

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.

Diagram illustrating the proposed intersection geometry:

- Proposed Street Width: 57'
- Public Right-of-Way Width: 262.04'
- Bearing: $N89^{\circ}21'46''E$
- Offset Distance: 30.00'

N89°21'46"E-
30.00'

PROMENADE STREET
PUBLIC RIGHT-OF-WAY

262.04'

15' DRAINAGE & UTILITY EASEMENT

COMMON AREA 1
DRAINAGE & UTILITY
EASEMENT
265,627 SF
6.098 ACRES±

161.42' N00°49'35"W - 243.21' VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT 41.73' CB7

N89°19'16"E - 562.20'

LOT 5
13,755 SF
0.316 ACRES±

East Line of W 1/2, NW 1/4,
Sec. 25-T17N-R5E
N00°08'02"E - 2,629.77'
Corner to Corner

215.88'
20' SANITARY
SEWER EASEMENT

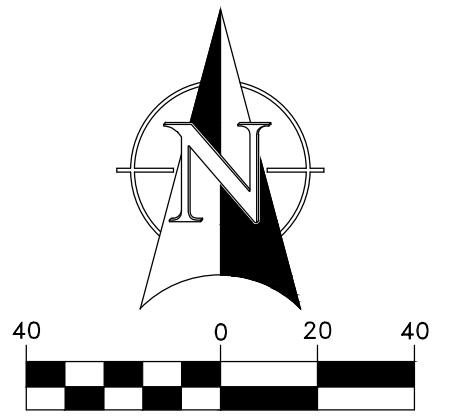
S88°23'58"W - 555.60'

40' RIGHT-OF-WAY DEDICATION
BY THIS PLAT
43,458 SF
0.998 ACRES±

South Line of W 1/2, NW 1/4,
Sec. 25-T17N-R5E
N88°23'58"E - 1,343.51'
Corner to Corner

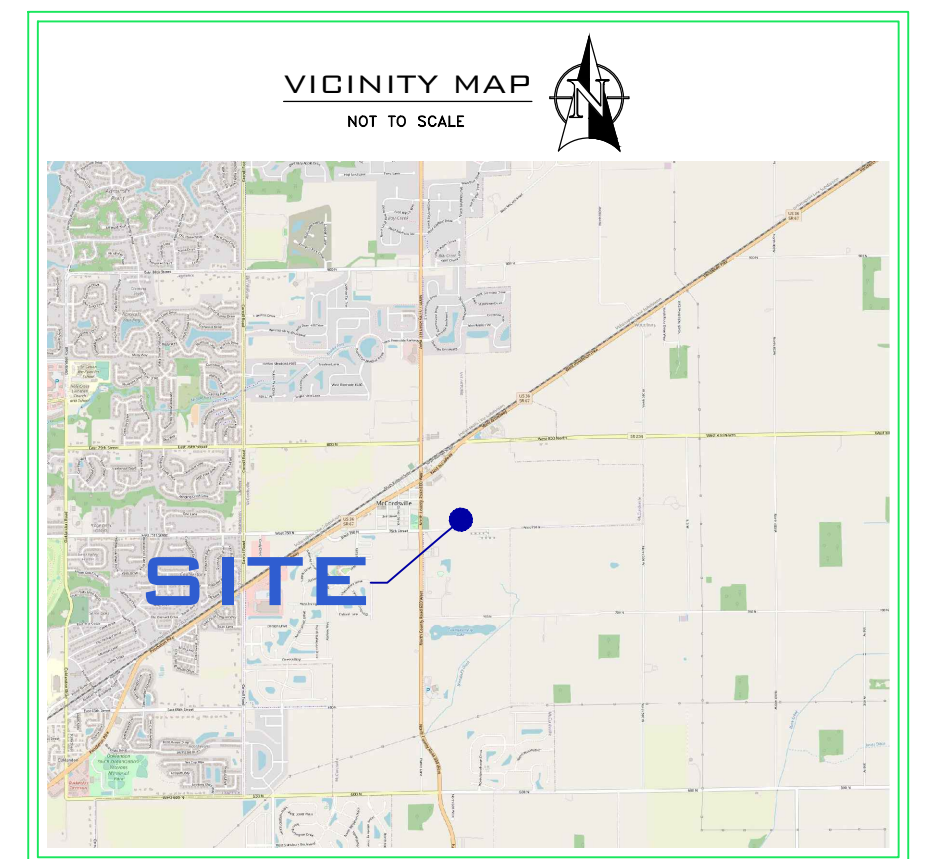
WEST COUNTY ROAD 750 NORTH
(Public Right-of-Way)

SE COR. W 1/2, NW 1/4,
SEC. 25-T17N-R5E
MAG Nail Fd. (1" Down)
0.13'N & 0.03'W of corner



(IN FEET)
1 inch = 40 ft.


