

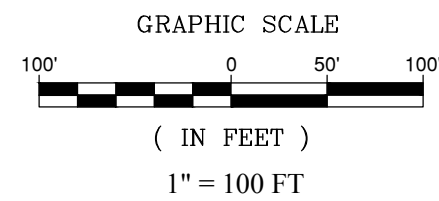
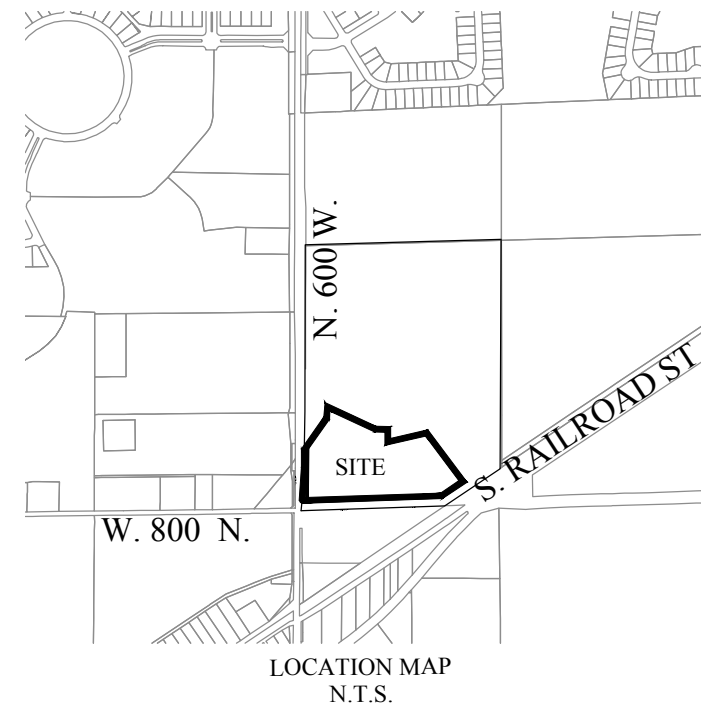
STOEPPELWERTH & ASSOCIATES, INC.

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
ASPEN PROPERTY MANAGEMENT AND BROKERAGE
910 N. SHADELAND AVENUE, SUITE 6
INDIANAPOLIS, INDIANA 46219
JOHN PERINE
PHONE: 317-358-9147
jperine@aspenmanagementcompany.com

SUBDIVIDER:
JOHN PERINE
PHONE: 317-358-9147
jperine@aspenmanagementcompany.com

CURRENT ZONING:
PROFESSIONAL BUSINESS OFFICE (CO)
REGIONAL COMMERCIAL (CR)

