

# AGENDA

## ELKHART COUNTY PLAT COMMITTEE

April 9, 2026  
9:00 A.M.

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

Call to Order

Roll Call

Approval of the minutes of the last regular meetings of the Elkhart County Plat Committee, held on the 12<sup>th</sup> day of March 2026

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

### **PRIMARY APPROVALS**

**9:00 A.M.**

- A. Petitioner: Jerry Zahner & Cathy Zahner, Husband & Wife **(page 1)**  
represented by Prince Land Surveying LLC  
Petition: for primary approval of a 1-lot minor subdivision to be known as **CAMPBELL MINOR PLAT**.  
Location: north side of CR 40, 1,800 ft. east of Ash Rd., in Olive Township.  
(MI-0035-2026)
- B. Petitioner: Lyle L. Jensen Trustee of the Lyle L. Jensen Living Trust **(page 2)**  
represented by Abonmarche Consultants  
Petition: for primary approval of a 3-lot minor subdivision to be known as **PIONEER TRAILS**.  
Location: west side of CR 123, 1,065 ft. south of CR 2, in Washington Township.  
(MI-0092-2026)
- C. Petitioner: Lyle L. Jensen Trustee of the Lyle L. Jensen Living Trust **(page 3)**  
represented by Abonmarche Consultants  
Petition: for primary approval of a 3-lot minor subdivision to be known as **LACLEDE LANDING**.  
Location: west side of CR 123, 495 ft. South of CR 2, in Washington Township.  
(MI-0093-2026)

- D. Petitioner: Synergy Gateway II, LLC **(page 4)**  
 represented by Surveying and Mapping LLC  
 Petition: for a primary approval of a 1-lot minor subdivision to be known as **MIBCO MINOR SUBDIVISION.**  
 Location: northeast corner of CR 20 & Nagy Dr., common address of 28505 CR 20, Elkhart, IN 46517 in Baugo Township. *(MI-0094-2026)*
- E. Petitioner: Nicholas Paul Marks **(page 5)**  
 represented by Village Land Surveying LLC  
 Petition: for primary approval of a 2-lot minor subdivision to be known as **MARKS RANCH MINOR SUBDIVISION.**  
 Location: west side of CR 3, 1,170 ft. north of CR 12, in Cleveland Township. *(MI-0095-2026)*
- F. Petitioner: The Kosher Trust **(page 6)**  
 represented by B. Doriot & Associates, Inc.  
 Petition: for primary approval of a 3-lot minor subdivision to be known as **KOSCHER CR 4 MINOR.**  
 Location: south side of CR 4, 400 ft. west of CR 131, common address of 15316 CR 4, Bristol, IN 46507 in York Township. *(MI-0096-2026)*
- G. Petitioner: Vladimir & Varvara Panchelyuga **(page 7)**  
 represented by Land & Boundary LLC  
 Petition: for primary approval of a 2-lot minor subdivision to be known as **BONRNTRAGER MINOR SUBDIVISION.**  
 Location: south side of CR 26, 1,160 ft. east of CR 21, common address of 19790 CR 26, Goshen, IN 46528 in Jefferson Township. *(MI-0098-2026)*

**SECONDARY APPROVALS**

- H. Petitioner: Triple I Enterprises LLC **(page 8)**  
 represented by Abonmarche Consultants  
 Petition: for secondary approval of a 13-lot major subdivision to be known as **HIDEAWAY AT HERITAGE PINES, PHASE ONE.**  
 Location: south side of SR 120, 3,620 ft. west of CR 35, in York Township. *(MA-0091-2026)*

Phil Barker – County Surveyor: no term  
 Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26  
 Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26  
 Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28  
 Steven Clark – County Council Liaison: no term

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 12TH DAY OF MARCH 2026 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, Lori Snyder. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Zoning Administrator; 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 (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12<sup>th</sup> day of February 2026, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Warner*) 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 **HERITAGE HILL SECOND SUBDIVISION**, for Leonid Kidun & Nadia Kidun, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the north side of CR 24, 400 ft. west of CR 27, 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-0040-2026*.

