



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

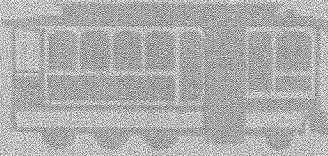
PUBLIC HEARING INFORMATION

Case #: PC-22-016

Title: GDI Companies' request for rezone of +/- 161 acres, located near the northeast corner of CR 500N and CR 700W, from County R2.5 to I-2

Meeting Date: this petition is currently scheduled to be heard at the August 16th Plan Commission meeting

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".



McCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: GDI Companies
Current Address: 9775 Crosspoint Blvd #105
(Number) (Street)
Indianapolis IN 46256
(City) (State) (Zip)
Phone No.: 317-567-6107 E-mail Address: msheek@gdicompanies.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Jeremy & Schalesa Lane / Becky Brannon, Donald Denney, Ray Hansen
Current Address: 7022 E SR 234 / 5299 N 700W
(Number) (Street)
Wilkinson, IN 46186 / McCordsville, IN 46055
(City) (State) (Zip)
Phone No.: 317-496-1872/843-834-4812 E-mail Address: jslanefarm@gmail.com/BeckyJWhite216@msn.com

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Michael Sheek - GDI Companies
Current Address: 9775 Crosspoint Blvd #105
(Number) (Street)
Indianapolis IN 46256
(City) (State) (Zip)
Phone No.: 317-567-6107 E-mail Address: msheek@gdicompanies.com

Property Information

Property Address: CR 500N / 5299 N 700W
(Number) (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Property is located at the NE corner of 500N and 700W. See Exhibit A for legal description

Property Size: 115 acres **OR** _____ square feet
Current Land Use: Agricultural Intended Future Land Use: Industrial
Current Zoning: County R 2.5 Intended Future Zoning: I-2

Annexation Reasons

Explain the reason(s) why the applicant has proposed this annexation:

Applicant wishes to develop industrial property within the Town rather than in the County. We understand the Town is interested in diversifying its tax base and generating more tax revenue from these projects and therefore will be supportive of our development.

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Michael Steub
(Applicant's Signature)

7-14-22
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

J. P. [Signature]
(Owner's Signature)

7-14-22
(Date)

Sebastian [Signature]
(Owner's Signature)

7-14-22
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Michael Stuebel
(Applicant's Signature)

7-18-22
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

[Signature]
(Owner's Signature)

7/12/22
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Michael Steinhilber
(Applicant's Signature)

7-18-22
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Raymond Hansen
(Owner's Signature)

7/13/22
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

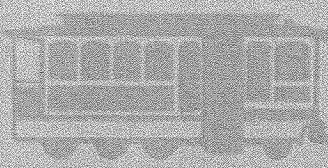
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)



McCORDSVILLE PLAN COMMISSION
REZONING / ZONING MAP AMENDMENT APPLICATION

Zoning Ordinance Section 10.06

Applicant Information

Name: GDI Companies
Current Address: 9775 Crosspoint Blvd #105
(Number) (Street)
Indianapolis IN 46256
(City) (State) (Zip)
Phone No.: 317-567-6107 E-mail Address: msheek@gdicompanies.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Becky Brannon, Donald Denney, Ray Hansen
Current Address: 5299 N 700W
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)
Phone No.: 843-834-4812 E-mail Address: BeckyJWhite216@msn.com

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Michael Sheek - GDI Companies
Current Address: 9775 Crosspoint Blvd #105
(Number) (Street)
Indianapolis IN 46256
(City) (State) (Zip)
Phone No.: 317-567-6107 E-mail Address: msheek@gdicompanies.com

Property Information

Current Address: 5299 N 700W
(Number) (Street)

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Subdivision Name (if applicable): _____

OR General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description)

Legal description attached

Current Zoning: County R 2.5

Requested Zoning: I-2

Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): _____

See Statement of Intent included.

Rezoning / Zoning Map Amendment Criteria

The Indiana Code and the McCordsville Zoning Ordinance establishes specific criteria to which both the Plan Commission and legislative body must *pay reasonable regard* to when considering a rezoning request. The criteria are listed below; please explain how this request will address each criterion.

