FINAL PLAT OF

VAN VACTOR FARMS, INC. P.U.D. PHASE VII

LOCATED IN THE NW 1/4, SECTION 31-T34N-R2E
CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA

BETTY ENGEL
Marshall County Recorder 2P
Recording Fees: 26.00
JOYCE Date: 03/24/2010 Time 14:10:34
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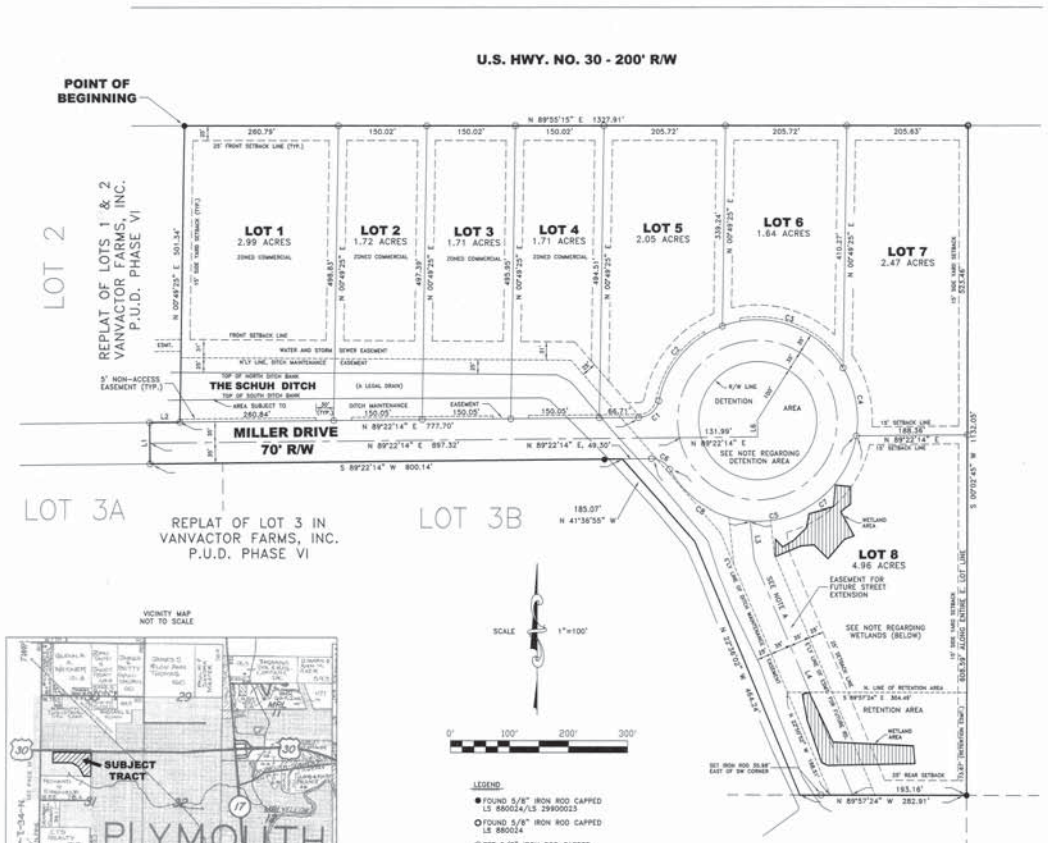
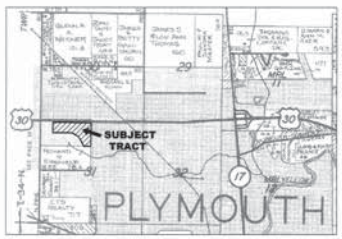
Page 1 of 2





LEGEND
- ● FOUND 5/8" IRON ROD CAPPED LS 880024/LS 29900023
- ○ FOUND 5/8" IRON ROD CAPPED LS 880024
- ○ SET 5/8" IRON ROD CAPPED LS 880024/LS 29900023

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°37'46" W	70.00'
L2	N 89°22'14" E	50.88'
L3	N 09°49'20" W	64.86'
L4	S 22°50'52" E	432.75'
L5	S 54°44'58" W	40.10'
L6	N 00°37'46" W	78.37'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	35.00'	47.82'	44.19'	S 50°13'45" W	78°16'58"	28.49'
C2	170.00'	173.30'	165.90'	N 40°17'33" E	58°24'34"	95.03'
C3	170.00'	223.28'	207.57'	S 72°52'36" E	75°15'08"	131.04'
C4	170.00'	119.71'	117.25'	S 11°11'49" E	40°20'45"	62.46'
C5	170.00'	420.49'	321.20'	S 79°50'08" W	141°43'07"	489.81'
C6	35.00'	37.46'	35.70'	S 59°58'02" E	61°19'29"	20.75'
C7	170.00'	252.40'	229.85'	S 51°30'40" W	85°04'08"	155.96'
C8	170.00'	168.08'	161.32'	N 57°37'47" W	56°38'59"	91.63'

CURRENT ZONING

COMMERCIAL/LIGHT INDUSTRIAL/BUSINESS PARK

NOTE: LOTS 1 THROUGH 4 ARE ZONED COMMERCIAL; LOTS 5 THROUGH 8 ARE ZONED BUSINESS PARK/LIGHT INDUSTRIAL.

