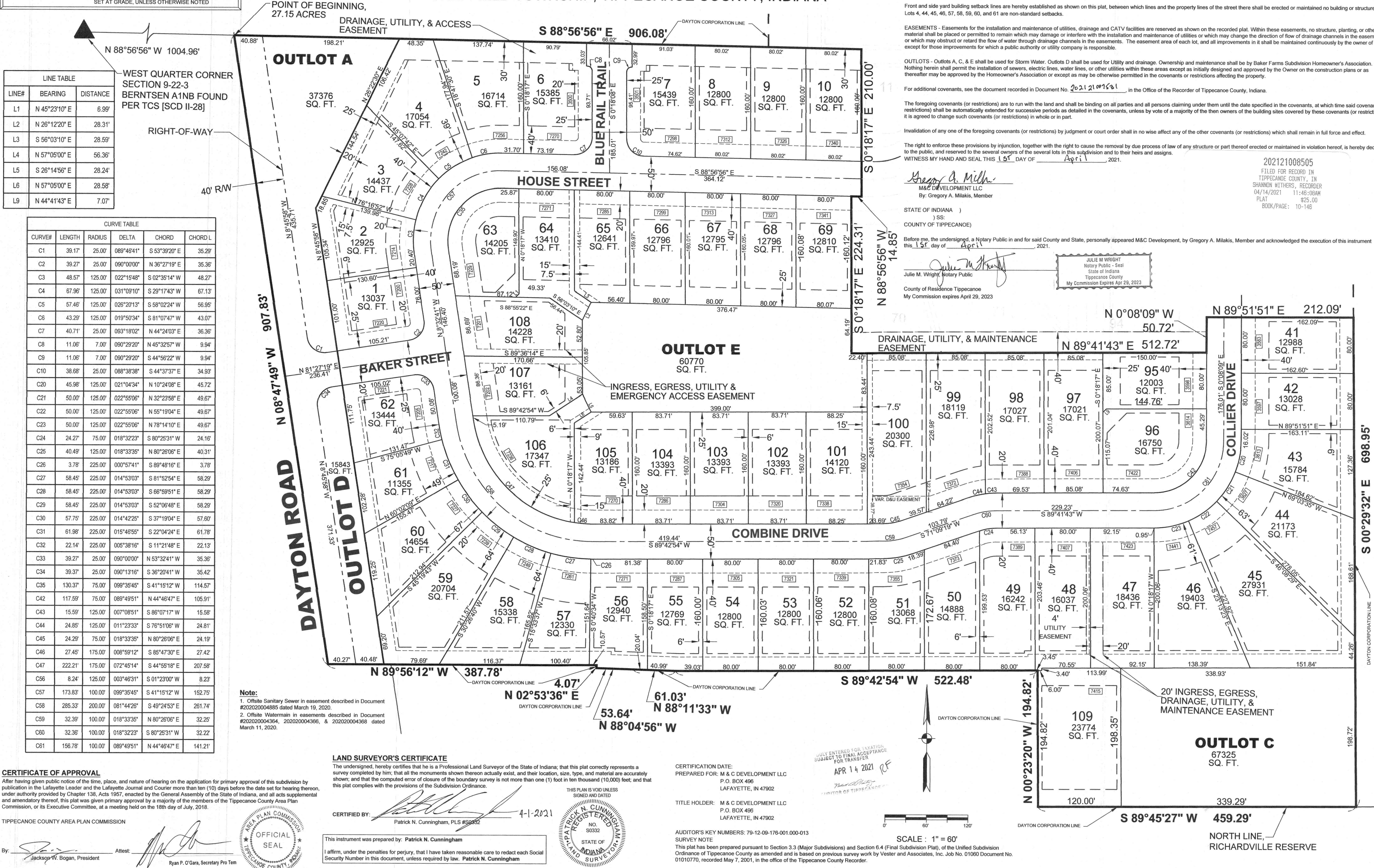


LEGEND table with symbols for building setback line, utility & drainage easement, street address, point of beginning, rebar with punched aluminum cap, and mag nail with 1/2" diameter stainless steel washer.

BAKER FARMS SUBDIVISION

PHASE ONE FINAL PLAT

PART OF THE WEST HALF OF SECTION 9, T22N, R3W, SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA



LINE TABLE with columns: LINE#, BEARING, DISTANCE. Lists lines L1 through L9 with their respective bearings and distances.

