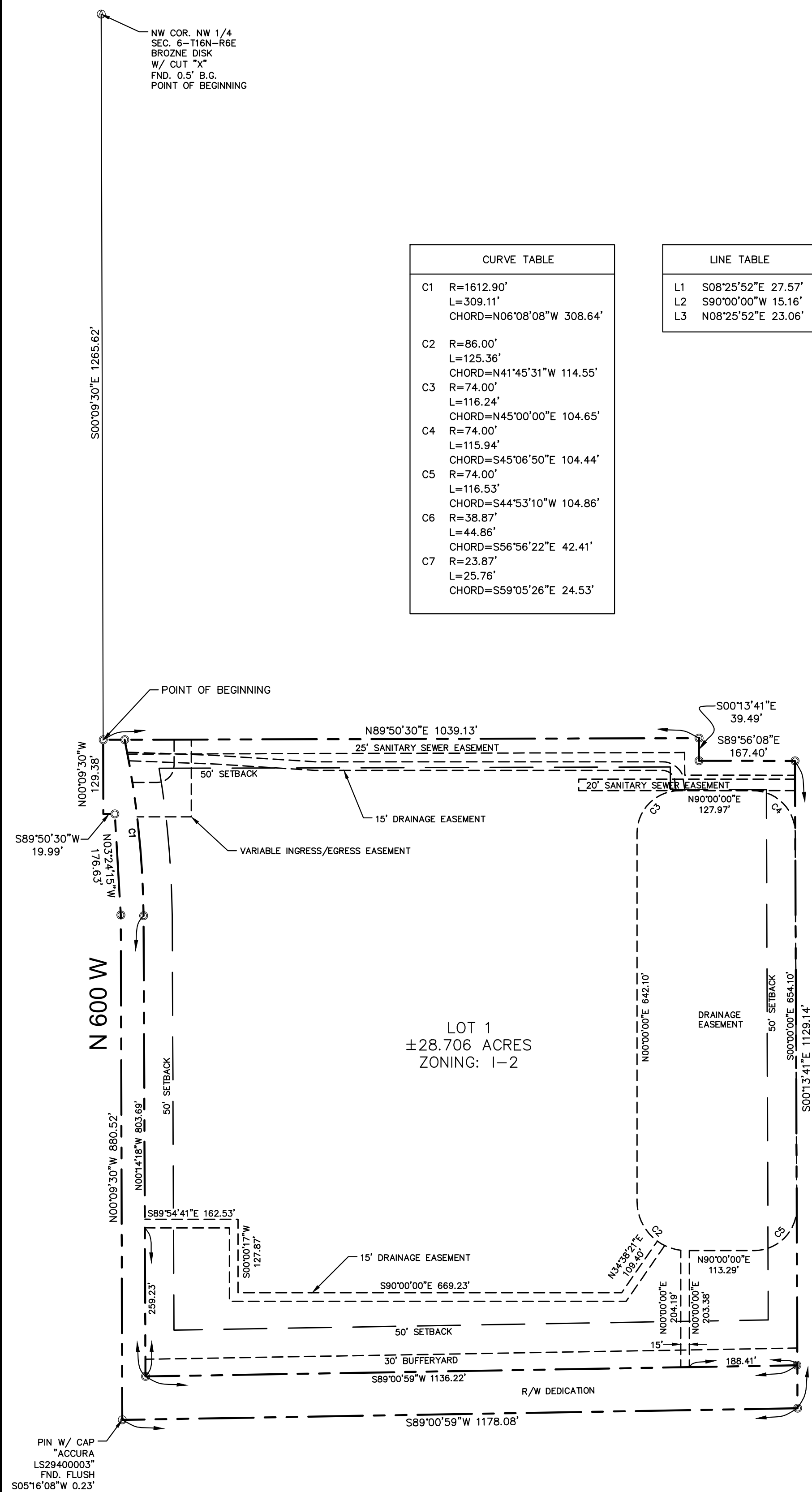


FINAL PLAT OF JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,
HANCOCK COUNTY, INDIANA



FINAL PLAT OF JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,
HANCOCK COUNTY, INDIANA

PLAT DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST,
BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 09 DEGREES 09 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 132.13 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS WEST A DISTANCE OF 102.13 FEET; THENCE SOUTH 09 DEGREES 13 MINUTES 30 SECONDS EAST A DISTANCE OF 103.13 FEET; THENCE SOUTH 09 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 39.49 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS WEST A DISTANCE OF 102.13 FEET; THENCE SOUTH 09 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 1129.14 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 59 SECONDS WEST A DISTANCE OF 1178.08 FEET TO THE EASTERLY BOUNDARY OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EASTERLY BOUNDARY TO THE RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO COURSES: 1) NORTH 09 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 880.52 FEET; 2) NORTH 09 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 1178.08 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 09 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 50 MINUTES 30 SECONDS WEST A DISTANCE OF 19.99 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 09 DEGREES 09 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1178.08 FEET TO THE BEGINNING.

