

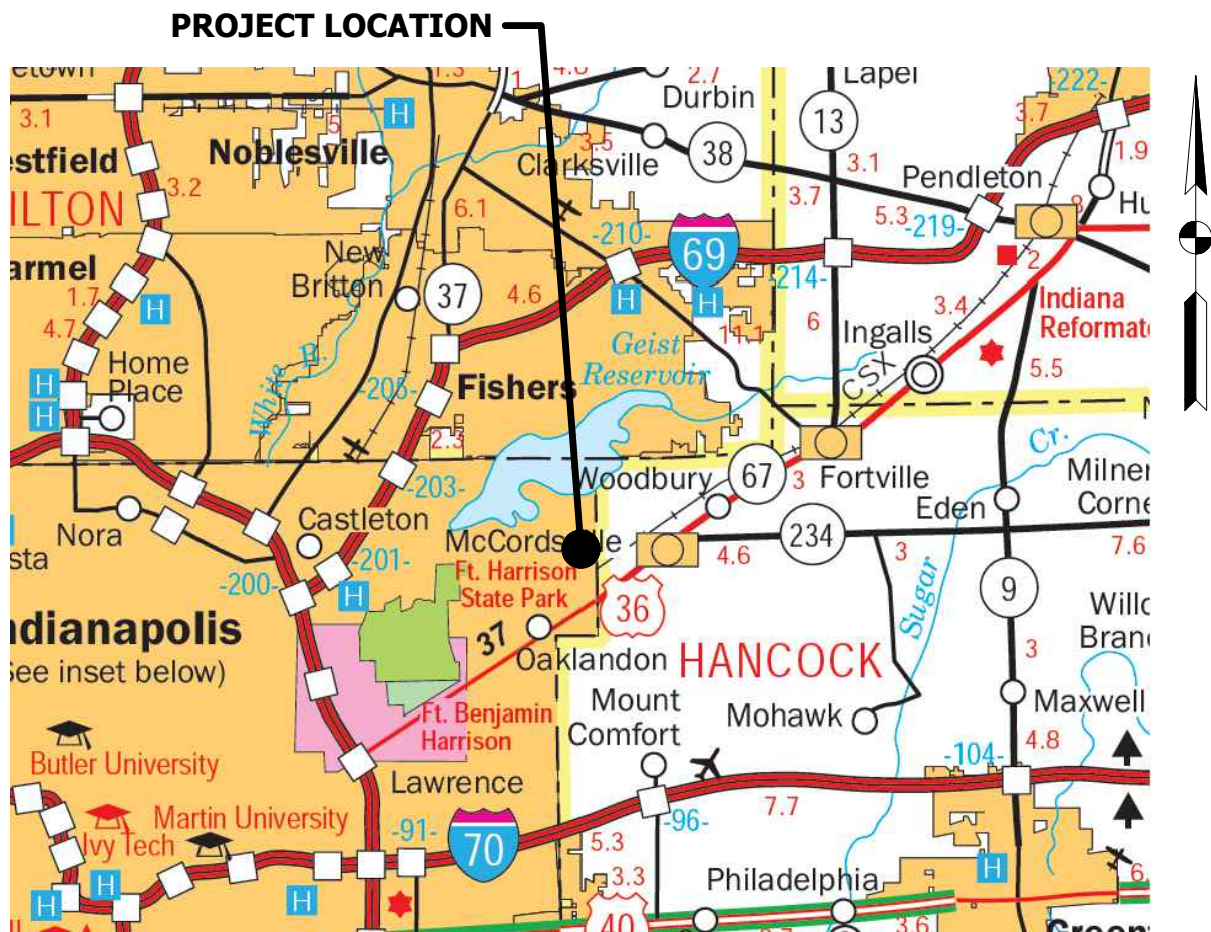
PREPARED BY:
NICKOLAS M. SCHMITT
FRITZ ENGINEERING SERVICES, LLC

CURRENT OWNER:
G.T. REAL ESTATE, LLC
6314 W. BROADWAY,
MCCORDSVILLE, IN 46055

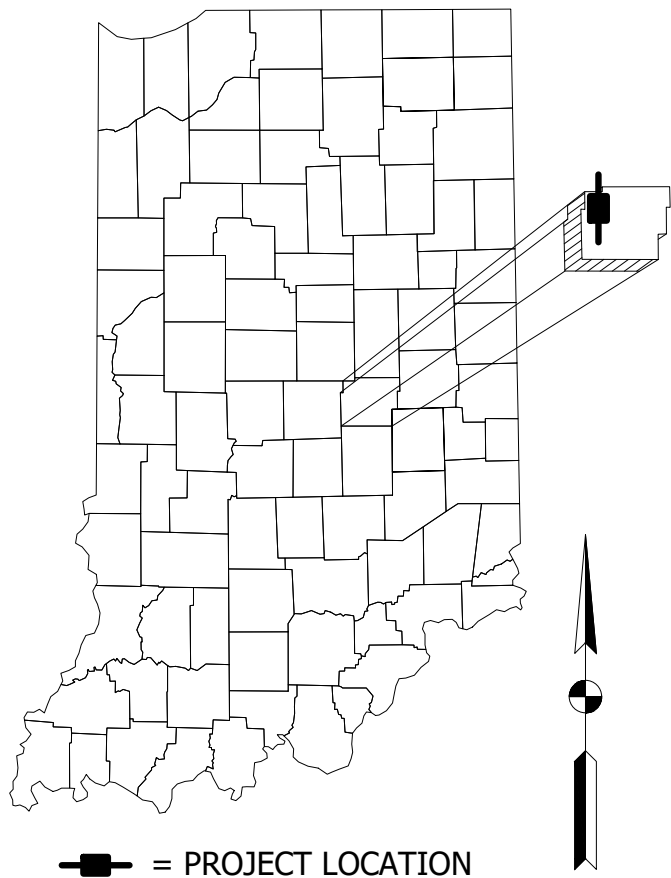
SOURCE OF TITLE:
INSTRUMENT NO. 9708964 & 070010933

SECONDARY PLAT FOR INTERURBAN PLACE

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 05 EAST
IN VERNON TOWNSHIP, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA



VICINITY MAP
(NOT TO SCALE)



STATE MAP
(NOT TO SCALE)

SECONDARY PLAT - MODERNIZED LAND DESCRIPTION:

A part of the Northeast Quarter of Section 26, Township 17 North, Range 05 East, Vernon Township, Town of McCordsville, Hancock County, Indiana and being part of the tracts of land as described in Instrument Numbers 9708964 and 070010933 as recorded in the Office of the Recorder of Hancock County, Indiana, and as shown on the plat of an Retracement Boundary Survey as certified by Nickolas M. Schmitt, P.S. No. LS21200004 (Fritz Engineering Services, LLC) project number FES 2308005 - Green Touch Project (all references to monuments and courses herein are as shown on said plat of survey) and more particularly described as follows:

