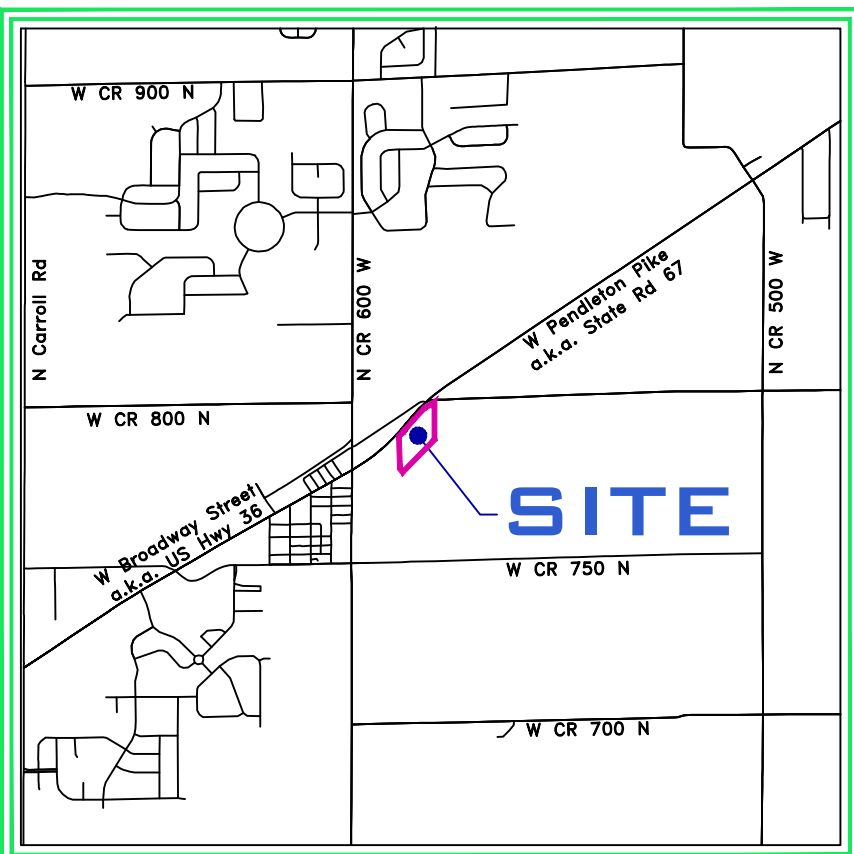


VICINITY MAP
NOT TO SCALE



CURRENT PLAT

A part of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana of the Second Principal Meridian, Vernon Township, Hancock County, Indiana.

REPLAT OF McCORD SQUARE BLOCK A An Addition to the Town of McCordsville, Indiana

LAND DESCRIPTION

Block A of the Secondary Plat of McCord Square, recorded in Plat Cabinet D, Slide 201-203, as Instrument Number 202211264 in the Office of the Recorder of Hancock County, Indiana.

SURVEYOR'S CERTIFICATE

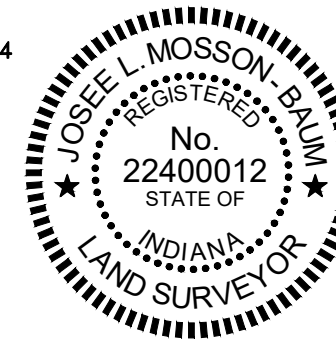
I, Josee L. Mosson-Baum, an Indiana Professional Surveyor, hereby certify that to the best of my information, knowledge and belief, this plat represents a subdivision of land in accordance with the Town of McCordsville Zoning and Subdivision Control Ordinances. That the Perimeter of said subdivision 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 been set or will be set prior to the transfer of any lot in this subdivision. The within REPLAT OF McCORD SQUARE BLOCK A consists of one (1) Lot, numbered Lot 1, and four (4) blocks, called Block A, B, C, and D as shown hereon. The size of lots, blocks and common areas and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Hereby certified on this 9th day of December, 2024

ADJOINER:
Tower McCordsville LLC
INST. #060006590

Josee L. Mosson-Baum
Josee L. Mosson-Baum
State of Indiana
Professional Survey No. 22400012



DEDICATION STATEMENT

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

RESTRICTIONS

FRONT, SIDE, AND REAR 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.

THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OR REPAIRS ON ANY ALLEY, NOR ANY ROADWAY WHICH IS NOT BUILT TO THE TOWN'S STANDARDS AND/OR NOT DEDICATED AND ACCEPTED AS PUBLIC RIGHTS-OF-WAY.

