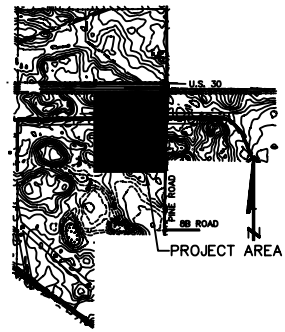
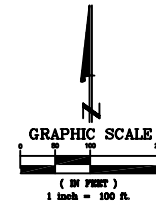


VANVECTOR FARMS, INC. P.U.D. PHASE IV FINAL PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH,
RANGE 1 EAST, WEST TOWNSHIP, MARSHALL COUNTY, INDIANA.



VICINITY MAP
NOT TO SCALE



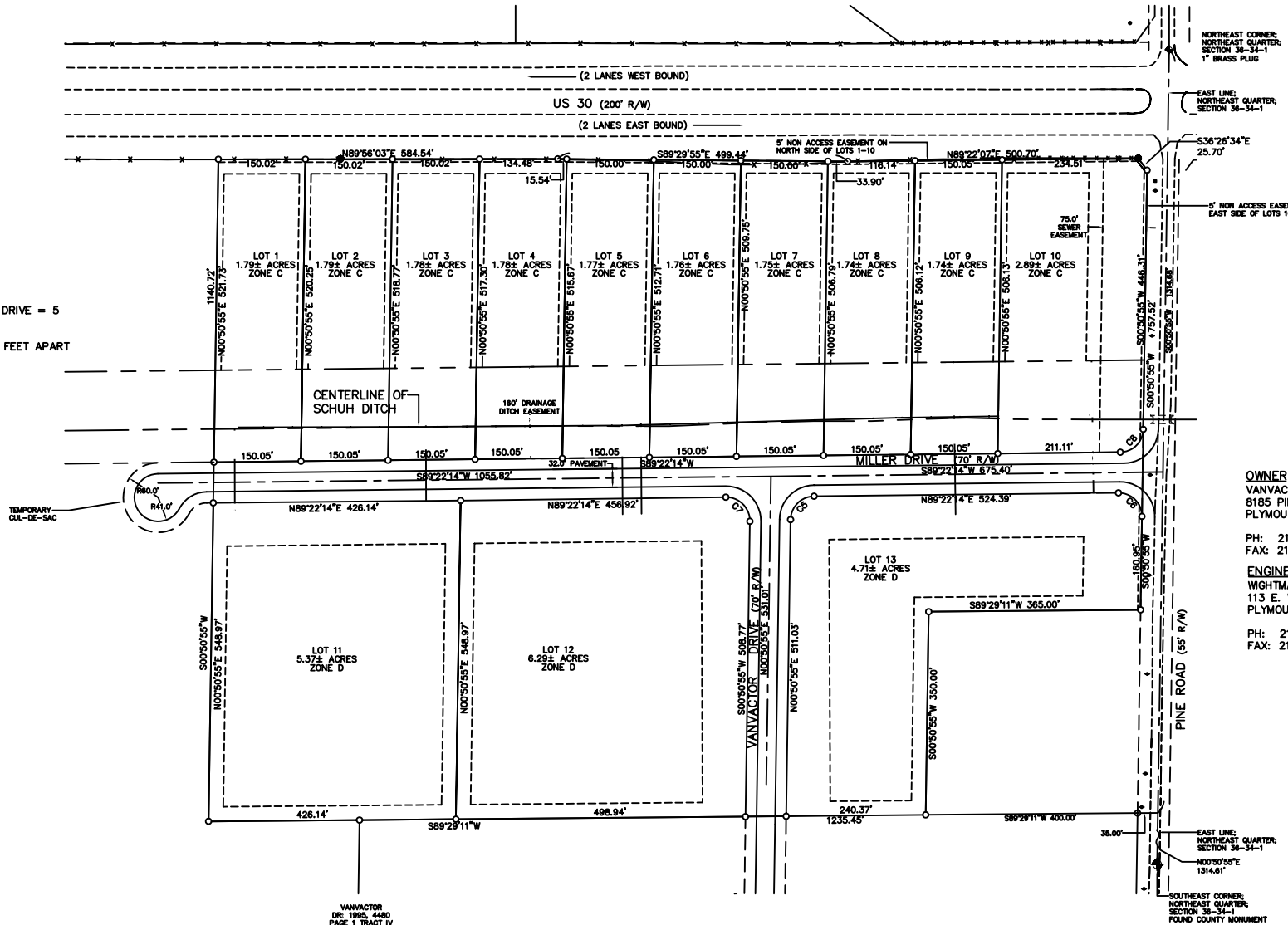
BENCHMARK
BOLT IN SOUTHEAST FACE OF
NIPSCO POWER POLE #787/383 @
NORTHWEST CORNER OF PINE
ROAD & U.S. 30 ELEV. 817.74'