CURVE TABLE with columns: CURVE#, LENGTH, RADIUS, DELTA, CHORD, CHORD L. Lists curve data for curves C1 through C61.

CERTIFICATE OF APPROVAL text block detailing the approval process and date.

TIPPECANOE COUNTY AREA PLAN COMMISSION signature block with official seal and names of Bogan and O'Gara.

LAND SURVEYOR'S CERTIFICATE and CERTIFICATION DATE text blocks, including the surveyor's signature and title.

CERTIFICATION DATE and TITLE HOLDER text blocks.

AUDITOR'S KEY NUMBERS and SURVEY NOTE text blocks.

LEGAL DESCRIPTION, DEDICATION CERTIFICATE, and EASEMENTS text blocks.

OUTLOTS, COVENANTS, and NOTARY PUBLIC text blocks.

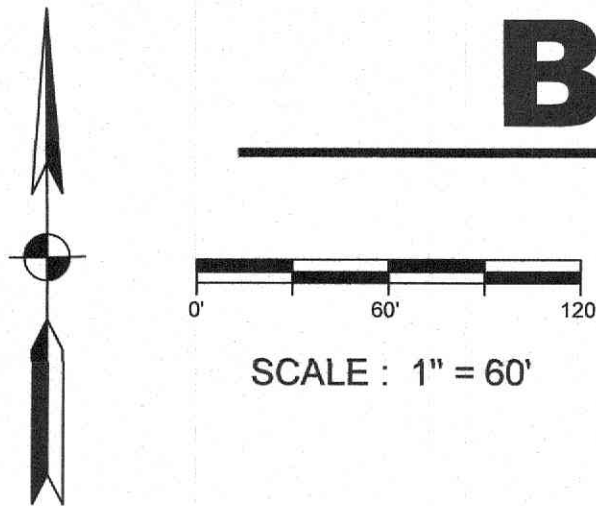
Notary Public signature and seal for Julie M. Wright.

OUTLOT C, OUTLOT E, and OUTLOT D text blocks with associated lot numbers and dimensions.

Right margin containing: REVISION table, PLAT 16393, OFFICE LOCATION, and Vester and Associates Inc. logo and contact information.

LEGEND

- BUILDING SETBACK LINE
- - - UTILITY & DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED
- XXXX = STREET ADDRESS
- P.O.B. = POINT OF BEGINNING
- = 3/4" REBAR WITH PUNCHED ALUMINUM CAP STAMPED "VESTER & ASSOC., INC. LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED
- ⊙ = 2" MAG NAIL WITH 1-1/2" DIAMETER STAINLESS STEEL WASHER STAMPED "VESTER & ASSOC. LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED



BAKER FARMS SUBDIVISION

PHASE TWO FINAL PLAT

PART OF THE WEST HALF OF SECTION 9, T22N, R3W,
SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGAL DESCRIPTION

A part of the west half of Section Nine (9), Township Twenty-two (22) North, Range Three (3) West, in Sheffield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit: Commencing at the west quarter corner of Section 9-22-3; thence along the south line of the northwest quarter of said Section 9, South 88°56'56" East, a distance of 1776.77 the point of beginning of the herein described tract; thence North 00°20'12" West, 238.67 feet; thence North 89°39'48" East, 57.94 feet; thence South 88°56'56" East, 174.61 feet; thence South 88°40'56" East, 50.04 feet; thence North 89°29'44" East, 175.67 feet; thence South 00°18'17" West, 224.31 feet; thence North 00°08'09" East, 50.72 feet; thence South 89°51'51" West, 212.09 feet; thence North 00°18'17" West, 224.31 feet; thence South 88°56'56" East, 14.85 feet; thence North 00°18'17" West, 210.00 feet; thence North 88°56'56" West, 134.27 feet to the Point of beginning, containing 10.137 acres more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

DEDICATION CERTIFICATE

We the undersigned, M & C Development LLC owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat. This subdivision shall be known as BAKER FARMS SUBDIVISION PHASE TWO, Sheffield Township, Tippecanoe County, Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure. Lots 71, 72 and 73 are non-standard setbacks.

EASEMENTS - Easements for the installation and maintenance of utilities, drainage and CATV facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot, and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

For additional covenants, see the document recorded in Document No. 202121007531, in the Office of the Recorder of Tippecanoe County, Indiana.

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until the date specified in the covenants, at which time said covenants (or restrictions) shall be automatically extended for successive periods as detailed in the covenants, unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), it is agreed to change such covenants (or restrictions) in whole or in part.

Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no wise affect any of the other covenants (or restrictions) which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF April, 2024.

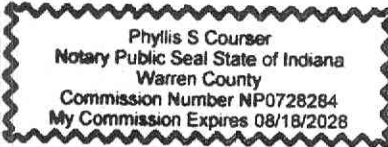
Gregory A. Milakis
M&C DEVELOPMENT LLC
By: Gregory A. Milakis, Member

STATE OF INDIANA)
COUNTY OF TIPPECANOE) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared M&C Development, by Gregory A. Milakis, Member and acknowledged the execution of this instrument this 3rd day of April, 2024.

[Signature]
Notary Public

County of Residence Tippecanoe
My Commission expires 08/18/2028



CENTER CORNER
SECTION 9-22-3
VESTER CAPPED REBAR
PER SURVEY 16393B

CERTIFICATE OF APPROVAL

After having given public notice of the time, place, and nature of hearing on the application for primary approval of this subdivision by publication in the Lafayette Leader and the Lafayette Journal and Courier more than ten (10) days before the date set for hearing thereon, under authority provided by Chapter 138, Acts 1957, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereof, this plat was given primary approval by a majority of the members of the Tippecanoe County Area Plan Commission, or its Executive Committee, at a meeting held on the 18th day of July 2018.

TIPPECANOE COUNTY AREA PLAN COMMISSION

By: *[Signature]* Gary W. Schroeder, President
Attest: *[Signature]* Ryan P. O'Garra, Secretary Pro Tem



LAND SURVEYOR'S CERTIFICATE

The undersigned, hereby certifies that he is a Professional Land Surveyor of the State of Indiana; that this plat correctly represents a survey completed by him; that all the monuments shown thereon 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 provisions of the Subdivision Ordinance.

THIS PLAN IS VOID UNLESS
SIGNED AND DATED

CERTIFIED BY: *[Signature]* JAMES D. HALL, PS #20500017



202424004242
FILED FOR RECORD IN
TIPPECANOE COUNTY, IN
KRISTY MARTIN, RECORDER
04/10/2024 02:15 PM
RECORDING FEE: 25.00
BOOK/PAGE: 11-35

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

APR 10 2024
[Signature]
AUDITOR OF TIPPECANOE CO

This instrument was prepared by: JAMES D. HALL
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. JAMES D. HALL

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA
C11	119.85	75.00	91° 33'
C36	34.73	125.00	15° 55'
C37	54.98	125.00	25° 12'
C38	54.99	125.00	25° 12'
C39	55.00	125.00	25° 12'
C48	159.79	100.00	91° 33'

DAYTON CORPORATE LIMITS P.O.B.
SOUTH LINE, NW 1/4, SEC. 9-22-3
N 88°56'56" W 1776.77'

WEST QUARTER CORNER
SECTION 9-22-3
BERNTSEN A1NB FOUND
PER TCS [SCD II-28]

Note:

- Offsite Sanitary Sewer in easement described in Document #202020004885 dated March 19, 2020.
- Offsite Watermain in easements described in Document #202020004364, 202020004366, & 202020004368 dated March 11, 2020.

