

ELKHART COUNTY PLAT COMMITTEE

Public Service Building
MEETING ROOMS A & B
4230 Elkhart Road, GOSHEN, INDIANA

Roll Call

Acceptance of the Elkhart County Development Ordinance, and Staff Report materials as evidence for today's hearings.

9:00 A.M.

- A. Petitioner: Edward Jay & Tracey Lynn Chupp (page 1)
represented by Jones Petrie Rafinski
Petition: for primary approval of a 1-lot minor subdivision to be known as **CHUPP MINOR SUBDIVISION.**
Location: west side of CR 31, 640 ft. north of CR 18, in Jefferson Township.
(MI-0358-2025)

B. Petitioner: Showcase Deluxe Properties LLC (page 2)
represented by Advanced Land Surveying of Northern Indiana, Inc.
Petition: for primary approval of a 2-lot minor subdivision to be known as **REPLAT OF LOT 1 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION.**
Location: east side of CR 25, 300 ft. south of CR 2, in Washington Township.
(MI-0434-2025)

C. Petitioner: Chad A. Rohrer Trustee of The Chad A. Rohrer Trust (page 3)
represented by Advanced Land Surveying of Northern Indiana
Petition: for primary approval of a 3-lot minor subdivision to be known as **REPLAT OF ROHRER TRUST MINOR SUBDIVISION.**
Location: north side of E. Jackson Blvd. (SR 120), north end of CR 15, in Concord Township.
(MI-0436-2025)

- D. Petitioner: Mati2023 LLC (page 4)
 represented by Land & Boundary LLC
Petition: for primary approval of a 3-lot minor subdivision to be known as **MATIAS PARRA MINOR SUBDIVISION.**
Location: northeast side of CR 16, 1,340 ft. south of Toledo Rd., common address of 24675 CR 16 in Concord Township. (MI-0442-2025)

E. Petitioner: Rosanna Helmuth & LouElla Helmuth, (page 5)
 Trustees of the Eli L. Helmuth & Mary E. Helmuth Life Estate
 represented by Land & Boundary LLC
Petition: for primary approval of a 2-lot minor subdivision to be known as **FLOWER VALLEY MINOR SUBDIVISION.**
Location: north side of CR 24, 100 ft. west of East County Line Rd., common address of 10037 CR 24 in Middlebury Township. (MI-0443-2025)

F. Petitioner: CJs Holdings LLC (page 6)
 represented by Abonmarche Consultants
Petition: for primary approval of a 2-lot minor subdivision to be known as **ELCONA DEL BOCA VISTA 2.0.**
Location: south end of Barbarrah Dr., 355 ft. south of Gunder Rd. east of CR 21, in Jefferson Township. (MI-0446-2025)

G. Petitioner: Jason G. Hughes (Deceased) & Joanna Hughes (page 7)
 represented by B. Doriot & Associates, Inc.
Petition: for primary approval of a 1-lot minor subdivision to be known as **I JUST WANTED A HOUSE MINOR.**
Location: west side of CR 23, 2,970 ft. south of CR 20, common address of 59059 CR 23 in Jefferson Township. (MI-0439-2025)

H. Petitioner: Nathan & Geneva Kemp (Owner/Buyer) (page 8)
 & Matthew D. Miller & Kaylene N. Miller Husband & Wife (Sellers)
 represented by B. Doriot & Associates Inc.
Petition: for primary approval of a 1-lot minor subdivision to be known as **KEMP'S LOGANSPOUT STATE ROAD MINOR.**
Location: west side of CR 22, 940 ft. south of CR 20, in Middlebury Township. (MI-0440-2025)

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 10TH DAY OF JULY 2025 AT 9:00 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Steve Warner. The following staff members were present: Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and Don Shuler, Attorney for the Board.

Roll Call.

Present: Philip Barker, Steven Edwards, Steve Warner, Steve Clark.

Absent: Lori Snyder.

2. A motion was made and seconded (*Edwards/Clark*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of June, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Edwards*) that the Elkhart County Development Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. The application for primary approval of a 2-lot minor subdivision to be known as MILLER RETREAT MINOR SUBDIVISION, for Leroy L. Hochstetler and Janice L. Hochstetler, Husband and Wife represented by Land & Boundary LLC, on property located on the east side of CR 9, 1,600 ft. north of CR 52, common address of 71182 CR 9 in Union Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0360-2025*.

Steve Warner asked for clarification in regards to what the Developmental Variance for no road frontage. Mr. Dean indicated on the map where the access easement will go due to the no road frontage Developmental Variance.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Clark that this request for primary approval of a 2-lot minor subdivision to be known as MILLER RETREAT MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The meeting was adjourned at 9:03 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 14, 2025

Transaction Number: MI-0358-2025.

Parcel Number(s): 20-07-13-426-009.000-019.

Existing Zoning: A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as CHUPP MINOR SUBDIVISION.

Petitioner: Edward Jay & Tracey Lynn Chupp, represented by Jones Petrie Rafinski.

Location: West side of CR 31, 640 ft. north of CR 18, in Jefferson Township.

Site Description: Proposed lot 1 is 2.10 acres and rectangular in shape with a proposed residence.

History and General Notes:

➤ None.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 06/02/2025 Meeting Date: August 14, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0358-2025

Description: for primary approval of a 1-lot minor subdivision to be known as CHUPP MINOR SUBDIVISION

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>	<u>Private Surveyor</u>
Jones Petrie Rafinski 325 S. Lafayette Blvd. South Bend, 46601	Edward Jay & Tracey Lynn Chupp 16807 Arbor Vista Drive Goshen, IN 46528	Jones Petrie Rafinski 325 S. Lafayette Blvd. South Bend, 46601	Jones Petrie Rafinski 325 S. Lafayette Blvd. South Bend, IN 46601

Site Address: 00000 Cr 31 GOSHEN, IN 46528	Parcel Number: 20-07-13-426-009.000-019
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Township: Jefferson
Location: WEST SIDE OF CR 31, 3,750 S OF US 20

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: A-1	NPO List:
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Present Use of Property:

Legal Description:

Comments:

Applicant Signature:	Department Signature:
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MI-0358-2025

JEFFERSON

MIDDLEBURY

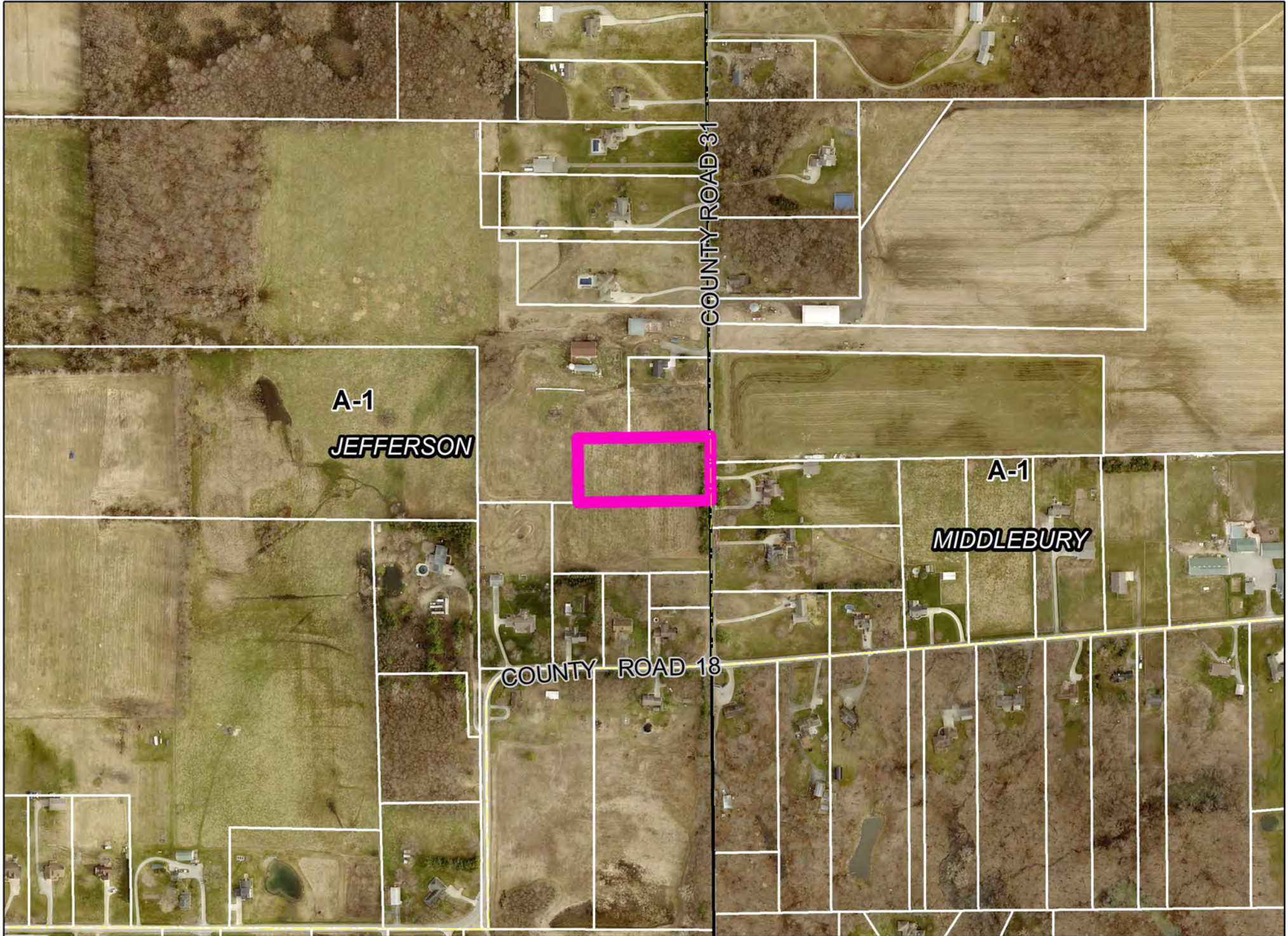
A-1

COUNTY ROAD 31

A-1



MI-0358-2025



2021 Aerials

1 inch = 400 feet



File: J:\Projects\2025 Projects\2025-01592 Chupp CR31 Minor Subdivision\02_Survey\Exst\2501592Exst.dwg Saved By: vbera Plotted: 2025-07-25 8:17 AM

Chupp Minor Subdivision

A Part of the Southeast Quarter of Section 13 Township 37 North, Range 6 East,
Jefferson Township, Elkhart County, Indiana

Deed of Dedication

We the undersigned, owner(s) of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the requirements of the Elkhart County, Indiana, Development Ordinance. This subdivision shall be known as **CHUPP MINOR SUBDIVISION**. All streets, alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Owner's Certification

This is to certify that the undersigned are the owners of property herein described in the above caption, and have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, thereon indicated.

Dated this _____ day of _____, 2025.

Edward Jay Chupp

Tracey Lynn Chupp

Notary Public Certificate

State of Indiana)
) ss;
County of Elkhart)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ and acknowledged the execution of this instrument.

Witness my hand and seal this _____ day of _____, 2025.

Notary Public, residing in _____ County

My commission expires: _____

Auditor

Duly entered for taxation this _____ day of _____ 2025.

Patricia A. Pickens Auditor, Elkhart County, Indiana

Recorder

Received for record this _____ day of _____, 2025, at _____
and recorded in Plat Book _____ Page _____,
Instrument No. _____.

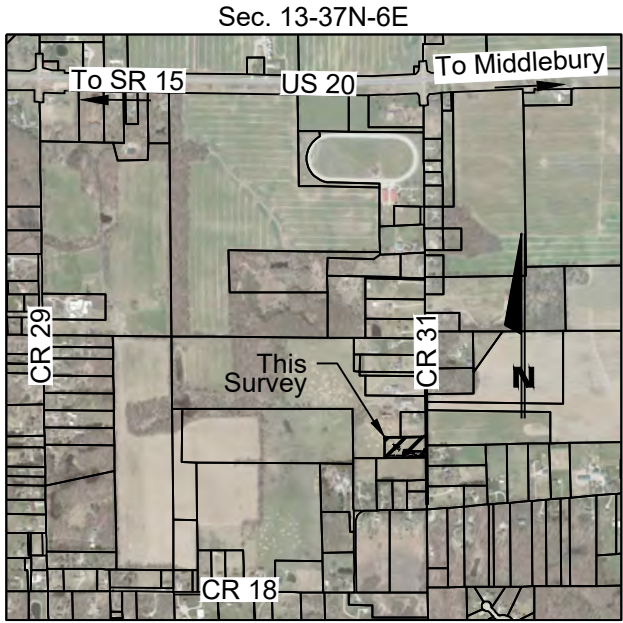
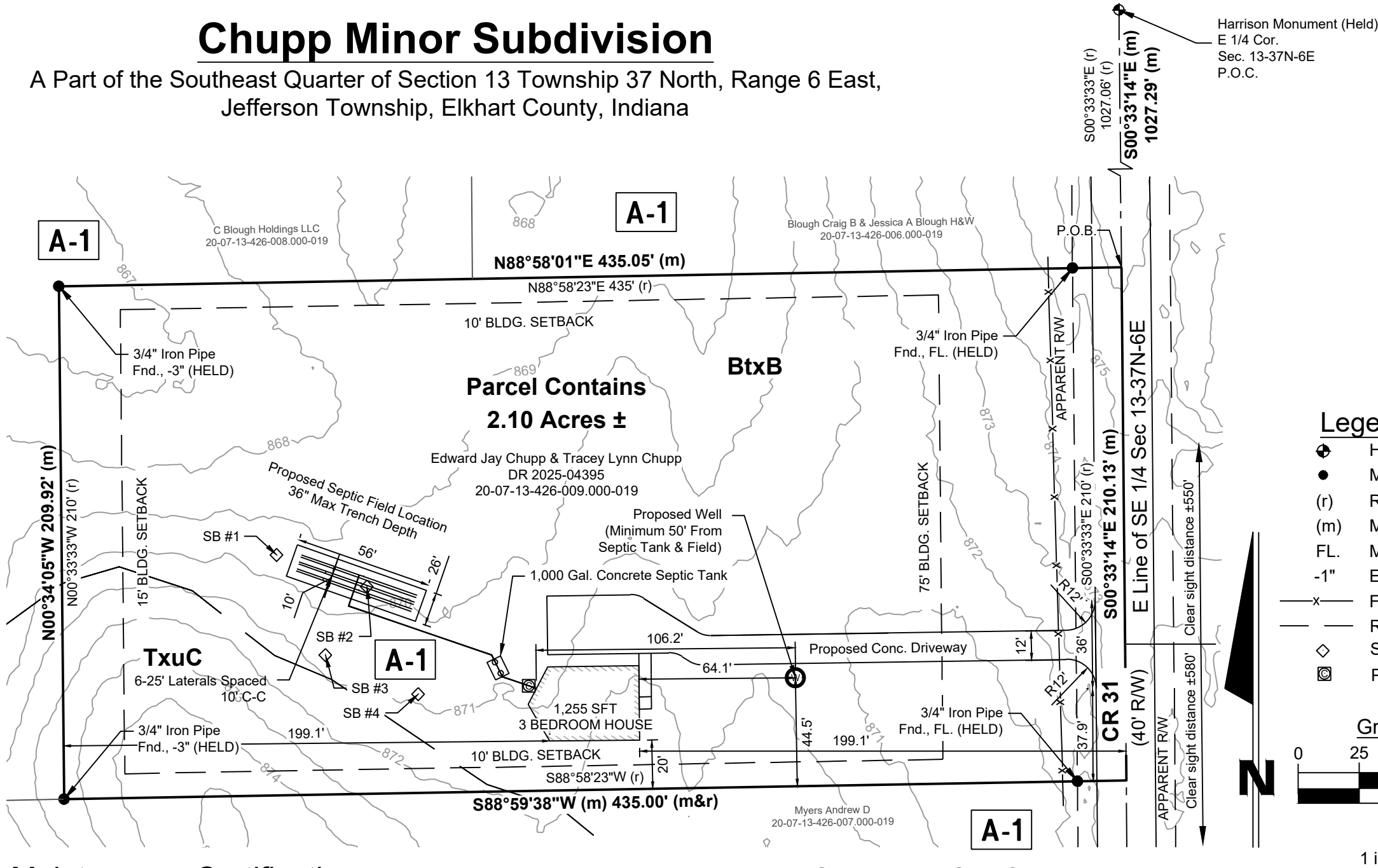
Kaala Baker Recorder, Elkhart County, Indiana

Elkhart County Plan Commission Approval

This subdivision is found to be in compliance with the Elkhart County Subdivision Control Ordinance and the dedications shown on this plat are hereby approved and accepted to the benefit of Elkhart County this

_____ day of _____, 2025.

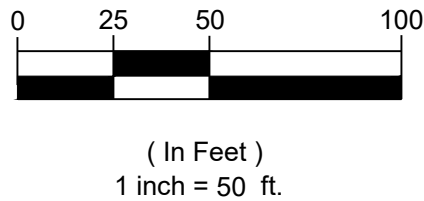
Mae Kratzer, Plan Director



Legend

- Harrison Monument
- Monument Recovered
- (r) Record dimension
- (m) Measured dimension
- FL. Mon. flush with ground
- 1\"/>

Graphic Scale



Drainage Maintenance Certification

The maintenance of all drainage facilities including culverts and swales shall be the responsibility of each lot owner, and no owner shall permit, allow or cause any of said facilities to be obstructed or removed or to in any way impede the flow of water across or through said facilities. In the event any such facilities become damaged or in disrepair, it shall be the responsibility of the lot owner to repair such facilities at the owner's expense.

In the event of the owner's failure to maintain such drainage facilities in good order and repair, appropriate governmental authority of Elkhart County, Indiana, may repair such drainage facilities and invoice the costs of such repair to the last owner. Elkhart County, Indiana, is granted an easement across a lot owner's real estate for the purpose of repairing any drainage facilities on said lot owner's real estate. The amount of any assessment for the costs of such repair, as assessed by said governmental authority, shall constitute a lien upon the real estate of the lot owner and an encumbrance upon the title to said lot.

Elkhart County, Indiana, is further granted right of action for the collection of said indebtedness from the lot owner, and for the foreclosure of said lien in the manner in which mortgages are foreclosed under the laws of said State of Indiana. Any such collection and/or foreclosure action shall be maintained in the courts of general jurisdiction of the State of Indiana, and shall be commenced in Elkhart County, Indiana.

Flood Classification

This property is not located within the floodplain as per information obtained from Flood Insurance Rate Map, National Flood Insurance Program, Community-Panel Number 18039C0167D, Dated 8/2/2011.

Surveyor's Statement

This plat is in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code with the lines of this plat in relative agreement with an unrecorded Certificate of Survey by Stephenson Land Surveying Dated 2/5/2025.

General Notes

The proposed subdivision is currently zoned A-1 (Exempt). Adjoining parcels are A-1.

A-1 Primary Structure
75' Front Yard (from centerline of Right of Way)
10' Side Yard
15' Rear Yard

Accessory Structure
Same as Primary
5' Side Yard
10' Rear Yard
6' Other Structures

- Access to the proposed Lots will be from CR 31.
- Contours and soils are depicted per the Elkhart County GIS.
- Intended land use is residential.
- No ponding soils on-site

Elkhart County Restrictions are in effect, no other restrictions.

Surveyor's Certificate

I, Robert S. Aloï, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, that all the monuments will be installed in accordance with the provisions of the platting ordinance; and that their location, size, type and material are accurately shown.

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.

Robert S. Aloï 05/28/2025
PS 20200024 Date



Legal Description

Per Deed Record 2025-04395:

A part of the Southeast Quarter of section Thirteen (13), Township Thirty-Seven (37) North, Range Six (6) East, Second Principal Meridian, Jefferson Township, Elkhart County, State of Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section Thirteen (13); Thence South 00 degrees 33 minutes 33 seconds East along the East line of the Southeast Quarter of said Section Thirteen (13) a distance of 1027.06 feet to the point of beginning of this description; Thence continuing South 00 degrees 33 minutes 33 seconds East along the said East line a distance 210.00 feet; Thence South 88 degrees 58 minutes 23 seconds West a distance of 435.00 feet: Thence North 00 Degrees 33 minutes 33 seconds a distance of 210.00 feet; Thence North 88 degrees 58 minutes 23 seconds East a distance of 435.00 feet to the point of beginning of this description.

