City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
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STAFF REPORT

BARTHOLOMEW COUNTY PLAN COMMISSION
(March 11, 2026 Meeting)

Docket No. / Project Title:	SUB-26-7 (McCord Minor Subdivision, 2nd Replat)
Staff:	Andres M. Nieto
Applicant:	Carol L. McCord
Property Size:	+/- 106.9 Acres
Current Zoning:	AG (Agriculture: General Rural)
Location:	12650 West Becks Grove Road, in Ohio Township.

Request Summary:

The applicant is requesting approval of a minor subdivision consistent with Subdivision Control Ordinance Division IV. The proposed subdivision would result in 6 lots and a parent tract remainder totaling 106.9 acres. Section 8-34(c)(3)(b) states that the cumulative creation of more than 4 new buildable lots shall not be approved by Plat Committee but shall be forwarded to the Plan Commission to consider the Thoroughfare Plan and Subdivision Control Ordinance (SCO) specifications for new roads in determining adequate road conditions and/or the need for road improvements.

Plan Commission Process, Options, & Preliminary Staff Recommendation:

The Bartholomew County Plan Commission has delegated the approval authority for minor subdivisions to the Plat Committee. This application is being considered by the Plan Commission because the Plat Committee found at least one aspect of the proposal to be inconsistent with the Subdivision Control Ordinance or subject to the discretion of the Plan Commission.

Step 1 - Modification Request(s):
The initial step in the approval process is for the Plan Commission to determine whether or not any request(s) for modification from the design or improvement standards of the Subdivision Control Ordinance can be supported based on the decision criteria provided. Subdivision Control Ordinance Section 8-119(a) indicates that the Plan Commission may grant a modification of the standards upon the determination that each provided criterion has been met. A separate motion with specific findings is recommended for each requested modification. The Plan Commission may attach conditions to any approved modification that are related to that modification and are “necessary and proper to carry out the intent and purposes” of the Subdivision Control Ordinance (Section 8-119(c)).

No modifications requested.

Step 2 - Required Revision(s):
The Plan Commission should identify any needed corrections or additions to the proposed plat that are necessary to meet the requirements of the Subdivision Control Ordinance and for which modifications have not been approved. The Plan Commission should also stipulate any changes necessary for the subdivision to comply with the Commission’s determinations on those design or improvement details that are at its discretion. Any required revisions must enforce the requirements of the Subdivision Control Ordinance.

Discretionary features include those specifically indicated as such by the Subdivision Control Ordinance and those for which ensuring compliance requires the case-by-case application of the requirements by the Commission.

Preliminary Staff Recommendation: The following required revisions should be included as part of the plat approval:

1. Existing Features Page:
    a. Setbacks of structures from new lot lines on Lot 1A shall be included.
    b. A cloud graphic showing the location of the existing septic system shall be included.
    c. The 2nd preliminary septic location on Lot 1A shall be included.
    d. The preliminary septic locations on Lot "7" shall be clarified on the drawing.
    e. The contours of the entire subject property shall be included.
    f. The Vicinity Map shall be revised to include all lots from McCord Minor Sub, identical to the plat drawing.
2. Sheet 1 (Plat Drawing):
    a. Based on plat history, these newly platted lots should be Lots 5 & 6 instead of 6 & 7. This revision shall be done in all relevant locations throughout the document and existing features page.
    b. In the Vicinity Map, the entire boundary of the original McCord Minor Subdivision shall be included.
    c. Based on the plat drawing, "Lot 7" does not have adequate dedicated right-of-way along its frontage. The Subdivision Control Ordinance requires Collector roads to have 35 feet of right-of-way dedicated on each side of the centerline. This shall be depicted in the document.
    d. The drainage/utility/access easement on Lot 1A shall be described in greater detail, including a width dimension across the narrowest portion of this easement, the descriptor "Required", the Type and Condition (Condition 3, Type A), and monumentation of the portion of the easement on the Parent Tract Remainder.
3. Sheet 2:
    a. In the Owners Certificate, private access easement shall specifically reference its intent to serve "Lot 1A" and PTR in addition to "Lot 6".
    b. A utility easement paragraph shall be added to the Owner's Certificate.
    c. In the Subdivision Rights paragraph, 14 remaining rights shall be allocated between the PTR and "Lot 6", and 3 remaining rights shall be allocated between Lot 1A and "Lot 7".
    d. The Plan Commission approval certificate shall be added to this sheet instead of the Plat Committee Primary Approval Cert.
    e. A County Commissioners Dedication Certificate shall be included for right-of-way dedication.

Step 3 - Request Approval, Denial, or Continuance:
In reviewing a request for *minor subdivision approval* the Plan Commission may (1) approve any modifications and/or proposed discretionary features and the subdivision, (2) deny any modifications and/or proposed discretionary features and the subdivision, or (3) continue the review to the next Plan Commission meeting as provided by the Plan Commission Rules of Procedure and Subdivision Control Ordinance Section 8-113(b)(7). The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion for approval should (1) note any approved modification(s) and (2) incorporate any required revisions.

