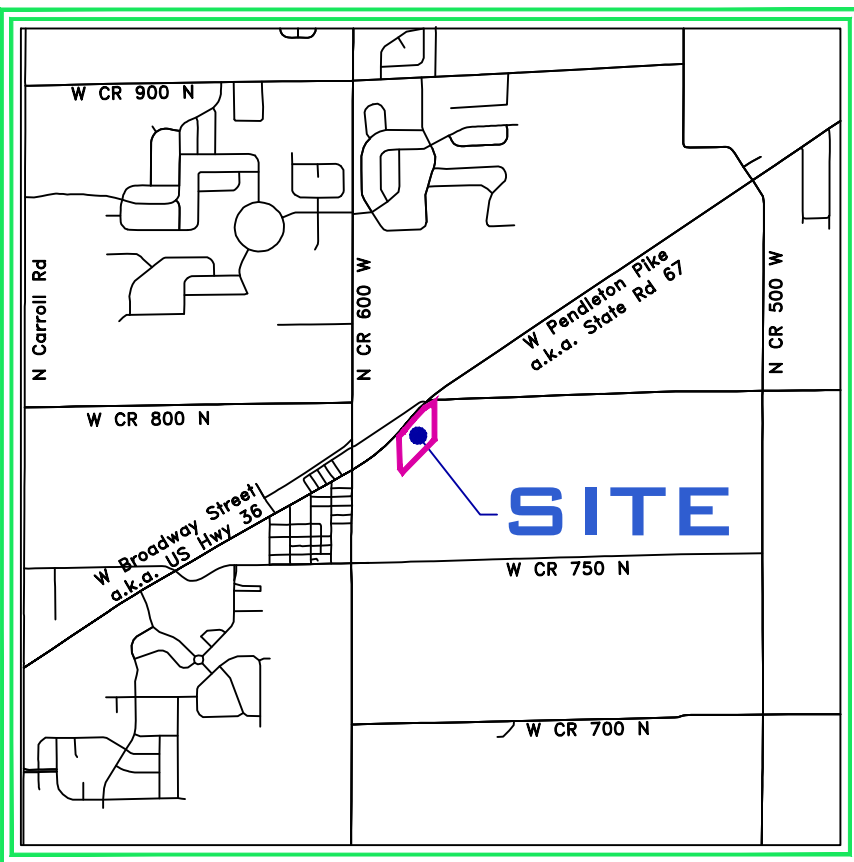


VICINITY MAP  
NOT TO SCALE



## CURRENT PLAT

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.

## REPLAT OF McCORD SQUARE BLOCK A An Addition to the Town of McCordsville, Indiana

### LAND DESCRIPTION

Block A 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, Josee L. Mosson-Baum, 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 been set or will be set prior to the transfer of any lot in this subdivision. The within REPLAT OF McCORD SQUARE BLOCK A consists of one (1) Lot, numbered Lot 1, and four (4) blocks, called Block A, B, C, and D as shown hereon. The size of lots, blocks and common areas and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof.

Hereby certified on this 6th day of September, 2024

ADJOINER:  
Tower McCordsville LLC  
INST. #060006590

Josee L. Mosson-Baum  
Josee L. Mosson-Baum  
State of Indiana  
Professional Survey No. 22400012



### DEDICATION STATEMENT

THE RIGHT-OF-WAYS AS SHOWN WITHIN THIS PLAT ARE 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 \_\_\_\_\_, 2024

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

\_\_\_\_\_ 2024.

THIS INSTRUMENT PREPARED BY:  
JOSEE L. MOSSON-BAUM  
STATE OF INDIANA  
PROFESSIONAL SURVEYOR #22400012  
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."

Josee L. Mosson-Baum  
Josee L. Mosson-Baum

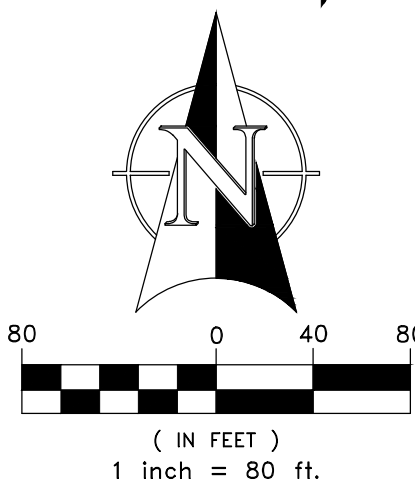


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CENTRAL STATES CONSULTING, LLC  
P.O. BOX 4  
13 WEST PEARL STREET  
NORTH SALEM, INDIANA 46165  
PHONE: 317-858-8662 FAX: 317-342-2857

