

Submitted by: Stuart and Branigin LLP

Sponsored by: \_\_\_\_\_

Key No.: 168-05301-0246  
State ID No.: 79 06-01-400 003.000-035

Key No.: 168-05301-0433  
State ID No.: 79 06-01-400 004.000-035

### **ORDINANCE NO. 30-09**

#### **AN ORDINANCE TO VACATE DRAINAGE AND UTILITIES EASEMENT**

[PURDUE RESEARCH FOUNDATION, an Indiana corporation (formed and existing under the Indiana Foundation or Holding Companies Act, Acts of 1921, ch. 246)]

WHEREAS, PURDUE RESEARCH FOUNDATION ("PRF"), an Indiana corporation (formed and existing under the Indiana Foundation or Holding Companies Act, Acts of 1921, ch. 246), is the petitioner and owns Lot 2 in Purdue Industrial Research Park, Phase II, Part II, Section 1, and Lot 14 in Purdue Research Park, Phase II, Part II, Section 7, within the City of West Lafayette, Indiana (collectively, the "Lots");

WHEREAS, PRF has applied to the Area Plan Commission of Tippecanoe County, Indiana, for sketch plan review, primary approval and certificate for a minor subdivision for Purdue Research Park, Phase II, Part II, Section VIII, within the City of West Lafayette, Indiana, in order to create three (3) new lots, one (1) of which shall cross the common lot line between the Lots;

WHEREAS, PRF filed a Petition for Vacation of a fifteen (15) foot wide drainage and utilities easement (the "Easement") along the common lot line between the Lots;

WHEREAS, PRF has obtained all necessary approvals and releases from all utility companies and PRF has complied with the provisions of IC 36-7-3.

THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST LAFAYETTE, INDIANA, THAT:

Section 1. The Easement that is more particularly shown in EXHIBIT A, be and hereby is, vacated, set over, and reverted to the abutting landowners of the parcels listed in EXHIBIT B and as shown on the drawing attached hereto as EXHIBIT A.

Section 2. The abutting landowners shall not be requested to compensate the City for the fair market value of the Easement being vacated.

Section 3. This ordinance shall be in full force and effect from and after its passage and signing by the Mayor and notice, as provided by law.

Section 4. The Clerk-Treasurer of the Common Council be directed, and hereby is directed, to furnish a copy of this Ordinance, duly executed, to the Recorder of Tippecanoe County, Indiana, for recording, and to the Auditor of Tippecanoe County, Indiana.

INTRODUCED AND FILED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2009.

This document was prepared by:

Marianne Mitten Owen, Esq., of the firm of  
STUART & BRANIGIN LLP  
300 Main Street  
Suite 900  
P.O. Box 1010  
Lafayette, IN 47902-1010  
Telephone: (765) 423-1561  
E-Mail: mmo@stuartlaw.com  
Attorney No.: 16161-53

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 (Marianne Mitten Owen).

503076v2

**The jurat on this document was not printed on discussion copies, in order to save paper and copying resources. If you have questions about this, please contact the Office of the Clerk-Treasurer at [clerk@westlafayette.in.gov](mailto:clerk@westlafayette.in.gov).**

Thank you

**EXHIBIT A**  
**DRAWING OF EASEMENT**

(See attached.)

**EXHIBIT B**  
**LIST OF ABUTTING LANDOWNERS**

<b>KEY &amp; STATE ID. NUMBERS</b>	<b>OWNER'S NAME</b>	<b>ADDRESS</b>
168-05301-0246 79 06-01-400 003.000-035	Purdue Research Foundation	3000 Kent Avenue West Lafayette, IN 47906-1075  Now, Kurz Purdue Technology Center 1281 Win Hentschel Boulevard West Lafayette, IN 47906-1075
168-05301-0433 79 06-01-400 004.000-035	Purdue Research Foundation	3000 Kent Avenue West Lafayette, IN 47906-1075  Now, Kurz Purdue Technology Center 1281 Win Hentschel Boulevard West Lafayette, IN 47906-1075

STATE OF INDIANA )  
 ) SS:  
COUNTY OF TIPPECANOE )

IN THE CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
COUNTY OF TIPPECANOE

**IN THE MATTER OF THE PETITION OF )  
PURDUE RESEARCH FOUNDATION )  
FOR VACATION OF FIFTEEN (15) FOOT )  
UTILITY AND DRAINAGE EASEMENT )  
BETWEEN LOT 2 IN PURDUE INDUSTRIAL )  
RESEARCH PARK, PHASE II, PART II, )  
SECTION 1, AND LOT 14 IN PURDUE )  
PURDUE RESEARCH PARK, PHASE II, )  
PART II, SECTION 7, )  
IN WEST LAFAYETTE, INDIANA )**

**PETITION FOR VACATION**

PURDUE RESEARCH FOUNDATION (“PRF”), an Indiana corporation (formed and existing under the Indiana Foundation or Holding Companies Act, Acts of 1921, ch. 246), for itself and by STUART & BRANIGIN LLP, an Indiana limited liability partnership, its attorneys, respectfully petitions the Common Council of West Lafayette, Tippecanoe County, Indiana, for the vacation of a fifteen (15) foot utility and drainage easement between Lot 2 in Purdue Industrial Research Park, Phase II, Part II, Section 1, and Lot 14 in Purdue Research Park, Phase II, Part II, Section 7 (collectively, the “Easement”), a drawing of which is attached as **EXHIBIT A**, within the City of West Lafayette, Indiana, and shows the Council that:

1. PRF is the current owner of the area of the Easement and all real estate that abuts the Easement. No other person or entity owns land that abuts the Easement.
2. The Easement is shown on the Final Plat of Purdue Industrial Research Park, Phase II, Part II, Section 1, filed with the Office of the Recorder of Tippecanoe County,

Indiana, on June 22, 1989, in Plat Cabinet D, at Slide 22, a copy of which is attached as

**EXHIBIT B.**

3. PRF has applied for sketch plan, primary approval and certificate of minor subdivision for Purdue Research Park, Phase II, Part II, Section VIII, from the Area Plan Commission of Tippecanoe County, Indiana, for the re-platting of Lot 2 in Purdue Industrial Research Park, Phase II, Part II, Section 1, and Lot 14 in Purdue Research Park, Phase II, Part II, Section 7, within the City of West Lafayette, Indiana, in order to create three (3) lots from those two lots (the "Re-platting"). The Re-platting is more particularly shown on the drawing attached as **EXHIBIT C.**

4. In order to effectuate the Re-platting as proposed, PRF requests the Common Council of West Lafayette, Tippecanoe County, Indiana, adopt an Ordinance vacating the Easement.

5. The Easement has not been improved by the City or any utility company.

6. The utility companies have been contacted in connection with this petition. The utility companies have expressed no opposition to this request per the messages and letters attached as **EXHIBIT D.**

7. It is in the interest of PRF that the Easement be vacated, set over, and reverted to the abutting parcels of land in order that the vacated property might be developed and then, permanently and attractively maintained.

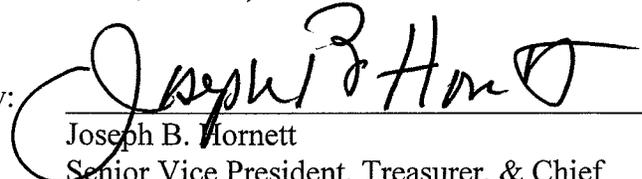
8. It is in the interest of West Lafayette that the Easement be vacated and ordered to be added to the abutting parcels of land listed on **EXHIBIT E**, as shown on **EXHIBIT A**, all of which are owned by PRF.

WHEREFORE, PRF requests that the Common Council set and hold a hearing on this Petition within thirty (30) days of its receipt of this Petition; that the Clerk-Treasurer of the Common Council give notice of this Petition and of the time and place of the hearing, both in the manner prescribed in Indiana Code Chapter 5-3-1, and by Certified Mail to the Adjacent Landowner as owners of the abutting land to the Easement proposed to be vacated, the proposed form of such legal notice is attached hereto as **EXHIBIT F**; that the Common Council, by Ordinance, the proposed form of which is attached hereto as **EXHIBIT G**, vacate the Easement, that the Clerk-Treasurer of the Common Council, after adoption of said Ordinance, furnish a copy thereof to the County Recorder for recording and to the County Auditor.

PETITIONER:

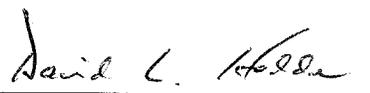
PURDUE RESEARCH FOUNDATION  
an Indiana corporation (formed and existing under  
the Indiana Foundation or Holding Companies Act,  
Acts of 1921, ch. 246)

By:

  
\_\_\_\_\_  
Joseph B. Hornett  
Senior Vice President, Treasurer, & Chief  
Operating Officer

ATTEST:

By:

  
\_\_\_\_\_  
David L. Hodde  
Assistant Corporate Secretary

STUART & BRANIGIN LLP  
an Indiana limited liability partnership

By: 

Marianne Mitten Owen (#16161-53)

Attorneys for Petitioner

The Life Building

300 Main Street, Suite 800

Post Office Box 1010

Lafayette, Indiana 47902-1010

Telephone: (765) 423-1561

Facsimile: (765) 742-8175

503072v1

**EXHIBIT A**  
**DRAWING OF EASEMENT**

(See attached.)

**EXHIBIT B**  
**FINAL PLAT**

(See attached.)

**EXHIBIT C**  
**REPLATTING**

(See attached.)

**EXHIBIT D**  
**UTILITY COMPANY CONSENT LETTERS**

(See attached.)

Engineering and Planning  
Verizon – Indiana, Inc.



3216 Imperial Parkway  
Lafayette, IN 47909

Phone (765) 423-3456  
Fax (765) 423-3570

October 15, 2009

City Council of West Lafayette  
609 W. Navajo Drive  
West Lafayette, IN 47906

Re: Request to Vacate a Utility Easement between Lots 2 and 14 along Kent Ave.

Dear Mr. Sirs,

We have reviewed the documents sent to us by Jim Pence at Schneider concerning the easement between Lots 2 and 14 on the west side of Kent Ave. to the north of Win Hentschel Boulevard

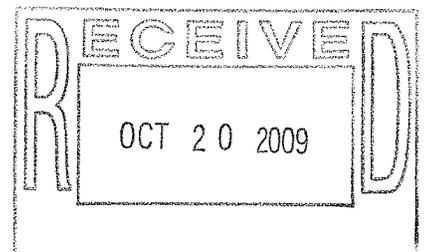
Presently Verizon has no facilities in the existing easement. Further, as long as easements or usable right of way is maintained for utility access to those lots along the streets mentioned above, Verizon grants a release of the rights to the easement between Lots 2 and 14.

Sincerely,

A handwritten signature in cursive script that reads "Ted Foster".

Ted Foster  
Verizon North Inc.  
Network Engineering

Office – 765 423-3531  
ted.foster@verizon.com



**Thomas, Brenda S.**

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**From:** Owen, Marianne Mitten  
**Sent:** Thursday, October 22, 2009 1:12 PM  
**To:** Thomas, Brenda S.  
**Subject:** FW: Proposed easement vacation

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**From:** Plantenga, Kerry [mailto:Kerry\_Plantenga@cable.comcast.com]  
**Sent:** Monday, October 12, 2009 3:45 PM  
**To:** Jim Pence  
**Cc:** David Buck  
**Subject:** FW: Proposed easement vacation

Jim / David, Comcast has no facilities in this easement, and has no objection to vacating as show on the attached Sketch Plan.

Kerry Plantenga  
Comcast Construction Dept.

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**From:** Jim Pence [mailto:jpence@schneidercorp.com]  
**Sent:** Monday, October 12, 2009 3:19 PM  
**To:** Huang, Christopher P (CHRIS); Foster, Edward A (TED); Plantenga, Kerry; Jim Lewis; Lewis, Jeremy; Barker, Ron; Pate, Alisa A.; David Buck  
**Cc:** Josh Nixon  
**Subject:** Proposed easement vacation

Lady and gentlemen,

We are again looking to vacate an existing 15' drainage and utility easement to replat the lots in the area. This one is located in the Purdue Research Park.  
The easement is located along the south side of the existing REC building (old Whirlpool facility) on the west side of Kent Avenue. This was originally platted in 1988. Our most recent survey in this area did not reveal any facilities within the easement.

I have included a proposed lot layout and our most recent boundary survey for your review.  
I need a consent form from each of you to present to the West Lafayette City Council for approval.

Please call with any questions.

Thanks

10/22/2009



October 13, 2009

City Council of West Lafayette  
609 W. Navajo Drive  
West Lafayette 47906

This letter is to advise that Vectren Energy Delivery of Indiana formerly Indiana Gas Company, Inc. has reviewed your requested release of the utility easement located along the south boundary line of property known as Lot 2 of Purdue Industrial Research Park said plat being dated June 22<sup>nd</sup>, 1989, and being placed of record at instrument number 89-08192 in the office of the Tippecanoe County Recorder, and also the release of the utility easement located along the north boundary line of property known as Lot 14 of Purdue Industrial Research Park Phase II said plat being dated February 6<sup>th</sup>, 2001, and being placed of record at UR Book 6 Page 161 in the office of the Tippecanoe County Recorder.

After review of the aforementioned utility easements we find that our company presently maintains no facilities in said utility easement strips. And therefore grant a release of any rights to said utility easements.

If you need additional assistance please call me.

Sincerely,

Ron Barker

from the desk of...

**Ronald R. Barker**  
Land Services Department  
Vectren Corporation  
1600 Indianapolis Road  
Greencastle, Indiana 46135

Office: 812-231-6437  
Cell: 317-997-3972  
e-mail: rbarker@vectren.com

**EXHIBIT E**  
**LIST OF ABUTTING LANDOWNERS**

<b>KEY &amp; STATE ID. NUMBERS</b>	<b>OWNER'S NAME</b>	<b>ADDRESS</b>
168-05301-0246 79 06-01-400 003.000-035	Purdue Research Foundation	3000 Kent Avenue West Lafayette, IN 47906-1075  Now, Kurz Purdue Technology Center 1281 Win Henschel Boulevard West Lafayette, IN 47906-1075
168-05301-0433 79 06-01-400 004.000-035	Purdue Research Foundation	3000 Kent Avenue West Lafayette, IN 47906-1075  Now, Kurz Purdue Technology Center 1281 Win Henschel Boulevard West Lafayette, IN 47906-1075

**EXHIBIT F**  
**PROPOSED FORM OF LEGAL NOTICE**

(See attached.)

**LEGAL NOTICE**  
to be published in the manner  
prescribed by INDIANA CODE CHAPTER 5-3-1.

**NOTICE**

Notice is hereby given that on the \_\_\_\_ day of \_\_\_\_\_, 2009, at 6:30 p.m., the Common Council of the City of West Lafayette will meet at the Common Council Chambers, City Hall, 609 West Navajo, West Lafayette, Indiana, to consider the Petition of Purdue Research Foundation vacation of a fifteen (15) foot utility and drainage easement between Lot 2 in Purdue Industrial Research Park, Phase II, Part II, Section 1, and Lot 14 in Purdue Research Park, Phase II, Part II, Section 7, within the City of West Lafayette, Indiana, as more particularly shown on the Final Plat of Purdue Industrial Research Park, Phase II, Part II, Section 1, filed with the Office of the Recorder of Tippecanoe County, Indiana, on June 22, 1989, in Plat Cabinet D, at Slide 22,

\_\_\_\_\_  
Judith C. Rhodes, Clerk-Treasurer

**EXHIBIT G**  
**PROPOSED FORM OF ORDINANCE**

(See attached.)

Part of the W 1/2 of SE 1/4 And

Section 1, T 23 N, R 5 W

WABASH TOWNSHIP, TIPPICANOE COUNTY, INDIANA

# PURDUE INDUSTRIAL RESEARCH PARK

DEDICATION CERTIFICATE

We, the undersigned, PURDUE RESEARCH FOUNDATION, 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 and designated as PURDUE INDUSTRIAL RESEARCH PARK, PHASE II, Part II, Section 1, an addition to the City of West Lafayette, Wabash Township, Tippecanoe County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated area 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.

EASEMENTS - Easements for installation and maintenance of utilities and drainage 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.

PROTECTIVE COVENANTS ARE ATTACHED SEPARATELY. 89-08193

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 January 1, 2009, and then extended for successive periods of ten (10) years 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 OUR HANDS AND SEALS THIS 30<sup>th</sup> DAY OF May 1989.

Purdue Research Foundation  
Reville Industrial #6 limited partnership, a Texas limited partnership by, Purdue Research Foundation, under power of attorney-in-fact dated May 30, 1989.

By: Win Hentschel Win Hentschel, Treasurer  
By: Win Hentschel Win Hentschel, Treasurer

Attested by: William D. Griggs William D. Griggs, Secretary  
Attested by: William D. Griggs William D. Griggs, Secretary

State of Indiana  
County of Tippecanoe  
Before me, the undersigned Notary Public, in and for the County and State, personally Winfield F. Hentschel and William D. Griggs, and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30<sup>th</sup> DAY OF May 1989.

Judith Allen Aldridge  
Judith Allen Aldridge  
Residing in TIPPICANOE COUNTY  
My Commission Expires July 31, 1992

## PHASE II PART II SECTION I FINAL PLAT

A part of the West half of the Southeast Quarter of Section (1) one, Township (23) twenty-three North, Range (5) five West, Wabash Township, City of West Lafayette and Tippecanoe County, Indiana, described as follows:

Beginning at the Northwest Corner of the Southeast Quarter of said Section (1) one marked by a boat spike found, lying in the approximate centerline of Kalberer Road (County Road 350N). (All bearings based on dead records.):

thence North 89°21'02" East, 1272.99 feet along the North line of said Southeast Quarter and the approximate centerline of said Kalberer Road to a boat spike found;

thence South 00°25'00" East, 40.00 feet to a 5/8" rebar and the South right-of-way of Kalberer Road;

thence South 89°21'02" West, 633.68 feet along said right-of-way to a 5/8" rebar and the point of curvature of a curve concave to the Southeast;

thence along said curve 46.76 feet, said curve having a chord bearing South 44°42'01" West, 42.17 feet, a radius = 30.00 feet, a delta angle = 89°18'02", and a tangent of 29.64 feet to a 5/8" rebar and point of tangency;

thence South 00°03'00" West, 741.08 feet along the easterly right-of-way of Kent Avenue extended to a 5/8" rebar at the point of curvature of a curve concave to the East Northeast;

thence along said curve, 89.16 feet, said curve having a chord bearing South 14°58'30" East, 86.16 feet, a radius = 170.00 feet, a delta angle = 30°03'00", and a tangent of 45.63 feet to a 5/8" rebar and point of tangency;

thence South 30°00'00" East, 644.02 feet to a 5/8" rebar and the point of tangency of a curve concave to the West Southwest;

thence along said curve 118.76 feet, said curve having a chord bearing South 15°12'30" East, 117.44 feet, a radius = 230.00 feet, a delta angle = 29°35'00", and a tangent of 60.73 feet to a 5/8" rebar and the point of tangency;

thence South 00°25'00" East, 4.90 feet to a 1/2" rebar and a point on the East right-of-way of Existing Kent Avenue and the North line of Purdue Industrial Research Park Phase II, Part I, Section 1, recorded in Plat Cabinet C Slide 105 of the records of the Tippecanoe Recorder;

thence South 89°29'00" West, 60.00 feet to a 1/2" rebar found and the Northwest corner of said Purdue Industrial Research Park;

thence North 00°25'00" West, 5.00 feet to a 5/8" rebar and the point of curvature of a curve concave to the West Southwest;

thence along said curve 87.78 feet, said curve having a chord bearing North 15°12'30" West, 86.80 feet, a radius = 170.00 feet, a delta angle = 29°35'00", and a tangent of 44.89 feet to a 5/8" rebar and point of tangency;

thence North 30°00'00" West, 644.02 feet to a 5/8" rebar and the point of curvature of a curve concave to the East Northeast;

thence along said curve 120.63 feet, said curve having a chord bearing North 14°58'30" West, 119.25 feet, a radius = 230.00 feet, a delta angle = 30°03'00", and a tangent of 61.74 feet to a 5/8" rebar and point of tangency;

thence North 00°03'00" East, 132.85 feet to a 5/8" rebar;

thence leaving the right-of-way of Kent Avenue Extended North 89°27'00" West, 549.96 feet to a 5/8" rebar on the West line of said Southeast Quarter;

thence North 00°03'00" East, 670.41 feet along said West line to the point of beginning containing 11.42 acres more or less with 3.42 acres being right-of-way for Kent Avenue Extended and Kalberer Road half right-of-way of 40 feet. Said property subject to all easements of record including but not limited to, one for West Lafayette Water Company, a 10 inch water main in the existing Kalberer Road right-of-way, an easement for buried telephones for General Telephone Co., an easement for overhead lines for Public Service Indiana, and an easement for an existing Indiana Gas Company Main.

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### 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 15<sup>th</sup> day of JUNE, 1989.

TIPPICANOE COUNTY AREA PLAN COMMISSION

BY: Joseph E. Hamner  
JOSEPH E. HAMNER, President

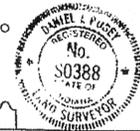
ATTEST:

Robert A. Mucker  
ROBERT A. MUCKER, Secretary

### LAND SURVEYOR'S CERTIFICATE

I, Daniel I. Pusey, hereby certify that I am a registered professional land surveyor of the State of Indiana; that this plat correctly represents a survey completed by me on July 12, 1989, 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.

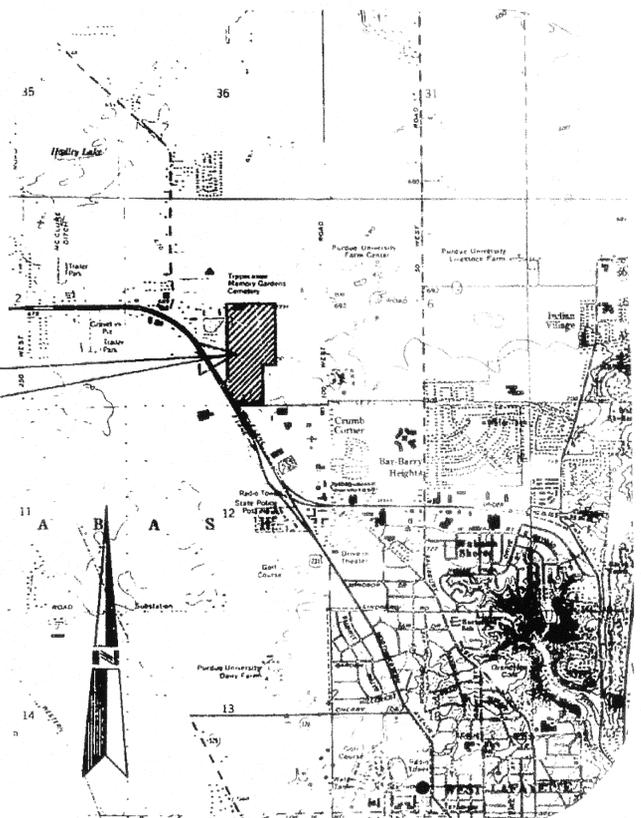
Daniel I. Pusey  
Daniel I. Pusey (R.L.S. IN #30388)



REVISIONS: None  
DEPT APPROVAL: [Signature]  
REVIEWED: [Signature]  
CHECKED: [Signature]



PHYSICAL PLANT DEPARTMENT • FACILITIES PLANNING & ENGINEERING SERVICES • FREGCHAFFER HALL

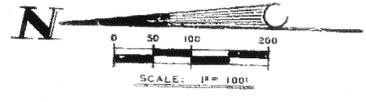
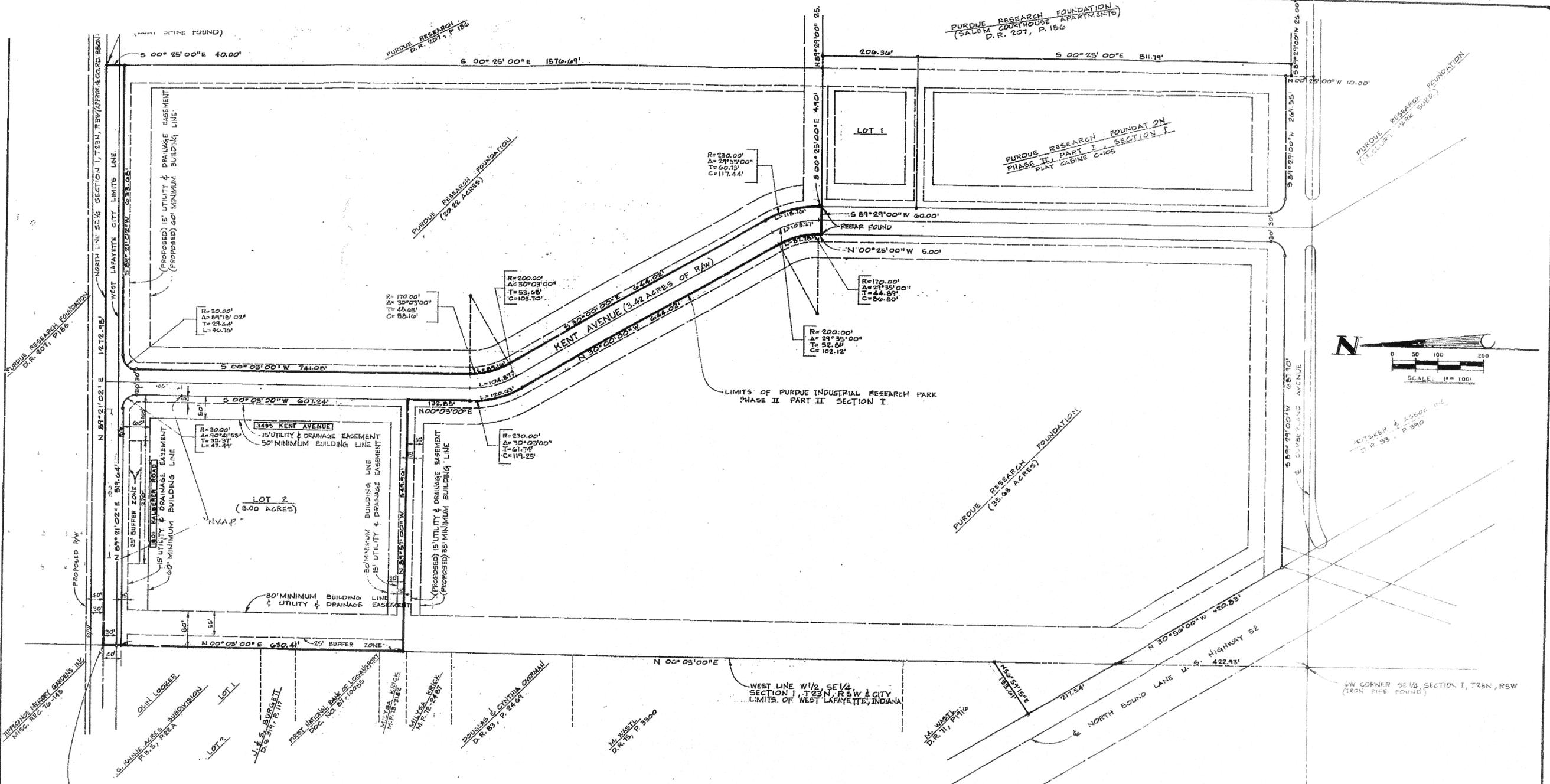


RECORDED IN RECORD 89-08192  
2:10 O'CLOCK P.M. FEE \$3.00  
JUN 22 1989  
Curtis High  
RECORDER TIPPICANOE CO. IN  
VICINITY MAP  
SCALE: 1" = 2000'  
PLAT CABINET D SLIDE 22

### PURDUE RESEARCH FOUNDATION

PURDUE INDUSTRIAL RESEARCH PARK  
PHASE II PART II SECTION I  
FINAL PLAT

DRAWN	DESIGN	W.D. NO.
DIP	DIP	
BLDG. APPR.	EST. NO.	FILE NO.
PREP. APPROVAL		
DATE		
JULY 1989		
SHEET NO.		
1 OF 2		



POINT OF BEGINNING  
PHASE II PART II SECTION I  
(30\"/>

NOTE:  
ALL MONUMENTS (I) ARE 5/8\"/>

"N.V.A.P." DENOTES "NO VEHICULAR ACCESS PERMITTED"

PURDUE INDUSTRIAL RESEARCH PARK  
PHASE II PART II SECTION I

PURDUE RESEARCH FOUNDATION



REVISIONS	DATE	DEPT. APPROVAL	DATE
1. M.V.A.P.	5/24/89	[Signature]	5/24/89
2. [Blank]			
3. [Blank]			
4. [Blank]			
5. [Blank]			



- FINAL PLAT -  
PART OF THE W 1/2 OF SE 1/4 OF  
SECTION 1, TOWNSHIP 23 NORTH, RANGE 4 WEST,  
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

DRAWN	DESIGN	W.D. NO.
M.T.B.	DIP	
BLCK. ASB	EST. NO.	FILM NO.
FILE APPROVAL	DATE	
	JULY 1989	
BLDG. INDEX	DRAW. NO.	SHEET NO.
M-10-12	P-88-142	2 OF 2

PHYSICAL PLANT DEPARTMENT • FACILITIES PLANNING & ENGINEERING SERVICES • FREEHAPER HALL

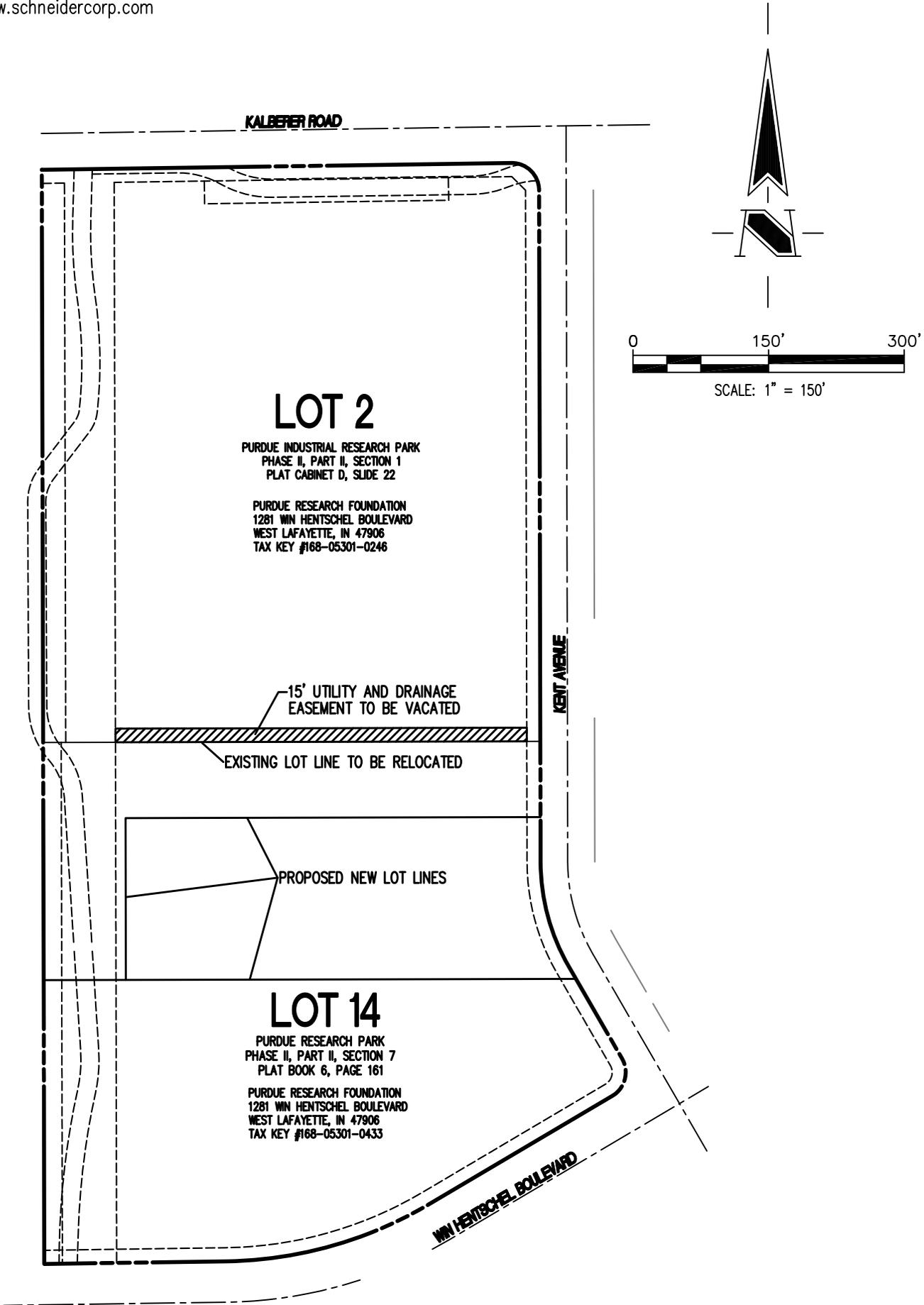


**Schneider**

**EASEMENT EXHIBIT FOR VACATION**

**LAND OWNER: PURDUE RESEARCH FOUNDATION  
TAX KEY #: 168-05301-0246, 168-05301-0433**

**THE SCHNEIDER CORPORATION**  
1330 WIN HENTSCHEL BLVD, SUITE 100  
WEST LAFAYETTE, IN 47906-4156  
TELEPHONE: 765-448-6661  
FAX: 765-448-6665  
www.schneidercorp.com





0 60' 120'  
SCALE: 1" = 60'

- LEGEND**
- BUILDING SETBACK LINE
  - EASEMENT LINE
  - NVA NO VEHICULAR ACCESS
  - 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "SCHNEIDER FROM #2001" TO BE SET AFTER FINAL GRADING.

# MINOR SKETCH PLAN FOR: PURDUE RESEARCH PARK PHASE II, PART II, SECTION VIII WEST LAFAYETTE, INDIANA

REPLAT OF LOT 2 OF PURDUE INDUSTRIAL RESEARCH PARK, PHASE II, SECTION 1 AND  
THE REPLAT OF LOT 14 OF PURDUE RESEARCH PARK, PHASE II, PART II, SECTION 7  
WEST LAFAYETTE, INDIANA

THE TOPOGRAPHIC INFORMATION FOR THE SITE IS PROVIDED  
BY THE SCHNEIDER CORPORATION.

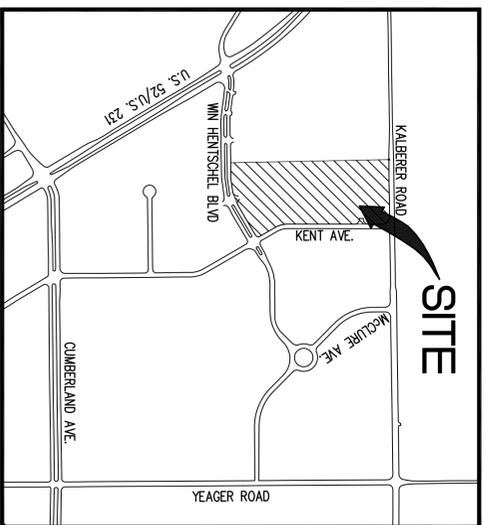
BOUNDARY INFORMATION BASED ON A SURVEY BY THE  
SCHNEIDER CORPORATION DATED NOVEMBER, 2004.

**LAND DESCRIPTION:**

Lot numbered Two (2) in the Purdue Industrial Research Park, Phase II, Part II, Section 1, City of West Lafayette, Tippecanoe County, Indiana, the plot of which is recorded in Plat Cabinet D, Slide 22 (Record #89-08912), in the Tippecanoe County Recorder's Office.

**ALSO**

Lot numbered Fourteen (14) in the Purdue Research Park, Phase II, Part II, Section VII, City of West Lafayette, Tippecanoe County, Indiana, the plot of which is recorded in Plat Cabinet 6, Slide 161 (Record #01002346), in the Tippecanoe County Recorder's Office. Containing in all 15.13 acres, more or less. Located in the City of West Lafayette, Tippecanoe County, Indiana.



**SITE**

**AREA MAP**

**UTILITY INFORMATION**

**SANITARY SEWER:**  
AN 8" SANITARY SEWER EXISTS WITHIN THE 80' EASEMENT ALONG THE WEST SIDE OF THE PROPERTY.  
**WATER:**  
AN 8" WATER MAIN EXISTS ON THE EAST SIDE OF KENT AVENUE.  
**ELECTRIC:**  
THE SITE HAS UNDERGROUND ELECTRIC LINES WITHIN THE 80' EASEMENT ALONG THE WEST SIDE OF THE PROPERTY.  
**GAS:**  
GAS MAIN EXISTS WITHIN THE 80' EASEMENT ALONG THE WEST SIDE OF THE PROPERTY AND A 4" GAS MAIN IS LOCATED ON THE WEST SIDE OF KENT AVENUE.  
TELEPHONE SERVICE IS LOCATED ALONG KENT AVENUE.

**OWNER/SUBDIVIDER:**

PURDUE RESEARCH FOUNDATION  
1281 WIN HENTSCHEL BOULEVARD  
WEST LAFAYETTE, IN 47906  
(765) 588-3470  
TAX KEY #S: 168-05301-0246,  
168-05301-0433

**ENGINEER/SURVEYOR:**

THE SCHNEIDER CORPORATION  
1330 WIN HENTSCHEL BLVD, SUITE 100  
WEST LAFAYETTE, IN 47906  
(765) 448-6661

PURDUE RESEARCH PARK  
PHASE 2, PART 2, SECTION 8  
WEST LAFAYETTE, INDIANA

PURDUE RESEARCH FOUNDATION  
1281 WIN HENTSCHEL BLVD, WEST LAFAYETTE, IN 47906

**Schneider**  
THE SCHNEIDER CORPORATION  
1330 WIN HENTSCHEL BLVD.  
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ARCHITECTURE  
CIVIL ENGINEERING  
ENVIRONMENTAL ENGINEERING  
GEOTECHNICAL SERVICES  
OS \* US  
HOME BUILDER SERVICES  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
TRANSPORTATION ENGINEERING

REVISIONS:

DATE: \_\_\_\_\_

THE SCHNEIDER CORPORATION (2009)

DATE: 10/16/09 PROJECT NO: 3505.040A  
DRAWN BY: JEP CHECKED BY:  
SHEET TITLE: MINOR SKETCH PLAN  
DRAWING FILE: L:\3\3505\040A\dwg\3505040A\_SKETCH PLAN.dwg  
PLOT FILE: L:\3\3505\040A\dwg\3505040A.dwg  
SHEET NO: 11