Preliminary Staff Recommendation: Approval of the proposed subdivision, including the required revisions noted above and including the dedication of 35-feet of half right-of-way along both the "Lot 7" and Lot 1A frontages along Becks Grove Road.

Current Property Information (entire subdivision site):	
Land Use:	Single-family residential, agriculture.

Site Features:	Single-family homes, woods, streams, ponds.
Flood Hazards:	N/A
Special Circumstances: **(Wellfield Protection Area, etc.)**	N/A
Vehicle Access:	Becks Grove Road (Collector)

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	**Land Use:**
North:	AG (Agriculture: General Rural)	Single-family residential
South:	AG (Agriculture: General Rural)	Single-family residential
East:	AG (Agriculture: General Rural)	Single-family residential
West:	AG (Agriculture: General Rural)	Single-family residential

Interdepartmental Review:	
County Highway Department:	The County Highway Department recommends a 6-foot stone shoulder shall be installed along the entire +/- 2,400-foot frontage of the original McCord Minor Subdivision lots.
County Health Department:	No comments.
County Auditor:	No comments.
County Recorder:	No comments.
County Surveyor:	Monuments for the Access Easement portion in the Parent Tract Remainder. For clarity, please show the centerline for Becks Grove Road.
Technical Code Enforcement:	No comments.
County Fire Inspector:	No comments.

History of this Location:

The relevant history of this property includes the following:

- The McCord Minor Subdivision, approved in February 1992, created 4 new lots totaling +/- 27 acres. At that time, 25 feet of right-of-way was dedicated along the frontage of Becks Grove Road.
- In February of 2001, the McCord Resubdivision of Lot 3 (BAD-01-007) extended the property boundary of Lot 3 to add 1 acre from the parent tract directly west of the subject property.

History of this Application:

The relevant history of this application includes the following: The proposed minor subdivision was reviewed by the Bartholomew County Plat Committee at its February 19, 2026 meeting and forwarded to the Plan Commission.

Planning Consideration(s):

The following general site considerations, community planning concepts, and other facts should be considered in the review of this application:

1. The new lots being proposed (Lot 6 and Lot 7) would be the 5th and 6th lots created from the original tract of land, not including the parent tract remainder.
2. The new Lot 6 and Parent Tract Remainder are located behind the proposed Lot 1A, and would receive legal access to Becks Grove Road from a platted access easement through Lot 1A. The Subdivision Control Ordinance (Section 8-61(a)(2) and Table 8-1) require this access (a Condition 3, Type A access) to include a minimum 50-foot wide easement with a 16-foot-wide driveway constructed of at least 8 inches of stone.
3. The proposed driveway and access easement to Lot 6 will be +/- 1,100 feet long to connect the Parent Tract Remainder and new Lot 6 to Becks Grove Road.
4. The proposed Becks Grove Road frontage of Lot 1A is +/- 130 feet. The proposed frontage of Lot 7 is +/- 760 feet.
5. The original McCord Minor Subdivision dedicated 25 feet of right-of-way along the frontage of the entire original tract of land (+/- 2,400 feet). The current requirements of the Subdivision Control Ordinance state that 35 feet of right-of-way should be dedicated on this side of Beck Grove Road as it is a Collector Road.
6. The adjacent properties along Becks Grove Road (north, south and east side of the road) have 15 feet of half right-of-way.
7. The existing width of pavement of Becks Grove Road is +/- 20 feet wide. Table 7-1 of the Subdivision Control Ordinance specifies that Collector roads, like Becks Grove Road, when improvements are required, have a minimum of 22 feet of pavement width (11 feet for each side of the centerline) with a minimum 6-foot shoulder.
8. There are utility poles currently located +/- 7 feet from the west edge of the pavement of Becks Grove Road.

Applicable Subdivision Control Ordinance Requirement(s):

The following provisions of the Subdivision Control Ordinance apply to the consideration of this application:

Section 8-34(c)(3)(b): Any subdivision that involves the cumulative creation of more than 4 new buildable lots, excluding any that are permitted through the administrative subdivision process, shall not be approved by the Plat Committee but shall be instead forwarded to the Plan Commission. The Plan Commission shall consider the Thoroughfare Plan and the specifications of this ordinance for new roads in determining adequate ingress and egress, any needed road improvements, and whether or not better access can be provided through the construction of a new street. If the Plan Commission determines that a new street is required and/or that road improvements are required and they are substantial the application shall be considered a Major Subdivision.

Columbus, IN

March 4, 2026

Record No: SUB-26-7

Subdivision Application

Status: Active

Submitted On: 2/2/2026

Primary Location

12650 W BECKS GROVE RD
COLUMBUS, IN 47201

Owner

LARRY P MCCORD & CAROL L MCCORD REVOCABLE TRUST
W BECKS GROVE RD 12650 COLUMBUS, IN 47201

Applicant Information

What is your Company/Business/Institution Name (if applicable)?

