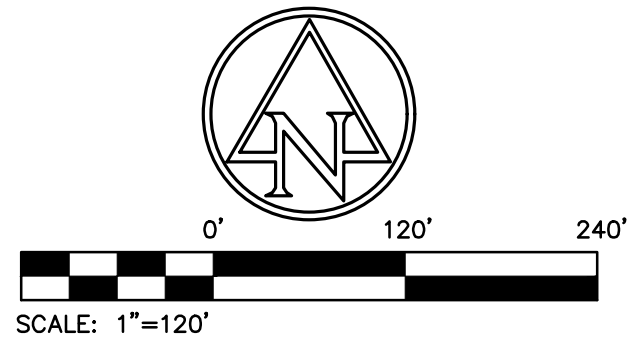


MOUNT COMFORT INDUSTRIAL SITE
PRIMARY PLAT

PART OF THE SOUTH HALF OF THE SOUTH QUARTER OF SECTION 6, TOWNSHIP 16
NORTH, RANGE 6 EAST, HANCOCK COUNTY, INDIANA



VICINITY MAP
NOT TO SCALE

EXISTING LEGEND

	Air Conditioner		Tree
	Combination Pole		Buried Telephone Line
	Drainage MH		Overhead Electric Line
	Guy Wire		Overhead Telephone Line
	Mail Box		Sign
	Post		Telephone Handhole
	Sanitary Marker		Telephone Marker
	Sanitary MH		Telephone Pedestal
	Satellite		Temporary Bench Mark

LEGAL DESCRIPTION

Part of the South Half of Section 6, Township 16 North, Range 6 East, Hancock County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 6, being marked by a railroad spike; thence North 89 degrees 29 minutes 33 seconds East (bearings based on the Indiana Geospatial Coordinate System (InGCS)– Hancock County) along the south line of said Southwest Quarter 1167.34 feet to the centerline of the Manford W. Jay Drain, being the Point of Beginning; thence North 0 degrees 17 minutes 49 seconds West along the centerline of said drain 240.00 feet; thence North 13 degrees 04 minutes 42 seconds East along said centerline 208.84 feet; thence North 1 degree 22 minutes 40 seconds East along said centerline 388.31 feet; thence North 13 degrees 57 minutes 24 seconds West 122.39 feet; thence North 33 degrees 09 minutes 27 seconds West 109.22 feet; thence North 59 degrees 17 minutes 48 seconds West 62.86 feet; thence North 39 degrees 25 minutes 37 seconds West 243.52 feet; thence North 06 degrees 44 minutes 26 seconds West 244.91 feet; thence North 06 degrees 44 minutes 26 seconds West 88.59 feet to the centerline of said Drain; thence North 32 degrees 39 minutes 26 seconds West along said centerline 198.14 feet; thence North 01 degrees 45 minutes 39 seconds East along said centerline 209.07 feet; thence North 26 degrees 49 minutes 50 seconds East along said centerline 404.02 feet; thence North 34 degrees 05 minutes 17 seconds East along said centerline 206.33 feet to the north line of a Brock Farms tract recorded as Instrument Number 73–0578 in the Recorder's Office of Hancock County, Indiana; thence North 88 degrees 55 minutes 28 seconds East 1335.15 feet to an existing fence; thence South 00 degrees 28 minutes 46 seconds East along said fence 2,289.19 feet to the northeast corner of Lot One in Brock Farms, Inc. Minor Subdivision, recorded as Instrument Number 95–9811 filed in Plat Cabinet B, Slide 278; thence South 89 degrees 26 minutes 16 seconds West along the north line of said Lot One 116.71 feet to the northeast corner of a 0.594-acre tract recorded as Instrument Number 76–4370; thence South 0 degrees 19 minutes 23 seconds East along the east line of said tract 225.00 feet to the south line of the Southeast Quarter of said Section 6; thence South 89 degrees 26 minutes 16 seconds West along said south line 1.30 feet to a MAG nail over stone at the southeast corner of the Southwest Quarter of Section 6; thence South 89 degrees 29 minutes 33 seconds West along the south line of said Southwest Quarter 1153.12 feet to the Point of Beginning. Containing 80.214 acres, more or less.

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 HANCOCK COUNTY PANEL 18059C106E, HANCOCK COUNTY DATED MARCH 17, 2014.

NOTES

THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY BE 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

DEVELOPMENT STANDARDS ZONE: INDUSTRIAL–2 (I–2)

OVERLAY: NONE

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'

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MT COMFORT
INDUSTRIAL SITE

MCCORDSVILLE, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
09/08/2021
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.02852

PRIMARY
PLAT

PP-1

PLOT DATE: 9/8/2021 1:30 PM
PLOT SCALE: 1"=120'
DRAWING FILE: P:\2020\02852\Drawings\Civil\Primary Plats\2020.02852.CE PRIMARY PLAT.dwg
EDITED BY: JAVINSLOW
EDIT DATE: 9/8/2021