Sanitary System Design (Gravity System)

Design Wastewater Flow = 150 gpd/Bedroom x 3 Bedrooms = 450 gpd


Septic Tank= 1.5 x DWF = 1.5 x 450 gpd = 675 gpd
Minimum Tank Size required by 410 IAC 6-8.3 = 1000 gal

Square Footage of Trench Bottom = 450 sqft

Lineal Feet of 3' Wide Trench = 450/3 = 150 ft (allow 3' around edge of field)

Maximum Trench Depth = 36" (Health Dept.) Spacing 7'-10'

Use 6' laterals, 25' long use center feed manifold

<div><div>JONES PETRIE RAFINSKI</div><div>South Bend, IN p: 574.232.4388 Fort Wayne, IN p: 260.422.2522</div></div>		
CLIENT	Edward Chupp 16807 Arbor Vista Dr. Goshen, IN 46528	
OWNER	Edward Chupp 16807 Arbor Vista Dr. Goshen, IN 46528	
© 2025 JPR - All Rights Reserved REF. DOC. NO.: DR 2025-04395		
SCALE: 1"=50'	DRAWN BY: mbm	SURVEYED: 2/5/2025
DATE: 5/19/2025	CHECKED BY:	JOB NO. 2025-01592
PROJ: Chupp Minor Subdivision	C-1747P	
DESC: Primary Plat		
LOC: SE 1/4 SEC 13-37-6		

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 14, 2025

Transaction Number: MI-0434-2025.

Parcel Number(s): 20-03-14-100-032.000-030.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 1 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION.

Petitioner: Showcase Deluxe Properties LLC, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: East side of CR 25, 300 ft. south of CR 2, in Washington Township.

Site Description: Proposed lots 1A and 1B are 0.9 and 1.18 acres, rectangular in shape, with proposed residences. This is a division of the original lot 1 of Conrad's Bristol Deluxe Minor Subdivision.

History and General Notes:

- **June 22, 2023** – Conrad's Bristol Deluxe Minor Subdivision was recorded.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 07/03/2025 Meeting Date: August 14, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0434-2025

Description: for primary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 1 OF CONRAD'S
BRISTOL DELUXE MINOR SUBDIVISON.

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Showcase Deluxe Properties Llc 21063 Chelton Glen Blvd. Bristol, IN 46507	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 00000 Cr 25 BRISTOL, IN 46507	Parcel Number: 20-03-14-100-032.000-030
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Township: Washington
Location: EAST SIDE OF CR 25, 300 FT. SOUTH OF CR 2

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: A-1	NPO List:
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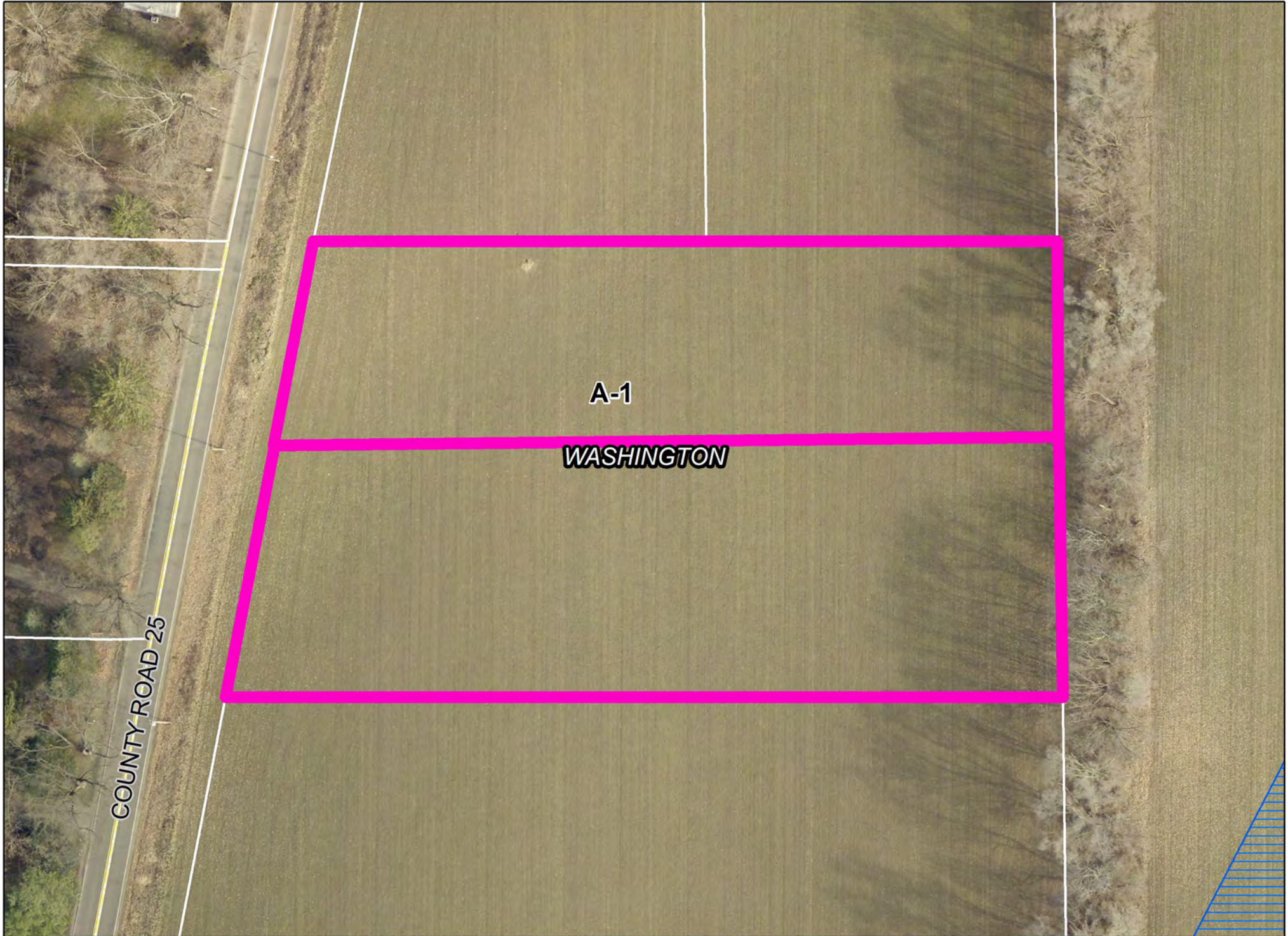
Present Use of Property:

Legal Description:

Comments:

Applicant Signature:	Department Signature:
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MI-0434-2025



MI-0434-2025



2021 Aerials

1 inch = 200 feet





REPLAT OF LOT 1 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION

A 2 LOT MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA

HARRISON MON., 2" DOWN
NW COR., NW 1/4, SEC.
14-T38N-R6E

FOUND RAILROAD
SPIKE 3" DOWN

HARRISON MON.,
FLUSH NE COR., NW
1/4, SEC.
14-T38N-R6E

COUNTY ROAD 2

NOTES:

- 1) THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL
- 3) THE CURRENT ZONING IS A-1 AGRICULTURAL
- 4) THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL
- 5) SOIL TYPES ARE:
BtxB Bristol loamy sand, 2 to 5% slps, Water table depth > 6.0'
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0070 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) THE VERTICAL DATUM FOR THIS SURVEY IS GPS INDOT CORS ON THE NAVD88 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TO BE AS SOON AS POSSIBLE.
- 11) THIS SITE FLOWS TO TROUT CREEK APPROXIMATELY 950' SOUTH WHICH EMPTIES INTO THE ST. JOSEPH RIVER WHICH IS APPROXIMATELY 1400 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THIS PROPERTY.

HIGHWAY NOTE:
CLEAR SIGHT DISTANCE TO THE NORTH IS TO THE 3-WAY STOP AT THE INTERSECTION OF COUNTY ROAD 25 AND COUNTY ROAD 2. CLEAR SIGHT DISTANCE TO THE SOUTH IS 500'. CURVE SOUTH OF LOTS IS POSTED AT 25 MPH.

A-1

CLEAR SIGHT DISTANCE 325' +/-
CLEAR SIGHT DISTANCE 500'

COUNTY ROAD 25

LOT 1

WHISPER TROUT MINOR SUBDIVISION
PLAT BOOK 43 PAGE 15

A-1

LOT 2

WHISPER TROUT MINOR SUBDIVISION
PLAT BOOK 43 PAGE 15

LOT 1A

0.90 Acres

LOT 1B

1.18 Acres

A-1

LOT 2

CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION
PLAT BOOK 43 PAGE 14

LEGAL DESCRIPTION

LOT NUMBER ONE (1) IN CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION, AS PER PLAT THEREOF, RECORDED JUNE 22, 2023 IN PLAT BOOK 43, PAGE 14 AND AS DOCUMENT NUMBER 2023-10063, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

AARON P. ERICKSON
DR 2011-08268

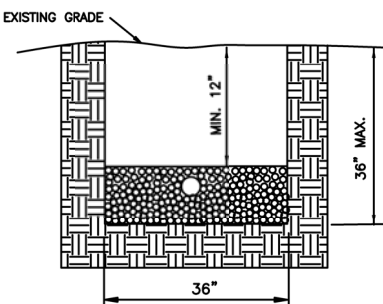
A-1



SE COR., NW 1/4, SEC.
14-T38N-R6E
CALCULATED FROM DEED
RECORD 2011-08268

LEGEND

- FOUND 5/8" REBAR W/CAP (ALS FIRM 035)
- SET 5/8" REBAR W/CAP (ALS FIRM 0135)
- ⊙ SECTION CORNER
- ⊗ DS #1 SOIL BORING LOCATION



CROSS SECTION OF TRENCH

1. MAXIMUM TRENCH DEPTH IS 36"
2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
3. 6" WASHED SC STONE UNDER PIPE
4. 2" WASHED SC STONE OVER PIPE
5. TOTAL STONE DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL

PROPERTY ADDRESS: VACANT LAND CR 2
BRISTOL, INDIANA 46507
OWNER: SHOWCASE DELUXE PROPERTIES, LLC



ADVANCED LAND SURVEYING OF NORTHERN
INDIANA, INC.
17120 COUNTY ROAD 46, NEW PARIS,
INDIANA 46553
(574) 849-4728
RONNIE L. JUSTICE PS

SCALE: 1" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 250612
DATE: 06/29/2025	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

REPLAT OF LOT 1 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION

A 2 LOT MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS _____ DAY OF _____ 2025.

ELKHART COUNTY PLAN COMMISSION

BY: _____
MAE KRATZER, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2025
AT ____ : ____ AND RECORDED IN PLAT BOOK _____ PAGE _____

KAALA BAKER – RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 2025

PATRICIA A. PICKENS – AUDITOR OF ELKHART COUNTY

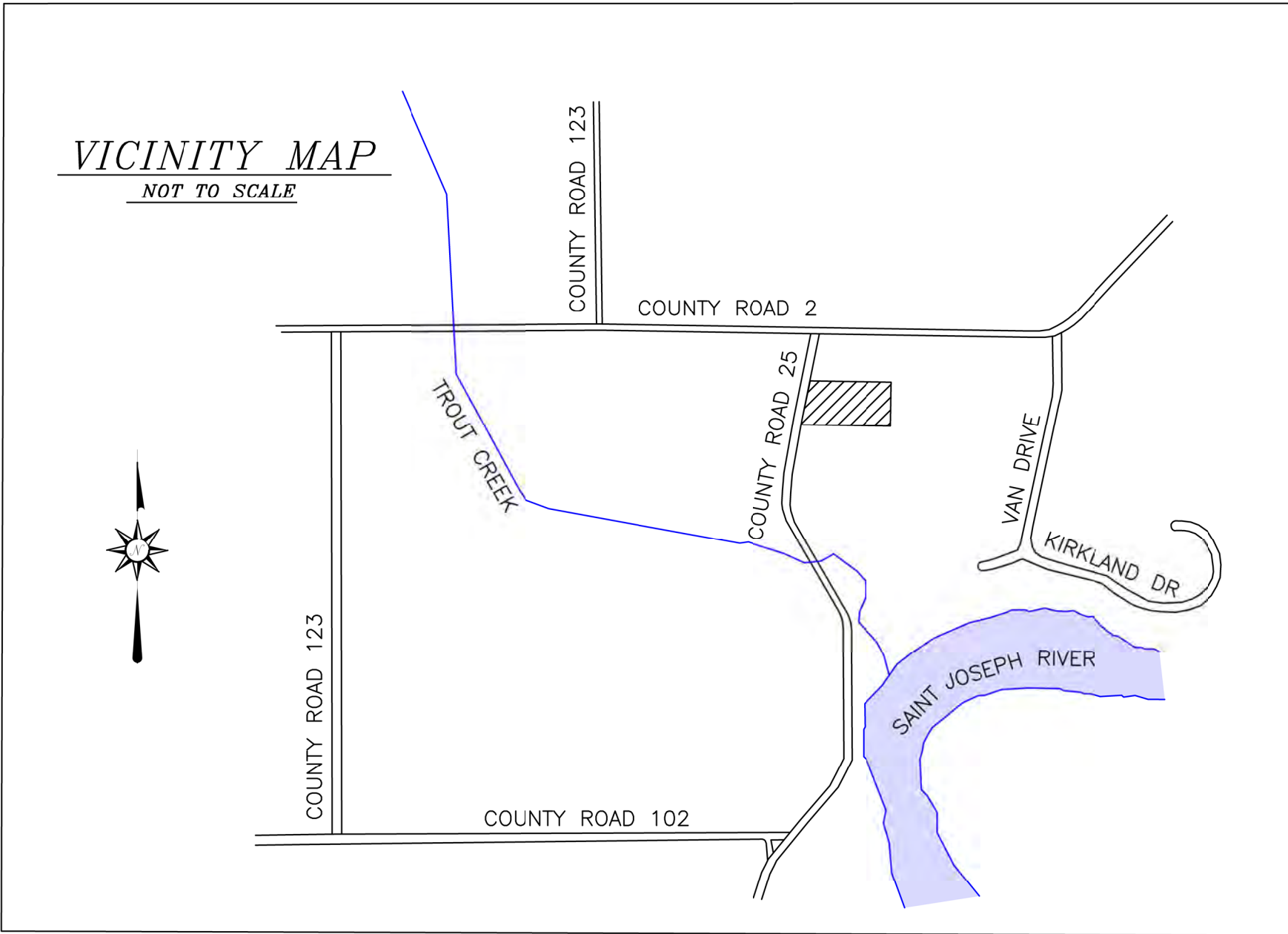
DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

THE BOUNDARY FOR THIS PROPERTY IS RECORDED IN INSTRUMENT NUMBER 2023-04885 IN THE OFFICE OF THE RECORDER, ELKHART COUNTY, INDIANA.



DEED OF DEDICATION and OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 1 OF CONRAD'S BRISTOL DELUXE SUBDIVISION, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

CONWAY HERSHBERGER, OWNER

SHOWCASE DELUXE PROPERTIES, LLC

STATE OF INDIANA)
COUNTY OF ELKHART)SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CONWAY HERSHBERGER AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____DAY OF _____2025.

NOTARY

NOTARY'S PRINTED NAME

RESIDENT OF _____COUNTY

MY COMMISSION EXPIRES_____

I, RONNIE L. JUSTICE, 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.

I, RONNIE L. JUSTICE, HEREBY CERTIFY THAT I AM A LAND SURVEYOR , LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA

SIGNATURE _____
RONNIE L. JUSTICE, PS
IN REG. NO. 80900004



ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC.
17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553
(574) 849-4728
RONNIE L. JUSTICE PS

SCALE: 1" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 250612
DATE: 06/29/2025	APPROVED BY: RLJ	2 OF 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 14, 2025

Transaction Number: MI-0436-2025.

Parcel Number(s): 20-02-35-477-002.000-009, 20-02-36-351-001.000-009, 20-06-02-226-016.000-009.

Existing Zoning: R-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as REPLAT OF ROHRER TRUST MINOR SUBDIVISION.

Petitioner: Chad A. Rohrer, Trustee of the Chad A. Rohrer Trust, represented by Advanced Land Surveying of Northern Indiana.

Location: North side of E. Jackson Blvd. (SR 120), north end of CR 15, in Concord Township.

Site Description: Proposed lots 1, 2, and 3 are 0.75, 0.81, and 0.88 acres, rectangular in shape, with proposed residences. All lots have frontage on E. Jackson Blvd. but they will share an existing access point on proposed lot 1. This is a division of the original sole lot of Rohrer Trust Minor Subdivision.

History and General Notes:

- **August 25, 2022** – Rohrer Trust Minor Subdivision was recorded.
- This minor subdivision includes three 14 ft. lot width Developmental Variances (Ordinance requires 80 ft.).

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 07/07/2025

Meeting Date: August 14, 2025
Plan Commission Hearing (Subdivision)

Transaction #: MI-0436-2025

Description: for primary approval of a 3-lot minor subdivision to be known as REPLAT OF ROHRER TRUST MINOR
SUBDIVISION

Contacts: Applicant

Advanced Land Surveying Of
Northern Indiana, Inc.
17120 County Road 46
New Paris, IN 46553

Land Owner

Chad A Rohrer Trustee Of The
Chad A. Rohrer Trust
23146 Greenleaf Blvd.
Elkhart, IN 46514

Private Surveyor

Advanced Land Surveying Of
Northern Indiana, Inc.
17120 County Road 46
New Paris, IN 46553

Site Address: 00000 East Jackson Blvd
Elkhart, IN 46516

Parcel Number: 20-02-35-477-002.000-009
20-02-36-351-001.000-009
20-06-02-226-016.000-009

Township: Concord

Location: North side of E. Jackson Blvd (SR 120), North end of CR 15

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: R-1

NPO List:

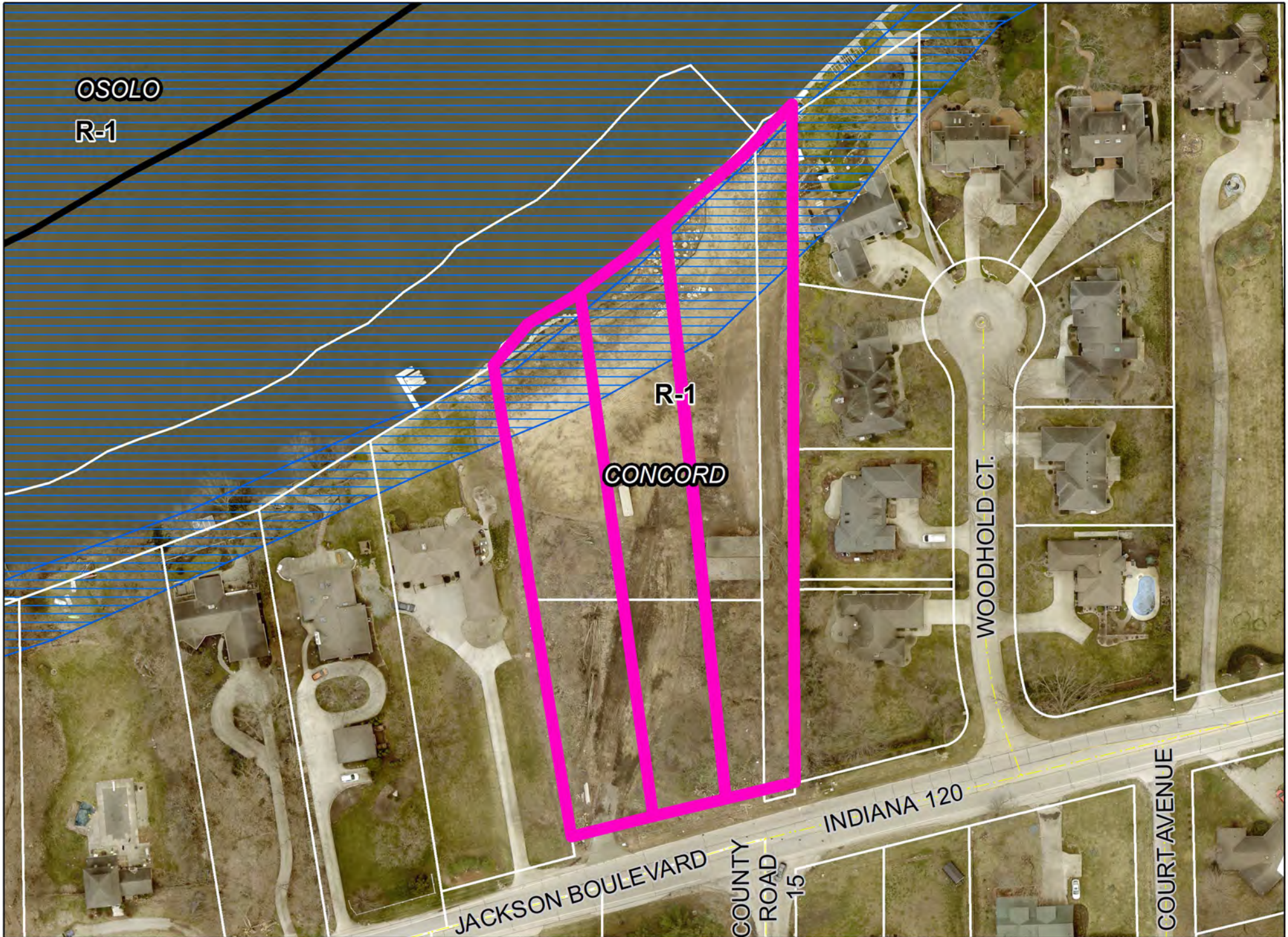
Present Use of Property:

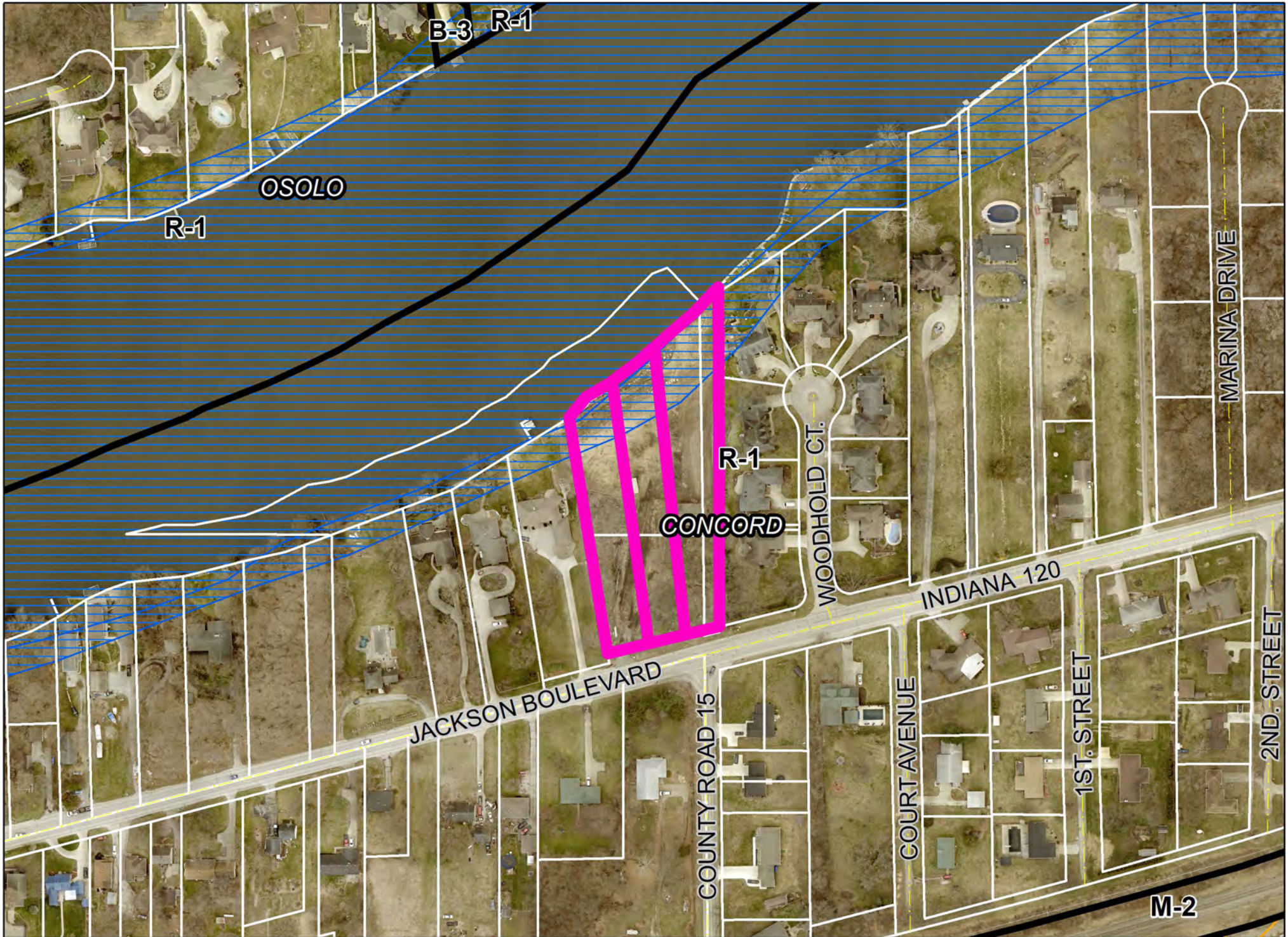
Legal Description:

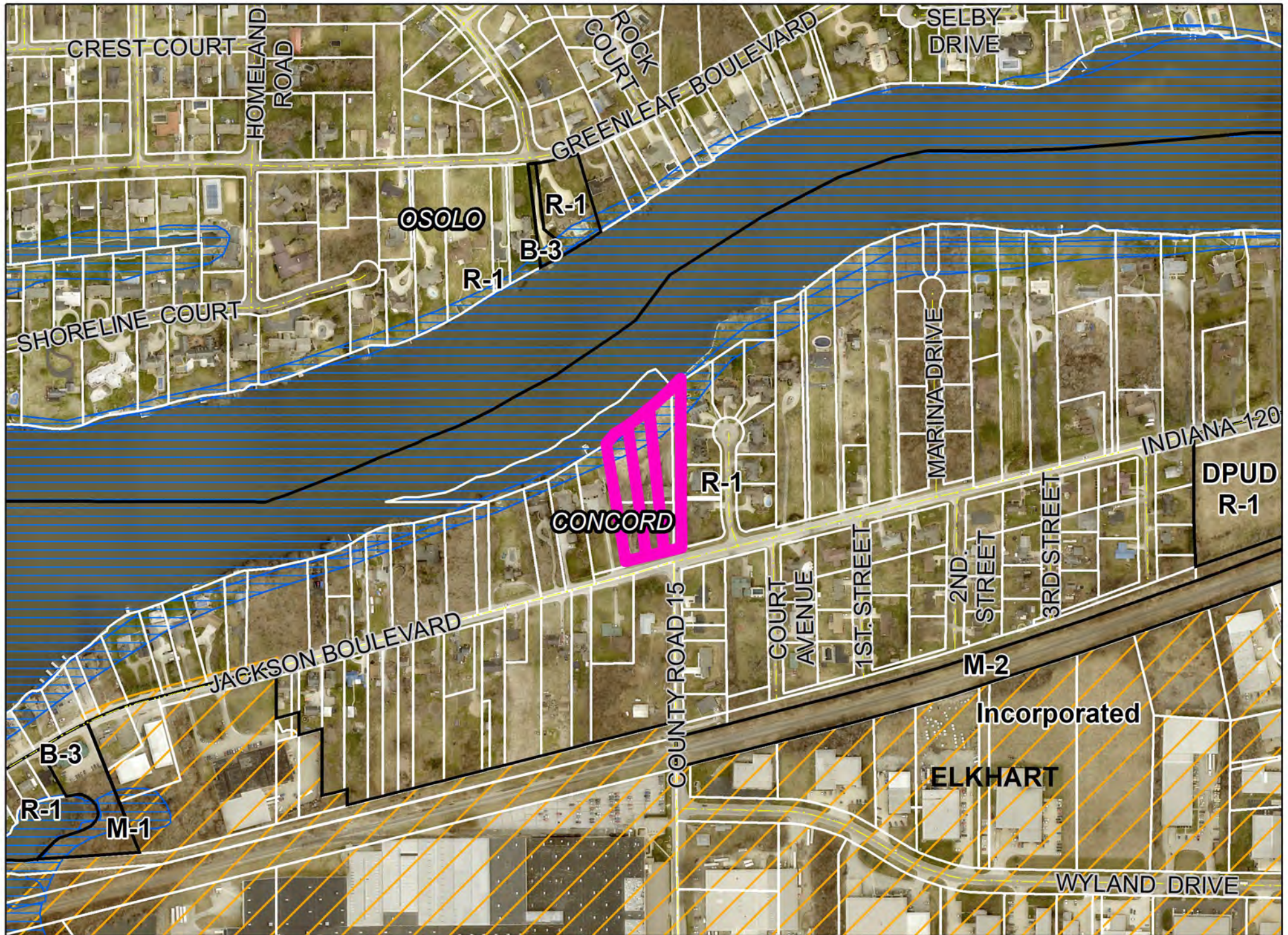
Comments: SEE PREVIOUS MINOR PRIMARY #MI-0452-2022 FOR 1 LOT, APPROVED 7/14/2022 AND SECONDARY #MI-0613-2022.
ALL 3 LOTS REQUIRE A DEVELOPMENTAL VARIANCE FOR ROAD FRONTAGE
for a 13.06 ft. lot-width Developmental Variance (Ordinance requires 80 ft.) to allow for the construction of a residence

Applicant Signature:

Department Signature:







REPLAT OF ROHRER TRUST MINOR SUBDIVISION

A 3 LOT MINOR SUBDIVISION LOCATED IN PART OF THE NW 1/4 OF SECTION 1 AND NE 1/4 OF SECTION 2 TOWNSHIP 37 NORTH, RANGE 5 EAST AND PART OF THE SE 1/4 OF SECTION 35 AND PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA

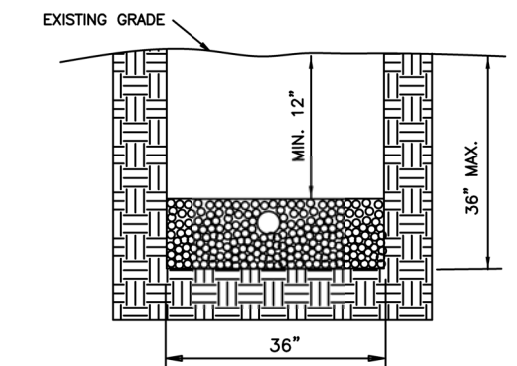
LEGAL DESCRIPTION

LOT NUMBER ONE (1) IN ROHRER TRUST MINOR SUBDIVISION, AS PER PLAT THEREOF, RECORDED AUGUST 25, 2022 IN PLAT BOOK 42, PAGE 35 AND AS DOCUMENT NUMBER 2022-18352, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

NOTES:

- 1) THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL
- 3) THE CURRENT ZONING IS R-1 RESIDENTIAL
- 4) THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL
- 5) SOIL TYPES ARE:
UdpA Urban land-Bristol complex, 0 to 1% slps, Water table depth > 6.0'
- 6) THIS AREA IS PARTIALLY IN A ZONE AE AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0133 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) THE VERTICAL DATUM FOR THIS SURVEY IS GPS TOPNET ON THE NAVD88 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TO BE AS SOON AS POSSIBLE.
- 11) THIS SITE FLOWS TO ST. JOSEPH RIVER ON THE NORTH LINE OF THIS PROPERTY.

THE OAKS
PLAT BOOK 16 PAGE 9



CROSS SECTION OF TRENCH

1. MAXIMUM TRENCH DEPTH IS 36"
2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
3. 6" WASHED 5C STONE UNDER PIPE
4. 2" WASHED 5C STONE OVER PIPE
5. TOTAL STONE DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL

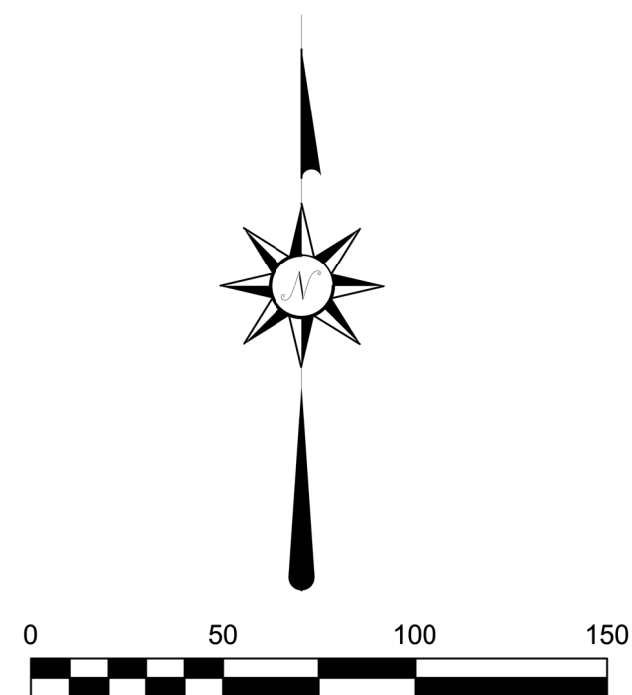
PROPERTY ADDRESS: EAST JACKSON
ELKHART, INDIANA 46516

OWNER: CHAD A. ROHRER, TRUSTEE



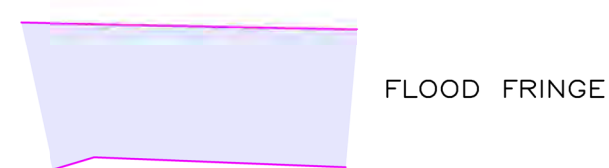
ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC.
17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553
(574) 849-4728
RONNIE L. JUSTICE PS

SCALE: 1" = 50'	DRAWN BY: RLJ	PROJECT NUMBER: 250410
DATE: 07/03/2025	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

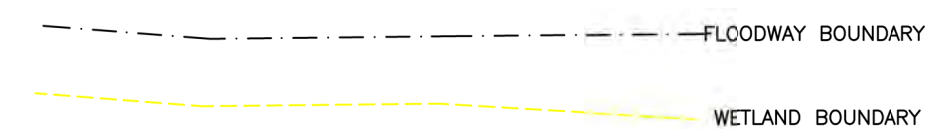


LEGEND

- FOUND IRON AS DESCRIBED
- SET 5/8" REBAR W/CAP
- ⊗ SOIL BORING LOCATION



FLOOD FRINGE



J. SCOTT & KARI R. DESHONE
DR 99-27941

R-1

R-1

R-1

REPLAT OF ROHRER TRUST MINOR SUBDIVISION
A 3 LOT MINOR SUBDIVISION LOCATED IN PART OF THE NW 1/4 OF SECTION 1 AND NE 1/4 OF
SECTION 2 TOWNSHIP 37 NORTH, RANGE 5 EAST AND PART OF THE SE 1/4 OF SECTION 35
AND PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 5 EAST, CONCORD
TOWNSHIP, ELKHART COUNTY, INDIANA

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT
ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO
THE BENEFIT OF ELKHART COUNTY THIS _____ DAY OF _____ 2025.

ELKHART COUNTY PLAN COMMISSION

BY: _____
MAE KRATZER, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2025
AT ____:____ AND RECORDED IN PLAT BOOK _____ PAGE _____

KAALA BAKER — RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 2025

PATRICIA A. PICKENS — AUDITOR OF ELKHART COUNTY

DEED OF DEDICATION and OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND
DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE
SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES
THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE
STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE
CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON
THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS REPLAT OF ROHRER
TRUST MINOR SUBDIVISION, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE
DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES
INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

CHAD A. ROHRER, TRUSTEE OF THE CHAD A. ROHRER TRUST DATED JANUARY 14, 2022

STATE OF INDIANA)
COUNTY OF ELKHART) SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED CHAD A. ROHRER AND EACH SEPARATELY AND SEVERALLY
ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR
THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2025.

NOTARY

JENNIFER L. JUSTICE

RESIDENT OF ELKHART COUNTY

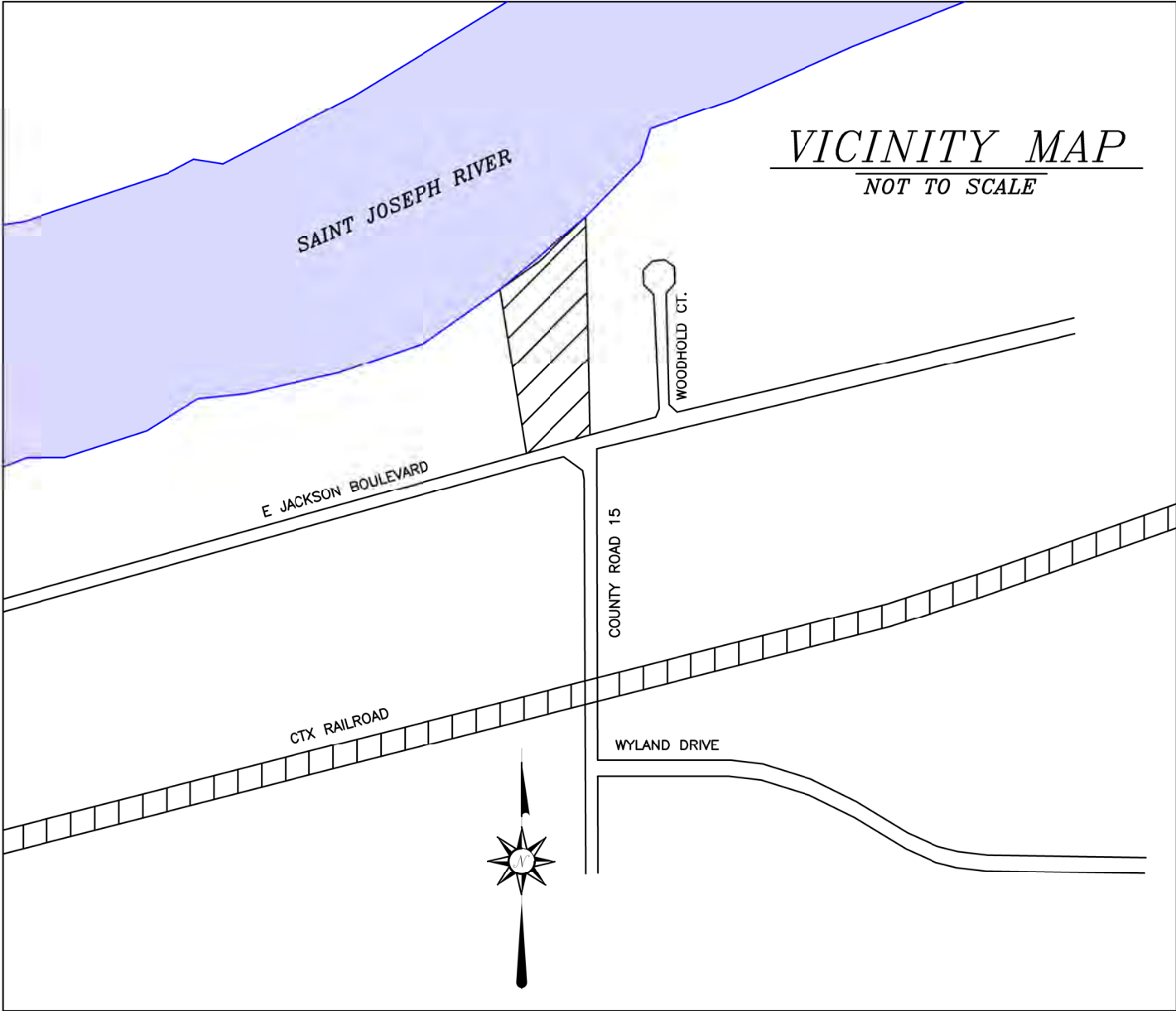
MY COMMISSION EXPIRES MAY 30, 2030

DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES
SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL
PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR
REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH
SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL
BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT
OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH
DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL
AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES
AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY,
INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE
PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL
ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS
ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE
REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID
LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE
COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE
FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE
FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION
AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL
JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART
COUNTY, INDIANA.



SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE
INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED
REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS
ESTABLISHED ON THIS SURVEY.
THE RELATIVE POSITIONAL ACCURACY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED
THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN (0.13 FEET PLUS 100 PARTS
PER MILLION) SURVEY. THE PURPOSE OF THIS SURVEY IS TO PERFORM A RESURVEY OF LOT
NUMBER ONE (1) OF ROHRER TRUST MINOR SUBDIVISION. THIS SURVEY IS TO REPLAT SAID LOT
ONE INTO 3 LOTS. THIS SURVEY IS BASED ON THE PLAT OF ROHRER TRUST MINOR
SUBDIVISION AND A SURVEY OF THE BOUNDARY BY MARBACH, BRADY & WEAVER RECORDED IN
INSTRUMENT NUMBER 2021-29423 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY,
INDIANA AND SUBDIVIDE PROPERTY INTO 3 LOTS. IRONS OF THIS LOT WERE FOUND AND HELD
AS THE BOUNDARY OF THIS SURVEY.