_____ BOUNDARY LINE
 - - - - - EASEMENT LINE
 _____ RIGHT OF WAY
 (R) "DRM PS #9600013" Capped
 5/8" Rebar Set Flush



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:
PRIDE REBAR McCORD SQUARE, 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



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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:	06-06-2023
DWN. BY:	JLM
CHKD. BY:	DRM
SCALE:	1" = 40'

PROJECT NUMBER
23-022

SHEET **1** OF **3**

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.

PROMENADE STREET
57' PUBLIC RIGHT-OF-WAY

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

15' DRAINAGE & UTILITY EASEMENT

S89°21'46"W - 513.54'

509.47'

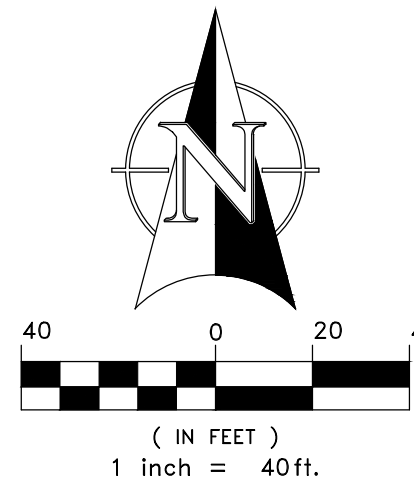
S89°21'46"W - 592.21'

WEST COUNTY ROAD 750 NORTH
(Public Right-of-Way)

40' RIGHT-OF-WAY DEDICATION
BY THIS PLAT
43,458 SF
0.998 ACRES±

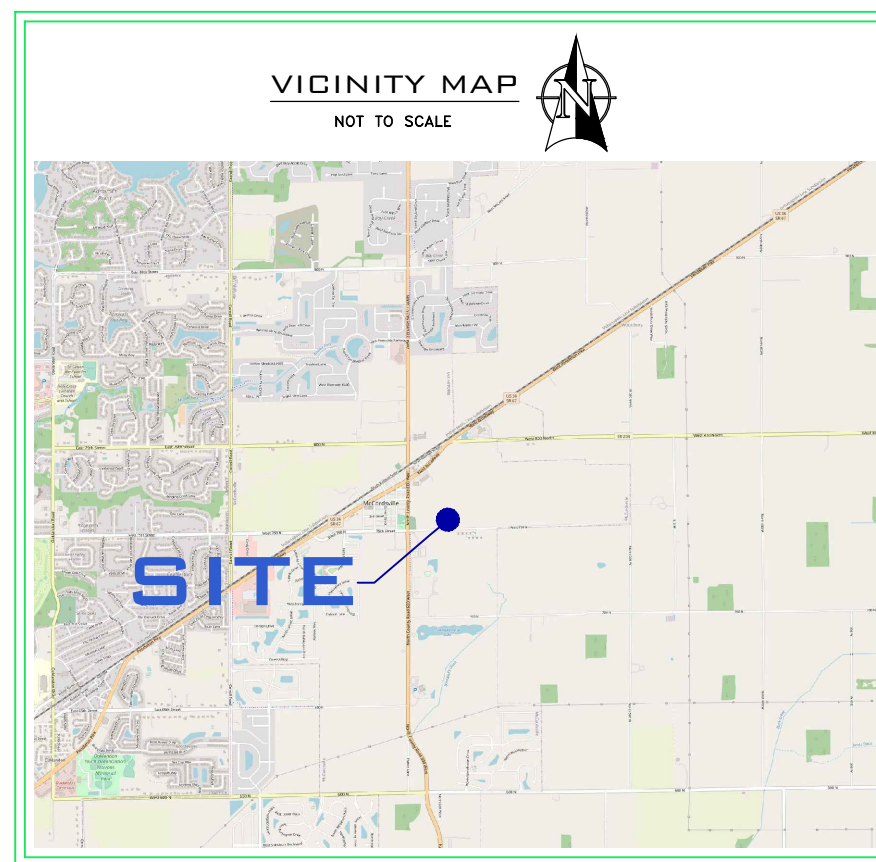
South Line of W 1/2, NW 1/4,
Sec. 25-T17N-R5E
N88°23'58"E - 1,343.51'
Corner to Corner