LEGEND

- SETBACK LINE
- SET 5/8" REBAR-FLUSH WITH I.D. CAP #910004
- ▲ FOUND RAILROAD SPIKE
- ⊠ FOUND RIGHT-OF-WAY MONUMENT
- FOUND MONUMENT

MAXIMUM NUMBER OF DRIVEWAYS ON THE NORTH SIDE OF MILLER DRIVE = 5
(TWO LOTS TO SHARE ONE DRIVEWAY ACCESS TO MILLER DRIVE.)

CENTERLINE OF DRIVEWAYS SHALL BE SPACED A MINIMUM OF 300 FEET APART
ALONG THE NORTH SIDE OF MILLER DRIVE.



OWNER
VANVECTOR FARMS, INC.
8185 PINE ROAD
PLYMOUTH, IN 46563

PH: 219-936-9524
FAX: 219-936-5254

ENGINEER/SURVEYOR
WIGHTMAN SCHAEFFER, INC.
113 E. WASHINGTON STREET, SUITE 101
PLYMOUTH, INDIANA 46563

PH: 219-936-1906
FAX: 219-936-1907

NUMBER	Δ=	CB=	1=	2=	3=	4=
C3	89°31'16"	N45°08'35"E	38.88'	41.00'	63.30'	57.23'
C8	91°28'39"	S44°53'28"E	41.04'	40.00'	63.88'	57.29'
C7	91°28'41"	S44°53'29"E	42.07'	41.00'	63.48'	58.73'
C8	89°31'22"	N45°08'54"E	38.98'	40.00'	61.80'	55.83'

VANVECTOR
DR: 1995, 4480
PAGE 1 TRACT IV

REV.	DESCRIPTION	DATE
1	REVISED ROAD NAME	4-18-00

ENGINEERING - SURVEYING ARCHITECTURE - TESTING ENVIRONMENTAL	WIGHTMAN SCHAEFFER, INC. PLYMOUTH, INDIANA FAX: (219) 936-1907
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VANVECTOR FARMS, INC. P.U.D. PHASE IV	JOB NUMBER: 00134
VANVECTOR FARMS, INC. 8185 PINE ROAD PLYMOUTH, IN 46563	DRAWN BY: JRP CHECKED BY: MHP DATE: MARCH, 2000 SCALE: 1"=100'

X-0100-01

VANVECTOR FARMS, INC. P.U.D. PHASE IV FINAL PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH,
RANGE 1 EAST, WEST TOWNSHIP, MARSHALL COUNTY, INDIANA.

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 1 EAST, WEST TOWNSHIP, MARSHALL COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT AN ALUMINUM COUNTY MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES, 50'55" EAST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1,314.61 FEET TO A RAILROAD SPIKE; THENCE SOUTH 89 DEGREES, 29'11" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 400.00 FEET TO A 5/8" CAPPED REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 29'11" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1,235.45 FEET TO A 5/8" CAPPED REBAR; THENCE NORTH 00 DEGREES, 50'55" EAST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1,140.72 FEET TO THE SOUTH LINE OF U.S. 30, MARKED BY A 5/8" CAPPED REBAR; THENCE NORTH 89 DEGREES, 56'03" EAST ALONG SAID SOUTH LINE OF U.S. 30, A DISTANCE OF 584.54 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES, 29'55" EAST A DISTANCE OF 499.44 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES, 22'07" EAST, ALL ALONG SAID SOUTH LINE OF U.S. 30, A DISTANCE OF 500.70 FEET TO AN IRON ROD; THENCE SOUTH 36 DEGREES, 28'34" EAST ALONG THE LIMITED ACCESS RIGHT-OF-WAY OF U.S. 30, A DISTANCE OF 25.70 FEET; THENCE SOUTH 00 DEGREES, 50'55" WEST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 757.52 FEET TO A 5/8" CAPPED REBAR; THENCE SOUTH 89 DEGREES, 29'11" WEST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 365.00 FEET TO A 5/8" CAPPED REBAR; THENCE SOUTH 00 DEGREES, 50'55" WEST, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 38.68 ACRES, MORE OR LESS.
 SUBJECT TO ANY AND ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