DATE: 09-06-2024  
DWN BY: JLMB  
CHKD BY: DRM  
SCALE: 1" = 80'

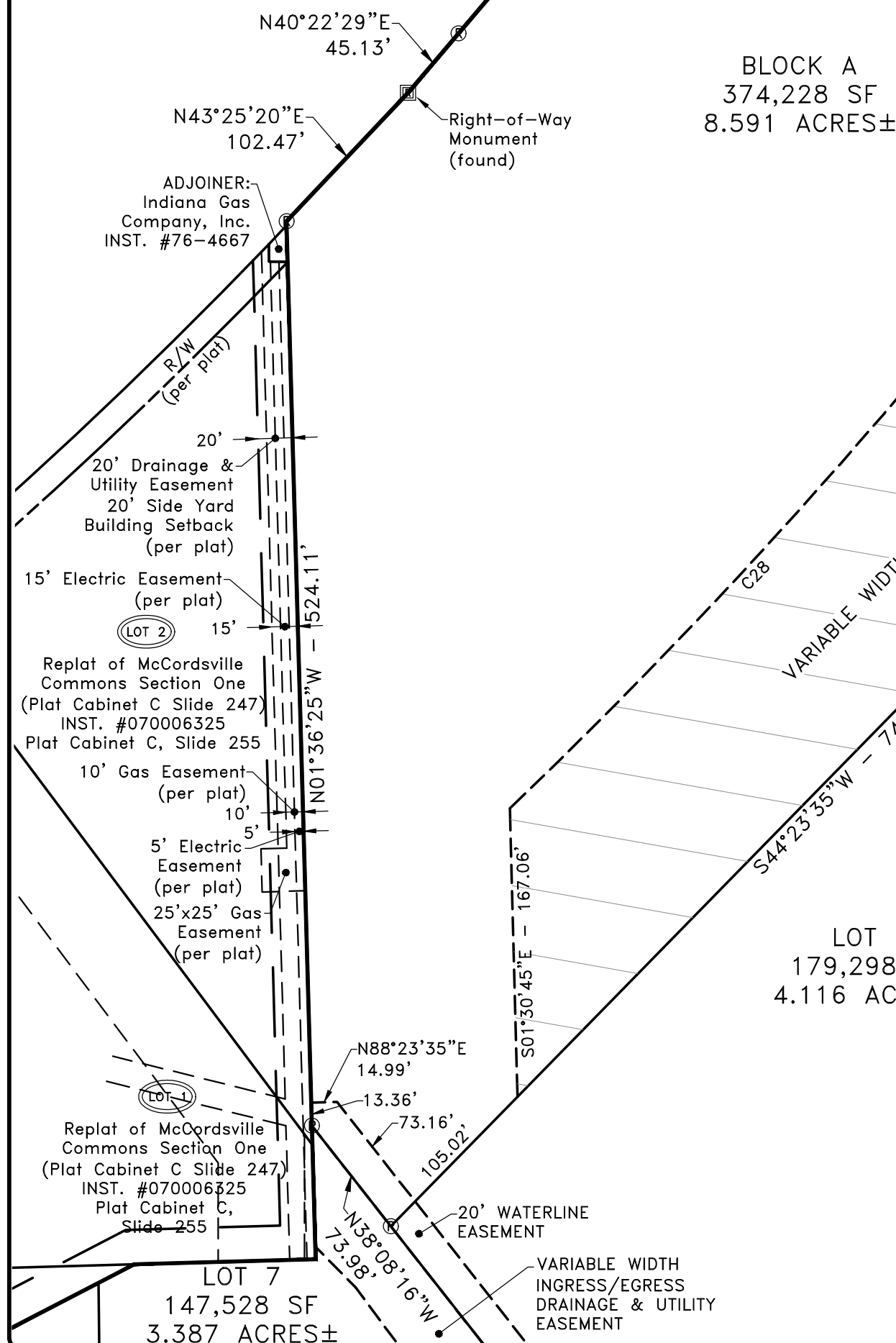
PROJECT NUMBER  
24-070

SHEET 1 OF 2



### LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY
- REBAR/MAG NAIL/CUT "X" SET FLUSH
- RIGHT-OF-WAY MONUMENT FOUND
- "DRM PS #9600013" CAPPED 5/8" REBAR SET FLUSH



