

PRIMARY PLAT Blacketor Drive Section I

A SUBDIVISION BEING A PART OF THE E. 1/2 OF THE FRACTIONAL SW. 1/4, SE. 1/4 & S. 1/2 OF FRACTIONAL NW. 1/4 OF SECTION 4, TOWNSHIP 30 N, RANGE 3 E, ROCHESTER TWP., FULTON CO., INDIANA.

LEGAL DESCRIPTION

A parcel of land being part of the East half of the Fractional Southwest quarter, part of the Southeast quarter and part of the South half of the Fractional Northwest quarter of Section 4, Township 30 North, Range 3 East, Rochester Township, Fulton County, Indiana, more particularly described as follows:

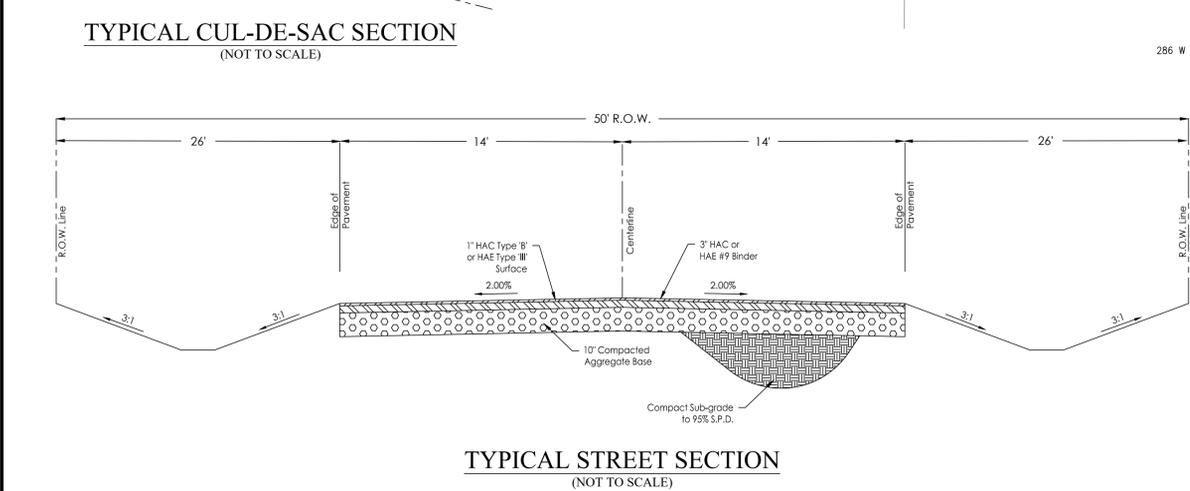
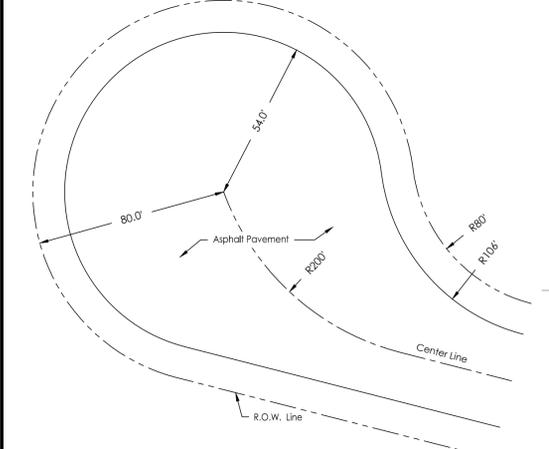
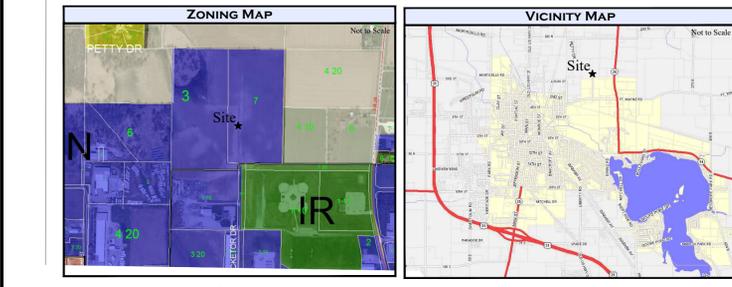
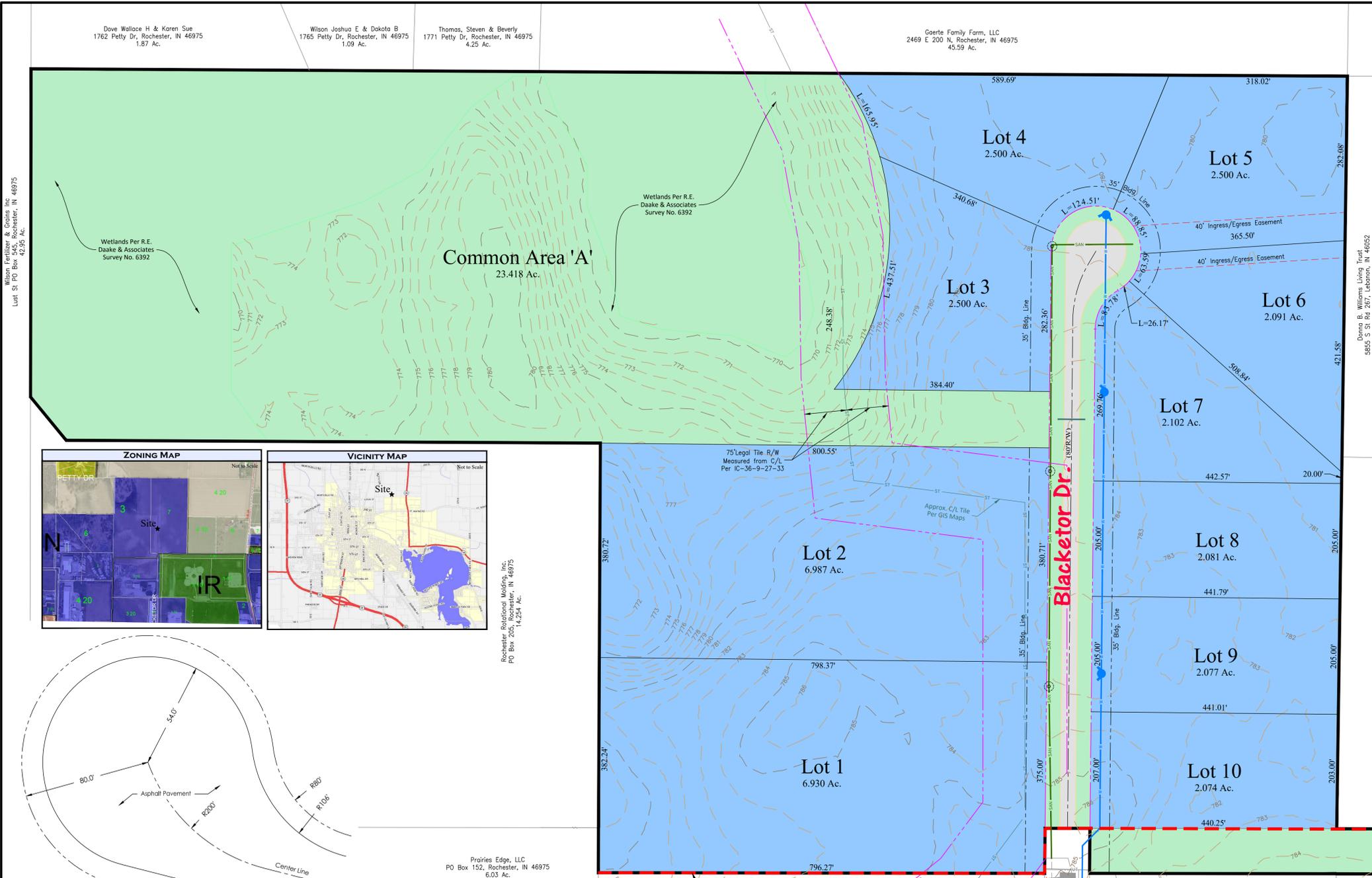
Beginning at the Southeast corner of said Fractional Northwest quarter also known as the center of said Section 4, as evidenced by a broken corner post; thence South 89 degrees 30 minutes 59 seconds East (bearing assumed) on and along the North line of said Southeast quarter to the intersection of the West right-of-way line of State Route 25, a distance of 1026.85 feet, said point being witnessed by a 8 inch square concrete post; thence Southeast along said West right-of-way by a 5/8 inch rebar being 80.00 feet South of said North line of the Southeast quarter, said line being a curve to the left having a radius of 2925.83 feet, a central angle of 1 degree 34 minutes 11 seconds, a arc length of 80.15 feet, subtended by a chord bearing South 33 degrees 58 minutes 24 seconds West, a length of 80.15 feet; thence North 89 degrees 30 minutes 59 seconds West and parallel to the East-West centerline of said Section 2 to a 5/8 inch rebar located at the intersection of the East line of a public roadway (Blacketor Drive), a distance of 1462.58 feet; thence North 00 degrees 57 minutes 39 seconds East to the intersection of the North line of said Fractional Southwest quarter, a distance of 80.00 feet; thence North 89 degrees 30 minutes 59 seconds West along said North line to the intersection of the West line of said public roadway, a distance of 80.00 feet; thence South 