GENERAL NOTES

- THE CONTRACTOR SHOULD NOTE THAT CLEARING OF RIGHT OF WAY SHALL INCLUDE THE REMOVAL OF ALL BRUSH AND MISCELLANEOUS ITEMS AS REQUIRED, ALL BITUMINOUS PAVEMENT REMOVAL, EARTH EXCAVATION, EMBANKMENT, AND ALL OTHER OPERATIONS NECESSARY TO DEVELOP THE DESIRED CROSS SECTION. ALL TOPSOIL AND OTHER UNSUITABLE MATERIAL LOCATED BENEATH THE PROPOSED PAVEMENT SHALL BE REMOVED AS PART OF THE GRADING. ALL TOPSOIL REMOVED SHALL BE STOCKPILED AND REUSED AS TOPSOIL SURFACE - 4".
- CONTRACTOR SHALL PROVIDE CLASS R SEEDING - 200 #/ACRE, MULCH - 2 TON/ACRE, CHEMICAL FERTILIZER NUTRIENT - 300#/ACRE, AND TOPSOIL SURFACE - 4" TO ALL DISTURBED AREAS NOT PAVED. WATER AS REQUIRED.
- TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE "INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" LATEST REVISION.
- IF ANY ERRORS, DISCREPANCIES OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- FOR PROTECTION OF UNDERGROUND UTILITIES, CONTRACTOR SHALL CALL 1-800-382-5544 (HOLEY MOLEY) A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION WITHIN THE VICINITY OF UTILITY LINES. ALL HOLEY MOLEY PARTICIPATING MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE HOLEY MOLEY ALERT SYSTEM.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES AND SERVICE LINES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATION IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES WILL NOT BE DAMAGED OR DISTURBED. UTILITIES TO BE PLACED WITHIN PROPOSED ROAD RIGHT OF WAY.
- ALL SHOULDERS ADJACENT TO THE ROADWAY SHALL BE GRADED AND ROLLED IN ORDER TO FORM A SMOOTH AND CONTINUOUS SURFACE FROM THE EDGE OF THE PAVEMENT TO THE SHOULDER. WHERE IT IS NECESSARY TO ADD ADDITIONAL AGGREGATE OR TOPSOIL TO THE SHOULDER, THE CONTRACTOR SHALL DO SO AT NO ADDITIONAL COST TO THE OWNER.
- ALL DESIGN AND CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM SHALL MEET THE CURRENT STANDARDS SET FORTH BY THE AMERICAN WATER WORKS ASSOCIATION, THE CURRENT STANDARDS OF THE PLYMOUTH WATER WORK BOARD OF TRUSTEES, AND THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
- MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND WATER UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE UTILITIES CROSS.
- ALL DESIGN AND CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM SHALL MEET THE CURRENT STANDARDS SET FORTH BY THE PLYMOUTH SANITARY SEWER BOARD OF TRUSTEES AND THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
- SOIL EROSION & SEDIMENTATION CONTROL**
 PROVIDE STRAW BALE BARRIERS ACROSS ALL DITCHES, SWALES, AND ROUGH CUT ROADS WHICH EXIT FROM THE SITE TO ELIMINATE SEDIMENT RUN-OFF.
 AVOID UNNECESSARY DISTURBING OR REMOVAL OF EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
 ALL TEMPORARY SOIL EROSION PROTECTION (AS ABOVE) SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CONSTRUCTION.
 ALL GUIDELINES SET FORTH IN THE "RULE 5" SOIL EROSION CONTROL PERMIT SHALL BE COMPLIED WITH IN CONSTRUCTION OF THIS SUBDIVISION.

ZONING: COMMERCIAL (C)

- C= BANKS, CAR DEALERSHIPS, CONVENIENCE STORES, GAS STATIONS, HARDWARE/ LUMBER, RESTAURANTS, HOTEL/MOTEL, & UNSPECIFIED APPROPRIATE RETAIL ESTABLISHMENT.
 - MINIMUM LOT AREA = 6,000 SFT.
 - MINIMUM LOT WIDTH AT BUILDING LINE = 60 FT.
 - MINIMUM LOT FRONTAGE = 30 FT.
 - MINIMUM SETBACKS:
 FRONT YARD = 20 FT.
 SIDE YARD = 10 FT.
 REAR YARD = 25 FT.
 - MAXIMUM BUILDING HEIGHT = 35 FT.
- ALSO,
- ZONING: LIGHT INDUSTRIAL DISTRICT (D)
- MINIMUM LOT AREA = 20,000 SFT.
 - MINIMUM LOT WIDTH AT BUILDING LINE = 100 FT.
 - MINIMUM LOT FRONTAGE = 50 FT.
 - MINIMUM SETBACKS:
 FRONT YARD = 75 FT.
 SIDE YARD = 25 FT.
 REAR YARD = 25 FT.
 - MAXIMUM BUILDING HEIGHT = 50 FT.

