

Planning & Building Department 6280 W 800N McCordsville, IN 46055 Phone: 317.335.3604

Email: <u>building@mccordsville.org</u>

PUBLIC HEARING INFORMATION

Case #: PC-22-016

<u>Title</u>: 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.mcccordsville.org and click on "Agendas & Minutes".

Page 1 of 3

McCORDSVILLE PLAN COMMISSION APPLICATION for VOLUNTARY ANNEXATION

IC 36-4-3-5, AS AMENDED

	Companies					
Current Address:	9775 Cross	spoint Blvd	#105			
	(Number)	(Street)				
	Indianapolis	3		IN 4	46256	
0.4	(City)			(State)		(Zip)
Phone No.:31	7-567-6107		_ E-mail Address: _	msheek@gc	dicompani	ies.com
			es not include tenants or			
Name: <u>Jeremy</u>	& Schalesa Lai	ne / Becky	Brannon, Donald D	enney, Ray Ha	insen	
Current Address:	7022 E SR	234 / 529	9 N 700W			
		/C++\				
	(Number)	(Street)				
	• • • •	•	McCordsville, IN 46	055	200000 - 2000 000000	···········
Phone No.: <u>317-</u>	Wilkinson, IN (City)	46186 / 1	McCordsville, IN 46 _ E-mail Address: <u>js</u>	(State)		(Zip) ckyJWhite
Notification Info	Wilkinson, IN (City) 496-1872/843-	46186 / I 834-4812 person to who	E-mail Address: <u>js</u> om all correspondence re	(State) slanefarm@gma	ail.com/Be	ckyJWhite
	Wilkinson, IN (City) 496-1872/843-i	46186 / I	E-mail Address: <u>is</u> om all correspondence re	(State) slanefarm@gma	ail.com/Be	ckyJWhite
Notification Info	Wilkinson, IN (City) 496-1872/843-i	46186 / I	E-mail Address: <u>is</u> om all correspondence re	(State) slanefarm@gma	ail.com/Be	ckyJWhite
Notification Info	Wilkinson, IN (City) 496-1872/843-1 rmation (list the page of the Company of the	46186 / I 834-4812 Derson to who Companies	E-mail Address: <u>is</u> om all correspondence re	(State)	ail.com/Be	ckyJWhite
Notification Info	Wilkinson, IN (City) 496-1872/843-4 rmation (list the page of the	46186 / I 834-4812 Derson to who Companies	E-mail Address: <u>is</u> om all correspondence re	(State)	ail.com/Be	ckyJWhite

Date Application Filed: __

f 7 2000	ted at the NE col	rner of 500N	and 700W. See Exhibit A fo	r legal description

Property Size:	115	acres <i>OR</i>	squ	are feet
Current Land Use:			Intended Future Land Use:	
Current Zoning:	County R 2.5		Intended Future Zoning:	
Annexation Reason	<u>15</u>			
Explain the reason(s) why the applica	ant has propo	osed this annexation:	
			erty within the Town rather the	han in the County. We
understand the	Town is intereste	ed in diversify	ring its tax base and generat	ina more tax revenue
			oportive of our development.	
nom mode pro	good and morers	re will be ear	sporave or our development.	11/5 3//460

A legal description is attached (a legal description is re requests – the legal description must include all adjace been annexed).	
Applicant's Signature	
The information included in and with this application is comple knowledge and belief.	etely true and correct to the best of my
Muchael Sheek	7-14-22 (Date)
(Applicant's Signature)	(Date)
Owner's Signature (the "owner" does not include tenants or contract but I authorize the filing of this application and will allow Town stat of processing this request. Further, I will allow a public notice s property until the processing of the request is complete.	ff to enter this property for the purpose
(Owner's Signature)	7-14-22
(Owner's/Signature)	(Date)
Selales Ade	7-14-22 (Date)
(Owner's Signature)	(Date)

