



THIS PAGE IS INTENTIONALLY LEFT BLANK

**LAND DESCRIPTION**

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

COMMENCING AT A BRASS MONUMENT FOUND OVER A STONE AT THE NORTHWEST CORNER OF NORTHWEST QUARTER OF SAID SECTION 6, THENCE ALONG THE NORTH LINE OF SAID QUARTER, (THE BASIS OF BEARING IS INDIANA STATE PLANE EAST ZONE NAD83, USING GPS ON THE INDIANA STATE NTRIP NETWORK) SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 1149.22 FEET TO THE POINT OF BEGINNING, A MAG NAIL WITH WASHER STAMPED "HIGBIE 20100067" SET (HEREAFTER "MAG NAIL SET"); THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 55.79 FEET TO A MAG NAIL SET; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 514.38 FEET TO A BRASS MONUMENT FOUND AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 5 EAST; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89 DEGREES 49 MINUTES 51 SECONDS EAST 538.33 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF A DEED TO VAIL, BY INSTRUMENT NUMBER 201709739 RECORDED IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, SAID DEED CALLS THIS THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID VAIL SOUTH 00 DEGREES 23 MINUTES 48 SECONDS EAST 2542.02 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "HIGBIE 20100067" SET (HEREAFTER "REBAR WITH CAP SET") ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 00 MINUTES 54 SECONDS WEST 1060.28 FEET TO A REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST 1258.94 FEET TO A REBAR WITH CAP SET; THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST 167.40 FEET TO A REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST 1273.55 FEET TO A REBAR WITH CAP SET AT THE SOUTHWEST CORNER OF A RIGHT OF WAY DEED TO HANCOCK COUNTY BY INSTRUMENT NUMBER 20040008441 RECORDED IN SAID RECORDER'S OFFICE; THENCE WITH SAID RIGHT OF WAY NORTH 87 DEGREES 48 MINUTES 03 SECONDS EAST 111.57 FEET TO A REBAR WITH CAP SET AT THE SOUTHEAST CORNER OF SAID RIGHT OF WAY DEED; THENCE ALONG THE EAST LINE OF SAID RIGHT OF WAY, NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST 22.57 FEET TO THE POINT OF BEGINNING, CONTAINING 66.782 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAY OF RECORD.

**CONSOLIDATED LOT 2 DESCRIPTION**

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

COMMENCING AT A BRASS MONUMENT FOUND OVER A STONE AT THE NORTHWEST CORNER OF NORTHWEST QUARTER OF SAID SECTION 6, THENCE ALONG THE NORTH LINE OF SAID QUARTER, (THE BASIS OF BEARING IS INDIANA STATE PLANE EAST ZONE NAD83, USING GPS ON THE INDIANA STATE NTRIP NETWORK) SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 1205.01 FEET TO THE POINT OF BEGINNING, A MAG NAIL WITH WASHER STAMPED "HIGBIE 20100067" SET (HEREAFTER "MAG NAIL SET"); THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 514.38 FEET TO A BRASS MONUMENT FOUND AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 5 EAST; THENCE CONTINUE ALONG SAID NORTH LINE THENCE NORTH 89 DEGREES 49 MINUTES 51 SECONDS EAST 538.33 FEET TO THE NORTHEAST CORNER OF A DEED TO VAIL, BY INSTRUMENT NUMBER 201709739 RECORDED IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, SAID DEED CALLS THIS THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID VAIL SOUTH 00 DEGREES 23 MINUTES 48 SECONDS EAST 2542.02 FEET TO A 5/8-INCH REBAR WITH YELLOW CAP STAMPED "HIGBIE 20100067" SET (HEREAFTER "REBAR WITH CAP SET") ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 00 MINUTES 54 SECONDS WEST 1060.28 FEET TO A REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST 1258.94 FEET TO A REBAR WITH CAP SET; THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST 167.40 FEET TO A REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST 759.91 FEET TO A REBAR WITH CAP SET; THENCE NORTH 89 DEGREES 47 MINUTES 06 SECONDS EAST 167.40 FEET TO A REBAR WITH CAP SET; THENCE NORTH 00 DEGREES 13 MINUTES 41 SECONDS WEST 539.78 FEET TO THE POINT OF BEGINNING, CONTAINING 64.770 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAY OF RECORD.