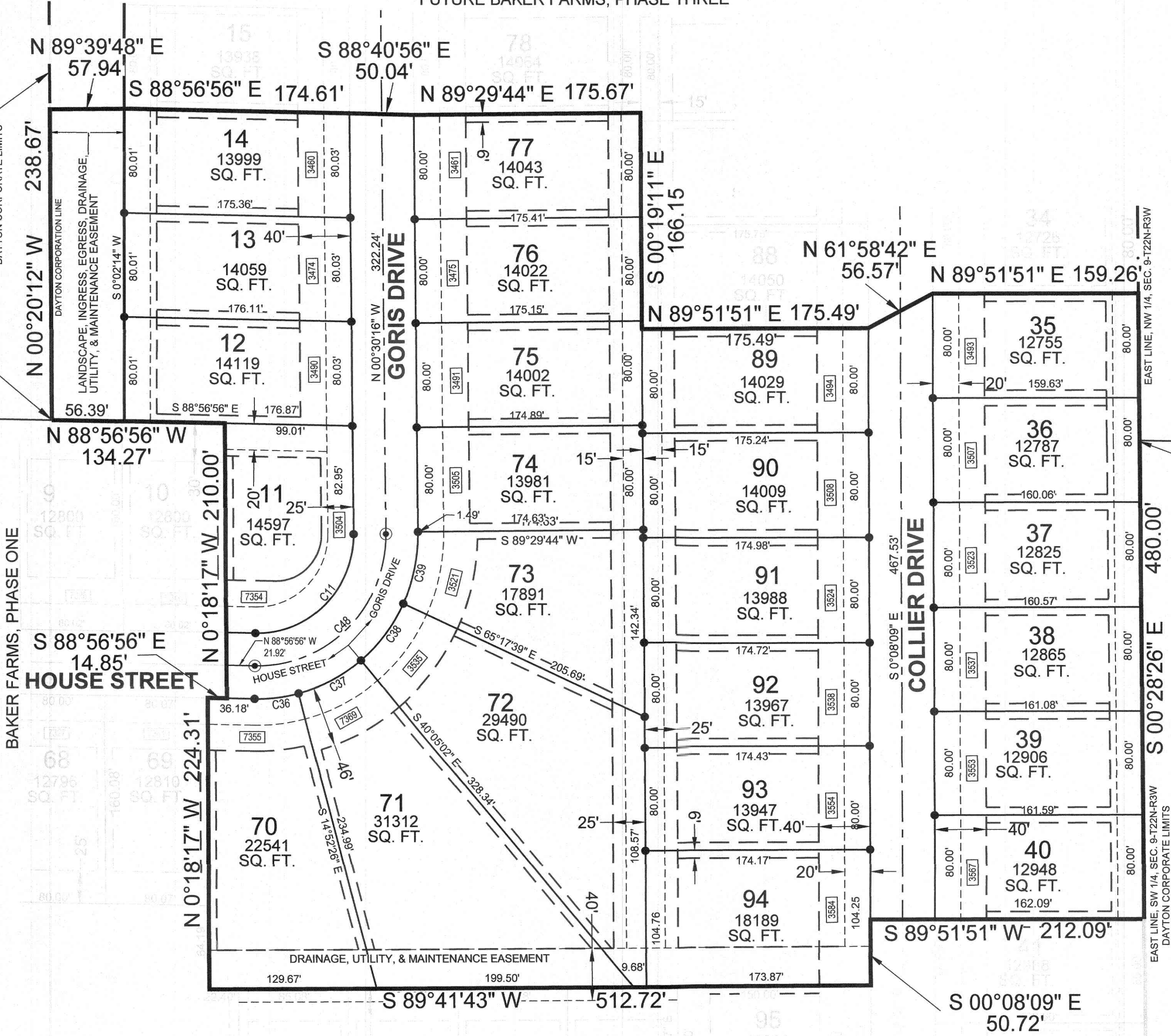
CERTIFICATION DATE: 03/19/2024
PREPARED FOR: M & C DEVELOPMENT LLC
P.O. BOX 496
LAFAYETTE, IN 47902

TITLE HOLDER: M & C DEVELOPMENT LLC
P.O. BOX 496
LAFAYETTE, IN 47902

AUDITOR'S KEY NUMBERS: 79-12-09-176-001.000-013
SURVEY NOTE

This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.4 (Final Subdivision Plat), of the Unified Subdivision Ordinance of Tippecanoe County as amended and is based on previous survey work by Vester and Associates, Inc. Job No. 01060 Document No. 01010770, recorded May 7, 2001, in the office of the Tippecanoe County Recorder.

FUTURE BAKER FARMS, PHASE THREE



BAKER FARMS, PHASE ONE



DATE:	
REVISION:	
NO.	1
	2
	3
	4
	5
	6
	7
PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 3 WEST, SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA	
M & C DEVELOPMENT, LLC 3700 PROMENADE PARKWAY LAFAYETTE, IN 47909	
FINAL PLAT BAKER FARMS SUBDIVISION	
OFFICE LOCATION:	309 COLUMBIA STREET, SUITE 101 LAFAYETTE, INDIANA 47901 PHONE: (765) 742-6479 FAX: (765) 742-6271 http://www.vester.com
OFFICE INFORMATION:	F:\PROJECTS\16393\16393\16393\16393-FINAL PLAT PH 16393224.dwg DRAWING DATE: Apr. 03, 2024 DESIGN BY: JWM/TDS DRAWN BY: TDS CHECKED BY: PNC FIELD BOOK# SB 506
SHEET:	PLAT
JOB NO:	16393

