

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



VICINITY MAP (N.T.S.)

CERTIFICATE OF OWNERSHIP

REAL AMERICA, LLC, DOES HEREBY CERTIFY THAT IT IS 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 ITS FREE AND VOLUNTARY ACT AND DEED.

REALAMERICA, LLC

MICHAEL SURAK

STATE OF INDIANA)
 COUNTY OF HANCOCK)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL SURAK OF REALAMERICA, LLC, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE ABOVE CERTIFICATE AS HIS/HER OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ PRINTED NAME _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATION
 I, ANTHONY M. GREGORY, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE OF THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LAND SURVEYED WITHIN THE CROSS-REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON AN LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE AND SEAL THIS 5TH DAY OF FEBRUARY, 2024.

Anthony M. Gregory
 ANTHONY M. GREGORY
 INDIANA PROFESSIONAL LAND SURVEYOR NO. 80860005



ABONMARCHÉ
 Benton Harbor
 Grand Haven
 Lafayette, IN 47901
 Kalamazoo
 LaPorte
 South Bend
 Green
 Hobart
 Ft. Wayne
 Engineering - Architecture - Land Surveying

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

SHEET TITLE:
**SECONDARY PLAT
 GATEWAY CROSSING
 SECTION 26-T17N-R5E**

DRAWN BY:
MDR
 DESIGNED BY:
MDR
 PM REVIEW:
SRF
 QA/QC REVIEW:
AMG
 DATE:
02/05/2024
 SEAL:

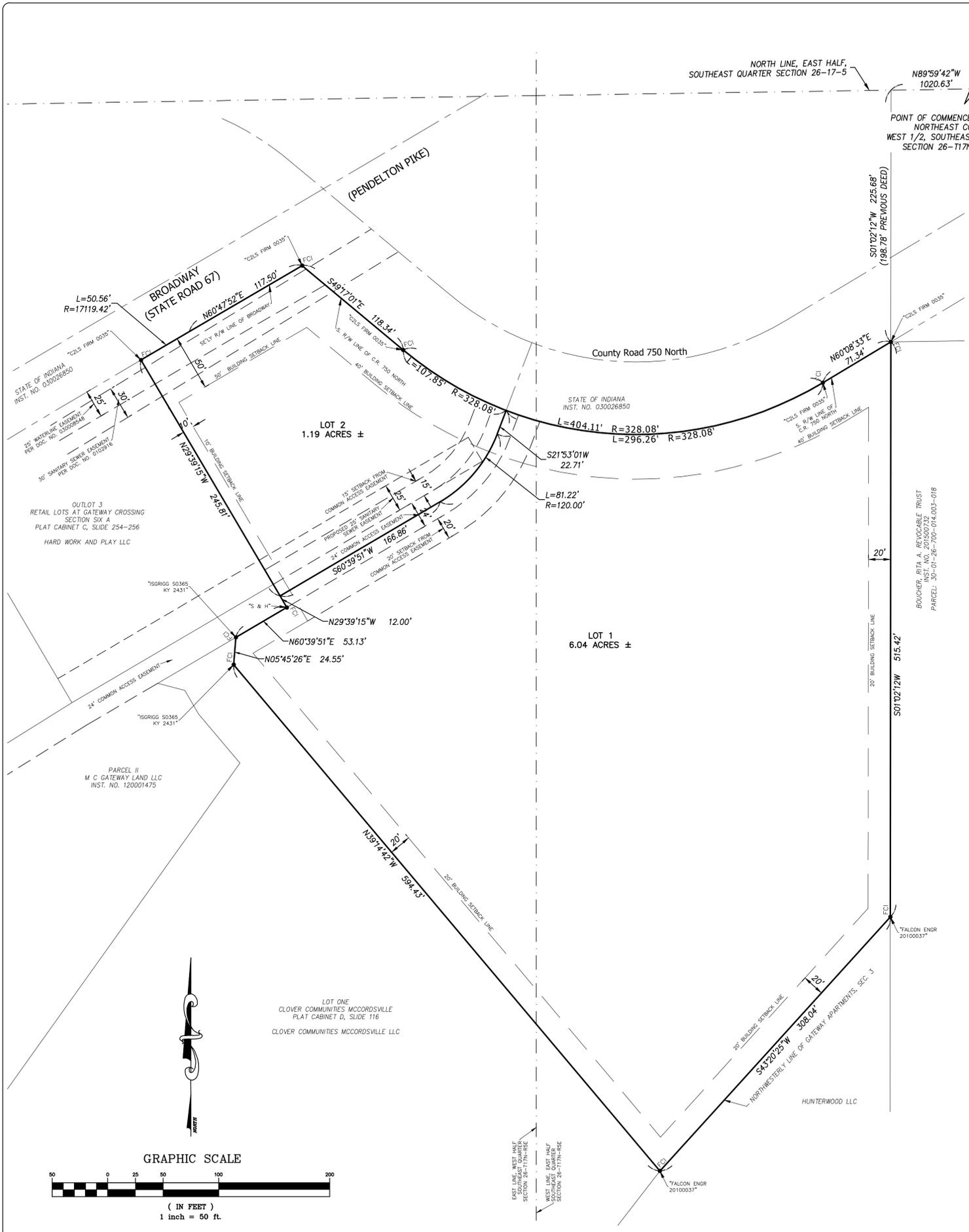
SIGNATURE:
 DATE:

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

SCALE:
 HORIZ: 1" = 50'
 VERT: N/A

ACI JOB #
22-0218

SHEET NO.