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 TOWN COUNCIL OF THE TOWN OF MCCORDSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE PLAN COMMISSION OF THE TOWN OF MCCORDSVILLE AS FOLLOWS:

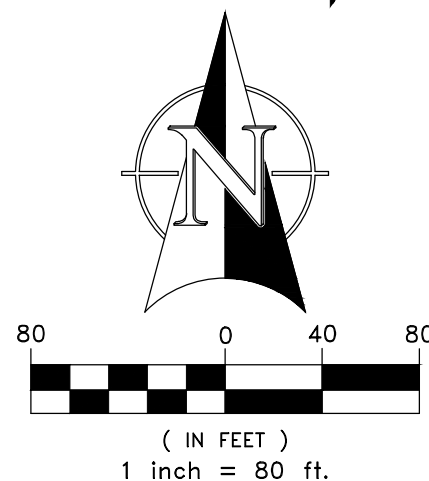
Adopted by the McCordsville Plan Commission at a public meeting held on

the _____ day of _____, 2024

McCordsville Plan Commission

By: _____
Plan Commission President

Plan Commission Vice President



LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- REBAR/MAG NAIL/CUT "X" SET FLUSH
- Ⓜ RIGHT-OF-WAY MONUMENT FOUND
- Ⓜ "DRM PS #9600013" CAPPED 5/8" REBAR SET FLUSH

STATE ROAD 67
(WEST BROADWAY STREET)
(Public Right-of-Way)

N42°47'08"E - 260.11'

N40°22'29"E - 210.09'

BLOCK A
374,228 SF
8.591 ACRES±

VARIABLE WIDTH DRAINAGE EASEMENT

LOT 1
179,298 SF
4.116 ACRES±

LOT 7
147,528 SF
3.387 ACRES±

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 the REPLAT OF McCORD SQUARE BLOCK A, an Addition to the Town of McCordsville, Indiana, all streets shown and not heretofore dedicated are hereby dedicated to the public.

OWNER SIGNATURE _____

PRINTED: NAME, TITLE _____

STATE OF _____)

_____) SS

COUNTY OF _____)

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

_____, AS

_____, 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. THIS IS AN ACKNOWLEDGEMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, 2024.

THIS INSTRUMENT PREPARED BY:
JOSEE L. MOSSON-BAUM
STATE OF INDIANA
PROFESSIONAL SURVEYOR #22400012
CENTRAL STATES CONSULTING, LLC
P.O. BOX 4
13 WEST PEARL STREET
NORTH SALEM, INDIANA 46165
TELEPHONE: (317) 858-8662

THIS INSTRUMENT WAS PREPARED FOR:
KIMLEY-HORN
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, INDIANA 46240

"I affirm, under penalties for perjury, I have taken reasonable care to redact each social security number in this document, unless required by law."
Josee L. Mosson-Baum
Josee L. Mosson-Baum



PREPARED BY: JOSEE L. MOSSON-BAUM
CENTRAL STATES CONSULTING, LLC
P.O. BOX 4
13 WEST PEARL STREET
NORTH SALEM, INDIANA 46165
PHONE: 317-858-8662 FAX: 317-342-2857

DATE: 12-09-2024
DWN BY: JLMB
CHKD BY: DRM
SCALE: 1" = 80'

PROJECT NUMBER
24-070

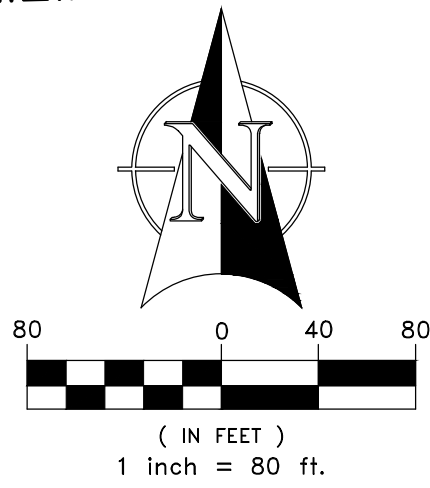
SHEET 1 OF 2

REPLAT OF McCORD SQUARE BLOCK A An Addition to the Town of McCordsville, Indiana

A part of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana of the Second Principal Meridian, Vernon Township, Hancock County, Indiana.

