

HANCOCK VILLAGE

PRIMARY PLAT

PART OF SECTION 29 OF TOWNSHIP 16 NORTH, RANGE 7 EAST IN
CENTER TOWNSHIP, HANCOCK COUNTY, GREENFIELD, INDIANA

LAND DESCRIPTION

PARCEL 1 - 30-07-29-100-001.003-009
Lot Numbered 2 in Commerce Park North, Section One, as per plat thereof recorded February 21, 1992 as Instrument Number #92-1392 in the Office of the Recorder of Hancock County, Indiana.

PARCEL 2 - 30-07-29-101-003.000-009
Lot Number 7 in Souder's Subdivision, Hancock County, Indiana, being part of the North half of the Northeast quarter of Section 29, Township 16 North, Range 7 East, more particularly described as follows:
Beginning in the center of State Road No. 9, 533 feet and 4 inches North of the South line of said North half of said Northeast quarter; thence West 330 feet; thence North 83 feet and 4 inches; thence East 330 feet to the center of the said State Road No. 9; thence South 83 feet and 4 inches to the place of beginning, EXCEPTING THEREFROM: A part of Lot 7 in Souder's Subdivision, a subdivision in the North Half of the Northeast quarter of Section 29, Township 16 North, Range 7 East, Hancock County, Indiana, the plat of which subdivision is recorded in Plat Book 5, Page 96 in the Office of the Recorder of Hancock County, Indiana, described as follows: Beginning on the North line of said lot south 88 degrees 41 minutes 00 seconds West 30.0 feet from the Northeast Corner of said lot, said point of beginning is on the West boundary of S.R. 9; thence South 00 degrees 27 minutes 00 seconds East 83.33 feet along said boundary of the South line of said lot; thence South 86 degrees 41 minutes 00 seconds West 26.80 feet along said South line; thence North 00 degrees 27 minutes 00 seconds West 83.33 feet to the North line of said lot; thence North 88 degrees 41 minutes 00 seconds East 20.80 feet along said line to the point of beginning and containing 2,233 square feet, more or less.

PARCEL 3 - 30-07-29-101-002.000-009
Lot Number (8) in Souder's Subdivision, Hancock County, Indiana, being a part of the North half of the Northeast quarter of Section 29, Township 16 North, Range 7 East, as per plat thereof recorded in Plat Book 5, page 96, in the office of the Recorder of Hancock County, Indiana, more particularly described as follows: Beginning in the center of State Road No. 9, 616 feet and 8 inches North of the South line of said North half of said Northeast quarter; thence West 330 feet; thence North 83 feet and 4 inches; thence East 330 feet to the center of the said State Road No. 9; thence South 83 feet and 4 inches to the place of beginning, EXCEPTING HOWEVER:
A part of Lot 8 in Souder's Subdivision, a subdivision in the North Half of the Northeast quarter of Section 29, Township 16 North, Range 7 East, Hancock County, Indiana, the plat of which subdivision is recorded in Plat Book 5, Page 96 in the Office of the Recorder of Hancock County, Indiana, described as follows: Beginning on the North line of said lot, south 88 degrees 41 minutes 00 seconds West 30.0 feet from the Northeast Corner of said lot, said point of beginning is on the West boundary of S.R. 9; thence South 00 degrees 27 minutes 00 seconds East 83.33 feet along said boundary of the South line of said lot; thence South 86 degrees 41 minutes 00 seconds West 26.80 feet along said South line; thence North 00 degrees 27 minutes 00 seconds West 83.33 feet to the North line of said lot; thence North 88 degrees 41 minutes 00 seconds East 20.80 feet along said line to the point of beginning and containing 2,233 square feet, more or less.

PARCEL 4 - 30-07-29-101-001.000-009
Lot 9 in Souder's Subdivision, being a part of the North 1/2 of the Northeast 1/4 of Section 29, Township 16 North, Range 7 East, as per plat of said Addition of record in Plat Book 5, page 59, of record in Recorder's Office of Hancock County, Indiana: EXCEPTING THEREFROM: That part deeded to the State of Indiana by Document Number 73-4350, dated May 9, 1973 and recorded August 16, 1973 in the Office of the Recorder of Hancock County, Indiana.

