

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
GATEWAY CROSSING "PD-M", ORDINANCE NUMBER 031301, AS AMENDED PER ORDINANCE NUMBER 061119, RECORDED IN INSTR. NUMBER 201906857.

ADDRESS 7357 N. GATEWAY CROSSING BLVD.

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:

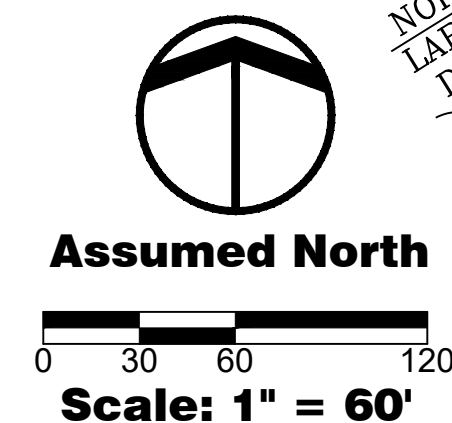
THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS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

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

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.

Common Area #11
VARIABLE DRAINAGE, UTILITY AND SEWER EASEMENT, REGULATED DRAIN EASEMENT AND LAKE AND MAINTENANCE EASEMENT

Gateway Crossing Apartments
Section 3
Instr. #030010979
Instr. #9403180

SHEET 2 OF 3

FILE: 2010-050_2018A.PLAT.DWG 5/12/20

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

INSTRUMENT NO.

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:

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.

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.

Stephen M. Cooper
Professional Surveyor
No. S0557

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the _____ day of _____, 20____, under authority provided by:

Jonathan Horton

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____.

Barry A. Wood
President

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.

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 sanitary sewer infrastructure installed for, by or on behalf of the undersigned; said infrastructure to include but not be limited to the sanitary sewer collection system or any other component part of the sanitary sewer system which serves the subject subdivision.

The property owner or the property manager shall be solely responsible for maintaining all landscaping in perpetuity.

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.

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 plan, 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 McGree 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.

Notary Public

Printed Name _____

County of Residence

My Commission Expires _____

"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