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

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

5. The application for primary approval of a 1-lot minor subdivision to be known as **E & S HOLDINGS MINOR**, for Eugene Hochstetler & Susan Hochstetler, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 4, 2,890 ft. west of E. County Line Rd., 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-0041-2026*.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steven Edwards that this request for primary approval of a 1-lot minor subdivision to be known as ***E & S HOLDINGS MINOR*** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for primary approval of a 3-lot minor subdivision to be known as ***JACKSON VIEW MINOR***, for Christopher M. Erb & Jill A. Erb, Husband & Wife represented by Abonmarche Consultants, on property located on the west side of CR 21, 830 ft. south of CR 46, common address of 68667 CR 21 New Paris, IN 46553 in Jackson 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-0038-2026*.

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

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

7. The application for primary approval of a 2-lot minor subdivision to be known as ***LAMONTS LANDING DELUXE***, for Showcase Deluxe Properties LLC represented by Abonmarche Consultants, on property located on the west side of CR 15, 1,720 ft. south of CR 4, in Osolo Township, zoned R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0043-2026*.

Lori Snyder asked if there is an existing home on the lot. Mr. Dean stated there was not a home on the lot. Mr. Warner was concerned about wetlands.

Crystal Welsh, Abonmarche, 303 River Race Dr., Goshen, was present representing the petitioner. She explained closer to the lake there will be potential wetland issues, but none on the subject property that are identified on the wetlands map. She stated this area is served by the sewer district, which means there are no worries about trying to get appropriate soils for septic systems on these lots.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steven Edwards that this request for primary approval of a 2-lot minor subdivision to be known as ***LAMONTS LANDING***

**DELUXE** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for secondary approval of a 35-lot minor subdivision to be known as **LUXE GRANGER, PHASE ONE**, for Emerald Chase Land Development LLC represented by Abonmarche Consultants, on property located on the south side of CR 1, 2,445 ft. west of CR 5, in Cleveland Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0044-2026*.

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

**Motion: , Action: Approve, Moved by Steve Warner, Seconded by Philip Barker** that this request for secondary approval of a 35-lot minor subdivision to be known as **LUXE GRANGER, PHASE ONE** be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The meeting was adjourned at 9:08 a.m.

Respectfully submitted,

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Amber Weiss, Recording Secretary

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

*Hearing Date:* April 9, 2026

*Transaction Number:* MI-0035-2026.

*Parcel Number(s):* Part of 20-09-27-300-005.000-024.

*Existing Zoning:* A-1.

*Petition:* For primary approval of a 1-lot minor subdivision to be known as CAMPBELL MINOR PLAT.

*Petitioner:* Jerry Zahner & Cathy Zahner, Husband & Wife, represented by Prince Land Surveying LLC.

*Location:* North side of CR 40, 1,800 ft. east of Ash Rd., in Olive Township.

*Site Description:* Proposed lot 1 is 3 acres with a proposed home. All development will avoid the floodplain and observe the Billman Ditch maintenance setback.

*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

MI-0035-2026

Minor Subdivision - Primary

Date: 01/26/2026 Meeting Date: March 12, 2026 Transaction #: MI-0035-2026  
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 2-lot minor subdivision to be known as CAMPBELL MOSER MINOR PLAT

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Prince Land Surveying Llc	Jerry Zahner & Caty Zahner,	Prince Land Surveying Llc
P.O. Box 805	Husband & Wife	P.O. Box 805
Winona Lake, IN 465900805	64672 Beech Rd	Winona Lake, IN 465900805
	Wakarusa, IN 46573	

Site Address: 00000 County Road 40 WAKARUSA, IN 46573	Parcel Number: Part of 20-09-27-300-005.000-024
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Township: Olive  
Location: NORTH SIDE OF CR 40, 1,800 FT. EAST OF ASH RD.

