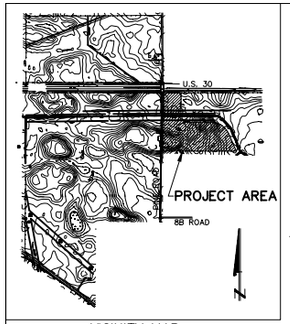
VANVACTOR FARMS, INC. P.U.D. PHASE VI
FINAL PLAT

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

LEGEND
- SETBACK LINE
- FOUND BAR AND CAP
- HIGHWAY R/W MONUMENT
- SET 5/8" REBAR–FLUSH WITH I.D. CAP #890027
- FOUND RAILROAD SPIKE

SURVEYOR'S CERTIFICATE

I, KENNETH K. JONES, 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 AS LOCATED IN ACCORDANCE WITH THE PLATTING ORDINANCE. ALL LOT CORNERS ARE MARKED WITH AN IRON STAKE, THE DESCRIPTION OF WHICH ARE CONTAINED HEREIN. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 8th DAY OF OCTOBER, 2001.

KENNETH K. JONES, RLS 890027

SURVEYORS REPORT

1) IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCE MONUMENTS;
B) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS
C) INCONSISTENCIES IN LINES OF OCCUPATION;
D) RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY);

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED IN THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS "C" SURVEY.

COMMENTS:
NOTE: IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
NOTE: I HAVE MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. FURTHER, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, RESULTS OF A TITLE SEARCH WERE FURNISHED TO ME. ALL DOCUMENTS OF RECORD REVIEWED ARE SHOWN ON THE DRAWING OR NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
THERE MAY HAVE BEEN DOCUMENTS REVIEWED WHICH ARE NOT SHOWN OR LISTED ON THE PLAT.
NOTE: SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
DATE OF FIELD WORK: 9–10–01
BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST QUARTER AS SHOWN ON THE RECORDED PLAT OF VANVACTOR FARMS, INC. P.U.D. PHASE IV.
THIS SURVEY WAS A RETRACEMENT OF PARCEL "B" AS SHOWN ON A SURVEY BY M.G. VONDRA, PLS, AND RECORDED AS DOC. No. 1995–18346, DATED 9–21–95.
A COUNTY MONUMENT MARKING THE NW SECTION CORNER HAS BEEN RE–SET BY THE MARSHALL COUNTY SURVEYOR AFTER SAID VONDRA SURVEY AND PRIOR TO THIS SURVEY RESULTING IN THE DIFFERENCE OF 0.10' FROM VONDRA'S POC AND POB TO THAT WHICH I HAVE MEASURED AND UPDATED THE DESCRIPTION HEREON. THE SOUTHEAST CORNER OF THE PARCEL WAS NOT RECOVERED BUT IS REESTABLISHED BY DISTANCE/DISTANCE INTERSECTION FROM FOUND MONUMENTATION MARKING THE SW AND NE CORNERS OF THE PARCEL.

DUE TO VARIANCES IN REFERENCE MONUMENTS: WITHIN TOLERANCES OF A CLASS "C" SURVEY.

DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: NONE, UPDATED DESCRIPTION PROVIDED.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: NONE.

I, KENNETH K. JONES, REGISTERED LAND SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS AND STATUTES IN THE STATE OF INDIANA, HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY DONE BY ME OR UNDER MY SUPERVISION. IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE.

KENNETH K. JONES R.L.S. 890027 DATE

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KENNETH K. JONES REGISTERED #890027 STATE OF INDIANA LAND SURVEYOR

RECORDERS CERTIFICATE

STATE OF INDIANA)
SS
COUNTY OF MARSHALL)

FILED FOR RECORD AT _____ O'CLOCK _____,

THIS _____ DAY OF _____, 20__,

AND RECORDED IN PLAT BOOK _____, PAGE _____.