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:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION A DISTANCE OF 1,020.63 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 12 SECONDS WEST 225.68 FEET (198.78 BY PREVIOUS DEED) TO THE SOUTH RIGHT-OF-WAY LINE OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2003-26850 IN THE OFFICE OF THE RECORDER, HANCOCK COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 01 DEGREES 02 MINUTES 12 SECONDS WEST 515.42 FEET (542.86 BY PREVIOUS DEED) TO A NORTHWESTERLY BOUNDARY LINE OF GATEWAY CROSSING APARTMENTS, SECTION THREE AS RECORDED IN INSTRUMENT 2003-10979 IN PLAT CABINET "C", SLIDE 122 & 123 IN THE SAID RECORDER'S OFFICE; THENCE SOUTH 43 DEGREES 20 MINUTES 25 SECONDS WEST ALONG THE NORTHWESTERLY BOUNDARY LINES OF SAID GATEWAY CROSSING APARTMENTS 308.04 FEET TO A NORTHEASTERLY BOUNDARY OF LOT ONE IN CLOVER COMMUNITIES MCCORDSVILLE AS PER THE PLAT THEREOF RECORDED IN PLAT CABINET D, SLIDE 116 IN SAID RECORDER'S OFFICE; THENCE NORTH 39 DEGREES 14 MINUTES 42 SECONDS WEST ALONG SAID NORTHEASTERLY LINE 594.43 FEET; THENCE NORTH 05 DEGREES 45 MINUTES 26 SECONDS EAST ALONG SAID NORTHEASTERLY LINE 24.55 FEET TO A SOUTHEASTERLY LINE OF COMMON ACCESS NUMBER 2 RETAIL OUTLOTS AT GATEWAY CROSSING SECTION SIX A AS PER THE PLAT THEREOF RECORDED IN PLAT CABINET C, SLIDES 254-256 IN SAID RECORDER'S OFFICE; THENCE NORTH 60 DEGREES 39 MINUTES 51 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE 53.13 FEET TO THE SOUTHEAST CORNER OF SAID ACCESS NUMBER 2; THENCE NORTH 29 DEGREES 39 MINUTES 15 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID ACCESS NUMBER 2 A DISTANCE OF 233.72 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 29 DEGREES 22 MINUTES 18 SECONDS EAST 17,119.42 FEET FROM SAID POINT, SAID POINT ALSO BEING ON THE SOUTHEASTERLY BOUNDARY LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2003-26850 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID REAL ESTATE BY THE NEXT FIVE (5) COURSES; 1) NORTHEASTERLY ALONG SAID CURVE 50.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING NORTH 29 DEGREES 12 MINUTES 08 SECONDS WEST 17,119.42 FEET FROM THE RADIUS POINT OF SAID CURVE; 2) NORTH 60 DEGREES 47 MINUTES 52 SECONDS EAST 117.50 FEET; 3) SOUTH 49 DEGREES 17 MINUTES 01 SECONDS EAST 118.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 40 DEGREES 42 MINUTES 59 SECONDS EAST 328.08 FEET FROM SAID POINT; 4) EASTERLY ALONG SAID CURVE 404.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 29 DEGREES 51 MINUTES 27 SECONDS EAST 328.08 FEET FROM THE RADIUS POINT OF SAID CURVE; 5) NORTH 60 DEGREES 08 MINUTES 33 SECONDS EAST 71.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.234 ACRES, MORE OR LESS.

DEED OF DEDICATION

I, THE UNDERSIGNED, _____, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GATEWAY CROSSING, AN ADDITION TO THE TOWN OF MCCORDSVILLE, HANCOCK COUNTY, INDIANA. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

PERPETUAL UTILITY EASEMENTS ARE HEREBY GRANTED TO ANY PRIVATE OR PUBLIC UTILITY OR MUNICIPAL DEPARTMENTS, THEIR SUCCESSORS AND ASSIGNS, WITHIN ANY AREA SHOWN ON THE PLAT AND MARKED "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 AND 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.

IN ADDITION, 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 TO BE LIMITED TO THE SEWER COLLECTION SYSTEM, FORCE MAIN, LIFT STATION, OR ANY OTHER COMPONENT PART OF THE SEWER SYSTEM WHICH SERVES THE SUBJECT SUBDIVISION.

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 ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE TOWN OF MCCORDSVILLE, INDIANA, ITS ASSIGNS OR DESIGNATED AGENT OR REPRESENTATIVE.

MCCORDSVILLE ADVISORY PLAN COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE MCCORDSVILLE ADVISORY PLAN COMMISSION THE _____ DAY OF _____, 2024, UNDER THE AUTHORITY PROVIDED BY:

1	COMMENTS PER TOWN	MDR	02/22/24
NO.	REVISION DESCRIPTION:	BY:	DATE: