



**Town of McCordsville
Property Owner's Consent For Review Form**

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Alice B Swarts Farm, Inc - Attn Nancy Lowery

Current Address: 14606 Southeastern Parkway
(Number) (Street)
Fishers IN 46037
(City) (State) (Zip)

Phone No.: 317-691-5364 E-mail Address: nrlowery@centurylink.net

The Property to be reviewed by: (Check all that apply)

- Town Council
 Plan Commission
 Board of Zoning Appeals

Property Information

Current Address: N 500 West McCordsville, In 46055
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

NW 18-17-6 148.553AC

SE corner of W 1000 N & N 500 West

Property Owners Consent: I/WE, Alice B Swarts Farm, Inc, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature: Nancy Lowery, Pres Date: 3/12/2021

Property Owner's Signature: _____ Date: _____

PETITION FOR ANNEXATION INTO THE TOWN OF McCORDSVILLE, INDIANA

Landowner(s) wishing to annex:

Alice B Swarts Farm, Inc

N 500 W McCordsville In 46055

Property Owner's Name(s)

Property Address

Nancy S Lowery, President

Property Owner's Signature(s)

**Property owners petitioning for annexation must match the name(s) on the property's deed.*



McCORDSVILLE PLAN COMMISSION
APPLICATION for VOLUNTARY ANNEXATION

IC 36-4-3-5, AS AMENDED

Applicant Information

Name: Caitlin Dopher/ Entitlement Manger, Silverthorne Homes

Current Address: 9225 Harrison Park Court

(Number) (Street)

Indianapolis

IN

46216

(City)

(State)

(Zip)

Phone No.: 317-842-1875 ext. 139 E-mail Address: Caitlin.Dopher@YourArborHome.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Alice B Swarts Farm,Inc - Attn Nancy Swarts Lowery

Current Address: 14606 Southeastern Parkway

(Number) (Street)

Fishers

IN

46037

(City)

(State)

(Zip)

Phone No.: 317-691-5364 E-mail Address: nrlowery@centurylink.net

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Caitlin Dopher/ Entitlement Manger, Silverthorne Homes

Current Address: 9225 Harrison Park Court

(Number) (Street)

Indianapolis

IN

46216

(City)

(State)

(Zip)

Phone No.: 317-842-1875 ext. 139 E-mail Address: Caitlin.Dopher@YourArborHome.com

Property Information

Property Address: N 500 West N 500 W McCordsville, In 46055

(Number) (Street)

Administrative Officer Use Only:

Date Application Filed: _____

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Caitlin Dopher
(Applicant's Signature)

3/18/21
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers, use additional sheets if necessary)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Nancy Lowry, President
(Owner's Signature)