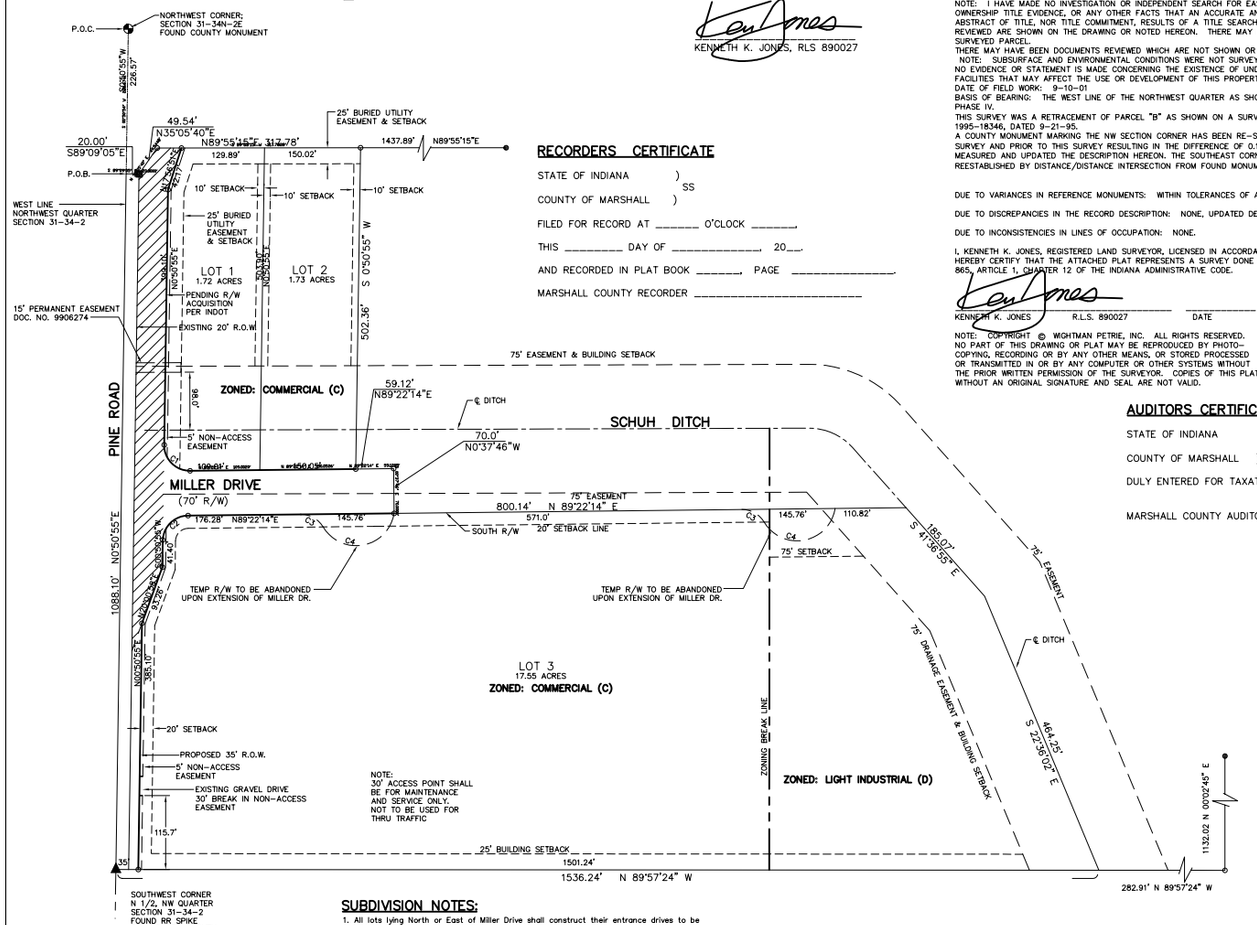
MARSHALL COUNTY RECORDER _____

AUDITORS CERTIFICATE

STATE OF INDIANA)
SS
COUNTY OF MARSHALL)

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____, 20__.

MARSHALL COUNTY AUDITOR _____



NUMBER	Δ=	CB=	R=	L=	CL=
C1	91°28'45"	N 44°53'26" W	40.00'	63.86'	57.29'
C2	88°31'19"	N 45°06'34" E	40.00'	61.80'	55.83'
C3	59°59'54"	S 60°37'49" E	40.00'	41.89'	40.00'
C4	140°24'07"	N 79°10'05" E	60.00'	147.03'	112.91'
C6	68°02'05"	S 56°36'44" E	400.0'	474.97'	447.56'

SUBDIVISION NOTES:

1. All lots lying North or East of Miller Drive shall construct their entrance drives to be shared with an adjoining lot owner in order to reduce the number of drives and culverts within the Schuh Ditch Drainage Easement and all such drives shall be reviewed and approved by the Marshall County Surveyor and Drainage Board prior to construction.
2. Upon site development, all lots shall provide sufficient storm water detention on site as deemed necessary by the appropriate governing authority prior to commencement of construction or earth moving operations.

BENCHMARK
SQUARE CUT ON CONC. LIFT STA. ⊕ ± NORTHWEST CORNER OF PINE ROAD & U.S. 30 ELEV. 814.63'

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.

