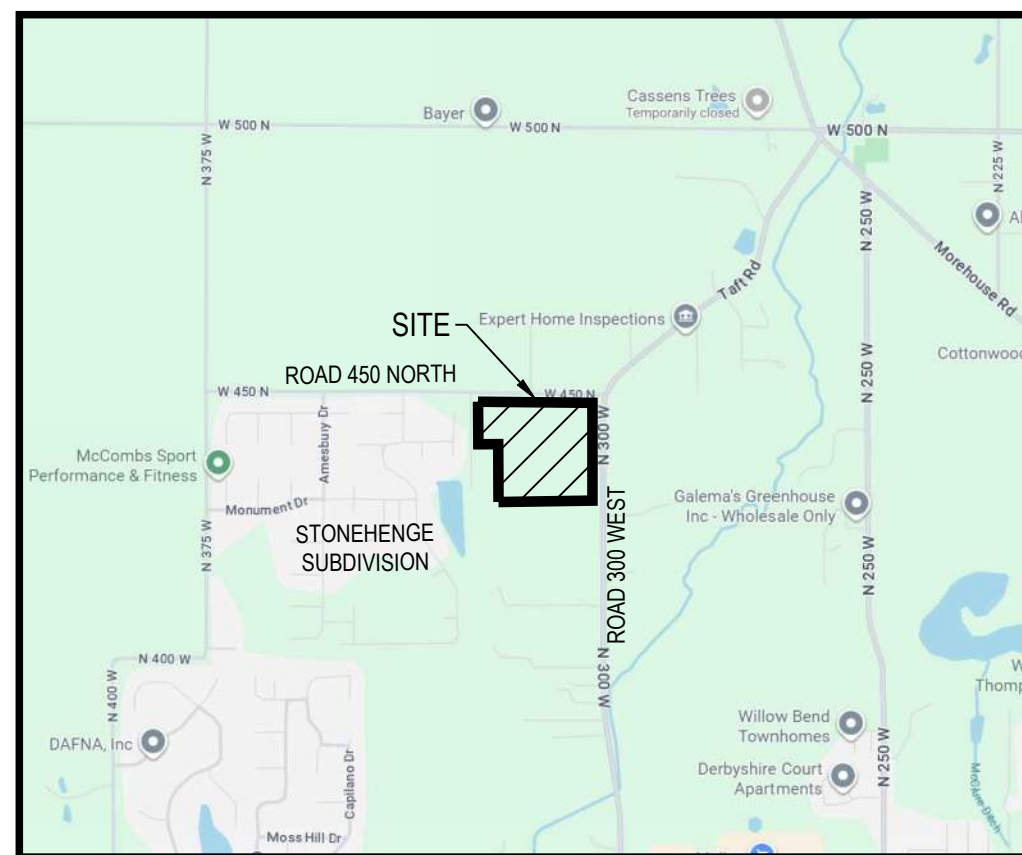
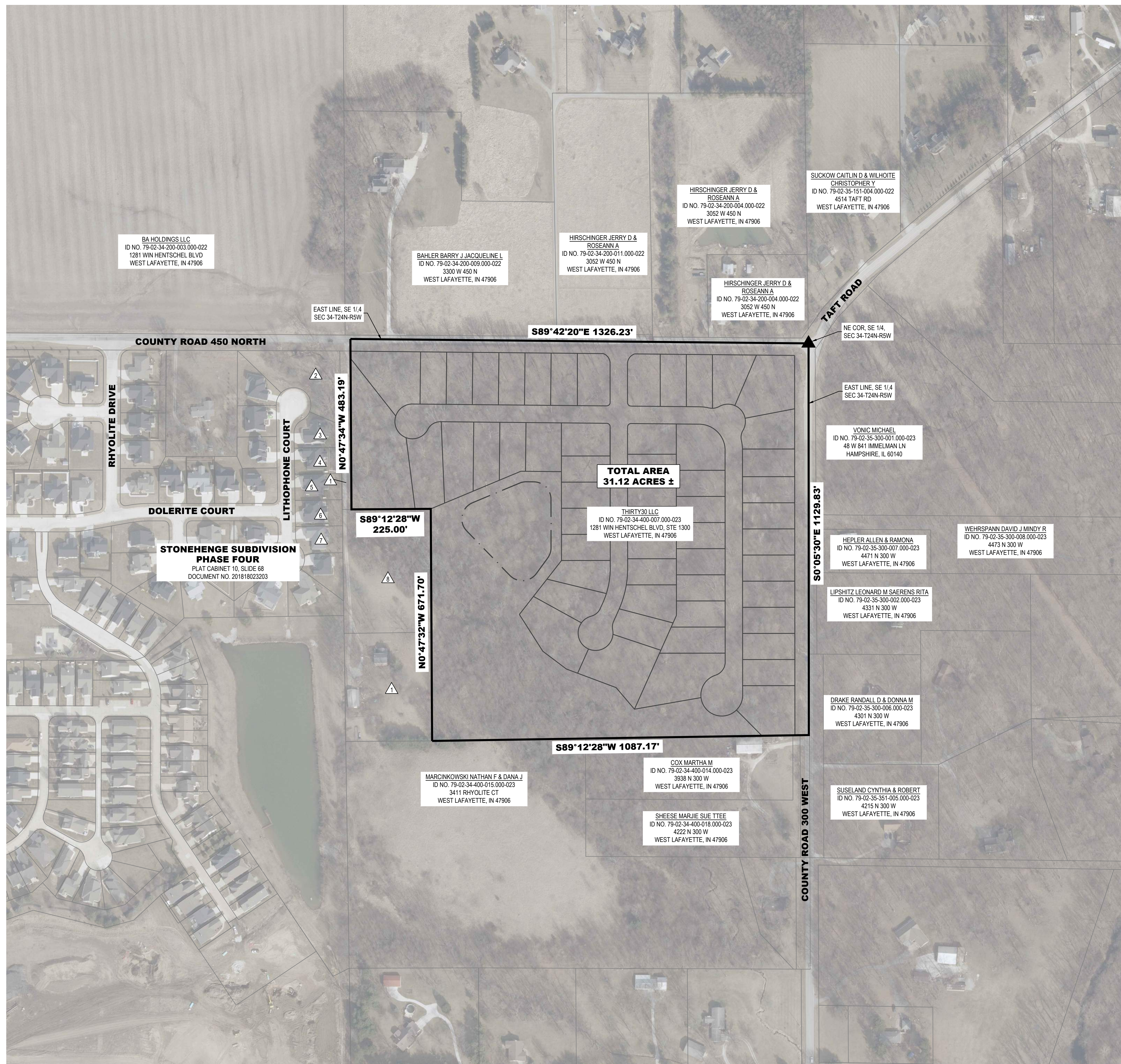
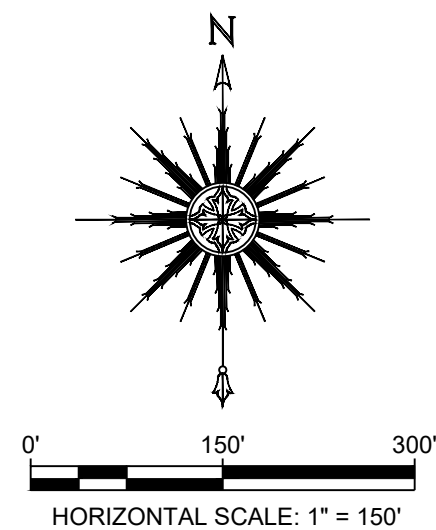