Milestone Design Group

Are you filing this application on behalf of someone else or a client?*

Yes

Development Activity / Change Proposed

Subdivision Type*

Minor

Proposed Subdivision Name*

McCord Minor Subdivision 2nd replat

Total Number of Existing Parcels*

2

Total Number of Proposed Parcels (all lots, common areas, tract, etc.)*

4

Total Number of New Lots

2

Total Land Area (Acres)*

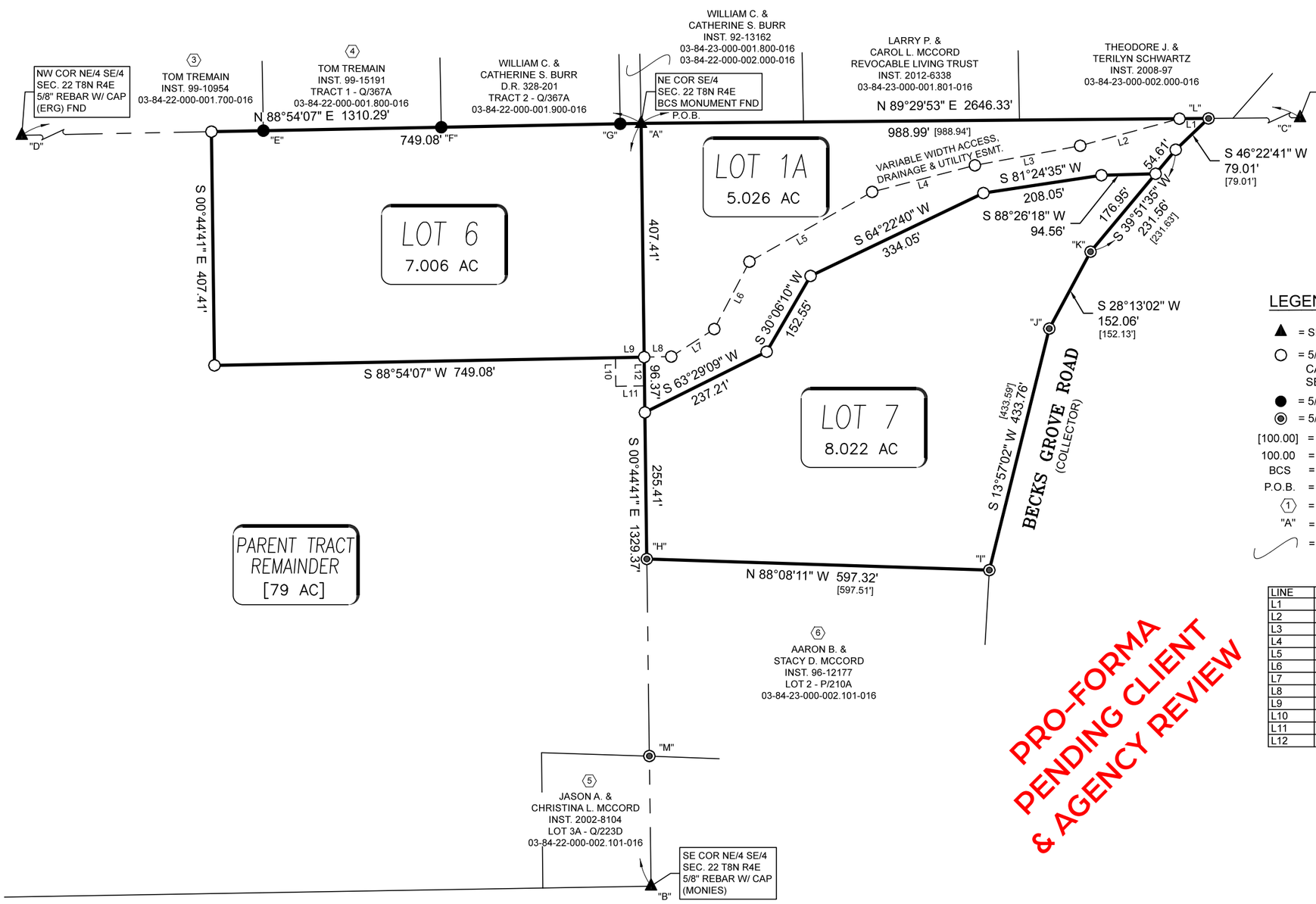
20

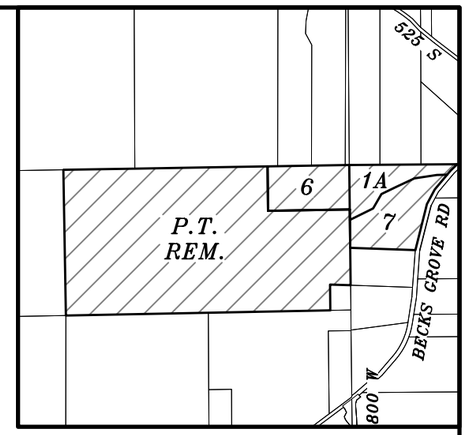
Are you requesting any modifications of the Subdivision Control Ordinance requirements?*