Commencing from the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 26; thence South 00 degrees 12 minutes 42 seconds West on and along the east line of said Quarter-Quarter Section with the basis of bearing being NAD83 Indiana State Plane East Zone, 1199.37 feet to the south line of the D&D Vail Trust tract of land as described in Instrument Number 202001289 as recorded in said Hancock County Recorders Office, said point being the Point of Beginning and being marked by a 5/8 inch diameter rebar with pink cap stamped "Fritz Eng. Boundary Firm #0152" (hereon referred to as Fritz capped rebar); thence North 89 degrees 11 minutes 02 seconds East on and along said south line 8.85 feet to the center of the of Stansbury Ditch (Stansbury and Schultz Regulated Drain), with the next five (5) courses being on and along the centerline of said Stansbury Ditch with the courses representing a meander line of said centerline; (1) thence South 38 degrees 40 minutes 12 seconds East 13.85 feet; (2) thence South 16 degrees 30 minutes 16 seconds East 25.17 feet; (3) thence South 24 degrees 27 minutes 17 seconds East 57.96 feet; (4) thence South 33 degrees 55 minutes 21 seconds East 121.40 feet; (5) thence South 32 degrees 23 minutes 00 seconds East 28.04 feet to the northern railroad right-of-way of the CSX Transportation Railroad (formerly C.C.C. & St. L. Railroad) as being marked by a mag nail with washer stamped "Fritz Eng. Boundary Firm #0152" (hereon referred to as Fritz mag nail); thence South 56 degrees 15 minutes 58 seconds West on and along said northern railroad right-of-way 244.86 feet to a Fritz mag nail; thence North 33 degrees 44 minutes 02 seconds West at right angles (perpendicular) to said northern railroad right-of-way 277.71 feet to the south section line of said Quarter-Quarter section (Northwest Quarter of the Northeast Quarter of Section 26), said point being marked by a Fritz mag nail; thence South 89 degrees 11 minutes 02 seconds West on and along said south section line 272.64 feet to the east line of the D&D Vail Trust tract of land as described in Instrument Number 20201288 as recorded in said Hancock County Recorders Office; thence North 00 degrees 17 minutes 35 seconds East on and along said east line 113.80 feet to said south line of said D&D Vail Trust tract of land as described in said Instrument Number 202001289 as recorded in said Hancock County Recorders Office, with said point being marked by a Fritz capped rebar; thence North 89 degrees 11 minutes 02 seconds East on and along said south line and parallel to the south section line of said Quarter-Quarter Section 498.53 feet to the Point of Beginning, containing 2.513 acres (109,466 square feet), more or less.

FLOOD ZONE INFORMATION

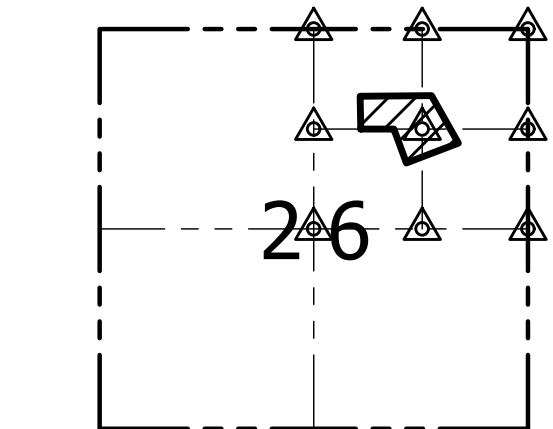
SURVEY LIMITS ARE LOCATED WITHIN A FLOODPLAIN AND FLOOD ZONES ZONE "AE", ZONE "X" SHADED, AND ZONE "X" UNSHADED AS OBTAINED FROM OR SCALED OFF OF THE FEMA FIRM MAP NUMBER 18059C0018D WITH AND EFFECTIVE DATE OF 12/04/2007.

ZONE "AE" - SPECIAL FLOOD HAZARD AREA (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)

ZONE "X" SHADED - OTHER FLOOD AREAS
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

ZONE "X" UNSHADED - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**SEE FEMAL FIRM MAPS AND FLOOD INSURANCE STUDY (FIS) PROFILES FOR EXACT BASE FLOOD ELEVATIONS (BFES) AND FLOODPLAIN / FLOOD ZONE / FLOODWAY LIMITS.



TOWNSHIP 17 NORTH
RANGE 05 EAST

 = PROJECT LOCATION

U.S.P.L.S.S. SECTION MAP
(MAP NOT TO SCALE)

ZONING CLASSIFICATION:
GREEN TOUCH PUD

BASIS OF BEARING NOTE:
Unless noted otherwise, all bearings shown herein are labeled based upon this survey's basis of bearing:
NAD 83 Indiana State Plane East - Grid.

