FINAL SKETCH PLAN
SUNDOWNER II MINOR SUBDIVISION

0' 50' 100'
1"=50'

CONTOUR INTERVAL = 2'
TOPOGRAPHICAL INFORMATION IS APPROXIMATE AND HAS BEEN SHOWN AS PER AN AUTOCAD FILE OBTAINED FORM THE TIPPECANOE COUNTY GIS DEPARTMENT BY E-MAIL ON JUNE 7, 2010. NO FIELD WORK HAS BEEN PERFORMED TO VERIFY THESE ELEVATIONS, BUT BASED ON VISUAL INSPECTION OF THE LOTS, THEY DO APPEAR TO REFLECT THE TOPOGRAPHY.

- SECTION MONUMENT FOUND
- MONUMENT FOUND
- RE-ROD FOUND
- ¾" PIPE W/ SURVEYOR ID CAP FOUND STAMPED "RWL 20600042"
- PIPE (3/4"Ø, 24" LONG) W/ SURVEYOR ID CAP STAMPED "RWL 20600042" SET
- MAG NAIL OR PK NAIL FOUND
- POST
- WIRE FENCE
- BOARD FENCE
- OVERHEAD ELECTRIC LINE
- POWER POLE
- (M) – MEASURED
- (P) – PREVIOUS SURVEY COMPLETED BY COLIN NICHOLAS STARR
- M.B.L. – MINIMUM BUILDING LINE
- * – SHOWN AS PER PREVIOUS SURVEY

PREVIOUSLY SURVEYED PARCEL #1
FILLINGER TO MILLER

POINT #	BEARING	DISTANCE
200-201	S 00°40'04" E	881.14'
201-205	S 00°40'04" E	1090.61'
205-208	S 00°40'04" E	170.99'
208-414*	S 89°47'42" W	194.17'
414-413	S 00°40'04" E	264.26'
413-210	S 89°47'42" W	71.00'
210-209	N 00°40'04" W	264.26'
209-414	N 89°47'42" E	71.00'

*=PLACE OF BEGINNING
CONTAINING 0.431 ACRES±

PREVIOUSLY SURVEYED PARCEL #2
MILLER TO FILLINGER

POINT #	BEARING	DISTANCE
200-201	S 00°40'04" E	881.14'
201-205	S 00°40'04" E	1090.61'
205-208*	S 00°40'04" E	170.99'
208-414	S 89°47'42" W	194.17'
414-420	N 00°40'04" W	6.22'
420-421	N 89°47'42" E	266.67'
421-207	S 08°29'55" W	196.68'
207-417	S 06°53'55" W	58.32'
417-204	S 06°53'55" W	254.32'
204-415	S 89°47'42" W	110.44'
415-212	N 01°27'38" E	65.63'
212-213	N 89°47'42" E	89.43'
213-214	N 14°38'40" E	70.34'
214-208	N 00°40'04" W	364.86'

*=PLACE OF BEGINNING
CONTAINING 0.607 ACRES±
INCLUDING 0.176 ACRES± OF COUNTY ROAD RIGHT-OF-WAY

LOT #1

POINT #	BEARING	DISTANCE
200-201	S 00°40'04" E	881.14'
201-440*	S 00°40'04" E	677.77'
440-205	S 00°40'04" E	412.85'
205-206	N 89°59'55" W	99.00'
206-435	S 08°29'55" W	66.68'
435-434	S 89°47'42" W	477.42'
434-427	S 00°56'33" W	370.55'
427-430	S 00°00'00" E	232.68'
430-431	S 89°47'42" W	25.00'
431-429	N 00°00'00" W	232.68'
429-426	N 00°56'33" E	744.54'
426-440	N 75°09'22" E	416.20'

*=PLACE OF BEGINNING
CONTAINING 4.485 ACRES±
INCLUDING 0.023 ACRES± OF COUNTY ROAD 900 NORTH R/W)