Will the rezoning support the *McCordsville Comprehensive Plan* and other applicable, adopted planning studies or reports?

YES NO

Please Explain (attach additional pages as necessary): The Comp Plan calls for Regional Commercial but the Town states this type of development is unlikely and light industrial is compatible with surrounding development.

Will the rezoning be compatible with *surrounding current conditions* and the character of current structure and uses?

YES NO

Please Explain (attach additional pages as necessary): Land adjacent to the east and across 500N to the south is all zoned for light industrial, so our petition is compatible.

Will the rezoning result in the property being used for the *highest and best use* for which land in each district is adapted?

YES NO

Please Explain (attach additional pages as necessary): Petitioner plans to develop warehousing and light industrial, which is the highest and best use for this property, which is adjacent to other industrial land.

Will the rezoning affect *property values* throughout the Town's planning jurisdiction?

YES NO

Please Explain (attach additional pages as necessary): Property values throughout McCordsville will not be negatively affected by this development. Assessed value of this property will greatly increase as a result of this development.

Will the rezoning result in *responsible growth and development*?

YES NO

Please Explain (attach additional pages as necessary): The site is near other industrial developments and will greatly increase the Town's tax base and create more job opportunities.

Applicant's Signature

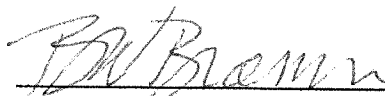
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

7-18-22
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

7/12/22
(Date)

(Owner's Signature)

(Date)

Will the rezoning result in the property being used for the *highest and best use* for which land in each district is adapted?

YES NO

Please Explain (attach additional pages as necessary): Petitioner plans to develop warehousing and light industrial, which is the highest and best use for this property, which is adjacent to other industrial land.

Will the rezoning affect *property values* throughout the Town's planning jurisdiction?

YES NO

Please Explain (attach additional pages as necessary): Property values throughout McCordsville will not be negatively affected by this development. Assessed value of this property will greatly increase as a result of this development.

Will the rezoning result in *responsible growth and development*?

YES NO

Please Explain (attach additional pages as necessary): The site is near other industrial developments and will greatly increase the Town's tax base and create more job opportunities.

Applicant's Signature

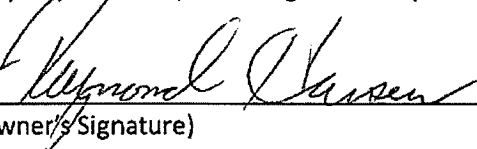
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

7-18-22
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

7/13/22
(Date)

(Owner's Signature)

(Date)

REZONING / ZONING MAP AMENDMENT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.06 Zoning Map Amendment/Rezoning)

The following shall be included in a Zoning Map Amendment/Rezoning Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

Rezoning / Zoning Map Amendment Application Checklist:

- Rezoning / Zoning Amendment Application
- Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Copy of Deed for Property Involved, including a legal description, any covenants or commitments, 5 copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Filing Fee N/A
- Supporting Information¹, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following (where appropriate)
 - Site Plan (conceptual site plan showing all features relevant to the application)
 - Vicinity Map (showing the use and zoning of all properties within 600 feet of the property subject to the rezoning request)
 - Statement of Intent
 - Fiscal Impact Study (if applicable)
 - AUTOCADD shape files (if applicable)

¹ In the event that the information contained herein conflicts with the applicable requirements of the McCordsville Zoning Ordinance, as amended from time to time, the regulations of the McCordsville Zoning Ordinance shall prevail.

