

OWNER/SUBDIVIDER:

PATCH MCCORDSVILLE LLC
PATCH GRAHAM ROAD LLC
6950 E. 96TH STREET, STE. 200
FISHERS, IN 46038

SURVEYOR:

SCHNEIDER GEOMATICS
NORMAN H. HISELMAN, PS
REGISTERED SURVEYOR #S0461
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100
JOB #2520454

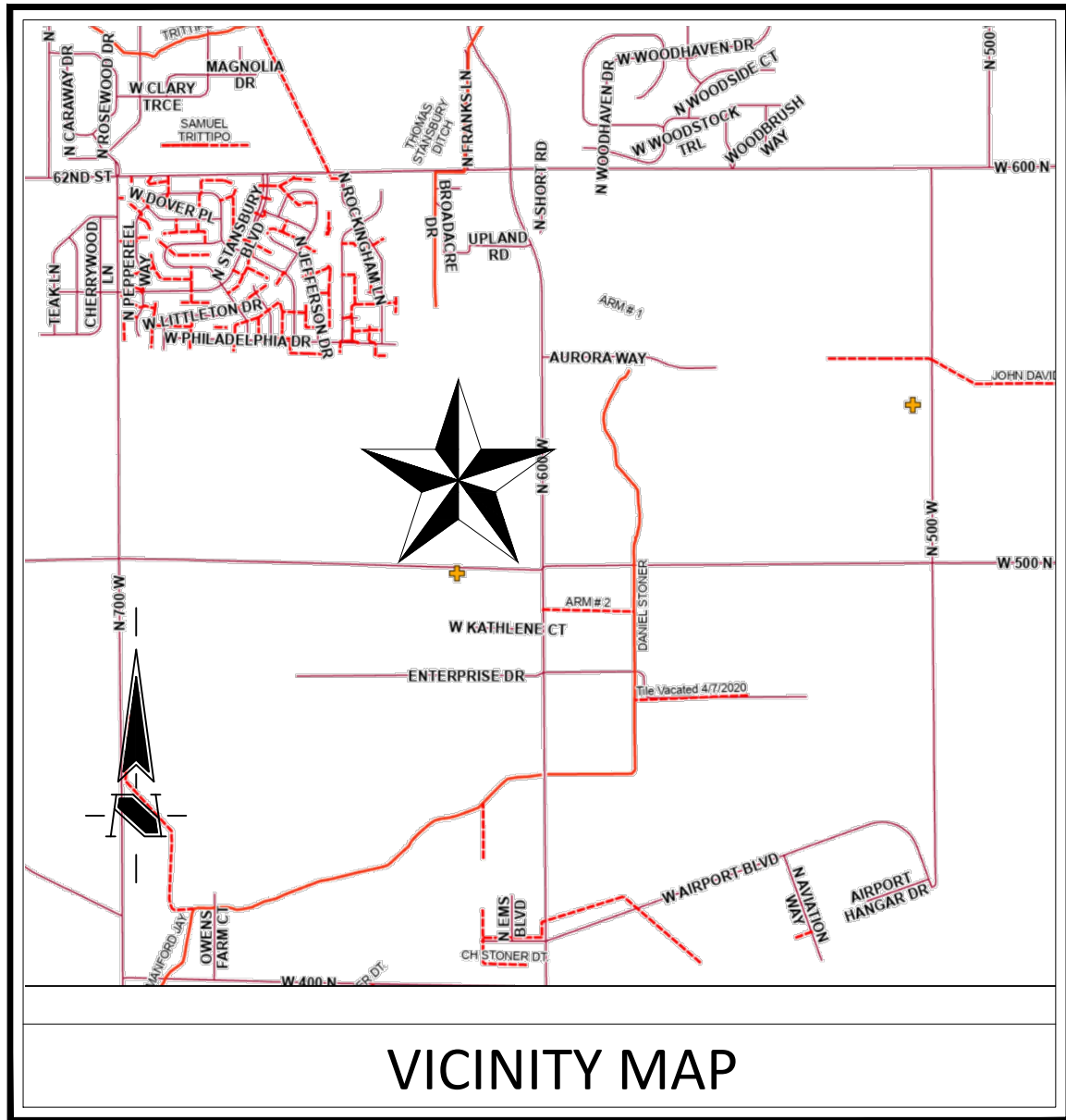
STREET DEDICATIONS:

PATCH DRIVE:	1.59 AC.
COMMERCE PARK DRIVE:	2.10 AC.
COUNTY ROAD 500N:	0.69 AC.

