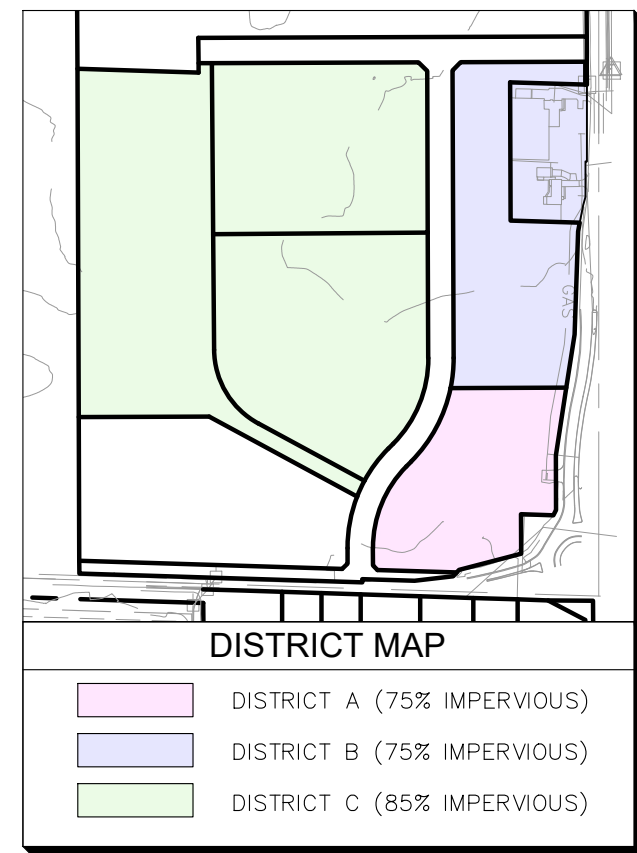


GRAPHIC SCALE IN FEET

0 30' 60' 120'

A horizontal scale bar with four segments. The first segment (0 to 30 feet) is white. The second segment (30 to 60 feet) is black. The third segment (60 to 90 feet) is white. The fourth segment (90 to 120 feet) is black. The segments are labeled 0, 30', 60', and 120' at their respective ends.

1. BLOCKS MAY BE FURTHER SUBDIVIDED WITHOUT THE NEED FOR A PUBLIC HEARING.
2. 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 NOT CONSIDERED A PART OF THE TOWN'S PUBLIC RIGHT OF WAY.
3. THE FOLLOWING TRAFFIC IMPROVEMENTS SHALL BE CONSTRUCTED:
 - a. ACCELERATION AND DECELERATION LANES, IN CONFORMANCE WITH TOWN STANDARDS, AT ALL ACCESS POINTS INTO THE DEVELOPMENT FOR THE PURPOSE OF IMPROVING THE FLOW OF TRAFFIC.
 - b. PASSING BLISTERS OR LEFT-TURN LANES, IN CONFORMANCE WITH TOWN STANDARDS, AT ALL ACCESS POINTS AS REQUIRED BY THE TOWN ENGINEER.
 - c. LANDSCAPING IS REQUIRED TO MAINTAIN ALL LANDSCAPING AND OTHER DEVELOPMENT FEATURES, REQUIRED BY THE TOWN, IN PERPETUITY.
4. "MAY NOT" MUST BE TO TOWN STANDARDS AND/OR NOT DEDICATED AS PUBLIC RIGHT OF WAY SHALL BE MAINTAINED AND PLOWED (FOR SNOW) BY THE LANDOWNER(S) AND NOT THE TOWN OF MCCORDSVILLE.

Neighborhood Commercial Area	
Min. Lot Area	1 acre*
Max. Lot Area	N/A
Min. Lot Width at Bldg. Line (ft)	100'
Minimum Front Yard Setback	50' on Mt Comfort Rd, 40' on 500N, & 25' all others
Minimum Side Yard Setback	10'
Minimum Rear Yard Setback	10'
Max. Lot Coverage	75% impervious
Max. Principal Structure Height	40'
Max. Accessory Structure Height	35'

