

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 53.75 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 16 degrees 15 minutes 50 seconds West 171.50 feet; thence westerly 46.49 feet along said curve to its point of tangency lying South 00 degrees 44 minutes 10 seconds East 171.50 feet from said radius point; thence South 89 degrees 15 minutes 50 seconds West 154.11 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 196.97 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 100,064.8 square feet (2.297 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 6th day of September, 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.

UNION STREET:

THE TOWN OF MCCORDSVILLE IS NOT RESPONSIBLE FOR SNOW PLOWING OR SALTING ON UNION STREET.

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

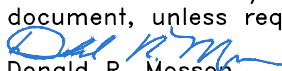
\_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED PARTY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/HE SIGNED, SEALED AND DELIVERED THIS INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH AUTHORIZED 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: 09-06-2023	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 rd &

Regulated  
Drain  
Easement  
(per plat)

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 - 12.20' -  
S84°55'32"W - 14.98'

LOT 2  
32,670 SF  
0.750 ACRES±

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  
64,871 SF  
1.489 ACRES±

POINT OF BEGINNING  
100,064.8 Sq. Ft.  
2.297 Acres± (M)

S89°15'50"W - 265.99'

POINT OF COMMENCEMENT-  
SOUTHEAST CORNER  
OF BLOCK B

RIGHT-OF-WAY  
237,489 SF  
5.452 ACRES±

ADJOINER: Part of Lot 3  
Rebar McCordsville II, LLC  
INST. #202215666

RIGHT-OF-WAY  
DEDICATION  
BY THIS PLAT  
892 SF  
0.0205 ACRES±

ADJOINER:  
Pride Rebar McCord Square  
INST. #202211431  
Parcel ID #  
30-01-25-201-004.000-018






Myrta Smith's Addition  
Plat Book 4, Pages 50-51

Secondary Plat of McCord Square  
(Plat Cabinet C Slide 247)  
INST. #202211264  
Plat Cabinet D, Slides 201-203


WEST MAIN STREET  
7' PUBLIC RIGHT-OF-WAY


72.73'	30.01'	45.39'	20.00'
LOT 9 35,678 SF 0.819 ACRES±	30' UTILITY EASEMENT		20' DRAINAGE & UTILITY EASEMENT
61.87'	30.01'	47.71'	20.00'

## **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 <b>CENTRAL STATES CONSULTING, LLC</b> P.O. BOX 4 13 WEST PEARL STREET NORTH SALEM, INDIANA 46165 PHONE: 317-858-8662 FAX: 317-342-2857	
	DATE: 09-06-2023 DWN. BY: JLM CHKD. BY: DRM	PROJECT NUMBER <b>23-031</b>
	SHEET 2 OF 2	2
	SURVEYING & LAND PLANNING	