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:

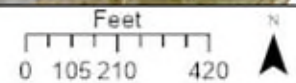
Department Signature:

MI-0035-2026



2025 Aerials

1 inch equals 400 ft



GR-40

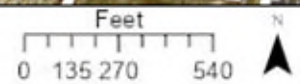
MI-0035-2026



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 500 ft



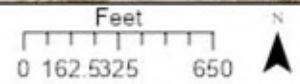
MI-0035-2026



Sources: Esri, TerraMetrics, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the SD User Community

2025 Aerials

1 inch equals 600 ft



# PRIMARY CAMPBELL MINOR PLAT

3.00 ACRE TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 36 NORTH, RANGE 4 EAST, OLIVE TOWNSHIP, ELKHART COUNTY, INDIANA

**A1 ZONING SETBACKS**

- 20,000 SQFT MIN. LOT AREA W/O SEWER
- 30' MAX. HEIGHT BUILDINGS
- 75' ROAD/FRONT SETBACK
- 15' REAR SETBACK
- 10' SIDELINE SETBACK
- MAX. LOT COVERAGE 25%
- 100' MIN. LOT WIDTH

**LEGEND**

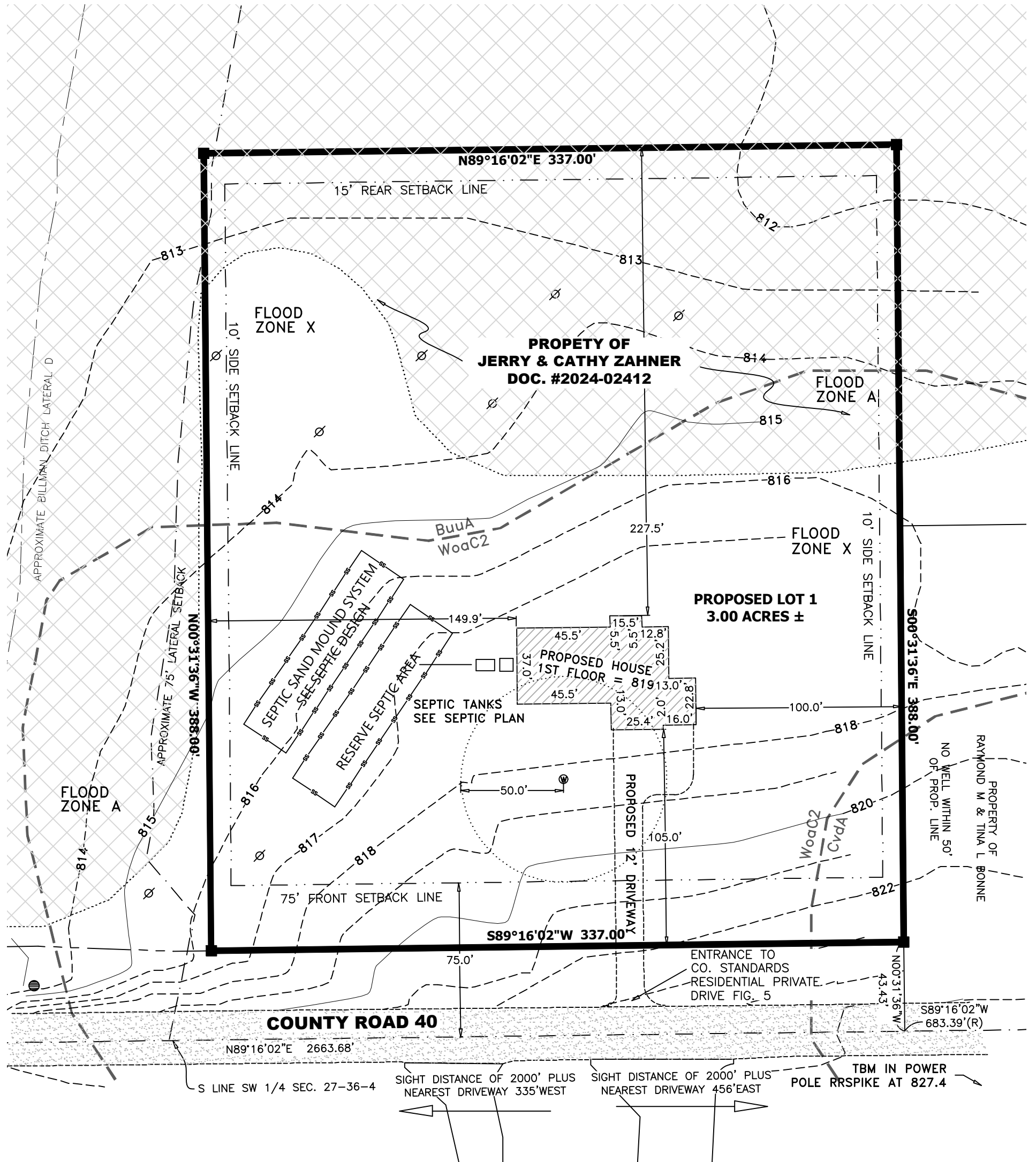
- Section Corner =
- Monument Found =
- Set 5/8" Rebar with ID Cap =
- "PRINCE LS-22200010"
- Soil Borings =
- Power Pole =
- Storm Inlet =

