

REPLAT OF LOT 2, SWAN SUBDIVISION  
A REPLAT OF LOTS 5 THROUGH 20 OF THE  
ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE  
SECONDARY PLAT  
PART OF THE N.E. 1/4 OF SEC. 26, T17N, R5E  
VERNON TOWNSHIP, MCCORDSVILLE, HANCOCK COUNTY, INDIANA

SOURCE OF TITLE

INSTRUMENT NO. 080004297  
INSTRUMENT NO. 202401606  
INSTRUMENT NO. 2025\_\_\_\_\_

LOT 2, SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, AN ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_ AS INSTRUMENT NUMBER \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, TOGETHER WITH THE WESTERN HALF OF THE ALLEY VACATED IN INSTRUMENT NUMBER 202401606 AND THE EASTERN HALF OF INDIANA STREET VACATED IN INSTRUMENT NUMBER \_\_\_\_\_, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYOR'S CERTIFICATE

THIS SUBDIVISION CONSISTS OF ONE (1) LOT. THE SIZE OF THE LOTS AND WIDTHS OF STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO A SURVEY BY KAREN SUTTON, PS, INDIANA LS #21200013, FOR KUHN & GUSTAFSON LAND SURVEYING, INC, PROJECT NO. 240048 RECORDED IN INSTRUMENT NO. \_\_\_\_\_ ON \_\_\_\_\_, 2025.

I, THE UNDERSIGNED, 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 THE LANDS SURVEYED WITHIN THE CROSS-REFERENCED SURVEY, AND EXCEPT AS NOTED, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION. I FURTHER CERTIFY THAT THE SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

KAREN SUTTON  
PROFESSIONAL SURVEYOR, STATE OF INDIANA  
REGISTRATION NUMBER LS21200013

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. — KAREN SUTTON

THIS DOCUMENT PREPARED BY KAREN SUTTON

DEED OF DEDICATION

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I 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 REPLAT OF LOT 2, SWAN SUBDIVISION, A SECONDARY PLAT, IN HANCOCK COUNTY, INDIANA. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

THIS SUBDIVISION CONSISTS OF 1 LOT NUMBERED 2A, TOGETHER WITH RIGHTS-OF-WAY AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTH OF THE STREETS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THERE IS NO DEDICATED RIGHT-OF-WAY IN THIS PLAT THAT WAS NOT PREVIOUSLY DEDICATED IN THE PLAT OF SWAN SUBDIVISION A REPLAT OF LOTS 5 THROUGH 20 OF THE ORIGINAL PLAT OF THE TOWN OF MCCORDSVILLE, AN ADDITION TO THE TOWN OF MCCORDSVILLE, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_ AS INSTRUMENT NUMBER \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE REPAIRS ON ANY ALLEY, NOR ANY ROADWAY WHICH IS NOT BUILT TO TOWN STANDARDS AND/OR NOT DEDICATED AND ACCEPTED AS PUBLIC RIGHT-OF-WAY. THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE ON LANDSCAPING, FENCING, OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY.

FRONT BUILDING SETBACK LINES ARE HERESY 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. BUILDING SETBACK LINES ARE SHOWN FOR REFERENCE ONLY; REFER TO THE APPLICABLE ZONING ORDINANCE REGULATIONS FOR THE MOST CURRENT REQUIREMENTS.

THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION. WITHIN EASEMENTS, FENCING MAY BE ALLOWED AT THE DISCRETION OF THE TOWN SUBJECT TO AN EASEMENT ENCROACHMENT AGREEMENT.

RESTRICTIVE COVENANTS

(1) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN TWO AND ONE-HALF AND EIGHT FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 40 FEET FROM THE INTERSECTION OF THE LOCAL OR COLLECTOR STREET LINES, AND 75 FEET FROM THE INTERSECTION OF ARTERIAL STREETS, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.

(2) THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN TEN FEET OF THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF THE DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 70 FEET OF THE INTERSECTION OF TWO STREET LINES. NO DRAINAGE STRUCTURE SHALL BE LOCATED WITHIN DRIVEWAY LIMITS.

(3) NO SUMP PUMP DRAINS OR OTHER DRAINS SHALL OUTLET ONTO THE STREET.

(4) NO TREES SHALL BE PLANTED IN THE RIGHT-OF-WAY.