NO SURVEY MATTERS OF THESE SURVEYS HAS CHANGED

BASIS OF BEARINGS IS FROM PLAT OH ROHRER TRUST MINOR SUBDIVISION RECORDED IN PLAT
BOOK 42, PAGE 35 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

PROPERTY ADDRESS: EAST JACKSON
ELKHART, INDIANA 46516

OWNER: CHAD A. ROHRER, TRUSTEE



I, RONNIE L. JUSTICE, 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.

I, RONNIE L. JUSTICE, HEREBY CERTIFY THAT I AM A LAND SURVEYOR , LICENSED IN
COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT
REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE
WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA
ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE
PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA

SIGNATURE _____
RONNIE L. JUSTICE, PS
IN REG. NO. 80900004



ADVANCED LAND SURVEYING OF NORTHERN
INDIANA, INC.
17120 COUNTY ROAD 46, NEW PARIS,
INDIANA 46553
(574) 849-4728
RONNIE L. JUSTICE PS

SCALE: 1" = 50'	DRAWN BY: RLJ	PROJECT NUMBER: 2500410
DATE: 07/03/2025	APPROVED BY: RLJ	SHEET NUMBER: 2 OF 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 14, 2025

Transaction Number: MI-0442-2025.

Parcel Number(s): 20-06-10-176-014.000-009.

Existing Zoning: R-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as MATIAS PARRA MINOR SUBDIVISION.

Petitioner: Mati2023 LLC, represented by Land & Boundary LLC.

Location: Northeast side of CR 16, 1,340 ft. south of Toledo Rd., in Concord Township.

Site Description: Proposed lot 1 is 0.54 acres, rectangular in shape, with an existing home. Proposed lot 2 is 0.97 acres, rectangular in shape, with an existing home. Proposed lot 3 is 0.49 acres, square in shape, with a proposed home. Proposed lots 2 and 3 will share an existing access point at the northwest end of the frontage.

History and General Notes:

- This minor subdivision includes 3 Developmental Variances:
 - 1) A variance to allow for a proposed home on property (proposed lot 3) with no road frontage served by an access easement.
 - 2) A 52 ft. lot width Developmental Variance (Ordinance requires 80 ft.) to allow for an existing home (on proposed lot 2).
 - 3) A 5 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing home (on proposed lot 2) 5 ft. from the east side property line.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 07/07/2025 Meeting Date: August 14, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0442-2025

Description: for primary approval of a 3-lot minor subdivision to be known as MATIAS PARRA MINOR SUBDIVISION

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526	Mati2023 Llc 1732 Columbia Avenue Elkhart, IN 46514	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526

Site Address: 24675 County Road 16 Elkhart, IN 46516	Parcel Number: 20-06-10-176-014.000-009
---	---

Township: Concord
Location: NORTH SIDE OF CR 16, 1,340 FT. SOUTH OF TOLEDO RD.

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
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Zoning: R-1	NPO List:
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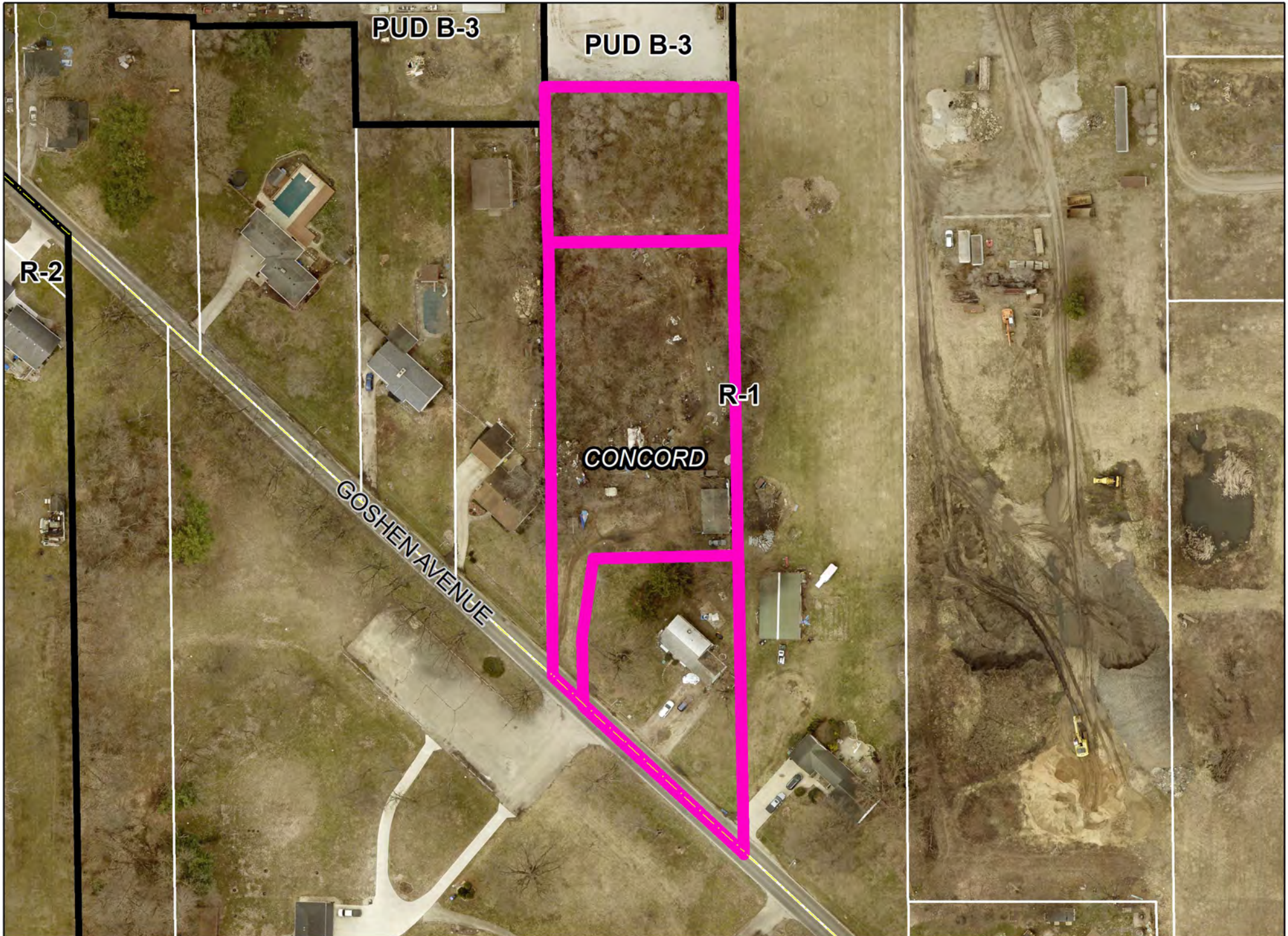
Present Use of Property:

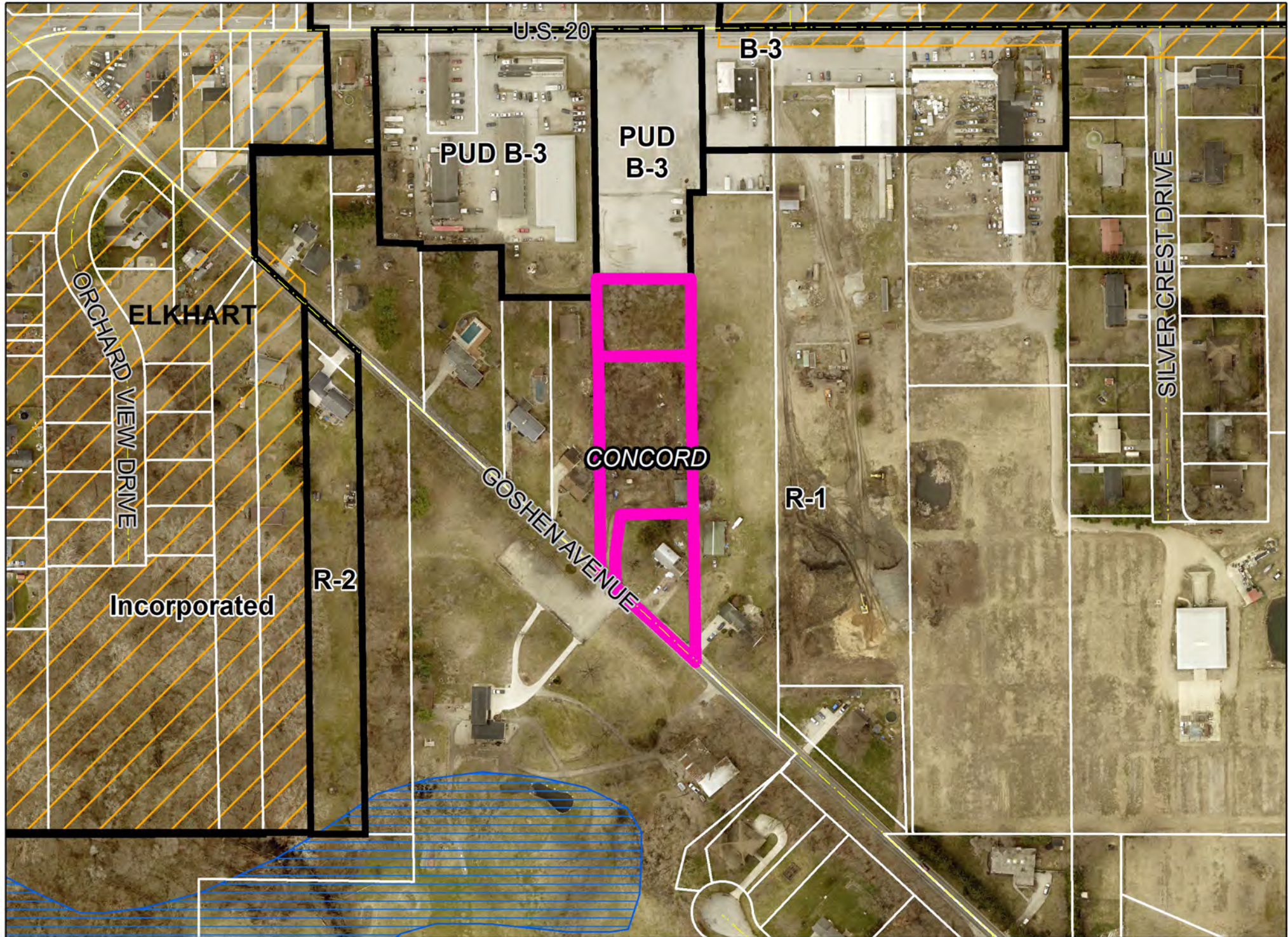
Legal Description:

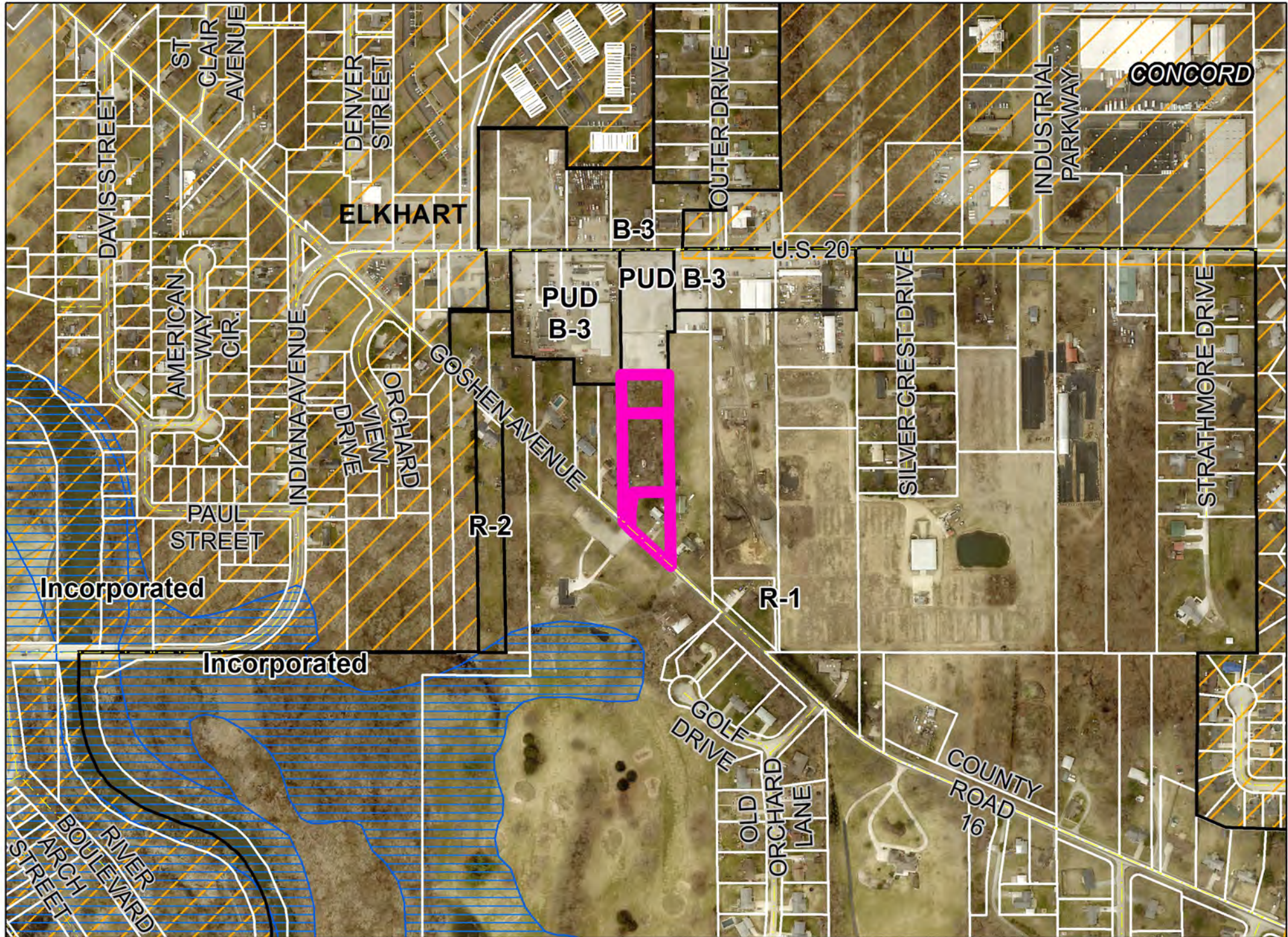
Comments: DEVELOPMENTAL VARIANCES ARE PART OF MI-0442-2025
for a Developmental Variance to allow for the construction of a residence on property with no road frontage served by an access easement on proposed lot 3, for a 72 ft. ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence on proposed lot 2, and for a 4 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 6 ft. from the east side property line.

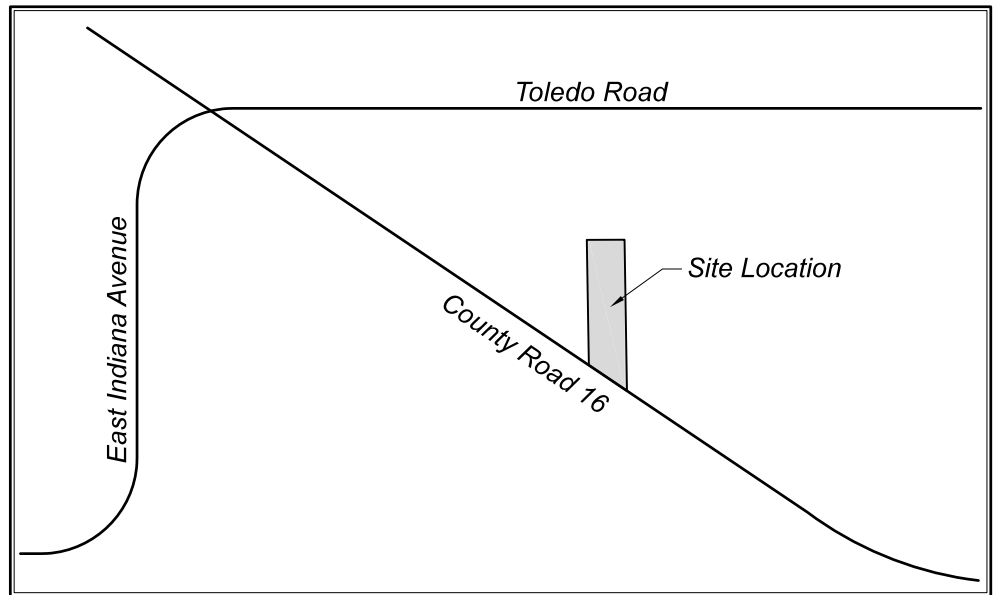
Applicant Signature:

Department Signature:









Vicinity Map
Not to Scale

Land Description

A part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 10, Township 37 North, Range 5 East, Concord Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetler of Land and Boundary LLC, registration number LS21400008, as shown on a survey dated July 3, 2025 for project number 250504, and being more particularly described as follows:

Beginning at an iron stake that is 771.5 feet West and 407.53 feet South of the Northeast corner of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of said Section 10, said point being the Northwest corner of land deeded to MATI2023, LLC in Document No. 2025-07802 and recorded in the Office of the Recorder of Elkhart County, Indiana; thence South 00°54'08" East along the West line of said MATI land a distance of 482.77 feet to the center of County Road 16, also known as Goshen Road, said point being the Southwest corner of said MATI land; thence South 47°31'59" East along the center of said County Road 16 a distance of 215.72' to the Southeast corner of said MATI land; thence North 00°54'05" West along the East line of said MATI land a distance of 629.09 feet to the Northeast corner thereof being marked by a rebar; thence South 89°45'32" West along the North line of said MATI land a distance of 156.84 feet to the Point of Beginning of this description.

Containing 2.00 Acres of Land.

Notes:

- 1 - These lots will be developed to not impede the natural flow of storm water on this tract.
- 2 - The land use is residential.
- 3 - The current zoning is R-1.

4 - Lot 1 will be served by an existing septic and well per septic permit #04-RC-06-1440 filed with the Elkhart County Health Department. Lot 2 will be served by an existing septic and well per septic permit # 00-R1-06-1073 filed with the Elkhart County Health Department. Lot 3 will be served by a proposed well and septic to be designed by others.

5 - Proposed residence main level floor elevation will be determined at the time of construction.

6 - Soil Types Are:
- UdpA - Urban land-Bristol complex, More than 80" to water table
(Source: USDA Web Soil Survey)

7 - Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0137D, dated 8-2-2011, the property is located zone "X".

8 - The vertical datum for this survey is NAVD88 taken utilizing GPS equipment and Elkhart County GIS published data.

9 - Sight distance to the North and South is 610 feet plus for both of the existing drives along County Road 24. Toledo Road is 1370 feet Northwest of the existing parcel. There is 100 feet between the proposed and existing drives on the parcel and 115 feet between the existing and the drive to the South. A drive was located on the Southwest side of County Road 16 being directly across the road.

10 - Development time to be as soon as possible.

