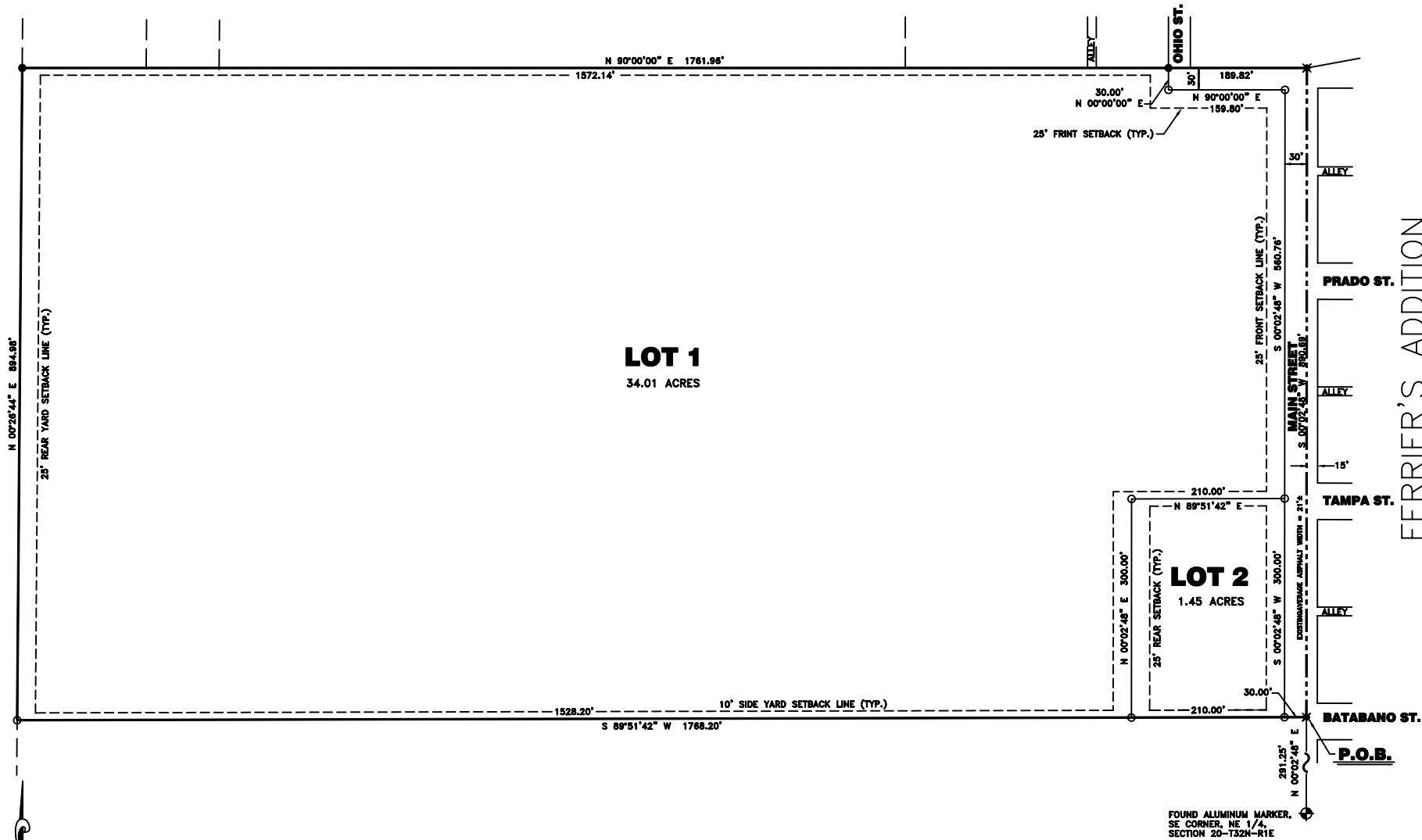


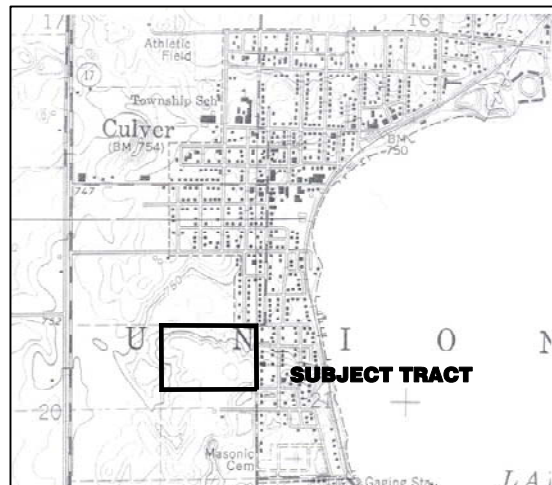
FINAL PLAT OF WADE & CLAUDIA McGEE SUBDIVISION

