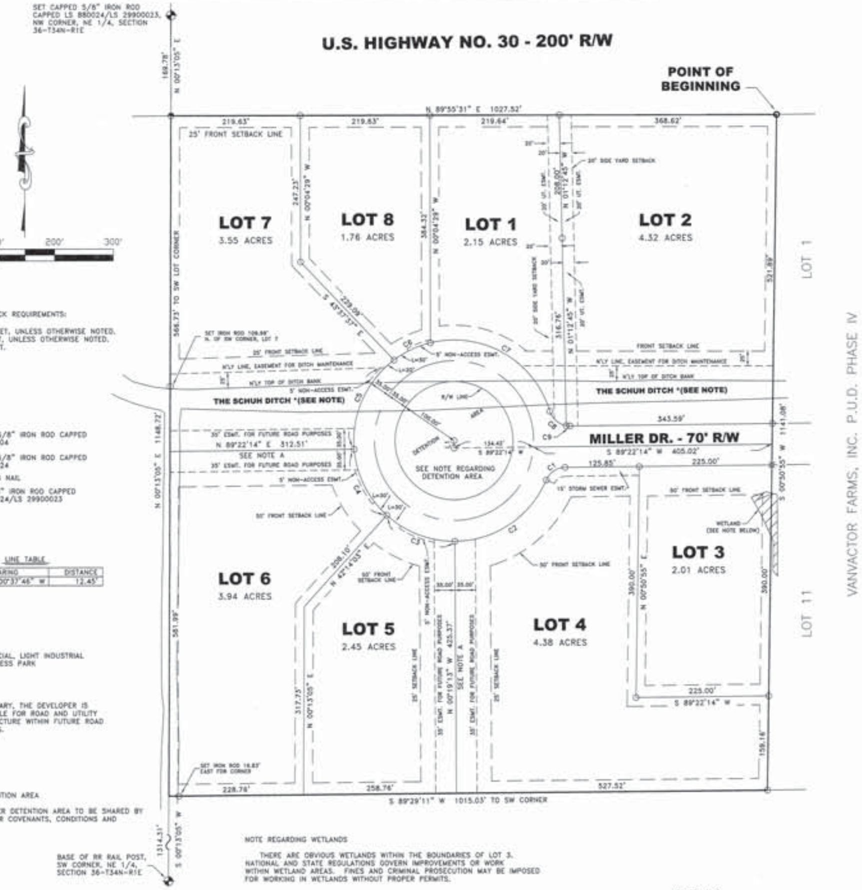
BETTY ENGEL 2P
Marshall County Recorder
Recording Fees: 26.00
JOYCE Date 03/24/2010 Time 14:11:53
I 201001403 Page 1 of 2

FINAL PLAT OF
VAN VACTOR FARMS, INC. P.U.D. PHASE VIII

LOCATED IN THE NE 1/4, SECTION 36-T34N-R1E
CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA



SETBACK REQUIREMENTS:

FRONT - 25 FEET, UNLESS OTHERWISE NOTED.
SIDE - 15 FEET, UNLESS OTHERWISE NOTED.
REAR - 20 FEET.

LEGEND

- ○ FOUND 5/8" IRON ROD CAPPED LS 910004
- ● FOUND 5/8" IRON ROD CAPPED LS 880024
- ⌧ SET MAG NAIL
- ○ SET 5/8" IRON ROD CAPPED LS 880024/LS 29900023

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°37'46" W	12.45'

ZONING

COMMERCIAL, LIGHT INDUSTRIAL & BUSINESS PARK

NOTE A:

IF NECESSARY, THE DEVELOPER IS RESPONSIBLE FOR ROAD AND UTILITY INFRASTRUCTURE WITHIN FUTURE ROAD EASEMENTS.

NOTE REGARDING DETENTION AREA

MAINTENANCE OF CENTER DETENTION AREA TO BE SHARED BY LOTS 1 THROUGH 9 PER COVENANTS, CONDITIONS AND RESTRICTIONS.

