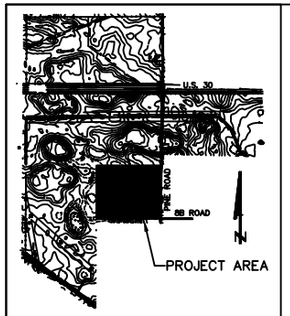
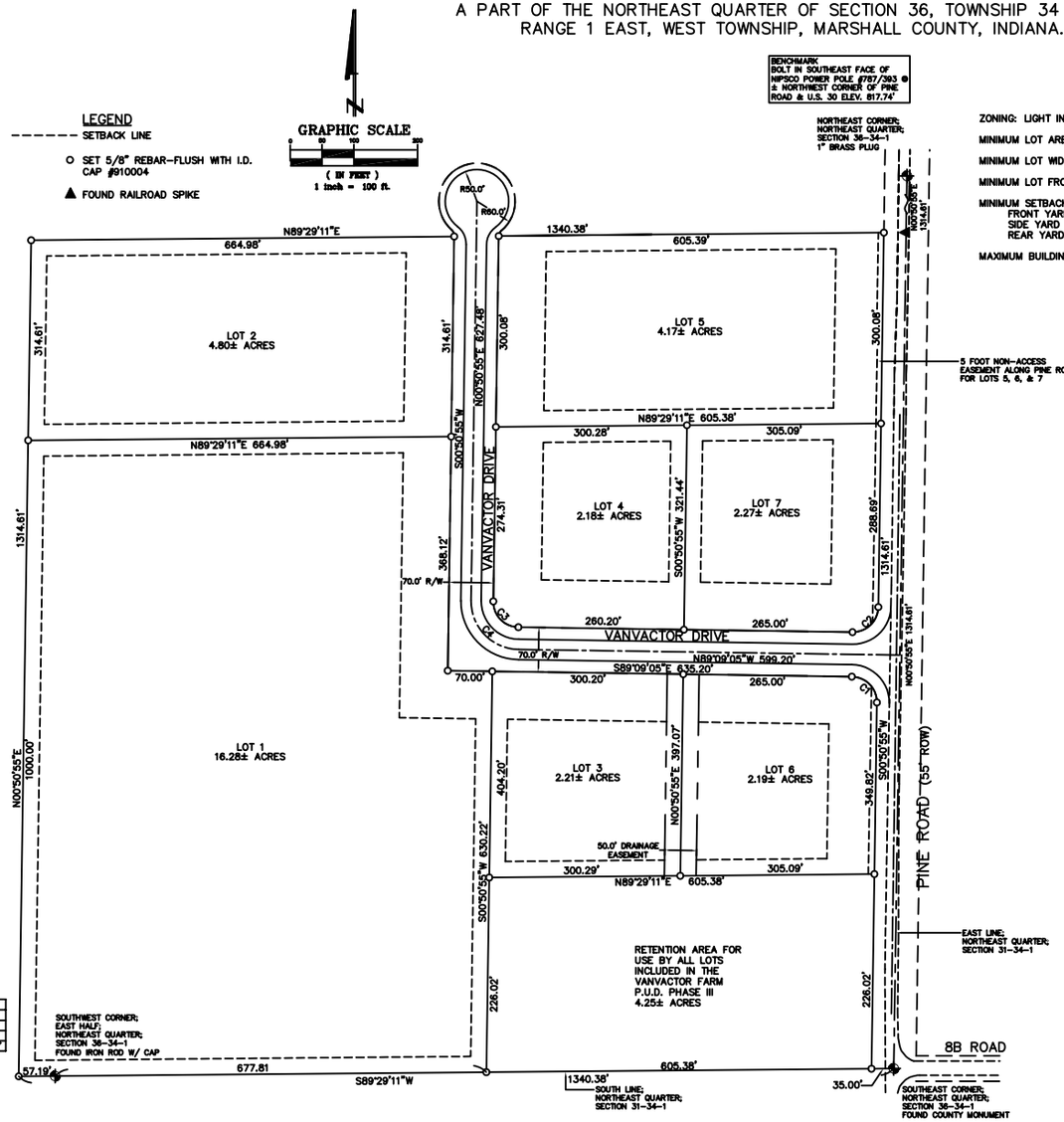
VANVACTOR FARMS, INC. P.U.D. PHASE III
FINAL PLAT

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



NUMBER	Δ =	CB=	T=	R=	L=	CL=
C1	90°00'00"	N44°09'07"W	40.00'	40.00'	62.83'	56.57'
C2	90°00'00"	N45°50'53"E	40.00'	40.00'	62.83'	56.57'
C3	90°00'02"	N44°09'08"W	40.00'	40.00'	62.83'	56.57'
C4	90°00'02"	N44°09'08"W	78.00'	78.00'	119.38'	107.48'

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 A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36, THENCE SOUTH 89 DEGREES 29'11" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 35.00 FEET TO A 5/8" CAPPED REBAR MARKING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 29'11" WEST, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, THROUGH THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1340.38 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 1314.61 FEET TO A 5/8" CAPPED REBAR; THENCE NORTH 89 DEGREES 29'11" EAST, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1340.38 FEET TO A 5/8" CAPPED REBAR; THENCE SOUTH 00 DEGREES 50'55" WEST, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1314.61 FEET TO A 5/8" CAPPED REBAR AND THE POINT OF BEGINNING.
CONTAINING 40.44 ACRES, MORE OR LESS.
SUBJECT TO ANY AND ALL FACTS DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

AUDITORS CERTIFICATE

STATE OF INDIANA)
SS
COUNTY OF_____)

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

MARSHALL COUNTY AUDITOR _____

RECORDERS CERTIFICATE

STATE OF INDIANA)
SS
COUNTY OF_____)

FILED FOR RECORD AT _____ O'CLOCK _____,

THIS _____ DAY OF _____, 20__,

AND RECORDED IN PLAT BOOK _____, PAGE _____.

MARSHALL COUNTY RECORDER _____

OWNER
VANVACTOR 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

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 _____, 20__.

_____
SIGNATURE

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, 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 FARM P.U.D. PHASE III. 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.

_____
STEPHEN J. VANVACTOR
PRESIDENT

_____
PATRICIA L. WRIGHT
SECRETARY

STATE OF INDIANA)
SS:
COUNTY OF ST. JOSEPH)

I, JAMES A FREEMAN, 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 ___ DAY OF _____2000,

MY COMMISSION EXPIRES: MAY 18, 2001

COMMISSION No. 409563

_____
NOTARY PUBLIC

REV.	DESCRIPTION	BY	DATE
2.	REVISED ROAD NAME	MMP	4/19/00
1.	REVISED	MMP	3/29/00

WSI INC.
ENGINEERING - SURVEYING
ARCHITECTURE - TESTING
ENVIRONMENTAL
WIGHTMAN SCHAEFFER, INC.
113 E. WASHINGTON STREET
PHONE: (219) 936-1906
PLYMOUTH, INDIANA
FAX: (219) 936-1907

VANVACTOR FARMS, INC. P.U.D. PHASE III
VANVACTOR FARMS, INC.
8185 PINE ROAD PLYMOUTH, IN 46563
FINAL PLAT

JOB NUMBER: 00015

DRAWN BY:	CHECKED BY:	DATE:	SCALE:
JRP	MMP	FEB., 2000	1"=100'

APPROVED BY: MMP

X-0095