No

MCCORD MINOR SUBDIVISION 2ND REPLAT

A PART OF THE NW 1/4, SW 1/4, SEC. 23 T8N, R4E
A PART OF THE NE 1/4, SE 1/4, SEC. 22, T8N, R4E
BARTHOLOMEW COUNTY, INDIANA





LOCATION MAP
NOT TO SCALE

0' 1" = 200' 200'
100'

BASIS OF BEARINGS WAS OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE.

LEGEND

- ▲ = SECTION CORNER AS LABELED
- ○ = 5/8"X30" REBAR AND CAP MARKED 0136 SET THIS SURVEY
- ● = 5/8" REBAR FOUND
- ◉ = 5/8" REBAR W/CAP FOUND (SEE REPORT)
- [100.00] = RECORD
- 100.00 = MEASURED
- BCS = BARTHOLOMEW CO SURVEYOR
- P.O.B. = POINT OF BEGINNING
- ⟨1⟩ = REFERENCE SURVEY (SEE REPORT)
- "A" = MONUMENT IDENTIFIER (SEE REPORT)
- ~ = OWNERSHIP HOOK

ACREAGE TABLE

LOT 1A:	5.026 AC
LOT 7:	8.022 AC
LOT 6:	7.006 AC
TOTAL:	20.054 AC

LINE	BEARING	DISTANCE
L1	S 89°29'53" W	50.65'
L2	S 74°44'28" W	179.37'
L3	S 79°28'28" W	186.68'
L4	S 75°30'16" W	184.94'
L5	S 60°22'12" W	245.98'
L6	S 27°36'19" W	132.52'
L7	S 57°20'34" W	89.04'
L8	S 88°54'07" W	47.19'
L9	S 88°54'07" W	50.00'
L10	S 00°44'41" E	50.00'
L11	N 88°54'07" E	50.00'
L12	N 00°44'41" W	50.00'

OWNER:
LARRY P. MCCORD &
CAROL L. MCCORD TRUST

INST. 2005-2607

PARCEL#:
03-84-22-000-002.100-016
03-84-23-000-002.100-016

PRO-FORMA
PENDING CLIENT
& AGENCY REVIEW

REV.NO.	DATE	DESCRIPTION	BY:
1	1/5/26	MISC. REV.	H.P.D.

Milestone design group
1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

MCCORD MINOR SUBDIVISION 2ND REPLAT
SEC. 22 & 23, T8N, R4E, BARTHOLOMEW COUNTY, IN

JOB NO: 25622 | SHEET: 1 OF 3 | DATE: 12/2/2025
FILE NAME: E:\PROJECTS\25000\25622\25622SUB.DWG

MCCORD MINOR SUBDIVISION 2ND REPLAT

A PART OF THE NW 1/4, SW 1/4, SEC. 23 T8N, R4E
A PART OF THE NE 1/4, SE 1/4, SEC. 22, T8N, R4E
BARTHOLOMEW COUNTY, INDIANA

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, LARRY P. MCCORD AND CAROL L. MCCORD TRUST, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "MCCORD MINOR SUBDIVISION 2ND REPLAT" CONSISTING OF 3 LOTS, IDENTIFIED AS LOTS 1A, 6 & 7 AND CONTAINING IN ALL 20.054 ACRES.

ALL PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. SOURCE OF TITLE IS BASED ON A DEED RECORDED IN INSTRUMENT 2005-2607. ANY ENCUMBRANCES AND SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:
SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES OF RECORD.

THE BUILDING SETBACKS SHALL BE DETERMINED BY THE APPLICABLE ZONING REGULATIONS OF CURRENT ADOPTION, AS PERIODICALLY AMENDED.

FUTURE SUBDIVISION RIGHTS: PER THE CURRENT ZONING DESIGNATION (AG), THE REMAINING FUTURE SUBDIVISION RIGHTS OF THE SUBJECT PROPERTY, AS DESCRIBED IN THE CITY OF COLUMBUS - BARTHOLOMEW COUNTY ZONING ORDINANCE, EFFECTIVE APRIL 2008, ARE ASSIGNED AS FOLLOWS:
LOT 1A HAS 0 RIGHTS, LOT 6 HAS 1 RIGHT, LOT 7 HAS 4 RIGHTS, P.T. REM. HAS 14 RIGHTS.