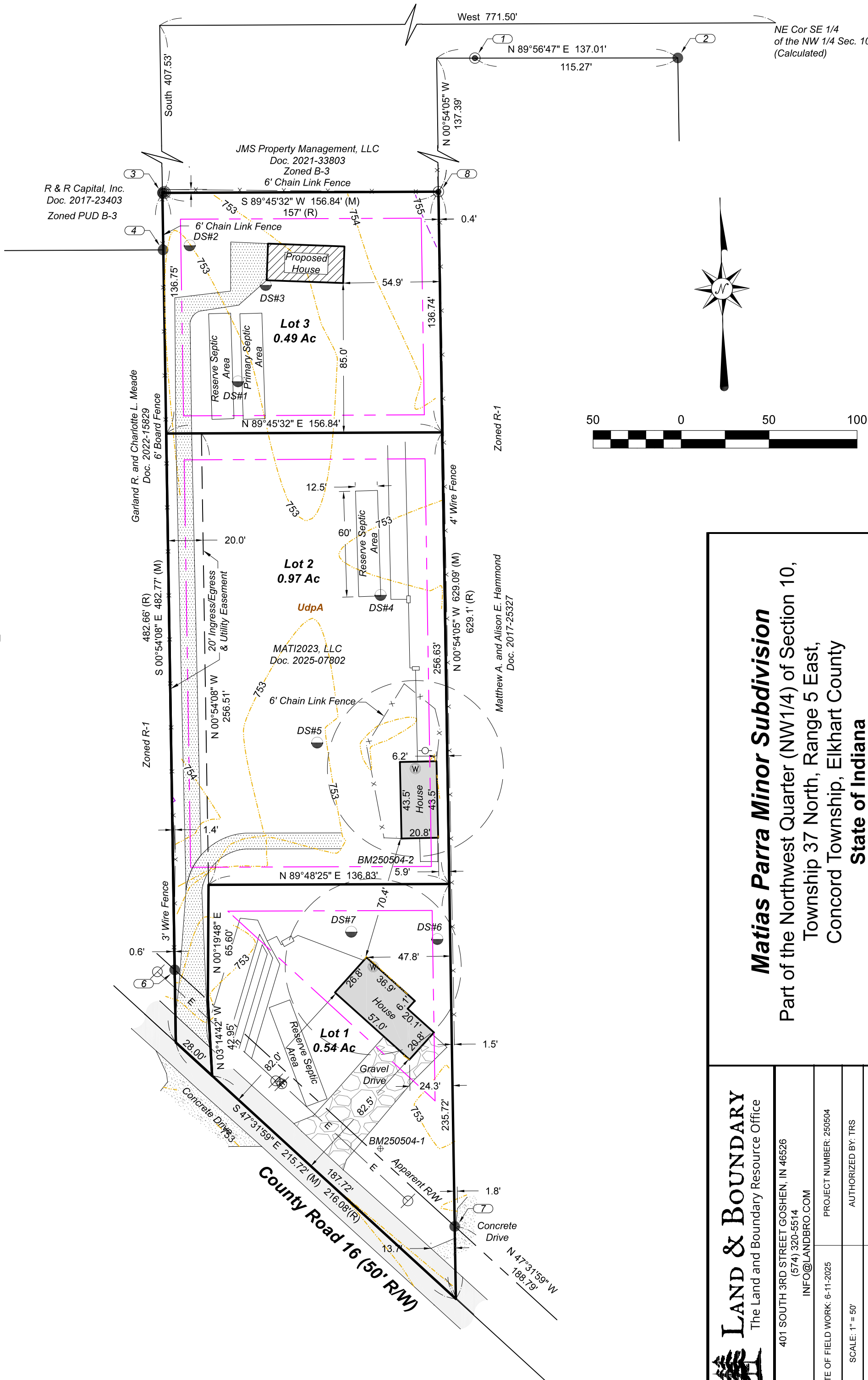
11 - Elkhart County Restrictions are in effect.

12 - Building Setbacks
- 75' Front (from C/L)
- 10' Side
- 15' Rear


13 - Site benchmarks
BM250504 - 1
Hub with a tack set 53 feet South of the South corner of the existing house on proposed Lot 1 approximately 10 East of the existing drive.
Elevation - 849.41'

BM250504 - 2
The Southwest corner of the concrete pad on the South side of the existing house on proposed Lot 2.
Elevation - 753.80'

14 - This parcel is currently going through the developmental variance process for a Lot with no road frontage, and a lot with only 28 feet of frontage where the Elkhart County UDO requires 80 feet, and an existing structure that violates the building setback requirements.



Client/Owner: MATI2023, LLC (Doc. 2025-07802) Site Location: 24675 County Road 16 Elkhart, Indiana 46516

**LAND & BOUNDARY**
The Land and Boundary Resource Office
401 SOUTH 3RD STREET GOSHEN, IN 46526
(574) 320-5514
INFO@LANDBRO.COM

DATE OF FIELD WORK: 6-11-2025

SCALE: 1" = 50'

SHEET 1 OF 2

PROJECT NUMBER: 250504

AUTHORIZED BY: TRS

DRAFTING BY: LRR

Matias Parra Minor Subdivision
Part of the Northwest Quarter (NW1/4) of Section 10,
Township 37 North, Range 5 East,
Concord Township, Elkhart County
State of Indiana

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS _____ DAY OF _____ 2025

ELKHART COUNTY PLAN COMMISSION

BY: _____
MAE KRATZER, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2025

AT ____:____ AND RECORDED IN PLAT BOOK _____ PAGE _____

KAALA BAKER, RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 2025

PATRICIA A. PICKENS, AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS ALL LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

THE BOUNDARY SURVEY FOR THIS PROPERTY IS RECORDED IN ELKHART COUNTY INSTRUMENT NUMBER _____

DEED OF DEDICATION and OWNERS' CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS MATIAS PARRA MINOR SUBDIVISION, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

DAVID PARRA, MEMBER

STATE OF INDIANA)
) ss:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared DAVID PARRA and each separately and severally acknowledged the foregoing instrument as their voluntary act and deed for the purposes herein expressed.

Witness my hand and Notarial Seal this _____ day of _____ 2025.

NOTARY

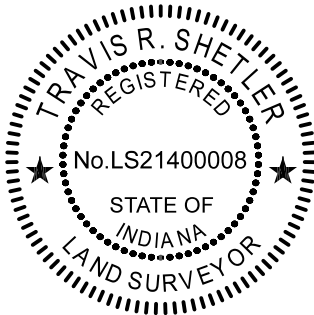
[Notary Public's Printed Name]

Resident of _____ County. My Commission Expires _____.

I, TRAVIS R. SHETLER, 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.

I, TRAVIS R. SHETLER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR , LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA

Travis R Shetler 7-7-2025
TRAVIS R. SHETLER, PS #LS21400008



Matias Parra Minor Subdivision
Part of the Northwest Quarter (NW1/4) of Section 10,
Township 37 North, Range 5 East,
Concord Township, Elkhart County
State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office

401 SOUTH 3RD STREET GOSHEN, IN 46526
(574) 320-5514
INFO@LANDBRO.COM

DATE OF FIELD WORK: 6-11-2025 PROJECT NUMBER: 250504

SCALE: n/a AUTHORIZED BY: TRS

SHEET 2 OF 2 DRAFTING BY: LRR

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 14, 2025

Transaction Number: MI-0443-2025.

Parcel Number(s): 20-08-25-200-008.000-034.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as FLOWER VALLEY MINOR SUBDIVISION.

Petitioner: Rosanna Helmuth & LouElla Helmuth, Trustees of the Eli L. Helmuth & Mary E. Helmuth Life Estate, represented by Land & Boundary LLC.

Location: North side of CR 24, 100 ft. west of East County Line Rd., in Middlebury Township.

Site Description: Proposed lot 1 is 0.54 of an acre and rectangular in shape with a proposed residence and an existing barn to be demolished. Proposed lot 2 is 4.46 acres and irregular in shape with an existing primary residence, accessory dwelling, and detached poultry barn.

History and General Notes:

➤ None.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0443-2025

Date: 07/07/2025 Meeting Date: August 14, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0443-2025

Description: for primary approval of a 2-lot minor subdivision to be known as FLOWER VALLEY MINOR SUBDIVISION

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526	Helmuth Rosanna & Louella Helmuth Jt (Lf Est Eli L Helmuth & Mary E Helmuth) 10037 County Road 24 Middlebury, IN 46540	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526

Site Address: 10037 County Road 24 Middlebury, IN 46540	Parcel Number: 20-08-25-200-008.000-034
--	---

Township: Middlebury
Location: NORTH SIDE OF CR 24, 100 FT. WEST OF EAST COUNTY LINE RD

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
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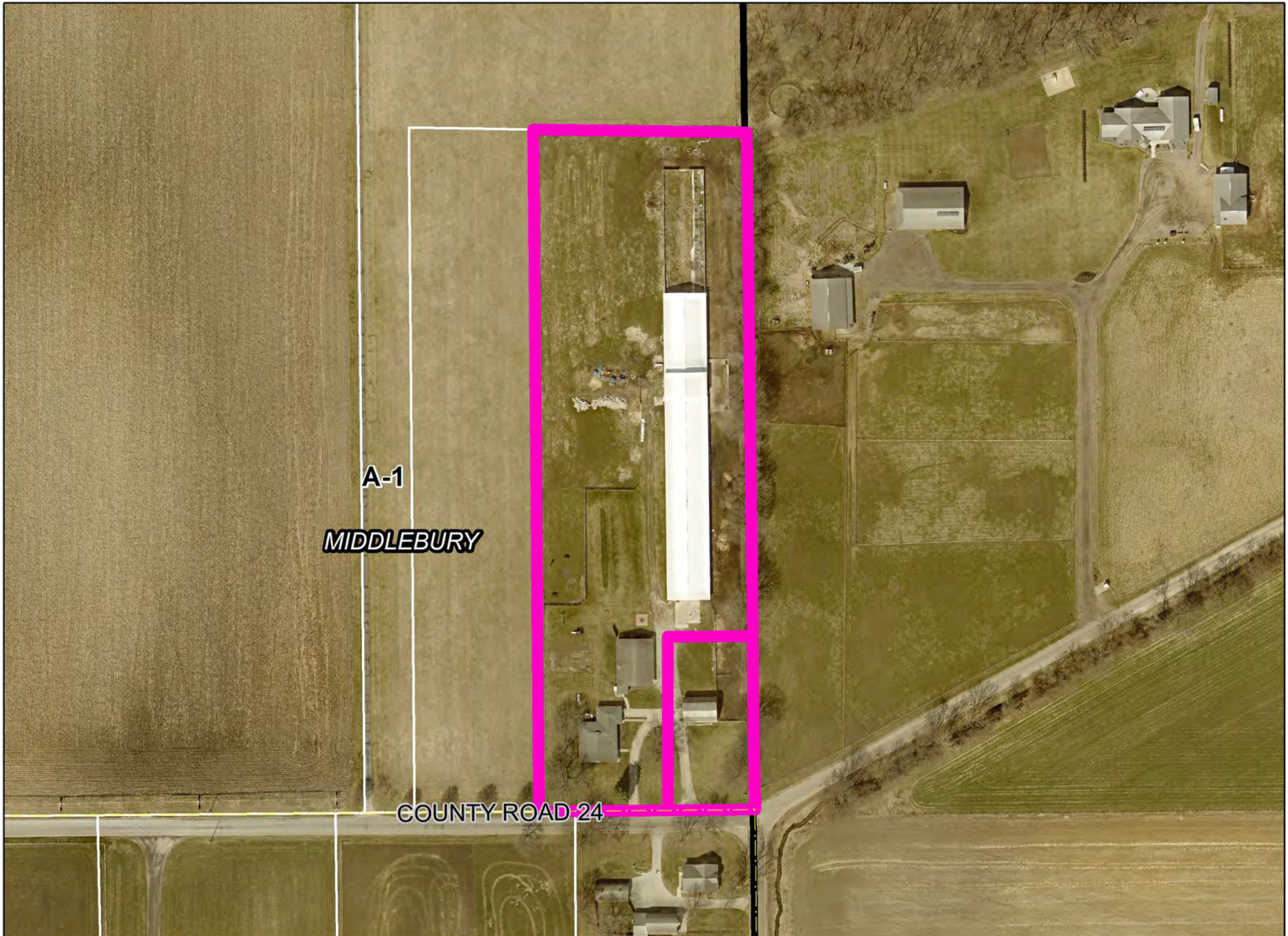
Zoning: A-1	NPO List:
-------------	-----------

Present Use of Property:

Legal Description:

Comments: SEE BR-1259-2025 DEMO PERMIT
SEE BR-0706-2018

Applicant Signature:	Department Signature:
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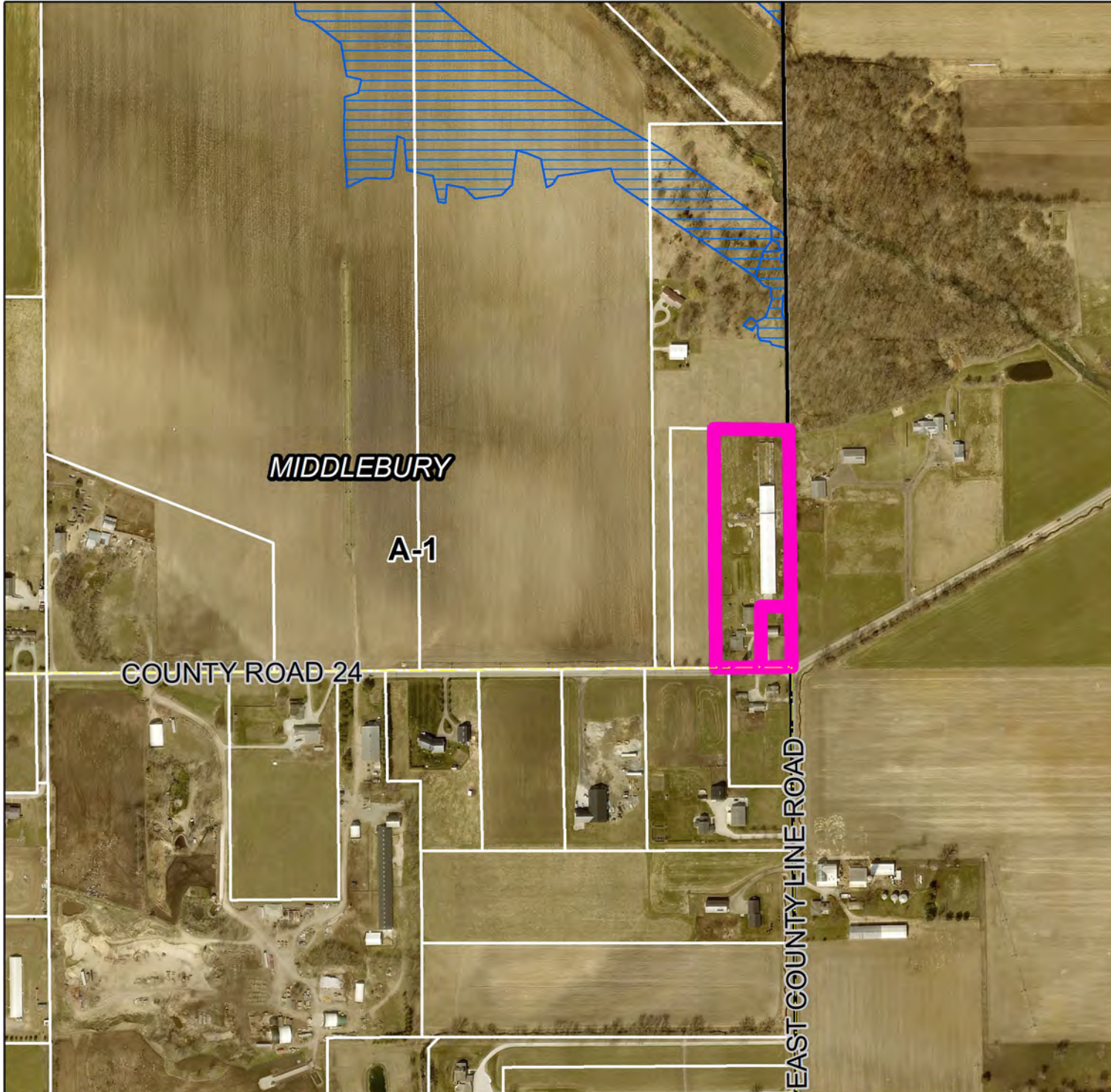
A-1

MIDDLEBURY

COUNTY ROAD 24

MI-0443-2025





Land Description

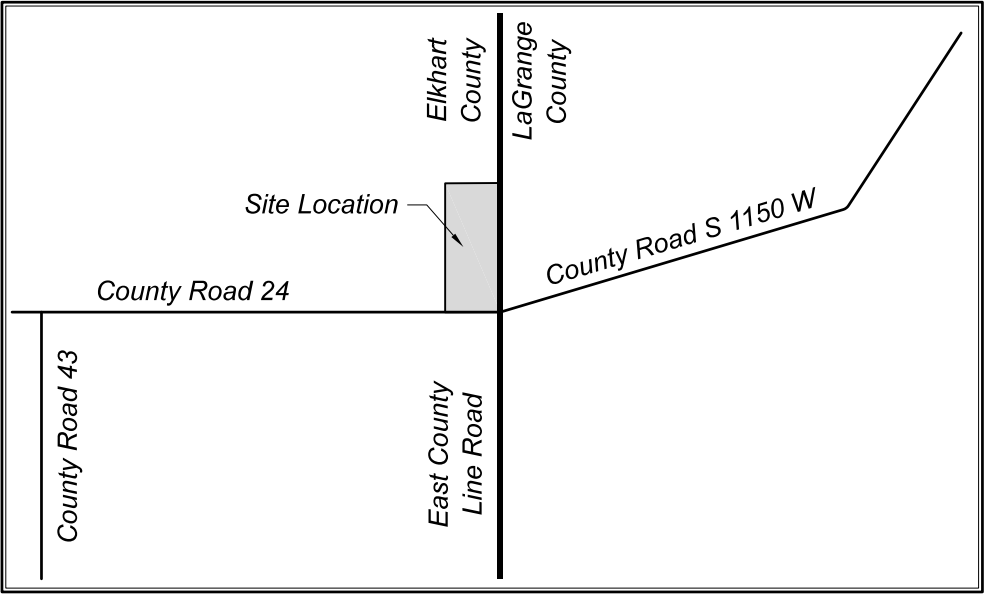
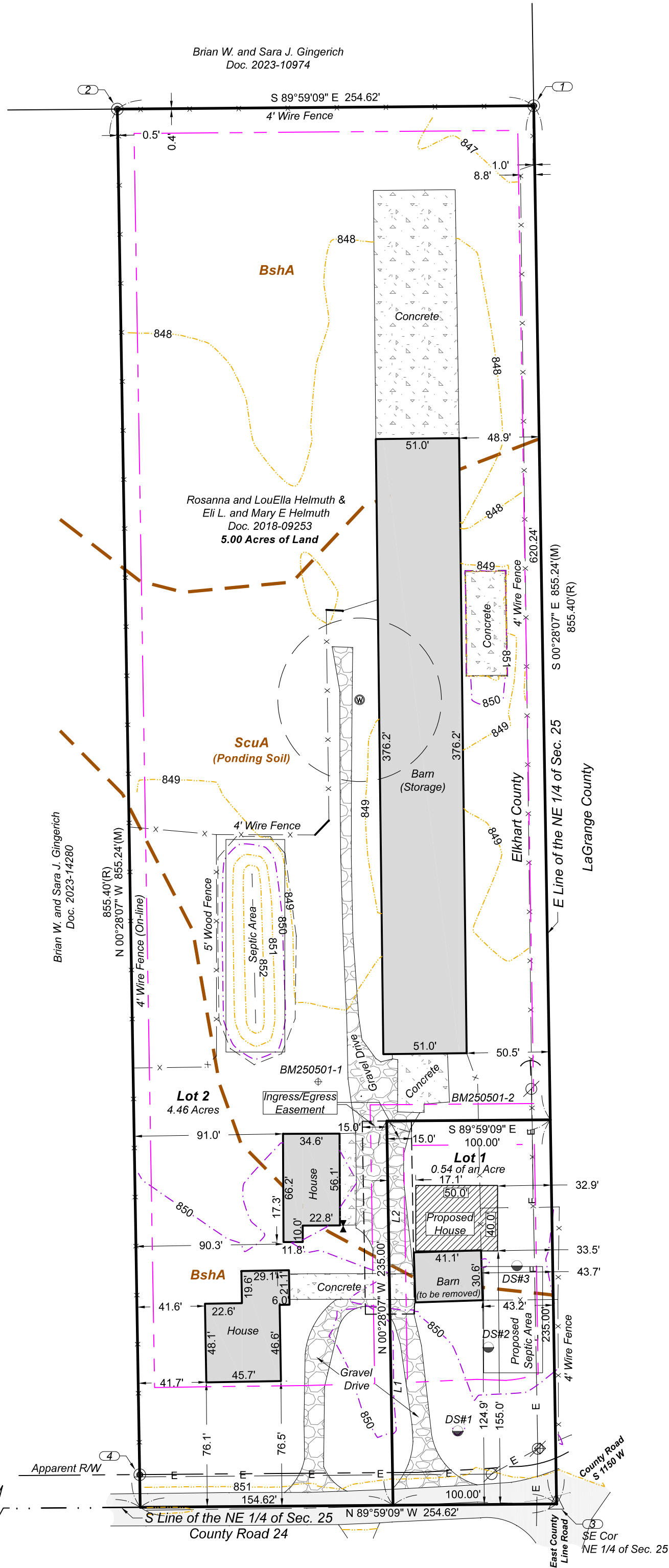
A part of the Northeast Quarter of Section 25, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetler of Land and Boundary LLC, registration number LS21400008, as shown on a survey dated July 3, 2025 for project number 250501, and being more particularly described as follows:

Beginning at a Harrison monument marking the Southeast Corner of said Northeast Quarter (NE1/4) of Section 25 also being the Southeast corner of land deeded to Rosanna, LouElla, Eli L. and Mary E. Helmuth in Document No. 2018-09253 in the Office of the Recorder of Elkhart County, Indiana; thence North 89°59'09" West along the South line of said Northeast Quarter (NE1/4) and the South line of said Helmuth land a distance of 254.62 feet to the Southwest corner thereof; thence North 00°28'07" West parallel with the East line of said Northeast Quarter (NE1/4) and along the West line of said Helmuth land a distance of 855.24 feet to the Northwest corner thereof, marked by a rebar with cap inscribed "RLJ"; thence South 89°59'09" East parallel with the South line of said Northeast Quarter and along the North line of said Helmuth land a distance of 254.62 feet to the Northeast corner thereof, marked by a rebar with cap inscribed "ALS", said point being on the East line of said Northeast Quarter (NE1/4) of Section 25; thence South 00°28'07" East along the East line of said Northeast Quarter (NE1/4) and the East line of said Helmuth land a distance of 855.24 feet to the Point of Beginning of this description.

