
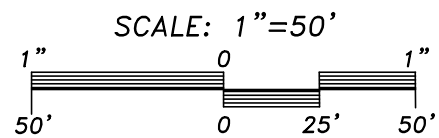



Plotted: Jul 25, 2025 - 9:43am: user
Drawing name: G:\shortcuts\targets-by-lt1-8\gnv\B0m\XLaSuSE\1_q6\Ye8Q7kmCCM\ Gibson\HGS Projects\2025\25-153_JKL_Properties LLC - Broadway\PLAT25-153_JKL_plat.dwg



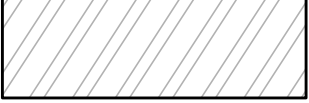



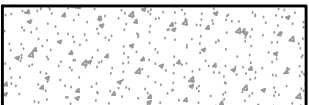

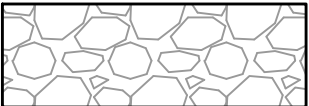
LEGEND

SCALE: 1"=50'





Know what's below.
Call before you dig.

	BUILDING		SURVEY MARKER SET (5/8" IRON REBAR) WITH M J GIBSON CAP
	ASPHALT		SURVEY MARKER FOUND AS NOTED ON PLAT
	CONCRETE		SECTION CORNER
	GRAVEL	(M)	MEASURED
		(POB)	POINT OF BEGINNING
		(POC)	POINT OF COMMENCEMENT
		(D)	DEED
		(R)	RECORD
		SRE	SUBJECT REAL ESTATE

Affirmation 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 IC 36-2-11-15(d).

Signature *Kenneth Gregory Garrison*

Prepared by Statement:
Document prepared by: *Kenneth Gregory Garrison*

I, Kenneth Garrison, do hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; and I do hereby certify that I have surveyed the property described in the above caption under my direct supervision and that I have subdivided the same into lots and to the best of my professional knowledge, information and belief this plat is an accurate representation of said subdivision as shown on the hereon drawn plat; and that this plat to the best of my professional knowledge, information and belief correctly represents said survey and subdivision in every detail. Monuments shown are in place as located; and all lot corners are marked with 5/8" capped rebar, unless the corner is located within a hard surface in which case the monument is as noted or the corner is controlled by a different monument in the legal description, in which case that is shown on said plat.

The Land is described as follows: Situated in the County of Hancock, State of Indiana

Parcel 1:
A part of the Southwest Quarter of the Northeast Quarter of Section 26, Township 17 North, Range 5 East, more particularly described as follows:
COMMENCING 19 rods and 7 feet North of the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 26, Township 17 North, Range 5 East; thence North 8 rods and 10-1/2 feet; thence West 6 rods, 12 feet and 6 inches; thence North parallel with the East line of said Section 271 feet to the center of the McCordsville and Eden Gravel Road; thence Southwest 287.3 feet in the center of said gravel road to the Northeast Corner of Lot No. 18 in Hiday's Addition to the Town of McCordsville; thence Southeast along the East line of said Lot, 133.4 feet to the Southeast Corner of said Lot; thence Southwest on the South line of said Lot, 24 feet; thence South parallel with the East line of the above quarter section 147 feet to a point 19 rods and 7 inches North of the South line of said Quarter Section; thence East parallel with the said South line 304 feet to the place of beginning.

Parcel 2:
Lots Numbered 17 and 18 in Hiday's Addition to McCordsville as per plat thereof recorded in Plat Book 1 pages 74 and 75 in the Office of the Recorder of Hancock County, Indiana.

This subdivision consists of TWO (2) lots labeled number 1 and 2 inclusive. The dimensions are shown in feet and decimal parts thereof.

I further certify that to the best of my professional knowledge, information and belief that this subdivision plat contains no changes from the matters of survey revealed by the survey recorded as Instrument # _____ in the office of the Recorder of Hancock County, Indiana.

Dated this 25 day of July, 2025.

Kenneth Gregory Garrison

Kenneth Garrison, Professional Land Surveyor, LS29300014

State of Indiana)
County of Hancock) SS:

I, *Sierra Goodpaster*, a Notary Public in and for said County and State, do hereby certify that Kenneth Garrison personally known to me to be the same persons whose name is subscribed to the above certificate appeared before me this day in person and acknowledge that he signed the above certificate as his own free and voluntary act and deed for the uses and purposes therein set forth.

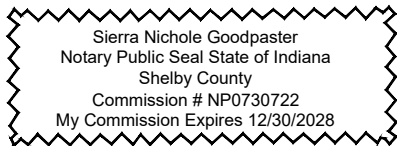
Given under my hand and notary seal this 25 day of July, 2025.

