

THIS INSTRUMENT PREPARED BY:  
STEPHEN M. COOPER  
COOR CONSULTING & LAND SERVICES, CORP.  
303 W. MAIN STREET  
KNIGHTSTOWN, IN 46148-0012  
PHONE: (765) 345-5943

DEVELOPED BY:  
C&S COMPANIES  
C&S ENGINEERS, INC.  
141 ELM ST., SUITE 100  
BUFFALO, NEW YORK 14203  
PHONE: (716) 847-1630

**OFFSITE R.D.E. STATEMENT:**

A PORTION (SHADED AREA) OF AN OFFSITE 20' WIDE R.D.E. AS SHOWN ON THE PLAT OF "RETAIL OUTLOTS AT GATEWAY CROSSING, SECTION SIX A", RECORDED IN P.C. "C", SLIDE 254, INSTR. #070003535 CROSSES THE SUBJECT PLAT AS SHOWN HEREON.

**LEGEND**  
B.L. BUILDING LINE  
R.D.E. REGULATED DRAINAGE EASEMENT  
S.S.E. SANITARY SEWER EASEMENT

# CLOVER COMMUNITIES MCCORDSVILLE SECONDARY PLAT

VERNON TOWNSHIP, HANCOCK COUNTY  
(SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST)

CABINET NO. SLIDE NO.

INSTRUMENT NO.

**SITE DATA:**

**CURRENT ZONING**

**LOT AND YARD RESTRICTIONS**

LOT WIDTH/DIMENSIONS N/A  
LOT IMPERVIOUS COVERAGE 60% MAX.  
FRONT YARD SETBACK 30' MIN.  
SIDE YARD SETBACK (EAST) 20' MIN.  
SIDE YARD SETBACK (WEST) 5' MIN.  
REAR YARD SETBACK 5' MIN.

**BUILDING RESTRICTIONS**

BUILDING HEIGHT 42' MAX.  
DENSITY 23.8 DU/AC (SENIOR AGE RESTRICTED)

**PARKING RESTRICTIONS**

PARKING 80 SURFACE SPACES / 40 GAR. MAX.

**SUBDIVISION MONUMENTS**

◆ - INDICATES THE LOCATION OF QUARTER SECTION CORNER IN AGREEMENT WITH PRIOR SURVEYS OR COUNTY REFERENCES.

○ - DENOTES A 5/8" DIA. REBAR FOUND AT PROPERTY CORNER UNLESS OTHERWISE NOTED HEREON.

● - DENOTES A 5/8" REBAR 24" LONG WITH CAP MARKED "C2LS FIRM #0035" TO BE SET AT LOT CORNER, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

× - DENOTES A CUT "X" FOUND IN AGREEMENT WITH PRIOR SURVEYS AND/OR DEEDS OF RECORD.

(PROPOSED MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET NO LATER THAN TWO (2) YEARS AFTER RECORDATION.)

**FLOOD HAZARD STATEMENT:**

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18059C0018D OF THE FLOOD INSURANCE RATE MAPS FOR HANCOCK COUNTY, INDIANA (MAPS DATED December 4, 2007).

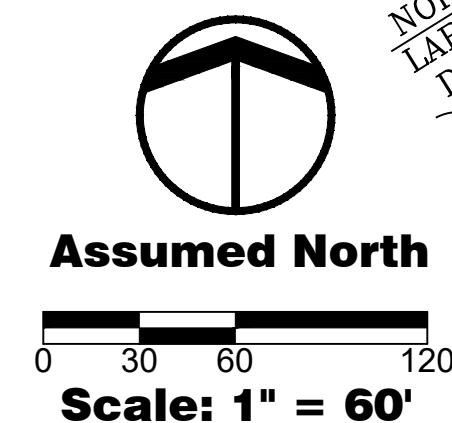
IT IS UNDERSTOOD BY THE OWNERS THAT THE WITHIN PLAT LIES IN CLOSE PROXIMITY TO AN OPERATING AIRPORT AND THAT THE OPERATION OF THE AIRPORT AND THE LANDING AND TAKEOFF OF AIRCRAFT MAY GENERATE HIGH NOISE LEVELS.

**WETLANDS AREA STATEMENT:**

THE HATCHED AREAS MARKED "A" AND "B" HEREON ARE PER THE LOCATION OF WETLAND FLAGS MARKED BY KILBANE ENVIRONMENTAL, INC., DATED 7/29/19, AND AS LOCATED AND SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY, PREPARED BY COOR CONSULTING, JOB NUMBER 2010-050-2018A, LAST REVISED 9/5/19.

LOT ONE  
5.059± ACRES

Now or Formerly  
Limited Warranty Deed  
"M C Gateway Land, LLC"  
Instr. #120001475



"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."

By: *Stephen M. Cooper*  
Stephen M. Cooper

Gateway Crossing, Section One  
P.C. "C", Slide 98  
Instr. #0213631  
Certificate of Correction  
Instr. #0213966 & 020015287  
"Common Area-2"

SEE SHEET 3 FOR LAND DESCRIPTION

SEE SHEET 1 FOR CONTINUATION

SEE SHEET 1 FOR CONTINUATION

FILE: 2010-050\_2018A.PLAT.DWG 4/15/20

SHEET 2 OF 3

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CLOVER COMMUNITIES  
MCCORDSVILLE  
SECONDARY PLAT  
VERNON TOWNSHIP, HANCOCK COUNTY  
(SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST)

CABINET NO.

SLIDE NO.

