

SECONDARY PLAT OF McCORD SQUARE PHASE TWO
An Addition to the Town of McCordsville, Indiana

A part of the Northwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana
of the Second Principal Meridian, Vernon Township, Hancock County, Indiana.

LAND DESCRIPTION

A part of the Northwest Quarter of Section 25, Township 17 North, Range 5 East of the Second Principal Meridian, Vernon Township, Hancock County, Indiana as described by Warranty Deed to Rebar McCordsville II, LLC ("Rebar II tracts"), recorded as Instrument Number 202216521 in the Office of the Recorder of Hancock County, Indiana (Note: all recording information hereinafter refers to said Recorder's Office), all of Lots 1 and 2 and a portion of Lot 3 in Myrta Smith's Addition ("Addition"), recorded in Plat Book 4, Pages 50-51, also part of Block B of the Secondary Plat of McCord Square, an Addition to the Town of McCordsville, Indiana ("Block B"), recorded as Instrument Number 202211264, Plat Cabinet D, Slides 201-203, more particularly described as follows:


Commencing at the southeastern corner of said Block B on the northern right-of-way line of West Main Street (the following two courses are along the common boundary of said Block B and West Main Street); (one) thence South 89 degrees 15 minutes 50 seconds West (Basis of Bearings: Indiana State Plane, East Zone, NAD 83) 265.99 feet to the POINT OF BEGINNING of this description; (two) thence continue South 89 degrees 15 minutes 50 seconds West 152.29 feet to the northwestern corner of said West Main Street on the eastern boundary of said Addition; thence South 00 degrees 07 minutes 28 seconds West 57.91 feet along the common boundary of said Addition and the western boundary of said West Main Street to the point of curvature of a non-tangent curve concave to the north, the radius point thereof lying North 15 degrees 52 minutes 49 seconds West 175.50 feet; thence westerly 46.39 feet along said curve to its point of tangency lying South 00 degrees 44 minutes 10 seconds East 175.50 feet from said radius point; thence South 89 degrees 15 minutes 50 seconds West 154.17 feet to the western boundary of said Lot 3 on the eastern right-of-way line of North County Road 600 West; thence North 00 degrees 07 minutes 28 seconds East 200.97 feet along said right-of-way and western boundary of said Lots 3 and 2 to the northwestern corner thereof; thence South 84 degrees 55 minutes 32 seconds West 14.98 feet to the southeastern corner of 0.003-acre tract of land granted to the Town of McCordsville, Indiana ("Parcel 1A") (recorded as Instrument Number 201710423); thence North 00 degrees 07 minutes 28 seconds East 12.20 feet along the eastern line of said Parcel 1A to the northeastern corner thereof on the southern boundary of Parcel 2 of said Rebar II tracts; thence North 89 degrees 52 minutes 37 seconds West 5.06 feet along the southern boundary of said Parcel 2 to the southwestern corner thereof; thence North 00 degrees 07 minutes 46 seconds East 20.08 feet along the western boundary of said Parcel 2 to the southern tip of the 0.001-acre tract ("Parcel 1") (recorded as Instrument Number 201710423); thence North 04 degrees 26 minutes 34 seconds East 40.03 feet along the eastern line of said Parcel 1 to the northeastern corner thereof on the northern line of said Parcel 2; thence South 89 degrees 52 minutes 37 seconds East 136.91 feet along the northern boundary of said Parcel 2 to the northeastern corner thereof on the western boundary of Parcel 3 of said Rebar II tracts (the following three courses are along the boundary of said Parcel 3); (one) thence North 00 degrees 07 minutes 28 seconds East 76.42 feet; (two) thence South 89 degrees 52 minutes 01 seconds East 79.96 feet; (three) thence South 00 degrees 07 minutes 28 seconds West 17.28 feet to the northwestern corner of said Block B (the following two courses are along the boundary of said Block B); (one) thence South 89 degrees 24 minutes 03 seconds East 130.00 feet; (two) thence North 62 degrees 39 minutes 51 seconds East 20.54 feet; thence South 00 degrees 44 minutes 10 seconds East 270.07 feet to the POINT OF BEGINNING, containing 100,867.1 square feet (2.316 acres), more or less.


SURVEYOR'S CERTIFICATE

I, Donald R. Mosson, an Indiana Professional Surveyor, hereby certify that to the best of my information, knowledge and belief, this plat represents a subdivision of land in accordance with the Town of McCordsville Zoning and Subdivision Control Ordinances. That the Perimeter of said subdivision was surveyed in accordance with Indiana Administrative Code 865 I.A.C. 1-12 and that all information required by said rule, including surveyor's report, is shown hereon or is given in a separate boundary survey that has been recorded in the Office of the Recorder of Hancock County as Instrument Number

Further, that all monuments required by 865 IAC 1-12 and this ordinance have be set or will be set prior to the transfer of any lot in this subdivision. The within SECONDARY PLAT OF McCORD SQUARE PHASE TWO consists of two (2) Lots, numbered 1 and 2, with streets as shown hereon. The size of lots and streets are shown on this plat in figures denoting feet and decimal parts thereof

Hereby certified on this 18th day of May, 2023.