**McCORDSVILLE PLAN COMMISSION
REZONING / ZONING MAP AMENDMENT APPLICATION**

Zoning Ordinance Section 10.06

Applicant Information

Name: GDI Companies
Current Address: 9775 Crosspoint Blvd #105
(Number) (Street)
Indianapolis IN 46256
(City) (State) (Zip)
Phone No.: 317-567-6107 E-mail Address: msheek@gdicompanies.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Jeremy & Schalesa Lane
Current Address: 7022 E SR 234
(Number) (Street)
Wilkinson IN 46186
(City) (State) (Zip)
Phone No.: 317-496-1872 E-mail Address: jslanefarm@gmail.com

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Michael Sheek - GDI Companies
Current Address: 9775 Crosspoint Blvd #105
(Number) (Street)
Indianapolis IN 46256
(City) (State) (Zip)
Phone No.: 317-567-6107 E-mail Address: msheek@gdicompanies.com

Property Information

Current Address: CR 500N
(Number) (Street)

Administrative Officer Use Only:

Existing Zoning: _____
Future Land Use: _____
Date Application Filed: _____
Docket No.: _____

Subdivision Name (if applicable): _____

OR General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description)

Legal description attached

Current Zoning: County R 2.5

Requested Zoning: I-2

Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): _____

See Statement of Intent included.

Rezoning / Zoning Map Amendment Criteria

The Indiana Code and the McCordsville Zoning Ordinance establishes specific criteria to which both the Plan Commission and legislative body must *pay reasonable regard* to when considering a rezoning request. The criteria are listed below; please explain how this request will address each criterion.

Will the rezoning support the *McCordsville Comprehensive Plan* and other applicable, adopted planning studies or reports?

YES NO

Please Explain (attach additional pages as necessary): The Comp Plan calls for Regional Commercial but the Town states this type of development is unlikely and light industrial is compatible with surrounding development.

Will the rezoning be compatible with *surrounding current conditions* and the character of current structure and uses?

YES NO

Please Explain (attach additional pages as necessary): Land adjacent to the east and across 500N to the south is all zoned for light industrial, so our petition is compatible.

Will the rezoning result in the property being used for the *highest and best use* for which land in each district is adapted?

YES NO

Please Explain (attach additional pages as necessary): Petitioner plans to develop warehousing and light industrial, which is the highest and best use for this property, which is adjacent to other industrial land.

Will the rezoning affect *property values* throughout the Town's planning jurisdiction?

YES NO

Please Explain (attach additional pages as necessary): Property values throughout McCordsville will not be negatively affected by this development. Assessed value of this property will greatly increase as a result of this development.


Will the rezoning result in *responsible growth and development*?

YES NO

Please Explain (attach additional pages as necessary): The site is near other industrial developments and will greatly increase the Town's tax base and create more job opportunities.

Applicant's Signature

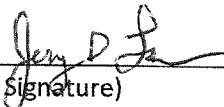
The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

7-14-22
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

7-14-22
(Date)


(Owner's Signature)

7-14-22
(Date)



**Town of McCordsville
Property Owner's Consent For Review Form**

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Jeremy D. + Schalesa D. Lane

Current Address: 7022 E SR 234
(Number) (Street)

Wilkerson IN 46186
(City) (State) (Zip)

Phone No.: 317-496-1872 E-mail Address: jslanefarm@gmail.com

The Property to be reviewed by: (Check all that apply)

- Town Council
- Plan Commission
- Board of Zoning Appeals

Property Information

Current Address: CR 500 N between CR 600 W + CR 700 W
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

legal description attached

Property Owners Consent: I/WE, Jeremy D. Schalesa D. Lane here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature: Jy D Lane Date: 7-14-22

Property Owner's Signature: Schalesa D Lane Date: 7-14-22

PETITION FOR ANNEXATION INTO THE TOWN OF McCORDSVILLE, INDIANA

Landowner(s) wishing to annex:

Jeremy D. Schales and Lane
Property Owner's Name(s)

CR 500 N between CR 600 W + 700 W
Property Address

Jeremy D. Schales and Lane
Property Owner's Signature(s)

**Property owners petitioning for annexation must match the name(s) on the property's deed.*



McCCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: GDI Companies

Current Address: 9775 Crosspoint Blvd #105
(Number) (Street)

Indianapolis IN 46256
(City) (State) (Zip)

Phone No.: 317-567-6107 E-mail Address: msheek@gdicompanies.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Jeremy & Schalesa Lane / Becky Brannon, Donald Denney, Ray Hansen

