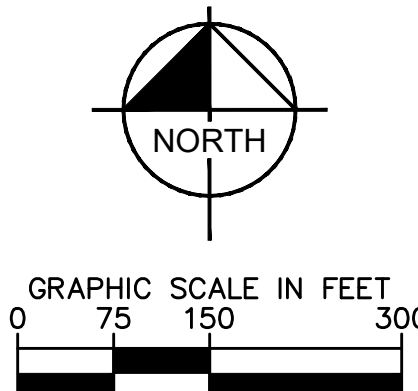
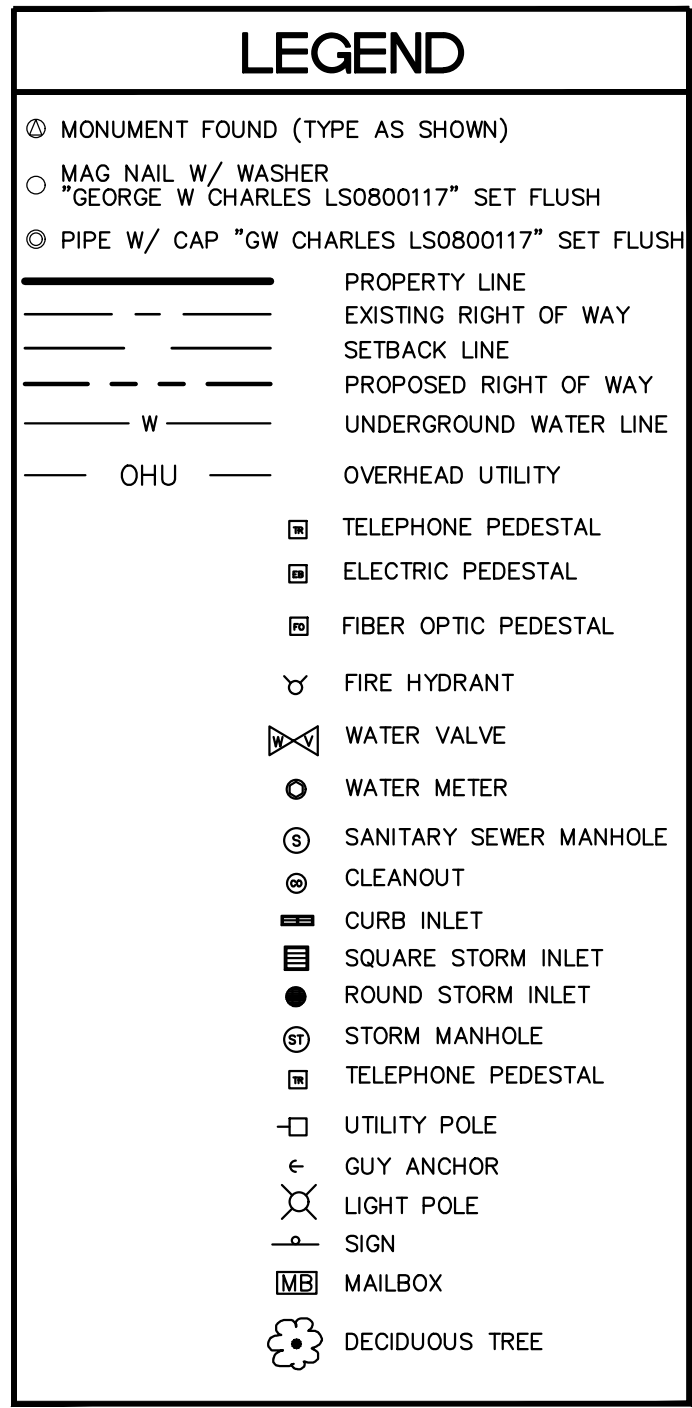


BEING PART OF THE NORTHWEST QUARTER OF SECTION 6,  
WNSHIP 16 NORTH, RANGE 6 EAST IN BUCK CREEK TOWNSHIP,  
HANCOCK COUNTY, INDIANA



PREPARED BY:  
GEORGE W. CHARLES II  
CROSSROAD ENGINEERS PC  
3417 SHERMAN DRIVE,  
BEECH GROVE, IN 46107  
[www.crossroadengineers.com](http://www.crossroadengineers.com)

|              |                        |              |  |               |                                       |  |  |            |                  |             |           |
|--------------|------------------------|--------------|--|---------------|---------------------------------------|--|--|------------|------------------|-------------|-----------|
| SHEET NUMBER | JARASCO<br>SUBDIVISION | PRIMARY PLAT |  | <p>1 OF 2</p> | <p>ORIGINAL ISSUE:<br/>12/18/2020</p> | <p>AS NOTED</p> <p>DESIGNED BY: GWC</p> <p>DRAWN BY: C-IL</p> <p>CHECKED BY: GWC</p> |  | <p>No.</p> | <p>REVISIONS</p> | <p>DATE</p> | <p>BY</p> |
|              |                        |              |  |               |                                       |  |  |            |                  |             |           |

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

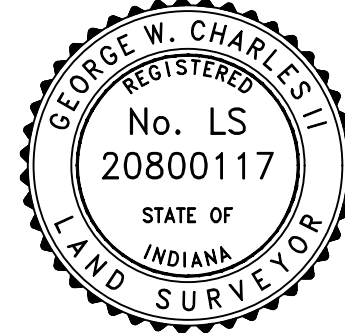
PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 6 EAST,  
BUCK CREEK TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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 CORNER OF SAID 100 ACRES; THENCE SOUTHERLY ALONG THE SOUTHERLY CORNER OF SAID 100 ACRES TO THE SOUTHERLY CORNER OF THE 100 ACRES; THENCE SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY 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 28 SECONDS EAST A DISTANCE OF 192.50 FEET; THENCE SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY TO THE DISTANCE OF 127.04 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 112.94 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 59 SECONDS WEST A DISTANCE OF 112.94 FEET; THENCE SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY TO THE INSTRUMENT NUMBER 930080224, 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 176.63 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE A DISTANCE OF 1395.00 FEET TO THE POINT OF BEGINNING.

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 REG. NO. LS29400003 WITH ACCURATE LAND SURVEYING, PROJECT 03-20-1995, DATED OCTOBER 12, 2020.

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



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

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 LOT COVERAGE:                   | 75%     |
| MAX PRINCIPLE STRUCTURE HEIGHT:     | 55'     |

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 FISHERS PANEL FM18057C0256G, HAMILTON COUNTY DATED NOVEMBER 19, 2014.

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.



VICINITY MAP  
(NOT TO SCALE)

[illegible]