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LAND DESCRIPTION "LOT ONE"

A part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana, more particularly described as follows:

COMMENCING at the Northeast corner of the West Half of the Southeast Quarter of said Section; thence North 89 degrees 59 minutes 42 seconds West along the North line of said Half Quarter Section a distance of 1,020.63 feet; thence South 00 degrees 52 minutes 49 seconds West a distance of 741.04 feet to a northwesterly boundary line of Gateway Crossing Apartments, Section Three as recorded in Instrument 2003-10979 in Plat Cabinet "C", Slide 122 & 123 in the Office of the Recorder, Hancock County, Indiana; thence along the northwesterly boundary lines of said Gateway Crossing Apartments, Section Three by the next four (4) courses; 1) South 43 degrees 13 minutes 24 seconds West 308.07 feet to the POINT OF BEGINNING of this description; 2) South 38 degrees 38 minutes 57 seconds West 187.29 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 51 degrees 21 minutes 03 seconds West 715.00 feet from said point; 3) southwesterly along said curve 53.13 feet to the point of tangency of said curve, said point being South 47 degrees 05 minutes 37 seconds East 715.00 feet from the radius point of said curve; 4) South 42 degrees 54 minutes 24 seconds West 79.02 feet to a point on a curve concave southwesterly, the radius point of said curve being South 45 degrees 06 minutes 39 seconds West 390.00 feet from said point, said point also being on a northeasterly boundary line of Gateway Crossing, Section One as recorded in Instrument 2002-13631 in Plat Cabinet "C", Slide 98-100 in said Recorder's Office; thence along the northeasterly boundary lines of said Gateway Crossing, Section One by the next three (3) courses; 1) northwesterly along said curve 165.68 feet to the point of tangency of said curve, said point being North 20 degrees 46 minutes 14 seconds East 390.00 feet from the radius point of said curve; 2) North 69 degrees 13 minutes 47 seconds West 176.19 feet to the point of curvature of a curve concave northeasterly, the radius point of said curve being North 20 degrees 46 minutes 13 seconds East 260.00 feet from said point; 3) northwesterly along said curve 214.95 feet to the point of tangency of said curve, said point being South 68 degrees 08 minutes 18 seconds West 260.00 feet from the radius point of said curve; thence North 68 degrees 08 minutes 18 seconds East a distance of 75.92 feet; thence North 36 degrees 32 minutes 01 seconds East a distance of 359.89 feet; thence North 39 degrees 21 minutes 34 seconds West a distance of 57.75 feet; thence North 29 degrees 28 minutes 35 seconds West a distance of 24.41 feet; thence North 74 degrees 28 minutes 35 seconds West a distance of 25.34 feet; thence North 60 degrees 32 minutes 50 seconds East a distance of 81.61 feet; thence South 05 degrees 38 minutes 25 seconds West a distance of 24.61 feet; thence South 39 degrees 21 minutes 43 seconds East a distance of 594.43 feet to the POINT OF BEGINNING. Containing 5.059 acres, more or less.

This subdivision consists of 1 lot known as "LOT ONE" hereon. The size and width of said lot, easements and streets are shown in feet and decimal parts thereof.

Cross reference is hereby made to an ALTA/NSPS Land Title Survey for "C&S Companies", prepared by Coor Consulting, Job Number 2010-050-2018A, dated January 9, 2019 and last revised (Rev. No. 4) March 3, 2020.

PROFESSIONAL SURVEYOR'S CERTIFICATE

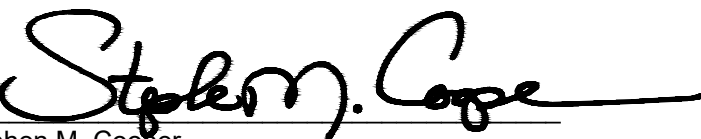
I, the undersigned, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

That all the monuments shown thereon actually exist or will be set and that the location, size, type and material are accurately shown.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Stephen M. Cooper  
Professional Surveyor  
No. S0557

"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."

By:   
Stephen M. Cooper

TOWN APPROVAL  
MCCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature

Printed Name

Signature

Printed Name

ACCEPTANCE OF DEDICATIONS

Be it resolved by the McCordsville Town Council, Indiana, that the dedications shown on this plat are hereby approved and accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

President

DEED OF DEDICATION

I, the undersigned, Christopher McCrea, do hereby certify that I am the President of "M C Gateway Land, LLC", and owner of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as "Clover Communities McCordsville".

Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or maintained no building or structure.

A Perpetual utility easement is hereby granted to the Town of McCordsville municipal department, their successors and assigns, within the area shown on the plat and marked "Sanitary Sewer Easement (S.S.E.)", to install, lay, construct, renew, operate, maintain and remove pipes and manholes for the purpose of serving the subdivision and other property with sewer service as a part of the respective utility systems. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Sanitary Sewer Easement (S.S.E.)", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

In addition, this Deed shall dedicate to the Town of McCordsville, Indiana, any and all sewer infrastructure installed for, by or on behalf of the undersigned; said infrastructure to include but not be limited to the sewer collection system or any other component part of the sewer system which serves the subject subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation thereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

CERTIFICATE OF OWNERSHIP

I, the undersigned, Christopher McCrea, do hereby certify that I am the President of "M C Gateway Land, LLC", and owner of the property described in the above caption and that as such owner, I have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as my free and voluntary act and deed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Christopher McCrea, President  
"M C Gateway Land, LLC"

State of Indiana )  
                          ) SS:  
County of Hancock)

I, \_\_\_\_\_, a Notary Public in and for said County and State, do hereby certify that Christopher McCrea personally known to me to be the same person whose name is subscribed to the above certificate and appeared before me this day in person and acknowledged that he signed the above certificate as his own free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notary seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public

Printed Name

County of Residence

My Commission Expires