CONTAINING 28.706 ACRES, MORE OR LESS.

DEDICATION STATEMENT FOR STREETS:

THAT I DO HEREBY DEDICATE FOR PUBLIC USE AND BENEFIT FOREVER THE STREETS SHOWN
HEREON FOR ALL PUBLIC PURPOSES INCLUDING BUT NOT LIMITED TO ALL STREET AND
PEDESTRIAN FACILITY PURPOSES.

I, GEORGE W. CHARLES II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY PHILIP D. GOING REG. NO. LS29400003 WITH ACCURA LAND SURVEYING, PROJECT 03-20-1995, DATED OCTOBER 12, 2020.

G. W. Charles II
 GEORGE W. CHARLES II
 INDIANA LAND SURVEYOR
 REG. NO. LS20800117
 EMAIL: gwcharles@crossroadengineers.com
 WEBSITE: www.crossroadengineers.com

RECORDING NOTE:

RECORDING NOTE:
I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
GEORGE W. CHARLES II

PLAN COMMISSION APPROVAL:

APPROVED BY THE HANCOCK COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE
SUBDIVISION CONTROL ORDINANCE.

PRESIDENT

SECRETARY

DATE _____

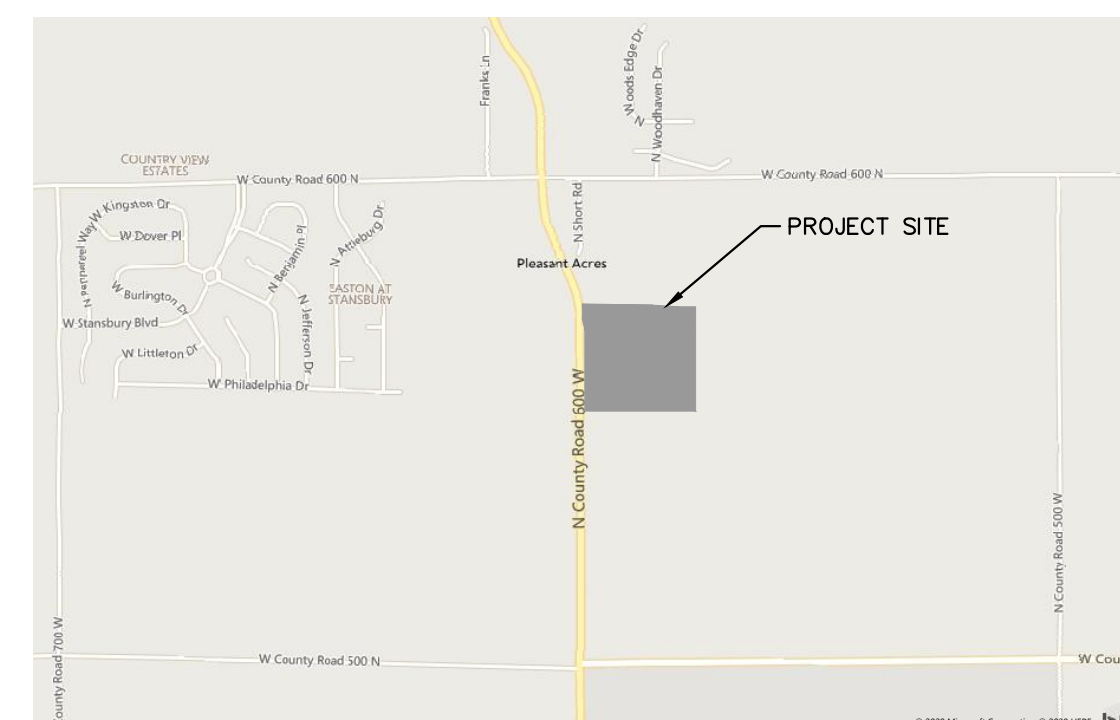
DEVELOPMENT STANDARDS	
ZONE: INDUSTRIAL-2 (I-2)	
OVERLAY: 600W/BROADWAY HIGHWAY OVERLAY	
MIN. LOT AREA:	3 ACRES
MAX LOT AREA:	N/A
MIN. LOT WIDTH AT BUILDING LINE:	150'
MIN. FRONT YARD SETBACK LOCAL ROAD:	45'
MIN. FRONT YARD SETBACK COLLECTOR:	50'
MIN. FRONT YARD SETBACK ARTERIAL:	50'
MIN. SIDE YARD SETBACK:	50'
MIN. REAR YARD SETBACK:	50'
MAX LOT COVERAGE:	75%
MAX PRINCIPLE STRUCTURE HEIGHT:	55'

FLOOD MAP DESIGNATION

THE ACCURACY OF THE FLOOD HAZARD DATA IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF THE TOWN OF FISHERS PANEL FM18057C0256G, HAMILTON COUNTY DATED NOVEMBER 19, 2014.

