

FINAL PLAT OF JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,
HANCOCK COUNTY, INDIANA

NW COR. NW 1/4
SEC. 6-T16N-R6E
BROUZE DISK
W/ CUT "X"
FND. 0.51' B.G.
POINT OF BEGINNING

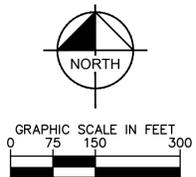
CURVE TABLE	
C1	R=1612.90' L=309.11' CHORD=N06°08'08"W 308.64'
C2	R=86.00' L=125.36' CHORD=N41°45'31"W 114.55'
C3	R=74.00' L=116.24' CHORD=N45°00'00"E 104.65'
C4	R=74.00' L=115.94' CHORD=S45°06'50"E 104.44'
C5	R=74.00' L=116.53' CHORD=S44°53'10"W 104.86'
C6	R=38.87' L=44.86' CHORD=S56°56'22"E 42.41'
C7	R=23.87' L=25.76' CHORD=S59°05'26"E 24.53'

LINE TABLE	
L1	S08°25'52"E 27.57'
L2	S90°00'00"W 15.16'
L3	N08°25'52"E 23.06'

LEGEND

- ⊙ MONUMENT FOUND (TYPE AS SHOWN)
- MAG NAIL W/ WASHER "GEORGE W CHARLES LS0800117" SET FLUSH
- PIPE W/ CAP "GW CHARLES LS0800117" SET FLUSH
- — — — — PROPERTY LINE
- — — — — EXISTING RIGHT OF WAY
- — — — — SETBACK LINE
- - - - - PROPOSED RIGHT OF WAY
- - - - - UNDERGROUND WATER LINE
- - - - - OHU — OVERHEAD UTILITY
- ☐ TELEPHONE PEDESTAL
- ☐ ELECTRIC PEDESTAL
- ☐ FIBER OPTIC PEDESTAL
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CLEANOUT
- ⊕ CURB INLET
- ⊕ SQUARE STORM INLET
- ⊕ ROUND STORM INLET
- ⊕ STORM MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ UTILITY POLE
- ⊕ GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ DECIDUOUS TREE

NOTE:
THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL LANDSCAPING AND OTHER DEVELOPMENTAL FEATURES, REQUIRED BY THE TOWN, IN PERPETUITY.



PREPARED BY:
GEORGE W. CHARLES II
CROSSROAD ENGINEERS PC
3417 SHERMAN DRIVE,
BEECH GROVE, IN 46107
www.crossroadengineers.com

REVISIONS	DATE	BY
1	2-2-2021	C.J.L.



SCALE: AS NOTED
DESIGNED BY: GWC
DRAWN BY: C.J.L.
CHECKED BY: GWC

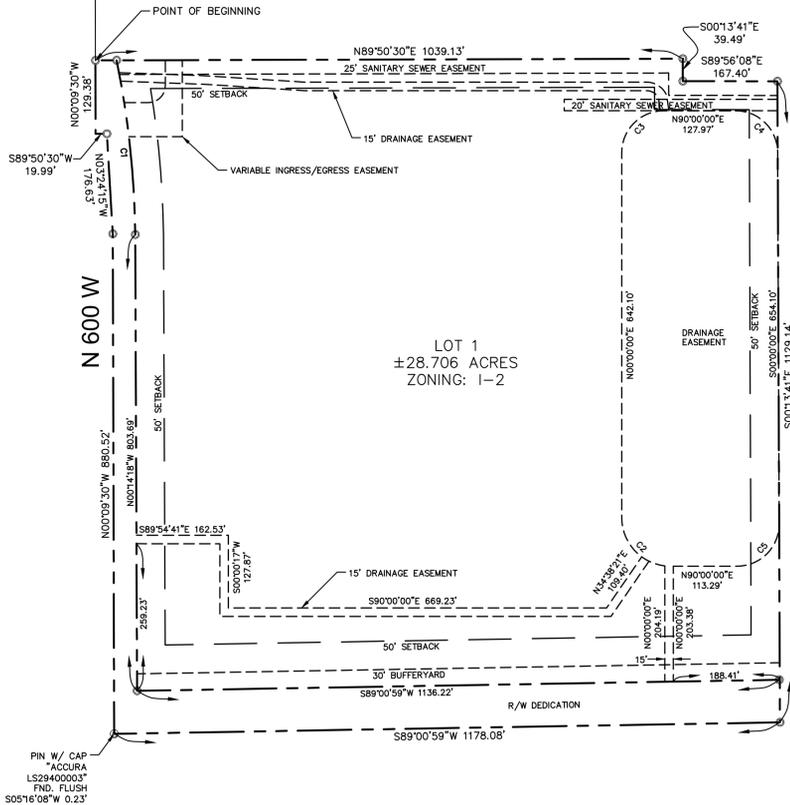


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JARASCO SUBDIVISION

ORIGINAL ISSUE:
12/18/2020

SHEET NUMBER
1 OF 2



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TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,
HANCOCK COUNTY, INDIANA