Containing 5.00 Acres of Land.

Notes:

- 1 - These lots will be developed to not impede the natural flow of storm water on this tract.
- 2 - The land use is agricultural.
- 3 - The current zoning is A-1.
- 4 - Lot 1 will be served by a proposed elevated sand mound and well to meet the requirements of the Elkhart County Health Department. Lot 2 has an existing elevated sand mound (SP# 18-RM-08-0078) and an existing well.
- 5 - Proposed residence main level floor elevation will be 8" above existing grade for the proposed house. No basements permitted on Lot 1 due to ponding soils.
- 6 - Soil Types Are:
- BshA - Brady sandy loam, 0-1% slopes; 6"-8" to water table
- ScuA - Sebewa loam, drained, 0-1% slopes; About 0" to water table
(Source: USDA Web Soil Survey)
- 7 - Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0193D, dated 8-2-2011, the property is located zone "X".
- 8 - The vertical datum for this survey is NAVD88 taken utilizing GPS equipment and Elkhart County GIS.
- 9 - Sight distance to the East and West is 610 feet plus for both of the existing drives along County Road 24. East County Line Road is 76' and 152' East of the existing drives.
- 10 - Development time to be as soon as possible.
- 11 - Elkhart County Restrictions are in effect.
- 12 - Building Setbacks
- 75' Front (from C/L)
- 10' Side
- 15' Rear
- 13 - Site benchmarks
BM250501 - 1
Hub with a tack set 32 feet North of the North house.
Elevation - 849.41'
- BM250501 - 2
The Southeast corner of the concrete pad on the South side of the storage barn.
Elevation - 849.13'



Vicinity Map
Not to Scale

LEGEND	
	HARRISON MONUMENT FOUND
	REBAR FOUND
	REBAR W/CAP INSCRIBED "LANDBRO"
	WELL
	UTILITY POLE
	GUY ANCHOR
	SOIL BORINGS
	FENCE
	SETBACKS
	CONTOURS (EXISTING)
	OVERHEAD ELECTRIC

EASEMENT TABLE		
LINE	BEARING	DISTANCE
L1	N 00°28'07" W	116.92'
L2	N 00°28'07" W	118.08'



Site Location:
10037 County Road 24 Middlebury, Indiana 46540

Flower Valley Minor Subdivision
Part of the Northeast Quarter (NE1/4) of Section 25,
Township 37 North, Range 7 East,
Middlebury Township, Elkhart County
State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office

401 SOUTH 3RD STREET GOSHEN, IN 46526
(574) 320-5514
INFO@LANDBRO.COM

DATE OF FIELD WORK: 6-2-2025

AUTHORIZED BY: TRS

DRAFTING BY: LRR

SCALE: 1" = 60'

SHEET 1 OF 2

Client:
Glen Bontrager, Sunrise Construction

Owner:
Rosanna Helmuth and LouElla Helmuth, Eli L. Helmuth and Mary E. Helmuth (Doc. 2018-09253)

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS _____ DAY OF _____ 2025

ELKHART COUNTY PLAN COMMISSION

BY: _____
MAE KRATZER, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2025

AT ____:____ AND RECORDED IN PLAT BOOK _____ PAGE _____

KAALA BAKER, RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS ____ DAY OF _____ 2025

PATRICIA A. PICKENS, AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

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KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS MATIAS PARRA MINOR SUBDIVISION, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

DAVID PARRA, MEMBER

STATE OF INDIANA)
) ss:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared DAVID PARRA and each separately and severally acknowledged the foregoing instrument as their voluntary act and deed for the purposes herein expressed.

Witness my hand and Notarial Seal this _____ day of _____ 2025.

NOTARY

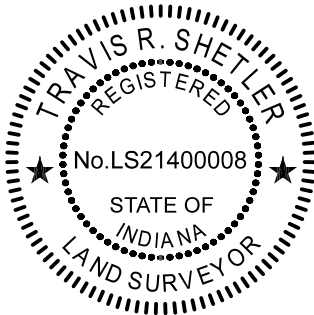
[Notary Public's Printed Name]

Resident of _____ County. My Commission Expires _____.

I, TRAVIS R. SHETLER, 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.

I, TRAVIS R. SHETLER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR , LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA

Travis R Shetler 7-7-2025
TRAVIS R. SHETLER, PS #LS21400008



Matias Parra Minor Subdivision
Part of the Northwest Quarter (NW1/4) of Section 10,
Township 37 North, Range 5 East,
Concord Township, Elkhart County
State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office

401 SOUTH 3RD STREET GOSHEN, IN 46526
(574) 320-5514
INFO@LANDBRO.COM

DATE OF FIELD WORK: 6-11-2025 PROJECT NUMBER: 250504

SCALE: n/a AUTHORIZED BY: TRS

SHEET 2 OF 2 DRAFTING BY: LRR

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 14, 2025

Transaction Number: MI-0446-2025.

Parcel Number(s): 20-07-08-230-006.000-019.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as ELCONA DEL BOCA VISTA 2.0.

Petitioner: CJS Holdings LLC, represented by Abonmarche Consultants.

Location: South end of Barbarrah Dr., 355 ft. south of Gunder Rd., east of CR 21, in Jefferson Township.

Site Description: Proposed lots 1 and 2 are 2.02 and 2.03 acres with proposed residences and sloping, wooded terrain. Because of a road maintenance easement, lot 1's access to Barbarrah Dr. will be via easement on lot 2. An easement for an existing drainage way is also provided across the north parts of both lots. This is a division of the original sole lot of Elcona del Boca Vista.

History and General Notes:

- **August 1, 2023** – Elcona del Boca Vista was recorded.
- This minor subdivision includes a 50 ft. lot width Developmental Variance (Ordinance requires 100 ft.) for lot 2 and a Developmental Variance to allow no road frontage for lot 1.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 07/07/2025

Meeting Date: August 14, 2025
Plan Commission Hearing (Subdivision)

Transaction #: MI-0446-2025

Description: for primary approval of a 2-lot minor subdivision to be known as ELCONA DEL BOCA VISTA 2.0

Contacts: Applicant

Abonmarche Consultants
303 River Race Dr. Suite 206
Goshen, IN 46526

Land Owner

Cjs Holdings Llc
58962 Lower Dr.
Goshen, IN 46528

Private Surveyor

Abonmarche Consultants
303 River Race Dr. Suite 206
Goshen, IN 46526

Site Address: 00000 Barbarrah Dr
BRISTOL, IN 46507

Parcel Number: 20-07-08-230-006.000-019

Township: Jefferson

Location: SOUTH SIDE OF BARBARRAH DR., 355 FT. SOUTH OF GUNDER RD., EAST OF CR 21

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

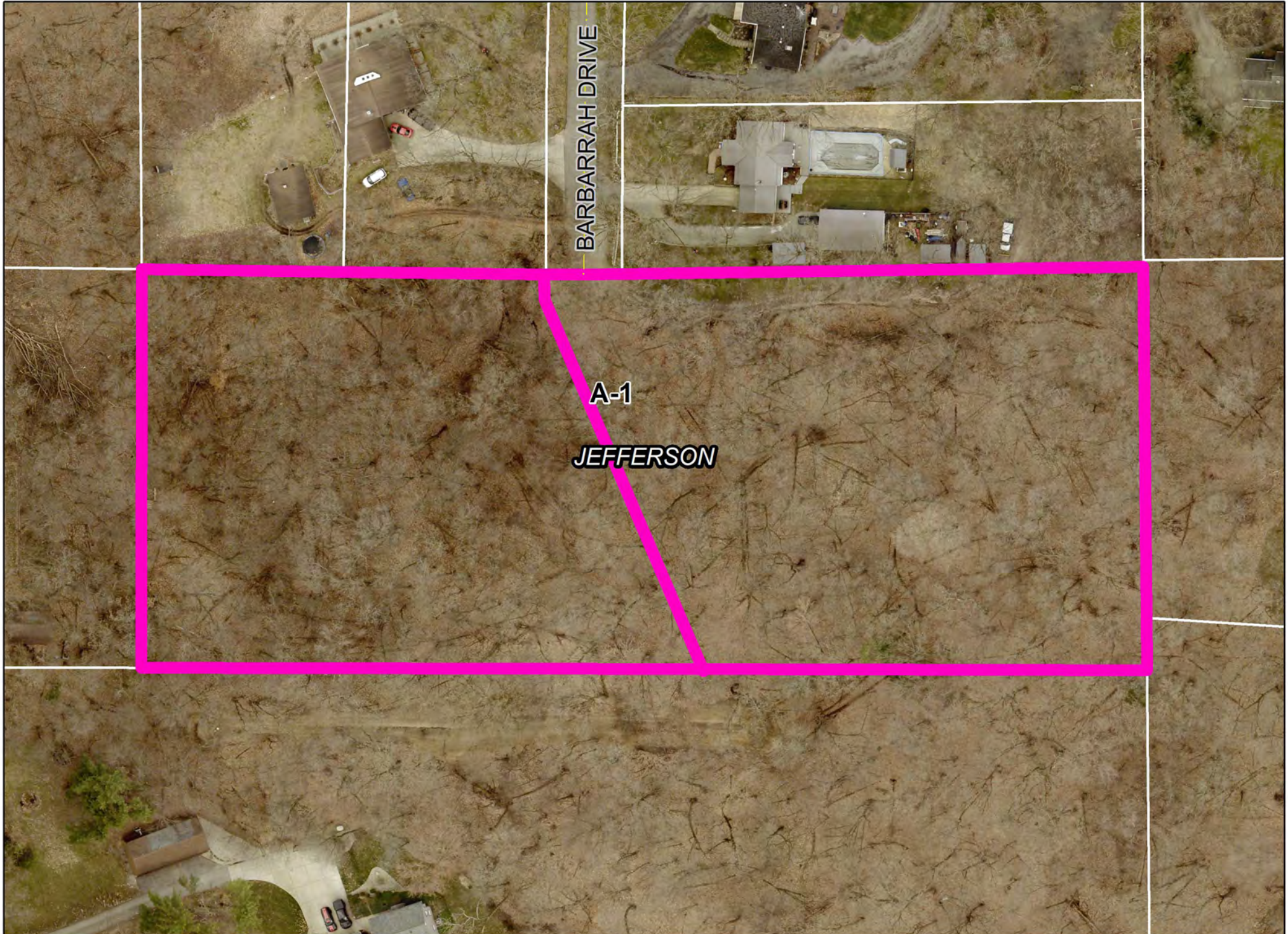
Legal Description:

Comments: SEE PREVIOUS #MA-0113-2023 ON 5/11/2023 AND DV#0365-2023 APPROVED 7/19/2023
EACH LOT WILL NEED A DEVELOPMENTAL VARIANCE FOR ROAD FRONTAGE:
for a 25 ft. lot-width Developmental Variance (Ordinance requires [numeral] ft.) to allow for the construction of a residence on Lot 2.
Lot 1 will have access easement from Lot 2.

Applicant Signature:

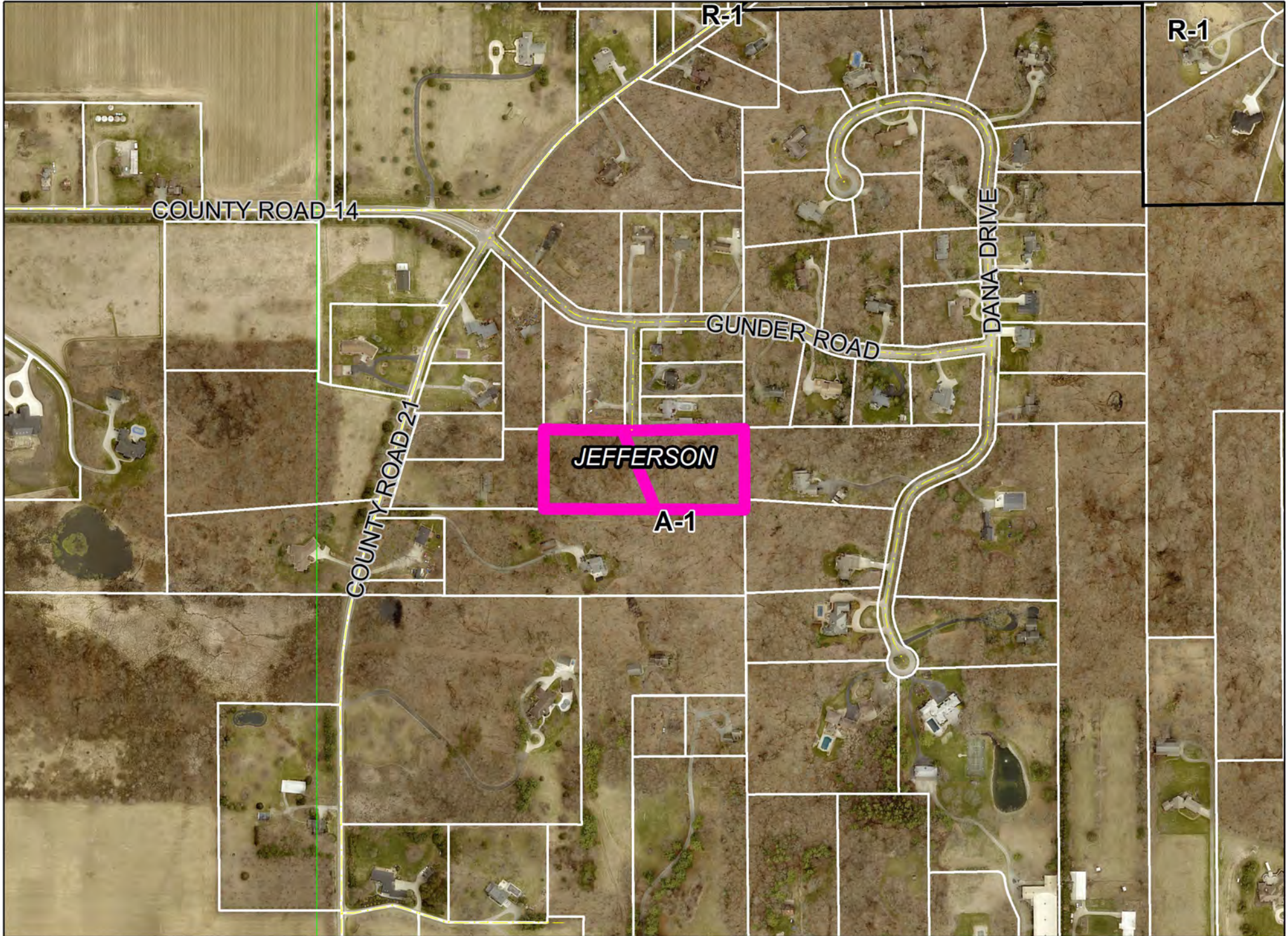
Department Signature:

MI-0446-2025



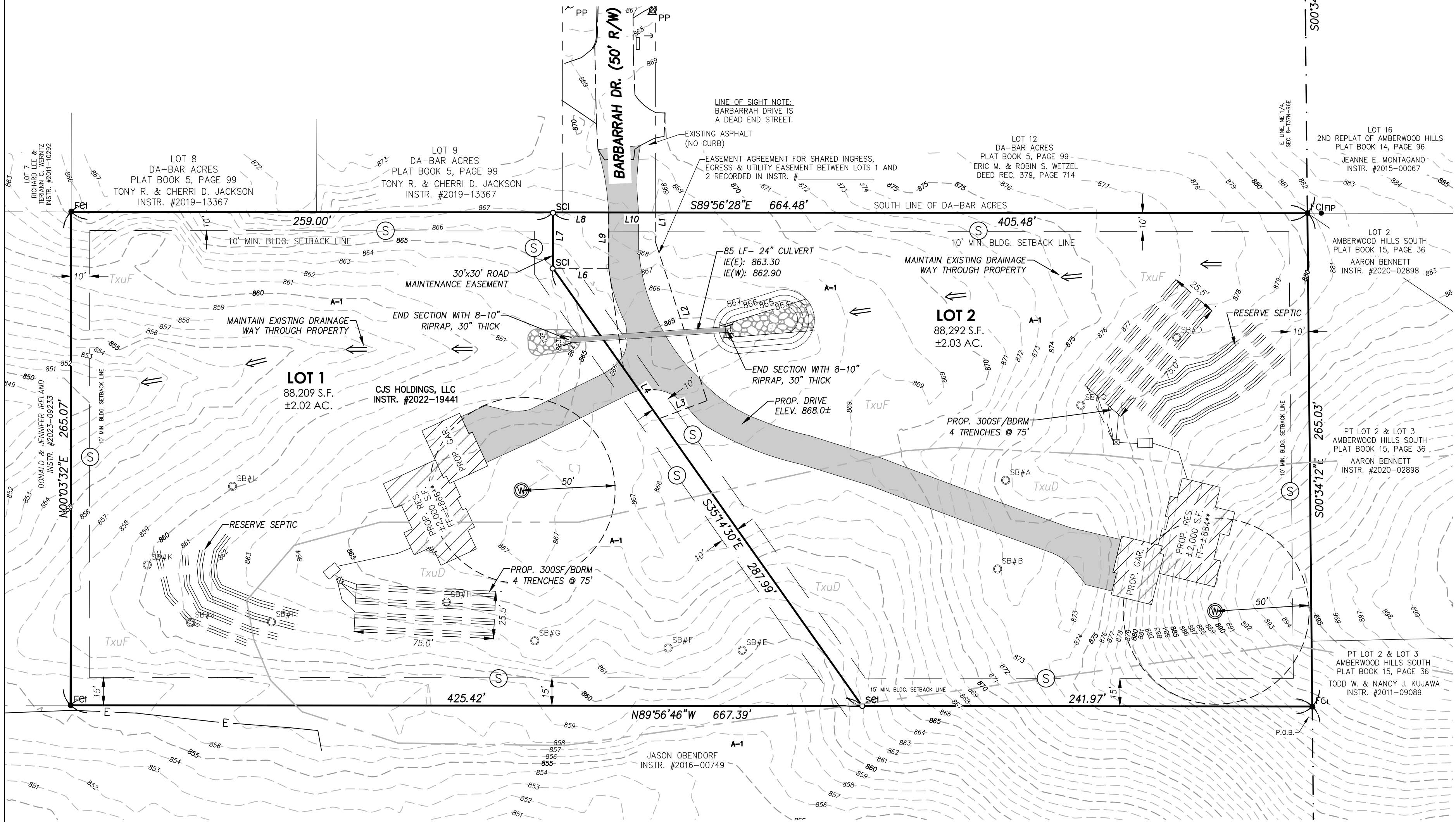


MI-0446-2025



BZA DEVELOPMENTAL VARIANCE
ELCONA DEL BOCA VISTA 2.0

LOT 1 OF ELCONA DEL BOCA VISTA; SAID SUBDIVISION BEING RECORDED IN THE ELKHART COUNTY RECORDER'S OFFICE IN PLAT BOOK 43, PAGE 20, SAID PLAT BEING PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA.
ADDRESS: VACANT LAND AT SOUTH END OF BARBARRAH DRIVE, BRISTOL, IN 46507



LEGEND

● FIP = FOUND IRON PIPE
○ W = WELL
○ SB# = SOIL BORING LOCATION
FF** = APPROX. LOWEST FINISHED FLOOR ELEVATION (SEE GENERAL NOTES ELEVATION OF BUILDINGS)
● FCI = FOUND 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"
○ SCI = SET 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"

--- 829 --- = CONTOURS
∅ PP = POWER POLE
A-1 = ZONING
TxuF = SOIL DESIGNATION
--- E --- = SOIL LINE
--- E --- = UNDERGROUND POWER LINE
○ S = MINIMUM BUILDING SETBACK AT DISTANCE INDICATED
← = DIRECTION OF EXISTING DRAINAGE WAY FLOW THROUGH THE PROPERTY

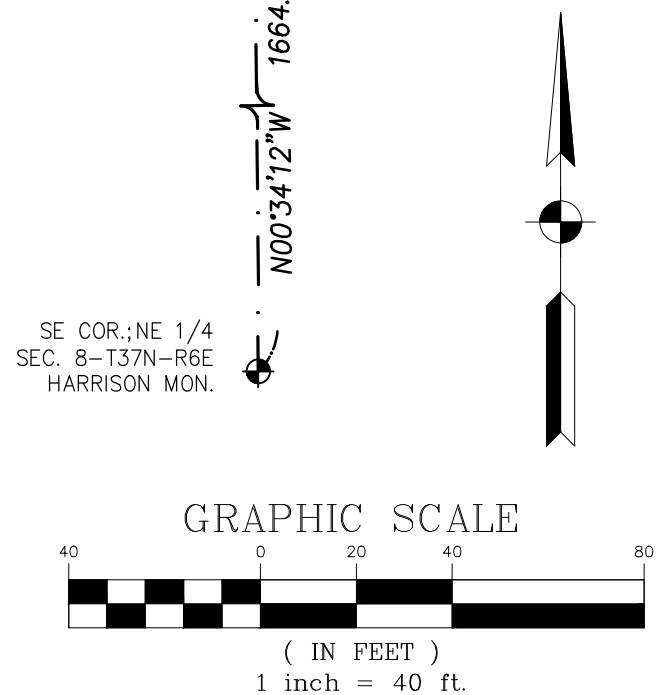
TOTAL SUBDIVISION AREA
176,501 S.F.
±4.05 ACRES

AREA IN LOT 1
88,209 S.F.
±2.02 ACRE

AREA IN LOT 2
88,291 S.F.
±2.03 ACRES

Line Table		
Line #	Bearing	Length
L1	S0°00'00"E	15.50'
L2	S18°00'18"E	90.00'
L3	S69°22'12"W	27.50'
L4	N35°14'30"W	33.20'
L5	N8°25'45"W	54.28'
L6	N89°56'28"W	30.00'
L7	S0°03'32"W	30.00'
L8	N89°56'28"W	30.00'
L9	S0°03'32"W	30.00'
L10	S89°56'28"E	25.00'

BLANKET EASEMENT ON LOTS 1 AND 2 FOR LOT OWNERS TO MAINTAIN AND NOT DISTURB EXISTING DRAINAGE WAY TRAVERSING THROUGH THE SUBJECT LOTS FROM EAST TO WEST.



