



OWNERS/SUBOWNER
TRG DEVELOPMENT, LLC
3225 S. HOYT AVENUE
MUNCIE, IN. 47302

L&R ACQUISITIONS
INSTRUMENT NO. 100008172

SURVEYOR
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

PLAT OF KENSINGTON GARDEN

PART OF THE SOUTHEAST QUARTER - SEC. 36 -T17N-R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

PIDN - 30-01-26-403-006.000-018

THIS INSTRUMENT WAS PREPARED
BY ANDREW D. BAXTER
REGISTERED LAND SURVEYOR
INDIANA #LS20400029
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
2419097 JOB#
April 3, 2024

SURVEYOR'S CERTIFICATE:

I, ANDREW D. BAXTER, hereby certify that:
The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

This Subdivision consists of 1 Lot, and Public Ways as shown on the within Plat;
The size of the Lots, Common Areas and Widths of Streets and Easements are shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 I.A.C. 1-12; and
The within Plat complies with the provisions of the McCordsville Subdivision Control Ordinance.

Witness by signature this 03 day of April, 2024.

Signature

Printed: ANDREW D. BAXTER Registered Land Surveyor - Indiana - #LS20400029
(Ord. 22-97, passed - -1997)

CROSS-REFERENCE IS HEREBY MADE TO A BOUNDARY RETRACEMENT SURVEY DATED OCTOBER 31, 2023 PREPARED BY SCHNEIDER GEOMATICS AS JOB NUMBER 17939.

REDACTION 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. ANDREW D. BAXTER

TOWN APPROVAL

MCCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan commission

the ____ day of _____, 20__ under the authority provided by:

Signature: _____ Signature: _____

Printed: _____ Printed: _____

NOTE:

- 1.The Town shall not be responsible for any maintenance or repairs on any alley, nor any roadway which is not built to town standards and/or not dedicated and accepted as public right-of-way.
- 2.The Town shall not be responsible for any maintenance on any landscaping, fencing, or signage located in public right-of-way.
- 3.The Town is not responsible for snow removal on any internal streets with this plat.