

ELKHART COUNTY PLAT COMMITTEE

9:00 A.M.

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF SEPTEMBER 2025 AT 9:00 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., 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: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Coordinator; and Don Shuler, Attorney for the Board.

Roll Call.

Present: Philip Barker, Steven Edwards, Steve Warner, Lori Snyder.

Absent: Steve Clark.

2. A motion was made and seconded (*Barker/Snyder*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 14th day of August 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Barker/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 3-lot minor subdivision to be known as RIDING SON MINOR, for David A. & Mary H. Davidsen represented by B. Doriot & Associates, Inc., on property located on the south side of CR 18, 1,835 ft. east of CR 21, common address of 19908 CR 18 in Jefferson 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-0502-2025*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Warner that this request for primary approval of a 3-lot minor subdivision to be known as RIDING SON MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 2-lot minor subdivision to be known as S & L YODER LLC MINOR SUBDIVISION, for S & L Yoder, LLC represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west side of CR 35, 2,030 ft. south of CR 4, common address of 52335 CR 35 in York 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-0509-2025*.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Philip Barker that this request for

primary approval of a 2-lot minor subdivision to be known as S & L YODER LLC MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

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

Respectfully submitted,

Amber Weiss, Recording Secretary

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-0561-2025

Date: 09/02/2025 Meeting Date: October 09, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0561-2025

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

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Village Land Surveying, Llc 1928 Sheen Hollow Otsego, MI 49078	Wayne Lamar Gongwer & Doris Joan Gongwer Trustees Of The Gongwer Family Trust 24205 County Road 126 Goshen, IN 465268725	Village Land Surveying, Llc 1928 Sheen Hollow Otsego, MI 49078

Site Address: 00000 County Road 3 GOSHEN, IN 46526	Parcel Number: Part of 20-09-01-100-019.000-024
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Township: Olive
Location: EAST SIDE OF CR 3, 1,500 FT SOUTH OF CR 28

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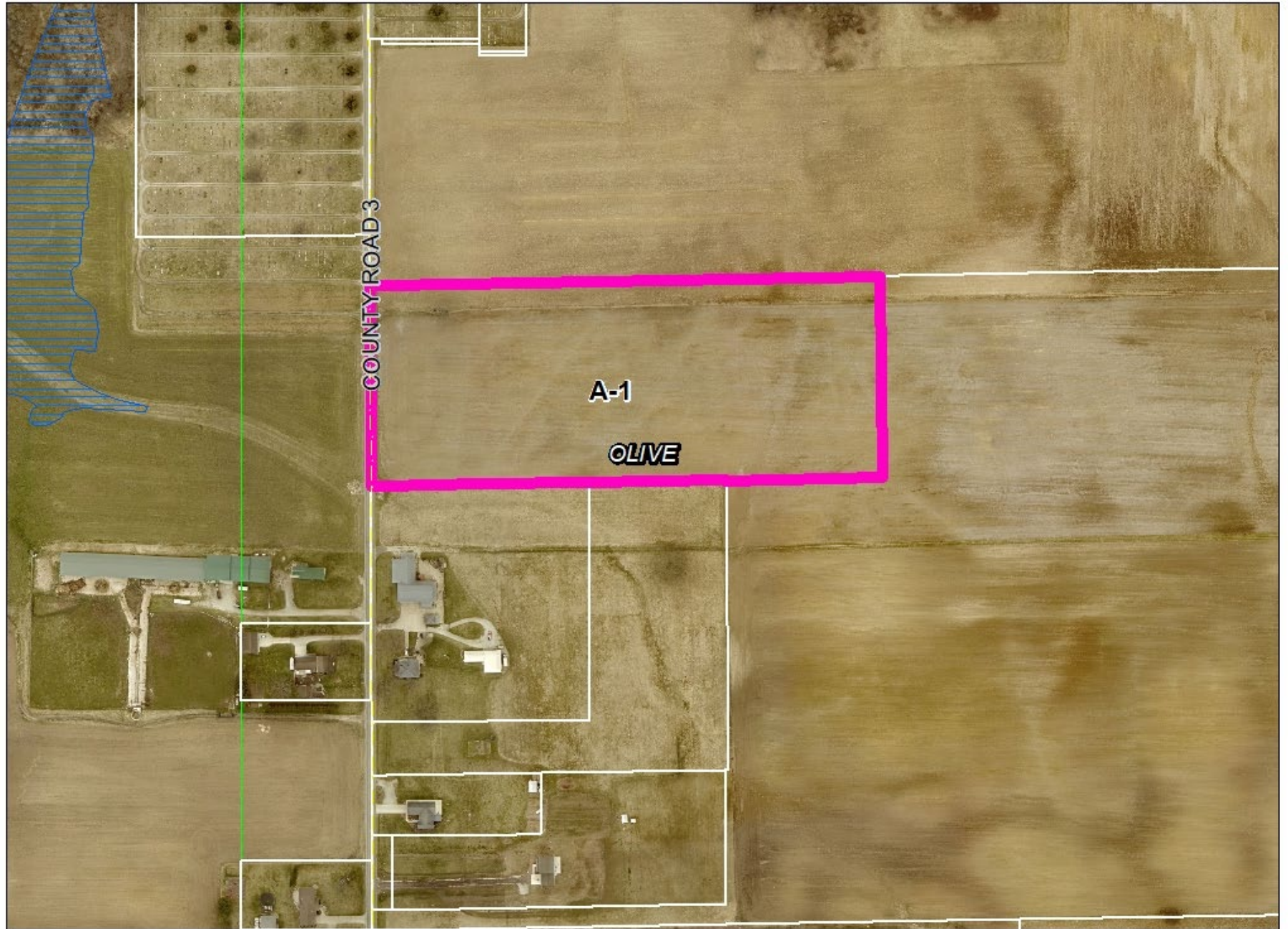
Zoning: A-1	NPO List:
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Present Use of Property:

Legal Description:

Comments: PREVIOUS SUBDIVISIONS:
MI-0287-2021 PRIMARY APPROVED 5/13/2021 AND
MI-0288-2021 SECONDARY

Applicant Signature:	Department Signature:
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GONGWER FARM MINOR SUBDIVISION

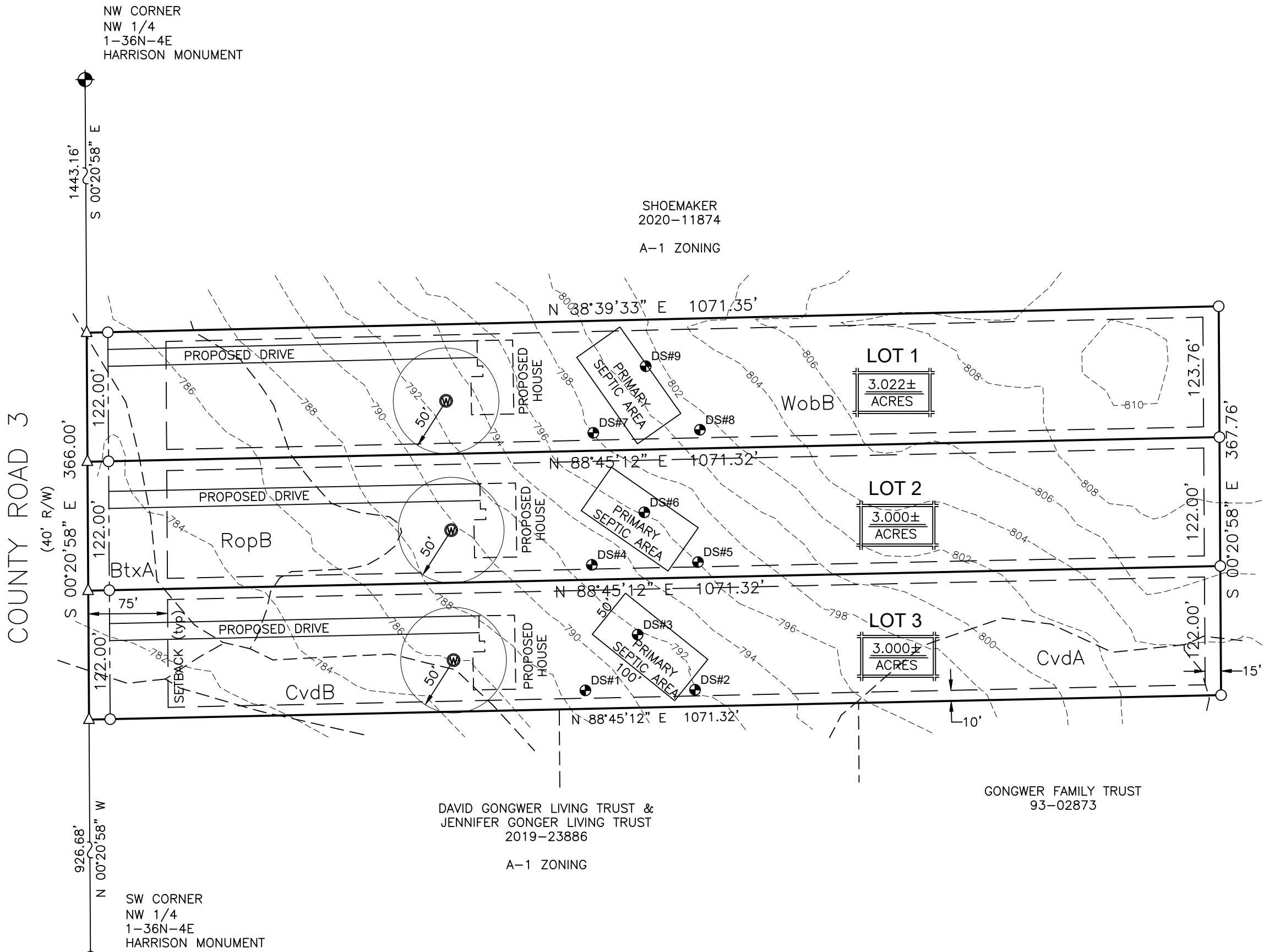
A PART OF THE NORTHWEST QUARTER
SECTION 1, TOWNSHIP 36 NORTH, RANGE 4 EAST
OLIVE TOWNSHIP, ELKHART COUNTY, INDIANA
OWNER: GONGWER FAMILY TRUST
DEED RECORD: 93-02873

LEGAL DESCRIPTION

TRACT 1

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 4 EAST, OLIVE TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY CRAIG S. BATDORFF, LICENSE NUMBER 21200006, WITH VILLAGE LAND SURVEYING, LLC, AS SHOWN ON PROJECT NUMBER 25-0158, DATED SEPTEMBER 2, 2025 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°20'58" WEST, ON THE WEST LINE OF SAID NORTHWEST QUARTER, 926.68 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO DAVID W. GONGWER LIVING TRUST AND JENNIFER GONGWER LIVING TRUST IN DEED RECORD 2019-23886; THENCE CONTINUING NORTH 00°20'58" WEST 366.00 FEET TO THE NORTH LINE OF A TRACT OF LAND DEEDED TO THE GONGWER FAMILY TRUST IN DEED RECORD 93-02873; THENCE SOUTH 88°39'33" EAST, ALONG THE NORTH LINE OF SAID GONGWER FAMILY TRUST, 1071.35 FEET TO A 5/8 INCH CAPPED REBAR; THENCE SOUTH 00°20'58" EAST 367.76 FEET TO A 5/8 INCH CAPPED REBAR; THENCE SOUTH 88°45'12" WEST 1071.32 FEET TO THE POINT OF BEGINNING. CONTAINING 9.022 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



GONGWER FAMILY TRUST
93-02873
A-1 ZONING

NOTES:

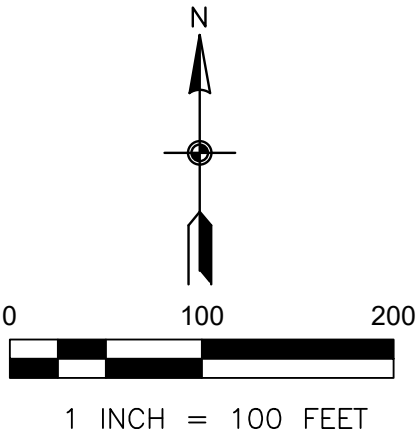
- THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- THE LAND USE IS CURRENTLY AGRICULTURE.
- THE CURRENT ZONING IS A-1.
- LOTS 1, 2 AND 3 WILL BE SERVED BY PROPOSED WELL AND SEPTIC SYSTEMS TO BE DESIGNED BY OTHERS.
- PROPOSED RESIDENCES MAIN LEVEL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- SOIL TYPES ARE:
 - BtxA-BRISTOL LOAMY SAND
 - CvdA-CROSIER LOAM
 - CvdB-CROSIER LOAM
 - RopB-RIDDLES-OSHTEMO
 - WobB- WILLIAMSTOWN-CROSIER COMPLEX (SOURCE USDA WEB SOIL SURVEY)
- BASED ON SCALING FROM THE FLOOD INSURANCE RATE MAP OF ELKHART COUNTY, INDIANA, MAP NUMBER 18039C0207D, DATED 8-2-2011, THE PROPERTY IS LOCATED IN ZONE "X".
- THE CONTOURS ARE FROM MACOG GIS MAP AND THE VERTICAL DATUM IS NAVD 88.
- SIGHT DISTANCE TO THE NORTH IS 1300', SIGHT DISTANCE SOUTH IS 1200'.
- THE INTERSECTION OF COUNTY ROAD 3 AND COUNTY ROAD 28 IS 1443' NORTH.
- DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE.
- ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- BUILDING SETBACKS
 - 75' FRONT
 - 10' SIDE
 - 15' REAR
- SITE BENCHMARK
 - MAG NAIL MARKING THE NORTHWEST CORNER OF THE SUBDIVISION 784.91' NAVD 88.

PROPERTY ADDRESS - VACANT LAND COUNTY ROAD 3
ELKHART, IN

OWNER - GONGWER FAMILY TRUST

LEGEND

- = FOUND IRON
- = SET 5/8" CAPPED REBAR
- △ = SET MAG NAIL
- ⊙ = PROPOSED WELL
- DS#1 = SOIL BORING LOCATION
- ⊙



Village Land
Surveying LLC



1928 SHEEN HOLW
OTSEGO, MI 49078
PHONE (574) 238-8245

VILLAGELANDSURVEYING.COM

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VILLAGE LAND SURVEYING, LLC. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VILLAGE LAND SURVEYING, LLC. VILLAGE LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR UNAUTHORIZED USE OF THIS DRAWING.		CLIENT:		GONGWER FAMILY TRUST	
DWN BY:	CSB	DATE:	9/2/2025	TITLE:	GONGWER FARM MINOR SUBDIVISION
CHK BY:		SCALE:	1" = 100'		NW 1/4 1-36N-4E OLIVE TWP
JOB NO.	25-0158				
DWG. NO.	C-250158				

GONGWER FARM MINOR SUBDIVISION

A PART OF THE NORTHWEST QUARTER
SECTION 1, TOWNSHIP 36 NORTH, RANGE 4 EAST
OLIVE TOWNSHIP, ELKHART COUNTY, INDIANA
OWNER: GONGWER FAMILY TRUST
DEED RECORD: 93-02873

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 RESPONSIBILITY OF EACH LOT OWNERR, 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 GOVERNMENT 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 COST 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 GONGWER FARM 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 DEDICATED FOR PUBLIC USE.

GONWAER FAMILY TRUST
DAVID W GONGWER, TRUSTEE

STATE OF INDIANA }
 }
COUNTY OF ELKHART }

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

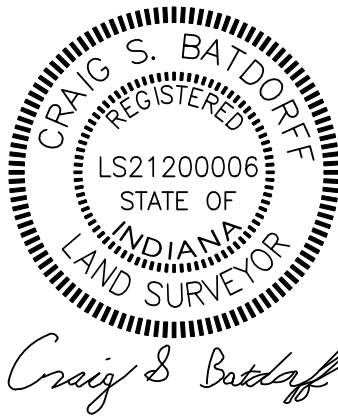
WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 2025.

NOTARY

(NOTARY PUBLIC'S PRINTED NAME)

RESIDENT OF _____ COUNTY. MY COMMISSION EXPIRES _____.

I CRAIG S. BATDORFF, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #21200006, DO HEREBY CERTIFY THAT THIS REPRESENTS A SURVEY PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY WAS COMPLETED ON SEPTEMBER 2, 2025, IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. I FURTHER 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.



THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VILLAGE LAND SURVEYING LLC. NO PART OF THIS DRAWING OR THE WRITTEN PERMISSION OF VILLAGE LAND SURVEYING LLC, VILLAGE LAND SURVEYING, INC. OR ANY OF ITS OFFICERS, EMPLOYEES, OR AGENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VILLAGE LAND SURVEYING LLC. ASSUMES NO RESPONSIBILITY FOR UNAUTHORIZED USE OF THIS DRAWING.

DWN BY: CSB

CHK BY:

DATE: 9/2/2025

SCALE: 1" = 100'

JOB NO: 25-0158

DWG NO: C-250158

REVISION

DATE

CLIENT: GONGWER FAMILY TRUST

TITLE: GONGWER FARM MINOR SUBDIVISION
NW1/4 1-36N-4E OLIVE TWP

Village Land Surveying LLC

1928 SHEEN HOLW
OTSEGO, MI 49078
PHONE (574) 238-8245
VILLAGELANDSURVEYING.COM

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-0562-2025

Date: 09/02/2025 Meeting Date: October 09, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0562-2025

Description: for primary approval of a 2-lot minor subdivision to be known as FUENTES CR 115 MINOR

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	Robert & Edith A Fuentes Fuentes 58826 County Road 115 Goshen, IN 46528

