



OWNERS/SUBOWNER
TRG DEVELOPMENT, LLC
3225 S. HOYT AVENUE
MUNCIE, IN. 47302

L&R ACQUISITIONS
INSTRUMENT NO. 100008172

SURVEYOR
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

PLAT OF KENSINGTON GARDEN

PART OF THE SOUTHEAST QUARTER - SEC. 36 -T17N-R5E
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

PIDN - 30-01-26-403-006.000-018

THIS INSTRUMENT WAS PREPARED
BY ANDREW D. BAXTER
REGISTERED LAND SURVEYOR
INDIANA #LS20400029
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
TELEPHONE (317) 826-7100
2419097 JOB#
MARCH 5, 2024

A PLAN COMMISSION CERTIFICATE

The Director of the Department of Planning and Zoning has reviewed this Plat for technical conformity with the standards fixed in the McCordsville Zoning Ordinance and the McCordsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of McCordsville, Hancock County, Indiana.

Printed: _____
Director, Department of Planning and Zoning

Date: _____
We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, I.C.
36-7-4 et seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto,
the Plat depicted herein is the Plat which was given approval by the Town of McCordsville Plan Commission
at a meeting held on the _____ day

of _____, _____

Witness by signature this _____ day

of _____
TOWN OF MCCORDSVILLE PLAN COMMISSION

Signature: _____ Signature: _____

Printed: _____
Title: President - Steve Bahr
(Ord. 22-97, passed - -1997)

Printed: _____
Title: Secretary

SURVEYOR'S CERTIFICATE:

I, ANDREW D. BAXTER, hereby certify that:
The size of the Lots, Common Areas and Widths of Streets and Easements are shown in figures denoting feet and decimal parts thereof;
The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

This Subdivision consists of 1 Lot, and Public Ways as shown on the within Plat;
The size of the Lots, Common Areas and Widths of Streets and Easements are shown in figures denoting feet and decimal parts thereof;
All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;
The boundary survey of this plat is in conformity with 865 I.A.C. 1-12; and
The within Plat complies with the provisions of the McCordsville Subdivision Control Ordinance.

Witness by signature this 6 day of May, 2024.

Signature

Printed: ANDREW D. BAXTER, Registered Land Surveyor - Indiana - #LS20400029
(Ord. 22-97, passed - -1997)

CROSS-REFERENCE IS HEREBY MADE TO A BOUNDARY RETRACEMENT SURVEY DATED OCTOBER 31, 2023 PREPARED BY SCHNEIDER GEOMATICS AS JOB NUMBER 17939.

REDACTION STATEMENT

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

ECONOMIC DEVELOPMENT CHARGE

The Developer must pay an assessment known as an "Economic Development Charge" levied in the amount of (\$_____) on each commercial lot to be recorded to be made payable to the "Economic Development Fund" in the Office of the Auditor of Hancock County, Indiana.