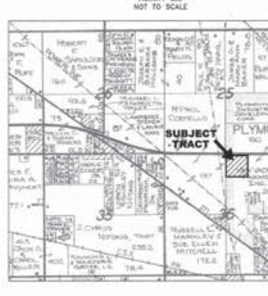
NOTE REGARDING WETLANDS

THERE ARE OBVIOUS WETLANDS WITHIN THE BOUNDARIES OF LOT 3. NATIONAL AND STATE REGULATIONS GOVERN IMPROVEMENTS OR WORK WITHIN WETLAND AREAS. FINES AND CRIMINAL PROSECUTION MAY BE IMPOSED FOR WORKING IN WETLANDS WITHOUT PROPER PERMITS.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	35.00'	40.49'	38.27'	N 56°13'42" E	66°17'04"	22.85'
C2	170.00'	197.52'	186.60'	S 56°22'17" W	66°34'15"	111.61'
C3	170.00'	126.33'	123.44'	N 69°03'16" W	42°34'38"	66.24'
C4	170.00'	127.40'	124.44'	N 26°17'51" W	42°56'12"	66.86'
C5	170.00'	172.32'	165.04'	N 24°12'37" E	58°04'44"	94.39'
C6	170.00'	68.70'	68.23'	N 64°49'33" E	23°09'10"	34.82'
C7	170.00'	257.14'	233.32'	S 60°15'56" E	86°39'52"	160.38'
C8	35.00'	38.77'	36.82'	N 48°39'57" W	63°27'55"	21.84'
C9	35.00'	6.25'	6.24'	N 85°30'50" W	10°13'51"	3.13'

VICINITY MAP
NOT TO SCALE



DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 1 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A CAPPED 5/8" IRON REINFORCING ROD AT THE NORTHWEST CORNER OF LOT 1 IN VANVACTOR FARMS, INC. P.U.D. PHASE IV, ON THE SOUTH LINE OF SAID U.S. HIGHWAY NO. 30; THENCE SOUTH 0 DEGREES 50'55" WEST (RECORD BEARING) A DISTANCE OF 1141.08 FEET TO A CAPPED 5/8" IRON REINFORCING ROD AT THE SOUTHWEST CORNER OF LOT 11 IN SAID P.U.D.; THENCE SOUTH 89 DEGREES 29'11" WEST, 1015.03 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES 13'05" EAST ALONG SAID WEST QUARTER SECTION LINE A DISTANCE OF 1148.72 FEET TO A CAPPED 5/8" IRON REINFORCING ROD ON SAID SOUTH LINE OF U.S. HIGHWAY NO. 30; THENCE NORTH 89 DEGREES 55'31" EAST, 1027.52 FEET TO THE POINT OF BEGINNING, CONTAINING 26.84 ACRES, SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, CRAIG D. CULTICE, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE HEREIN PLAT. MONUMENTS WILL BE PLACED AS SHOWN AND DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

CRAIG D. CULTICE LS 29900023
DATED THIS 30TH DAY OF JANUARY, 2008

CRAIG D. CULTICE REGISTERED NO. LS29900023 STATE OF INDIANA LAND SURVEYOR

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 PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 22nd DAY OF February, 2010

BOARD OF PUBLIC WORKS AND SAFETY
CITY OF PLYMOUTH, INDIANA

MARK SENTER, MAYOR

DULY ENTERED FOR TAXATION THIS 24th DAY OF March, 2010

AUDITOR:

50-41-34-001-001.002-020
50-41-36-000-001.003-020
50-41-36-000-001.004-020
50-41-36-000-001.003-020
50-41-36-000-001.004-020
50-41-36-000-001.007-020
50-41-36-000-001.007-020
50-41-36-000-001.007-020

Part of: 50-41-36-000-001.004-020
& ALL 50-41-36-000-001.002-020 Deleted

DITCH MAINTENANCE EASEMENT

THE COUNTY SURVEYOR, THE COUNTY DRAINAGE BOARD, OR AN AUTHORIZED REPRESENTATIVE OF THE SURVEYOR OR THE BOARD ACTING UNDER INDIANA CODE 36-9-27 HAS THE RIGHT OF ENTRY OVER AND UPON LAND LYING WITHIN THE DITCH MAINTENANCE AREAS DESIGNATED ON THE PLAT. THE LIMIT SHALL BE MEASURED AT RIGHT ANGLES TO THE TOP EDGE OF EACH BANK OF AN OPEN DRAIN AS DETERMINED BY THE SURVEYOR. THE OWNERS OF LAND WHICH THE DITCH MAINTENANCE EASEMENT RUNS MAY USE THE LAND IN ANY MANNER CONSISTENT WITH THE INDIANA CODE 36-9-27 AND THE PROPER OPERATION OF THE DRAIN. PERMANENT STRUCTURES MAY NOT BE PLACED ON ANY RIGHT-OF-WAY (EASEMENT) WITHOUT THE WRITTEN CONSENT OF THE BOARD. TEMPORARY STRUCTURES MAY BE PLACED UPON OR OVER THE RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE BOARD, BUT SHALL BE REMOVED IMMEDIATELY BY THE OWNER WHEN SO ORDERED BY THE BOARD OR BY THE COUNTY SURVEYOR. TREES, SHRUBS AND WOODY VEGETATION MAY NOT BE PLANTED IN THE RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE BOARD, AND TREES AND SHRUBS MAY BE REMOVED BY THE SURVEYOR IF NECESSARY TO THE PROPER OPERATION OR MAINTENANCE OF THE DRAIN.