Site Address: 58826 County Road 115 Goshen, IN 46528	Parcel Number: 20-06-24-304-005.000-009
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Township: Concord
Location: East Side Of County Road 115, 1,500 ft. North Of County Road 20

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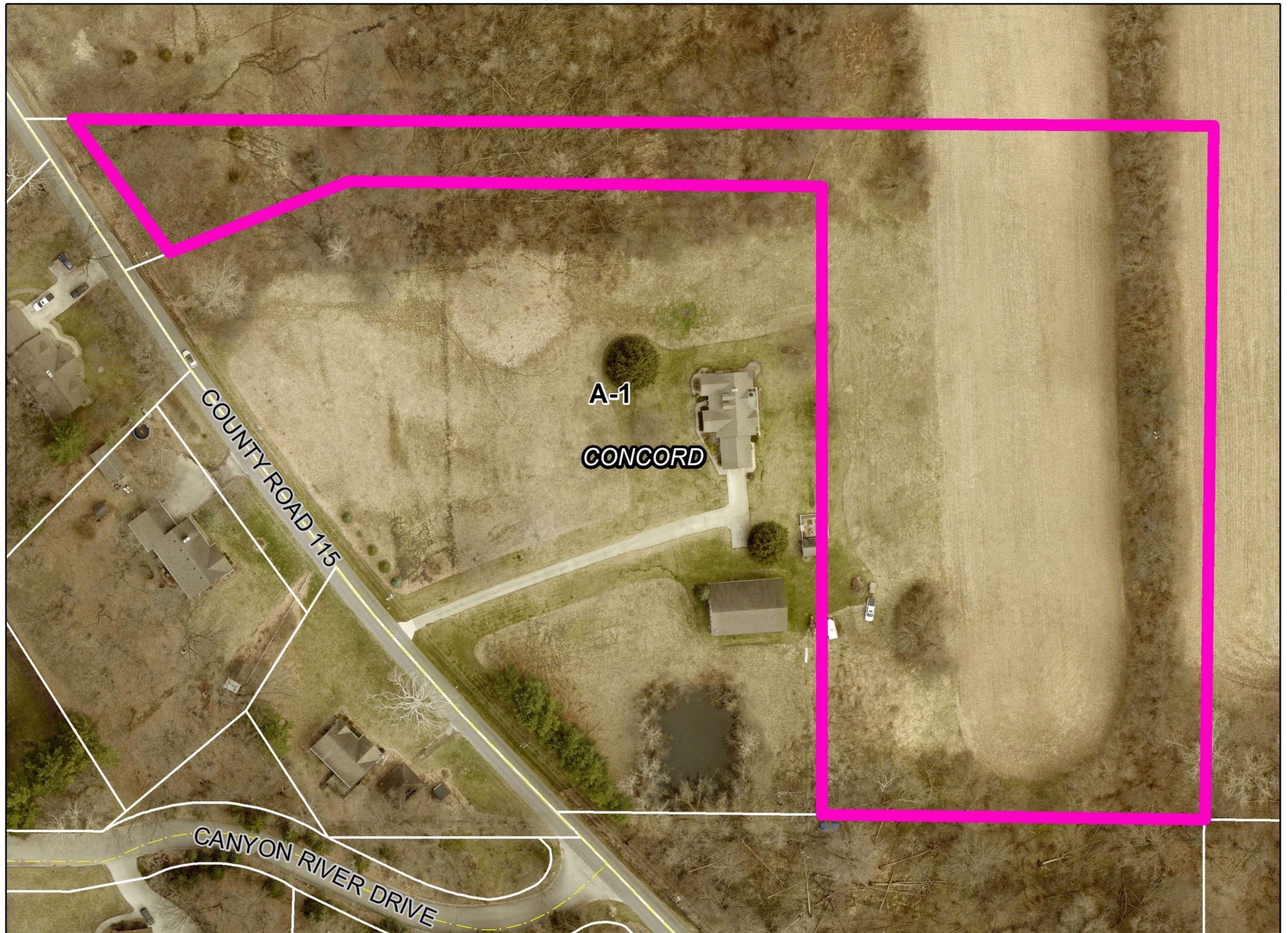
Present Use of Property:

Legal Description:

Comments: SEE AS-0220-2024
For a 35 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence for proposed lot 1
For a 35 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence on lot 2