00 degrees 57 minutes 39 seconds West along said West line to a 5/8 inch rebar located at the Northeast corner of a tract of land as described in Deed Record Instrument Number 9806390, a distance of 80.00 feet; thence North 89 degrees 30 minutes 59 seconds West and parallel to the North line of said Fractional Southwest quarter to a 5/8 inch rebar located at the intersection of the West line of said East half of the Fractional Southwest quarter, a distance of 796.27 feet; thence North 00 degrees 41 minutes 07 seconds East along said West line to the intersection of the North line of said East half of the Fractional Southwest quarter, a distance of 80.00 feet; thence continuing North 00 degrees 41 minutes 07 seconds East along the West line of the East half of said Fractional Northwest quarter to a 5/8 inch rebar set at the Northeast corner of a tract of land as described in Deed Record Book 161, page 173, a distance of 682.96 feet; thence North 89 degrees 13 minutes 44 seconds West along the North line of said aforementioned tract to a 5/8 inch rebar set at the intersection of the center of an open ditch, a distance of 953.00 feet (deed record); thence North 38 degrees 56 minutes 59 seconds West to a 5/8 inch rebar set at the intersection of the East line of Section 31 Michigan Road Lands, a distance of 98.46 feet; thence North 00 degrees 29 minutes 08 seconds East along said East line of said Section 31 to the intersection of the North line of said South half of the Fractional Northwest quarter, a distance of 582.86 feet; thence South 89 degrees 15 minutes 26 seconds East along said North line to the Northeast corner of said South half of the Fractional Northwest quarter, a distance of 2347.37 feet; thence South 01 degree 14 minutes 20 seconds West along the East line of said South half of the Fractional Northwest quarter to the point of beginning, a distance of 1336.14 feet, containing 1.886 acre in the Southeast quarter, 2.264 acres in the Fractional Southwest quarter and 55.99 acres in the Fractional Northwest quarter for a total of 60.14 acres, more or less.