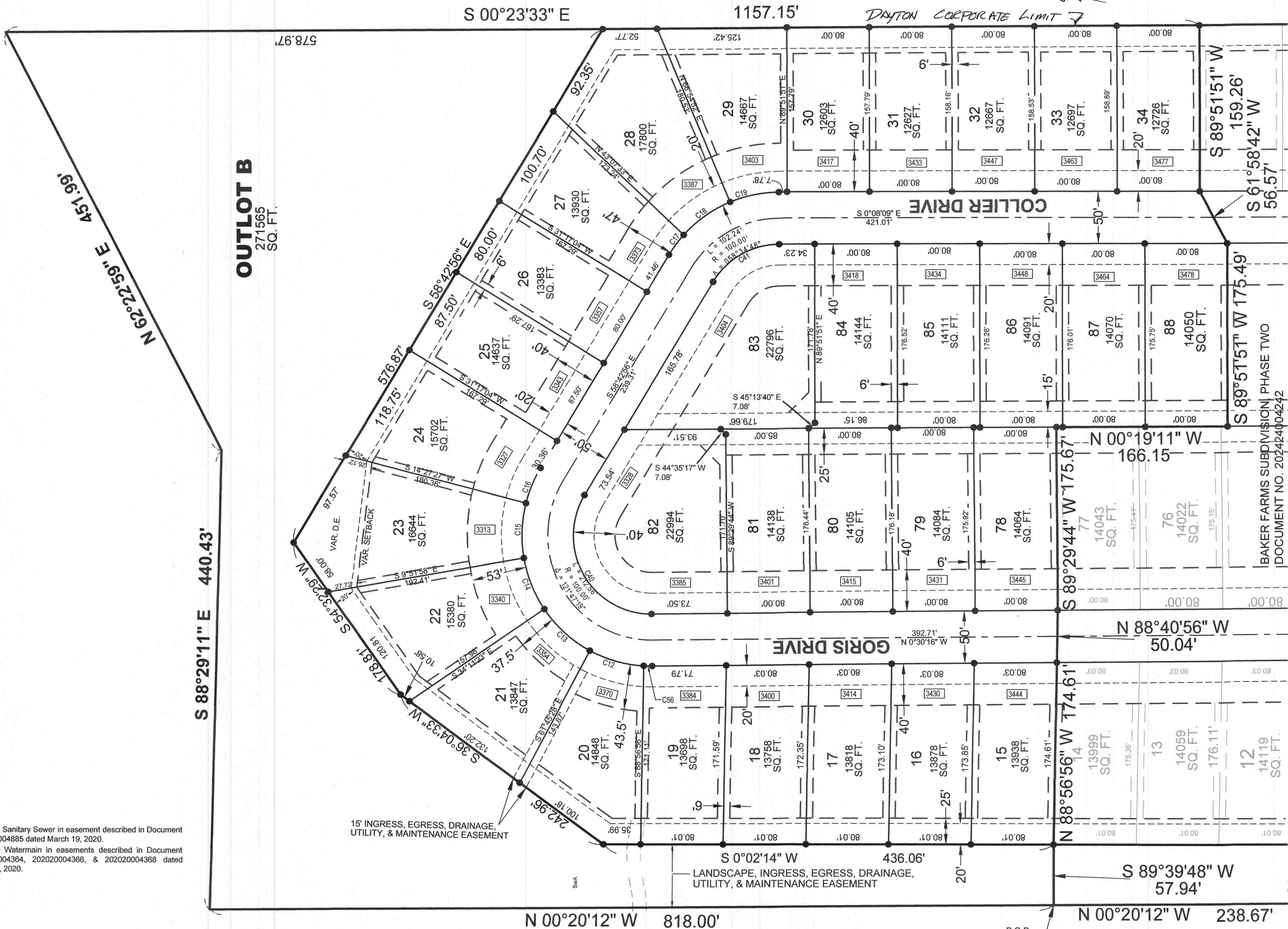
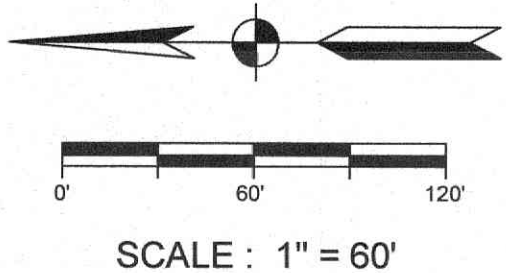
LEGEND