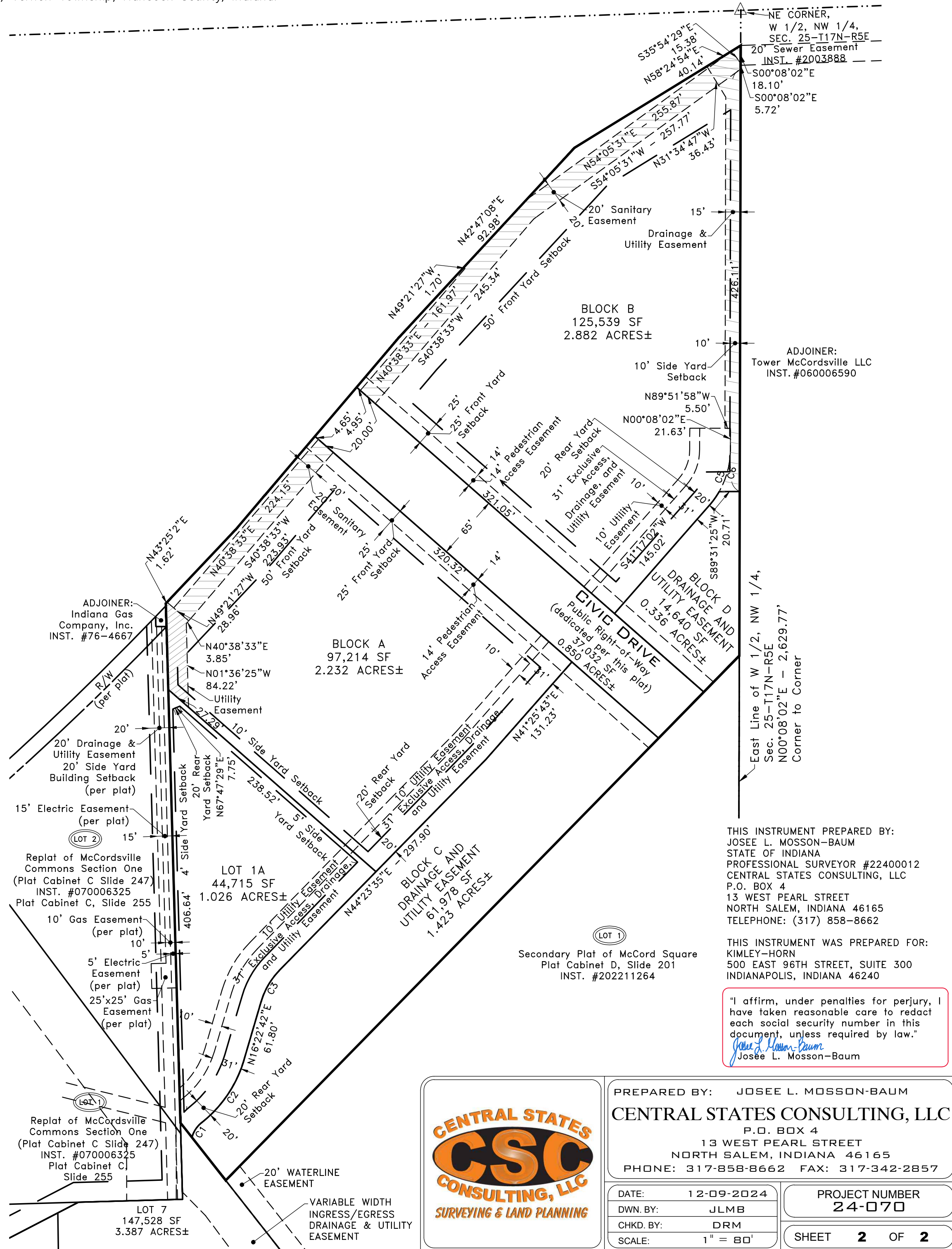
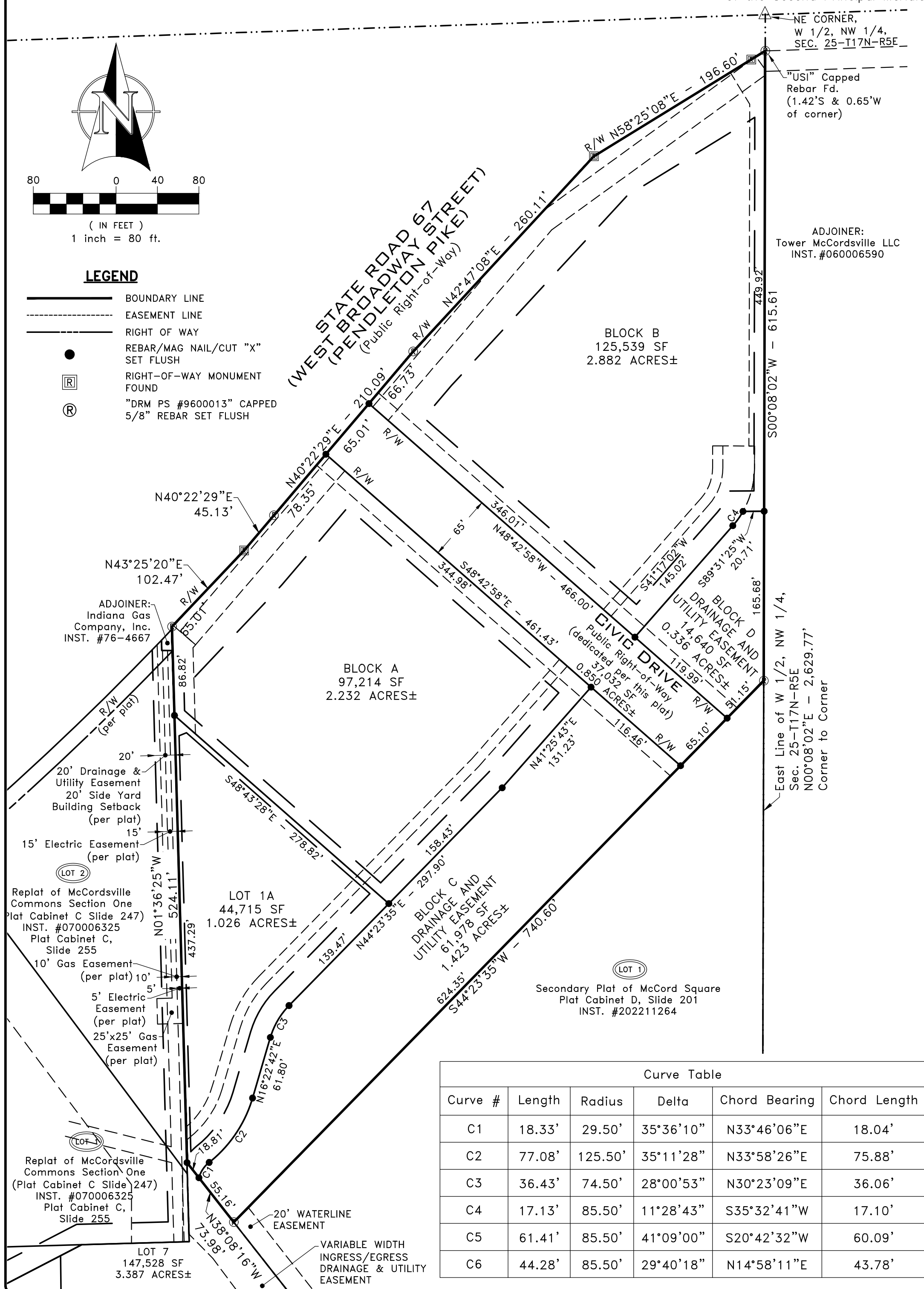
REPLAT