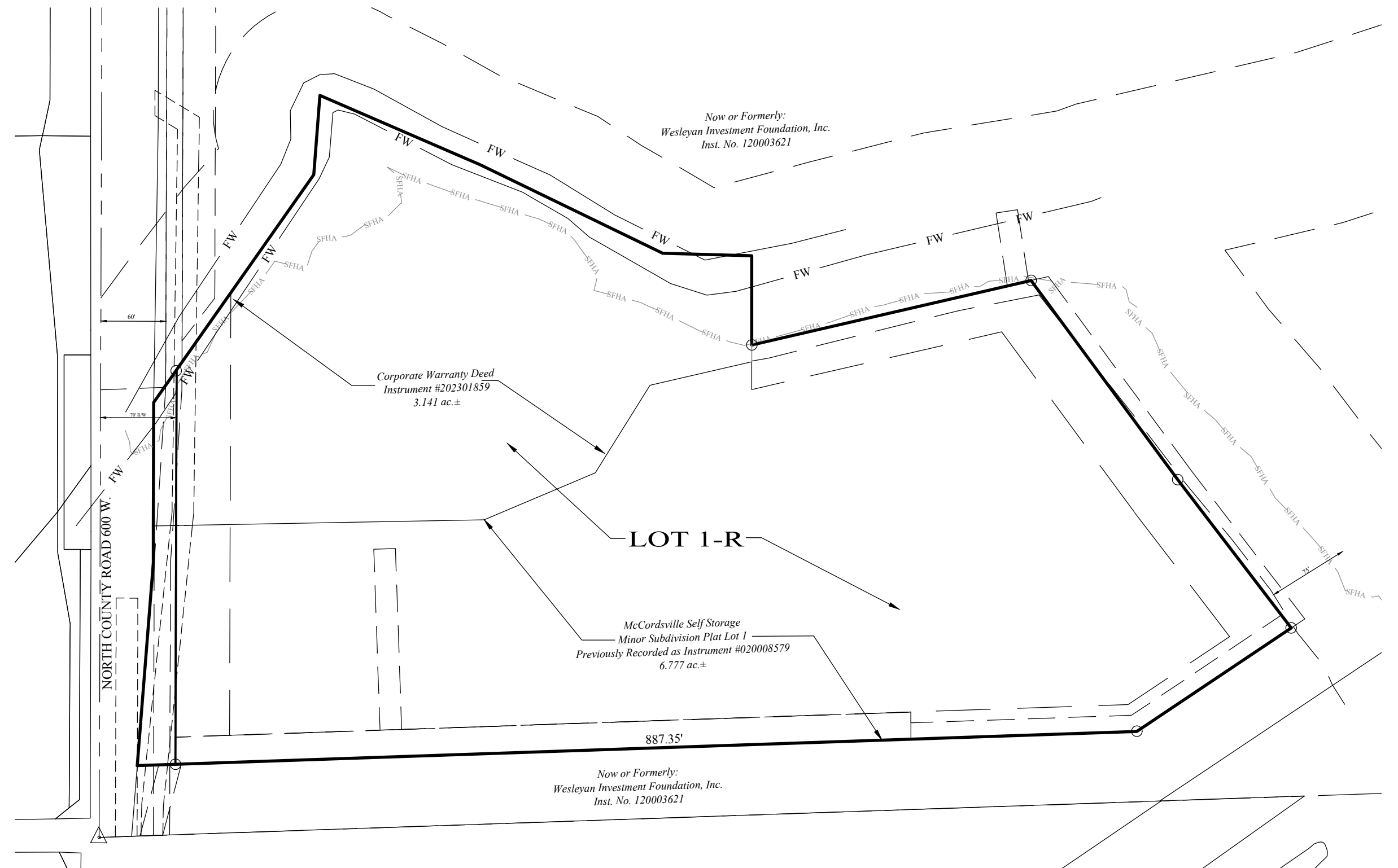


LEGEND	
1-R	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
B.S.L.	BUILDING SETBACK LINE
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
SFHA	SPECIAL FLOOD HAZARD AREA
FW	REGULATED FLOODWAY PER F.I.R.M.
VAR	VARIABLE
	SECTION CORNER

REPLAT OF McCORDSVILLE SELF STORAGE MINOR SUBDIVISION PLAT

A PART OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 5 EAST,
VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA

INSTRUMENT NO.	
CABINET	
SLIDE	



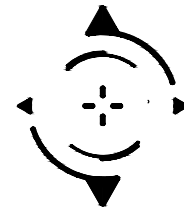
SUBDIVISION MONUMENTATION	
	DENOTES A 5/8" DIAMETER X 30" LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008" SET FLUSH WITH THE FINISH GRADE

FLOOD NOTE:

Portions of the subject property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panel No. 18059C0018D of the Flood Insurance Rate Maps (published by the Federal Emergency Management Agency - FEMA) dated December 4, 2007. The remainder of the subject property is located in Zone X - unshaded (Area of minimal flood hazard)