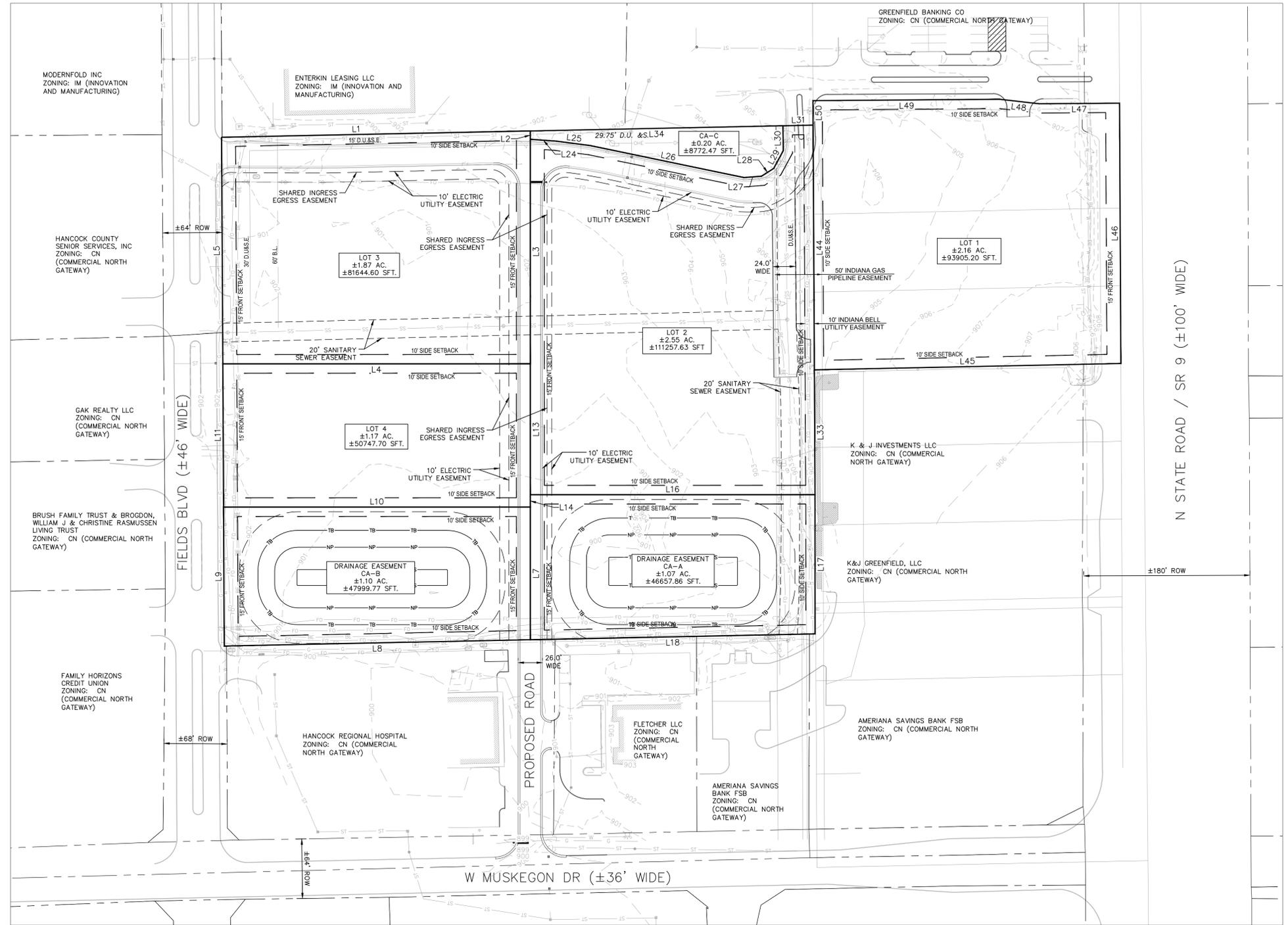
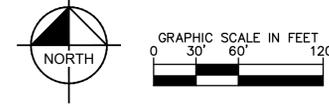
Parcel 5 - 30-07-29-100-008.000-009
A part of the Northeast 1/4 of Section 29, Township 16 North, Range 7 East in Center Township, Hancock County, Indiana; said part being more particularly described as follows:
Commencing at a brass monument marking the Northwest corner of said Northeast 1/4; thence North 88 degrees 43 minutes 38 seconds East along the North line of said Northeast 1/4 a distance of 553.68 feet to the Northerly extension of the Easterly right-of-way of Fields Boulevard per Instrument No. 92-1392 and Instrument No. 92-3053 in the Office of the Recorder of said Hancock County; thence South 00 degrees 23 minutes 52 seconds East along said Easterly right-of-way a distance of 740.72 feet to the Southwest corner of Lot Two in Commerce Park North, Section 1 as per plat thereof recorded as Instrument Number 92-1392 in the Office of said Recorder, said point being the POINT OF BEGINNING of this description; thence North 88 degrees 43 minutes 38 seconds East along the Southerly boundary of said Lot Two a distance of 636.85 feet to a 5/8 inch capped rebar marking the Southeast corner thereof, said point being on the Westerly boundary of Souder's Subdivision as per plat thereof recorded in Plat Book 3, page 59 in the Office of said Recorder; thence South 00 degrees 23 minutes 52 seconds East along said Westerly boundary a distance of 339.92 feet to the Northeast corner of a 3.21 acre tract of land conveyed to Ameriana Savings Bank, F.S.B. per Instrument No. 93-13538 in the Office of said Recorder; thence South 88 degrees 43 minutes 38 seconds West along the Northerly boundary of said 3.21 acre tract a distance of 636.85 feet to the Easterly right-of-way of aforesaid Fields Boulevard; thence North 00 degrees 23 minutes 52 seconds West along said Easterly right-of-way line a distance of 339.93 feet to the POINT OF BEGINNING, containing 4.971 acres, more or less.