Neighborhood Commercial Area	
Min. Lot Area	1 acre
Max. Lot Area	N/A
Min. Lot Width at Bldg. Line (ft)	100'
Minimum Front Yard Setback	50' on Mt Comfort Rd, 40' on 500N, & 25' all others
Minimum Side Yard Setback	10'
Minimum Rear Yard Setback	10'
Max. Lot Coverage	75%
Max. Principal Structure Height	40'
Max. Accessory Structure Height	35'

Industrial Area	
Min. Lot Area	2 acre
Max. Lot Area	N/A
Min. Lot Width at Bldg. Line (ft)	100'
Minimum Front Yard Setback	40' on 500N & 25' on all others
Minimum Side Yard Setback	10'
Minimum Rear Yard Setback	10'
Max. Lot Coverage	85%
Max. Principal Structure Height	60'
Max. Accessory Structure Height	35'

Max. Structure Size (Square Feet)	100,000 SF
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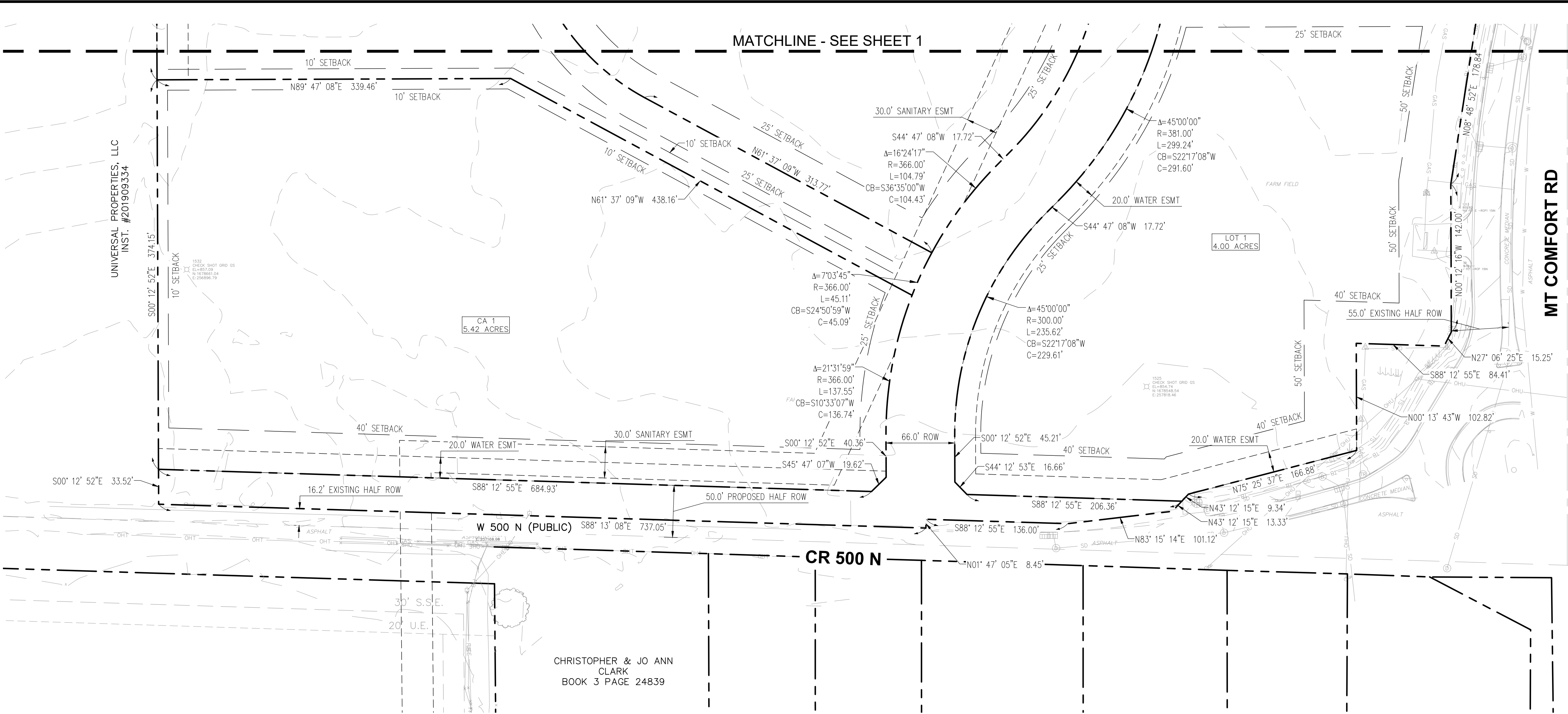
PRIMARY PLAT