TOTAL: 4.38 AC.

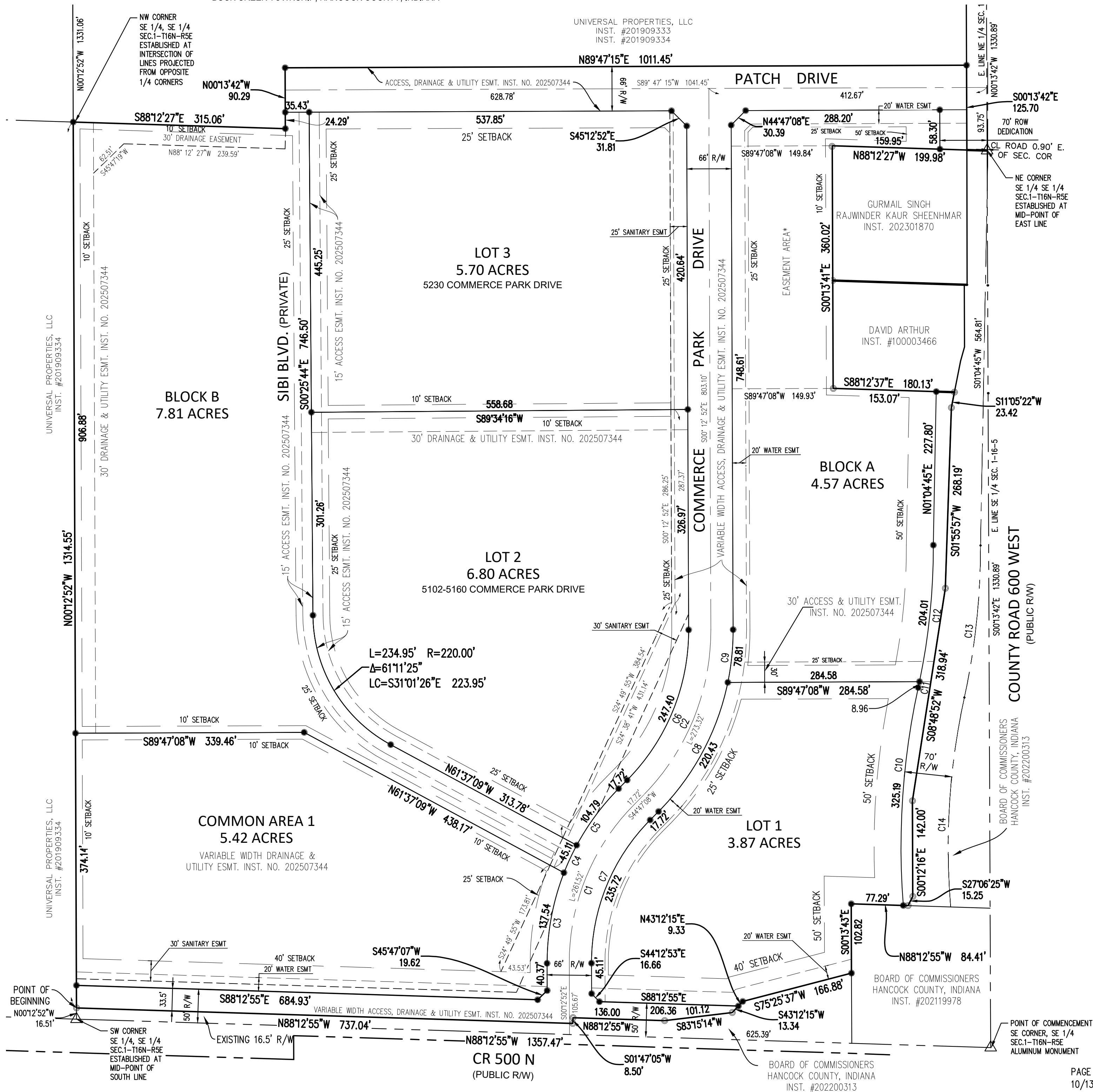
- SET 5/8" REBAR WITH YELLOW CAP OR MAGNAIL WITH WASHER STAMPED "SCHNEIDER - FIRM #0001"
- 5/8" REBAR FOUND