Current Address: 7022 E SR 234 / 5299 N 700W
(Number) (Street)

Wilkinson, IN 46186 / McCordsville, IN 46055
(City) (State) (Zip)

Phone No.: 317-496-1872/843-834-4812 E-mail Address: jslanefarm@gmail.com/BeckyJWhite216@msn.com

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Michael Sheek - GDI Companies

Current Address: 9775 Crosspoint Blvd #105
(Number) (Street)

Indianapolis IN 46256
(City) (State) (Zip)

Phone No.: 317-567-6107 E-mail Address: msheek@gdicompanies.com

Property Information

Property Address: CR 500N / 5299 N 700W
(Number) (Street)

Administrative Officer Use Only:

Date Application Filed: _____

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Property is located at the NE corner of 500N and 700W. See Exhibit A for legal description

Property Size: 115 acres **OR** _____ square feet

Current Land Use: Agricultural Intended Future Land Use: Industrial

Current Zoning: County R 2.5 Intended Future Zoning: I-2

Annexation Reasons

Explain the reason(s) why the applicant has proposed this annexation:

Applicant wishes to develop industrial property within the Town rather than in the County. We understand the Town is interested in diversifying its tax base and generating more tax revenue from these projects and therefore will be supportive of our development.

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature


The information included in and with this application is completely true and correct to the best of my knowledge and belief.

(Applicant's Signature)

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

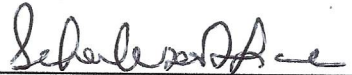
I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

7-14-22

(Date)



(Owner's Signature)

7-14-22

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

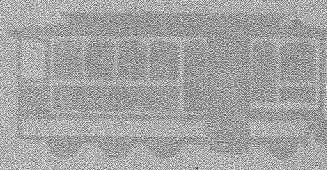
(Date)

Statement of Intent

Petitioner: GDI Companies

Site: Northeast corner of CR 500N and CR 700W

Petitioner proposes to rezone the approximately 115 acre Site to the I-2 district for warehousing and distribution uses (and offices related thereto) and improve the Site with industrial buildings, as approximately depicted on the attached preliminary site plan. The Site is not within the town boundaries of McCordsville. In order for the Site to have a uniform zoning classification per the McCordsville Zoning Ordinance, Petitioner also seeks to annex into the Town of McCordsville.



**Town of McCordsville
Property Owner's Consent For Review Form**

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Becky Brannon, Donald Denney, Ray Hansen

Current Address: 5299 N 700W
(Number) (Street)

McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 843-834-4812 E-mail Address: BeckyJWhite216@msn.com

The Property to be reviewed by: (Check all that apply)

- Town Council
- Plan Commission
- Board of Zoning Appeals

Property Information

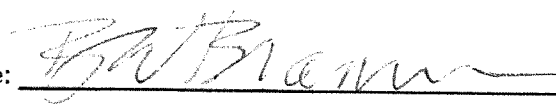
Current Address: 5299 N 700W
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Legal description attached

Becky Brannon, Donald Denney,

Property Owners Consent: I/WE, Ray Hansen, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature:  Date: 7/12/22

Property Owner's Signature: _____ Date: _____

Town of McCordsville
Property Owner's Consent For Review Form

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Becky Brannon, Donald Denney, Ray Hansen

Current Address: 5299 N 700W
(Number) (Street)
McCordsville IN 46055
(City) (State) (Zip)

Phone No.: 843-834-4812 E-mail Address: BeckyJWhite216@msn.com

The Property to be reviewed by: (Check all that apply)

- Town Council
 Plan Commission
 Board of Zoning Appeals

Property Information

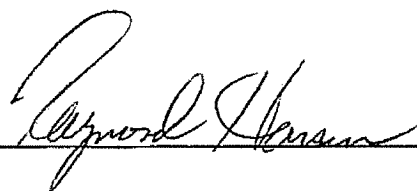
Current Address: 5299 N 700W
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Legal description attached

Becky Brannon, Donald Denney,

Property Owners Consent: I/WE, Ray Hansen, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature:  Date: 7/13/22