X A legal description is attached (a legal description	is required for the processing of all annexation
requests – the legal description must include all a	djacent rights-of-way that have not previously
been annexed).	
Applicant's Signature	
The information included in and with this application is continuously knowledge and belief.	ompletely true and correct to the best of my
Muchand Shark	7-18-22 (Date)
(Applicant's Signature)	(Date)
Owner's Signature (the "owner" does not include tenants or conti	
I authorize the filing of this application and will allow Tow of processing this request. Further, I will allow a public no property until the processing of the request is complete.	n staff to enter this property for the purpose tice sign to be placed and remain on the
186/Mem.	1/12/22
(Owner's Signature)	(Date)

🗴 A legal description is attached (a legal description is requ	uired for the processing of all annexation
requests – the legal description must include all adjacen	t rights-of-way that have not previously
been annexed).	
been annexed,.	
Applicant's Signature	
The information included in and with this application is complete knowledge and belief.	ely true and correct to the best of my
Maller Sheek	7-18-22 (Date)
(Applicant's Signature)	(Date)
Owner's Signature (the "owner" does not include tenants or contract buy	
I authorize the filing of this application and will allow Town staff of processing this request. Further, I will allow a public notice significant to the state of processing this request.	
property until the processing of the request is complete.	sires we produce and remain on the
	/ /
Wywd Javsen	7/13/22
to pra xoven	1000
(Owner's Signature)	(Date)
(Owner's Signature)	(Date)
(Owner's Signature)	(Date)
/O	(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 Inform	ation				
Name: GDI C	Companies				
Current Address:	9775 Cro (Number) Indianap	(Street)	#105	IN ACCEC	
	(City)			<u>IN 46256</u> (State)	(Zip)
Phone No.:317		***************************************	_ E-mail Address:	• •	`
			s not include tenants on ney, Ray Hansen	r contract buyers)	
Current Address:	5299 N 7	00W			
current radices.	(Number)				
	McCordsv	/ille		IN 46055	
	(City)			(State)	(Zip)
Phone No.: <u>843</u>	-834-4812		_ E-mail Address:	BeckyJWhite216@r	msn.com
Name:Mich	nael Sheek - (GDI Compar	nies	egarding this application shou	ld be directed)
Current Address:	(Number)	(Street)	#105		
	Indianapo	•		IN 46256	
	(City)			(State)	(Zip)
Phone No.:317	-567-6107		_ E-mail Address:	msheek@gdicompa	nies.com
Property Informa	<u>tion</u>				
Current Address:	5299 N 700	W			
				Administrative Officer Use	Only:
				Existing Zoning:	
				Future Land Use:	
				Date Application Filed:	
Page 1 of 4				Docket No.:	

Subdivision Nam	ne (if applicable):	
<u>OR</u> General Loca description)		ovide a street corner, subdivision lot number, or attach a legal
	Legal description attached	
Current Zoning:	County R 2.5	Requested Zoning:
		ed this zoning change (attach additional pages as
	See Statement of Intent included.	
47-14		
www.		
_		
	ng Map Amendment Criteria	
Plan Commission	n and legislative body must <i>pay rea</i>	inance establishes specific criteria to which both the sonable regard to when considering a rezoning n how this request will address each criterion.
Will the rezoning studies or report		hensive Plan and other applicable, adopted planning
X YES	☐ NO	
Please Explain (a	ttach additional pages as necessar	y): The Comp Plan calls for Regional Commercial bu
the Town states	s this type of development is unlik	ely and light industrial is compatible with surrounding
development.		
Will the rezoning structure and use		urrent conditions and the character of current
X YES	□ NO	
Please Explain (a	ttach additional pages as necessar	y): Land adjacent to the east and across 500N to
the south is all z	zoned for light industrial, so our pe	etition is compatible.

Will the rezoning result in the property being used for the district is adapted?	highest and best use for which land in each
☑ YES ☐ NO	
Please Explain (attach additional pages as necessary):	etitioner plans to develop warehousing and light
industrial, which is the highest and best use for this pro	
Will the receive offer the second of the sec	
Will the rezoning affect <i>property values</i> throughout the To	own's planning jurisdiction?
team!	
Please Explain (attach additional pages as necessary):	
negatively affected by this development. Assessed value	ue of this property will greatly increase as a result
of this development.	
Will the rezoning result in responsible growth and develop	oment?
X 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 creat	e more job opportunities.
Applicant's Signature	
The information included in and with this application is co	mpletely true and correct to the best of my
knowledge and belief.	
Muching Such	7-18-22
(Applicant's Signature)	(Date)
Owner's Signature (the "owner" does not include tenants or contr	act buyers)
I authorize the filing of this application and will allow Town of processing this request. Further, I will allow a public not property until the processing of the request is complete.	n staff to enter this property for the purpose
BABANN (Owner's Signature)	$\frac{7/12/22}{\text{(Date)}}$
	(bate)
(Owner's Signature)	(Date)