COUNTY RECORDERS INFORMATION

LEGEND & MONUMENTATION INFO

- RECOVERED MONUMENTS PER CROSS-REFERENCE SURVEY
- ▲ U.S.P.L.S.S. SECTION CORNER LOCATION
- ALIGNMENT POINT (RECOVERED OR CALC.)
- ▣ R/W RECOVERED RIGHT-OF-WAY MONUMENT
- SET BOUNDARY CORNER MONUMENT
- SQUARE 4 INCH BY 36 INCH LONG CONCRETE MONUMENT WITH A SCRIBED CROSS ON TOP OR SET FLUSH WITH A BRASS MONUMENT
- EXTERIOR PLAT BOUNDARY LINE
- U.S.P.L.S.S. SECTION LINE
- APPARENT CENTERLINE (CL)
- RIGHT-OF-WAY (R/W)
- LOT LINES
- EASEMENT(S)
- BUILDING SETBACK LINES (B.S.L.)
- A.E. = ACCESS EASEMENT
- B.M.P.E. = BEST MANAGEMENT PRACTICE ESMT.
- C.A. = COMMON AREA
- D.E. = DRAINAGE EASEMENT
- D.&U.E. = DRAINAGE & UTILITY EASEMENT
- ESMT. OR E. = EASEMENT
- EX. = EXISTING
- I.E.E. = INGRESS / EGRESS EASEMENT
- L.E. = LANDSCAPE EASEMENT
- L.A.E. = LIMIT ACCESS EASEMENT
- M.F.P.G. = MINIMUM FLOOD PROTECTION GRADE
- REG. D.E. = REGULATED (LEGAL) DRAIN EASEMENT
- S.E. = SANITARY EASEMENT
- S.D.&U.E. = SANITARY, DRAINAGE & UTILITY ESMT.
- T.P.E. = TREE PRESERVATION EASEMENT
- U.E. = UTILITY EASEMENT
- V.W. = VARIABLE WIDTH
- W.E. = WATER EASEMENT

SET PROPERTY CORNER MONUMENTS TO BE:
24 IN. x $\frac{3}{8}$ IN. DIA. REBAR WITH STAMPED PINK CAP SET FLUSH WITH GRADE OR WHERE CORNER IS ON HARDSCAPE, A MAG NAIL WITH STAMPED WASHER.

MONUMENT STAMPING: "FRITZ ENG. BOUNDARY FIRM # 0152"

SET CENTERLINE / ALIGNMENT MONUMENT TO BE:

24 IN. x $\frac{3}{8}$ IN. DIA. REBAR WITH STAMPED RED CAP SET FLUSH WITH GRADE OR WHERE POINT IS ON HARDSCAPE, A 5/8" x 7" ALUMINUM STAMPED ROD WITH 1-1/2" ALUMINUM CAP WITH "PUNCH HOLE"

MONUMENT STAMPING: "FRITZ ENG. ALIGNMENT POINT FIRM # 0152"



14020 MISSISSINewa DRIVE
CARMEL, INDIANA 46033
P: 317.324.8695
F: 317.324.8717
www.Fritz-Eng.com

PREPARED BY: NICKOLAS M. SCHMITT
FRITZ ENGINEERING SERVICES, LLC

DRAFTED BY: NMS

SURVEY STATUS
PRO-FORMA

PROJECT NUMBER: 2308005
DATE: 03/06/2024

CHECKED BY: NMS

SHEET NUMBER
1 OF 3

PREPARED BY:
NICKOLAS M. SCHMITT
FRITZ ENGINEERING SERVICES, LLC

CURRENT OWNER:
G.T. REAL ESTATE, LLC
6314 W. BROADWAY,
MCCORDSVILLE, IN 46055

SOURCE OF TITLE:
INSTRUMENT NO. 9708964 & 070010933

SECONDARY PLAT FOR INTERURBAN PLACE

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IN VERNON TOWNSHIP, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA

RIGHT-OF-WAY NOTE:

Dedicated R/W is this subdivision consists of 0.349 acres

*EXISTING EASEMENTS

Existing easement as shown on the plat are per:

- Grant of Permanent Easement (Instr. No. 2002407) and
- Grant of Permanent Sanitary Sewer Easement (Instr. No. 9903463)

N.W. 1/4 OF THE N.E. 1/4
SECTION 26
TOWNSHIP 17 NORTH
RANGE 05 EAST
HANCOCK COUNTY

ZONING CLASSIFICATION:

GREEN TOUCH PUD

LOT 1
32675 SQ. FT.
(0.750 AC.)

