032
PHONE: (317) 659-3200

McCORD POINTE SECTION 6

SECONDARY PLAT

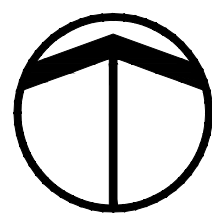
TOWN OF McCORDSVILLE

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

INSTRUMENT No.: _____

CABINET: _____

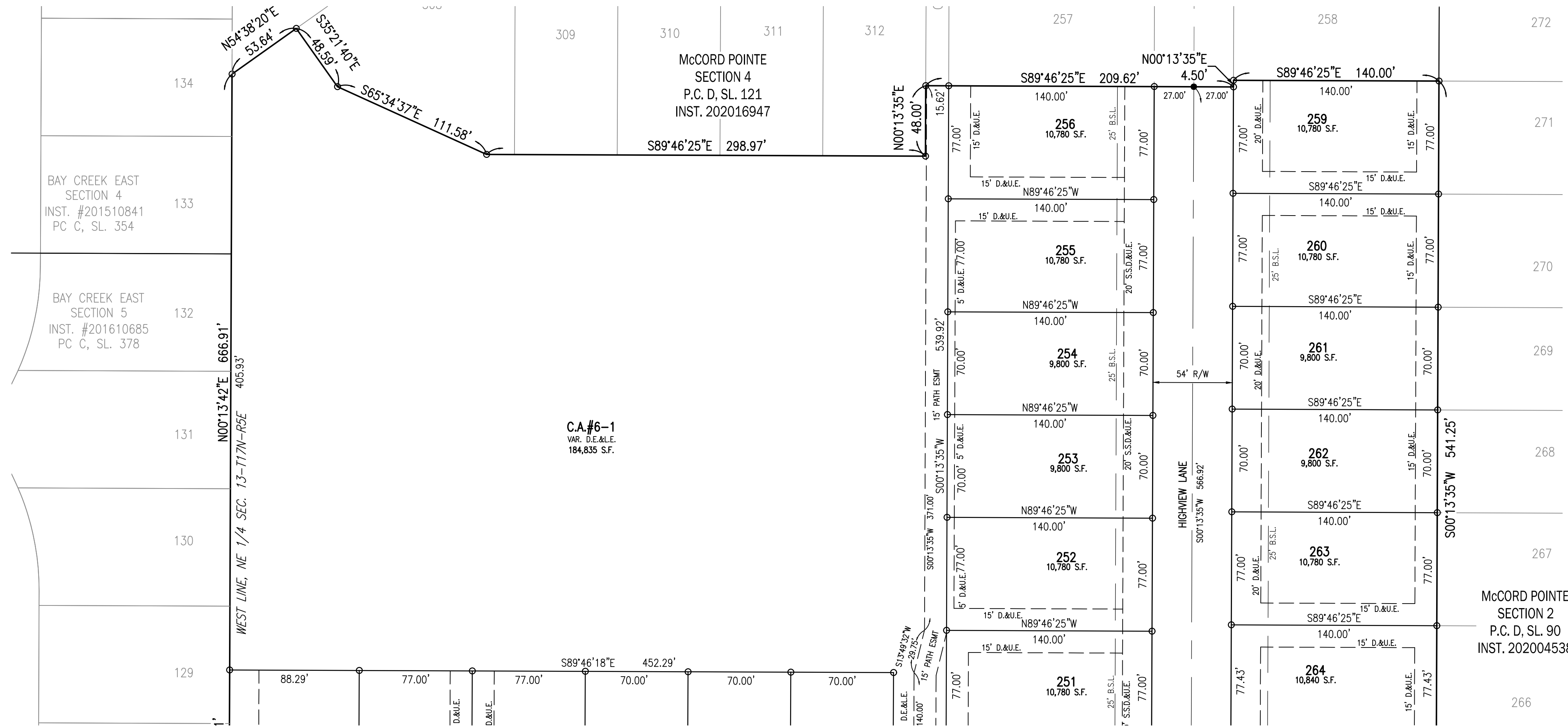
SLIDE: _____



Assumed North



Scale: 1" = 50'



FOR CONTINUATION SEE SHEET 3 OF 4

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

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

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

Kristopher K. Eichhorn
Kristopher K. Eichhorn
Professional Surveyor No. 21000230
June 29, 2021

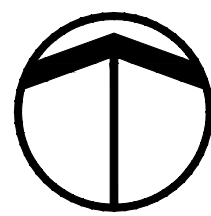
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SEE SHEET 4 FOR LAND DESCRIPTION

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Plot Time: 1:57pm
Plot Date: Jun 29, 2021
By: keichhorn

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Assumed North



Scale: 1" = 50'