SETBACK REQUIREMENTS (UNESS OTHERWISE NOTED):

FRONT – 25 FEET UNLESS OTHERWISE INDICATED.
SIDE – 15 FEET.
REAR – 20 FEET.

NOTE A:

IF NECESSARY, THE DEVELOPER IS RESPONSIBLE FOR ROAD AND UTILITY INFRASTRUCTURE WITHIN FUTURE ROAD EASEMENT LOCATED WITHIN LOT 8.

ORIGINAL SURVEY BY OUR FIRM OF THE PARENT PARCEL RECORDED IN INST. NO. 2005 03241

NOTE REGARDING DETENTION AREA

MAINTENANCE OF CENTER DETENTION AREA TO BE SHARED BY LOTS 5 THROUGH 8 PER COVENANTS, CONDITIONS AND RESTRICTIONS.

NOTE REGARDING WETLANDS

THERE ARE OBVIOUS WETLANDS WITHIN THE BOUNDARIES OF LOT NO. 8. 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.

NOTE: LOTS ON THE NORTH SIDE OF THE 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 A 70' STREET RIGHT-OF-WAY & UTILITY INFRASTRUCTURE TO BE WITHIN THE 75' EASEMENT ALONG THE SCHUH DITCH, AS RECORDED IN THE MINUTES OF THE MARSHALL COUNTY DRAINAGE BOARD, JANUARY 22, 2008.

DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 2 EAST, CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A CAPPED 5/8" IRON REINFORCING ROD LOCATED AT THE NORTHEAST CORNER OF LOT NO. 2 IN THE REPLAT OF LOTS 1 & 2 IN VANVACTOR FARMS, INC. P.U.D., PHASE VI, ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30; THENCE NORTH 89 DEGREES 55'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1327.91 FEET TO A CAPPED 5/8" IRON REINFORCING ROD; THENCE SOUTH 0 DEGREES 02'45" WEST, 1132.05 FEET TO A CAPPED 5/8" IRON REINFORCING ROD; THENCE NORTH 89 DEGREES 57'24" WEST, 282.91 FEET TO THE SOUTHEAST CORNER OF LOT 3B IN THE REPLAT OF LOT 3 IN VANVACTOR FARMS, INC. P.U.D., PHASE VI, ON THE CENTERLINE OF THE SCHUH DITCH (A LEGAL DRAIN); THENCE NORTH 22 DEGREES 36'02" WEST ALONG THE EASTERLY LINE OF SAID LOT 3B A DISTANCE OF 464.24 FEET; THENCE NORTH 41 DEGREES 36'55" WEST ALONG SAID EASTERLY LOT LINE A DISTANCE OF 185.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 3B; THENCE SOUTH 89 DEGREES 22'14" WEST ALONG THE NORTH LINE OF SAID LOT 3B AND ITS WESTERLY EXTENSION A DISTANCE OF 800.14 FEET TO A CAPPED 5/8" IRON REINFORCING ROD ON THE NORTHERLY LINE OF LOT NO. 3A IN SAID REPLAT OF LOT 3; THENCE NORTH 0 DEGREES 37'46" WEST, 70.00 FEET TO A CAPPED 5/8" IRON REINFORCING ROD ON THE SOUTH LINE OF SAID LOT 2 IN THE REPLAT OF LOTS 1 & 2, ON THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 22'14" EAST, 50.88 FEET TO A CAPPED 5/8" IRON REINFORCING ROD AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 49'25" EAST, 501.34 FEET TO THE POINT OF BEGINNING, CONTAINING 22.72 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

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.

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.

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 VII. 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 2008 13934 PAGE _____ IN THE OFFICE OF THE MARSHALL COUNTY RECORDER. WITNESS OUR HANDS AND SEALS THIS 30th DAY OF January, 2008.

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 EAH 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 January, 2008.

NOTARY PUBLIC Walter L. Byrd

PRINT Walter L. Byrd

RESIDENT OF Marshall COUNTY, INDIANA

MY COMMISSION EXPIRES 9-13-2016

PLAN COMMISSION APPROVAL

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

DOUGLAS FREEZE, PRES.

FRED WEBSTER, SEC'Y.

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 3rd DAY OF March, 2008.

BOARD OF PUBLIC WORKS AND SAFETY
CITY OF PLYMOUTH, INDIANA

MARK SENTER, MAYOR

DULY ENTERED FOR TAXATION THIS 24th DAY OF March, 2008.

AUDITOR: Jennifer Nelson
Deed Record 2008 page 13934

50-42-31-101-084.003-019
50-42-31-101-084.004-019
50-42-31-101-084.005-019
50-42-31-101-084.006-019
50-42-31-102-084.007-019
50-42-31-102-084.008-019
50-42-31-102-084.001-019
50-42-31-102-084.010-019

Deleted Parcels
50-42-31-101-084.000-019
50-42-31-101-084.002-019

AS PRESENTED
MAR 04 2008
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MAR 04 2008

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

JOB NO. 08-088