

# MOUNT COMFORT INDUSTRIAL SITE PRIMARY PLAT

PART OF THE SOUTH HALF OF THE SOUTH QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST, HANCOCK COUNTY, INDIANA

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## MT COMFORT INDUSTRIAL SITE

MCCORDSVILLE, IN

APPROVAL PENDING  
NOT FOR CONSTRUCTION

CERTIFIED BY

### ISSUANCE INDEX

DATE:	11/08/2021
PROJECT PHASE:	PRIMARY PLAT

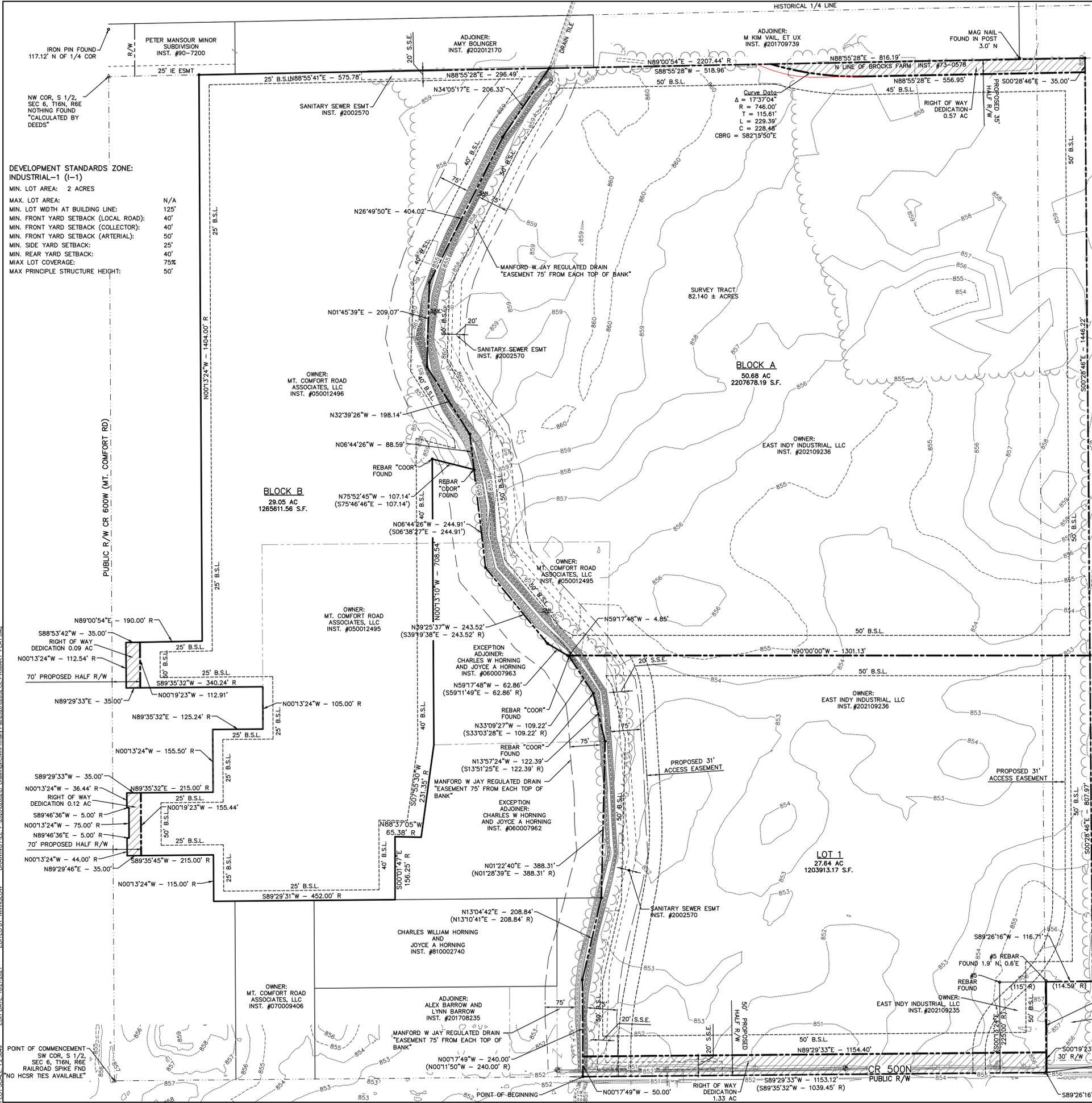
### REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.02852

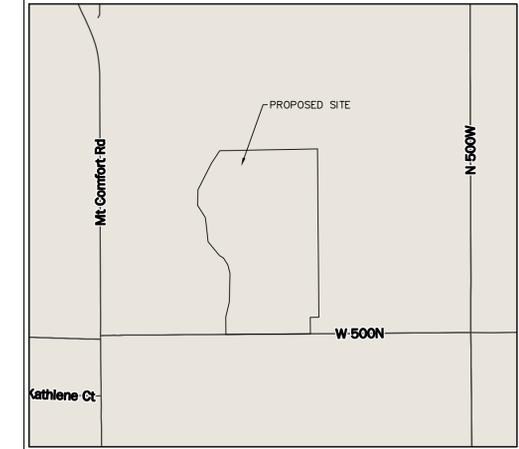
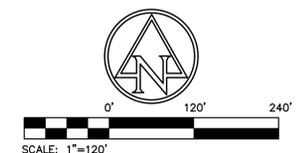
## PRIMARY PLAT