Will the rezoning result in the property being used for district is adapted?	the highest and best use for which land in each
☑ 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	
Will the rezoning affect property values throughout th	e Town's planning jurisdiction?
X YES □ NO	
	<u>Property values throughout McCordsville will not be</u> value of this property will greatly increase as a result
of this development. Will the rezoning result in responsible growth and devel X YES NO	elopment?
Please Explain (attach additional pages as necessary):	The site is near other industrial developments
and will greatly increase the Town's tax base and co	reate more job opportunities.
Applicant's Signature The information included in and with this application i knowledge and belief.	s completely true and correct to the best of my
Muller Street	7-18-22
(Applicant's Signature)	7 - 18 - ZZ (Date)
Owner's Signature (the "owner" does not include tenants or o	contract buyers)
I authorize the filing of this application and will allow I of processing this request. Further, I will allow a public property until the processing of the request is complete	notice sign to be placed and remain on the
(Owner's Signature)	7/13/22
(Owner/s/Signature)	(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.

<u>Rezo</u>	ning / Zoning Map Amendment Application Checklist:
X	Rezoning / Zoning Amendment Application
Х	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
X	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
Х	Supporting Information ¹ , 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)
	$oxed{ imes}$ Site Plan (conceptual site plan showing all features relevant to the application)
	$oxed{ imes}$ Vicinity Map (showing the use and zoning of all properties within 600 feet of the property
	subject to the rezoning request)
	Fiscal Impact Study (if applicable)
	AUTOCADD shape files (if applicable)

¹ In the 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

ation				
Companies				
9775 Cr	osspoint Blvo	d #105		
Indianap	oolis		IN 4605	6
(City)			(State)	(7in)
7-567-6107		E-mail Address	msheek@gdicon	npanies.com
Information (t	he "owner" doe	es not include tenants o	or contract buyers)	
			2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
7022 E S	SR 234			
Wilkinson	•		IN 46186	
(City)				
-496-1872		F-mail Address:	•	4 .1.4
mation (list the	person to who	m all correspondence i	regarding this application of	aould bo directed)
nael Sheek - (GDI Compar	nies	egarame and abbucation at	loaid be directed)
		#105		
			IN 46056	
	110			/7in)
		E mail Addus		(Zip)
		_ c-maii Address:	<u>instieek@galcom</u>	panies.com
tion				
tion CR 500N				
CR 500N	(Street)			
	(Street)			
CR 500N	(Street)	d e	Administrative Officer U	•
CR 500N	(Street)		Existing Zoning:	
CR 500N	(Street)			
	9775 Cros (Number) Indianar (City) 7-567-6107 Information (temy & Schale 7022 E S (Number) Wilkinson (City) -496-1872 mation (list the nael Sheek - 6 9775 Cros (Number) Indianapo (City)	9775 Crosspoint Blvd (Number) (Street) Indianapolis (City) 7-567-6107 Information (the "owner" does are a series as a series	9775 Crosspoint Blvd #105 (Number) (Street) Indianapolis (City) 7-567-6107 E-mail Address: _ Information (the "owner" does not include tenants of the gray & Schalesa Lane 7022 E SR 234 (Number) (Street)	Port Crosspoint Blvd #105 (Number) (Street) Indianapolis IN 4625 (City) (State) 7-567-6107 E-mail Address:msheek@gdicom Information (the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "owner" does not include tenants or contract buyers) Improvement of the "ow

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: 1-2 Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): See Statement of Intent included.
Current Zoning: County R 2.5 Requested Zoning: 1-2 Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): See Statement of Intent included.
Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): See Statement of Intent included.
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Explain the reason(s) why the applicant has proposed this zoning change (attach additional pages as necessary): See Statement of Intent included.
See Statement of Intent included.
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 <i>pay reasonable regard</i> 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 <i>McCordsville Comprehensive Plan</i> and other applicable, adopted planning studies or reports?
X YES NO
Please Explain (attach additional pages as necessary): The Comp Plan calls for Regional Commercial bu
the Town states this type of development is unlikely and light industrial is compatible with surrounding
development.
development. Will the rezoning be compatible with surrounding current conditions and the character of current
development. Will the rezoning be compatible with surrounding current conditions and the character of current structure and uses?