PROPOSED FEATURES LEGEND

- = PAVEMENT SECTION
- CITY OF ROCHESTER LIMITS
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- STORM PIPE
- SANITARY PIPE
- WATER PIPE
- (S) SANITARY STRUCTURE
- WATER VALVE / FIRE HYDRANT

GENERAL SITE PLAN NOTES:

1. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ROCHESTER.
2. PROPOSED PAVEMENT SHALL BE 10'-3'-1" ASPHALT PAVEMENT. ALL PAVEMENT DIMENSIONS ARE TO THE EDGE OF PAVEMENT.
3. ALL LOTS SHALL HAVE 35' FRONT YARD BUILDING SETBACKS.
4. ALL BUILDING SETBACKS WILL BE DICTATED BY THE CURRENT FULTON COUNTY ZONING ORDINANCE AT THE TIME OF DEVELOPMENT.



Shriver, Jeffrey S. & Flettle Jane
2088 S Old US 31, Rochester, IN 46975
7.54 Ac.

Shriver, Jeffrey S. & Flettle Jane
2088 S Old US 31, Rochester, IN 46975
8.04 Ac.

Brent Blacketor Memorial Sports Complex, Inc.
PO Box 604, Rochester, IN 46975
24.56 Ac.

Missionary Church North
PO Box 46, Rochester, IN 46975
9.63 Ac.

E&B Paving, Inc.
286 W 300 N, Anderson, IN 46012
12.71 Ac.

FEDCO
Fulton Economic Development Corp.
822 Main Street
Rochester, IN 46975
(574) 223-3326

PRIMARY APPROVAL
Under authority provided by IC 36-7-4-700, Subdivision Control, and any amendments thereto, and after proper notice of public hearing was published, this plat was given PRIMARY APPROVAL by the Fulton County, Indiana as follows:
Approved by the Fulton County Plan Commission at a meeting held _____, 20____.

Plat Prepared By:
Miller Land Surveying, Inc.
Corporate Office: 221 Tower Drive, Muncie, IN 46772, Phone: (260) 692-6166
Fort Wayne Office: 10060 Bent Creek Blvd., Fort Wayne, IN 46825, Phone: (260) 489-8571
www.mlswebsite.us
Precision and Professionalism is where we draw the line.

S.R. 25