Dennis D. Olmstead
Professional Land Surveyor
No. 900012





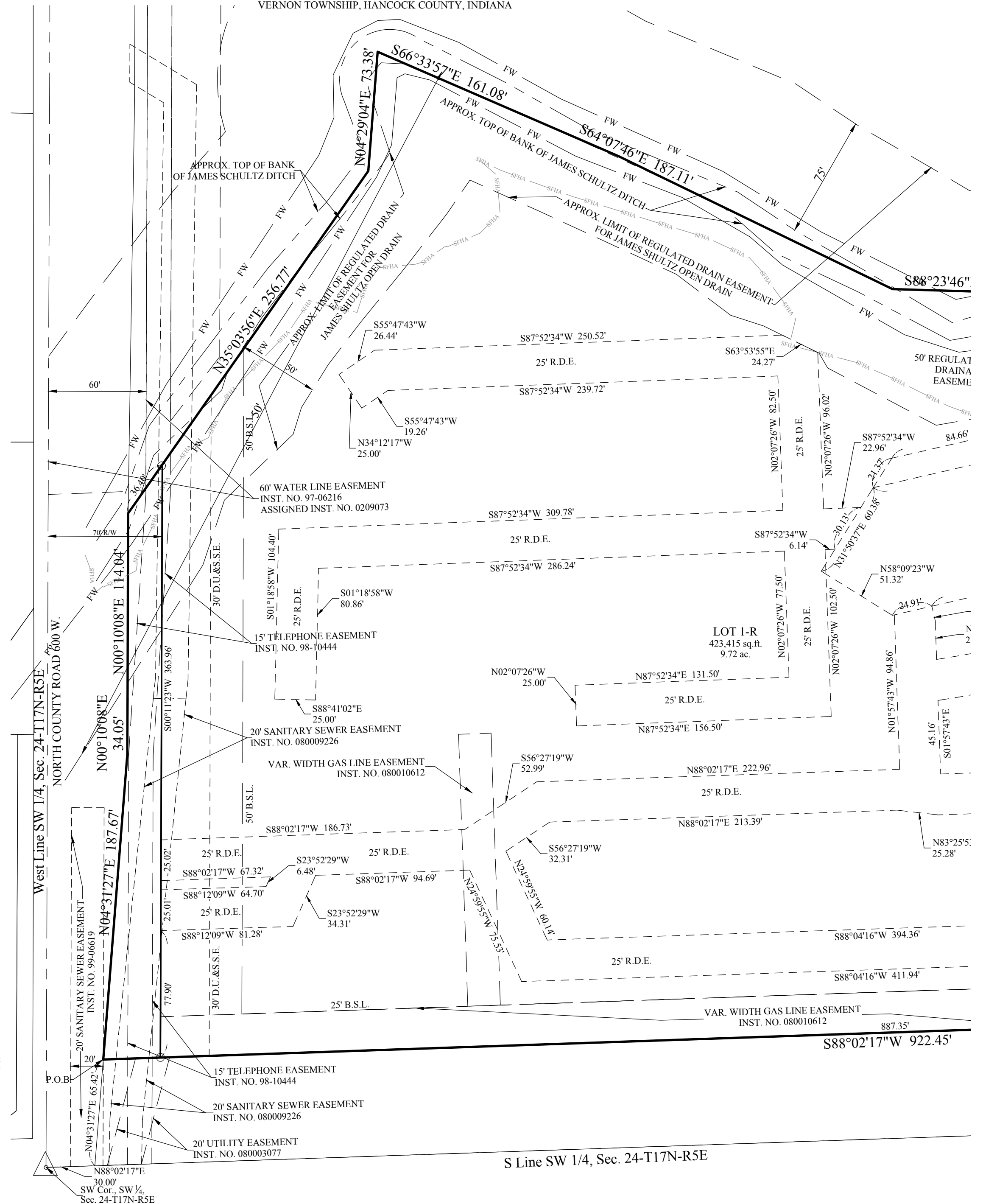
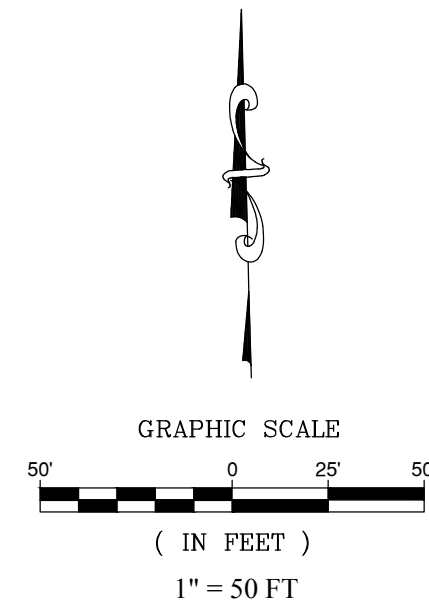
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No. 900012