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	261.52	333.12	44.98	S22° 17' 08"W	254.86
C2	273.32	348.00	45.00	N22° 17' 08"E	266.35
C3	137.54	366.14	21.52	S10° 33' 27"W	136.73
C4	45.11	366.14	7.06	S24° 50' 55"W	45.09
C5	104.79	366.14	16.40	N36° 34' 39"E	104.43
C6	247.40	315.00	45.00	N22° 17' 08"E	241.09
C7	235.72	300.12	45.00	S22° 16' 33"W	229.70
C8	220.43	381.00	33.15	S28° 12' 41"W	217.37
C9	78.81	381.00	11.85	N5° 42' 41"E	78.67
C10	325.19	1110.40	16.78	N3° 56' 05"E	324.03
C11	8.96	979.85	0.52	N12° 01' 02"E	8.96
C12	204.01	979.85	11.93	S5° 47' 27"W	203.64
C13	227.40	1049.85	12.41	S6° 04' 26"W	226.96
C14	312.40	1040.57	17.20	S3° 43' 31"W	311.23



McCORDSVILLE COMMERCE PARK

PART OF THE SE 1/4 SEC. 1-T16N-R5E
BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA



McCORDSVILLE COMMERCE PARK

PART OF THE SE 1/4 SEC. 1-T16N-R5E
BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA

DEDICATION CERTIFICATE:

We, the undersigned, owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

Dedicated right-of-ways in this Major Subdivision consists of 1.84 total acres, or 2,469 linear feet. The Town shall not be responsible for any roadway not dedicated to the Town as public right-of-way. The Town shall not be responsible for any maintenance of any landscaping, fencing, or signage located in public right-of-way.

Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or maintained no building or structure. 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 said 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.

All storm water, drainage, water, and sanitary sewer easements shown on this plat are hereby dedicated to the Town of McCordsville, save and except for those storm water, drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the plan commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot shall be continuously maintained as a yard area by the owner of lot, except for those improvements which are the responsibility of a public authority or utility company to maintain. Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flow or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the owner of the lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

* EASEMENT AREA - Patch McCordsville LLC shall grant a 30' wide access and utility easement within the Easement Area, providing access to Commerce Park Drive. The location of the access and utility easement shall be mutually agreed upon by the Town of McCordsville and Patch McCordsville LLC prior to issuance of permits for Parcel Identification Nos. 30-05-01-400-017.000-021 and/or 30-05-01-400-018.000-021. In the event the parties are unable to reach agreement within sixty (60) days following written notice by either party, the matter shall be referred to a neutral third-party mediator acceptable to both parties. If mediation fails to produce agreement, the Town may determine the location of the access and utility easement in its reasonable discretion, taking into consideration site access, circulation, and public safety.

The property owner is required to maintain all landscaping and other development features, required by the Town, in perpetuity.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of McCordsville utility easement for sewer and water, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the town engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the town engineer.

We, the undersigned, do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed.

In witness whereof this ____ day of _____, 2025

OWNER: Patch McCordsville LLC

State of _____)
County of _____)

I, the undersigned, a notary public in and for said County and State, do hereby certify that the aforesigned, personally known to me to be the same person(s) whose names are subscribed to the above certificate, appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 2025

Notary public Printed name

My commission expires County of residence



OWNER/SUBDIVIDER:

PATCH MCCORDSVILLE LLC
PATCH GRAHAM ROAD LLC
6950 E. 96TH STREET, STE. 200
FISHERS, IN 46038

SURVEYOR:

SCHNEIDER GEOMATICS
NORMAN H. HISELMAN, PS
REGISTERED SURVEYOR #S0461
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100
JOB #2520454

OWNER: Patch Graham RD LLC

State of _____)
County of _____)

I, the undersigned, a notary public in and for said County and State, do hereby certify that the aforesigned, personally known to me to be the same person(s) whose names are subscribed to the above certificate, appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 2025

Notary public Printed name

My commission expires County of residence

OWNER LOT 3: IHQ LLC

State of _____)
County of _____)

I, the undersigned, a notary public in and for said County and State, do hereby certify that the aforesigned, personally known to me to be the same person(s) whose names are subscribed to the above certificate, appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this ____ day of _____, 2025

Notary public Printed name

My commission expires County of residence

TOWN APPROVAL - MCCORDSVILLE ADVISORY PLAN COMMISSION

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission on the ____ day of 2025, under the authority provided by:

Signature: _____ Signature: _____
Printed: _____ Printed: _____
Title: _____ Title: _____

RECORDING CERTIFICATE

Recorded in Plat Cabinet _____, slide _____, page number _____, this ____ day
of _____, at _____ (AM/PM), Instrument Number _____. Fee paid

Hancock County Recorder

Source of Title:

Warranty Deed Instrument No. 202407595
Warranty Deed Instrument No. 202411819
Warranty Deed Instrument No. 202500410
Quitclaim Deed Instrument No. 202507345
Quitclaim Deed Instrument No. 202507346
Warranty Deed Instrument No. 202507347

DESCRIPTION

A part of the Southeast Quarter of Section 1, Township 16 North, Range 5 East of the Second Principal Meridian, Buck Creek Township, Hancock County, Indiana, described as follows:

Commencing at an aluminum disk marking the Southeast Corner of said Quarter Section; thence along the south line of said Quarter Section North 88 degrees 12 minutes 55 seconds West (basis of bearing is based upon coordinates established in US Survey Foot Indiana State Plane Coordinate System East Zone, NAD 83 2011 epoch 2010.00) a distance of 1357.47 feet to the Southwest Corner of the Southeast Quarter of said Southeast Quarter; thence along the west line of said Quarter Quarter Section North 00 degrees 12 minutes 52 seconds West 16.51 feet to the north line of County Road 500N and the POINT OF BEGINNING; thence continuing along said west line North 00 degrees 12 minutes 52 seconds West 1314.55 feet to the Northwest Corner of said Quarter Quarter Section; thence along the north line of said Quarter Quarter Section South 88 degrees 12 minutes 27 seconds East 315.06 feet; thence parallel with the east line of said Quarter Section North 00 degrees 13 minutes 42 seconds West 90.29 feet; thence North 89 degrees 47 minutes 15 seconds East 1011.45 feet to the west line of County Road 600W (30 feet by parallel lines off east side of the Northeast Quarter of said Southeast Quarter); thence along said west line South 00 degrees 13 minutes 42 seconds East 125.70 feet to the north line of the Southeast Quarter of said Southeast Quarter, said point also being on the north line of the lands conveyed to Gurmail Sing ET AL as described in Instrument No. 202301870; thence along said north line North 88 degrees 12 minutes 27 seconds West 199.98 feet to the northwest corner of Singh; thence along the west line of Singh and west line of the lands conveyed to David Arthur and described in Instrument No. 100003466 South 00 degrees 13 minutes 41 seconds East 360.02 feet to the southwest corner of Arthur; thence along said south line South 88 degrees 12 minutes 37 seconds East 180.13 feet to the west line of the lands conveyed to the Board of Commissioners of Hancock County, Indiana, as described in Instrument No. 202200313, the next five courses are along said west line; 1) South 11 degrees 05 minutes 22 seconds West 23.42 feet; 2) South 01 degrees 55 minutes 57 seconds West 268.19 feet; 3) South 08 degrees 48 minutes 52 seconds West 318.94 feet; 4) South 00 degrees 12 minutes 16 seconds East 142.00 feet; 5) South 27 degrees 06 minutes 25 seconds West 15.25 feet to the north line of the lands conveyed to the Board of Commissioners of Hancock County, Indiana, as described in Instrument No. 2021199878; thence along the north line of the Commissioners North 88 degrees 12 minutes 55 seconds West 84.41 feet to the northwest corner of the Commissioners; thence along the west line thereof South 00 degrees 13 minutes 43 seconds East 102.82 feet to the north line of the lands conveyed to the Board of Commissioners of Hancock County, Indiana as described in Instrument No. 202200313, the remaining courses are along the north line of the Commissioners and the north line of County Road 500N; thence South 75 degrees 25 minutes 37 seconds West 166.88 feet; thence South 43 degrees 12 minutes 15 seconds West 13.34 feet; thence South 83 degrees 15 minutes 14 seconds West 101.12 feet; thence North 88 degrees 12 minutes 55 seconds West 136.00 feet; thence South 01 degrees 47 minutes 05 seconds West 8.50 feet; thence North 88 degrees 12 minutes 55 seconds West 737.04 feet to the place of beginning, containing 38.87 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, NORMAN H. HISELMAN, hereby certify that:

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 3 Lots, 2 Blocks, 1 Common Area & 3 Right of Way Dedications, together with Streets, Easements 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.

Cross reference is hereby made to a boundary retracement survey dated July 18, 2024, prepared by Schneider Geomatics as Project Number 2419322.

Witness my signature this 13th day of October 2025,

Norman H. Hiseleman
Norman H. Hiseleman
Indiana Licensed Surveyor #S0461
(Ord. 22-97, passed 1997)



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.
Norman H. Hiseleman.
And: Prepared by: Norman H. Hiseleman