(5) NO VEHICLE SHALL BE PARKED ON A PUBLIC STREET FOR MORE THAN 24 HOURS, UNLESS OTHERWISE PERMITTED TO DO SO.

(6) SNOW REMOVAL FOR THE SUBDIVISION INTERNAL STREETS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

(7) THE MAINTENANCE OF ALL IRRIGATION OR SPRINKLER SYSTEMS INSTALLED IN THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE TOWN OF MCCORDSVILLE ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OR DAMAGE OF ANY KIND.

(8) EACH LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING A FIVE-FOOT WIDE CONCRETE SIDEWALK OF 4,000 PSI CONCRETE, FOUR INCHES THICK, SLOPED TOWARD THE STREET WITH EXPANSION JOINTS EACH 48 FEET ALONG THE ENTIRE STREET FRONTAGE OF THEIR RESPECTIVE LOT. THE SIDEWALK SHALL BE CONSTRUCTED PRIOR TO COMPLETING FINISH LOT GRADING. THE SIDEWALK SHALL BE LOCATED ONE FOOT INSIDE THE STREET RIGHT-OF-WAY LINE, (NOT ON THE LOT) AND PARALLEL TO THE STREET RIGHT-OF-WAY LINE.

(9) ALL PUBLIC SIDEWALKS SHALL COMPLY WITH ALL AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS, AS AMENDED, AND IN THE SITUATION OF A CONFLICT BETWEEN ADA RULES, COVENANTS OR OTHER REGULATIONS, THE ADA SHALL GOVERN.

(10) UNLESS PROVIDED BY THE LOCAL MUNICIPALITY, THE LOT OWNERS SHALL NEGOTIATE WITH AND PROCURE TRASH PICK-UP AND CURBSIDE RECYCLING SERVICES FROM ONE PROVIDER FOR ALL OF THE OWNERS IN THE SUBDIVISION.

(11) THE LOT OWNERS MAY EMPLOY A MANAGING AGENT OR A REAL ESTATE MANAGEMENT COMPANY TO ASSIST WITH THE MANAGEMENT, ADMINISTRATION, OPERATION, AND MAINTENANCE OF THE SUBDIVISION.

CERTIFICATE OF OWNERSHIP

I, THOMAS A. GRANT, INC., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNER, I HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAT, AS MY FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY, WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

OWNER:

COMPANY NAME

SIGNATURE

PRINTED NAME

DATE

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ )SS:  
\_\_\_\_\_ COUNTY )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARY SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

SIGNATURE \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF RESIDENCE: \_\_\_\_\_

MCCORDSVILLE ADVISORY PLAN COMMISSION

UNDER AUTHORITY PROVIDED BY TITLE 36, ACT OF 1981, P.L. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND THE SUBDIVISION CONTROL ORDINANCE ADOPTED BY THE MCCORDSVILLE ADVISORY PLAN COMMISSION.

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE MCCORDSVILLE ADVISORY PLAN COMMISSION:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

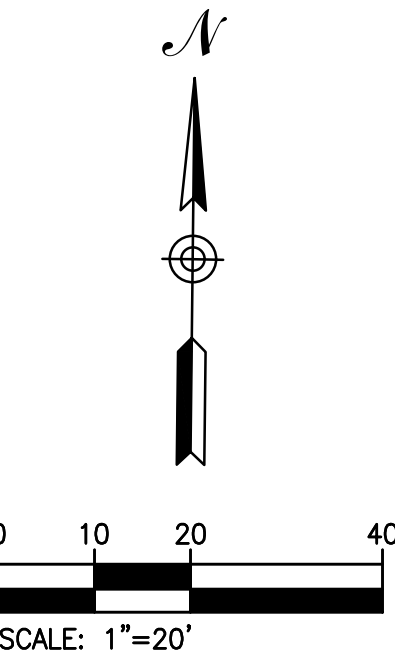


MIDLAND ATLANTIC PROPERTIES  
3801 E. 82ND STREET, SUITE B  
INDIANAPOLIS, IN 46240  
317.597.1720



K&G PROJECT NO.: 240048  
LAST REVISION: APRIL 22, 2025

P.O. BOX 70  
ZIONSVILLE, IN 46077  
(317)344-2822



REBAR W/NO CAP  
FOUND 0.2' B.G.

MAG SPIKE  
FOUND

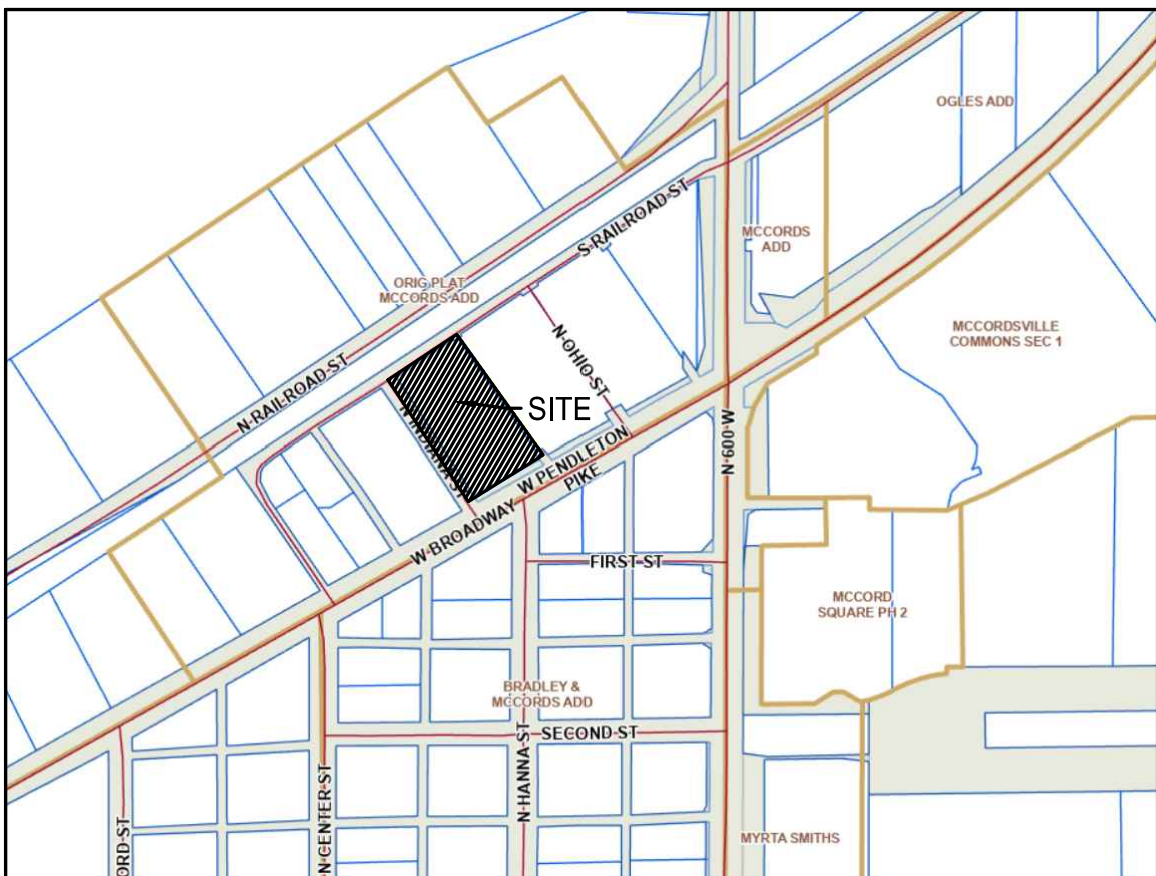
MAG NAIL  
FOUND

LOT 2A  
31,907 SQ. FT.  
0.73+/- ACRES

GENERAL NOTES:

THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPING, FENCING OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY.  
OWNERS AND FUTURE OWNERS OF LOT 1 AND 2, SWAN SUBDIVISION, SHALL TAKE ALL COMMERCIAL REASONABLE EFFORTS TO SECURE A SHARED PARKING AGREEMENT FOR THE TWO LOTS TO SHARE PARKING.

AREA MAP



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- R CENTERLINE
- FOUND CORNER (REFER TO SURVEY FOR DESCRIPTION)
- SET CORNER (REFER TO SURVEY FOR DESCRIPTION)
- BENCHMARK
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- HARRISON MONUMENT
- MONUMENT
- RIGHT-OF-WAY MONUMENT