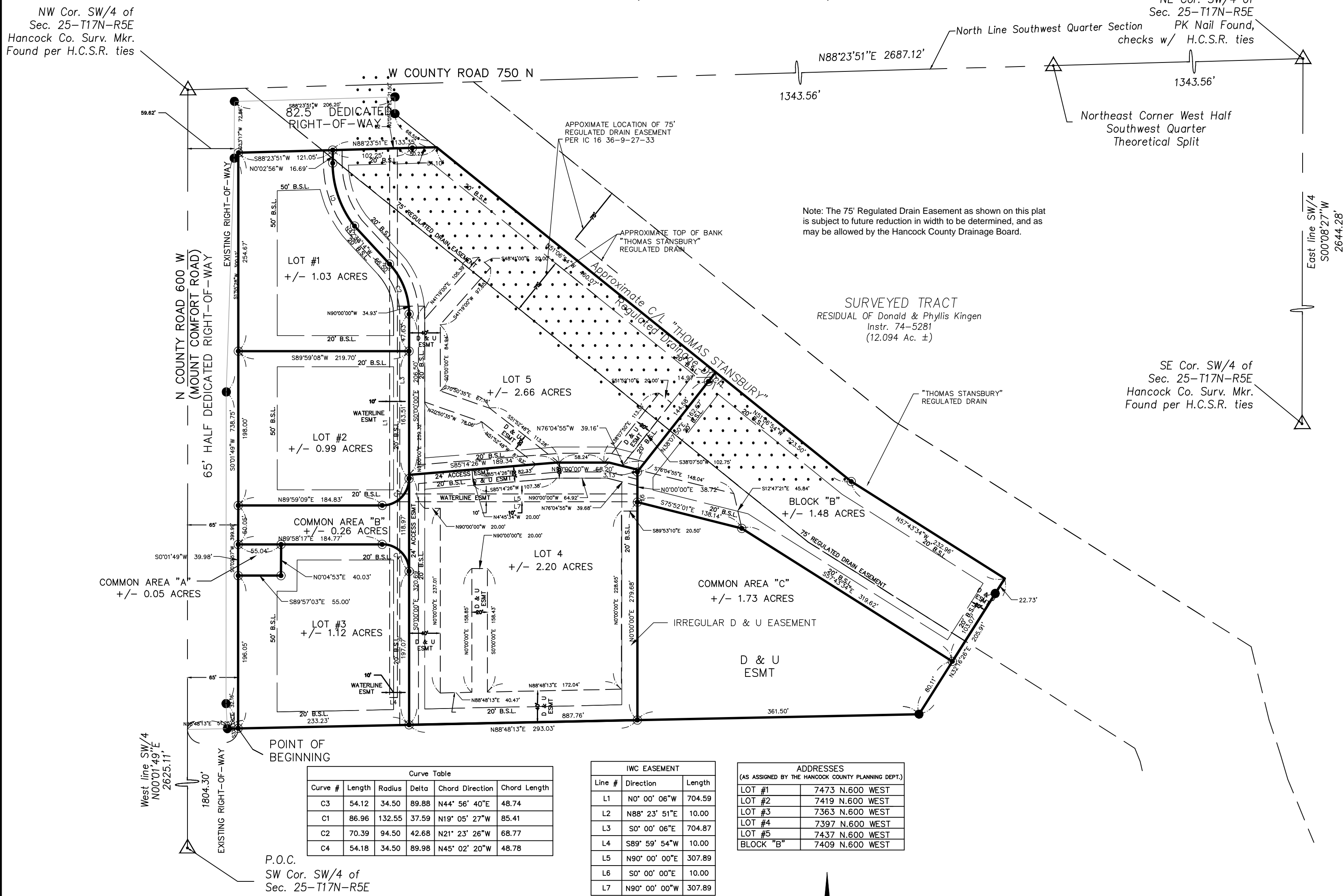


AMENDED PLAT FOR
McCORDSVILLE CORNER SHOPPES
PART OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

PLAT CABINET: _____ SLIDE: _____
INSTRUMENT NUMBER: _____

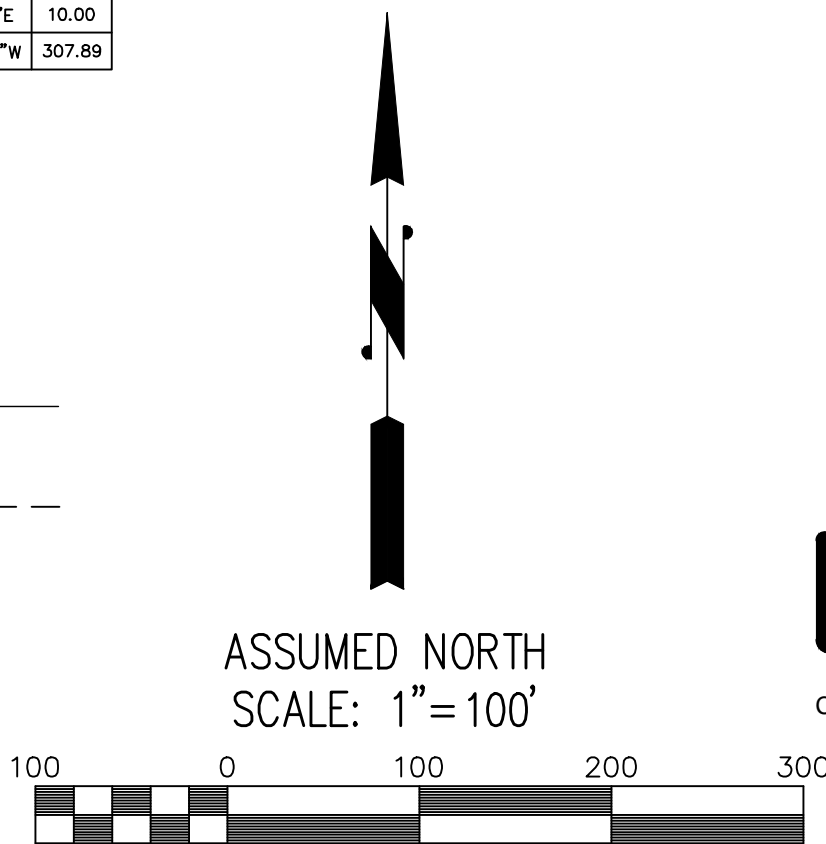


OWNER/SUBDIVIDER

- LEGEND
- D. & U.E. = DRAINAGE & UTILITY EASEMENT
- L.E. = LANDSCAPE EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- [0000] = ADDRESS TO BE DETERMINED BY GOVT. AUTHORITY
- = REBAR W/ CAP LS 20500006
- = MONUMENT/REBAR FOUND

D & U = DRAINAGE & UTILITY

ESMT = EASEMENT



ROGER WARD ENGINEERING INCORPORATED

CIVIL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS

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SHEET 1 OF 2

AMENDED PLAT FOR
McCORDSVILLE CORNER SHOPPES

PLAT CABINET: _____ SLIDE: _____
INSTRUMENT NUMBER: _____

PART OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 5 EAST
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

SURVEYED TRACT

PARCEL II-part of Donald & Phyllis Kingen per Instrument No. 74-5281 as found in the Office of the Recorder of Hancock County, Indiana.

A part of the Southwest Quarter of Section 25, Township 17 North, Range 5 East of the Second Principal Meridian in Vernon Township of Hancock County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of Section 25, Township 17 North, Range 5 East of the Second Principal Meridian in Vernon Township of Hancock County, Indiana; thence North 00 degrees 01 minutes 49 seconds East (Assumed Bearing) along the West line of said Southwest Quarter 1804.30 feet; thence North 88 degrees 48 minutes 13 seconds East parallel with the South line of said quarter 51.25 feet to a point on the East right-of-way of County Road 600 West "Mount Comfort Road" per a fee right-of-way grant to Hancock County per Instrument No. 95-9525 as found in the Office of the Recorder of Hancock County, Indiana and the POINT OF BEGINNING of the