1

REVISIONS

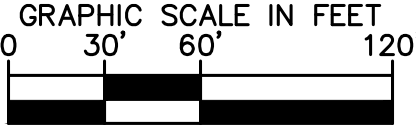
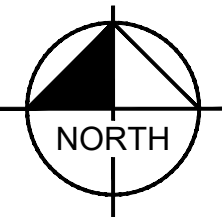
DAT

Drawing name: C:\Users\TESSA-1\OneDrive\Local\Temp\MapData\Local\Temp\MapData\PRIMARY-PLAT.dwg PLAT 2 Jun 03, 2025 2:33pm by: TessaHettli
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Indiana Utilities Protection Service

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PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HANCOCK, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
A SOUTHWEST DIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST, BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 1068.35 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ON SAID SOUTH LINE 288.6 FEET, AND TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ON THE WEST LINE THEREOF 187 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 288.6 FEET; THENCE SOUTH 187 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.24 ACRES, MORE OR LESS.

PARCEL 1L:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST, BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 288.6 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ON SAID SOUTH LINE 10 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 187 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE THEREOF 10 FEET; THENCE SOUTH 187 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.04 OF AN ACRE, MORE OR LESS.

PARCEL 1D(S): 30-05-01-400-023-000-021; 30-05-01-400-024-000-021
(FOR REFERENCE ONLY) PROPERTY ADDRESSES: 6212 WEST 500 NORTH, MCCORDSVILLE, IN 46055

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST, BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 1330.79 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER NORTH 88 DEGREES 12 MINUTES 35 SECONDS WEST A DISTANCE OF 30.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 600 WEST AS DESCRIBED IN INSTRUMENT 93-90692 AS RECORDED IN THE OFFICE OF THE HANCOCK COUNTY RECORDER AND BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE NORTH 88 DEGREES 12 MINUTES 35 SECONDS WEST A DISTANCE OF 1012.08 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 04 SECONDS WEST A DISTANCE OF 90.29 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 06 SECONDS EAST A DISTANCE OF 1011.46 FEET TO SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 600 WEST; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00 DEGREES 15 MINUTES 04 SECONDS EAST A DISTANCE OF 125.70 FEET TO THE POINT OF BEGINNING, CONTAINING 2.508 ACRES, MORE OR LESS.

PART OF TAX PARCEL ID NO(S): 30-05-01-400-012-000-021
(FOR REFERENCE ONLY) PROPERTY ADDRESS: VACANT LAND, W. 500 N., MCCORDSVILLE, IN 46055 (FOR REFERENCE ONLY)

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE (1) TOWNSHIP SIXTEEN (16) NORTH, RANGE FIVE (5) EAST, CONTAINING FORTY (40) ACRES, MORE OR LESS.

EXCEPT FOR: A SOUTHWEST DIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE (1) TOWNSHIP SIXTEEN (16) NORTH, RANGE FIVE (5) EAST, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1068.35 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ON SAID SOUTH LINE 288.6 FEET, AND TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ON THE WEST LINE THEREOF, 187 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER, 288.6 FEET; THENCE SOUTH 187 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.24 ACRES, MORE OR LESS.

AND EXCEPT FOR: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 288.6 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ON SAID SOUTH LINE 10 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 187 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE THEREOF 10 FEET; THENCE SOUTH 187 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.04 OF AN ACRE, MORE OR LESS.

AND EXCEPT FOR: A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 03 MINUTES 52 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 206.22 FEET TO A MAG NAIL; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 206.48 FEET TO A 5/8 INCH CAPPED REBAR; THENCE SOUTH 88 DEGREES 03 MINUTES 52 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 206.22 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 206.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.979 ACRES MORE OR LESS.