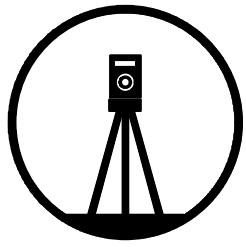


CLIENT: JERRY ZAHNER  
COUNTY ROAD 40  
WAKARUSA, IN  
FIELD DATE: 8/12/2025  
SCALE 1"=50'

**SOILS LEGEND**

- BuuA - Brookston loam,  
0 to 1 percent slopes
- CvdA - Crosier loam,  
0 to 1 percent slopes
- WoaC2 - Crosier loam,  
0 to 1 percent slopes





PRINCE LAND SURVEYING LLC  
 PO. BOX 805  
 WINONA LAKE IN 46590-0805  
 574-549-3029  
 princelandsurveying.com

# PRIMARY CAMPBELL MINOR PLAT

3.00 ACRE TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27,  
 TOWNSHIP 36 NORTH, RANGE 4 EAST, OLIVE TOWNSHIP, ELKHART COUNTY, INDIANA

**Notes**

No existing buildings are on the site,

Current zoning is A-1, currently Land use is for crops, land directly to the East is residential

No wells are located within 50' of subject property.

Nearest intersection is 1530' West and 3340' East from proposed driveway. Sight distance is over 2000' in each direction.

The basis of bearings, and temporary benchmark are based upon INDOT VRS Base, using NAD83 Indiana East coordinate system, NAVD 88 used for elevation datum, with a Topcon Hiper VR GPS.

Site benchmark is a railroad spike in a powerpole at 827.4

No title commitment or abstract of title was provided.

Soil overlays were taken from Natural Resources Conservation Service, Elkhart County, Indiana.

Topography was field located on Feb. 13, 2026.

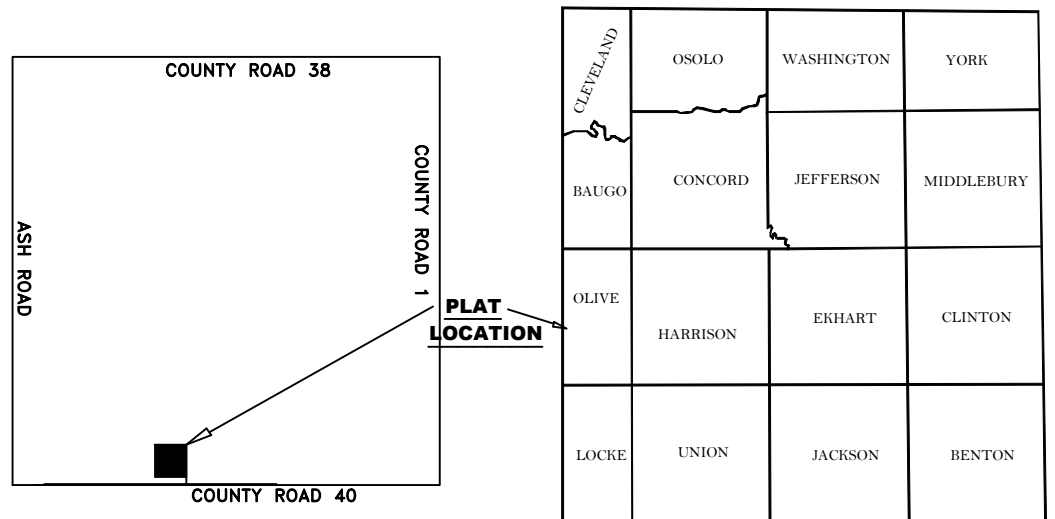
This property is within Zone "X" and Zone "A" as defined by the Flood Insurance Rate Map No. 18039C0216D, dated 8/2/2011.

Indiana Floodplain Information Portal shows the highest 100 year elevation near the proposed property is 812.95 on Billman Ditch.