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.

DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY DISK MARKING THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH ZERO DEGREE 50'55" WEST (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER 226.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 09'05" EAST 20.00 FEET TO A CONCRETE RIGHT–OF–WAY MARKER ON THE RIGHT–OF–WAY OF U.S. HIGHWAY No. 30; THENCE NORTH 35 DEGREES 05'40"EAST 49.54 FEET TO A BAR AND CAP ON THE SOUTH RIGHT–OF–WAY OF SAID HIGHWAY No. 30; THENCE NORTH 89 DEGREES 55'15" EAST ON SAID SOUTH RIGHT–OF–WAY 317.78 FEET TO A BAR AND CAP; THENCE SOUTH ZERO DEGREES 50'55" WEST 502.37 FEET TO A BAR AND CAP ON THE NORTH RIGHT–OF–WAY OF MILLER DRIVE; THENCE NORTH 89 DEGREES 22'14" EAST ON SAID NORTH LINE OF MILLER DRIVE 59.12 FEET TO A BAR AND CAP; THENCE SOUTH ZERO DEGREES 37'46" EAST 70.00 FEET TO A BAR AND CAP ON THE SOUTH LINE OF MILLER DRIVE; THENCE NORTH 89 DEGREES 22'14" EAST ON SAID SOUTH LINE 800.14 FEET TO THE CENTERLINE OF SCHUH DITCH; THENCE SOUTH 41 DEGREES 36'55" EAST ALONG SAID CENTERLINE OF SCHUH DITCH 185.07 FEET; THENCE CONTINUING ALONG SAID DITCH CENTERLINE SOUTH 22 DEGREES 36'02" EAST 464.25 FEET; THENCE NORTH 89 DEGREES 57'24" WEST 1536.24 FEET TO A RAILROAD SPIKE ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 50'55" EAST ON SAID WEST LINE 1088.10 FEET TO THE POINT OF BEGINNING. CONTAINING 22.97 ACRES MORE OR LESS.
SUBJECT TO RIGHT–OF–WAY AND ANY EASEMENTS AND ENCUMBRANCES OF RECORD.

PLAN COMMISSION APPROVAL

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

BY: _____ _____
PRESIDENT SECRETARY

DATE: _____.

VOID UNLESS RECORDED BEFORE _____.

ACCEPTANCE OF DEDICATIONS

BE IT RESOLVED BY THE CITY OF PLYMOUTH, BOARD OF WORKS AND SAFETY, MARSHALL COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS LETTER OR 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, VANVACTOR FARMS, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS VANVACTOR FARMS, INC. P.U.D. PHASE VI. 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 HEREIN 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.

CERTIFICATE OF OWNERSHIP

WE, VANVACTOR FARMS, INC., DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND HAVE CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON SAID PLAT OF OUR OWN FREE AND VOLUNTARY ACT AND DEED. (RECORDED DOCUMENT: BOOK 1995, PAGE 4480)

_____
STEPHEN J. VANVACTOR
PRESIDENT

_____
PATRICIA L. WRIGHT
SECRETARY

STATE OF INDIANA)
SS:
COUNTY OF SAINT JOSEPH)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT STEPHEN J. VANVACTOR & PATRICIA L. WRIGHT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE ABOVE CERTIFICATE AS HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 8th DAY OF OCTOBER, 2001.

MY COMMISSION EXPIRES: MAY 19th 2009

COMMISSION No. 498738

_____
JAMES A FREEMAN, NOTARY PUBLIC

REV.	DESCRIPTION	BY	DATE
A.	REV. PER PLANNING COMMISSION STAFF COMMENTS	VK	9/27/01
B	REV. PER INDOT R/W & VANVACTOR REQUEST	VK	9/27/01

ENGINEERING – SURVEYING
ARCHITECTURE – TESTING
ENVIRONMENTAL
Wightman Petrie, Inc.
4703 CHESTER DRIVE
PHONE: (219) 293-7762
ELKHART, INDIANA
FAX: (219) 294-3717

VANVACTOR FARMS, INC. P.U.D. PHASE VI
OWNER: VANVACTOR FARMS, INC.
8185 PINE ROAD 219–936–9524 PLYMOUTH, IN 46563
FINAL PLAT

JOB NUMBER: 2001–0689

DRAWN BY: K. KLINK
DESIGNED BY: APPROVED BY:
DATE: SEPTEMBER 17, 2001
SCALE: 1"= 100'

X–938–3A