3/12/2021
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

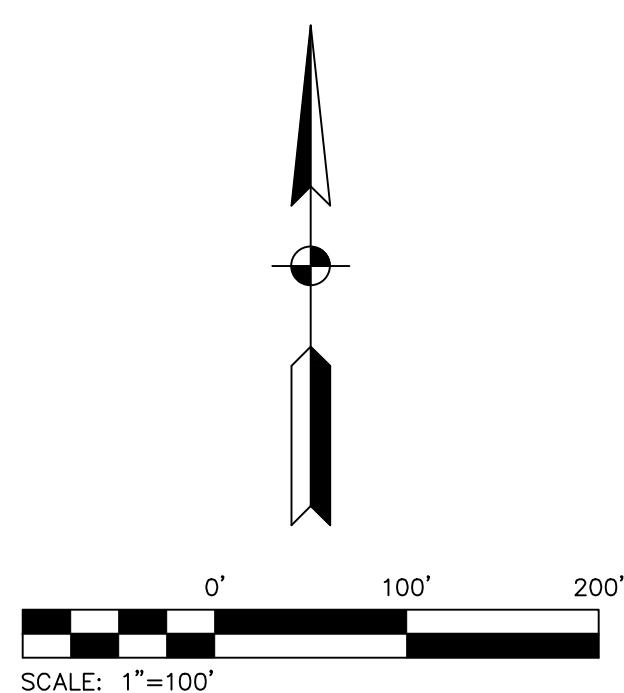
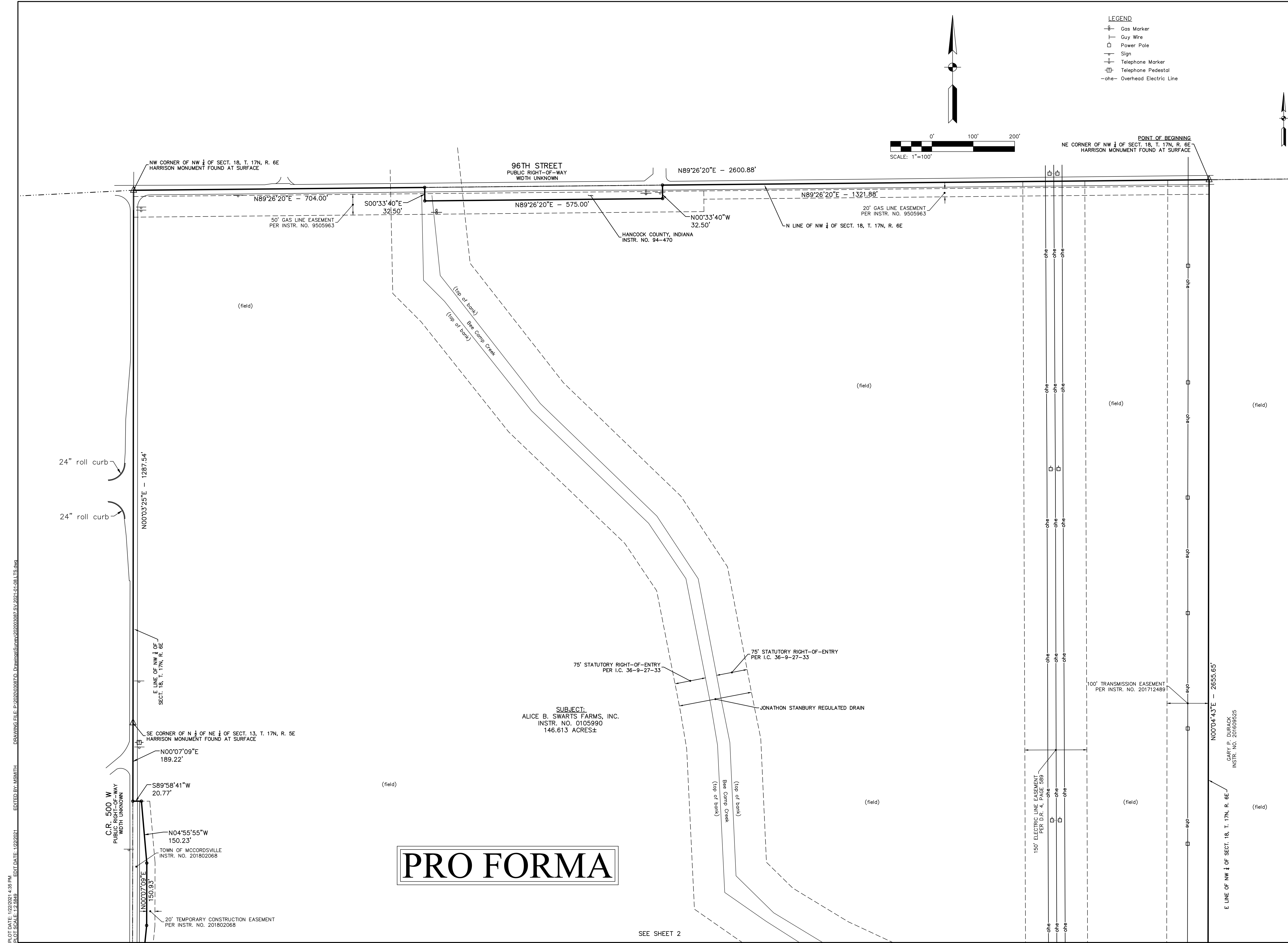
(Owner's Signature)