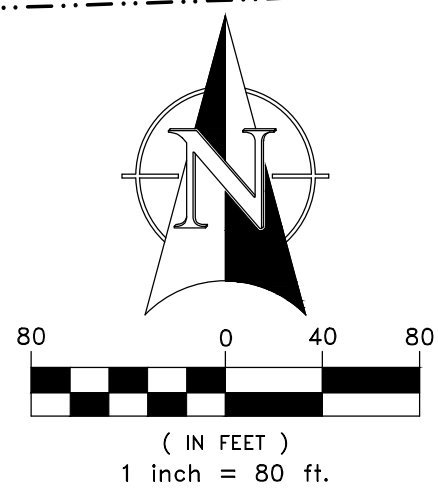


REPLAT

REPLAT OF McCORD SQUARE BLOCK A  
An Addition to the Town of McCordsville, Indiana

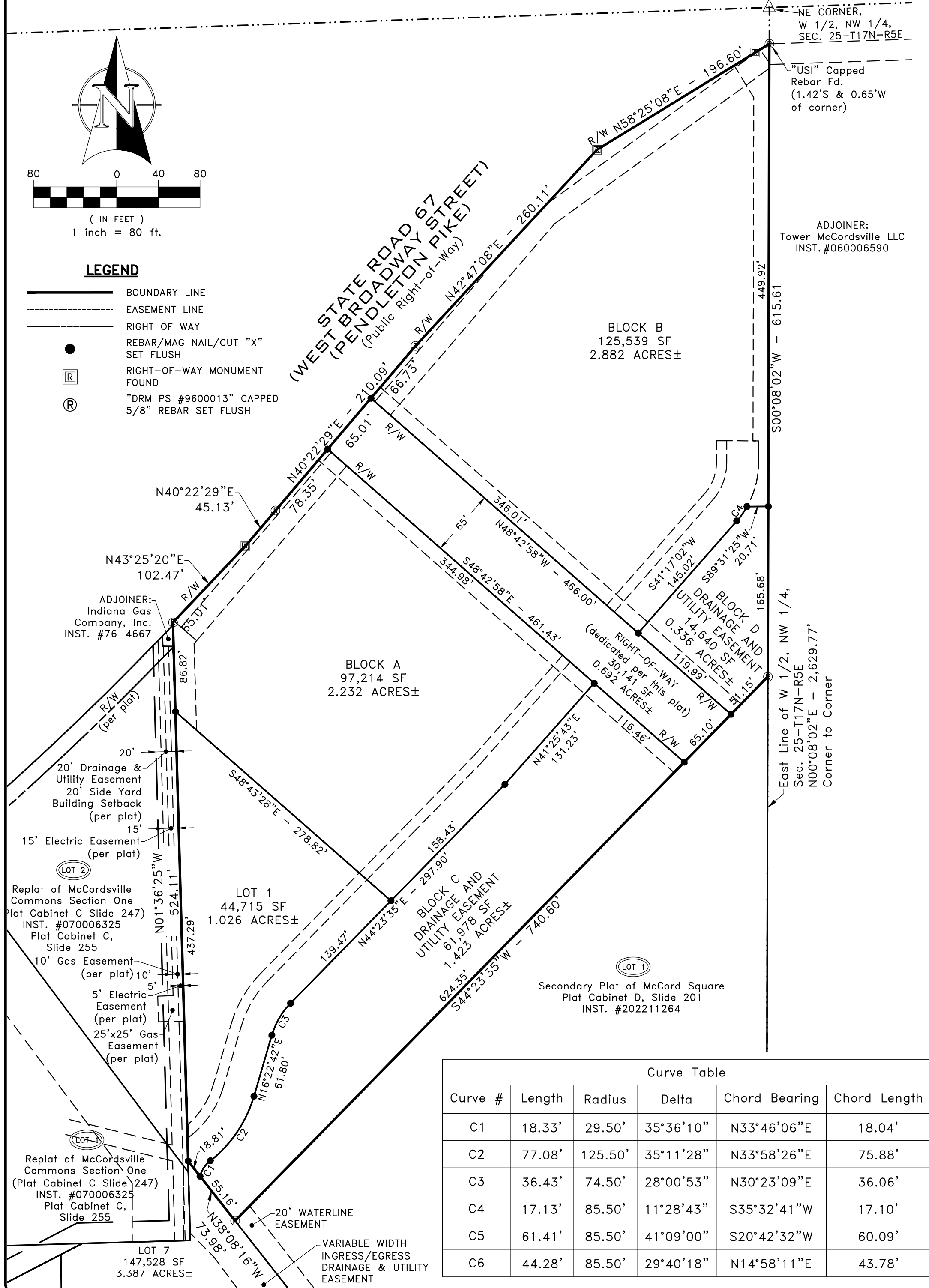
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of the Second Principal Meridian, Vernon Township, Hancock County, Indiana.