EXCEPT: THERE IS EXCEPTED OUT OF THE AFOREDESCRIBED 0.979 ACRE TRACT OF LAND THAT PORTION OF SAID 0.979 ACRE TRACT CONVEYED TO HANCOCK COUNTY, INDIANA, PER INSTRUMENT NO. 93-9069 IN THE OFFICE OF THE RECORDER OF SAID HANCOCK COUNTY, SAID EXCEPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING TO A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 16.51 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 52 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.01 FEET TO THE SOUTHEAST CORNER OF AFORESAID INSTRUMENT NO. 93-9069 (THE NEXT THREE (3) CALLS ARE ALONG THE SOUTHERLY AND THE WESTERLY BOUNDARIES OF SAID INSTRUMENT NO. 93-9069); (1) THENCE NORTH 88 DEGREES 03 MINUTES 52 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 110.07

FEET; (2) THENCE NORTH 67 DEGREES 10 MINUTES 40 SECONDS EAST, A DISTANCE OF 92.17 FEET; (3) THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 151.78 FEET TO A 5/8 INCH CAPPED REBAR ON A LINE THAT IS PARALLEL WITH THE 206.88 FEE DISTANCE NORTHERLY, MEASURED ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FROM THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 03 MINUTES 52 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 25.01 FEET TO THE EASTERLY BOUNDARY OF AFORESAID INSTRUMENT NO. 93-9069; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ALONG EASTERLY BOUNDARY AND BEING PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 190.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.147 ACRES MORE OR LESS. (CONTAINING AFTER SAID EXCEPTION 0.832 ACRES MORE OR LESS).

AND EXCEPT FOR: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 200 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ON SAID EAST LINE, 160 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 230 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE THEREOF, 160 FEET; THENCE EAST, 230 FEET TO THE POINT OF BEGINNING, CONTAINING 0.844 OF AN ACRE, MORE OR LESS.

AND EXCEPT FOR: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE (1), TOWNSHIP SIXTEEN (16) NORTH, RANGE FIVE (5) EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION ONE (1); THENCE WEST ON THE NORTH LINE THEREOF, 200 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER, 150 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE THEREOF, 200 FEET, AND TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ON SAID EAST LINE, 150 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.69 OF AN ACRE, MORE OR LESS.

AND EXCEPT FOR: A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST IN BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA; SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF A 0.69 ACRE TRACT OF LAND PER DEED BOOK 128, PAGE 461, IN THE OFFICE OF THE RECORDER OF SAID HANCOCK COUNTY AND SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND PER INSTRUMENT NO. 98-10299; THENCE NORTH 88 DEGREES 03 MINUTES 32 SECONDS WEST ALONG THE NORTHERLY BOUNDARY OF SAID INSTRUMENT NO. 98-10299, A DISTANCE OF 230.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF A 0.1033 ACRE TRACT OF LAND PER DEED BOOK 139, PAGE 637 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 88 DEGREES 03 MINUTES 32 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF SAID 0.1033 ACRE TRACT AND ALONG THE SOUTHERLY BOUNDARY OF AFORESAID 0.69 ACRE TRACT, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.264 ACRES, MORE OR LESS.

EXCEPT: THERE IS EXCEPTED OUT OF THE AFOREDESCRIBED 0.264 ACRE TRACT OF LAND PART OF A TRACT OF LAND CONVEYED TO HANCOCK COUNTY, INDIANA PER INSTRUMENT NO. 93-9069 IN THE OFFICE OF THE RECORDER OF SAID HANCOCK COUNTY; SAID EXCEPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF A 0.69 ACRE TRACT OF LAND PER DEED BOOK 128, PAGE 461 IN THE OFFICE OF THE RECORDER OF SAID HANCOCK COUNTY; THENCE NORTH 88 DEGREES 03 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID 0.69 ACRE TRACT, A DISTANCE OF 20.01 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT OF LAND PER INSTRUMENT NO. 93-9069; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 50.00 FEET TO THE NORTHERLY BOUNDARY OF A TRACT OF LAND PER INSTRUMENT NO. 98-10299 IN THE OFFICE OF SAID RECORDER; THENCE NORTH 88 DEGREES 03 MINUTES 32 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 10.01 FEET TO THE WESTERLY BOUNDARY OF AFORESAID INSTRUMENT NO. 93-9069; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 50.00 FEET TO THE WESTERLY BOUNDARY OF AFORESAID 0.69 ACRE TRACT; THENCE SOUTH 88 DEGREES 03 MINUTES 32 SECONDS EAST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.012 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTION 0.252 ACRES, MORE OR LESS.