Applicant Signature:	Department Signature:
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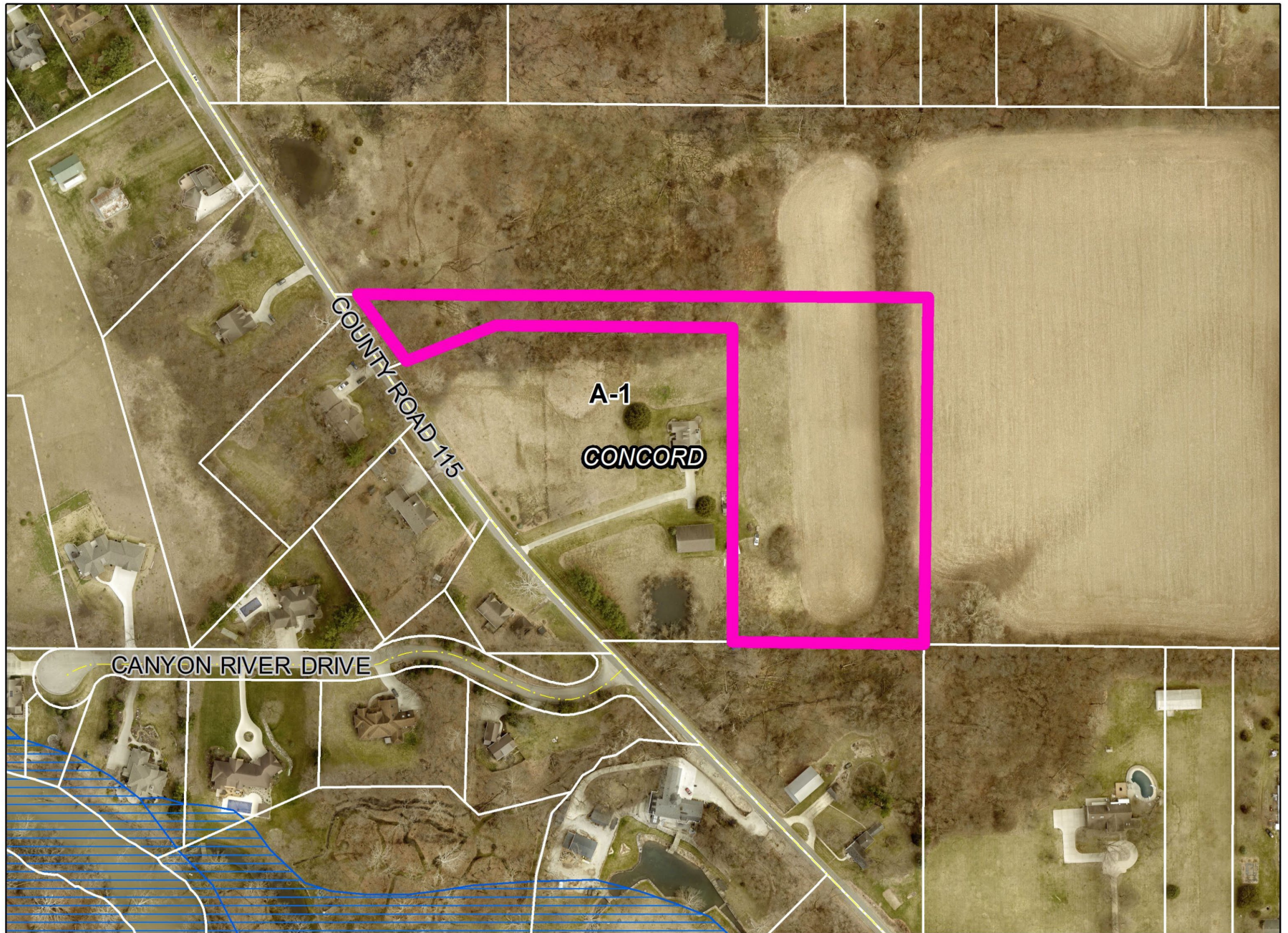
MI-0562-2025

