

# FINAL PLAT OF JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,  
HANCOCK COUNTY, INDIANA

Curve #	Length	Radius	Chord Direction	Chord Length
C1	309.11'	1612.90'	S06°08'08"E	308.64'
C2	103.67'	66.00'	N45°00'00"W	93.34'
C3	103.67'	66.00'	N45°00'00"E	93.34'
C4	103.41'	66.00'	S45°06'51"E	93.15'
C5	19.71'	66.00'	S08°19'46"W	19.64'
C6	68.97'	66.00'	S60°03'40"W	65.88'

Line #	Direction	Length
L1	S00°13'41"E	50.00'
L2	N89°00'59"E	543.24'
L3	S86°24'35"E	150.48'
L4	N89°00'59"E	190.61'
L5	N00°59'01"W	50.00'
L6	S89°00'59"W	188.62'
L7	S89°00'59"W	15.00'
L8	N00°00'00"E	168.63'
L9	N90°00'00"W	2.36'
L10	N00°00'00"E	640.10'
L11	N90°00'00"E	96.07'
L12	S00°13'41"E	640.10'
L13	S23°30'17"W	15.21'
L14	N90°00'00"W	81.26'
L15	S00°00'00"E	168.37'
L16	S00°13'41"E	20.00'
L17	N90°00'00"W	377.54'
L18	N00°00'00"E	20.00'
L19	N90°00'00"E	377.44'

### LEGEND

- ⊙ MONUMENT FOUND (TYPE AS SHOWN)
- ⊙ MAG NAIL W/ WASHER "GEORGE W CHARLES LS0800117" SET FLUSH
- ⊙ PIPE W/ CAP "GW CHARLES LS0800117" SET FLUSH
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- - - SETBACK LINE
- - - PROPOSED RIGHT OF WAY
- - - UNDERGROUND WATER LINE
- - - OHU OVERHEAD UTILITY
- ☐ TELEPHONE PEDESTAL
- ☐ ELECTRIC PEDESTAL
- ☐ FIBER OPTIC PEDESTAL
- ⚡ FIRE HYDRANT
- ⚡ WATER VALVE
- ⚡ WATER METER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEANOUT
- ⊙ CURB INLET
- ⊙ SQUARE STORM INLET
- ⊙ ROUND STORM INLET
- ⊙ STORM MANHOLE
- ☐ TELEPHONE PEDESTAL
- ☐ UTILITY POLE
- ☐ GUY ANCHOR
- ☐ LIGHT POLE
- ☐ SIGN
- ☐ MAILBOX
- ☐ DECIDUOUS TREE

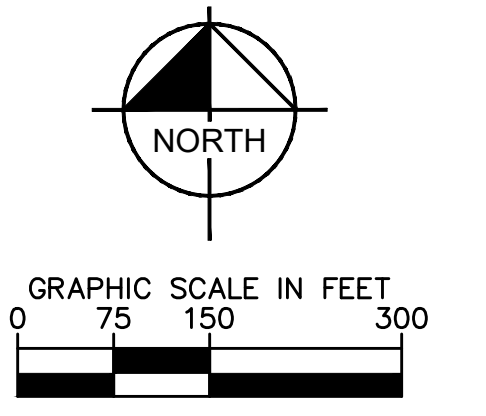
NO.	REVISIONS	DATE	BY

**FINAL PLAT**

**JARASCO SUBDIVISION**

ORIGINAL ISSUE:  
12/18/2020

SHEET NUMBER  
**1 OF 2**



PREPARED BY:  
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# FINAL PLAT OF JARASCO SUBDIVISION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,  
HANCOCK COUNTY, INDIANA

### PLAT DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST, BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS WEST A DISTANCE OF 277.22 FEET TO THE SOUTHERLY BOUNDARY OF COUNTY ROAD 600 NORTH, PER INSTRUMENT NUMBER 04008442, AS RECORDED IN THE HANCOCK COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR COURSES: 1) SOUTH 00 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 22.57 FEET; 2) SOUTH 87 DEGREES 38 MINUTES 42 SECONDS EAST A DISTANCE OF 311.03 FEET; 3) SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 250.44 FEET; 4) NORTH 87 DEGREES 46 MINUTES 26 SECONDS EAST A DISTANCE OF 199.46 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 1274.05 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 167.40 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 41 SECONDS EAST A DISTANCE OF 1129.14 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST A DISTANCE OF 1178.08 FEET TO THE EASTERLY BOUNDARY OF COUNTY ROAD 600 WEST, PER INSTRUMENT NUMBER 93009024, AS RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO COURSES: 1) NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST A DISTANCE OF 880.52 FEET; 2) NORTH 03 DEGREES 24 MINUTES 15 SECONDS WEST A DISTANCE OF 176.63 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 30 SECONDS WEST A DISTANCE OF 19.99 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 1395.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.359 ACRES, MORE OR LESS.