VICINITY MAP
NOT TO SCALE



SKETCH PLAN

30 ACRE SUBDIVISION

A PART OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 5 WEST, WABASH
TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGAL DESCRIPTION - 30 ACRE SUBDIVISION

A part of the East half of the Southeast Quarter of Section 34, Township 24 North, Range 5 West, Wabash Township
 Tippecanoe County, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of said Section 34 marked by an iron pipe found; thence South 00° 05' 30" East, 1129.83 feet along the East line of said Southeast Quarter and the approximate centerline of County Road 300 West to a hinge nail found; thence South 89° 12' 28" West (previous deed descriptions are basis of bearing) 1087.17 feet to a rebar found; thence North 00° 47' 32" West, 671.70 feet to a rebar found; thence South 89° 12' 28" West, 225.05 feet to a rebar found; thence North 00° 47' 34" West, 483.19 feet to a oak spike found and a point on the North line of said Southeast Quarter; thence South 89° 42' 20" East, 1326.23 feet along the North line of said Southeast Quarter and the approximate centerline of County Road 450 North to the point of beginning containing 31,124 acres, more or less

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

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY

KEY NO:	79-02-34-400-007.000-023
DEED RECORD:	202525006616
GRANTOR:	George T. Tsao and Ruby P. Tsau Trust, September 5, 2023
GRANTEE:	Thirty30, LLC
DATE:	May 9, 2025

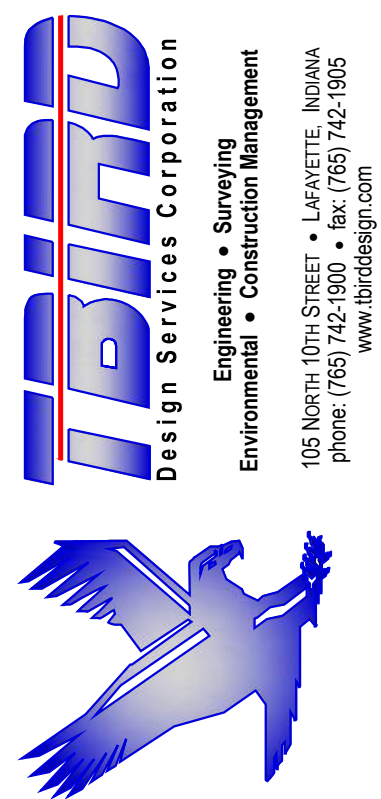
SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.1 (Major Sketch Plan), of the Unified Subdivision Ordinance of Tippecanoe County as amended.

UTILITY INFORMATION

1. EXISTING SANITARY SEWER IS LOCATED ALONG THE EAST SIDE OF COUNTY ROAD 300 WEST, APPROXIMATELY 1/2 MILE SOUTH OF THE PROPOSED DEVELOPMENT.
2. EXISTING WATER FACILITIES ARE LOCATED ALONG THE SOUTH SIDE OF COUNTY ROAD 450 NORTH WITHIN STONEHENGE SUBDIVISION AND IMMEDIATELY WEST OF THE PROPOSED DEVELOPMENT.

PROPERTY INDEX			
			
PROPERTY NUMBER	OWNER	ID NUMBER	MAILING ADDRESS
1	BEN-AMOTZ STEPHANIE DOR	79-02-34-400-016.000-023	3275 W 450 N WEST LAFAYETTE, IN 47906
2	HERON BAY DEVELOPMENT LLC	79-02-34-407-050.000-022	3700 PROMENADE PKWY LAFAYETTE, IN 47909
3	HEINHUIS WINSTON DAVID	79-02-34-407-037.000-024	4413 LITHOPHONE CT WEST LAFAYETTE, IN 47906
4	FLUKERSON LEN & SUE	79-02-34-407-036.000-021	4409 LITHOPHONE CT WEST LAFAYETTE, IN 47906
5	BOSSUNG JULIE S & DOUGLAS R	79-02-34-407-035.000-021	4405 LITHOPHONE CT WEST LAFAYETTE, IN 47906
6	SCHLEE DENNIS W & TERRI L	79-02-34-407-034.000-021	4401 LITHOPHONE CT WEST LAFAYETTE, IN 47906
7	HALL DANNY A & TERESA REANNE	79-02-34-407-033.000-021	4309 LITHOPHONE CT WEST LAFAYETTE, IN 47906
8	BEN-AMOTZ STEPHANIE DOR	79-02-34-400-013.000-023	3275 W 450 N WEST LAFAYETTE, IN 47906



CERTIFIED BY:

30 ACRE SUBDIVISION

**A PART OF SECTION 34, TOWNSHIP 24
NORTH, RANGE 5 WEST, WABASH TOWNSHIP,
TIPPECANOE COUNTY, INDIANA**

[illegible]

PROJECT NO:	25XXX
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FILE: 25XXX-SKETCH PLAN SP1.DWG

DRAWN BY:

CHECKED BY: TRB

LOCATION:
PART OF SECTION 34 IN TOWNSHIP 24
NORTH, RANGE 5 WEST, WABASH
TOWNSHIP, TIPPECANOE COUNTY,
INDIANA

TITLE:

SKETCH PLAN