PARCEL 6 - PT OF 30-07-29-100-001.000-009
Part of Lot 10 in Souder's Subdivision, being a part of the North 1/2 of the Northeast 1/4 of Section 29, Township 16 North, Range 7 East, as per plat of said Addition of record in Plat Book 5, page 59, of record in Recorder's Office of Hancock County, Indiana being more particularly described as follows: BEGINNING at the southwest corner of said Lot 10; thence northerly along the west line of said Lot 10 a distance of 20 feet, more or less, to a point 12 feet south of the south curb line of the existing access drive; thence easterly a distance of 273 feet more or less to the west right-of-way line of State Road 9 as existing in 2026, said point being 15 feet north of the south line of said Lot 10; thence southerly along the west line of said west right-of-way line a distance of 15 feet to the south line of said Lot 10; thence westerly along the south line of said Lot 10 a distance of 273 feet to the POINT OF BEGINNING. Containing 0.110 acre, more or less.

CONTAINING IN ALL PARCELS AFTER SAID EXCEPTIONS 9.883 ACRES, MORE OR LESS.

LOCATION MAP

(NOT TO SCALE)



LINE	LENGTH	BEARING
L1	332.36	N88°49'41.27"E
L2	8.95	S0°00'00.00"W
L3	240.61	S0°00'00.00"W
L4	331.03	N90°00'00.00"W
L5	242.77	N01°17'48.63"W
L6	142.15	S0°00'00.00"W
L7	329.54	S88°49'41.27"W
L8	148.89	N01°17'12.80"W
L9	330.21	N90°00'00.00"E
L10	153.49	N01°18'23.59"W
L11	140.27	S0°00'00.00"W
L12	13.22	S0°00'00.00"W
L13	306.50	S90°00'00.00"E
L14	149.08	S0°00'00.00"E
L15	306.57	S88°49'30.99"W
L16	28.22	S86°00'40.19"E
L17	37.07	S82°31'02.97"E
L18	168.57	S78°17'17.50"E
L19	18.86	N85°37'16.69"E
L20	15.54	N57°47'55.90"E
L21	21.76	N28°31'31.36"E
L22	26.68	N0°43'24.06"W
L23	32.45	N88°49'41.27"E
L24	262.17	S01°17'48.86"E
L25	133.89	S01°18'28.74"E
L26	272.03	S88°49'41.27"W
L27	262.17	S01°17'48.86"E
L28	330.00	N88°49'41.27"E
L29	278.97	N01°17'48.73"W
L30	86.84	S89°34'36.31"W
L31	42.02	N83°23'16.70"W
L32	201.41	S89°34'56.26"W
L33	26.27	S01°17'41.72"E

OWNER:
HANCOCK HEALTH
6189 W JOHN L MODGLIN DRIVE
GREENFIELD, IN 46140
HAROLD GIBSON
(317) 945-2793

ZONING:
CN - COMMERCIAL NORTH GATEWAY

LAND SURVEYOR:
MJBIBSON LAND SURVEYING
1990 N MERIDIAN ROAD SUITE A
GREENFIELD, IN 46140
KENNETH GREGORY GARRISON
RLS29300014
(317) 462-4055

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS 18059C0142D AND 18059C0134D DATED DECEMBER 4, 2007, THE SITE RESIDES WITHIN ZONE X.

Kimley-Horn
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INDIANAPOLIS, IN 46240
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AS NOTED
DESIGNED BY: AMS
DRAWN BY: JLC
CHECKED BY: AMS

SCALE:
DATE
REVISIONS
BY

PRIMARY PLAT

HANCOCK VILLAGE

ORIGINAL ISSUE:
01/23/2026
KHA PROJECT NO.
170618003
SHEET NUMBER
1 OF 1