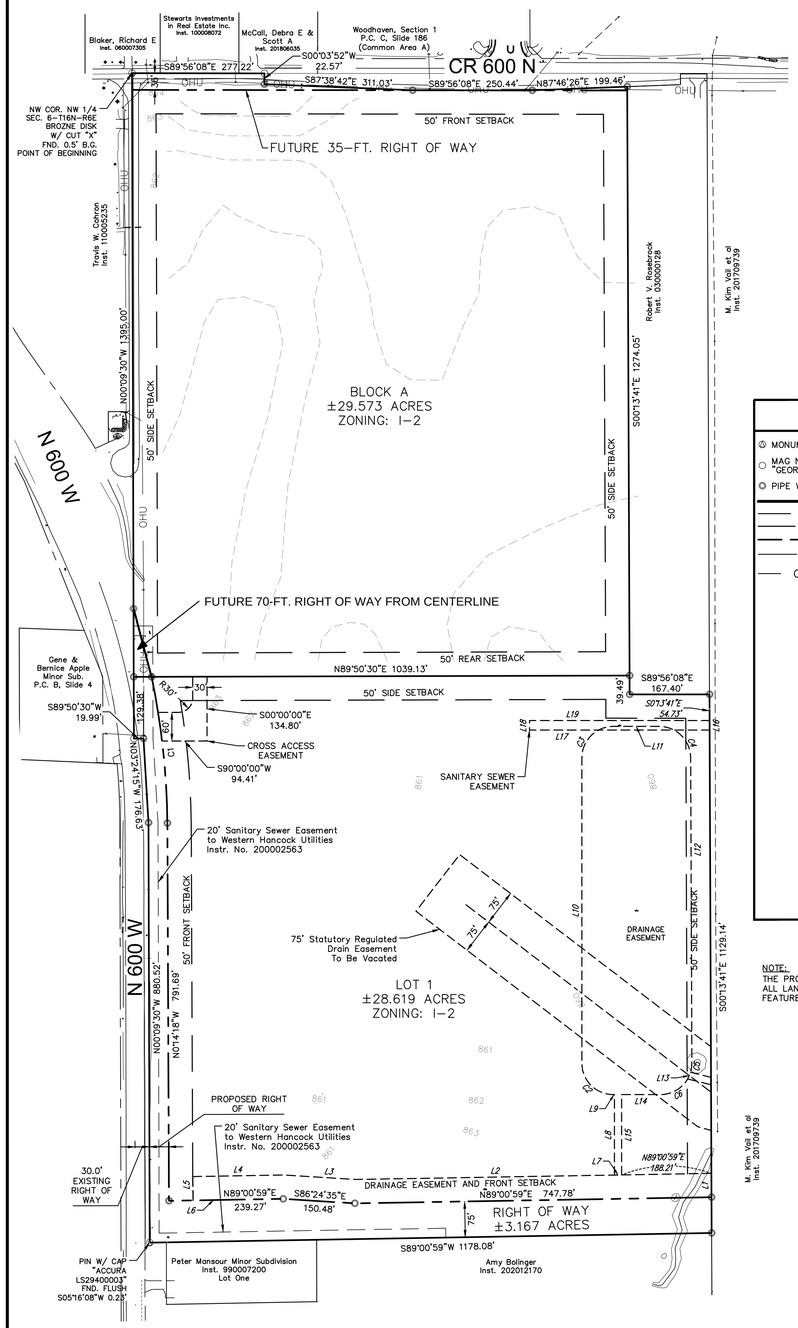
PRIMARY PLAT OF JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,
HANCOCK COUNTY, INDIANA

Easement Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	309.11'	1612.90'	S06°08'08"E	308.64'
C2	103.67'	66.00'	N45°00'00"W	93.34'
C3	103.67'	66.00'	N45°00'00"E	93.34'
C4	103.41'	66.00'	S45°06'51"E	93.15'
C5	19.71'	66.00'	S08°19'46"W	19.64'
C6	68.97'	66.00'	S60°03'40"W	65.88'

Easement Line Table		
Line #	Direction	Length
L1	S00°13'41"E	50.00'
L2	N89°00'59"E	543.24'
L3	S86°24'35"E	150.48'
L4	N89°00'59"E	190.61'
L5	N00°59'01"W	50.00'
L6	S89°00'59"W	188.62'
L7	S89°00'59"W	15.00'
L8	N00°00'00"E	168.63'
L9	N90°00'00"W	2.36'
L10	N00°00'00"E	640.10'
L11	N90°00'00"E	96.07'
L12	S00°13'41"E	640.10'
L13	S23°30'17"W	15.21'
L14	N90°00'00"W	81.26'
L15	S00°00'00"E	168.37'
L16	S00°13'41"E	20.00'
L17	N90°00'00"W	377.54'
L18	N00°00'00"E	20.00'
L19	N90°00'00"E	377.46'



LEGEND

- MONUMENT FOUND (TYPE AS SHOWN)
- MAG NAIL W/ WASHER "GEORGE W CHARLES LS0800117" SET FLUSH
- PIPE W/ CAP "GW CHARLES LS0800117" SET FLUSH
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- SETBACK LINE
- PROPOSED RIGHT OF WAY
- W — UNDERGROUND WATER LINE
- OHU — OVERHEAD UTILITY
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- FIBER OPTIC PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEANOUT
- CURB INLET
- SQUARE STORM INLET
- ROUND STORM INLET
- STORM MANHOLE
- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- MB MAILBOX
- DECIDUOUS TREE

NOTE:
THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL LANDSCAPING AND OTHER DEVELOPMENTAL FEATURES, REQUIRED BY THE TOWN, IN PERPETUITY.

