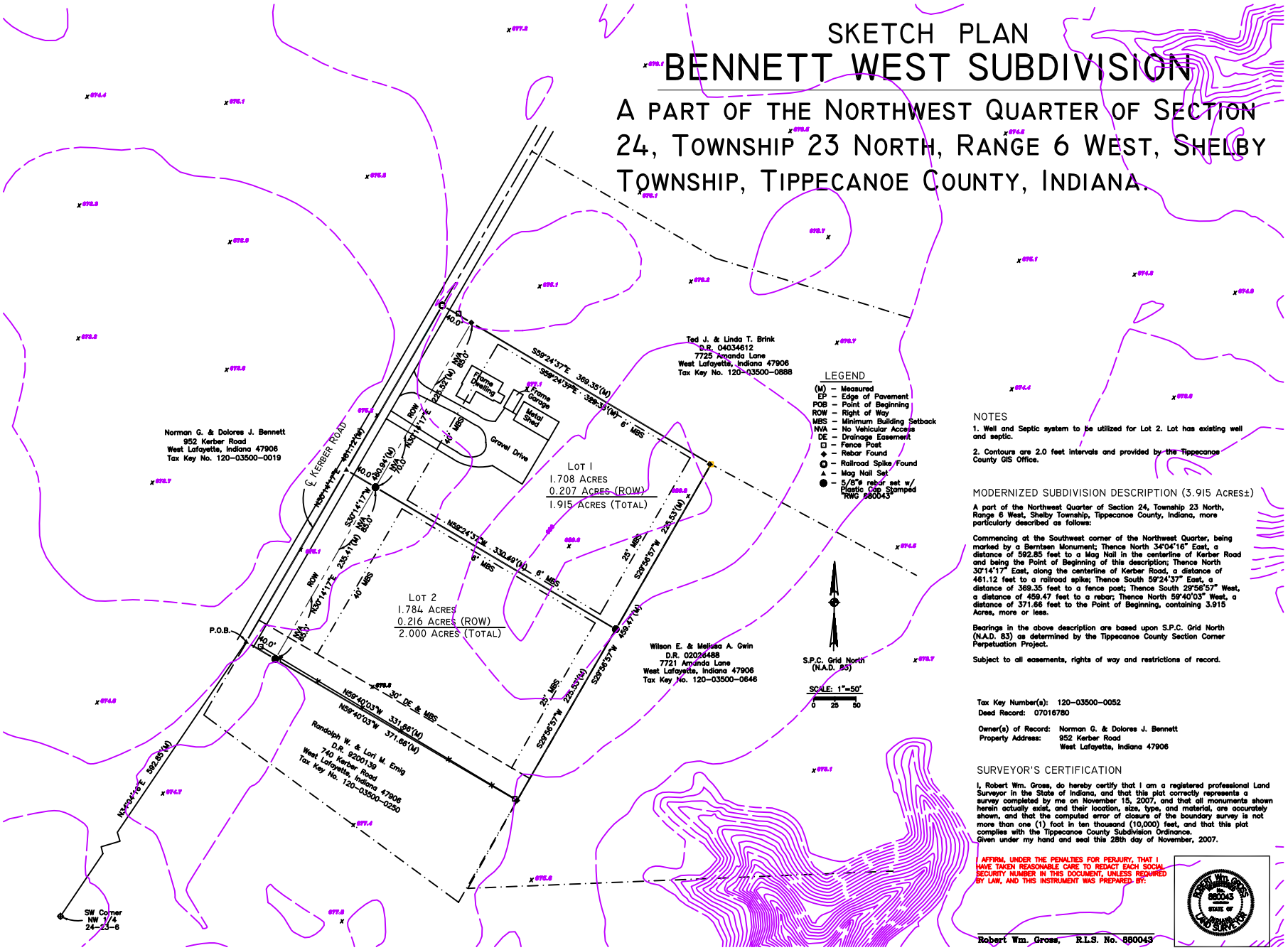
SKETCH PLAN
BENNETT WEST SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 6 WEST, SHELBY TOWNSHIP, TIPPECANOE COUNTY, INDIANA.



LEGEND

(M) – Measured
EP – Edge of Pavement
POB – Point of Beginning
ROW – Right of Way
MBS – Minimum Building Setback
NVA – No Vehicular Access
DE – Drainage Easement
□ – Fence Post
◆ – Rebar Found
⊙ – Railroad Spike Found
▲ – Mag Nail Set
● – 5/8"ø rebar set w/ Plastic Cap Stamped "RWG 880043"

NOTES

1. Well and Septic system to be utilized for Lot 2. Lot has existing well and septic.

2. Contours are 2.0 feet intervals and provided by the Tippecanoe County GIS Office.

MODERNIZED SUBDIVISION DESCRIPTION (3.915 ACRES±)

A part of the Northwest Quarter of Section 24, Township 23 North, Range 6 West, Shelby Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter, being marked by a Berntsen Monument; Thence North 34°04'16" East, a distance of 592.85 feet to a Mag Nail in the centerline of Kerber Road and being the Point of Beginning of this description; Thence North 30°14'17" East, along the centerline of Kerber Road, a distance of 461.12 feet to a railroad spike; Thence South 59°24'37" East, a distance of 369.35 feet to a fence post; Thence South 29°56'57" West, a distance of 459.47 feet to a rebar; Thence North 59°40'03" West, a distance of 371.66 feet to the Point of Beginning, containing 3.915 Acres, more or less.

Bearings in the above description are based upon S.P.C. Grid North (N.A.D. 83) as determined by the Tippecanoe County Section Corner Perpetuation Project.

Subject to all easements, rights of way and restrictions of record.

Tax Key Number(s): 120-03500-0052
Deed Record: 07016780

Owner(s) of Record: Norman G. & Dolores J. Bennett
Property Address: 952 Kerber Road
West Lafayette, Indiana 47906

SURVEYOR'S CERTIFICATION

I, Robert Wm. Gross, do hereby certify that I am a registered professional Land Surveyor in the State of Indiana, and that this plat correctly represents a survey completed by me on November 15, 2007, and that all monuments shown herein actually exist, and their location, size, type, and material, are accurately shown, and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet, and that this plat complies with the Tippecanoe County Subdivision Ordinance.
Given under my hand and seal this 28th day of November, 2007.

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, AND THIS INSTRUMENT WAS PREPARED BY:

ROBERT WM. GROSS
No. 880043
STATE OF INDIANA
LICENSED LAND SURVEYOR

Robert Wm. Gross, R.L.S. No. 880043

R. W. GROSS & ASSOCIATES, INC.
420 COLUMBIA STREET, SUITE 100
LAFAYETTE, INDIANA 47901-1300
PHONE: (765) 742-0101
FAX: (765) 742-7223
136 SOUTH MAIN STREET
MONTICELLO, INDIANA 47960-2397
PHONE: (574) 583-0800
FAX: (574) 583-0804

SKETCH PLAN

THESE PLANS ARE VOID UNLESS SIGNED AND DATED. PLAN HOLDER IS RESPONSIBLE FOR VERIFYING THAT THIS SET OF PLANS CONFORMS WITH THE ORIGINAL APPROVED AND SIGNED PLANS FROM ALL REGULATORY AGENCIES.

DRAWING NAME	07129MNS
DATE	November 28, 2007
DRAWN BY	T.L. Parker
CHECKED BY	RWG
SHEET No.	1 OF 1
JOB NUMBER	07-129-D-MNS