Property Owner's Signature: _____ Date: _____

PETITION FOR ANNEXATION INTO THE TOWN OF McCORDSVILLE, INDIANA

Landowner(s) wishing to annex:

Becky Brannon
Donald Danner
Ray Hansen

Property Owner's Name(s)

5299 N 700 W McCordsville, IN

Property Address



Property Owner's Signature(s)

**Property owners petitioning for annexation must match the name(s) on the property's deed.*

PETITION FOR ANNEXATION INTO THE TOWN OF McCORDSVILLE, INDIANA

Landowner(s) wishing to annex:

Backy Brannon
Donald Danner
Ray Hansen

Property Owner's Name(s)

5299 N 700W McCordsville, IN
Property Address


Property Owner's Signature(s)

**Property owners petitioning for annexation must match the name(s) on the property's deed.*

PETITION FOR ANNEXATION INTO THE TOWN OF McCORDSVILLE, INDIANA

Landowner(s) wishing to annex:

Becky Brannon
Donald Danner
Ray Hansen

Property Owner's Name(s)

5299 N 700 W McCordsville, IN
Property Address


Property Owner's Signature(s)

**Property owners petitioning for annexation must match the name(s) on the property's deed.*

LAND DESCRIPTION

Part of the Southwest Quarter of Section 1, Township 16 North, Range 5 East, Hancock County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of Section 1; thence North 00 degrees 18 minutes 38 seconds West along the west line of said Southwest Quarter 617.18 feet to the Point of Beginning; thence continue North 00 degrees 18 minutes 38 seconds West along the west line of said Southwest Quarter 2064.09 feet to the northwest corner of said Southwest Quarter; thence South 88 degrees 16 minutes 56 seconds East along the north line of said Southwest Quarter 2711.08 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 17 minutes 12 seconds East along the east line of said Southwest Quarter 2662.47 feet to the southeast corner of said Southwest Quarter; thence North 88 degrees 40 minutes 43 seconds West along the south line of said Southwest Quarter 1320.00 feet to the southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 45 minutes 08 seconds West 355.00 feet along an existing fence line as described in a deed to Flanagan recorded as Instrument number 79-04921 in the Hancock County Recorder's Office; thence North 88 degrees 40 minutes 43 seconds West parallel with the south line of said Southwest Quarter 153.40 feet; thence South 00 degrees 45 minutes 08 seconds East 355.00 feet to the south line of said Southwest Quarter; thence North 88 degrees 40 minutes 43 seconds West along the south line of said Southwest Quarter 983.28 feet; thence North 00 degrees 18 minutes 38 second West parallel with the west line of said Southwest Quarter and also partially along the east line of the Replat of Baugh's Minor Subdivision recorded as Instrument number 98-10620 a distance of 617.18 feet; thence North 88 degrees 40 minutes 43 seconds West parallel with the south line of said Southwest Quarter 252.70 feet to the Point of Beginning.

Containing 161.326 acres, more or less.

The above description was prepared relying on record information only and is not based on a boundary survey.

PLOT DATE: 7/15/2022 1:47 PM
EDIT DATE: 7/15/2022
DRAWING FILE: W:\EVANS\MT.COM\PORT.ANNEKATION\2020\00000.SV.2022.07.15.MT.COM\PORT.ANNEK.dwg
EDITED BY: EVANS



**AMERICAN
STRUCTUREPOINT
INC.**

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**LAND
EXHIBIT**

Scale:	1" = 400'
Drawn By:	EE
Date:	07/15/2022
Job No.:	2022.00000

**SHEET
1 OF 2**

SANSBURY SUBDIVISION

SANSBURY SECTION 14
DIST #20002274

SANSBURY SECTION 14
DIST #20002274

SANSBURY SECTION 14
DIST #20002274

NW COR, SW 1/4,
SEC 1, T16N, R5E

S88°16'56"E - 2711.08'

NE COR, SW 1/4,
SEC 1, T16N, R5E



RAYMOND J HANSON, ET AL
INST #202017332

N 1/2 OF THE SW 1/4



SCALE: 1" = 400'

