

Owner

Tax #30-01-25-201-010.000-018
Town of McCordsville Redevelopment Commission
Warranty Deed
May 23, 2024 (Executed Date)
May 24, 2024 (Recorded Date)
Instrument No.202404954

Permanent Easement Area

8,028 square feet ±
0.184 acres ±

Permanent Easement Description

Part of Lot 10 of Myrta Smiths Additin to the Town of McCordsville, Book 4, Pages 50-51, and also shown on the Secondary Plat of McCord Square, Instrument Number 202211264, Plat Cab D Slide 201, both of which are located in the Office of the Recorder of Hancock County, Indiana. Said Lot 10 is located in the Northwest Quarter of Section 25, Township 17 North, Range 5 East of the Second Principal Meridian in Hancock County, Indiana, being described as follows

Commencing at the Southwest Corner of said Quarter Section, being marked by a MAG Nail flush (reference Indiana Geospatial Coordinate System "Hancock" Zone coordinates of North 206,177.038 and East 753,993.554, per NAD 83(2011) Epoch 2010.00, in U.S. Survey Feet and decimal parts thereof);

thence along the West line of said Northwest Quarter North 00 degrees 02 minutes 21 seconds East (grid bearing per said Zone) 470.00 feet;

thence North 88 degrees 18 minutes 51 seconds East 45.00 feet to the Southwest Corner of said Lot 10 of Myrta Smiths Addition;

thence along the west line of Lot 10 North 00 degrees 02 minutes 21 seconds East 10.14 feet to the **POINT OF BEGINNING** of this description;

thence continuing North 00 degrees 02 minutes 21 seconds East 40.00 feet;

thence North 89 degrees 12 minutes 47 seconds East 200.69 feet to the east line of Lot 10;

thence along said east line South 00 degrees 02 minutes 21 seconds West 40.00 feet;

thence South 89 degrees 12 minutes 47 seconds West 200.69 feet to the **POINT OF BEGINNING**. Containing 0.184 acres, more or less.

NOTES

1. This description is not intended to be represented as or part of an Original, Retracement, or Route Survey, or a Surveyor Location Report as defined by IAC Title 865.

2. Areas, bearings, coordinates, and distances shown hereon are based upon the Indiana Geospatial Coordinate System (InGCS) Hancock, Zone per NAD 83(2011) Epoch 2010.00, via the Trimble VRS Now network, and are cited in U.S. Survey Feet and decimal parts thereof as well as Degrees-Minutes-Seconds.



John R. Kurtz
John R. Kurtz
IN Registered Land Surveyor #80900003
July 15, 2025

Project: **CR 600 W & Broadway**

Tract: **5**

Title: **Permanent Easement**

Location: **Pt NW 1/4 Sec 25-T17N-R5E**

Vernon Township, Hancock County, Indiana

Date: 2025/07/21	Drawn By: JRK	Checked By: EWD
Rev.# __:	Drawn By:	Checked By:
Job #: 2022-0263	Task #: 5	SAP #: 117004072

Drawing Prepared By: CenterPoint Energy



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**Exhibit
"A"**