Will the rezoning result in the property being used for a district is adapted?	the highest and best use for which land in each
☐ 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 p	property, which is adjacent to other industrial land.
Will the rezoning affect property values throughout the	· Town's planning jurisdiction?
X YES NO	
Please Explain (attach additional pages as necessary): negatively affected by this development. Assessed v	
of this development.	- The property will greatly increase as a result
Will the rezoning result in responsible growth and deve	lopment?
X 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 cre	
Applicant's Signature The information included in and with this application is knowledge and belief.	
(Applicant's Signature)	7-14-22 (Date)
Owner's Signature (the "owner" does not include tenants or co	ntract buyers)
I authorize the filing of this application and will allow To of processing this request. Further, I will allow a public r property until the processing of the request is complete	notice sign to be placed and remain on the
Owner's signature)	<u>7-14-22</u> (Date)
Owner's Signature)	7-14-22 (Date)

be

Town of McCordsville Property Owner's Consent For Review Form

Property Owner Information (the "owner" does not include tenants of	r contract buyers)	
Name: <u>Jerany</u> D.+ SchalesaD. Lane	,	
Name: Jeremy D.+ Schalesa D. Lane Current Address: 7022 E SR 234		
(Number) (Street)		-
Wilkinson	IN	46186
(City)	(State)	(Zip)
<u>WMK4n5on</u> (City) Phone No.: 317 - 496 - 1872 E-mail Address:	islame farm	1 6 gmail con
	J	J
The Property to be reviewed by: (Check all that apply)		
Town Council		
Plan Commission		
Board of Zoning Appeals		
Dromoute Information		
Property Information		
Current Address: <u>CR 500 N between CR</u> (Number) (Street)	600W + C	4 100 W
(Street)		
And Location Description to		
And Location Description (if no address has been assigned, please proving track a legal description)	de a street corner, subd	ivision lot number, or
legal description attac	ched	
Property Owners Consent: 1/WE, Jevery P. Schalesa	DLane here-by ack	nowledge and give
consent that my/our property can be submitted for review and o		
Board(s).	consideration by the	e aforementioned
$\Lambda \cap \Omega'$		
Property Owner's Signature:	Date:	7.14-22
Property Owner's Signature:		7 111 22
Toperty Owner's Signature:	Date:	7-14-22

Landowner (5) wishing to annex.				
Jeremy B. Schalesallane	CR 500 N	between a	R 600 u	1 - 700W
Property Owner's Name(s)	Property Address			
Property Owner's Signature(s)				

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

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.: E-mail Address:	msheek@gdicompanies.com
<u>Property Owner Information</u> (the "owner" does not include tenants o	or contract buyers)
Name:Jeremy & Schalesa Lane / Becky Brannon, Donald [Denney, Ray Hansen
Current Address: 7022 E SR 234 / 5299 N 700W	company to both or any and an armine of
(Number) (Street)	
Wilkinson, IN 46186 / McCordsville, IN 46	6055
(City)	(State) (Zip)
Phone No.: 317-496-1872/843-834-4812 E-mail Address: <u>i</u> s	slanefarm@gmail.com/BeckyJWhite216@msn.c
Notification Information (list the person to whom all correspondence re Name:Michael Sheek - GDI Companies	regarding this application should be directed)
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
	2 2 2
Property Information	
Property Address: CR 500N / 5299 N 700W	
(Number) (Street)	
•	
	Administrative Officer Use Only:
Page 1 of 3	Date Application Filed:

<u>OR</u> General Location (if no address has been assigned, plegal description)	please provide a street corner, subdivision lot number, or attach a
Property is located at the NE corner of 500N	and 700W. See Exhibit A for legal description
Property Size: 115 acres <u>OR</u>	square feet
Current Land Use: Agricultural	Intended Future Land Use: <u>Industrial</u>
Current Zoning: County R 2.5	Intended Future Zoning:
Annexation Reasons	
Explain the reason(s) why the applicant has propo Applicant wishes to develop industrial prop	erty within the Town rather than in the County. We
understand the Town is interested in diversify	ring its tax base and generating more tax revenue
from these projects and therefore will be sup	
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	frequency of the second
r ski	
	97 2 2 1 2 1 2 M
	1 (9.71)

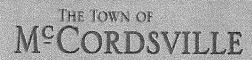
A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).			
Applicant's Signature The information included in and with the control of the co			
knowledge and belief.	cation is completely true and correct to the best of my		
(Applicant's Signature)	(Date)		
Owner's Signature (the "owner" does not include ten	ants or contract buyers, use additional sheets if necessary)		
I authorize the filing of this application and will of processing this request. Further, I will allow a property until the processing of the request is o	allow Town staff to enter this property for the purpose a public notice sign to be placed and remain on the complete.		
Julia	7-14-22		
(Owner's/Signature)	(Date)		
Selales DA -e	7-14-22		
(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

owner" does not include tenants or contract	buyers)
Denney, Ray Hansen	
W	
itreet)	
	IN 46055
	(State) (Zip)
E-mail Address:Bed	ckyJWhite216@msn.com
Check all that apply)	
treet)	
ess has been assigned, please provide a stree	t corner, subdivision lot number, or
ittached	
Rooky Proppon Donald Day	
e submitted for review and consider	ation by the aforementioned
aring January	
1/51	alialas
· 0 12 1 14 11/W	Date:/_/
	Date:
	d Denney, Ray Hansen OW Street)





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.: <u>843-834-4812</u> E-mail Address:	BeckyJWhite216@msn.com
The Brancuts to be reviewed by (Check off that apply)	
The Property to be reviewed by: (Check all that apply)	
X Town Council	
x Plan Commission	
X Board of Zoning Appeals	
Property Information	
Current Address: 5299 N 700W	
(Number) (Street)	
(Latings), (Latings)	
And Location Description (if no address has been assigned, please provi attach a legal description) Legal description attached	de a street corner, subdivision lot number, or
Becky Brannon, Donald De Property Owners Consent: I/WE, Ray Hansen consent that my/our property can be submitted for review and	, here-by acknowledge and give
Board(s).	
// /	
Branch Quanting Street Land	Parts: 7/13/22-
Property Owner's Signature:	Date: <u>///3/2</u>
Property Owner's Signature:	Date:

Landowner(s) wishing to annex:	
Backy Brannon Donald Denney Ray Hansen	5299 N 700W McCordsville IN
Property Owner's Name(s)	Property Address
Xal Toran	
Property Owner's Signature(s)	

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

Landowner(s) wishing to annex:			
Backy Brannon Donald Denney		1	
Ray Harsen	5299 N 700W	McCordsville	IN
Property Owner's Name(s)	Property Address		,
Property Owner's Signature(s)			

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

00 (4 1)	/
rnciorosume,	<u>//</u> /
	mcCordsville,

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

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.

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'