A MINOR PLAT LOCATED IN THE NE 1/4
SECTION 20-T32N-R1E, TOWN OF CULVER
MARSHALL COUNTY, INDIANA



SCALE 1"=100'

U.S.G.S QUADRANGLE MAP
NTS



LEGEND

- FOUND 5/8" IRON ROD CAPPED
LS 880024/LS 2990023
- SET 5/8" IRON ROD CAPPED
LS 880024/LS 2990023
- ✕ SET MAG NAIL

BOUNDARY SURVEY BY OUR FIRM OF
THE PARENT PARCEL RECORDED IN
INST. NO. _____

ZONING - S-1 (SUBURBAN
RESIDENTIAL)

SETBACK REQUIREMENTS:

FRONT SETBACK - 25 FEET.

REAR SETBACK - 25 FEET.

SIDE YARD SETBACK - 10 FEET.

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 32NORTH, RANGE 1 EAST, TOWN OF CULVER, MARSHALL COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MARKER LOCATED AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0 DEGREES 02'48" EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 291.25 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF THE GLEN ROBERTS AND MARTHA J. ROBERTS PARCEL AS RECORDED IN INST. NO. 200104545 IN THE OFFICE OF THE MARSHALL COUNTY RECORDER AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 51'42" WEST, 1768.20 FEET TO A CAPPED 5/8" IRON REINFORCING ROD AT THE NORTHWEST CORNER OF SAID ROBERTS PARCEL, ON THE EAST LINE OF THE MEDALLION CABINETRY, INC. PARCEL AS RECORDED IN INST. NO. 200504408, OFFICE OF THE MARSHALL COUNTY RECORDER; THENCE NORTH 0 DEGREES 26'45" EAST ALONG SAID EAST LINE OF THE MEDALLION CABINETRY, INC. PARCEL A DISTANCE OF 894.98 FEET TO A CAPPED 5/8" IRON REINFORCING ROD ON A WESTERLY EXTENSION OF THE SOUTH LINE OF BARNHISEL'S ADDITION; THENCE NORTH 90 DEGREES 00'00" EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF BARNHISEL'S ADDITION A DISTANCE OF 1761.96 FEET TO A MAG NAIL ON THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES 02'48" WEST, 890.69 FEET TO THE POINT OF BEGINNING, CONTAINING 36.18 ACRES, SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

I, CRAIG D. CULTICE, 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 WILL BE INSTALLED AS LOCATED IN ACCORDANCE WITH THE PLATTING ORDINANCE. ALL LOT CORNERS WILL BE MARKED WITH MONUMENTATION AS SHOWN. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATED THIS 26TH DAY OF JULY, 2010.

CRAIG D. CULTICE, LS 2900023

DEDICATION

WE, THE UNDERSIGNED, WADE McGEE AND CLAUDIA H. McGEE, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE WADE & CLAUDIA McGEE SUBDIVISION. 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 LINES AND THE RIGHT-OF-WAY LINE OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO 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 WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES AND DRAINAGE FACILITIES AND ARE HEREBY RESERVED. NO PERMANENT STRUCTURES ARE TO BE ERRECTED 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, WADE McGEE AND CLAUDIA H. McGEE, HEREBY CERTIFY THAT WE ARE THE OWNERS 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 AS OUR OWN VOLUNTARY ACT AND DEED.

WADE McGEE

CLAUDIA H. McGEE

BEFORE ME, A NOTARY PUBLIC IN AND FOR _____ COUNTY, STATE OF INDIANA, PERSONALLY APPEARED WADE McGEE AND CLAUDIA H. McGEE AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR 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 _____,

NOTARY PUBLIC _____

PRINT _____

RESIDENT OF _____ COUNTY, INDIANA.

MY COMMISSION EXPIRES _____

ACCEPTANCE OF DEDICATIONS

BE IT RESOLVED BY THE CULVER TOWN BOARD OF TRUSTEES, MARSHALL COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS _____ DAY OF _____.

TOWN BOARD OF TRUSTEES
CULVER, INDIANA

PRINT _____

PRINT _____

PRINT _____

PLAN COMMISSION APPROVAL

APPROVAL BY THE CULVER PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

BY: _____

PRES. _____

SEC'Y. _____

DATE: _____

VOID UNLESS RECORDED BEFORE _____

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.



PLYMOUTH
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& DESIGN, INC.



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