S Line SW 1/4, Sec. 24-T17N-R5E



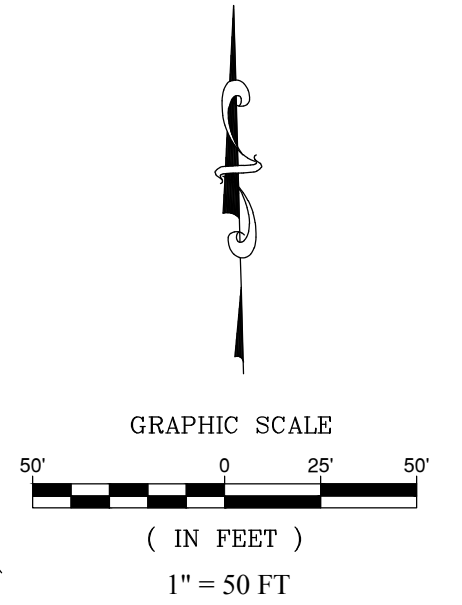
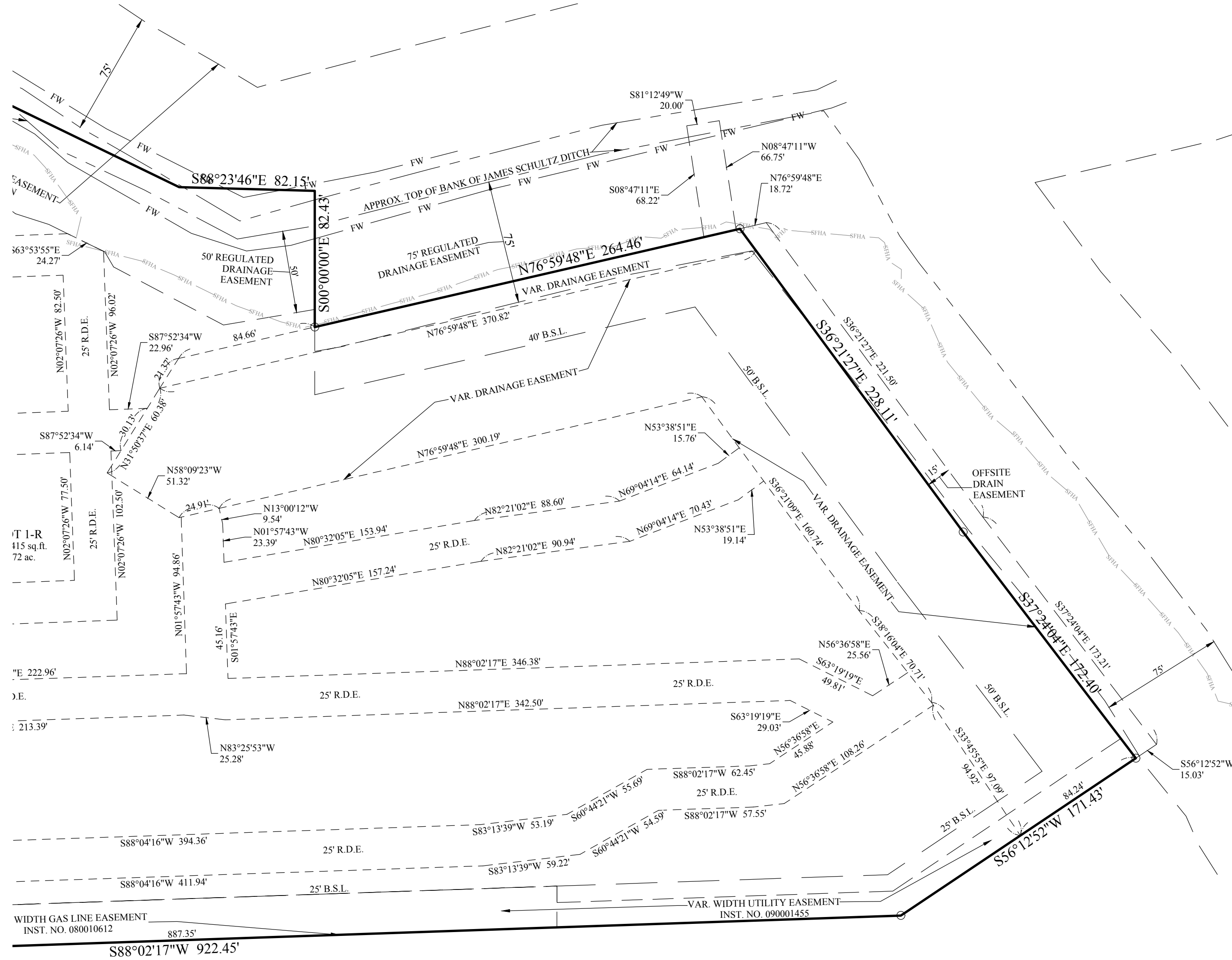
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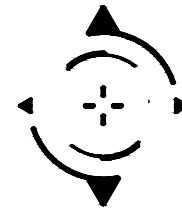