THERE ARE PRIVATE ACCESS EASEMENTS AND/OR PRIVATE STREETS SHOWN ON THIS PLAT AND MARKED ACCORDINGLY THIS EASEMENT IS INTENDED TO SERVE LOT 6 FOR THE PURPOSE OF LEGAL ACCESS & MAINTENANCE. THESE ARE INTENDED TO BE PRIVATE IN PERPETUITY, AND THERE IS NO OBLIGATION FOR ANY GOVERNMENT ENTITY TO ASSUME ANY RESPONSIBILITY FOR THESE. THE RESPONSIBILITY FOR MAINTENANCE AND SNOW REMOVAL IS ASSUMED BY THE PROPERTY OWNERS OF LOTS AND NOT BY THE COUNTY.

ALL DRAINAGE EASEMENTS IDENTIFIED ON THE PLAT ARE SPECIFICALLY AUTHORIZED TO BE USED FOR DRAINAGE PURPOSES. THIS AREA SHALL NOT BE DISTURBED IN SUCH A MANNER AS TO INTERFERE WITH THE FLOW OF STORM WATER. NO PLANTINGS, STRUCTURES, FILL, OR REGRADING SHALL BE PERMITTED IN SUCH EASEMENTS UNLESS AUTHORIZED BY THE COUNTY ENGINEER.

LOT 1 IN (MCCORD MINOR SUBDIVISION), RECORDED IN PLAT BOOK P, PAGE 210A IS HEREBY VACATED BY THIS PLAT.

WITNESS MY HAND AND SEAL THIS_____, DAY OF_____, 2026.

_____,
CAROL L. MCCORD, TRUSTEE

STATE OF INDIANA
SS:
COUNTY OF BARTHOLOMEW

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED CAROL L. MCCORD, TRUSTEE OF THE LARRY P. MCCORD AND CAROL L. MCCORD TRUST, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS_____, DAY OF_____, 2026.

_____
, NOTARY PUBLIC

COUNTY OF RESIDENCE:_____.

MY COMMISSION EXPIRES:_____.

PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY BARTHOLOMEW, COUNTY INDIANA AS FOLLOWS:

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD _____, 2026.

_____,
CHAIRPERSON: TOM R. FINKE

_____,
SECRETARY: ANDRES M. NIETO

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY_____.

SECONDARY APPROVAL

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.

APPROVED BY THE PLANNING DIRECTOR THIS _____DAY OF_____, 2026.

_____
PLANNING DIRECTOR: JEFFREY R. BERGMAN, AICP

VOID UNLESS RECORDED BY _____.

PLANNING DEPARTMENT CASE NO. _____.

SURVEYOR'S CERTIFICATE

I, TED P. DARNALL, HEREBY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION, ON DECEMBER 2, 2025 IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE INSTALLED.

Ted P. Darnall

TED P. DARNALL PS #29600006
CERTIFICATION DATE: 12-2-2025

PRO-FORMA
PENDING CLIENT
& AGENCY REVIEW

TED P. DARNALL
REGISTERED NO. 29600006
STATE OF INDIANA
LAND SURVEYOR

AUDITOR'S CERTIFICATE

THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE

RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY THIS _____DAY OF_____, 2026.

_____
AUDITOR, BARTHOLOMEW COUNTY: PIA O'CONNOR

RECORDER'S CERTIFICATE

RECORDED IN PLAT BOOK S, PAGE NUMBER _____, THIS

_____ DAY OF_____, 2026, AT _____ O'CLOCK_____.

INSTRUMENT NO._____ FEE PAID $ _____.

_____
BARTHOLOMEW COUNTY RECORDER: TAMI L. HINES

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. TED P. DARNALL

A NOTATION HAS BEEN MADE ON MCCORD MINOR SUBDIVISION, RECORDED IN PLAT BOOK P, PAGE 210A.

REV.NO.	DATE	DESCRIPTION	BY:
1	1/5/26	MISC. REV.	H.P.D.

Milestone design group
1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

MCCORD MINOR SUBDIVISION 2ND REPLAT
SEC. 22 & 23, T8N, R4E, BARTHOLOMEW COUNTY, IN

JOB NO: 25622	SHEET: 2 OF 3	DATE: 12/2/2025
FILE NAME: E:\PROJECTS\25000\25622\25622SUB.DWG		

MCCORD MINOR SUBDIVISION 2ND REPLAT

A PART OF THE NW 1/4, SW 1/4, SEC. 23 T8N, R4E
A PART OF THE NE 1/4, SE 1/4, SEC. 22, T8N, R4E
BARTHOLOMEW COUNTY, INDIANA

SURVEYOR'S REPORT

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF THE SUBJECT PROPERTIES NECESSARY TO CREATE LOTS 6 AND 7 FROM THE PARENT TRACTS IN SUPPORT OF A MINOR SUBDIVISION. THE PARENT TRACT REMAINDER IS SHOWN HEREON BASED ON RECORD DATA AND NOT INCLUDED IN THE SURVEY.

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE. THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED WITH REFERENCE TO THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY.
IT IS MY OPINION THAT UNCERTAINTIES IN THE LINES AND CORNERS OF THIS SURVEY MAY EXIST AS A RESULT OF THE FOLLOWING.