S.W. 1/4 OF THE N.E. 1/4
SECTION 26
TOWNSHIP 17 NORTH
RANGE 05 EAST
HANCOCK COUNTY

TOWN OF MCCORDSVILLE, INDIANA
VERNON TOWNSHIP

ZONING CLASSIFICATION:

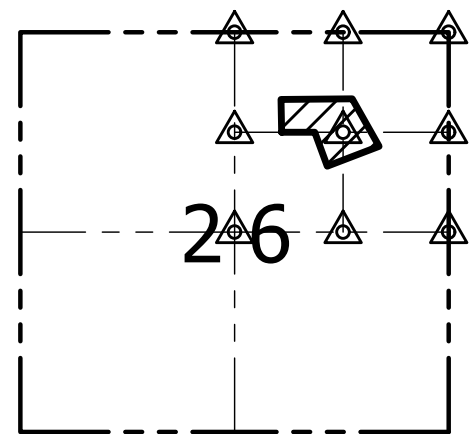
GREEN TOUCH PUD

LOT 2
61578 SQ. FT.
(1.414 AC.)

N.E. 1/4 OF THE N.E. 1/4
SECTION 26
TOWNSHIP 17 NORTH
RANGE 05 EAST
HANCOCK COUNTY

S.E. 1/4 OF THE N.E. 1/4
SECTION 26
TOWNSHIP 17 NORTH
RANGE 05 EAST
HANCOCK COUNTY

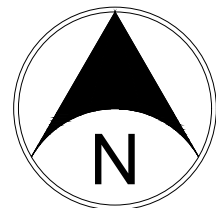
PARCEL LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	15.63'	N89° 11' 02"E
L2	23.23'	N89° 11' 02"E
L3	20.00'	S29° 59' 26"E
L4	193.57'	N58° 48' 57"E
L5	7.00'	S31° 11' 03"E
L6	6.56'	S58° 48' 57"W
L7	46.50'	S40° 17' 06"W
L8	9.63'	N38° 40' 12"W
L9	17.56'	N16° 30' 16"W
L10	26.12'	N40° 12' 58"E
L11	22.45'	S58° 48' 57"W



TOWNSHIP 17 NORTH
RANGE 05 EAST

= PROJECT LOCATION

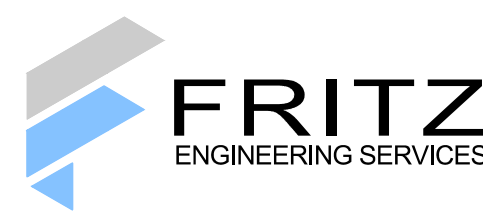
U.S.P.L.S.S. SECTION MAP
(MAP NOT TO SCALE)



SCALE
0 40

BASIS OF BEARING NOTE:

Unless noted otherwise, all bearings shown herein are labeled based upon this survey's basis of bearing:
NAD 83 Indiana State Plane East - Grid.



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PREPARED BY: NICKOLAS M. SCHMITT
FRITZ ENGINEERING SERVICES, LLC

DRAFTED BY: NMS

SURVEY STATUS
PRO-FORMA

PROJECT NUMBER: 2308005
DATE: 03/06/2024

CHECKED BY: NMS

SHEET NUMBER
2 OF 3

PREPARED BY:
NICKOLAS M. SCHMITT
FRITZ ENGINEERING SERVICES, LLC

CURRENT OWNER:
G.T. REAL ESTATE, LLC
6314 W. BROADWAY,
MCCORDSVILLE, IN 46055

SOURCE OF TITLE:
INSTRUMENT NO. 9708964 & 070010933

SECONDARY PLAT FOR INTERURBAN PLACE

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IN VERNON TOWNSHIP, TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA

DEDICATION STATEMENT

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 and designated as Interurban Place in Hancock County, Indiana. All rights-of-way shown and not herefore dedicated, are hereby dedicated to the public and Town of McCordsville with the recording of this plat.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of an structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public ore hereby dedicated to the Town of McCordsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plot and approved by the Town / County to be privately owned, operated and maintained.

Front building setback lines ore hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water, drainage, water, and sanitary sewer easements shown on this Plat ore hereby dedicated to the Town of McCordsville or the respective utility companies.