NOTES:

1. THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY DIVIDED FURTHER WITHOUT AMENDING THIS PRIMARY PLAT, SO LONG AS THEY COMPLY WITH THE TOWN OF MCCORDSVILLE ZONING ORDINANCE OR AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS.

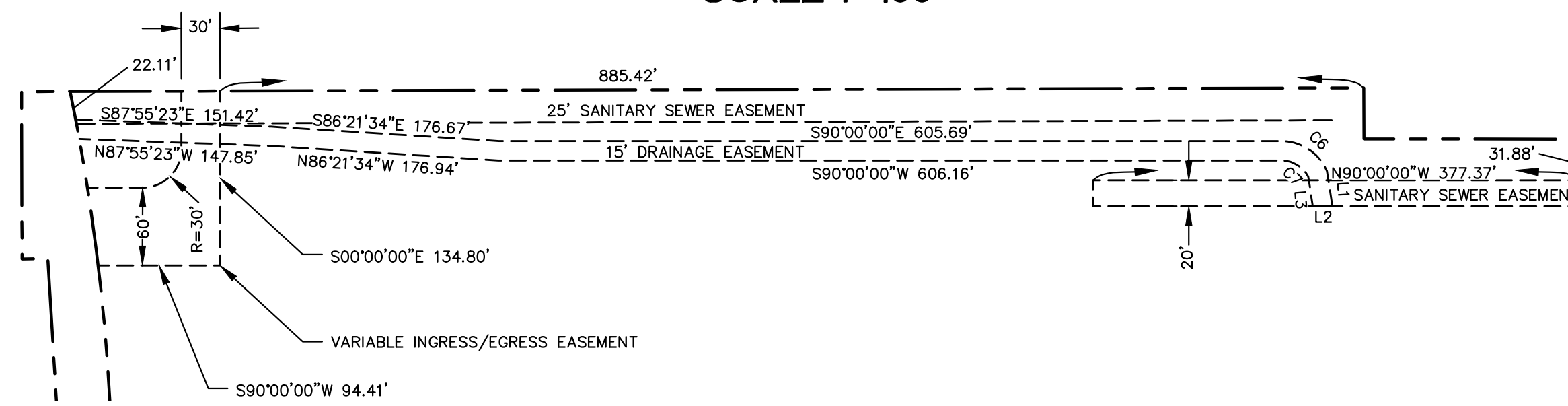
VICINITY MAP
(NOT TO SCALE)

ACCEPTANCE OF DEDICATION:
BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HANCOCK COUNTY, INDIANA,
THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS
_____ DAY OF _____, 2021.

BOARD OF COMMISSIONERS

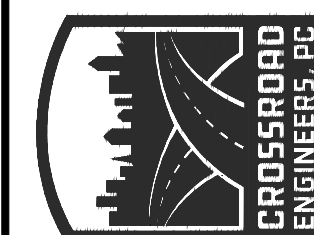
BOARD OF COMMISSIONERS

EASEMENT DETAIL
SCALE 1"=100'

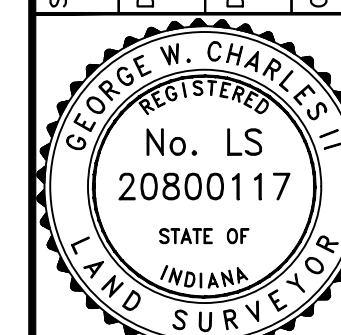


DEVELOPER/PREPARED FOR:
THE PETERSON COMPANY, LLC
7132 ZIONSVILLE ROAD
INDIANAPOLIS, IN 46268

PREPARED BY:
GEORGE W. CHARLES II
CROSSROAD ENGINEERS PC
3417 SHERMAN DRIVE,
BEECH GROVE, IN 46107
www.crossroadengineers.com

[illegible]

SCALE:	AS NOTED
DESIGNED BY:	GWC
DRAWN BY:	CJL
CHECKED BY:	GWC



C, W, Cl II

FINAL PLAT

JARASCO
SUBDIVISION

ORIGINAL ISSUE:

SHEET NUMBER

2 OF 2