COUNTY ROAD 700 WEST
N00°18'38"W - 2064.09'

RAYMOND J HANSON, ET AL
INST #202017332

N 20 AC OF THE
SW 1/4 OF THE SW 1/4

POINT OF BEGINNING

N88°40'43"W
252.70'

JEREMY D. LANE & SCHALESA D. LANE
TRACT II
INST #202012569

SE 1/4 OF THE SW 1/4

N00°18'38"W 617.18'
WAVE DEVELOPMENT, LLC
DIST #20002274
PARCEL 1
WAVE DEVELOPMENT, LLC
DIST #20002274
PARCEL 1
WAVE DEVELOPMENT, LLC
DIST #20002274
PARCEL 1
WAVE DEVELOPMENT, LLC
DIST #20002274
PARCEL 1
WAVE DEVELOPMENT, LLC
DIST #20002274
PARCEL 1
WAVE DEVELOPMENT, LLC
DIST #20002274
PARCEL 1

RAYMOND J HANSON, ET AL
INST #202017332

N 20 AC OF THE
SW 1/4 OF THE SW 1/4

N88°40'43"W
153.40'

FLANAGAN, WM R & CONNIE
INST #79-04921
JOHN B WHITE & WANDA M WHITE
QUIT CLAIM
INST #79-04171

S00°45'08"E
355.00'

N00°45'08"W
355.00'

N88°40'43"W - 983.28'

COUNTY ROAD 500 NORTH
N88°40'43"W - 1320.00'

POINT OF COMMENCEMENT
SW COR, SW 1/4,
SEC 1, T16N, R5E

SE COR, SW 1/4,
SEC 1, T16N, R5E

N88°40'43"W - 2456.68'

S00°17'12"E - 2662.47'

DRAWING FILE: W:\ERVANS\MT.COM\FORT ANNE\KATION\2020\00000.SV\2022-07-15.MT.COM\FORT ANNE\K.AVS
EDITED BY: ERVANS
PLOT DATE: 7/15/2022 1:46 PM
PLOT SCALE: 1:1