McCORD POINTE SECTION 6

SECONDARY PLAT

TOWN OF McCORDSVILLE

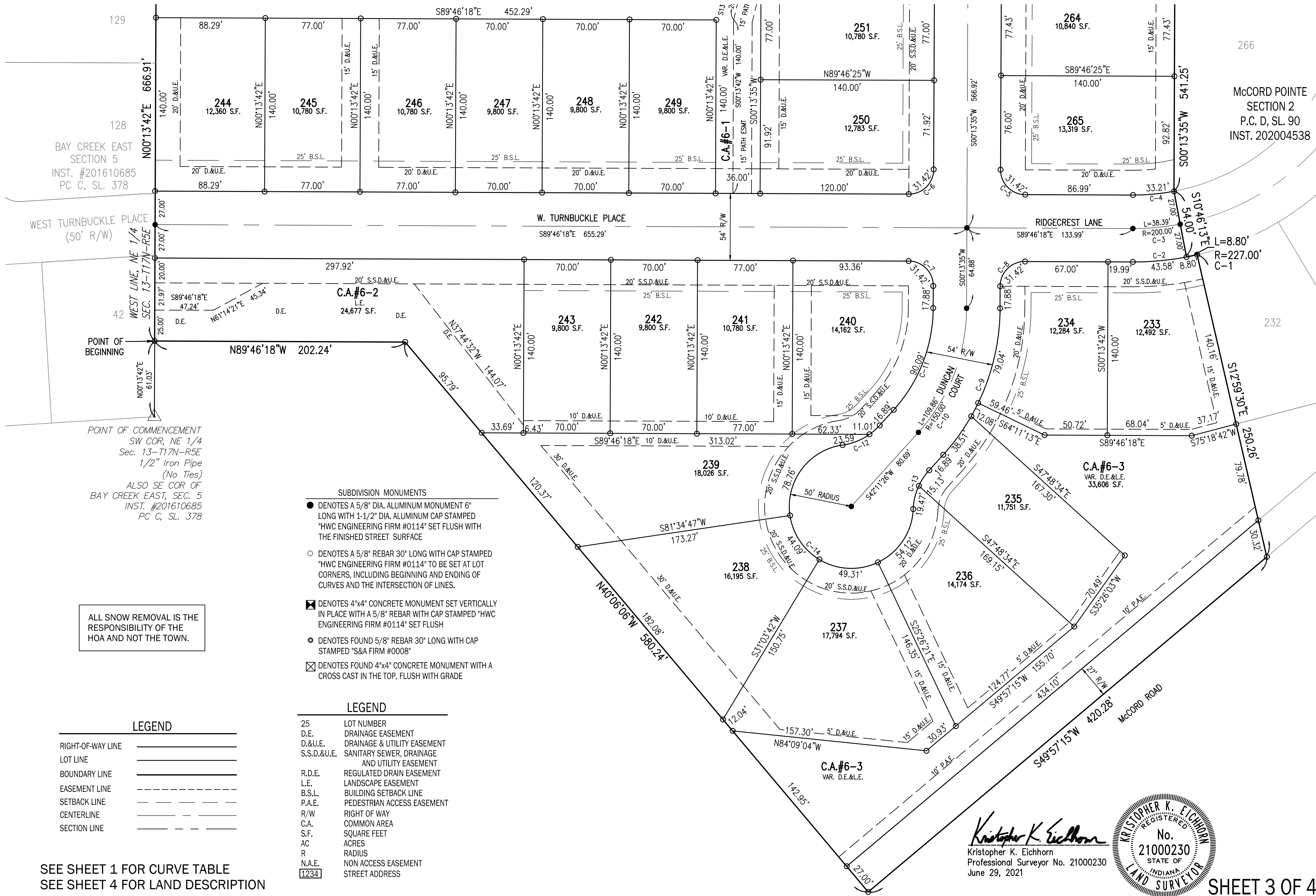
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA
(PART OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 5 EAST)

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

FOR CONTINUATION SEE SHEET 2 OF 4



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

POINT OF COMMENCEMENT
SW COR, NE 1/4
Sec. 13-17N-R5E
1/2" Iron Pipe
(No Ties)
ALSO SE COR OF
BAY CREEK EAST, SEC. 5
INST. #201610685
PC C, SL. 378

- SUBDIVISION MONUMENTS**
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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
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L.E.	LANDSCAPE EASEMENT
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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

SEE SHEET 1 FOR CURVE TABLE
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June 29, 2021



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Plot Date: Jun 29, 2021
Plot Time: 1:59pm
By: keichhorn

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SOURCE OF TITLE
INST. #201801181
INST. #201801182