Perpetual utility easements are hereby granted to the own of McCordsville municipal department, their successors and assigns, within the area shown on the plat and marked "Sanitary Sewer Easement (S.S.E.)", to install, lay, construct, renew, operate, maintain and remove pipes and manholes for the purpose of serving the subdivision and other property with sewer service as a part of the respective utility systems. No permanent structures, fences, or trees shall be placed on said area as shown on the lat and marked "Sanitary Sewer Easement (S.S.E.)", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or he rights herein granted.

In addition , this deed / plat shall dedicate to the Town of McCordsville, Indiana, any and all sanitary sewer infrastructure installed for, by or on behalf of the undersigned: said infrastructure to include but not be limited to the sanitary sewer collection system or an other component part of the sanitary sewer system which serves the subject subdivision.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which ore the responsibility of a public authority or utility to maintain.

The property owner or the property manager shall be solely responsible for maintaining all landscaping in perpetuity. The right to enforce these provisions by injunction, t ether with the right to cause the removal, by due process of law, of any structure or art thereof erected, or maintained in violation hereof, is hereby maintained in violation thereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent r representative.

This plat, and all of the real estate described herein, including without limitation all lots, blocks and / or common areas, are subject in all respects to the Declaration of Covenants and Restrictions and any amendments thereof as recorded in the Office of the Recorder of Hamilton County as follows:

In Witness whereof, Owner(s) have executed this instrument
this ____ day of _____, _____.
STATE OF INDIANA)
COUNTY OF _____) SS:

OWNERS:

SIGNATURE

PRINTED NAME

TITLE

COMPANY

Before me the undersigned Notary Public, in and for the County and State, personally appeared _____,
for each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notarial Seal this ____day of _____, 20____.

Notary Public Printed Name

My Commission Expires:_____

I am a resident of _____ County.

TOWN APPROVAL - MCCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission
the ____ day of _____, 20____, under authority provided by:

Signature

Printed

Signature

Printed

ACCEPTANCE OF DEDICATIONS

Be it resolved by the McCordscille Town Council, Indiana, that the dedications shown on this plat are hereby approved and accepted this ____day of _____, 20____.

Signature

Printed
President

LAND SURVEYOR'S CERTIFICATION:

I, the undersigned, do hereby certify that I am a registered land surveyor, licensed in compliance with the laws of the State of Indiana, and that the within plat represents a subdivision of land subdivided and platted under my direct supervision and control, performed in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, and that it is true and correct to the best of my knowledge and belief and there has been no change from the matters of survey revealed by the cross-referenced survey plat(s), as denoted below, on any lines that are common with the new subdivision or replat.

- The subdivision consists of two (2) lots numbered lot 1 and 2 (all inclusive).
- The size of the lots, common areas, blocks, outlots, easements, and public ways (right-of-way) are shown in figures denoting feet and decimal parts thereof.
- All monuments shown on the plat actually exist or will be set within two years from the recording of this plat as set forth in Title 865 IAC-12-18 and their location, size, type and material are accurately shown.
- The boundary survey of this plat is in conformity with IAC 1-12.
- Cross-reference survey dated _____ as performed by Nickolas Schmitt and recorded as Instrument Number _____ in the Office of the Recorder of Hancock County.
- The within plat complies with the provisions of Town of McCordsville subdivision control ordinances.

Witness my signature this date of: 03/06/2024

NICKOLAS M. SCHMITT
Professional Land Surveyor
Registration No. LS21200004, State of Indiana




AFFIRMATION STATEMENT:

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Signature: _____

Printed Name: _____ NICKOLAS M. SCHMITT _____.

 FRITZ ENGINEERING SERVICES	14020 MISSISSINEWA DRIVE CARMEL, INDIANA 46033 P: 317.324.8695 F: 317.324.8717 www.Fritz-Eng.com
PREPARED BY: NICKOLAS M. SCHMITT FRITZ ENGINEERING SERVICES, LLC	PROJECT NUMBER: 2308005 DATE: 03/06/2024
DRAFTED BY: NMS	CHECKED BY: NMS
SURVEY STATUS PRO-FORMA	SHEET NUMBER 3 OF 3