DEVELOPMENT STANDARDS  
ZONE: INDUSTRIAL-2 (I-2)  
OVERLAY: 600W/BROADWAY HIGHWAY OVERLAY

MIN. LOT AREA: 3 ACRES  
MAX LOT AREA: N/A  
MIN. LOT WIDTH AT BUILDING LINE: 150'  
MIN. FRONT YARD SETBACK LOCAL ROAD: 45'  
MIN. FRONT YARD SETBACK COLLECTOR: 50'  
MIN. FRONT YARD SETBACK ARTERIAL: 50'  
MIN. SIDE YARD SETBACK: 50'  
MIN. REAR YARD SETBACK: 50'  
MAX PRINCIPLE STRUCTURE HEIGHT: 75%  
55'

### FLOOD MAP DESIGNATION

THE ACCURACY OF THE FLOOD HAZARD DATA IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP OF THE TOWN OF MCCORDSVILLE ZONING ORDINANCE OR AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS.

NOTES:  
1. THE BLOCKS SHOWN ON THIS PRIMARY PLAT MAY DIVIDED FURTHER WITHOUT AMENDING THIS PRIMARY PLAT, SO LONG AS THEY COMPLY WITH THE TOWN OF MCCORDSVILLE ZONING ORDINANCE OR AS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS.

### DEDICATION STATEMENT FOR STREETS:

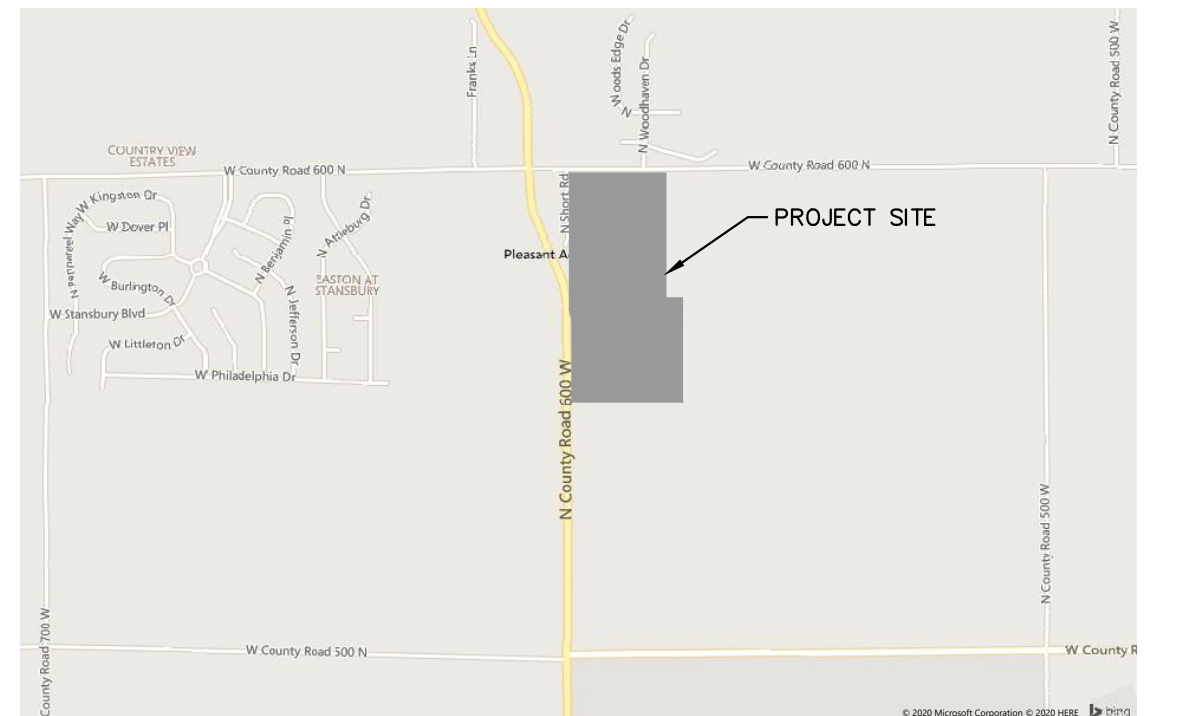
THAT I DO HEREBY DEDICATE FOR PUBLIC USE AND BENEFIT FOREVER THE STREETS SHOWN HEREON FOR ALL PUBLIC PURPOSES INCLUDING BUT NOT LIMITED TO ALL STREET AND PEDESTRIAN FACILITY PURPOSES.

I, GEORGE W. CHARLES II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY PHILIP D. GOING REC. NO. LS29400003 WITH ACCURA LAND SURVEYING, PROJECT 03-20-1995, DATED OCTOBER 12, 2020.

GEORGE W. CHARLES II  
INDIANA LAND SURVEYOR  
REG. NO. LS20800117  
EMAIL: gwncharles@crossroadengineers.com  
WEBSITE: www.crossroadengineers.com

### RECORDING NOTE:

I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
GEORGE W. CHARLES II



VICINITY MAP (NOT TO SCALE)

NO.	REVISIONS	DATE	BY

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