



PRIMARY PLAT:
GATEWAY CROSSING
AN ADDITION TO THE TOWN OF MCCORDSVILLE,
HANCOCK COUNTY, INDIANA

PARCEL ADDRESS:
COUNTY ROAD W. 750 N., MCCORDSVILLE, IN 46055

LEGAL DESCRIPTION:
A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 5 EAST, IN VERNON TOWNSHIP, HANCOCK COUNTY, INDIANA, BEING A PART OF REAL ESTATE PREVIOUSLY DESCRIBED IN INSTRUMENT NUMBER 120001475 AND AS SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY BY ABONMARCHÉ CONSULTANTS, INC., DATED AUGUST 17, 2022, PROJECT NUMBER 22-0218, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



VICINITY MAP (N.T.S.)

SYMBOL LEGEND:

FCI	= FOUND CAPPED IRON
SCI	= SET CAPPED IRON (5/8" REBAR W/ACI CAP)
(M)	= MEASURED DISTANCE
(P)	= PLAT DISTANCE
CB	= CATCH BASIN
MH	= MANHOLE
SMH	= SANITARY MANHOLE
Δ	= TELEPHONE UTILITY PEDESTAL
T	= TRAFFIC SIGN
TS	= ELECTRICAL TRANSFORMER

LINETYPE & HATCH LEGEND:

G	= BURIED GAS LINE
W	= BURIED WATER LINE
C	= BURIED CABLE UTILITY LINE
[Hatch]	= ASPHALT
[Hatch]	= GRAVEL

- ZONING:**
GATEWAY CROSSING "PD-M", ORDINANCE NUMBER 031301, AS AMENDED PER ORDINANCE NUMBER 061119, RECORDED IN INSTRUMENT NUMBER 201906857.
- MIN. LOT WIDTH AT BUILDING LINE = 200 FEET
 - MINIMUM SETBACKS
 - CR 750 N. = 40 FEET
 - EAST PROPERTY LINE = 20 FEET
 - SOUTHEAST PROPERTY LINE = 20 FEET
 - SOUTHWEST PROPERTY LINE = 20 FEET
 - SETBACK ALONG COMMON ACCESS EASEMENT = 20 FEET (LOT 1) = 15 FEET (LOT 2)
 - W. BROADWAY (S.R. 67) = 50 FEET
 - WEST PROPERTY LINE = 10 FEET

FLOOD HAZARD STATEMENT:
THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP #18059C0018D, EFFECTIVE DECEMBER 04, 2007.

- NOTES:**
- REFERENCE A PLAT OF SURVEY DATED DECEMBER 7, 2021 BY ABONMARCHÉ CONSULTANTS TO BE RECORDED AND NOTED ON THE FINAL PLAT.
 - ALL IMPROVEMENTS SHOWN ARE EXISTING AS OF APRIL 15, 2022.
 - THE TOWN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF ANY LANDSCAPING, FENCING OR SIGNAGE LOCATED IN PUBLIC RIGHT-OF-WAY.
 - THE TOWN SHALL NOT BE RESPONSIBLE FOR SNOW REMOVAL ON ANY INTERNAL STREETS, INCLUDING NOT BUT LIMITED TO THE COMMON ACCESS DRIVE CONNECTING C.R. 750 N. TO GATEWAY CROSSING BOULEVARD.
 - DEVELOPER/PROPERTY OWNER COMMITS TO CREATING A PROFESSIONAL OWNER'S ASSOCIATION THAT WILL MANAGE AND MAINTAIN ANY COMMON SPACES.

NAME AND ADDRESS OF SUBDIVIDER:
REALAMERICA COMPANIES
8250 DEAN ROAD
INDIANAPOLIS, INDIANA 46240

DATE OF PLAT: 04/03/2023
REVISION 2: 11/08/2023

Anthony M. Gregory
AGREGORY@ABONMARCHÉ.COM
PROFESSIONAL LAND SURVEYOR #80860005
STATE OF INDIANA



NO. 2	REVISION DESCRIPTION: PER TOWN OF MCCORDSVILLE COMMENTS	BY: RM	DATE: 11/08/23
NO. 1	REVISION DESCRIPTION: PER TOWN OF MCCORDSVILLE COMMENTS	BY: RM	DATE: 10/30/23

KRULL > ABONMARCHÉ

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Engineering, Architecture, Land Surveying

PROJECT:

COUNTY ROAD W. 750 N.
MCCORDSVILLE, IN 46055
HANCOCK COUNTY, INDIANA

SHEET TITLE:

PRIMARY PLAT
GATEWAY CROSSING
SECTION 26-T17N-R5E

DRAWN BY:
RAM

DESIGNED BY:

PM REVIEW:
SRF

QA/GC REVIEW:
AMG

DATE:
04/03/2023

SEAL:

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

SCALE:
HORZ: 1" = 50'
VERT:

ACI JOB #
22-0218

SHEET NO.
1 of 1