

### **Statement of Intent**

Petitioner seeks to annex into the Town of McCordsville and to rezone the approximately 138 +/- acre site located at the northwest corner of W 900 N and N 500 W (the “Site”) to the Planned Unit Development district. Petitioner proposes to develop a single-family residential neighborhood on the Site consisting of approximately 287 lots. The proposed lot sizes are as follows: 60’ x 135’ (to be located on the north side of the Site); 65’ x 145’ (to be located on the south side of the Site); 90’ x 145’ (to be located on the south side of the Site). The proposed neighborhood shall include certain amenities including a clubhouse, a pool and an approximately eight-foot (8’) wide walking trail along the Schultz & Schultz regulated drain.

**McCORDSVILLE PLAN COMMISSION**  
**APPLICATION for VOLUNTARY ANNEXATION**  
IC 36-4-3-5, AS AMENDED

**Applicant Information**

Name: Lennar Homes of Indiana, Inc.  
Current Address: 9025 North River Road, Suite 110  
(Number) (Street)  
Indianapolis Indiana 46240  
(City) (State) (Zip)  
Phone No.: 317-710-1021 E-mail Address: ty.rinehart@lennar.com

**Property Owner Information** (the "owner" does not include tenants or contract buyers)

Name: MJS Farms LLC Three Sisters Family LP  
Current Address: 5254 W 900 N 5048 W 900 N  
(Number) (Street)  
McCordsville, IN 46055 McCordsville, IN 46055  
(City) (State) (Zip)  
Phone No.: [REDACTED] E-mail Address: [REDACTED]

**Notification Information** (list the person to whom all correspondence regarding this application should be directed)

Name: Brian J. Tuohy, Attorney for Applicant  
Current Address: 50 South Meridian St., Suite 700  
(Number) (Street)  
Indianapolis Indiana 46204  
(City) (State) (Zip)  
Phone No.: 317-638-2400 E-mail Address: btuohy@tbmattorneys.com

**Property Information**

Property Address: 5254 W 900 N and the parcel at the northwest corner of W 900 N & N 500 W  
(Number) (Street)

**Administrative Officer Use Only:**

Date Application Filed: \_\_\_\_\_

**OR** General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

2 parcels of real estate consisting of approximately 138 +/- acres located at the northwest corner of W 900 N & N 500 W and the adjacent parcel to the West (Parcel Nos. 30-01-13-400-034.000-016 and 30-01-13-400-036.001-016). See Legal Description attached here to as Exhibit A.

Property Size: Approx 138 +/- acres **OR** \_\_\_\_\_ square feet

Current Land Use: Agriculture Intended Future Land Use: Single Family Residential Subdivision

Current Zoning: Hancock County: R1.0 Intended Future Zoning: PUD

**Annexation Reasons**

Explain the reason(s) why the applicant has proposed this annexation:

Applicant is the developer of a single family residential subdivision known as McCord Pointe which subdivision is just north of the above described real estate. Applicant desires to develop the site with single family homes similar to the homes in McCord Pointe. McCord Pointe has a similar PUD zoning classification as the PUD zoning classification proposed for this site. The developer desires to develop this site in accordance with the PUD zoning classification of the Town of McCordsville

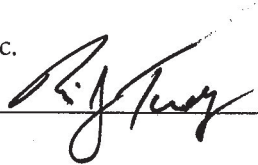
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A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

**Applicant's Signature**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Lennar Homes of Indiana, Inc.  
By Brian J. Tuohy, Attorney



\_\_\_\_\_  
(Applicant's Signature)

1/22/2021  
\_\_\_\_\_  
(Date)

**Owner's Signature** (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

MJS Farms, LLC

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

Three Sisters Family LP

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

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(Owner's Signature)

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(Owner's Signature)

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(Owner's Signature)

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(Date)

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(Owner's Signature)

\_\_\_\_\_  
(Date)

Annexation 1 of 2  
PC-21-001

LENNAR – SUMMERTON  
Three Sisters Family Limited Partnership  
As-Surveyed Land Description

Part of the Southeast Quarter of Section 13, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2020-235-S, dated January 7, 2021, more particularly described as follows:

BEGINNING at the southeast corner of said Southeast Quarter, marked by a railroad spike found per Hancock County Surveyor reference ties; thence North 00 degrees 15 minutes 05 seconds East (assumed bearings per ALTA/NSPS Land Title Survey recorded as Instrument Number 201805353 in the Office of the Recorder of Hancock County, Indiana) along the east line of said Southeast Quarter a distance of 1614.25 feet to the southeast corner of John W. Snider's Minor Subdivision, the plat of which is recorded in Plat Cabinet B, Slide 135 as Instrument Number 930004787 in said Recorder's Office, the following three (3) courses being along the south, west, and north lines of said subdivision; (1) thence North 89 degrees 44 minutes 55 seconds West a distance of 290.40 feet; (2) thence North 00 degrees 15 minutes 05 seconds East a distance of 150.00 feet; (3) thence South 89 degrees 44 minutes 55 seconds East a distance of 290.40 feet to said east line of said Southeast Quarter; thence North 00 degrees 15 minutes 05 seconds East along said east line a distance of 898.28 feet to the northeast corner of said Southeast Quarter, marked by a railroad spike found per Hancock County Surveyor reference ties; thence South 86 degrees 47 minutes 20 seconds West along the north line of said Southeast Quarter a distance of 1350.46 feet to the northwest corner of the East Half of said Southeast Quarter; thence South 00 degrees 15 minutes 05 seconds West along the west line of said East Half of said Southeast Quarter a distance of 2363.88 feet to the northwest corner of a tract of land described in Instrument Number 201706617 in said Recorder's Office, the following two (2) courses being along the north and east lines of said tract; (1) thence North 86 degrees 54 minutes 55 seconds East a distance of 299.00 feet; (2) thence South 03 degrees 05 minutes 05 seconds East a distance of 295.17 feet to the south line of said Southeast Quarter; thence North 86 degrees 54 minutes 55 seconds East along said south line a distance of 648.07 feet to the southwest corner of the John Young Jr. Minor Subdivision, the plat of which is recorded in Plat Cabinet B, Slide 14 as Instrument Number 870004267 in said Recorder's Office, the following three (3) courses being along the west, north, and east lines of said Subdivision; (1) thence North 03 degrees 05 minutes 05 seconds West a distance of 290.40 feet; (2) thence North 86 degrees 54 minutes 55 seconds East a distance of 150.00 feet; (3) thence South 03 degrees 05 minutes 05 seconds East a distance of 290.40 feet to said south line of said Southeast Quarter; thence North 86 degrees 54 minutes 55 seconds East along said south line a distance of 236.00 feet to the POINT OF BEGINNING, containing 78.263 acres, more or less.