REPLAT  
EASEMENT DETAILS

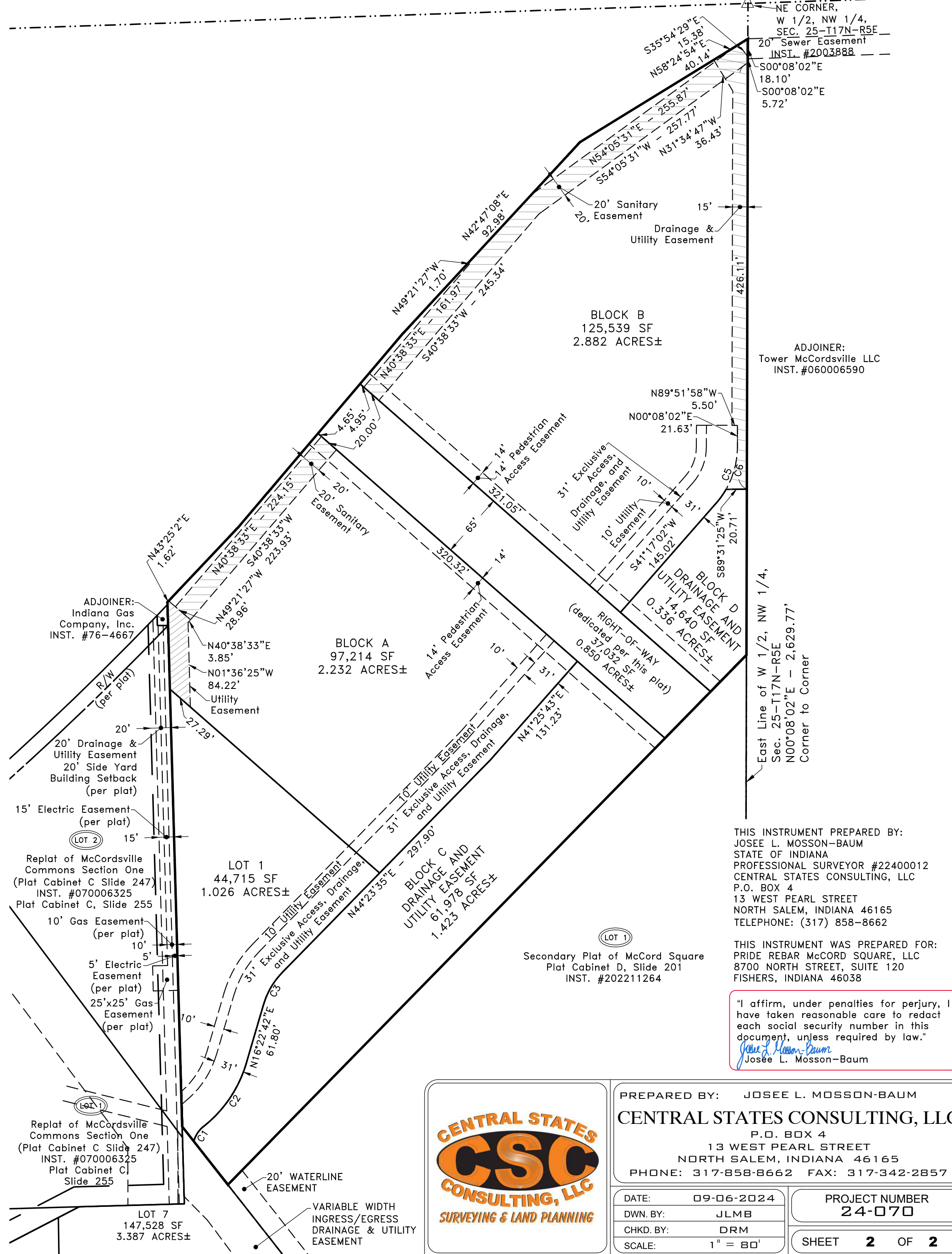


LEGEND

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- RIGHT OF WAY
- REBAR/MAG NAIL/CUT "X" SET FLUSH
- RIGHT-OF-WAY MONUMENT FOUND
- "DRM PS #9600013" CAPPED 5/8" REBAR SET FLUSH



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.33'	29.50'	35°36'10"	N33°46'06"E	18.04'
C2	77.08'	125.50'	35°11'28"	N33°58'26"E	75.88'
C3	36.43'	74.50'	28°00'53"	N30°23'09"E	36.06'
C4	17.13'	85.50'	11°28'43"	S35°32'41"W	17.10'
C5	61.41'	85.50'	41°09'00"	S20°42'32"W	60.09'
C6	44.28'	85.50'	29°40'18"	N14°58'11"E	43.78'



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DATE: 09-06-2024	PROJECT NUMBER 24-070
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