(Date)

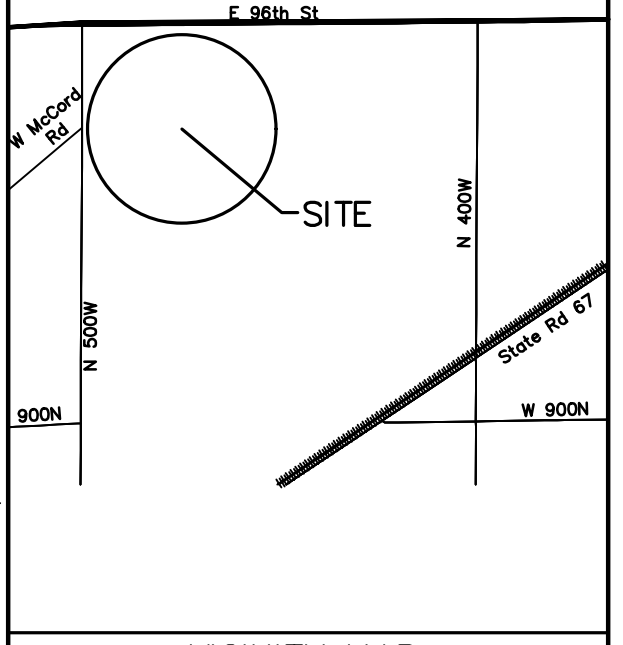
LEGAL DESCRIPTION

Swarts Property

Part of the Northwest Quarter of Section 18, Township 17 North, Range 6 East of the Second Principal Meridian, Hancock County, Indiana, being that 146.613-acre tract of land shown on the ALTA/NSPS Land Title Survey dated January 22, 2021, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.03087, more particularly described as follows: BEGINNING at a Harrison Monument at the northeast corner of said Northwest Quarter; thence South 00 degrees 04 minutes 43 seconds West 2,655.65 feet along the east line of said Northwest Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a "DLDS" capped rebar at the southeast corner of said Northwest Quarter; thence South 89 degrees 21 minutes 20 seconds West 437.37 feet along the south line of said Northwest Quarter to a "FIRM 0107" capped rebar at the southeast corner of the parcel conveyed to Wabash Valley Power Association in Instrument Number 201712989, on file in the Office of the Recorder of Hancock County, Indiana, the following four (4) courses are along the east, north and west lines thereof; 1)thence North 00 degrees 12 minutes 15 seconds West 349.82 feet to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar"); 2)thence South 89 degrees 21 minutes 20 seconds West 300.00 feet to a "FIRM 0107" capped rebar; 3)thence South 00 degrees 16 minutes 16 seconds East 250.00 feet to a set rebar; 4)thence South 89 degrees 21 minutes 20 seconds West 1,863.77 feet to a mag nail found on the west line of said Northwest Quarter; thence North 00 degrees 07 minutes 09 seconds East 357.57 feet along said west line to a mag nail found at the southwest corner of the parcel conveyed to Dalchow in Instrument Number 201605591, on file in the Office of said Recorder, the following three (3) courses are along the south, east and north lines thereof; 1)thence North 83 degrees 37 minutes 51 seconds East 800.08 feet to a "FIRM 0064" capped rebar; 2)thence North 00 degrees 07 minutes 11 seconds East 234.77 feet to a "FIRM 0064" capped rebar; 3)thence South 86 degrees 17 minutes 58 seconds West 777.58 feet to a set rebar at the southeast corner of the parcel conveyed to the Town of McCordsville in Instrument Number 201802068, on file in the Office of said Recorder, the following four (4) courses are along the east and north lines thereof; 1)thence North 05 degrees 44 minutes 10 seconds East 152.11 feet to a set rebar; 2)thence North 00 degrees 07 minutes 09 seconds East 150.93 feet to a set rebar; 3)thence North 04 degrees 55 minutes 55 seconds West 150.23 feet to a set rebar; 4)thence North 89 degrees 58 minutes 41 seconds West 20.77 feet to a mag nail set on said west line; thence North 00 degrees 07 minutes 09 seconds East 189.22 feet to a Harrison Monument at the southwest corner of the North Half of said Northwest Quarter; thence North 00 degrees 03 minutes 25 seconds East 1,287.54 feet along said west line to a Harrison Monument at the northwest corner of said Northwest Quarter; thence North 89 degrees 26 minutes 20 seconds East 704.00 feet along the north line of said Northwest Quarter to a mag nail at the northwest corner of the parcel conveyed to Hancock County in Instrument Number 94-470, the following three courses are along the west, south and east lines thereof; 1)thence South 00 degrees 33 minutes 40 seconds East 32.50 feet to a set rebar; 2)thence North 89 degrees 26 minutes 20 seconds East 575.00 feet to a set rebar; 3)thence North 00 degrees 33 minutes 40 seconds West 32.50 feet to a mag nail set on the north line of said Northwest Quarter; thence North 89 degrees 26 minutes 20 seconds East 1,321.88 feet along said north line to the POINT OF BEGINNING. Containing 146.613 acres, more or less.