ALL DRIVEWAY CROSSINGS OVER THE DITCH ARE TO BE BUILT TO SPECIFICATIONS APPROVED BY THE COUNTY SURVEYOR.

DURING MAINTENANCE OPERATIONS, ANY DAMAGE TO PERMANENT OR TEMPORARY STRUCTURES PLACED IN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LANDOWNERS.

*NOTE: LOTS ON THE NORTH SIDE OF SCHUH DITCH ARE SUBJECT TO A FULLY RESTRICTED 25' EASEMENT MEASURED FROM THE TOP OF THE NORTHERLY DITCH BANK, HOWEVER, PARKING IS ALLOWED BETWEEN THE LINE MEASURED 25 FEET FROM THE DITCH BANK AND BEYOND. SUBDIVISION IS SUBJECT TO A 75' EASEMENT ALONG THE SOUTH SIDE OF THE SCHUH DITCH, MEASURED FROM THE TOP OF THE SOUTHERLY DITCH BANK. THE COUNTY DRAINAGE BOARD HAS GIVEN PERMISSION FOR THE 70' STREET RIGHT-OF-WAY & UTILITY INFRASTRUCTURE ARE TO BE WITHIN THE 75' EASEMENT ALONG THE SCHUH DITCH, AS RECORDED IN THE MINUTES OF THE MARSHALL COUNTY DRAINAGE BOARD, JANUARY 22, 2008.

STATE OF INDIANA
SS:
COUNTY OF MARSHALL

DEED OF DEDICATION

WE, THE UNDERSIGNED, STEPHEN J. VANVACTOR AND PATRICIA L. WRIGHT, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF VANVACTOR FARMS, INC., OWNER OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS VANVACTOR FARMS, INC. P.U.D. PHASE VIII. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT THE OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN SAID SUBDIVISION. THIS PLAT IS SUBJECT TO RESTRICTIONS AS RECORDED IN RECORD 201001302, PAGE ____, IN THE OFFICE OF THE MARSHALL COUNTY RECORDER. WITNESS OUR HANDS AND SEALS THIS 22nd DAY OF ____, 2009.

STEPHEN J. VANVACTOR, PRESIDENT

PATRICIA L. WRIGHT, SECRETARY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA, COUNTY OF Marshall, PERSONALLY APPEARED STEPHEN J. VANVACTOR AND PATRICIA L. WRIGHT, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF VANVACTOR FARMS, INC. AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR OWN VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF ____, 2009.

NOTARY PUBLIC ____

PRINT ____

RESIDENT OF Marshall COUNTY, INDIANA

MY COMMISSION EXPIRES 2-13-2016

PLAN COMMISSION APPROVAL

THIS PLAT APPROVED BY THE CITY OF PLYMOUTH PLAN COMMISSION THIS 5th DAY OF August, 2008.

DOUGLAS FEECE, PRES.

FRED WEBSTER, SEC'Y.

DRAINAGE STATEMENT

DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED DRAINAGE EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED, OR OTHERWISE CHANGED WITHOUT WRITTEN PERMISSION OF THE MARSHALL COUNTY SURVEYOR. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS, OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZE CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY SURVEYOR. IN ADDITION, ANY PROPERTY OWNER ALTERING, CHANGING OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY REGISTERED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE MARSHALL COUNTY SURVEYOR WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SUCH REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNERS FOR IMMEDIATE PAYMENT.

AS PRESENTED
MAR 0 4 2010

AS PRESENTED
MAR 2 4 2010

PLYMOUTH LAND SURVEYING & DESIGN, INC.
505 North Walnut St.
Plymouth, Indiana 46563
Phone (574)936-3469
Fax (574)936-1356

JOB NO. 08-08A

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.