S Line SW 1/4, Sec. 24-T17N-R5E

SE Cor., SW 1/4, SW 1/4
Sec. 24-T17N-R5E

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LAND DESCRIPTION

A part of the Southwest Quarter of Section 24 Township 17 North Range 5 East of the Second Principal Meridian Vernon Township Hancock County Indiana being more particularly described as follows:

Commencing at the southwest corner of said Quarter Section; thence North 88 degrees 02 minutes 17 seconds East 30.00 feet to the East right-of-way of North County Road 600 West as described in Instrument Number 2008305 in the Office of the Hancock County Recorder; thence North 04 degrees 31 minutes 27 seconds East along said right-of-way 65.42 feet to the southwest corner of McCordsville Self Storage Minor Subdivision Plat recorded in Plat Cabinet C Slide 272 as Instrument Number 080008579 in said Recorder's Office said point also being the POINT OF BEGINNING of this description; thence continuing North 04 degrees 31 minutes 27 seconds East along said right-of-way 187.67 feet; thence North 00 degrees 10 minutes 08 seconds East along said right-of-way 34.05 feet to the southwest corner of land described in a Corporate Warranty Deed recorded as Instrument Number 202301859 in said Recorder's Office; the following seven (7) courses being on and along the boundaries of said Corporate Warranty Deed as follows: 1) North 00 degrees 10 minutes 08 seconds East 114.04 feet; 2) North 35 degrees 03 minutes 56 seconds East 256.77 feet; 3) North 04 degrees 29 minutes 04 seconds East 73.38 feet; 4) South 66 degrees 33 minutes 57 seconds East 161.08 feet; 5) South 64 degrees 07 minutes 46 seconds East 187.11 feet; 6) South 88 degrees 23 minutes 46 seconds East 82.15 feet; 7) South 00 degrees 00 minutes 00 seconds East 82.43 feet; thence North 76 degrees 59 minutes 48 seconds East 264.46 feet to a point on the extended easterly line of the aforementioned subdivision; thence South 36 degrees 21 minutes 27 seconds East along said line and the extension thereof 228.11 feet, the following three (3) courses being on and along the boundaries of said plat as follows: 1) South 37 degrees 24 minutes 04 seconds East 172.40 feet; 2) South 56 degrees 12 minutes 52 seconds West 171.43 feet; 3) South 88 degrees 02 minutes 17 seconds West 922.45 feet to the place of beginning, containing 9.918 acres more or less.