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

McCORD POINTE SECTION 6

SECONDARY PLAT

TOWN OF McCORDSVILLE

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

INSTRUMENT No.: _____

CABINET: _____

SLIDE: _____

I, the undersigned Registered Land Surveyor, hereby certify that the included plat correctly represents a subdivision of part of the Northeast Quarter and part of the Southeast 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:


COMMENCING at the southwest corner of said Northeast Quarter, said corner also being the southeast corner of Bay Creek East, Section 5, per plat recorded in Plat Cabinet C, Slide 378 as Instrument Number 201610685 in the Office of the Recorder of Hancock County, Indiana; thence North 00 degrees 13 minutes 42 seconds East (assumed bearing per survey recorded as Instrument Number 201805353 in said Recorder's Office) along the west line of said quarter section a distance of 61.03 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 13 minutes 42 seconds East along said west line a distance of 666.91 feet to the southwest corner of McCord Pointe, Section 4, per plat recorded in Plat Cabinet D, Slide 121 as Instrument Number 202016947 in said Recorder's Office, and the following eight (8) courses are along the southerly lines of said Section 4; (1) thence North 54 degrees 38 minutes 20 seconds East a distance of 53.64 feet; (2) thence South 35 degrees 21 minutes 40 seconds East a distance of 48.59 feet; (3) thence South 65 degrees 34 minutes 37 seconds East a distance of 111.58 feet; (4) thence South 89 degrees 46 minutes 25 seconds East a distance of 298.97 feet; (5) thence North 00 degrees 13 minutes 35 seconds East a distance of 48.00 feet; (6) thence South 89 degrees 46 minutes 25 seconds East a distance of 209.62 feet; (7) thence North 00 degrees 13 minutes 35 seconds East a distance of 4.50 feet; (8) thence South 89 degrees 46 minutes 25 seconds East a distance of 140.00 feet to a west line 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 four (4) courses are along the westerly lines of said Section 2; (1) thence South 00 degrees 13 minutes 35 seconds West a distance of 541.25 feet; (2) thence South 10 degrees 46 minutes 13 seconds East a distance of 54.00 feet to a point on a non-tangent curve to the left having a radius of 227.00 feet being subtended by a long chord having a bearing of North 78 degrees 07 minutes 08 seconds East and a chord length of 8.80 feet; (3) thence easterly along said curve an arc distance of 8.80 feet; (4) thence South 12 degrees 59 minutes 30 seconds East a distance of 250.26 feet to the center of McCord Road; thence South 49 degrees 57 minutes 15 seconds West along said centerline a distance of 420.28 feet to the northeasterly line of a tract of land described in Instrument Number 845138 in said Recorder's Office; thence North 40 degrees 06 minutes 06 seconds West along said northeasterly line a distance of 580.24 feet; thence North 89 degrees 46 minutes 18 seconds West a distance of 202.24 feet to the POINT OF BEGINNING, containing 16.271 acres, more or less.

This subdivision consists of 31 lots numbered 233-256 and 259-265, all inclusive, and 3 Common Areas denoted as CA #6-1, CA #6-2 and CA #6-3.

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 29th day of June, 20 21.


Kristopher K. Eichhorn
Professional Surveyor No. 21000230



ACCEPTANCE OF DEED OF DEDICATION

We, the undersigned Lennar Homes of Indiana, Inc., a Delaware Corporation, 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 McCord Pointe, Section 6. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Dedicated right-of-way in this subdivision consists of 2.376 acres and 2,070 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 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 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 dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

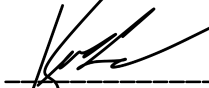
Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the dedications shown on this plat are hereby approved and accepted this ___ day of _____, 20___.

Barry Wood, President

CERTIFICATE OF OWNERSHIP

We, Lennar Homes of Indiana, Inc., 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.

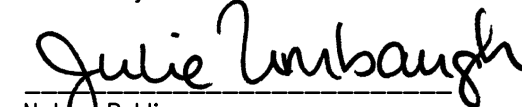
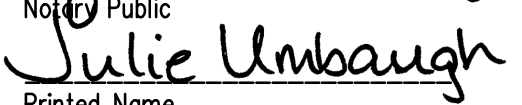
Owner/Developer
Lennar Homes of Indiana, Inc., a Delaware Corporation

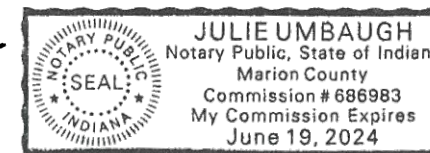
By: 
Keith Lash, Vice President of Land

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, 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 15th day of July, 20 21.


Notary Public

Printed Name



County of Residence: Marion
My commission expires: June 19, 2024

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 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

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.