# PP-1



**DEVELOPMENT STANDARDS ZONE:**  
INDUSTRIAL-1 (I-1)

MIN. LOT AREA:	2 ACRES	N/A
MAX. LOT AREA:		
MIN. LOT WIDTH AT BUILDING LINE:	125'	
MIN. FRONT YARD SETBACK (LOCAL ROAD):	40'	
MIN. FRONT YARD SETBACK (COLLECTOR):	40'	
MIN. FRONT YARD SETBACK (ARTERIAL):	50'	
MIN. SIDE YARD SETBACK:	25'	
MIN. REAR YARD SETBACK:	40'	
MAX. LOT COVERAGE:	75%	
MAX PRINCIPLE STRUCTURE HEIGHT:	50'	



**VICINITY MAP**  
NOT TO SCALE

### EXISTING LEGEND

- |  |                  |  |                         |
|--|------------------|--|-------------------------|
|  | Air Conditioner  |  | Tree                    |
|  | Combination Pole |  | Buried Telephone Line   |
|  | Drainage MH      |  | Overhead Electric Line  |
|  | Guy Wire         |  | Overhead Telephone Line |
|  | Mail Box         |  | Sign                    |
|  | Post             |  | Telephone Handhole      |
|  | Sanitary Marker  |  | Telephone Marker        |
|  | Sanitary MH      |  | Telephone Pedestal      |
|  | Satellite        |  | Temporary Bench Mark    |

### LEGAL DESCRIPTION

Part of the South Half of Section 6, Township 16 North, Range 6 East, Hancock County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 6, being marked by a railroad spike; thence North 89 degrees 29 minutes 33 seconds East (bearings based on the Indiana Geospatial Coordinate System (InGCS)- Hancock County) along the south line of said Southwest Quarter 1167.34 feet to the centerline of the Manford W. Jay Drain, being the Point of Beginning; thence North 0 degrees 17 minutes 49 seconds West along the centerline of said drain 240.00 feet; thence North 13 degrees 04 minutes 42 seconds East along said centerline 208.84 feet; thence North 1 degree 22 minutes 40 seconds East along said centerline 388.31 feet; thence North 13 degrees 57 minutes 24 seconds West 122.39 feet; thence North 33 degrees 09 minutes 27 seconds West 103.22 feet; thence North 59 degrees 17 minutes 48 seconds West 62.86 feet; thence North 39 degrees 25 minutes 37 seconds West 243.52 feet; thence North 06 degrees 44 minutes 26 seconds West 244.91 feet; thence North 06 degrees 44 minutes 26 seconds West 88.59 feet to the centerline of said Drain; thence North 32 degrees 39 minutes 26 seconds West along said centerline 198.14 feet; thence North 01 degree 45 minutes 39 seconds East along said centerline 209.07 feet; thence North 26 degrees 49 minutes 50 seconds East along said centerline 404.02 feet; thence North 34 degrees 05 minutes 17 seconds East along said centerline 206.33 feet to the north line of a Brock Farms tract recorded as Instrument Number 73-0578 in the Recorder's Office of Hancock County, Indiana; thence North 88 degrees 55 minutes 28 seconds East 1335.15 feet to an existing fence; thence South 00 degrees 28 minutes 46 seconds East along said fence 2,289.19 feet to the northeast corner of Lot One in Brock Farms, Inc. Minor Subdivision, recorded as Instrument Number 95-9811 filed in Plat Cabinet B, Slide 27B; thence South 89 degrees 26 minutes 16 seconds West along the north line of said Lot One 116.71 feet to the northeast corner of a 0.594-acre tract recorded as Instrument Number 76-4370; thence South 0 degrees 19 minutes 23 seconds East along the east line of said tract 225.00 feet to the south line of the Southeast Quarter of said Section 6; thence South 89 degrees 26 minutes 16 seconds West along said south line 1.30 feet to a MAG nail over stone at the southeast corner of the Southwest Quarter of Section 6; thence South 89 degrees 29 minutes 33 seconds West along the south line of said Southwest Quarter 1153.12 feet to the Point of Beginning. Containing 80.214 acres, more or less.

### NOTES

THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL LANDSCAPING AND OTHER DEVELOPMENT FEATURES, REQUIRED BY THE TOWN, IN PERPETUITY

### 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 HANCOCK COUNTY PANEL 18059C106E, HANCOCK COUNTY DATED MARCH 17, 2014.

### NOTES

THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY BE 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

LOT ONE  
BROCK FARMS INC MINOR SUBD  
INST. #95-9811

ADJOINER:  
WALMART  
FULFILLMENT  
SERVICES LLC  
INST. #2020012098

POINT OF COMMENCEMENT  
SW COR, S 1/2,  
SEC 6, T16N, R6E  
RAILROAD SPIKE AND  
"NO HCSR TIES AVAILABLE"

PLOT DATE: 11/08/2021 11:35 AM  
PLOT SCALE: 1"=120'

DRAWING FILE: P:\2020\02852\Drawings\City\Primary\PP-01.DWG  
EDIT DATE: 11/08/2021  
EDIT BY: AMVINSLOW