LOT #2

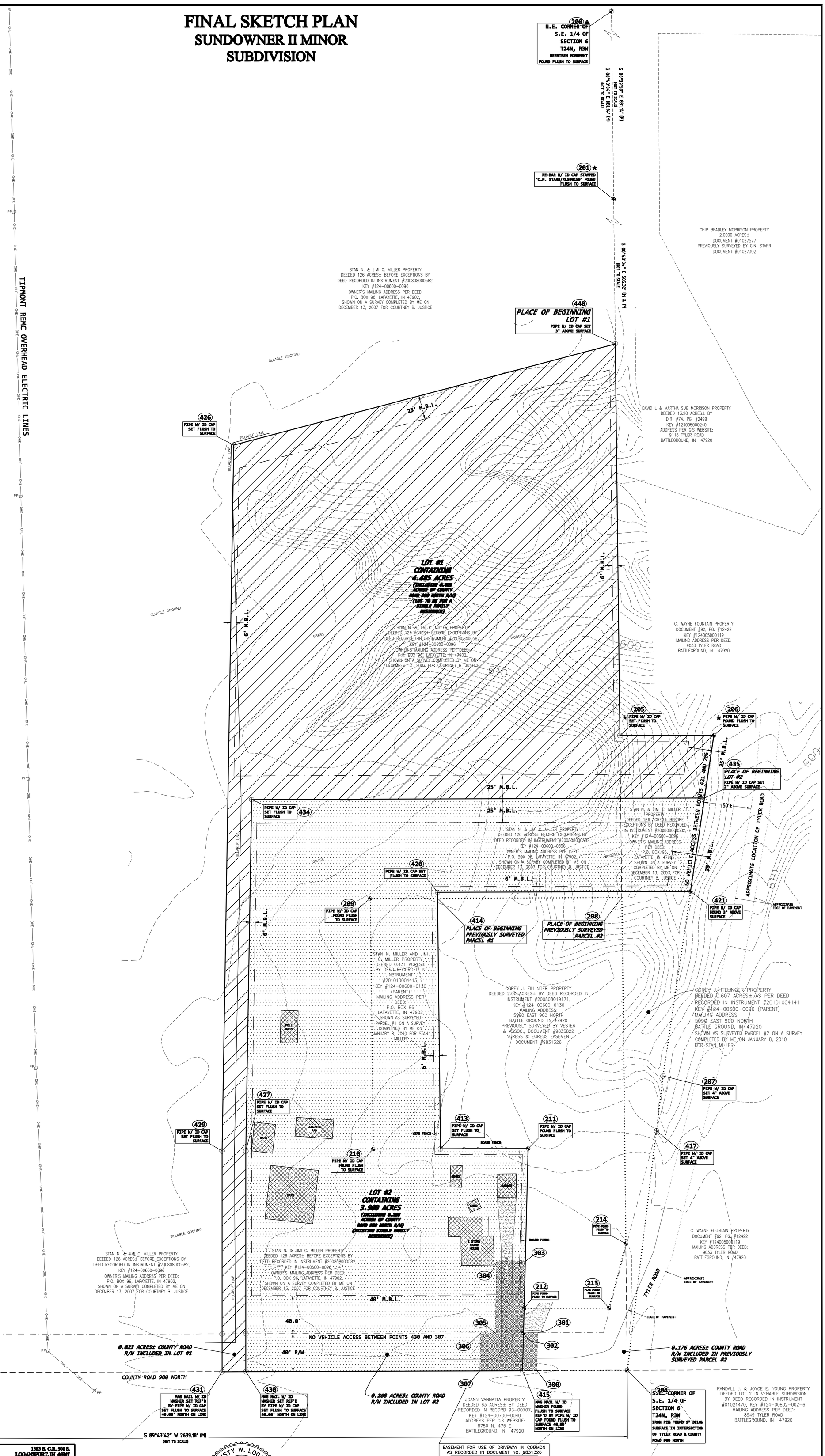
POINT #	BEARING	DISTANCE
200-201	S 00°40'04" E	881.14'
201-440	S 00°40'04" E	677.77'
440-205	S 00°40'04" E	412.85'
205-206	N 89°59'55" W	99.00'
206-435*	S 08°29'55" W	66.68'
435-421	S 08°29'55" W	99.65'
421-420	S 89°47'42" W	266.67'
420-413	S 00°40'04" W	270.48'
413-211	N 89°47'42" E	92.42'
211-415	S 01°27'38" W	234.29'
415-430	S 89°47'42" W	291.73'
430-427	N 00°00'00" W	232.68'
427-434	N 00°56'33" E	370.55'
434-435	N 89°47'42" E	477.42'