SE COR. W 1/2, NW 1/4,
SEC. 25-T17N-R5E
MAG Nail Fd. (1" Down)
0.13'N & 0.03'W of corner



LEGEND


_____ BOUNDARY LINE
 - - - - - EASEMENT LINE
 _____ RIGHT OF WAY
 (R) "DRM PS #9600013" Capped
 5/8" Rebar Set Flush



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SHEET **2** OF **3**

REPLAT OF McCORD SQUARE LOTS 3-5
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


Lots 3, 4, and 5 of the Secondary Plat of McCord Square, recorded in Plat Cabinet D, Slide 201-203, as Instrument Number 202211264 in the Office of the Recorder of Hancock County, Indiana.

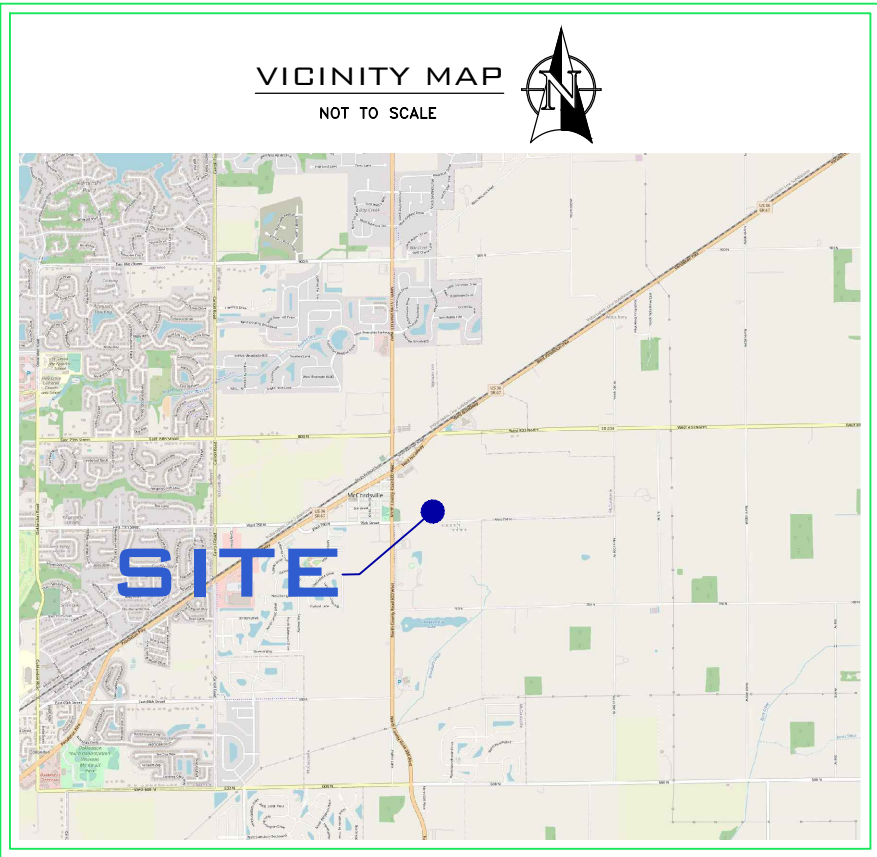
SURVEYOR'S CERTIFICATE

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 REPLAT OF McCORD SQUARE LOTS 3-5 consists of two (2) Lots, numbered 3 and 4, as shown hereon. The size of lots, block and common area and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof

Hereby certified on this 6th day of June, 2023


Donald R. Mosson
State of Indiana
Professional Survey No. 9600013



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C17	171.80'	141.34'	69°38'47"	N0°49'35"W	161.42'
C19	40.39'	100.00'	23°08'32"	N75°29'13"E	40.12'
C22	36.84'	723.90'	02°54'57"	N29°04'11"W	36.84'
C23	120.82'	100.00'	69°13'36"	N7°00'05"E	113.61'

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 REPLAT OF McCORD SQUARE LOTS 3-5, 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

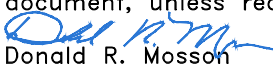
_____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED PARTY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/HE SIGNED, SEALED AND DELIVERED THIS INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH AUTHORIZED PARTY 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.

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SHEET 3 OF 3