ABONMARCHÉ

303 River Race Drive, Unit 206
Goshen, IN 46526
T 574.533.9913
F 574.533.9911
abonmarche.com

Valparaiso
Hobart
Benton Harbor
South Bend
Goshen
Fort Wayne
Lafayette

Engineering Architecture Land Surveying

PROJECT:
ELCONA DEL BOCA VISTA
2.0
BARBARRAH DRIVE, BRISTOL, IN 46507

SHEET TITLE:
BZA VARIANCE SITE
PLAN

DRAWN BY:
MWS

FIELDBOOK:

PM REVIEW:
CMWE

QA/QC REVIEW:
CLB

DATE:
7/24/2025

SCALE:
1" = 40'

ACI JOB #
25-0954

SHEET NO.

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 14, 2025

Transaction Number: MI-0439-2025.

Parcel Number(s): Part of 20-07-28-200-011.000-019.

Existing Zoning: A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as I JUST WANTED A HOUSE MINOR.

Petitioner: Jason G. Hughes (Deceased) & Joanna Hughes, represented by B. Doriot & Associates, Inc.

Location: West side of CR 23, 2,970 ft. south of CR 20, in Jefferson Township.

Site Description: Proposed lot 1 is 2 acres and irregular in shape with a proposed residence.

History and General Notes:

- This minor subdivision includes a 60 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0439-2025

Date: 07/07/2025 Meeting Date: August 14, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0439-2025

Description: for primary approval of a 1-lot minor subdivision to be known as I JUST WANTED A HOUSE MINOR
PRIMARY

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	Jason G. Hughes (Deceased) & Joanna Hughes 59059 Cr 23 Goshen, IN 465289503	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 59059 Cr 23 Goshen, IN 46528	Parcel Number: 20-07-28-200-011.000-019
---	---

Township: Jefferson
Location: West Side of CR 23, 2,970 ft. South of CR 20

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
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Zoning: A-1	NPO List:
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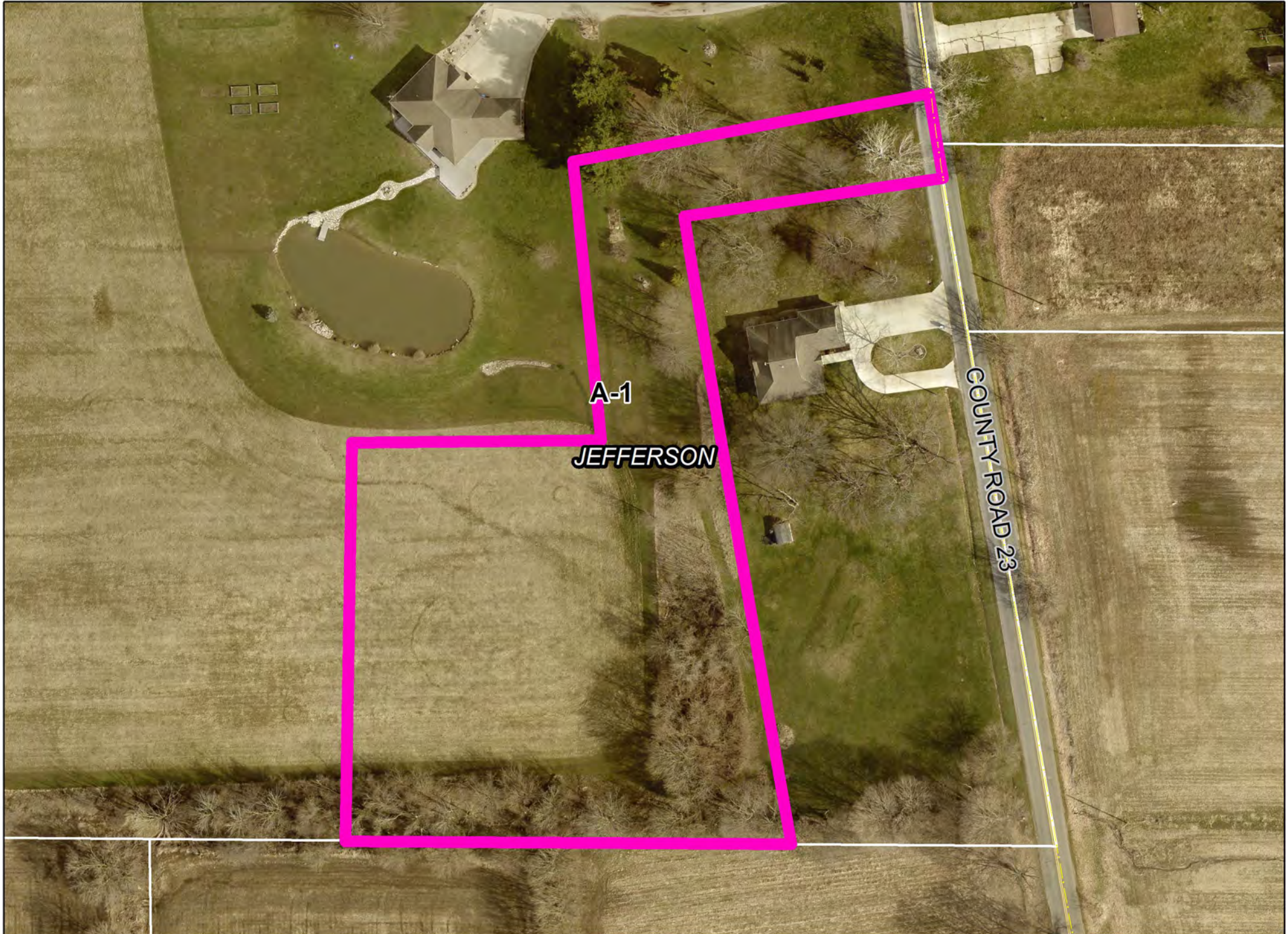
Present Use of Property:

Legal Description:

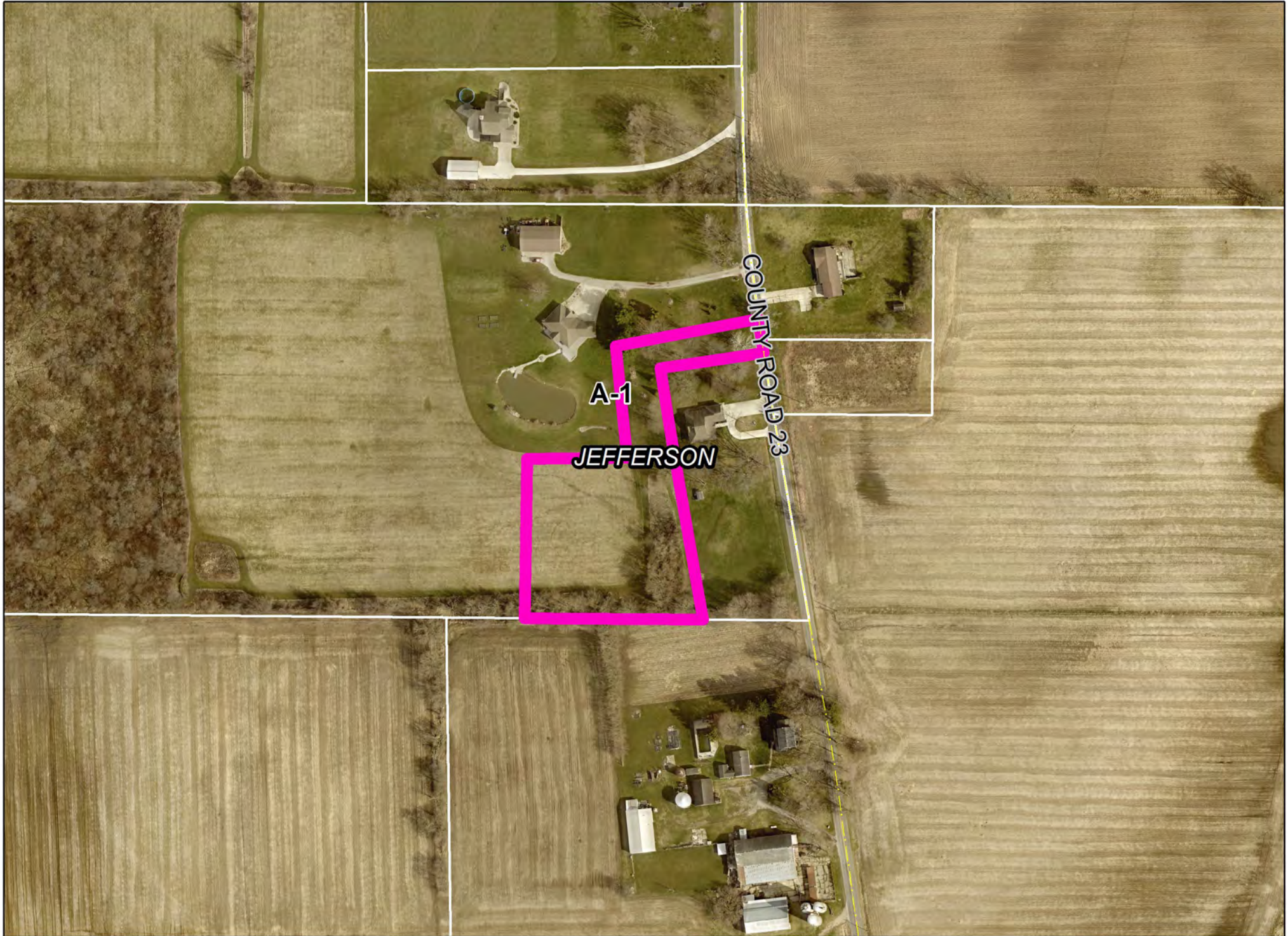
Comments: ALSO INCLUDES A DEVELOPMENTAL VARIANCE FOR LOT-WIDTH FRONTAGE (60 FT. VARIANCE, ORDINANCE
REQUIRES 100 FT)

Applicant Signature:	Department Signature:
----------------------	-----------------------

MI-0439-2025



MI-0439-2025



2021 Aerials

1 inch = 200 feet



MI-0439-2025



2021 Aerials

1 inch = 400 feet



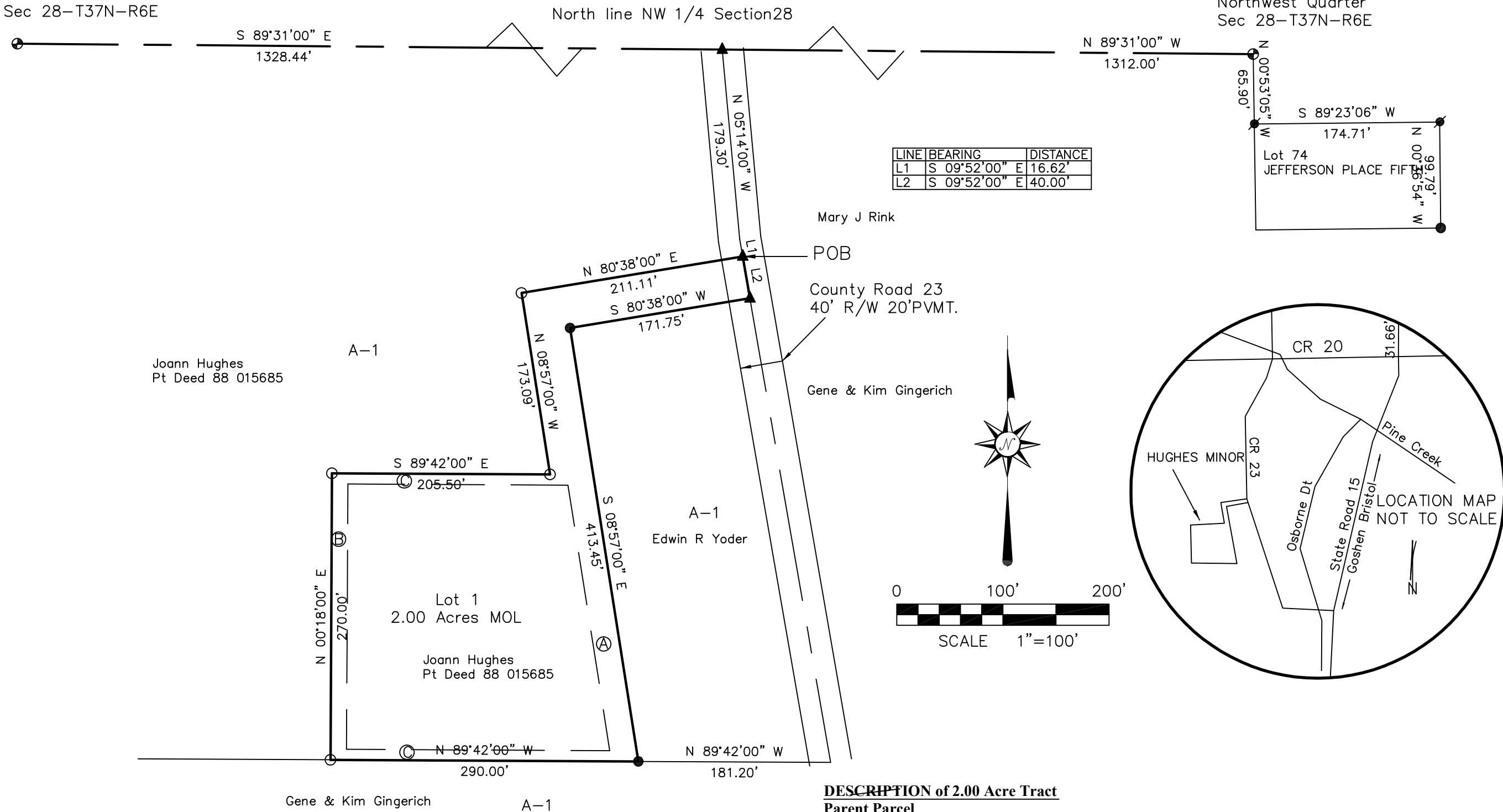
I JUST WANTED A HOUSE MINOR

A One Lot Minor Subdivision, being Part of the North Half of the North Half of Section 28, Township 37 North, Range 6 East, Second Principal Meridian, Jefferson Township, Elkhart County, Indiana.

PLAT BOOK
PAGE NUMBER

POC

18" Concrete Corner Post
Northwest Corner
Northwest Quarter
Sec 28-T37N-R6E



SURVEYOR'S REPORT

This survey was commissioned by the client for purposes of platting aOne lot existing minor subdivision.

General Information

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution. Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted. The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a(n) Suburban Class Survey. (Urban surveys: 0.07 feet plus 50 parts per million, Suburban surveys: 0.13 feet plus 100 parts per million, Rural surveys: 0.26 feet plus 200 parts per million)

Reference Monuments

Section corner information is per the Elkhart County Surveyor's office records.

DESCRIPTION of 2.00 Acre Tract

Parent Parcel

Document #88-015685

TRACT 1

A part of the land described in Document #88-015685 in the Northwest Quarter of Section 28, Township 37 North, Range 6 East, Second Principal Meridian, Jefferson Township, Elkhart County, Indiana, containing 2.00 acres, more or less, and based on an original survey by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-083, all bearings based on Document #88-015685, completed on July 5, 2025 more particularly described as follows:

Commencing at a Concrete Corner Post, monumenting the Northwest corner of said Northwest Quarter of Section 28; thence South 89 degrees 39 minutes 32 seconds East Document #88-015685, along the North line of said Northwest Quarter of Section 28, a distance of 1328.44 feet to a Spike in the Centerline of County Road 23; thence South 05 degrees 14 minutes 00 seconds East, a distance of 179.30' feet along said centerline to a PK nail; thence South 09 degrees 52 minutes 00 seconds East, a distance of 16.62 feet along said centerline to a Mag nail w/ washer (DORIOT)at the Point of Beginning of this Description; thence continuing South 09 degrees 52 minutes 00 seconds East, a distance of 40.00 feet along said centerline to a spike at the northeast corner of Deed Record 2018-09013; thence South 80 degrees 40 minutes 04 seconds West, a distance of 170.75 along the North line of Deed Record 2018-09013 feet to an Iron; thence South 08 degrees 57 minutes 00 seconds East, a distance of 413.45 feet along the West line of Deed Record 2018-09013 to an iron rebar; thence North 89 degrees 42 minutes 00 seconds West, a distance of 290.00 feet along the North line of Land owned by Gene & Kim Gingerich to an iron rebar capped (DORIOT); thence North 00 degrees 18 minutes 00 seconds East, a distance of 270.00 feet to an iron rebar capped (DORIOT); thence South 89 degrees 42 minutes 00 seconds West, a distance of 205.50 feet to an iron rebar capped (DORIOT); thence North 08 degrees 57 minutes 00 seconds West, a distance of 173.09 feet to an iron rebar capped (DORIOT) ; thence North 80 degrees 38 minutes 00 seconds East, a distance of 211.11 feet to the POINT OF BEGINNING

Subject to all easements, restrictions, drain tiles, public highways and right of ways of record.

PLAT NOTES

LEGEND:

- Iron Rebar
- Soil Bore
- Spike
- Iron Pipe
- Iron Pinch Pipe

- - Iron Rebar Set w/ Cap Doriot
- Ⓐ - 25' Centerline Building Setback
- Ⓑ - 15' Building Setback
- Ⓒ - 10' Building Setback
- Ⓢ - Section Corner

GENERAL:

- All irons set were #5 rebar capped (DORIOT 890028) and set flush, unless noted.
- Mag nails set with aluminum washer (DORIOT 890028) and set flush, unless noted.
- ⓈAll corners and monuments that were found are flush and in good condition, unless noted.
- ▲No information is intentionally left out, unless noted.
- All bearings are Indiana State Planes, unless noted.
- All distances and bearings on this plat are noted as follows:
 - M=Measured, R=Recorded, C=Calculated.
- Call 811 before digging.
- Development shall begin ASAP.
- The Current land use is zone A-1.
- Restrictions and setbacks shall conform to the Elkhart County Planning and Zoning Regulations.
- All proposed improvements, well locations, and septic designs shown are generic, and are for informationa l purposes only. The final plans, and locations, will be designed by others.

DRAINAGE:

- Not in the 100 year flood zone (FEMA).
- Drainage pattern will remain unchanged.
- This development will have no effect on any regulated drain.
- Osborn Ditch is 1100' East of site No regulated drains within 1000'.
- Finish grade of lots to approximate existing.
- Contours per Elkhart County GIS (1988 Datum with 2006 TOPO).
- Lowest floor elevation recommended to be above the Seasonal High Water Table, unless an approved engineered water proofing plan is submitted with the application for a building permit, or a gravity flow perimeter drain is installed. THIS SITE IS NOT SUITABLE FOR BASEMENTS
- Less than 1 acre will be disturbed.

EASEMENTS:

- Utility and Drainage infrastructure may be placed in set back areas

HEALTH:

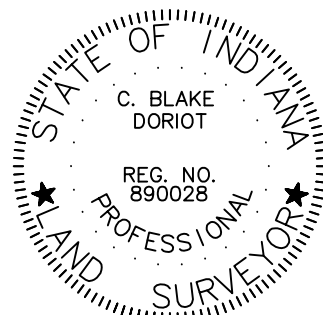
- No municipal services available within one mile.
- Site to be served by septic and well.
- Ponding Soils are Mapped on this Site

HIGHWAY:

- Existing road shall be used.
- Sight distance for proposed/existing drive: 800'+North, 800'+ South.
- County Road 23 has 40'R/W per Road Book

SOILS:

- Soils are mapped as follows: ReyA and CvdA
- Soil types taken from the Elkhart County GIS.
- Soil Scientist: Don Schnoebelen
- See soil borings for SHWT.
- Soil borings are completed as shown on Plat.



B. DORIOT & ASSOCIATES, INC.
P.O. Box 465 New Paris, IN 46553
574-536-3031 doriotsurvey@gmail.com1

PAGE 1 OF 2	DRAWN BY: CBD/CEB	APPROVED BY: CBD
	FIELD CREW: CEB/CBD	PROJ. NO. 2025-0083
	DATE: 7/6/2025	DWG. 2025-083.DWG
	Owner: Joann Hughes	

I, C. Blake Doriot, a licensed Land Surveyor in the State of Indiana, do hereby certify that a survey of the real estate described hereon was made under my direction, and that the Plat made this survey to the best of my knowledge and belief conforms with Title 865 of the Indiana Administrative Code 1-12 and its revisions, and that the field work was completed March 1, 2025

PRO FORMA

C. BLAKE DORIOT, P.L.S. #890028

I JUST WANTED A HOUSE MINOR

A One Lot Minor Subdivision, being Part of the North Half of the North Half of Section 28, Township 37 North, Range 6 East, Second Principal Meridan, Jefferson Township, Elkhart County, Indiana.

CERTIFICATE OF OWNERSHIP

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNERS, WE HAVE CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT. AS OUR FREE AND VOLUNTARY ACT AND DEED‘

I JUST WANTED A HOUSE MINOR

SIGNED

PRINTED JO ANN HUGHES

SIGNED

PRINTED JASON G HUGHES (DECEASED)

SIGNED

PRINTED

SIGNED

PRINTED

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY CAME THE ABOVE SIGNED OWNER/S

WRITTEN

PRINTED

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20 25.

SIGNED:

PRINTED: JO ANN HUGHES

JASON G HUGHES (DECEASED)

RESIDENT OF _____ COUNTY, INDIANA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

DEED OF DEDICATION

I, THE ABOVE DESCRIBED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED " I JUST WANTED A HOUSE MINOR ". ALL STREETS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND AND THE PROPERTY LINES THERE SHALL BE ERECTED OR MAINTAINED, NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED TO THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER LINES, POLES, DUCT LINES, WIRES AND DRAINAGE FACILITIES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREON RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED IN SAID EASEMENT, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

DRAINAGE MAINTENANCE CERTIFICATE

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN THE EVENT ANY SUCH FACILITIES BECOME DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT THE OWNERS EXPENSE.

IN THE EVENT OF THE OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COST OF REPAIRS TO THE LAST OWNER. ELKHART COUNTY, INDIANA IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIRS, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY, SHALL CONSTITUTE A LIEN UPON SAID REAL ESTATE OF THE LOT OWNER AND ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA IS FURTHER GRANTED THE RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

ADDITIONAL NOTES

NO OWNERS OF ANY LOT OR ANY OTHER PARCEL WITHIN THIS PLAT SHALL AT ANYTIME REMONSTRATE AGAINST OR ATTEMPT TO CAUSE THE CESSATION OF ANY FARMING OPERATION WITHIN THE IMMEDIATE VICINITY OF THE PLAT ON THE BASIS THAT SUCH FARMING OPERATION, WHETHER NOW EXISTING OR EXISTING IN THE NEAR FUTURE, INTERFERES WITH THE RESIDENTIAL USE OF THE LOT OR TRACT OWNED BY THE PERSON OR PERSONS REMONSTRATING. ANY PERSON ACCEPTING TITLE TO A LOT OR TRACT WITHIN THIS PLAT ACKNOWLEDGES THAT GENERAL AGRICULTURAL AREAS EXIST ADJACENT TO OR NEAR THIS PLAT AND THAT ACTIVITIES ON SUCH AGRICULTURAL AREAS MAY RESULT IN NORMAL FARM INTERFERENCE SUCH AS NOISE, ODOR, DUST, AGRICULTURAL IMPLEMENT TRAFFIC, UNUSUAL HOURS AND OTHER NORMALLY AGRICULTURAL USES.

PLAT BOOK _____ PAGE NUMBER _____

STATEMENT OF COMPLIANCE

This subdivision is found to be in compliance with the Elkhart County Development ordinance and the dedications shown on this plat hereby approved and accepted to the benefit of Elkhart County this ____ day of _____, 2025.

Elkhart County Plan Commission

By: _____
Mae Kratzer, Plan Director

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ OF 20 25.

SIGNED: _____
Patricia A Pickens

AUDITOR OF ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2025 AT _____ AND RECORDED IN PLAT BOOK _____ AT PAGE NUMBERED _____.

FEE: \$ _____

SIGNED: _____
Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

DOCUMENT NUMBER: _____

I, C. Blake Doriot, 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.

SURVEYOR CERTIFICATION

COUNTY of ELKHART)
STATE OF INDIANA)

I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS A SURVEY MADE BY ME. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS. THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

C. BLAKE DORIOT, P.L.S. #890028

DATED

B. DORIOT & ASSOCIATES INC.
P.O. Box 465 New Paris, IN 46553
574-536-3031 doriotsurvey@gmail.com

PAGE 2 OF 2	DRAWN BY: CBD	APPROVED BY: CBD
	FIELD CREW: CBD, RAM, CB	PROJ. NO. 2024-062.
	DATE: 2/28/2025	DWG. 2024-062 Plat.
	Owner: DOROSHENKO ANDRIY & KATYA DOROSHENKO H&W & IGOR & NINA MAMALAT H&W JT W/ROS	

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 14, 2025

Transaction Number: MI-0440-2025.

Parcel Number(s): Part of 20-08-30-101-015.000-034, part of 20-08-30-101-019.000-034.

Existing Zoning: A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as KEMP'S LOGANSPORT STATE ROAD MINOR.

Petitioner: Nathan & Geneva Kemp (Owner/Buyer) & Matthew D. Miller & Kaylene N. Miller, Husband & Wife (Sellers), represented by B. Doriot & Associates Inc.

Location: West side of CR 22, 940 ft. south of CR 20, in Middlebury Township.

Site Description: Proposed lot 1 is 0.83 acres and irregular in shape with a proposed residence.

History and General Notes:

- None.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0440-2025

Date: 07/07/2025 Meeting Date: August 14, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0440-2025

Description: for primary approval of a 1-lot minor subdivision to be known as KEMP'S LOGANSPORT STATE ROAD
MINOR

Contacts: <u>Applicant</u>	<u>Contract Purchaser</u>	<u>Land Owner</u>	<u>Land Owner</u>
B. Doriot & Associates, Inc.	Nathan & Geneva Kemp	Nathan & Geneva Kemp	Mathew D. Miller (Seller)
P.O. Box 465	15695 County Road 22	15695 County Road 22	15815 County Road 22
New Paris, IN 46553	Middlebury, IN 46540	Middlebury, IN 46540	Middlebury, IN 46540
<u>Private Surveyor</u>			
B. Doriot & Associates, Inc.			
P.O. Box 465			
New Paris, IN 46553			

Site Address: 00000 County Road 22
MIDDLEBURY, IN 46540

Parcel Number: Part of 20-08-30-101-015.000-034
Part of 20-08-30-101-019.000-034

Township: Middlebury
Location: WEST SIDE OF CR 22, 1,563 FT. NORTHEAST OF CR 31

Subdivision: Lot #

Lot Area: Frontage: Depth:

Zoning: A-1 NPO List:

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

Department Signature:



MI-0440-2025





LEGEND:

- GENERAL:**

DRAINAGE:

EASEMENTS:

HEALTH:**HIGHWAY:**

SOILS:

- Soils are mapped as follows: GczA
- Soil types taken from the Elkhart County GIS.
- Soil Scientist: Don Schnoebelen
- See soil borings for SHWT.
- Soil borings are completed as shown on Plat.

This survey was commissioned by the client for purposes of platting aOne lot existing minor subdivision.

General Information

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a(n) Suburban Class Survey. (Urban surveys: 0.07 feet plus 50 parts per million, Suburban surveys: 0.13 feet plus 100 parts per million, Rural surveys: 0.26 feet plus 200 parts per million)

Reference Monuments

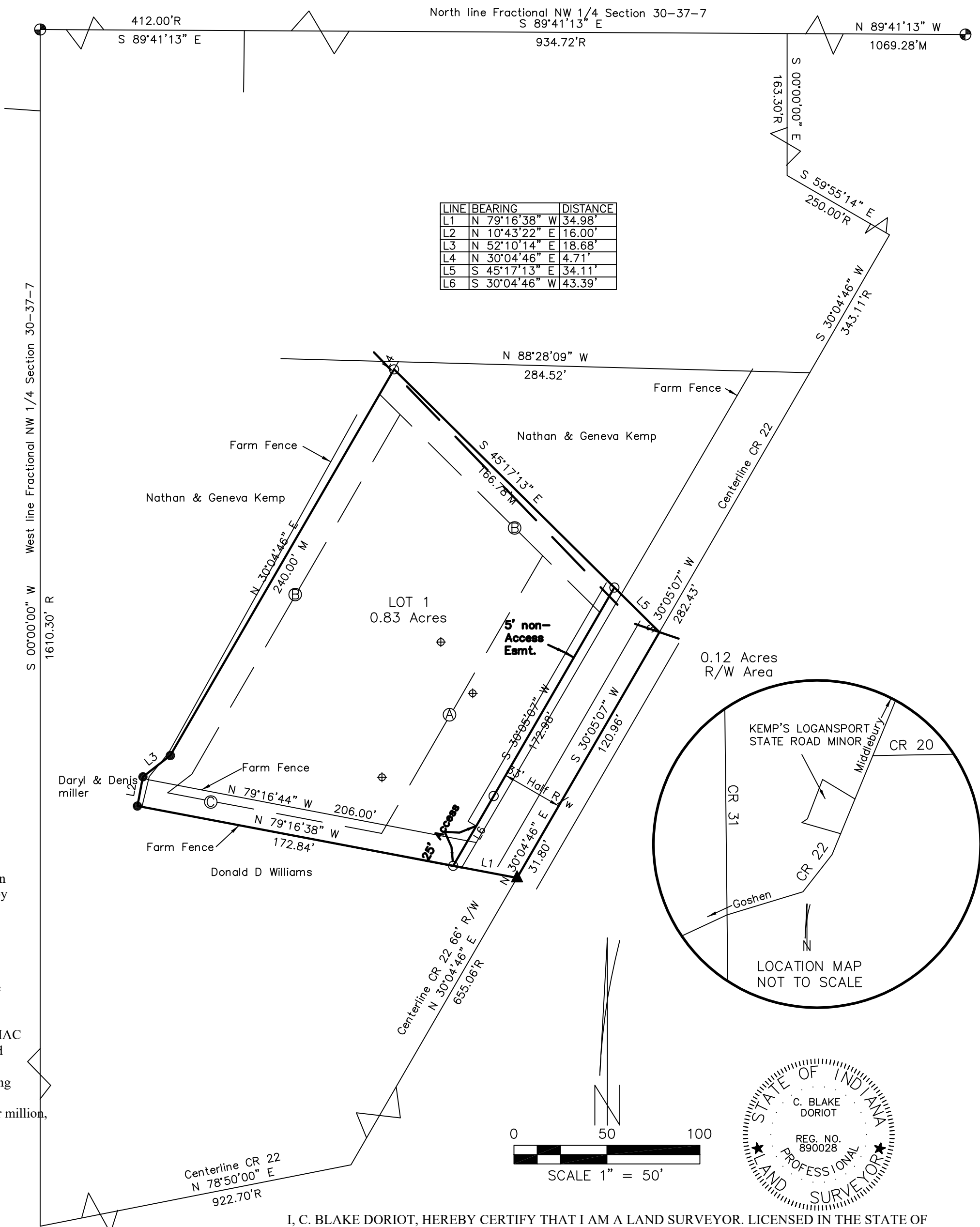
Section corner information is per the Elkhart County Surveyor's office records.

B. DORIOT & ASSOCIATES INC.
P.O. Box 465 New Paris, IN 46553
574-536-3031 doriotsurvey@gmail.com1

A One Lot Minor Subdivision, being Part of the Northwest Quarter of Section 30, Township 37 North, Range 7 East, Second Principal Meridian, Middlebury Township, Elkhart County, Indiana.

North line Fractional NW 1/4 Section 30-37-7

LINE	BEARING	DISTANCE
L1	N 79°16'38" W	34.98'
L2	N 10°43'22" E	16.00'
L3	N 52°10'14" E	18.68'
L4	N 30°04'46" E	4.71'
L5	S 45°17'13" E	34.11'
L6	S 30°04'46" W	43.39'



I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR. LICENSED IN THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE CORRECTLY REPRESENTS A SURVEY MADE BY ME. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

PRO FORMA

C. BLAKE DORIOT, P.L.S. #890028

KEMP’S LOGANSPORT STATE ROAD MINOR

A One Lot Minor Subdivision, being Part of the Northwest Quarter of
Section 30, Township 37 North, Range 7 East, Second Principal Meridan,
Middlebury Township, Elkhart County, Indiana.

CERTIFICATE OF OWNERSHIP

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY
DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNERS, WE
HAVE CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND
SUBDIVIDED AS SHOWN ON THE HEREON DRAWN PLAT. AS OUR FREE
AND VOLUNTARY ACT AND DEED‘

KEMP’S LOGANSPORT STATE ROAD MINOR

SIGNED _____
PRINTED Nathan E. Kemp _____
Authorized Agent

SIGNED _____
PRINTED Geneva A. Kemp _____
Authorized Agent

NOTARY CERTIFICATION
COUNTY OF ELKHART, STATE OF INDIANA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY CAME
THE ABOVE SIGNED OWNER/S

WRITTEN _____
PRINTED _____
WRITTEN _____
PRINTED _____

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 202 4.

SIGNED: _____

PRINTED: _____

RESIDENT OF _____ COUNTY, INDIANA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

DEED OF DEDICATION

I, THE ABOVE DESCRIBED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED
HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAID REAL ESTATE IN
ACCORDANCE WITH THE PLAT HEREON. THIS SUBDIVISION SHALL BE KNOWN AND
DESIGNATED " KEMP’S LOGANSPORT STATE ROAD MINOR ". ALL STREETS AND
PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY
DEDICATED TO THE PUBLIC. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS
SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND AND THE PROPERTY LINES THERE
SHALL BE ERECTED OR MAINTAINED, NO BUILDING OR STRUCTURE. THE STRIPS OF
GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED TO THE
PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER LINES, POLES, DUCT
LINES, WIRES AND DRAINAGE FACILITIES, SUBJECT AT ALL TIMES TO THE PROPER
AUTHORITIES AND THE EASEMENTS HEREON RESERVED. NO PERMANENT OR OTHER
STRUCTURES ARE TO BE ERECTED OR MAINTAINED IN SAID EASEMENT, BUT OWNERS
OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF
THE PUBLIC UTILITIES AND THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS
SUBDIVISION.

DRAINAGE MAINTENANCE CERTIFICATE

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND
SWALES SHALL BE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL
PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED
IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN
THE EVENT ANY SUCH FACILITIES BECOME DAMAGED OR IN DISREPAIR, IT SHALL BE
THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT THE
OWNERS EXPENSE.

IN THE EVENT OF THE OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN
GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART
COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COST
OF REPAIRS TO THE LAST OWNER. ELKHART COUNTY, INDIANA IS GRANTED AN
EASEMENT ACROSS A LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY
ASSESSMENT FOR THE COSTS OF SUCH REPAIRS, AS ASSESSED BY SAID
GOVERNMENTAL AUTHORITY, SHALL CONSTITUTE A LIEN UPON SAID REAL ESTATE OF
THE LOT OWNER AND ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA IS FURTHER GRANTED THE RIGHT OF ACTION FOR THE
COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE
FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE
FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION
AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL
JURISDICTION OF THE STATE OF INDIANA AND SHALL BE COMMENCED IN ELKHART
COUNTY, INDIANA.

ADDITIONAL NOTES

NO OWNERS OF ANY LOT OR ANY OTHER PARCEL WITHIN THIS PLAT
SHALL AT ANYTIME REMONSTRATE AGAINST OR ATTEMPT TO CAUSE
THE CESSATION OF ANY FARMING OPERATION WITHIN THE IMMEDIATE
VICINITY OF THE PLAT ON THE BASIS THAT SUCH FARMING OPERATION,
WHETHER NOW EXISTING OR EXISTING IN THE NEAR FUTURE,
INTERFERES WITH THE RESIDENTIAL USE OF THE LOT OR TRACT OWNED
BY THE PERSON OR PERSONS REMONSTRATING. ANY PERSON
ACCEPTING TITLE TO A LOT OR TRACT WITHIN THIS PLAT
ACKNOWLEDGES THAT GENERAL AGRICULTURAL AREAS EXIST
ADJACENT TO OR NEAR THIS PLAT AND THAT ACTIVITIES ON SUCH
AGRICULTURAL AREAS MAY RESULT IN NORMAL FARM INTERFERENCE
SUCH AS NOISE, ODOR, DUST, AGRICULTURAL IMPLEMENT TRAFFIC,
UNUSUAL HOURS AND OTHER NORMALLY AGRICULTURAL USES.

STATEMENT OF COMPLIANCE

This subdivision is found to be in compliance with the Elkhart County Development ordinance and the
dedications shown on this plat hereby approved and accepted to the benefit of Elkhart County this
_____ day of _____, 2025
.

Elkhart County Plan Commission

By: _____
Mac Kratzer, Plan Director

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ OF 202 5.

SIGNED: _____
Patricia A Pickens

AUDITOR OF ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS ____ DAY OF _____, 2025, AT

_____ AND RECORDED IN PLAT BOOK _____ AT PAGE NUMBERED _____.

FEE: \$ _____

SIGNED: _____
Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

DOCUMENT NUMBER: _____

I, C. Blake Doriot, 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.

SURVEYOR CERTIFICATION

COUNTY of ELKHART)
STATE OF INDIANA)

I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN
THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT, TO THE
BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS A SURVEY MADE BY ME. THAT
ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS. THAT THEIR LOCATION,
SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

C. BLAKE DORIOT, P.L.S. #890028

DATED _____

B. DORIOT & ASSOCIATES, INC.
P.O. Box 465 New Paris, IN 46553
574-536-3031

PAGE 2 OF 2	DRAWN BY: CBD/CEB	APPROVED BY: CBD
	FIELD CREW: CEB/CBD	PROJ. NO. 2025-069
	DATE: 7/3/2025	DWG. 2025-069.DWG
	Owner: Nathan E. & Geneva A. Kemp H&W	