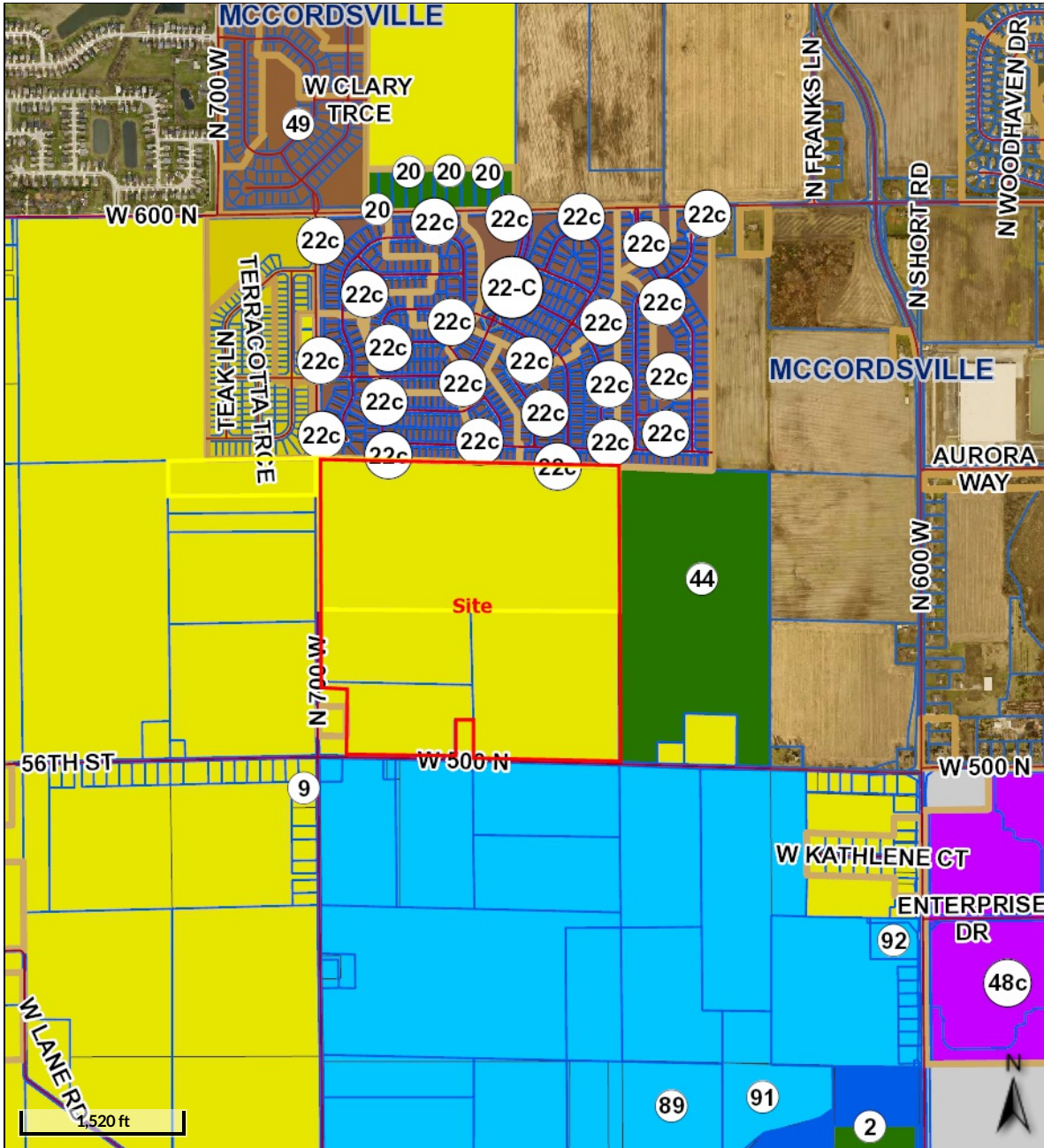
**AMERICAN
STRUCTUREPOINT
INC.**

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

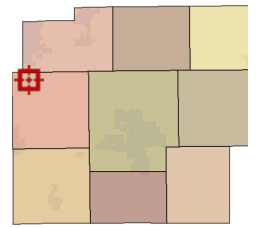
**LAND
EXHIBIT**

Scale:	1" = 400'
Drawn By:	EE
Date:	07/15/2022
Job No.:	2022.00000

**SHEET
2 OF 2**



Overview



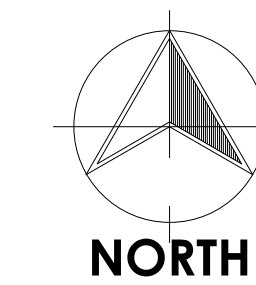
Legend

- Corporations Limit
- Roads**
- <all other values>
- , PRIVATE
- , PRIVATE
- I, PUBLIC
- S, PUBLIC
- U, PUBLIC
- Subdivisions
- Rights of Way
- Parcel Search
- Zoning**
- Call 317-477-1134
- A
- CC
- CN
- CR
- IBP
- IG
- IL
- IN
- PUD
- R1.0
- R2.5
- R3.5
- R5.0
- RM
- RMH
- RR

Date created: 7/12/2022
 Last Data Uploaded: 7/12/2022 6:12:28 AM



Aerial Location Plan



GDI COMPANIES
building a better experience

McCordsville Industrial Park COUNTY ROAD W. 500 N. & COUNTY ROAD N. 700 W. - HANCOCK COUNTY, INDIANA

03 AUGUST 2022

ARCHITECTURE®
JRA

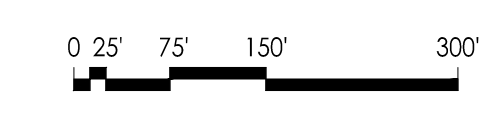
7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.806.1060
FAX 317.806.1061

© 2022 JRA ARCHITECTURE #22193-Y



Total Proposed Building Area : 1,699,920 SF

Site Plan Scale: 1" = 150'-0" (24" x 36")



Overall Site Area : ± 159.6 Acres