AND EXCEPT FOR: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 200 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ON SAID NORTH LINE 30 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 150 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE THEREOF, 30 FEET; THENCE NORTH, 150 FEET TO THE PLACE OF BEGINNING, CONTAIN 0.0133 OF AN ACRE, MORE OR LESS.

AND EXCEPT FOR: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 16 NORTH, RANGE 5 EAST, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 16.51 FEET ALONG THE EAST LINE OF SAID SECTION TO THE PROLONGED NORTH BOUNDARY OF COUNTY ROAD 500 NORTH; THENCE NORTH 88 DEGREES 05 MINUTES 01 SECOND WEST, 20.01 FEET ALONG THE PROLONGED BOUNDARY OF SAID COUNTY ROAD 500 NORTH TO THE POINT OF BEGINNING OF THIS DESCRIPTION, WHICH POINT IS WHERE THE WEST BOUNDARY OF COUNTY ROAD 600 WEST MEETS THE NORTH BOUNDARY OF COUNTY ROAD 500 NORTH; THENCE CONTINUING NORTH 88 DEGREES 05 MINUTES 01 SECOND WEST, 110.07 FEET ALONG THE BOUNDARY OF SAID COUNTY ROAD 500 NORTH; THENCE NORTH 67 DEGREES 10 MINUTES 40 SECONDS EAST, 92.17 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 260.00 FEET; THENCE NORTH 02 DEGREES 47 MINUTES 05 SECONDS EAST, 100.12 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 200.00 FEET; THENCE NORTH 02 DEGREES 47 MINUTES 05 SECONDS EAST, 100.12 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST, 200.00 FEET; THENCE NORTH 02 DEGREES 47 MINUTES 05 SECONDS EAST, 61.95 FEET TO A NORTH LINE OF THE OWNERS' LAND; THENCE SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, 11.91 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF COUNTY ROAD 600 WEST; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST, 960.93 FEET ALONG THE BOUNDARY OF SAID COUNTY ROAD 600 WEST TO THE POINT OF BEGINNING AND CONTAINING 0.481 ACRES, MORE OR LESS.

TAX PARCEL ID NO(S): 30-05-01-400-015-000-021
(FOR REFERENCE ONLY) PROPERTY ADDRESS: VACANT LAND, W. 500 N., MCCORDSVILLE, IN 46055 (FOR REFERENCE ONLY)

NOTES

1. BLOCKS MAY BE FURTHER SUBDIVIDED WITHOUT THE NEED FOR A PUBLIC HEARING.
2. 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.
3. THE FOLLOWING TRAFFIC IMPROVEMENTS SHALL BE CONSTRUCTED:
 - 3.1- ACCELERATION AND DECELERATION LANES, IN CONFORMANCE WITH TOWN STANDARDS, AT ALL ACCESS POINTS INTO THE DEVELOPMENT FOR ANY LOCAL-COLLECTOR, COLLECTOR, AND/OR ARTERIAL ROADWAY.
 - 3.2- PASSING BLISTERS OR LEFT-TURN LANES, IN CONFORMANCE WITH TOWN STANDARDS, AT ALL ACCESS POINTS AS REQUIRED BY THE TOWN ENGINEER.
4. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL LANDSCAPING AND OTHER DEVELOPMENT FEATURES, REQUIRED BY THE TOWN, IN PERPETUITY.
5. ANY STREET NOT BUILT TO TOWN STANDARDS AND/OR NOT DEDICATED AS PUBLIC RIGHT OF WAY SHALL BE MAINTAINED AND PLOWED (FOR SNOW) BY THE LANDOWNER(S) AND NOT THE TOWN OF MCCORDSVILLE.

NO.	REVISIONS	DATE	BY

Kimley»Horn

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500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	DJZ
DRAWN BY:	DJZ
CHECKED BY:	NPK



PRIMARY PLAT

GATEWAY AT MCCORDSVILLE
MASS GRADING & PUBLIC
INFRASTRUCTURE
NWC OF N 600 W & W 500 N,
MCCORDSVILLE, IN 46055

ORIGINAL ISSUE:
05/02/2025
KHA PROJECT NO.
170125008
SHEET NUMBER