- LEGEND**
- ⊕ Gas Marker
 - Guy Wire
 - Power Pole
 - Sign
 - ⊕ Telephone Marker
 - ⊕ Telephone Pedestal
 - ohe- Overhead Electric Line



AMERICAN STRUCTUREPOINT INC.

8025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

Prepared for:

ARBOR HOMES

Arbor Homes
9225 Harrison Park Ct
Indianapolis, IN 46216

Project:
Swarts Property

Location:
SE Corner
CR 500 W & 96th St
McCordsville,
Indiana

CERTIFIED BY

ISSUANCE INDEX	
DATE:	1/22/2021

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 202003087

ALTA/NSPS
LAND TITLE SURVEY

1 of 3

Drawn By: DAW

PRO FORMA

SUBJECT:
ALICE B. SWARTS FARMS, INC.
INSTR. NO. 0105990
146.613 ACRES±

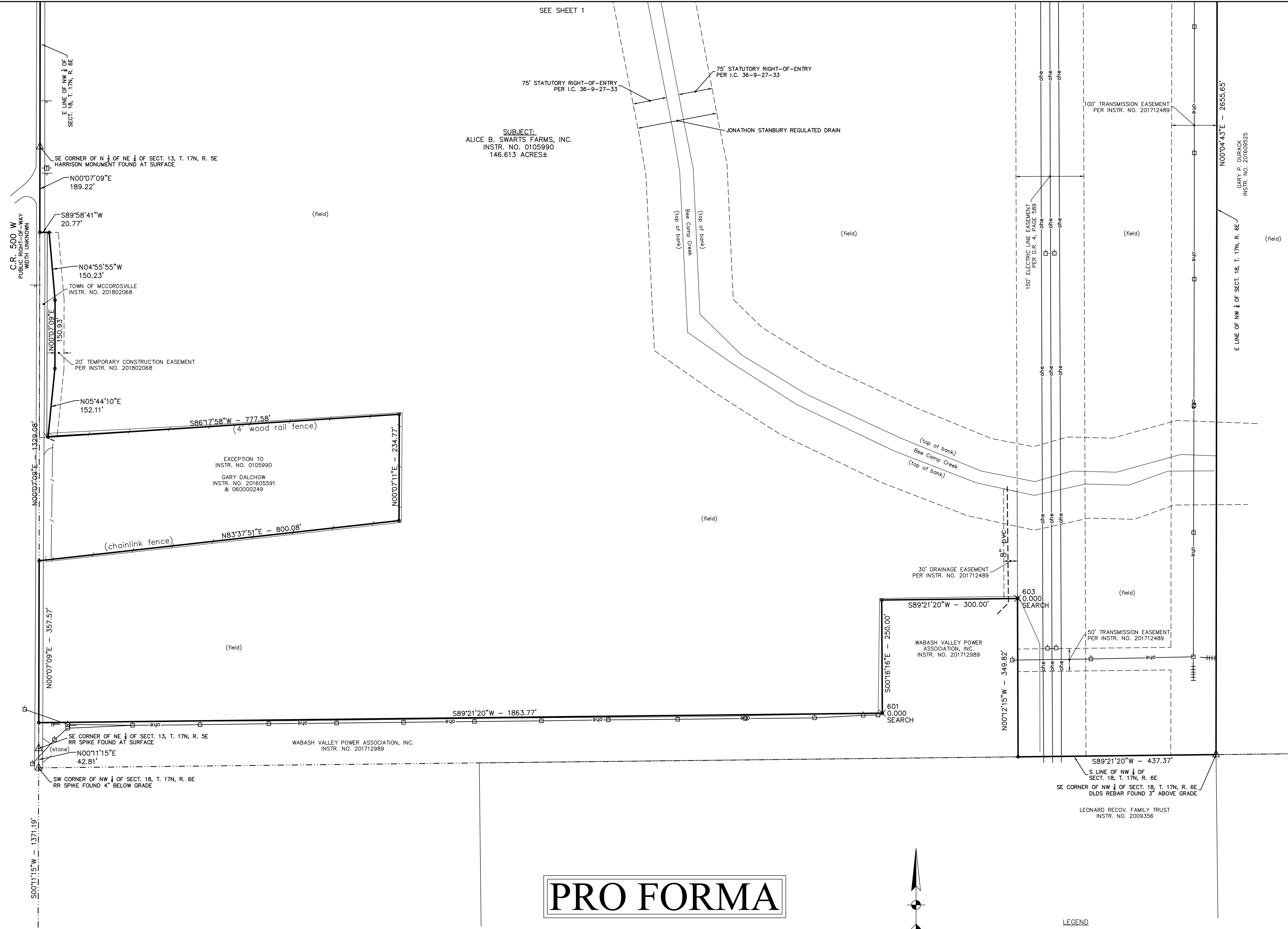
SEE SHEET 2

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 EDIT DATE: 1/22/2021
 DRAWING FILE: P:\2020\03087\0_Drawing\Survey\202003087_SV_2021.01.08.LTS.dwg
 EDITED BY: JSMITH

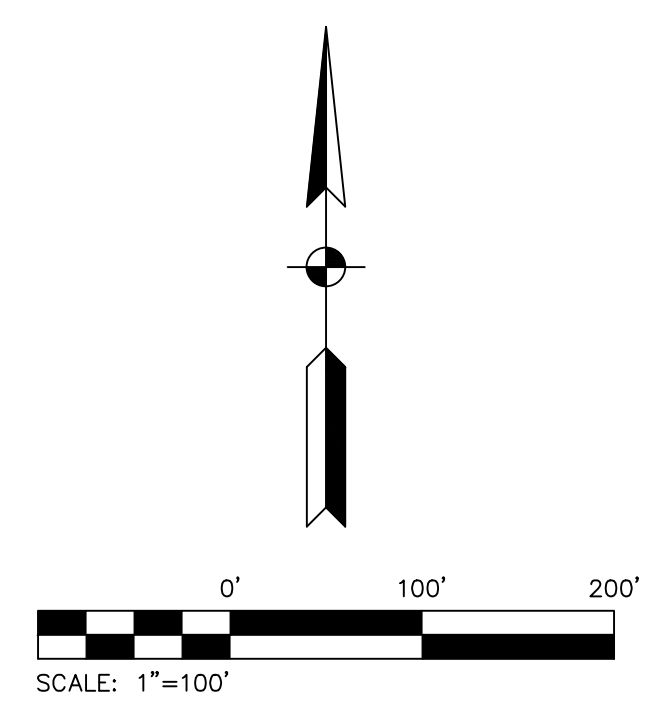
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 EDITED BY: JSMITH
 EDIT DATE: 1/22/2021