following described real estate; thence continue North 88 degrees 48 minutes 13 seconds East along the North line of real estate as contained in Parcel I of Instrument No. 0117190 of said Recorders Office a distance of 887.75 feet to an Iron Pin at the Northeast corner thereof; thence North 32 degrees 16 minutes 26 seconds East along the North line of Parcel II therein a distance of 205.92 feet to a point in the center line of Stansbury Ditch, which is the Southwest line of Dammann's Minor Subdivision per Instrument No. 030005842 as found in Plat Cabinet C, Slide 119 of said Recorders Office; thence North 57 degrees 43 minutes 34 seconds West along said center line and southwest line a distance of 232.96 feet to a point 526.5 feet South of the North line of said quarter section; thence North 51 degrees 06 minutes 54 seconds West along said center line and the Southwest line of Instrument No. 83-2179 as found in said Recorders Office a distance of 752.12 feet (752.09 feet, record) to an Iron Pin; thence North 00 degrees 05 minutes 22 seconds East along the West line of said real estate 21.50 feet to an Iron Pin on the 16.50 foot South half Right-of-way of County Road 750 North; thence South 88 degrees 23 minutes 51 seconds West along said right-of-way 206.20 feet to an Iron Pin on the East right-of-way of County Road 600 West "Mount Comfort Road" as conveyed to Hancock County per Instrument No. 95-9525 and found in said Recorders Office; thence the following four (4) courses are along said right-of-way 1) South 00 degrees 13 minutes 17 seconds West 72.86 feet (72.29 feet, record) to a Concrete R/W Marker "R/W Mkr."; thence 2) South 01 degrees 55 minutes 28 seconds West 300.12 feet (300.17 feet, record) to a R/W Mkr.; thence 3) South 00 degrees 02 minutes 57 seconds West 400.00 feet to a R/W Mkr.; thence 4) South 03 degrees 01 minutes 06 seconds East 32.16 feet to the Point of Beginning.