Vegetated filter are to be used on proposed lot. Storm water runoff from this site is not expected to create additional burden to surrounding areas.

**LOCATION MAP**

NOT TO SCALE



**DESCRIPTION**

This original description is part of property conveyed to Jerry & Cathy Zahner in Document Number 2024-02412 in the Recorders Office of Elkhart County, Indiana, being a tract of land in the Southwest Quarter of Section 27, Township 36 North, Range 4 East, Olive Township, Elkhart County, Indiana and is from a survey by Ryan Prince dated January 10, 2026. Job Number 25-0714 with Prince Land Surveying and is more particularly described as follows:

Commencing at a Harrison Monument at the Southeast corner of the Southwest Quarter of said Section 27, being within the right-of-way of County Road 40; thence South 89°16'02" West, (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system) along the South line of said Southwest Quarter being within said right-of-way, 683.39 feet; thence North 00°31'36" West, 43.43 feet to the Point of Beginning at a Prince cap 5/8" rebar on the North right-of-way line; thence South 89°16'02" West, along said North right-of-way line, 337.00 feet to a Prince cap 5/8" rebar; thence North 00°31'36" West, 388.00 feet to a Prince cap 5/8" rebar; thence North 89°16'02" East, 337.00 feet to a Prince cap 5/8" rebar; thence South 00°31'36" East, 388.00 feet to the Point of Beginning, containing 3.00 acres more or less.

Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights-of-way and rights of tile and drainage ditches.

**DRAINAGE STATEMENT**

The maintenance of all drainage facilities, including culverts, and swales, shall be the responsibility of each 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 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 actions shall be maintained in the courts of general jurisdiction of the State of Indiana and shall be commenced in Elkhart County, Indiana.

**DRAINAGE LAW**

Indiana Code 36-9-27-33 (Paragraph d)

The owners of land over which the right-of-way runs may use the land in any manner consistent with this chapter and the proper operation of the drain. Permanent structures may not be placed on any right-of-way without the written consent of the board. Temporary structures may be placed upon or over the right-of-way without the written consent of the board, but shall be removed immediately by the owner when so ordered by the board or by the county surveyor. Crops grown on a right-of-way are at the risk of the owner, and, if necessary in the reconstruction or maintenance of the drain, may be damaged without liability on the part of the surveyor, the board, or their representatives. Trees, shrubs, and woody vegetation may not be planted in the right-of-way without the written consent of the board, and trees and shrubs may be removed by the surveyor if necessary to the proper operation or maintenance of the drain.

# PRIMARY CAMPBELL MINOR PLAT

3.00 ACRE TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 36 NORTH, RANGE 4 EAST, OLIVE TOWNSHIP, ELKHART COUNTY, INDIANA