PLAT DESCRIPTION:

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

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1285.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 30 SECONDS EAST A DISTANCE OF 1039.13 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 39.49 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 167.40 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 1129.14 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST A DISTANCE OF 1178.08 FEET TO THE EASTERLY BOUNDARY OF COUNTY ROAD 600 WEST, PER INSTRUMENT NUMBER 93009024, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO COURSES: 1) NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 880.52 FEET; 2) NORTH 03 DEGREES 24 MINUTES 15 SECONDS WEST A DISTANCE OF 176.63 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 19.99 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 129.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.706 ACRES, MORE OR LESS.

DEDICATION STATEMENT FOR STREETS:

THAT I DO HEREBY DEDICATE FOR PUBLIC USE AND BENEFIT FOREVER THE STREETS SHOWN HEREON FOR ALL PUBLIC PURPOSES INCLUDING BUT NOT LIMITED TO ALL STREET AND PEDESTRIAN FACILITY PURPOSES.

I, GEORGE W. CHARLES II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY PHILIP D. GONG REG. NO. LS29400003 WITH ACCURA LAND SURVEYING, PROJECT 03-20-1995, DATED OCTOBER 12, 2020.



RECORDING NOTE:

I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. GEORGE W. CHARLES II

PLAN COMMISSION APPROVAL:

APPROVED BY THE HANCOCK COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

PRESIDENT _____

SECRETARY _____

DATE _____

DEVELOPMENT STANDARDS

ZONE: INDUSTRIAL-2 (I-2)
OVERLAY: 600W/BROADWAY HIGHWAY OVERLAY
MIN. LOT AREA: 3 ACRES
MAX LOT AREA: N/A
MIN. LOT WIDTH AT BUILDING LINE: 150'
MIN. FRONT YARD SETBACK LOCAL ROAD: 45'
MIN. FRONT YARD SETBACK COLLECTOR: 50'
MIN. FRONT YARD SETBACK ARTERIAL: 50'
MIN. SIDE YARD SETBACK: 50'
MIN. REAR YARD SETBACK: 50'
MAX LOT COVERAGE: 75%
MAX PRINCIPLE STRUCTURE HEIGHT: 55'

FLOOD MAP DESIGNATION

THE ACCURACY OF THE FLOOD HAZARD DATA IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF THE TOWN OF FISHERS PANEL FM18057C0256G, HAMILTON COUNTY DATED NOVEMBER 19, 2014.

NOTES:

1. THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY DIVIDED FURTHER WITHOUT AMENDING THIS PRIMARY PLAT, SO LONG AS THEY COMPLY WITH THE TOWN OF McCORDSVILLE ZONING ORDINANCE OR AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS.



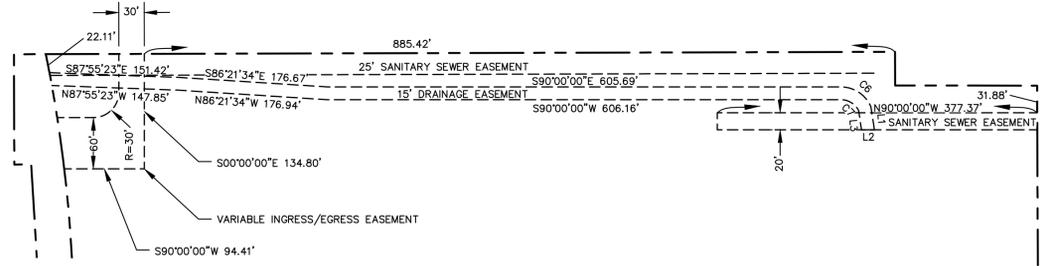
VICINITY MAP (NOT TO SCALE)

ACCEPTANCE OF DEDICATION:

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 _____ 2021.

BOARD OF COMMISSIONERS

EASEMENT DETAIL SCALE 1"=100'



DEVELOPER/PREPARED FOR:
THE PETERSON COMPANY, LLC
7132 ZIONSVILLE ROAD
INDIANAPOLIS, IN 46268

PREPARED BY:
GEORGE W. CHARLES II
CROSSROAD ENGINEERS PC
3417 SHERMAN DRIVE,
BEECH GROVE, IN 46107
www.crossroadengineers.com

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