Containing 12.094 Acres, more or less.

Subject to a 75 feet wide state statutory drainage easement per I.C. 36-9-27-33 for the right of entry, setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through the Stansbury Schultz Drain.

Stormwater Dedication

"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 drainage system. The storm drainage system and its easements that are accepted into the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDEs). 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 the 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, within 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 305.92 linear feet of open ditches and 0.00 linear feet of subsurface drains that will be included in the Town's Regulated Drainage System." The noted Regulated Drain lengths, broken down by the length of open and tile drains, shall also be shown in tabular form in a prominent position on the plat.

"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."

OWNER/SUBDIVIDER

CERTIFICATE OF OWNERSHIP

State of Indiana)
County of Hancock)

We, the undersigned, McCordsville Corner Shoppes, LLC, do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed.

Witness my hand and seal

this _____ day of _____, 2020.

Jim Austin, Owner
McCordsville Corner Shoppes, LLC

NOTARY CERTIFICATE

State of Indiana)
County of Hancock)

Before me, the undersigned Notary Public, personally appeared _____ owner of _____, and acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purpose therein expressed and personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notary seal

this _____ day of _____, 2020.

Notary Public

Type or Print Name

My Commission Expires

County of Residence

LAND SURVEYOR'S CERTIFICATE

State of Indiana)
County of Hancock)

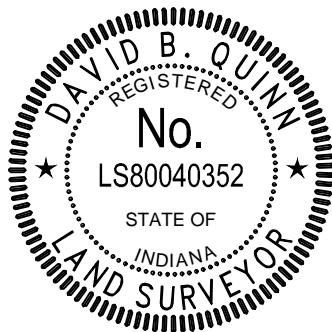
Cross-reference is hereby made to an ALTA/ACSM Land Title Survey certified by Mark Duffy, prepared by Weihe Engineers, Inc. Job Number W06-0149, recorded as Instrument Number 070000479 in the Office of the Recorder of Hancock County.

I, David B. Quinn hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; and I do hereby further certify that the property described the above caption was surveyed by the above reference and that I have subdivided the same into block and lots as shown on the herein drawn plat. This plat correctly represents said survey and subdivision in every detail. Monuments shown are in place or will be as noted. Dimensions are in feet and decimal parts thereof.

WITNESS MY SIGNATURE THIS

_____ DAY OF _____, 2020.

David B. Quinn
Registered Professional Land Surveyor
Indiana Number LS 80040352



DEED OF DEDICATION

We, the undersigned _____, owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

The subdivision shall be known and designated as Amended Plat for McCordsville Corner Shoppes. All streets and alleys and public open spaces shown and not therefore dedicated are hereby dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "Easement" are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots/blocks in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots/blocks in this subdivision.

PLAN COMMISSION APPROVAL

Approved by the Hancock County Plan Commission in accordance with the Subdivision Control Ordinance

this _____ day of _____, 2020.

By: _____ PRESIDENT SECRETARY DATE

EASEMENTS AND RESTRICTIONS

The lots of the Commercial Subdivision are further subject to that certain "Easements with Covenants and Restrictions for "McCordsville Corner Shoppes" fully executed on the 23rd day of January, 2007 and filed of record in the Office of the recorder of Hancock County on the 2nd day of February 2007, as Instrument Number 070001436, which provides, among other terms and conditions, for cross and reciprocal easements for access, drainage and utilities over and across the common areas of the Commercial Subdivision.

CERTIFICATE OF TOWN OF McCORDSVILLE APPROVAL & ACCEPTANCE OF DEDICATIONS

Under authority provided by Chapter 47, Acts of 1951, The General Assembly, State of Indiana, be it resolved by the Board of County Commissioners Hancock County, Indiana, that the dedications shown on this plat are hereby approved and accepted this _____ day of _____, 2020.

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