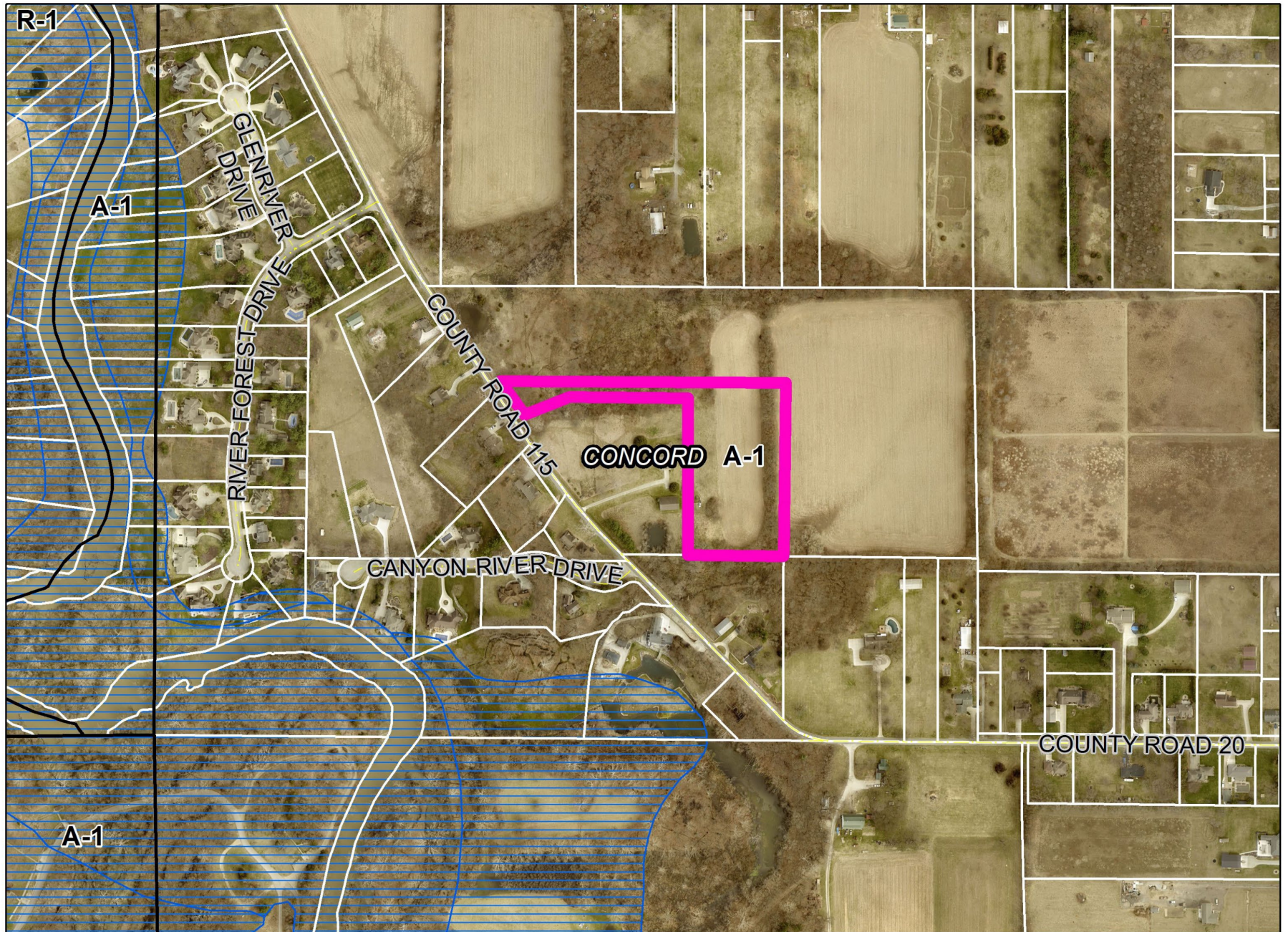


2021 Aerials

1 inch = 100 feet



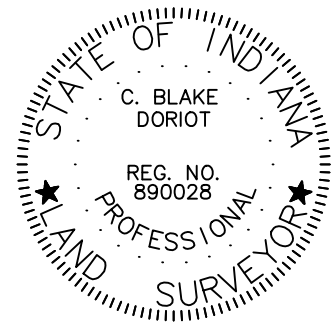
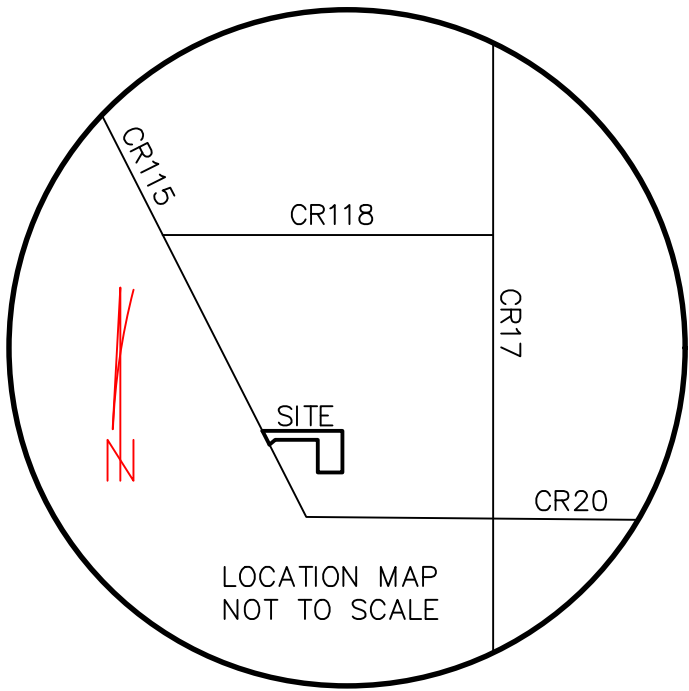
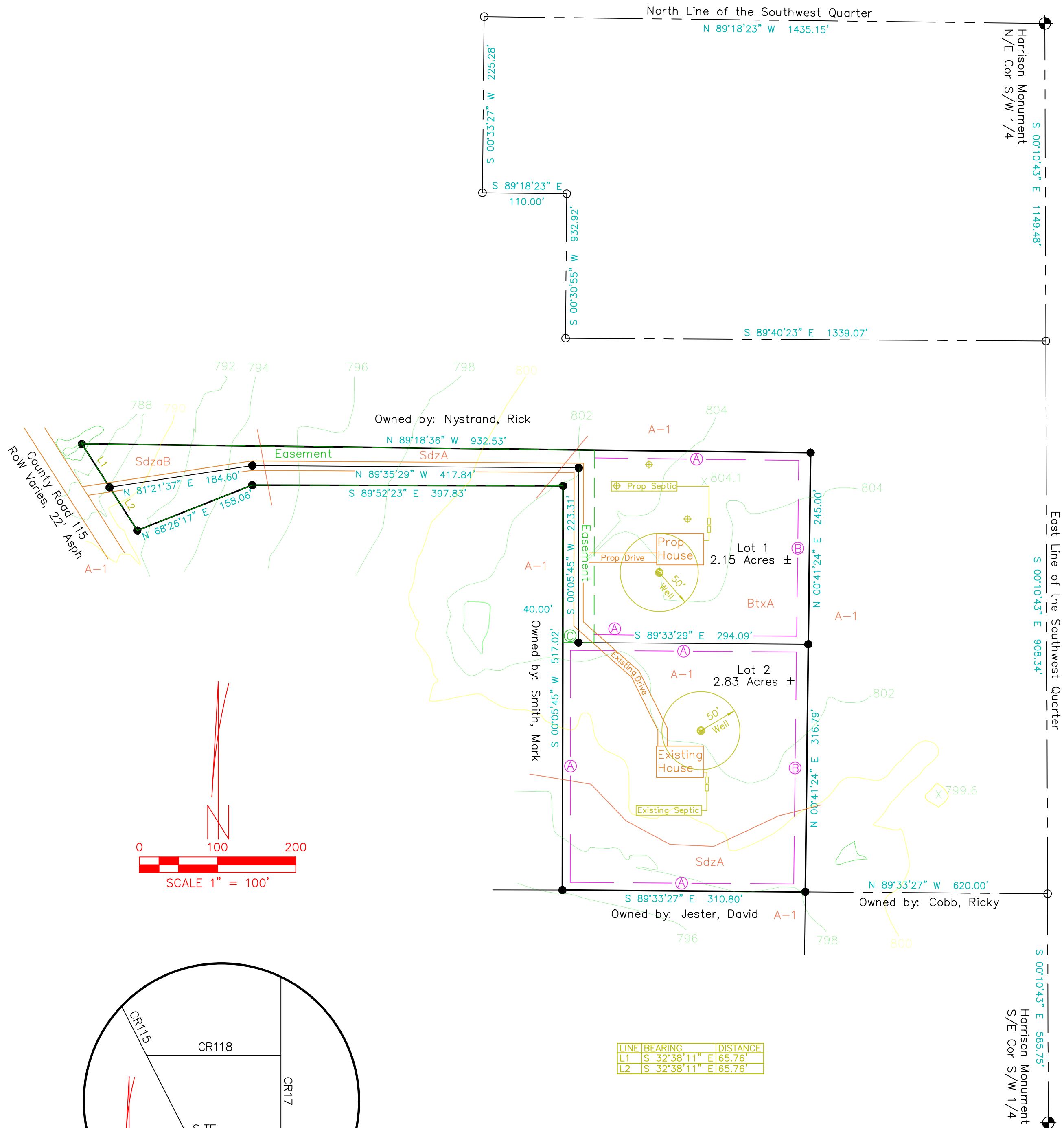




FUENTES CR115 MINOR

A 2 Lot Minor Subdivision in the Southwest Quarter of Section 24,
Township 37 North, Range 5 East, 2nd Principal Meridian,
Concord Township, Elkhart County, Indiana.