PROJ. NO.: 2021-0027  
DATE: 11/11/2021  
DRAWING: 20210027V-VAIL FINAL PLAT rev11-10-21.dwg  
DRAWN BY: TDH  
SURVEYED BY: TDH  
SHEET: 1 OF 3

VAIL FINAL PLAT  
An addition to the city of McCordsville, Hancock County, Indiana

**SURVEYOR'S CERTIFICATE**

I, Timothy D. Higbie, and Indiana Registered Land Surveyor, hereby certify that to the best of my information, knowledge and belief, this plat represents a subdivision of land in accordance with the City of McCordsville Zoning and Subdivision Control Ordinances. That the Perimeter of said subdivision was surveyed in accordance with Indiana Administrative Code 865 I.A.C. 1-12 and that all information required by said rule, including surveyor's report, is shown hereon or is given in a separate boundary survey that has been recorded in the Office of the Recorder of Hancock County as Instrument Number \_\_\_\_\_. Further, that all monuments required by 865 IAC 1-12 and this ordinance have be set or will be set prior to the transfer of any lot in this subdivision. The within Martinsville Outparcel Retail Commercial Subdivision consists of one (1) Lot, numbered 1, and streets as shown hereon. The size of lot and widths of streets are shown on this plat in figures denoting feet and decimal parts thereof

Hereby certified on this 10th day of November, 2021

*Timothy D. Higbie*  
Timothy D. Higbie  
State of Indiana PS#20100067



**DEDICATION STATEMENT**

THE RIGHT-OF-WAY AS SHOWN WITHIN THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR USE AS A PUBLIC STREET. THE SUBORDINATE USE OF SUCH RIGHT-OF-WAY AS UTILITY AND DRAINAGE EASEMENT AS PROVIDED HEREIN IS ALSO GRANTED.

ACCEPTANCE OF DEDICATION:

Barry A. Wood, McCordsville Town Council President

**RESTRICTIONS:**

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF UTILITIES, EXCEPT TRANSMISSION LINES OR MAIN, FOR THE INSTALLATION OF WATER AND SEWER MAINS, PIPES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE UTILITIES.

NO SEMI-TRUCKS/TRAILERS SHALL BE PARKED CLOSER THAN 330 FEET FROM THE SOUTH RIGHT-OF-WAY LINE OF CR 600N.

THE PROPERTY OWNER OF LOT 2 IS REQUIRED TO MAINTAIN ALL LANDSCAPING AND OTHER DEVELOPMENT FEATURES, REQUIRED BY THE TOWN, IN PERPETUITY.

NO SEMI-TRUCKS ARE PERMITTED TO USE THE CR 600N ENTRANCE AS INGRESS OR EGRESS FROM THIS SITE.

**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 CITY COUNCIL OF THE CITY OF MCCORDSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE PLAN COMMISSION OF THE CITY OF MCCORDSVILLE AS FOLLOWS:

Adopted by the McCordsville Plan Commission at a public meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2021

McCordsville Plan Commission Primary Approval

By: \_\_\_\_\_  
Chairperson  
\_\_\_\_\_  
Secretary

McCordsville Plan Commission Secondary Approval:

By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST: \_\_\_\_\_  
Plan Commission Secretary/Zoning Official

**OWNERS CERTIFICATE**

We the undersigned owners of the real estate shown and described herein, do hereby certify that we 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 as VAIL FINAL PLAT, an addition to the City of McCordsville, all streets shown and not heretofore dedicated are hereby dedicated to the public.

OWNER SIGNATURE \_\_\_\_\_

Printed: NAME, TITLE

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

Before me, the undersigned Notary Public, in and for said County and State, personally appeared \_\_\_\_\_, as person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that s/he signed, sealed and delivered this instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021

SIGNATURE: \_\_\_\_\_  
(Notary signature)  
PRINTED NAME: \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_

PRINTED: NAME, TITLE

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

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_, AS \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED PARTY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT S/HE SIGNED, SEALED AND DELIVERED THIS INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AS SUCH AUTHORIZED PARTY AND AS THE FREE AND VOLUNTARY ACT OF THE COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

SIGNATURE: \_\_\_\_\_  
(Notary signature)  
PRINTED NAME: \_\_\_\_\_

THIS SURVEY PREPARED FOR:  
**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
250 EAST 96TH STREET, SUITE 580,  
INDIANAPOLIS, IN 46240  
PHONE: 317-218-9560  
WWW.KIMLEY-HORN.COM

**SURVEY FIRST LLC**  
Surveying • Engineering • 3D Laser Scanning • Modeling  
64 East Marion Street • Danville, IN 46122  
phone (317) 745-9000 surveyfirst.net



An addition to the city of McCordsville, Hancock County, Indiana



An addition to the city of McCordsville, Hancock County, Indiana

