

## VAIL FINAL PLAT

## An addition to the city of McCordsville, Hancock County, Indiana

### LAND DESCRIPTION

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:

COMMENCING AT A BRASS MONUMENT FOUND OVER A STONE AT THE NORTHWEST CORNER OF NORTHWEST QUARTER OF SAID SECTION 6, THENCE ALONG THE NORTH LINE OF SAID QUARTER, (THE BASIS OF BEARING IS INDIANA STATE PLANE EAST ZONE NAD83, USING GPS ON THE INDIANA STATE NTRIP NETWORK) SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 1149.22 FEET TO THE POINT OF BEGINNING, A MAG NAIL WITH WASHER STAMPED "HIGBIE 20100067" SET (HEREAFTER "MAG NAIL SET"); THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 55.79 FEET TO A MAG NAIL SET; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 514.38 FEET TO A BRASS MONUMENT FOUND AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 5 EAST; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89 DEGREES 49 MINUTES 51 SECONDS EAST 538.33 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A DEED TO VAIL, BY INSTRUMENT NUMBER 201709739 RECORDED IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, SAID DEED CALLS THIS THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID VAIL SOUTH 00 DEGREES 23 MINUTES 48 SECONDS EAST 2542.02 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "HIGBIE 20100067" SET (HEREAFTER "REBAR WITH CAP SET") ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 00 MINUTES 54 SECONDS WEST 1060.28 FEET TO A REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST 1258.94 FEET TO A REBAR WITH CAP SET; THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST 167.40 FEET TO A REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST 1273.55 FEET TO A REBAR WITH CAP SET AT THE SOUTHWEST CORNER OF A RIGHT OF WAY DEED TO HANCOCK COUNTY BY INSTRUMENT NUMBER 20040008441 RECORDED IN SAID RECORDER'S OFFICE; THENCE WITH SAID RIGHT OF WAY NORTH 87 DEGREES 48 MINUTES 03 SECONDS EAST 111.57 FEET TO A REBAR WITH CAP SET AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY DEED; THENCE ALONG THE EAST LINE OF SAID RIGHT OF WAY, NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST 22.57 FEET TO THE POINT OF BEGINNING, CONTAINING 66.782 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAY OF RECORD.

## SURVEYOR'S CERTIFICATE

I, Timothy D. Higbie, and Indiana Registered Land Surveyor, hereby certify that to the best of my information, knowledge and belief, this plat represents a subdivision of land in accordance with the City of McCordsville Zoning and Subdivision Control Ordinances. That the Perimeter of said subdivision was surveyed in accordance with Indiana Administrative Code 865 I.A.C. 1-12 and that all information required by said rule, including surveyor's report, is shown hereon or is given in a separate boundary survey that has been recorded in the Office of the Recorder of Hancock County as Instrument Number

. Further, that all monuments required by 865 IAC 1-12 and this ordinance have be set or will be set prior to the transfer of any lot in this subdivision. The within Martinsville Outparcel Retail Commercial Subdivision consists of one (1) Lot, numbered 1, and streets as shown hereon. The size of lot and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof

Hereby certified on this day of	, 202′
	_

### Timothy D. Higbie State of Indiana PS#20100067

## **DEDICATION STATEMENT**

THE RIGHT-OF-WAY AS SHOWN WITHIN THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC STREET. THE SUBORDINATE USE OF SUCH RIGHT-OF-WAY AS UTILITY AND DRAINAGE EASEMENT AS PROVIDED HEREIN IS ALSO GRANTED. FRONT AND SIDE 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.

THERE ARE STRIPS OF GROUND AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF UTILITIES, EXCEPT TRANSMISSION LINES OR MAIN, FOR THE INSTALLATION OF WATER AND SEWER MAINS, PIPES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE UTILITIES.

#### **OWNERS CERTIFICATE**

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known as VAIL FINAL PLAT, an addition to the City of McCordsville, all streets shown and not heretofore dedicated are hereby dedicated to the public.

) ) SS
_)
_

State, personally appeared \_\_ , who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that s/he signed, sealed and delivered this instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of the company for the uses and purposes therein set

Before me, the undersigned Notary Public, in and for said County and

Given under my hand and notarial seal this day o	of
SIGNATURE:	_
PRINTED NAME:	_
SIGNATURE	
DDINTED, NAME TITLE	
PRINTED: NAME, TITLE	

STATE OF	)
	) SS
COUNTY OF	)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED PARTY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/HE SIGNED, SEALED AND DELIVERED THIS INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH AUTHORIZED PARTY AND AS THE FREE AND VOLUNTARY ACT OF THE COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH

AND FOR OOLO MERCIN CELLOCATI.	
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF2021	
SIGNATURE:	
PRINTED NAME:	

#### COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY IC-36-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND BY AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MCCORDSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE PLAN COMMISSION OF THE CITY OF MCCORDSVILLE AS FOLLOWS:

Adopted by	the McCords	ille Plan Commission at a public meeting held
on the	day of	, 2021

McCordsville Plan Commission Primary Approval	
By:	

Chairperson	

McCordsville Plan Commission Secondary Approva

Secretary

McCordsville Plan Commission Secondary Approve
By:

Plan Commission Secretary/Zoning Official

THIS SURVEY PREPARED FOR: 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM



PROJ. NO.: 2021-0027 DATE: 9/22/2021 DRAWING: 20210027V-VAIL FINAL PLAT.dwg DRAWN BY: OWNER

SURVEYED BY: TDH

SHEET: 1 OF 3

## VAIL FINAL PLAT An addition to the city of McCordsville, Hancock County, Indiana NW COR, NE 1/4 SEC. 6, T16N, R6E PER RECORDS, CALL FOR NAIL, NONE FOUND POINT OF BEGINNING SE COR. SE 1/4 TITLE CORNER NE 1/4 SEC 31, T17N, R6E R/W —— INSTR.040008441 SEC 6, T16N, R6E — BRASS MONUMENT FOUND MAG NAIL SET 4 INCHES DEEP ∕S89°54'30"E 55.79' ∕N00°02'42"E 22.57' N LINE NW 1/4 6-16N-6E 589°54'30"E 1149.22 CR 600 N 26.93' 7.97 COUNTY ROAD 600 N 111.57 S89° 54′ 30″E C 30' REGULATED DRAINAGE DRAINAGE EASEMENT EASEMENT (R.D.E.) INSTR. 201700882 167.20' HANCOCK COUNTY -DRAINAGE EASEMENT RURAL ELEC. EASEMENT 040011370 1.942 ACRES 84,573 SQ. FT. 25'-20' SANITARY SEWER EASEMENT CURVE TABLE S89°47′06″W LENGTH NO. DELTA RADIUS LENGTH CHORD BEARING CHORD BEARING 167.40' 25' B.S.L. L32 N00°22'21"W STORM EASEMENT INSTR. 040008443 L33 S89°59'08"W B.II ITEM #13 S44°55'29"W L35 | S00°00'52"E N71°34'29"W 111 | 37°07'22" | 55.00' | 35.64' | L36 S89°51'50"W 184.50' C112 | 90°15'36" | 55.00' | 86.64' | S44°44'02"W | 77.96' L37 S00°23'46"E 60.28' C113 | 89°42'08" | 55.00' | 86.11' | S45\*14'50"E 77.58' L38 N89°54'06"E 184.10' C114 3812'41" 55.00' 36.68' N70\*47'45"E 36.00' L39 N00°24'00"W 277.58' C115 | 43°07'02" | 55.00' | 41.39' | N21°09'31"E | 40.42' C116 89'38'36" 55.00' 86.05' N45'13'18"W 77.54' C117 | 80°58'50" | 55.00' | 77.74' | S49°27'59"W | 71.43' L42 S00°04'11"E L43 S63°10'55"E C119 | 90°01'34" | 55.00' | 86.42' | S44°56'36"W | C120 | 58°28'15" | 55.00' | 56.13' | C121 27°45'40" 751.00' 363.88' S77°03'44"E | C122 | 27°48'11" | 671.00' | 325.61' | S77°05'00"E | 322.42' | LOT 2 62.584 ACRES 2,726,138 SQ<sub>A</sub> FT. 25' B.S.L. SCALE: 1" = 100' 167.40**'** N89° 56' 08"W CAP STAMPED "HIGBIE 20100067" • 2-INCH DIAMETER WASHER BY 2 INCH LONG METAL MAG NAIL STAMPED "HIGBIE 20100067" 5/8-INCH DIAMETER REBAR FOUND (ALL MONUMENTS ARE FLUSH WITH GROUND UNLESS B.S.L. BUILDING SETBACK LINE D.E. DRAINAGE EASEMENT D.E. DRAINAGE EASEMENT D.& U.E. DRAINAGE AND UTILITY EASEMENT S.F SQUARE FEET THIS SURVEY PREPARED FOR: R/W RIGHT OF WAY (M) MEASURED DIST MEASURED DISTANCE SAN EASEMENT 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, STORM EASEMENT INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM PROJ. NO.: 2021-0027 9/22/2021 20210027V-VAIL FINAL PLAT.dwg DRAWING: Surveying • Engineering • 3D Laser Scanning • Modeling 64 East Marion Street Danville, IN 46122 DRAWN BY: OWNER SURVEYED BY: TDH Affirmation 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. Timothy D. Higbie PREPARED BY: Timothy D. Higbie P.S. SHEET: 2 OF 3

# VAIL FINAL PLAT An addition to the city of McCordsville, Hancock County, Indiana ADJOINER. INDIANAPOLIS AIRPORT INSTR. NO. 06-00 LOT 2 62.584 ACRES 2,726,138 SQ. FT SCALE: 1" = 80' 5/8-INCH DIAMETER REBAR BY 24 INCH LONG METAL ROD WITH 2 INCH DIAMETER YELLOW CAP STAMPED "HIGBIE 20100067" 25' B.S.L. 2-INCH DIAMETER WASHER BY 2 INCH LONG METAL MAG NAIL STAMPED "HIGBIE 20100067" 167.40' N89° 56' 08"W 5/8-INCH DIAMETER REBAR FOUND (ALL MONUMENTS ARE FLUSH WITH GROUND UNLESS P.O.B. POINT OF BEGINNING B.S.L. BUILDING SETBACK LINE D.E. DRAINAGE EASEMENT D.& U.E. DRAINAGE AND UTILITY EASEMENT S.F SQUARE FEET MEASURED DISTANCE SAN EASEMENT STORM EASEMENT STORM EASEMENT INSTR. 040008443 DRAINAGE EASEMENT SE COR. NW 1/4 SEC 6, T16N, R6E RIGHT OF WAY S89°00'54"W 1060.28' ➤ S LINE NW 1/4 6-16N-6E THIS SURVEY PREPARED FOR: 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM PROJ. NO.: 2021-0027 9/22/2021

64 East Marion Street Danville, IN 46122

DRAWING: 20210027V-VAIL FINAL PLAT.dwg

DRAWN BY: OWNER

SURVEYED BY: TDH

SHEET: 3 OF 3