PLAT BOOK _____ PAGE NUMBER _____



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

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.

PAGE 1 OF 3	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CREW: CBD	PROJ. NO. 2025-075
	DATE: 8/29/2025	DWG. 2025-075.dwg
	Owner: FUENTES ROBERT & EDITH A FUENTES H&W	

Revised 9/15/2025

PRO FORMA

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

FUENTES CR115 MINOR

A 2 Lot Minor Subdivision in the Southwest Quarter of Section 24,
Township 37 North, Range 5 East, 2nd Principal Meridian,
Concord Township, Elkhart County, Indiana.

PLAT NOTES

LEGEND:

- - Iron Rebar
- - Calculated Point
- Ⓐ - 10' Building Setback
- Ⓑ - 15' Building Setback
- Ⓒ - 40' Easement
- ⚡ - Soil Bore

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.

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

- All monuments will be set after the harvest/foilage drop.

- 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 informational 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.
- 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.
- Less than 1 acre will be disturbed.

EASEMENTS:

- Access Easement. This includes fire departments, the County Sheriff's department, and for all required inspections to complete development.
- Utility Easement. This includes the installation and maintenance of all utilities.

HEALTH:

- No municipal services available within one mile.
- Site to be served by septic and well.

HIGHWAY:

- Existing road shall be used.
- Existing drive shall be used.
- Sight distance for proposed/existing drive: 700'± N/W, 400'± S/E.

SOILS:

- Soils are mapped as follows: BtxA, SdzA, SdzaB
- Soil types taken from the Elkhart County GIS.
- Soil Scientist: Schnoebelen
- See soil borings for SHWT.
- Soil borings are completed as shown on Plat.
- Light soils with ephemeral water table (freewater) noted at 53" max. Trench depths = 29", 250'^2 per bedroom. Caution with basements on this Lot. Water table is apparent but short duration.

VARIANCES:

- Less than 100 feet of frontage.

DESCRIPTION

Document #2024-13265

A part of the land described in Deed Record 195, page 631, in the Southwest Quarter of Section 24, Township 37 North, Range 5 East, Second Principal Meridian, Concord Township, Elkhart County, Indiana, containing 4.98 acres, more or less, and is based on an original survey by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), as Job No. 2023-070, all bearings are based on Indiana State Planes East, and completed on October 28, 2023, more particularly described as follows:

Commencing at a Harrison Monument marking the Northeast corner of the Southwest Quarter of said Section 24;

thence North 89°18'23" West, along the North line of said Southwest Quarter of Section 24 and the centerline of the Right of Way of County Road 118, a distance of 1435.15 feet to a spike at the Northwest corner of Deed Record 2022-13634;

thence South 00°33'27" West, along said Deed Record 2022-13634, a distance of 225.28 feet to an iron rebar with cap "DORIOT 890028" at the Southwest corner of Deed Record 2022-13634;

thence South 82°18'23" East, along said Deed Record 2022-13634, a distance of 110 feet to a wood post at the Southeast corner of Deed Record 2022-13634;

thence South 00°30'55" West, along Deed Record 411, page 029 and Deed Record 2014-07604, a distance of 932.92 feet to a point at the Southwest corner of Deed Record 2014-07604 that is 13.6 feet West of an iron pinch pipe by a railroad tie post;

thence South 89°40'23" East, along Deed Record 2014-07604, Deed Record 2016-16959, Deed Record 2023-09782 and Deed Record 2021-00698, a distance of 1332.13 feet to a 3/4" iron pinch pipe by a wood post and a capped iron rebar on the East line of said Southwest Quarter of Section 24;

thence South 00°10'43" East, along the East line of said Southwest Quarter Of Section 24, a distance of 908.34 feet to a 1/2" iron pipe on the North line of Deed Record 2019-15611;

thence North 89°33'27" West, along the North lines of Deed Record 2019-01561 and Deed Record 2007-29834, a distance of 620.00 feet to an iron rebar with cap "DORIOT 890028", and being the Point of Beginning of this description;

thence North 89°33'27" West, along the North lines of Deed Record 2007-29834 and Deed Record 357, page 769, a distance of 310.80 feet to an iron rebar;

thence North 00°09'45" East, along the East line of Deed Record 88-18719, a distance of 517.31 feet to an iron rebar; thence North 89054'15" West, along the North line of Deed Record 88-18719, a distance of 398.56 feet to an iron rebar;

thence South 68°20'26" West, along the North line of Deed Record 88-18719, a distance of 198.17 feet to a MAG Nail with washer "DORIOT 890028" on the centerline Of the Right of Way of County Road 115;

thence North 32°38'11" West, along said centerline of the Right of Way of County Road 115, a distance of 150.00 feet to a MAG nail on the centerline of the County Road 115 Right of Way;

thence South 89°40'23" East, a distance of 980.40 feet to an iron rebar with cap "DORIOT 890028";

thence South 00°41'24" West, a distance of 561.79 feet to the Point of Beginning.

EXCEPTING THEREFROM THAT PORTION OF REAL ESTATE CONVEYED TO THE BOARD OF ELKHART COMMISSIONERS OF THE COUNTY OF ELKHART, STATE OF INDIANA IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2024-02293 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A part of Southwest of Section 24, Township 37 North, Range 5 East, Second Principal Meridian, Concord Township, Elkhart County, Indiana, containing 4.98 acres, more or less, being a part of lands described in Document #195-631, and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2023-070, all bearings based on Indiana State Planes East, completed on September, 2023, more particularly described as follows:

40 feet, by parallel lines, off, and from, the West end of the following described parcel:

Commencing at a Harrison Monument marking the Northeast Corner of said Southwest Quarter;

thence North 89 degrees 18 minutes 23 seconds West, along the North Line of the Southwest Quarter, to a Railroad Spike, a distance of 2427.71 feet;

thence South 27 degrees 07 minutes 45 seconds East, to a Mag Nail, a distance of 863.18 feet;

thence South 28 degrees 44 minutes 23 seconds East, to a Mag Nail, a distance of 379.30 feet;

thence South 32 degrees 38 minutes 11 seconds East, to a Mag Nail, a distance of 513.12 feet, being the POINT OF BEGINNING of this description;

thence continuing along the last called bearing, to a Mag Nail, a distance of 150.00 feet;

thence North 68 degrees 20 minutes 26 seconds East, to an Iron Rebar, a distance of 198.17 feet,

thence South 89 degrees 54 minutes 15 seconds East, to an Iron Rebar, a distance of 398.56 feet;

thence South 00 degrees 05 minutes 45 seconds West, to an Iron Rebar, a distance of 517.31 feet;

thence South 89 degrees 33 minutes 27 seconds East, to an Iron Rebar, a distance of 310.80 feet;

thence North 00 degrees 41 minutes 24 seconds East, to an Iron Rebar, a distance of 561.79 feet;

thence North 89 degrees 18 minutes 36 seconds West, a distance of 980.40 feet, to the POINT OF BEGINNING.

Access Easement

A part of Southwest Quarter of Section 24, Township 37 North, Range 5 East, Second Principal Meridian, Concord Township, Elkhart County, Indiana, containing 1.02 acres, more or less, being a part of Lands described in Document #2024-13265, and based on a Retracement Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-075, all bearings based on Indiana State Planes East, completed on August 29, 2025, more particularly described as follows:

An Easement, serving mutually Lots 1 and 2 of FUENTES CR115 MINOR subdivision, for the purposes of Ingress, Egress, and Utility:

Commencing at a Harrison Monument marking the Northeast corner of the Southwest Quarter of said Section 24;

thence North 89°18'23" West, along the North line of said Southwest Quarter of Section 24 and the centerline of the Right of Way of County Road 118, a distance of 1435.15 feet to a spike at the Northwest corner of Deed Record 2022-13634;

thence South 00°33'27" West, along said Deed Record 2022-13634, a distance of 225.28 feet to an iron rebar with cap "DORIOT 890028" at the Southwest corner of Deed Record 2022-13634;

thence South 82°18'23" East, along said Deed Record 2022-13634, a distance of 110 feet to a wood post at the Southeast corner of Deed Record 2022-13634;

thence South 00°30'55" West, along Deed Record 411, page 029 and Deed Record 2014-07604, a distance of 932.92 feet to a point at the Southwest corner of Deed Record 2014-07604 that is 13.6 feet West of an iron pinch pipe by a railroad tie post;

thence South 89°40'23" East, along Deed Record 2014-07604, Deed Record 2016-16959, Deed Record 2023-09782 and Deed Record 2021-00698, a distance of 1332.13 feet to a 3/4" iron pinch pipe by a wood post and a capped iron rebar on the East line of said Southwest Quarter of Section 24;

thence South 00°10'43" East, along the East line of said Southwest Quarter Of Section 24, a distance of 908.34 feet to a 1/2" iron pipe on the North line of Deed Record 2019-15611;

thence North 89°33'27" West, along the North lines of Deed Record 2019-01561 and Deed Record 2007-29834, a distance of 930.80 feet to an iron rebar with cap "DORIOT 890028";

thence North 00°05'45" East, to a Calculated Point, a distance of 316.79 feet, being the POINT OF BEGINNING of this description;

thence continuing along the last called bearing, to an Iron Rebar, a distance of 200.23 feet;

thence North 89 degrees 52 minutes 23 seconds West, to an Iron Rebar, a distance of 397.83 feet;

thence South 68 degrees 26 minutes 17 seconds West, to an Iron Rebar on the East Right of Way of County Road 115, a distance of 158.06 feet;

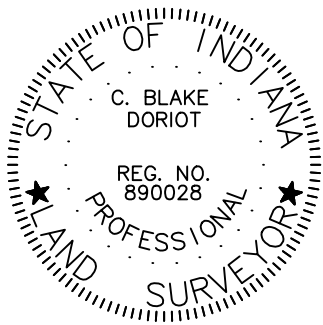
thence North 32 degrees 38 minutes 11 seconds West, along said Right of Way, to an Iron Rebar, a distance of 131.53 feet;

thence South 89 degrees 18 minutes 36 seconds East, to a Calculated Point, a distance of 655.89 feet;

thence South 00 degrees 05 mintes 45 seconds West, to a Calculated Point, a distance of 246.19 feet;

thence North 89 degrees 33 minutes 29 seconds West, a distance of 40.00 feet, to the POINT OF BEGINNING;

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



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

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

PAGE 2 OF 3	DRAWN BY:CEB	APPROVED BY:CBD
	FIELD CREW:CBD	PROJ. NO.2025-075
	DATE:8/29/2025	DWG.2025-075.dwg
	Owner:FUENTES ROBERT & EDITH A FUENTES H&W	

Revised 9/15/2025

FUENTES CR115 MINOR

A 2 Lot Minor Subdivision in the Southwest Quarter of Section 24,
Township 37 North, Range 5 East, 2nd Principal Meridian,
Concord 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'

FUENTES CR115 MINOR

SIGNED _____

PRINTED Fuentes, Robert, Husband

SIGNED _____

PRINTED Fuentes, Edith A, Wife

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

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

WRITTEN _____

PRINTED FUENTES ROBERT & EDITH A FUENTES H&W

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

SIGNED: _____

PRINTED: _____

RESIDENT OF _____ COUNTY, INDIANA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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: _____
Mae Kratzer, Plan Director

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ OF 2025.

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

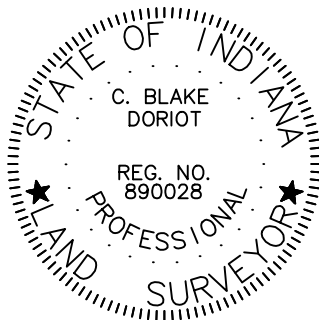
DOCUMENT NUMBER: _____

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.



PRO FORMA

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 3 OF 3	DRAWN BY: CEB	APPROVED BY: CBD
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