- BUILDING SETBACK LINE
- - - UTILITY & DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED
- XXXX = STREET ADDRESS
- P.O.B. = POINT OF BEGINNING
- = 3/4" REBAR WITH PUNCHED ALUMINUM CAP STAMPED "VESTER & ASSOC., INC. LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED
- = 2" MAG NAIL WITH 1-1/2" DIAMETER STAINLESS STEEL WASHER STAMPED "VESTER & ASSOC LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED

BAKER FARMS SUBDIVISION

PHASE THREE FINAL PLAT

PART OF THE WEST HALF OF SECTION 9, T22N, R3W,
SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA



Note:

1. Offsite Sanitary Sewer in easement described in Document #202020004885 dated March 19, 2020.
2. Offsite Watermain in easements described in Document #202020004364, 202020004366, & 202020004368 dated March 11, 2020.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD	CHORD L
C12	54.48'	125.00'	024°58'17"	S 15°45'24" W	54.05'
C13	60.14'	125.00'	027°34'04"	S 42°01'34" W	59.57'
C14	53.07'	125.00'	024°19'25"	S 67°58'19" W	52.67'
C15	53.07'	125.00'	024°19'25"	N 87°42'15" W	52.67'
C16	36.71'	125.00'	016°49'36"	N 67°07'45" W	36.58'
C17	23.83'	125.00'	010°55'29"	N 53°15'12" W	23.80'
C18	55.53'	125.00'	025°27'05"	N 35°03'55" W	55.07'
C19	48.44'	125.00'	022°12'13"	N 11°14'16" W	48.14'
C40	159.42'	75.00'	121°47'19"	S 60°23'24" W	131.06'
C41	76.68'	75.00'	058°34'48"	N 29°25'33" W	73.38'

LEGAL DESCRIPTION

A part of the west half of Section Nine (9), Township Twenty-two (22) North, Range Three (3) West, in Sheffield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the west quarter corner of Section 9-22-3; thence along the south line of the northwest quarter of said Section 9, South 88°56'56" East, a distance of 1776.77 to the west corner of Baker Farms Subdivision Phase Two as per plat thereof recorded as document number 202424004242, in the Records office of Tippecanoe County, Indiana; thence along the west line thereof, North 00°20'12" West, 238.67 feet to the Northwest corner of said subdivision and the Point of Beginning of the herein described Phase Three; thence continue, North 00°20'12" West, 818.00 feet; thence South 88°29'11" East, 440.43 feet; thence North 62°22'59" East, 451.99 feet to a stone; thence South 00°23'33" East, 1157.15 to a Vester capped rebar at the Northeast corner of said Baker Farms Subdivision Phase Two; thence along the northerly boundary thereof the following eight (8) courses: 1) thence South 89°51'51" West, 159.26 feet to the Northwest corner of Lot 35; 2) thence South 61°58'42" West, 56.57 feet to the Northeast corner of Lot 89; 3) thence South 89°51'51" West, 175.49 feet to the Northwest corner of said Lot 89; 4) thence along the rear lot line of Lots 75 thru 77, North 00°19'11" West, 166.15 feet to the Northeast corner of Lot 77; 5) thence along the north line thereof, South 89°29'44" West, 175.67 feet to the Northwest corner of said lot; 6) thence North 88°40'56" West, 50.04 feet to the Northeast corner of lot 14; 7) thence along the North line of Lot 14, North 88°56'56" West, 174.61 feet to the Northwest corner thereof; 8) thence South 89°39'48" West, 57.94 feet to the Northwest corner of said Phase two and the Point of beginning, containing 784,790 square feet (18.02 acres) more or less

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

DEDICATION CERTIFICATE

We the undersigned, M & C Development LLC owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known as BAKER FARMS SUBDIVISION PHASE THREE, Sheffield Township, Tippecanoe County, Indiana.

All state and federal highway rights-of-way shown and described are hereby dedicated, granted, warranted, and conveyed in fee simple interest to the State of Indiana. All other streets, county roads, rights-of-way and public open spaces shown and described are hereby dedicated, granted, warranted, and conveyed in fee simple interest to the public by and through the City or Incorporated Town in which the real estate is located and, for real estate in unincorporated Tippecanoe County, to the public by and through the Board of Commissioners of Tippecanoe County.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

EASEMENTS - Easements for the installation and maintenance of utilities, drainage and CATV facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot, and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

For additional covenants, see the document recorded in Document No. 202121007531, in the Office of the Recorder of Tippecanoe County, Indiana.