*=PLACE OF BEGINNING
CONTAINING 3.900 ACRES±
INCLUDING 0.268 ACRES± OF COUNTY ROAD 900 NORTH R/W)

SUBDIVISION BOUNDARY

POINT #	BEARING	DISTANCE
200-201	S 00°40'04" E	881.14'
201-440*	S 00°40'04" E	677.77'
440-205	S 00°40'04" E	412.85'
205-206	N 89°59'55" E	99.00'
206-421	S 08°29'55" W	166.32'
421-420	S 89°47'42" W	266.67'
420-413	S 00°40'04" W	270.48'
413-211	N 89°47'42" E	92.42'
211-415	S 01°27'38" W	234.29'
415-431	S 89°47'42" W	316.73'
431-429	N 00°00'00" W	232.68'
429-426	N 00°56'33" E	744.54'
426-440	N 75°09'22" E	416.20'

*=PLACE OF BEGINNING
CONTAINING 8.385 ACRES±
INCLUDING 0.294 ACRES± OF COUNTY ROAD 900 NORTH R/W)



EASEMENT FOR USE OF DRIVEWAY IN COMMON AS RECORDED IN DOCUMENT NO. 9831326

NUMBER	BEARING	DISTANCE
204-300	S 89°47'42" W	95.42'
300-301	N 01°27'38" E	40.02'
301-302	S 89°47'42" W	15.01'
302-303	N 01°27'38" E	75.11'
303-304	S 89°47'42" W	30.01'
304-305	S 01°27'38" W	75.11'
305-306	S 89°47'42" W	15.01'
306-307	S 01°27'38" W	40.02'
307-300	N 89°47'42" E	60.03'

CONTAINING 0.1069 ACRES +-

RUSTY W. LOGAN
REGISTERED LAND SURVEYOR
INDIANA NO. LS20600042

NEWPORT SURVEYING
1383 E. C.R. 500 S.
LOGANSPORT, IN 46947
PHONE: (574) 735-2417
FAX: (574) 735-2928
newportsurveying@yahoo.com

TYPE SURVEY: NEW PARCELS
JOB #: 041001-9
FILE NAME: M:\2009 Projects\041001-9\041001-9
DATE: JUNE 9, 2010
PAGE 1 OF 2

PROPERTY LOCATION
A FRACTIONAL PART OF SECTION FIVE (5) & SECTION SIX (6), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE THREE (3) WEST, TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA, more fully described on the attached sheets.

RUSTY W. LOGAN
REGISTERED LAND SURVEYOR #LS20600042
(SEE PAGE 2 OF 2 FOR CERTIFICATIONS)

RUSTY W. LOGAN REGISTERED No. LS20600042 STATE OF INDIANA LAND SURVEYOR

PREPARED BY: RUSTY W. LOGAN

PAGE INDEX:
1 OF 2 = PLAT OF SURVEY (24x36" SHEET)
2 OF 2 = LEGAL DESCRIPTION, SURVEYOR'S REPORT, AND MINOR SUBDIVISION CERTIFICATIONS (24x36" SHEET)