**A1 ZONING SETBACKS**

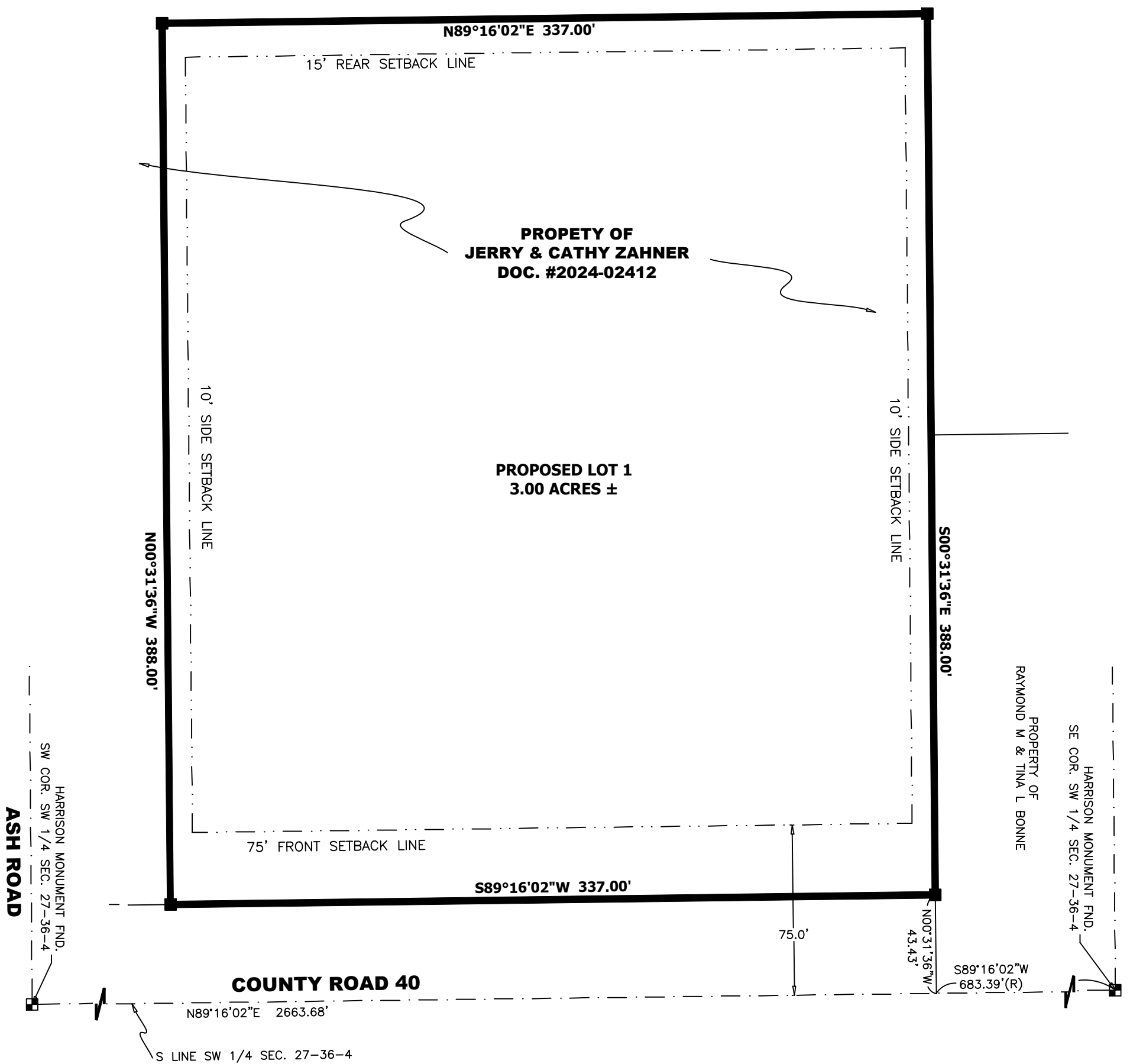
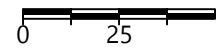
- 20,000 SQFT MIN. LOT AREA W/O SEWER
- 30' MAX. HEIGHT BUILDINGS
- 75' ROAD/FRONT SETBACK
- 15' REAR SETBACK
- 10' SIDELINE SETBACK
- MAX. LOT COVERAGE 25%
- 100' MIN. LOT WIDTH

**LEGEND**

- Section Corner =
- Monument Found =
- Set 5/8" Rebar with ID Cap =
- "PRINCE LS-22200010"
- Soil Borings =
- Power Pole =
- Storm Inlet =



CLIENT: JERRY ZAHNER  
COUNTY ROAD 40  
WAKARUSA, IN  
FIELD DATE: 8/12/2025  
SCALE 1"=50'



# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** April 9, 2026

***Transaction Number:*** MI-0092-2026.

***Parcel Number(s):*** Part of 20-03-15-201-005.000-030.

***Existing Zoning:*** A-1.

***Petition:*** For primary approval of a 3-lot minor subdivision to be known as PIONEER TRAILS.

***Petitioner:*** Lyle L. Jensen, Trustee of the Lyle L. Jensen Living Trust, represented by Abonmarche Consultants.

***Location:*** West side of CR 123, 1,065 ft. south of CR 2, in Washington Township.

***Site Description:*** Proposed lot 1 is 6.7 acres with a proposed home. Proposed lots 2 and 3 are both 1.5 acres with proposed homes. All lots will have direct access to CR 123.