The foregoing covenants (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until the date specified in the covenants, at which time said covenants (or restrictions) shall be automatically extended for successive periods as detailed in the covenants, unless by vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), it is agreed to change such covenants (or restrictions) in whole or in part.

Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no wise affect any of the other covenants (or restrictions) which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

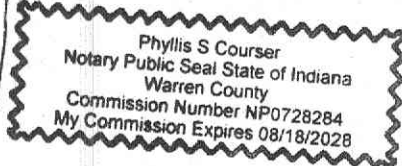
WITNESS MY HAND AND SEAL THIS 15th DAY OF January, 2024, 2025 *gn*

Gregory A. Miliakis
M&C DEVELOPMENT LLC
By: Gregory A. Miliakis, Member

STATE OF INDIANA)
COUNTY OF TIPPECANOE) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared M&C Development, by Gregory A. Miliakis, Member and acknowledged the execution of this instrument this 15th day of January, 2024, 2025

Phyllis S. Couser
Notary Public
County of Residence Tippecanoe
My Commission expires: 08/18/2028



CERTIFICATE OF APPROVAL

After having given public notice of the time, place, and nature of hearing on the application for primary approval of this subdivision by publication in the Lafayette Journal and Courier more than ten (10) days before the date set for hearing thereon, under authority provided by Chapter 138, Acts 1957, enacted by the General Assembly of the State of Indiana, and all acts supplemental and amendatory thereof; this plat was given primary approval by a majority of the members of the Tippecanoe County Area Plan Commission, or its Executive Committee, at a meeting held on the 18th day of July 2018.

TIPPECANOE COUNTY AREA PLAN COMMISSION

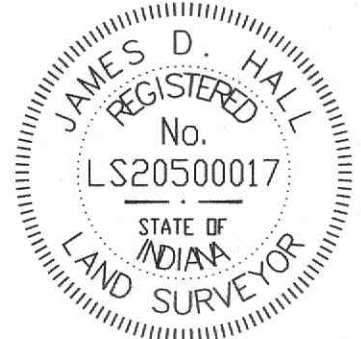
By: *Gary F. Schroeder* Attest: *Ryan P. O'Gara*
Gary F. Schroeder, President Ryan P. O'Gara, Secretary



LAND SURVEYOR'S CERTIFICATE

The undersigned, hereby certifies that he is a Professional Land Surveyor of the State of Indiana; that this plat correctly represents a survey completed by him; that all the monuments shown thereon 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 provisions of the Subdivision Ordinance.

CERTIFIED BY: *James D. Hall*
JAMES D. HALL, PS #20500017



CERTIFICATION DATE: 12/18/2024
PREPARED FOR: M & C DEVELOPMENT LLC
P.O. BOX 496
LAFAYETTE, IN 47902
TITLE HOLDER: M & C DEVELOPMENT LLC
P.O. BOX 496
LAFAYETTE, IN 47902
AUDITOR'S KEY NUMBERS: 79-12-09-176-001.000-013

SURVEY NOTE
This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.4 (Final Subdivision Plat), of the Unified Subdivision Ordinance of Tippecanoe County as amended and is based on previous survey work by Vester and Associates, Inc. Job No. 01060 Document No. 01010770, recorded May 7, 2001, in the office of the Tippecanoe County Recorder.

This instrument was prepared by: JAMES D. HALL
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. JAMES D. HALL

JOB NO.	SHEET:	OFFICE INFORMATION: F:\PROJECTS\16393\16393-ASS 31 16393-FIN FINAL PLAT.dwg DRAWING DATE: Jan. 07, 2025 DESIGN BY: JMW/TDS DRAWN BY: TDS CHECKED BY: PNC FIELD BOOK# SB 806	OFFICE LOCATION: 309 COLUMBIA STREET, SUITE 101 LAFAYETTE, INDIANA 47901 PHONE: (765) 742-6479 FAX: (765) 742-6279 http://www.vesterinc.com	M & C DEVELOPMENT, LLC 3700 PROMENADE PARKWAY LAFAYETTE, IN 47909 DEVELOPMENT PLAN BAKER FARMS SUBDIVISION	PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 3 WEST, SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA	DATE: 08/13/24	REVISION: 1 POND/SWALE UPDATES	NO.	1	2	3	4	5	6	7

PLAT3
16393