This subdivision consists of 1 lot. The dimension of said lot and width of streets are shown in feet and decimal parts thereof.

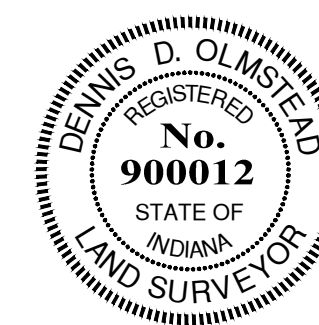
Cross-reference is hereby made to a survey prepared by: Bruce E. Strack, Indiana LS 20200057, working for Stoeppelwerth & Associates, Inc., as part of Project 105252, certified February 10, 2023 recorded as Instrument Number _____ in the Office for the Recorder of Hancock County, Indiana.

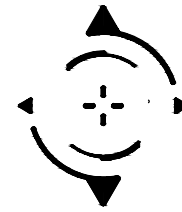
SURVEYORS CERTIFICATE

I, the undersigned, hereby certify I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross referenced survey, and to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision. Monuments are in place as shown hereon. All lot corners were set as shown and identified hereon.

Witness my signature this _____ day of _____, 2023.

 Dennis D. Olmstead
 Professional Land Surveyor
 No. 900012





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DEED OF DEDICATION

I, the undersigned, owner of the real estate shown and described on the plat herein, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. I further certify that this replat is made and submitted with my free consent and desires.

This subdivision shall be known and designated as Replat of McCordsville Self Storage Minor Subdivision Plat. All streets shown and not herefore dedicated are hereby dedicated to the public.

Front 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 erected or maintained no building or structure.

This deed shall dedicate to the Town of McCordsville, Indiana, any and all sewer infrastructure installed for, by or on behalf of the undersigned, said infrastructure to include but not limited to the sewer collection system, force main, lif station, or any other component part of the sewer system which services the subject subdivision.

A perpetual utility easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement", to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, internet, cable tv, electric and gas, sewer and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Utility Easement," but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

CERTIFICATE OF OWNERSHIP

I, John Perine, do hereby certify that I am the owner of the property described in the above caption and that as such owner it has caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as my free and voluntary act and deed.

Owner/Developer
 Aspen Self Storage LLC

By: _____

Printed: John Perine

State of Indiana)
) SS
 County of _____)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared John Perine, owner of Aspen Self Storage, LLC., and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this _____ day of _____, 2023.

 Notary Public

 Printed Name

County of Residence: _____

My commission expires: _____

DRAINAGE COVENANT

Channels, tile drains 8-inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8-inch in inside diameter shall be the responsibility of the property owner or homeowner association.

A petition addressed to the McCordsville Drainage Board has been filed in duplicate with the McCordsville Town Engineer, requesting that the subdivision's storm drainage system and its easements be accepted into the regulated drain system. Channels, tile drains 8-inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8-inch in inside diameter shall be the responsibility of the property owner or homeowner association. The storm drainage system and its easements that are accepted in to the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage rights of way that are hereby dedicated to the public and to McCordsville, Indiana, for the sole and exclusive purpose of controlling surface water and/or for installation, operation, and maintenance of storm sewers and tile drains as defined in McCordsville Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code. All other storm drainage easements have not been accepted into the town's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The McCordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof. This subdivision contains 0 linear feet of open ditches and 0 feet of subsurface drains that will be included in the Town's Regulated Drainage System.

McCORDSVILLE ADVISORY PLAN COMMISSION:

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the _____ day of _____, 2023, under the authority provided by:

 Signature

 Printed Name

 Signature

 Printed Name

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the dedications shown on this plat are hereby approved and accepted this _____ day of _____, 2023.

 President

REDACTION STATEMENT:

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.

Dennis D. Olmstead