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

PREPARED BY:
GEORGE W. CHARLES II
CROSSROAD ENGINEERS PC
3417 SHERMAN DRIVE,
BEECH GROVE, IN 46107
www.crossroadengineers.com

No.	REVISIONS	DATE	BY

CROSSROAD ENGINEERS, PC

SCALE: AS NOTED | DESIGNED BY: GWC | DRAWN BY: CJL | CHECKED BY: GWC

GEORGE W. CHARLES II REGISTERED No. LS 20800117 STATE OF INDIANA LAND SURVEYOR

PRIMARY PLAT

JARASCO SUBDIVISION

ORIGINAL ISSUE: 12/18/2020

SHEET NUMBER

1 OF 2

PRIMARY PLAT OF JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,
HANCOCK COUNTY, INDIANA

SURVEY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST, BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS WEST A DISTANCE OF 277.22 FEET TO THE SOUTHERLY BOUNDARY OF COUNTY ROAD 600 NORTH, PER INSTRUMENT NUMBER 040008442, AS RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR COURSES: 1) SOUTH 00 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 22.57 FEET; 2) SOUTH 87 DEGREES 38 MINUTES 42 SECONDS EAST A DISTANCE OF 311.03 FEET; 3) SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST A DISTSANCE OF 250.44 FEET; 4) NORTH 87 DEGREES 46 MINUTES 26 SECONDS EAST A DISTANCE OF 199.46 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 1274.05 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 167.40 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 1129.14 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST A DISTANCE OF 1178.08 FEET TO THE EASTERLY BOUNDARY OF COUNTY ROAD 600 WEST, PER INSTRUMENT NUMBER 930009024, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO COURSES: 1) NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 880.52 FEET; 2) NORTH 03 DEGREES 24 MINUTES 15 SECONDS WEST A DISTANCE OF 176.63 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 19.99 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1395.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.359 ACRES, MORE OR LESS.

DEDICATION STATEMENT FOR STREETS:
THAT I DO HEREBY DEDICATE FOR PUBLIC USE AND BENEFIT FOREVER THE STREETS SHOWN HEREON FOR ALL PUBLIC PURPOSES INCLUDING BUT NOT LIMITED TO ALL STREET AND PEDESTRIAN FACILITY PURPOSES.

I, GEORGE W. CHARLES II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY PHILIP D. GOING REG. NO. LS29400003 WITH ACCURA LAND SURVEYING, PROJECT 03-20-1995, DATED OCTOBER 12, 2020.

GEORGE W. CHARLES II
INDIANA LAND SURVEYOR
REG. NO. LS20800117
EMAIL: gwcharles@crossroadengineers.com
WEBSITE: www.crossroadengineers.com

GEORGE W. CHARLES II REGISTERED No. LS 20800117 STATE OF INDIANA LAND SURVEYOR

RECORDING NOTE:
I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
GEORGE W. CHARLES II

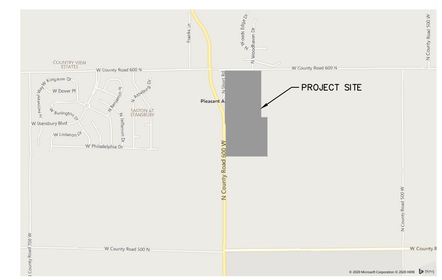
DEVELOPMENT STANDARDS
ZONE: INDUSTRIAL-2 (I-2)
OVERLAY: 600W/BROADWAY HIGHWAY OVERLAY

MIN. LOT AREA:	3 ACRES
MAX LOT AREA:	N/A
MIN. LOT WIDTH AT BUILDING LINE:	150'
MIN. FRONT YARD SETBACK LOCAL ROAD:	45'
MIN. FRONT YARD SETBACK COLLECTOR:	50'
MIN. FRONT YARD SETBACK ARTERIAL:	50'
MIN. SIDE YARD SETBACK:	50'
MIN. REAR YARD SETBACK:	50'
MAX LOT COVERAGE:	75%
MAX PRINCIPLE STRUCTURE HEIGHT:	55'

FLOOD MAP DESIGNATION

THE ACCURACY OF THE FLOOD HAZARD DATA IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF THE TOWN OF FISHERS PANEL FM18057C0256G, HAMILTON COUNTY DATED NOVEMBER 19, 2014.

NOTES:
1. THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY DIVIDED FURTHER WITHOUT AMENDING THIS PRIMARY PLAT, SO LONG AS THEY COMPLY WITH THE TOWN OF McCORDSVILE ZONING ORDINANCE OR AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS.



VICINITY MAP
(NOT TO SCALE)

DEVELOPER/PREPARED FOR:
THE PETERSON COMPANY, LLC
7132 ZIONSVILLE ROAD
INDIANAPOLIS, IN 46268

PREPARED BY:
GEORGE W. CHARLES II
CROSSROAD ENGINEERS PC
3417 SHERMAN DRIVE,
BEECH GROVE, IN 46107
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No.	REVISIONS	DATE	BY

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SCALE: AS NOTED | DESIGNED BY: GWC | DRAWN BY: CJL | CHECKED BY: GWC

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2 OF 2