Donald R. Mosson
State of Indiana PS#9600013



DEDICATION STATEMENT

THE RIGHT-OF-WAYS AS SHOWN WITHIN THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC STREET. THE SUBORDINATE USE OF SUCH RIGHT-OF-WAYS AS UTILITY AND DRAINAGE EASEMENTS AS PROVIDED HEREIN IS ALSO GRANTED.

ACCEPTANCE OF DEDICATION:

Thomas Strayer, McCordsville Town Council President

RESTRICTIONS:

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF UTILITIES, EXCEPT TRANSMISSION LINES OR MAIN, FOR THE INSTALLATION OF WATER AND SEWER MAINS, PIPES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE UTILITIES.

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY IC-36-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND BY AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MCCORDSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE PLAN COMMISSION OF THE TOWN OF MCCORDSVILLE AS FOLLOWS:

Adopted by the McCordsville Plan Commission at a public meeting held on

the _____ day of _____, 2023

McCordsville Plan Commission Primary Approval

By: _____
Chairperson

Secretary

McCordsville Plan Commission Secondary Approval:

By: _____

ATTEST: _____
Plan Commission Secretary/Zoning Official

OWNERS CERTIFICATE

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known as the SECONDARY PLAT OF McCORD SQUARE, an Addition to the Town of McCordsville, Indiana, all streets shown and not heretofore dedicated are hereby dedicated to the public.

OWNER SIGNATURE

PRINTED: NAME, TITLE

STATE OF _____)

) SS

COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____, AS

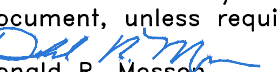
_____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED PARTY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/HE SIGNED, SEALED AND DELIVERED THIS INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH AUTHORIZED PARTY AND AS THE FREE AND VOLUNTARY ACT OF THE COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. THIS IS AN ACKNOWLEDGEMENT CERTIFICATE. NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

_____, 2023.

THIS INSTRUMENT PREPARED BY:
DONALD R. MOSSON - PROFESSIONAL SURVEYOR
INDIANA #9600013
CENTRAL STATES CONSULTING, LLC
P.O. BOX 4
13 WEST PEARL STREET
NORTH SALEM, INDIANA 46165
TELEPHONE: (317) 858-8662

THIS INSTRUMENT WAS PREPARED FOR:
McCORD SQUARE INVESTMENTS LLC
8700 NORTH STREET, SUITE 120
FISHERS, INDIANA 46038

"I affirm, under penalties for perjury, I have taken reasonable care to redact each social security number in this document, unless required by law."

Donald R. Mosson

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

PREPARED BY: DONALD R. MOSSON		CENTRAL STATES CONSULTING, LLC	
P.O. BOX 4 13 WEST PEARL STREET NORTH SALEM, INDIANA 46165 PHONE: 317-858-8662 FAX: 317-242-2857			
DATE: 05-18-2023	DWN BY: JLM	PROJECT NUMBER: 23-031	
CHKD BY: DRM	SCALE: 1" = 40'	SHEET 1 OF 2	

An Addition to the Town of McCordsville, Indiana

ADJOINER:
Mount Comfort Investment Corporation
INST. #040018587
Parcel ID #
30-01-25-200-010.000-018

ADJOINER:
Doral Partners LLC - Series CVS
INST. #201711890
Parcel ID #
30-01-25-200-007.001-018

McCord's Addition to the
Town of McCordsville
Plat Book 2,
Pages 27-28

ADJOINER:
Gary L. Wiley, Rev. Trust
INST. #202203993
Parcel ID # 30-01-25-
200-001.002-018

ADJOINER:
Town of McCordsville
Existing R/W
INST. #201710423

ADJOINER:~
Town of McCordsville
Existing R/W
INST. #201710423

N00°07'28"E - 1
S84°55'32"W -

Secondary Plat of McCord Square
INST. #202211264
Plat Cabinet D, Slides 201-203

THE BALANCE OF
BLOCK B
89,551 SF
2.056 ACRES±

LOT 1
73,216 SF
1.681 ACRES±

LOT 2
27,651 SF
0.635 ACRES±

UNION STREET-
24' Ingress/Egress
Easement




POINT OF BEGINNING
100,867.2 Sq. Ft.
2.316 Acres± (M)

OF BEGINNING
5 Sq. Ft.
Acre± (M)


POINT OF BEGINNING
SOUTHEAST CORNER
OF BLOCK B

RIGHT-OF-WAY
237,489 SF
5.452 ACRES±

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	RIGHT OF WAY
	"DRM PS #9600013" Capped 5/8" Rebar Set Flush
	MAG Nail w/ "Central States #9600013" Stamped Washer Set Flush

"I affirm, under penalties for perjury, I have taken reasonable care to redact each social security number in this document, unless required by law."


Donald R. Mosson

PREPARED BY: DONALD R. MOSSON

CENTRAL STATES CONSULTING, LLC

P.O. BOX 4
13 WEST PEARL STREET
NORTH SALEM, INDIANA 46165
PHONE: 317-858-8662 FAX: 317-342-2857

DATE: 05-01-2023	PROJECT NUMBER 23-031
DWN. BY: JLM	SHEET 2 OF 2
CHKD. BY: DRM	
SCALE: 1" = 40'	