REFERENCE SURVEYS, PLATS & DATA:
1) BEARINGS FOR THE SUBJECT SURVEY WERE OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE. SAID ZONE IS A LOW DISTORTION PROJECTION DEFINED BY A SPECIFIC COMBINED SCALE FACTOR AND FALSE NORTHING AND EASTING VALUES. THE COORDINATE VALUES CREATED IN SAID ZONE REQUIRE NO ADJUSTMENT TO OBTAIN GROUND SURFACE DATA.
2) THE BARTHOLOMEW COUNTY SURVEYORS COORDINATE DATA SHEET AND SECTION CORNER TIE CARDS FOR SECTIONS 22 & 23, T8N R4E.
3) TREMAIN BOUNDARY SURVEY, RECORDED IN PLAT BOOK Q, PAGE 70C.
4) BURR ADMINISTRATIVE SUBDIVISION, RECORDED IN PLAT BOOK Q, PAGE 367A.
5) MCCORD RESUBDIVISION, RECORDED IN PLAT BOOK Q, PAGE 223D.
6) MCCORD MINOR SUBDIVISION, RECORDED IN PLAT BOOK P, PAGE 210A.

REFERENCE MONUMENTS:
1) "A" IS A BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 2.
2) "B" IS A 5/8 INCH REBAR WITH CAP STAMPED "MONIES" FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 2 AND 5.
3) "C" IS A SANDSTONE PER REFERENCE SURVEY 2. IT'S POSITION WAS INCLUDED IN THE SUBJECT SURVEY BASED ON COORDINATE DATA FROM SAID REFERENCE.
4) "D" IS A 5/8 INCH REBAR WITH CAP STAMPED "ERG" FOUND IN GOOD CONDITION. REFERENCE SURVEY 3 DOES NOT CLEARLY LABEL THAT A MONUMENT WAS SET AT THIS LOCATION. THE MEASURED POSITION OF THE REBAR AGREES WITH THE CALCULATED POSITION FROM SAID PLAT. THE REBAR WAS HELD AS THE CORNER.
5) "E" IS A 1/2 INCH REBAR FOUND 4 INCHES ABOVE GRADE NEAR THE SOUTHWEST CORNER OF THE TOM TREMAIN PROPERTY. THE ORIGIN OF THIS REBAR IS UNKOWN.
6) "F" IS A 1/2 INCH REBAR FOUND 8 INCHES ABOVE GRADE AND LEANING. IT IS DEPICTED ON REFERENCE SURVEY 4.
7) "G" IS A 1/2 INCH REBAR FOUND 8 INCHES ABOVE GRADE. IT IS DEPICTED ON REFERENCE SURVEY 4.
8) "H" AND "I" ARE BOTH A 5/8 INCH REBAR WITH CAPS (STAMP IS ILLEGIBLE) FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 6.
9) "J" "K" "L" AND "M" ARE ALL REBAR WITH CAPS STAMPED "JJT" FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 6.
10) ALL OF THE ABOVE REFERENCED MONUMENTS WERE FOUND WITHIN 4 INCHES OF GRADE UNLESS OTHERWISE NOTED.

THEORY OF LOCATION:
1) THE EXISTING BOUNDARIES OF LOT 1 WERE RE-ESTABLISHED THROUGH THE FOUND ORIGINAL MONUMENTS SHOWN HEREON.
2) THE NEW LINE DIVIDING LOT 7 AND LOT 1A WERE ESTABLISHED AT LOCATIONS AS DIRECTED BY THE OWNER.
3) THE NEW LOT 6 BOUNDARIES WERE ESTABLISHED AT LOCATIONS AS DIRECTED BY THE OWNER AND INTERSECTED WITH THE SECTION LINES AS MARKED BY THE SECTION CORNERS SHOWN HEREON.

SUMMARY:
BASED ON THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS;
1) DUE TO VARIANCES IN REFERENCE MONUMENTS: 0.25 FEET.
2) DUE TO DISCREPANCIES IN RECORD PLATS AND DEEDS: NONE OBSERVED.
3) DUE TO INCONSISTENCIES IN THE LINES OF OCCUPATION: NONE OBSERVED.
4) THE RELATIVE POSITIONAL ACCURACY DUE TO MEASUREMENTS FOR THIS SURVEY FALLS WITHIN THE STANDARDS FOR A RURAL SURVEY (0.26 FEET).