REPLAT
EASEMENT DETAILS



LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- REBAR/MAG NAIL/CUT "X" SET FLUSH
- Ⓜ RIGHT-OF-WAY MONUMENT FOUND
- Ⓜ "DRM PS #9600013" CAPPED 5/8" REBAR SET FLUSH



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.33'	29.50'	35°36'10"	N33°46'06"E	18.04'
C2	77.08'	125.50'	35°11'28"	N33°58'26"E	75.88'
C3	36.43'	74.50'	28°00'53"	N30°23'09"E	36.06'
C4	17.13'	85.50'	11°28'43"	S35°32'41"W	17.10'
C5	61.41'	85.50'	41°09'00"	S20°42'32"W	60.09'
C6	44.28'	85.50'	29°40'18"	N14°58'11"E	43.78'

THIS INSTRUMENT PREPARED BY:
JOSEE L. MOSSON-BAUM
STATE OF INDIANA
PROFESSIONAL SURVEYOR #22400012
CENTRAL STATES CONSULTING, LLC
P.O. BOX 4
13 WEST PEARL STREET
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13 WEST PEARL STREET
NORTH SALEM, INDIANA 46165
PHONE: 317-858-8662 FAX: 317-342-2857

DATE: 12-09-2024	PROJECT NUMBER: 24-070
DWN. BY: JLMB	
CHKD. BY: DRM	
SCALE: 1" = 80'	SHEET 2 OF 2