AUDITORS CERTIFICATE

STATE OF INDIANA)
 COUNTY OF MARSHALL) SS
 DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 20____
 MARSHALL COUNTY AUDITOR _____

RECORDERS CERTIFICATE

STATE OF INDIANA)
 COUNTY OF MARSHALL) SS
 FILED FOR RECORD AT _____ O'CLOCK _____
 THIS _____ DAY OF _____, 20____
 AND RECORDED IN PLAT BOOK _____, PAGE _____
 MARSHALL COUNTY RECORDER _____

SURVEYOR'S CERTIFICATE

I, BRADLEY S. CRAMER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED AND THAT I HAVE SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN EVERY DETAIL. MONUMENTS SHOWN ARE IN PLACE OR WILL BE INSTALLED AS LOCATED IN ACCORDANCE WITH THE PLATTING ORDINANCE. ALL LOT CORNERS ARE MARKED WITH AN IRON STAKE, THE DESCRIPTION OF WHICH IS CONTAINED HEREIN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS _____ DAY OF _____, 2000.

BRADLEY S. CRAMER

CITY OF PLYMOUTH PLAN COMMISSION APPROVAL

APPROVED BY THE PLYMOUTH PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

BY: _____ PRESIDENT _____ SECRETARY

DATE: _____
 VOID UNLESS RECORDED BEFORE _____, 2000.

CITY OF PLYMOUTH ACCEPTANCE OF DEDICATIONS

BE IT RESOLVED BY THE CITY OF PLYMOUTH, BOARD OF WORKS AND SAFETY, MARSHALL COUNTY, INDIANA, THAT THE DEDICATIONS OF UTILITIES OF WATER & SEWER LINES SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS _____ DAY OF _____

BOARD OF PUBLIC WORKS AND SAFETY
 CITY OF PLYMOUTH, INDIANA

DEED OF DEDICATION

WE, THE UNDERSIGNED, VANVECTOR FARMS, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBVIDE SAID REAL ESTATE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS VANVECTOR FARM P.U.D. PHASE IV. ALL STREETS AND PUBLIC AREAS SHOWN, AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT BETWEEN WHICH LINE AND THE RIGHT-OF-WAY LINE OF THE STREET, THERE SHALL BE NO STRUCTURE ERECTED. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ARE HEREBY RESERVED. NO PERMANENT STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

OWNER
 VANVECTOR FARMS, INC.
 8185 PINE ROAD
 PLYMOUTH, IN 46563

PH: 219-936-9524
 FAX: 219-936-5254

ENGINEER/ SURVEYOR
 WIGHTMAN SCHAEFFER, INC.
 113 E. WASHINGTON STREET, SUITE 101
 PLYMOUTH, INDIANA 46563

PH: 219-936-1906
 FAX: 219-936-1907

CERTIFICATE OF OWNERSHIP

WE, VANVECTOR FARMS, INC., DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY HEREIN DESCRIBED AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON SAID PLAT OF OUR OWN FREE AND VOLUNTARY ACT AND DEED.

STEPHEN J. VANVECTOR
 PRESIDENT
 PATRICIA L. WRIGHT
 SECRETARY

STATE OF INDIANA)
 COUNTY OF ST. JOSEPH) SS

I, JAMES A. FREEMAN, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT STEPHEN J. VANVECTOR & PATRICIA L. WRIGHT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED THE ABOVE CERTIFICATE OF HIS/HER OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2000,

MY COMMISSION EXPIRES: MAY 18, 2001

JAMES A. FREEMAN

DRAWN BY:	JRP	CHECKED BY:	MMP	APPROVED BY:	MMP	DATE:	MARCH, 2000	SCALE:	NONE
VANVECTOR FARMS, INC. P.U.D. PHASE IV									
VANVECTOR FARMS, INC.									
8185 PINE ROAD PLYMOUTH, IN 46563									
FINAL PLAT									
JOB NUMBER: 00134									
ENGINEERING - SURVEYING ARCHITECTURE - TESTING ENVIRONMENTAL									
WIGHTMAN SCHAEFFER, INC. PLYMOUTH, INDIANA									
PHONE: (219) 936-1906 FAX: (219) 936-1907									
X-0100-02									