NOTES:
1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE WORK. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES OF RECORD.
2) THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH SOME OF THE ABOVE DISCUSSED UNCERTAINTIES, ESPECIALLY THOSE RELATED TO FENCES OR OTHER FORMS OF OCCUPATION. PRIOR TO REMOVING OR ALTERING ANY IMPROVEMENTS RELATIVE TO OCCUPATION, FURTHER INVESTIGATION AND DISCUSSION WITH NEIGHBORING LAND OWNERS IS REQUIRED. IT MAY BE NECESSARY TO CONSULT WITH AN ATTORNEY TO FURTHER UNDERSTAND ANY POSSIBLE UNWRITTEN RIGHTS.
3) THERE MAY BE DIFFERENCES BETWEEN PLAT DIMENSIONS AND MEASURED DIMENSIONS ALONG SOME OF THE BOUNDARY LINES SHOWN HEREON. THERE MAY BE SURVEY MONUMENTS FOUND NEAR, BUT NOT NECESSARILY AT THE BOUNDARY CORNERS. AT CORNERS WHERE THESE DIFFERENCES ARE LESS THAN THE STATED RELATIVE POSITIONAL ACCURACY, AND LESS THAN THE UNCERTAINTY FOR REFERENCE MONUMENTS, THE DIFFERENCE IS INSIGNIFICANT AND IF SHOWN HEREON IS SHOWN ONLY FOR THE PURPOSE OF MATHEMATICAL CLOSURE. OTHERWISE DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY, AND OR, THE STATED UNCERTAINTY IN REFERENCE MONUMENTS, ARE SHOWN AND DISCUSSED HEREON.
4) NOT ALL OF THE IMPROVEMENTS (ABOVE OR BELOW GROUND) WERE LOCATED BY THIS SURVEY.

PROPERTY DESCRIPTION

LOT NUMBER ONE IN MCCORD MINOR SUBDIVISION, RECORDED IN PLAT BOOK P, PAGE 210A, LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 4 EAST AND UNPLATTED GROUND LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 4 EAST, BARTHOLOMEW COUNTY, INDIANA, BEING DEPICTED ON A SURVEY BY MILESTONE DESIGN GROUP, JOB NO. 25622 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22-8-4, MARKED BY A BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, NORTH 89 DEGREES 29 MINUTES 53 SECONDS EAST, 988.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF BECKS GROVE ROAD, BEING MARKED BY A 5/8 INCH REBAR WITH CAP STAMPED "JJT"; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES; (1) SOUTH 46 DEGREES 22 MINUTES 41 SECONDS WEST, 79.01 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "MDG FIRM #0136", HEREINAFTER CALLED AN MDG REBAR; (2) THENCE SOUTH 39 DEGREES 51 MINUTES 35 SECONDS WEST, 231.56 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "JJT"; (3) SOUTH 28 DEGREES 13 MINUTES 02 SECONDS WEST, 152.06 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "JJT"; (4) SOUTH 13 DEGREES 57 MINUTES 02 SECONDS WEST, 433.76 FEET TO THE NORTHEAST CORNER OF LOT 2 IN MCCORD MINOR SUBDIVISION, RECORDED IN PLAT BOOK "P", PAGE 210A, BEING MARKED BY A 5/8 INCH REBAR WITH ILLEGIBLE CAP; THENCE NORTH 88 DEGREES 08 MINUTES 11 SECONDS WEST, 597.32 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23-8-4, BEING THE NORTHWEST CORNER OF SAID LOT 2 AND MARKED BY A 5/8 INCH REBAR WITH ILLEGIBLE CAP; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 00 DEGREES 44 MINUTES 41 SECONDS WEST, 351.78 FEET TO AN MDG REBAR; THENCE SOUTH 88 DEGREES 54 MINUTES 07 SECONDS WEST, 749.08 FEET TO AN MDG REBAR; THENCE NORTH 00 DEGREES 44 MINUTES 41 SECONDS WEST, 407.41 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22-8-4, BEING MARKED BY AN MDG REBAR; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION NORTH 88 DEGREES 54 MINUTES 07 SECONDS EAST, 749.08 FEET TO THE POINT OF BEGINNING, CONTAINING 20.054 ACRES.
BASIS OF BEARINGS WAS OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE.

PRO-FORMA
PENDING CLIENT
& AGENCY REVIEW

REV.NO.	DATE	DESCRIPTION	BY:
1	1/5/26	MISC. REV.	H.P.D.