SEE SHEET 1

SUBJECT:
 ALICE B. SWARTS FARMS, INC.
 INSTR. NO. 0105990
 146.613 ACRES±



PRO FORMA



- LEGEND**
- ⊕ Gas Marker
 - Guy Wire
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STRUCTUREPOINT
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Prepared for:



Arbor Homes
 9225 Harrison Park Ct
 Indianapolis, IN 46216

Project:
 Swarts Property

Location:
 SE Corner
 CR 500 W & 96th St
 McCordsville,
 Indiana

CERTIFIED BY

ISSUANCE INDEX

DATE:
1/22/2021

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 202003087

ALTA/NSPS
LAND TITLE SURVEY

2 of 3

Drawn By: DAW

PLOT DATE: 1/22/2021 4:35 PM
 PLOT SCALE: 1"=66.67'
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 EDITED BY: JSMITH
 EDIT DATE: 1/22/2021

LEGAL DESCRIPTION
Swarts Property

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BEGINNING at a Harrison Monument at the northeast corner of said Northwest Quarter; thence South 00 degrees 04 minutes 43 seconds West 2,655.65 feet along the east line of said Northwest Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a "DLDS" capped rebar at the southeast corner of said Northwest Quarter; thence South 89 degrees 21 minutes 20 seconds West 437.37 feet along the south line of said Northwest Quarter to a "FIRM 0107" capped rebar at the southeast corner of the parcel conveyed to Wabash Valley Power Association in Instrument Number 201712989, on file in the Office of the Recorder of Hancock County, Indiana, the following four (4) courses are along the east, north and west lines thereof; 1)thence North 00 degrees 12 minutes 15 seconds West 349.82 feet to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar"); 2)thence South 89 degrees 21 minutes 20 seconds West 300.00 feet to a "FIRM 0107" capped rebar; 3)thence South 00 degrees 16 minutes 16 seconds East 250.00 feet to a set rebar; 4)thence South 89 degrees 21 minutes 20 seconds West 1,863.77 feet to a mag nail found on the west line of said Northwest Quarter; thence North 00 degrees 07 minutes 09 seconds East 357.57 feet along said west line to a mag nail found at the southwest corner of the parcel conveyed to Dakhow in Instrument Number 201605591, on file in the Office of said Recorder, the following three (3) courses are along the south, east and north lines thereof; 1)thence North 83 degrees 37 minutes 51 seconds East 800.08 feet to a "FIRM 0064" capped rebar; 2)thence North 00 degrees 07 minutes 11 seconds East 234.77 feet to a "FIRM 0064" capped rebar; 3)thence South 86 degrees 17 minutes 58 seconds West 777.58 feet to a set rebar at the southeast corner of the parcel conveyed to the Town of McCordsville in Instrument Number 201802068, on file in the Office of said Recorder, the following four (4) courses are along the east and north lines thereof; 1)thence North 05 degrees 44 minutes 10 seconds East 152.11 feet to a set rebar; 2)thence North 00 degrees 07 minutes 09 seconds East 150.93 feet to a set rebar; 3)thence North 04 degrees 55 minutes 55 seconds West 150.23 feet to a set rebar; 4)thence North 89 degrees 58 minutes 41 seconds West 20.77 feet to a mag nail set on said west line; thence North 00 degrees 07 minutes 09 seconds East 189.22 feet to a Harrison Monument at the southwest corner of the North Half of said Northwest Quarter; thence North 00 degrees 03 minutes 25 seconds East 1,287.54 feet along said west line to a Harrison Monument at the northwest corner of said Northwest Quarter; thence North 89 degrees 26 minutes 20 seconds East 704.00 feet along the north line of said Northwest Quarter to a mag nail at the northwest corner of the parcel conveyed to Hancock County in Instrument Number 94-470, the following three courses are along the west, south and east lines thereof; 1)thence South 00 degrees 33 minutes 40 seconds East 32.50 feet to a set rebar; 2)thence North 89 degrees 26 minutes 20 seconds East 575.00 feet to a set rebar; 3)thence North 00 degrees 33 minutes 40 seconds West 32.50 feet to a mag nail set on the north line of said Northwest Quarter; thence North 89 degrees 26 minutes 20 seconds East 1,321.88 feet along said north line to the POINT OF BEGINNING. Containing 146.613 acres, more or less.