Sierra Goodpaster

Notary Public

Sierra Goodpaster

Printed Name



NOTE: THE PROPOSED RESIDENCE IS IN ZONE "X" WHICH IS NOT IN A FLOOD ZONE HAZARD PER THE FEMA FLOOD INSURANCE RATE 18059C0018D MAP NUMBER , DATED DECEMBER 4, 2007. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE

SOUTH LINE N.W. 1/4
SEC. 26-T17N-R5E

SW COR. NW 1/4
SECTION 26-T17N-R5E
(BRASS MONUMENT FOUND)

SOUTH LINE N.E. 1/4
SEC. 26-T17N-R5E

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 _____, 2025

McCordsville Plan Commission

BY: _____
Plan Commission President

Plan Commission Vice President

REPLAT OF HIDAY'S ADDITION

S.W. 1/4 OF N.E. 1/4 SECTION 26-T17N-R5E

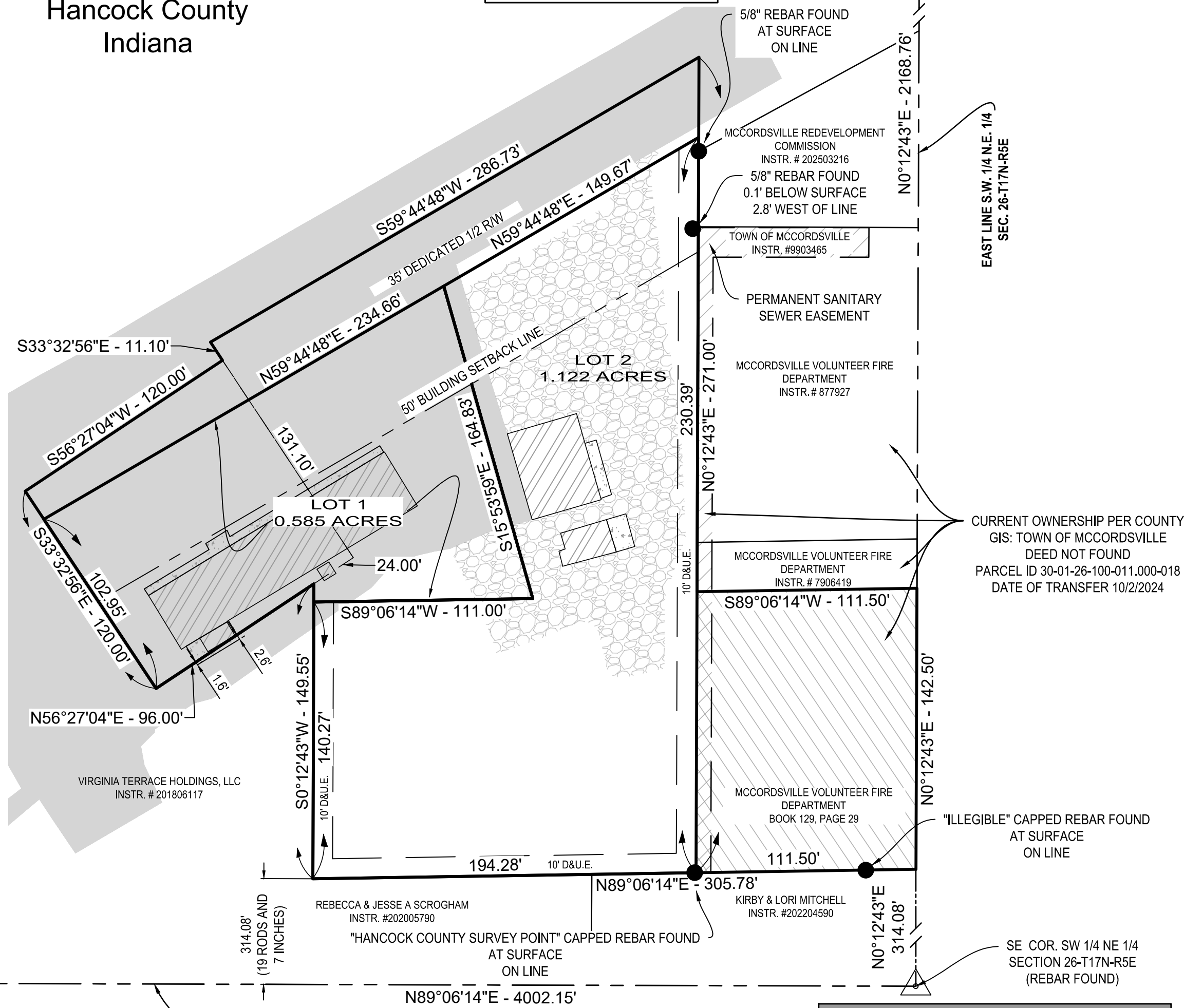
Vernon Township
Hancock County
Indiana

LOT AREAS:
LOT ONE= 0.585 ACRES
LOT TWO= 1.122 ACRES
LOT ONE R/W= 0.153 ACRES
LOT TWO R/W= 0.125 ACRES
TOTAL = 1.985 ACRES

NE COR. NW 1/4 NE 1/4
SECTION 26-T17N-R5E
(BRASS MONUMENT FOUND)

CABINET SLIDE

INSTRUMENT NO.



CURRENT OWNERSHIP PER COUNTY GIS: TOWN OF MCCORDSVILLE
DEED NOT FOUND
PARCEL ID 30-01-26-100-011.000-018
DATE OF TRANSFER 10/2/2024