Milestone design group
1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

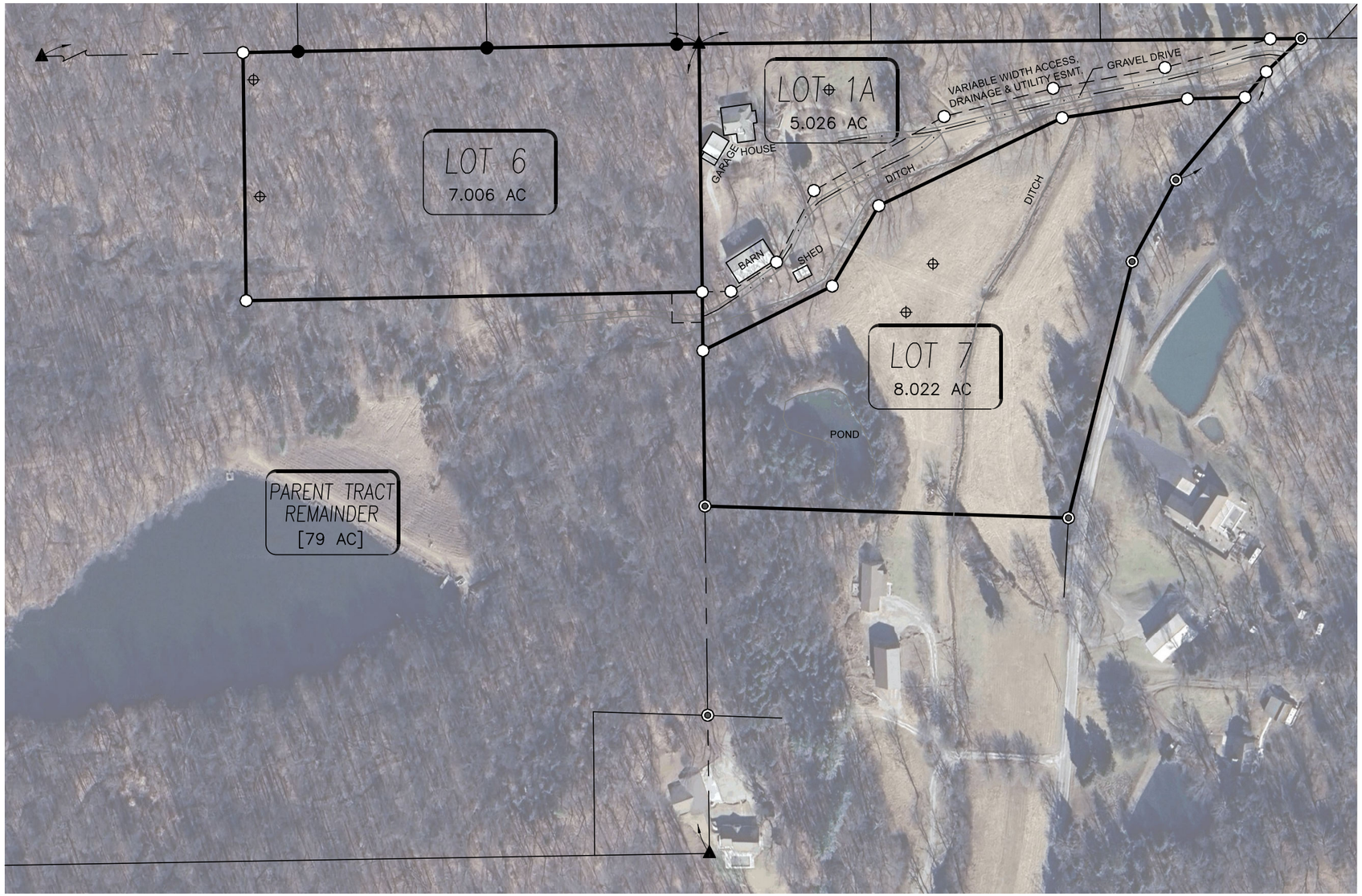
MCCORD MINOR SUBDIVISION 2ND REPLAT
SEC. 22 & 23, T8N, R4E, BARTHOLOMEW COUNTY, IN

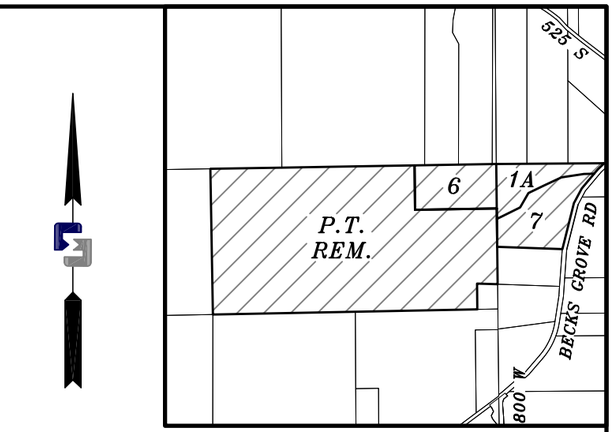
JOB NO: 25622	SHEET: 3 OF 3	DATE: 12/2/2025

FILE NAME: E:\PROJECTS\25000\25622\25622SUB.DWG

MCCORD MINOR SUBDIVISION 2ND REPLAT

EXISTING FEATURES





LOCATION MAP
NOT TO SCALE

0' 1" = 200' 200'
100'

LEGEND

⊕ = SOIL BORING

REV.NO.	DATE	DESCRIPTION	BY:
2	1/23/26	ADD SOIL BORINGS	H.P.D.
1	1/5/26	MISC. REV.	H.P.D.

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MCCORD MINOR SUBDIVISION 2ND REPLAT
EXISTING FEATURES

JOB NO: 25622 | SHEET: 1 OF 1 | DATE: 12/2/2025

FILE NAME: E:\PROJECTS\25000\25622\25622SUB.DWG