PRO FORMA

SURVEYOR'S NOTES

1. This plat of an **ALTA/NSPS LAND TITLE SURVEY** is based upon the Chicago Title Insurance Company commitment for title insurance having Commitment No. 2020-57030 and the Commitment Date of 10/21/2020.
2. No comment is made regarding the following Exceptions in Schedule B, Part II of the commitment for title insurance: 1-10, 12, 13 and 18.
3. The following notes are keyed to the Exceptions in Schedule B, Part II of the commitment for title insurance.
 - Item 11: Setback and use restrictions for the Jonathon Stanbury Statutory Regulated Legal Drain - The drain and the statutory right of entry fall on the subject parcel.
 - Item 14: Electric Line Easement per Record Book 5, Page 589 - The easement falls on the eastern portion of the subject parcel.
 - Item 15: Gas Line Easement per Instrument Number 9505963 and 9505961 - The easements described in Instrument Number 9505963 fall on the subject parcel along the north line. The easement in Instrument Number 9505961 is not on and does not touch the subject parcel.
 - Item 16: Grant of Easements per Instrument Number 201712489 - the easements fall on the eastern portion of the subject parcel.
 - Item 17: Rights-of-Way per Instrument Number 201802068 - The right-of-way is along the west line of the subject parcel. A temporary easement falls on the subject parcel along the west line.
4. The purpose of this survey was to prepare an ALTA/NSPS Land Title Survey for the site.
5. The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 180419 0017 D (effective date December 4, 2007) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).
6. Basis of Bearing System: Unless noted otherwise, all bearings, distances, areas, and coordinates shown hereon are based upon the Indiana Geospatial Coordinate System's (InGCS) "Hancock" zone per NAD 83 (2011) epoch 2010.00 and are reported in U.S. Survey Feet and decimal parts thereof.
7. The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) and are speculative in nature. There may be underground utilities for which there is no above ground evidence or for which the above ground evidence was not observed (i.e. buried or paved over).
8. There were no buildings on the subject parcel at the time of the field survey.
9. American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.
10. This plat of an **ALTA/NSPS LAND TITLE SURVEY** represents a survey made under my supervision and in compliance with "Rule 12" of **TITLE 865 of the INDIANA ADMINISTRATIVE CODE** (establishes minimum standards for the competent practice of land surveying) and the **MINIMUM STANDARD DETAIL REQUIREMENTS and CLASSIFICATIONS for ALTA/NSPS LAND TITLE SURVEYS** (a copy of which is attached hereto and is hereby made a part hereof) with corners established as shown.

SURVEYOR'S CERTIFICATION

To Chicago Title Insurance Company; Alice B. Swarts Farms, Inc.; Arbor Homes:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, 14 and 16 of Table A thereof. The fieldwork was completed on December 17, 2020.

This document is not valid unless imprinted with a land surveyor's seal.

Michael J. Smith
 Professional Land Surveyor 20500025
 msmith@structurepoint.com
 Date:



Prepared for:



Arbor Homes
9225 Harrison Park Ct
Indianapolis, IN 46216

Project:
Swarts Property

Location:
SE Corner
CR 500 W & 96th St
McCordsville,
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CERTIFIED BY

ISSUANCE INDEX

DATE:
1/22/2021

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 202003087

ALTA/NSPS
LAND TITLE SURVEY

3 of 3

Drawn By: DAW