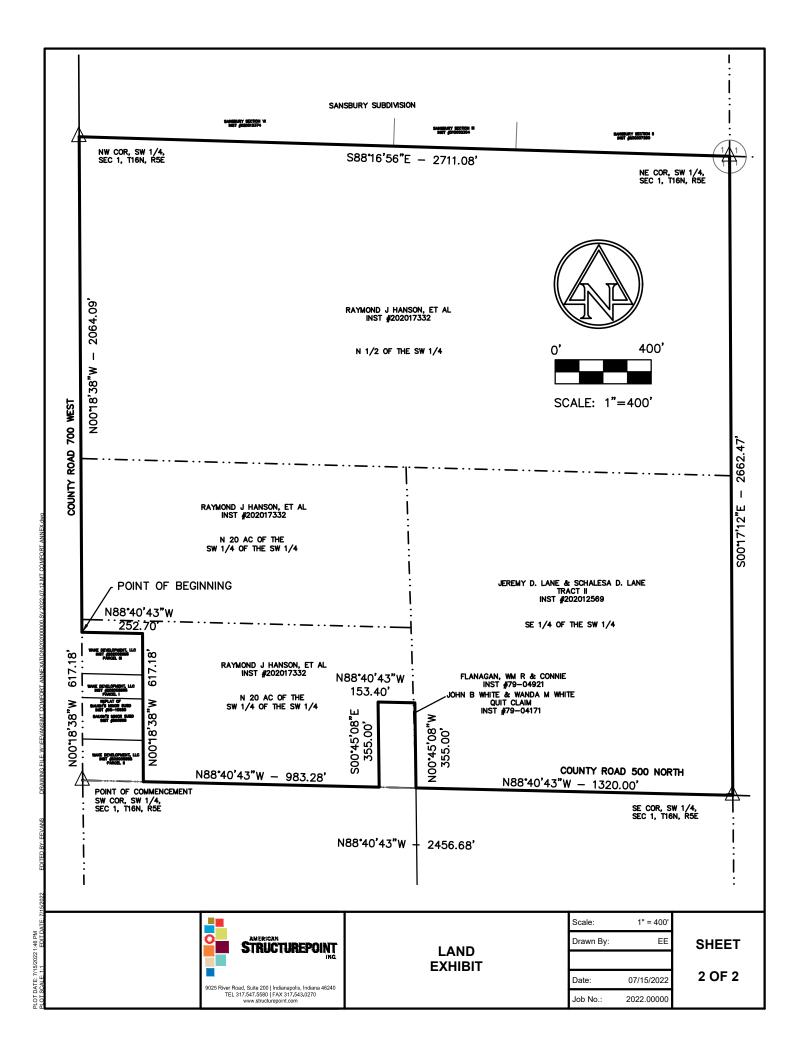
Drawn By: EE

Date: 07/15/2022

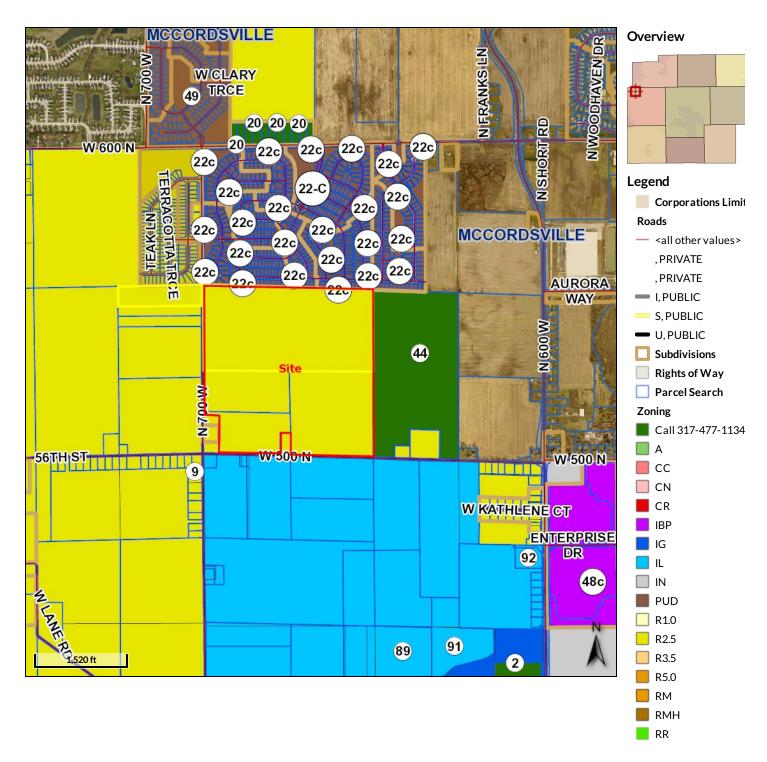
Job No.: 2022.00000

SHEET

PLOT DATE: 7/15/2022 1:47 PM PLOT SCALE: 1:1 FDIT DATE: 7/15/2022







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





Aerial Location Plan





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

7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.806.1060
FAX 317.806.1061
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Site Plan Scale: 1" = 150'-0" (24" x 36")

Overall Site Area: ± 159.6 Acres



Total Proposed Building Area: 1,699,920 SF

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

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