***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

MI-0092-2026

Date: 02/27/2026 Meeting Date: April 09, 2026  
Plan Commission Hearing (Subdivision) Transaction #: MI-0092-2026

Description: for a primary approval of a 3-lot minor subdivision to be known as PIONEER TRAILS

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Lyle L. Jensen Living Trust 21807 County Road 28 Goshen, IN 46526	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 123 BRISTOL, IN 46507	Parcel Number: Part of 20-03-15-201-005.000-030
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Township: Washington  
Location: West side of County Road 123, 1,065 ft South of County Road 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:

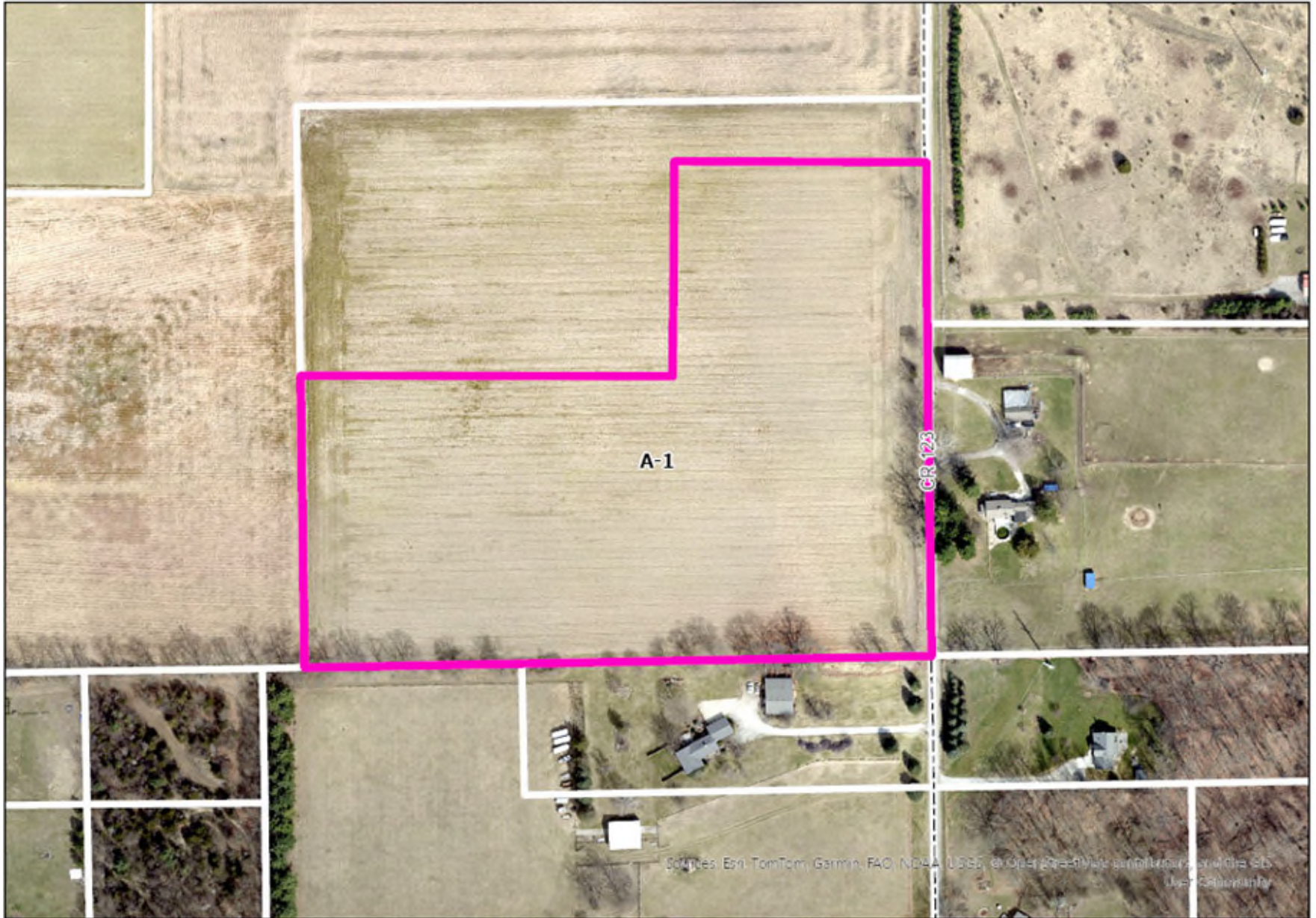
Legal Description:

Comments:

Applicant Signature:

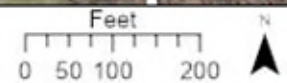
Department Signature:

MI-0092-2026



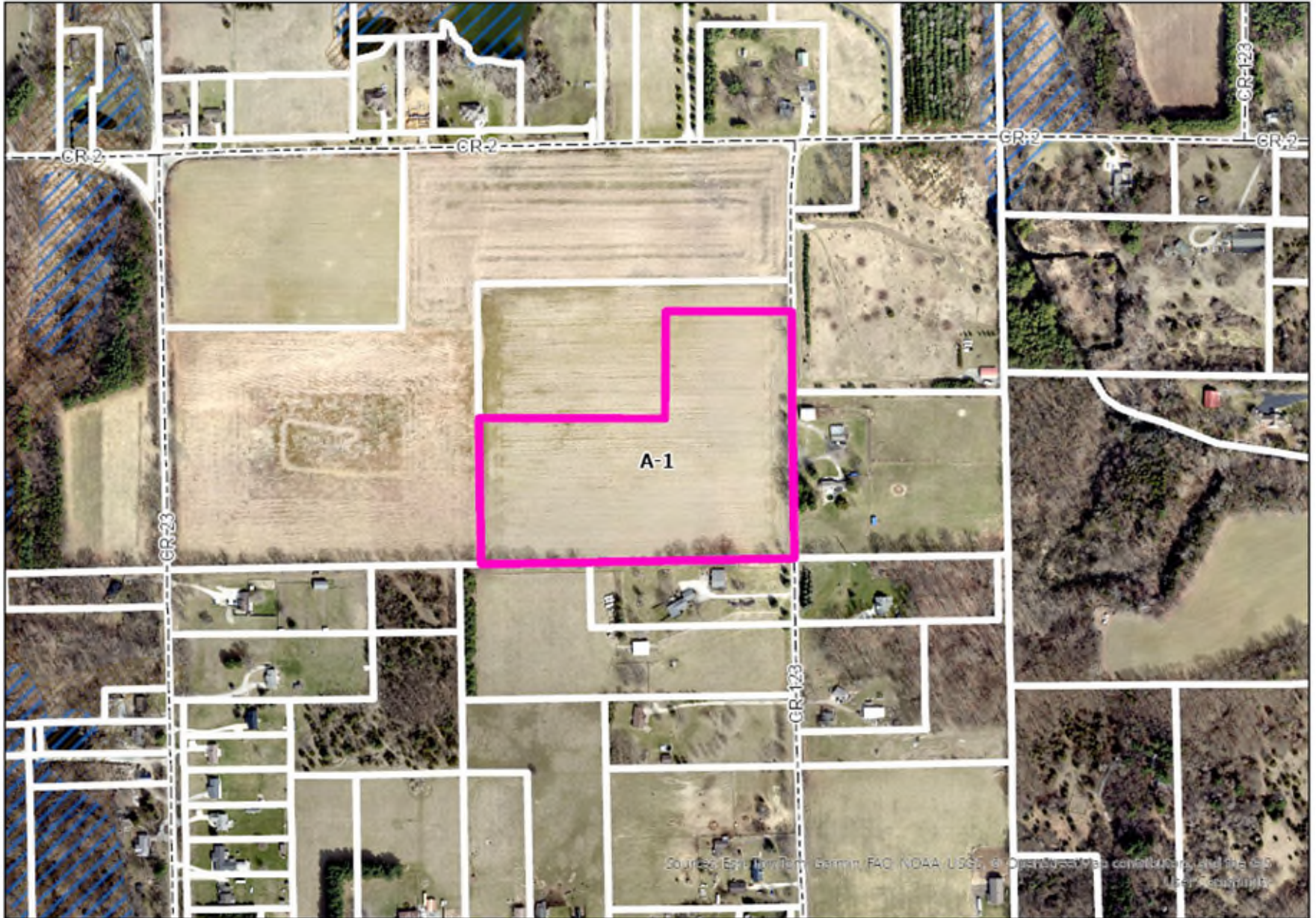
2025 Aerials

1 inch equals 200 ft



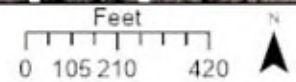
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GD User Community

MI-0092-2026

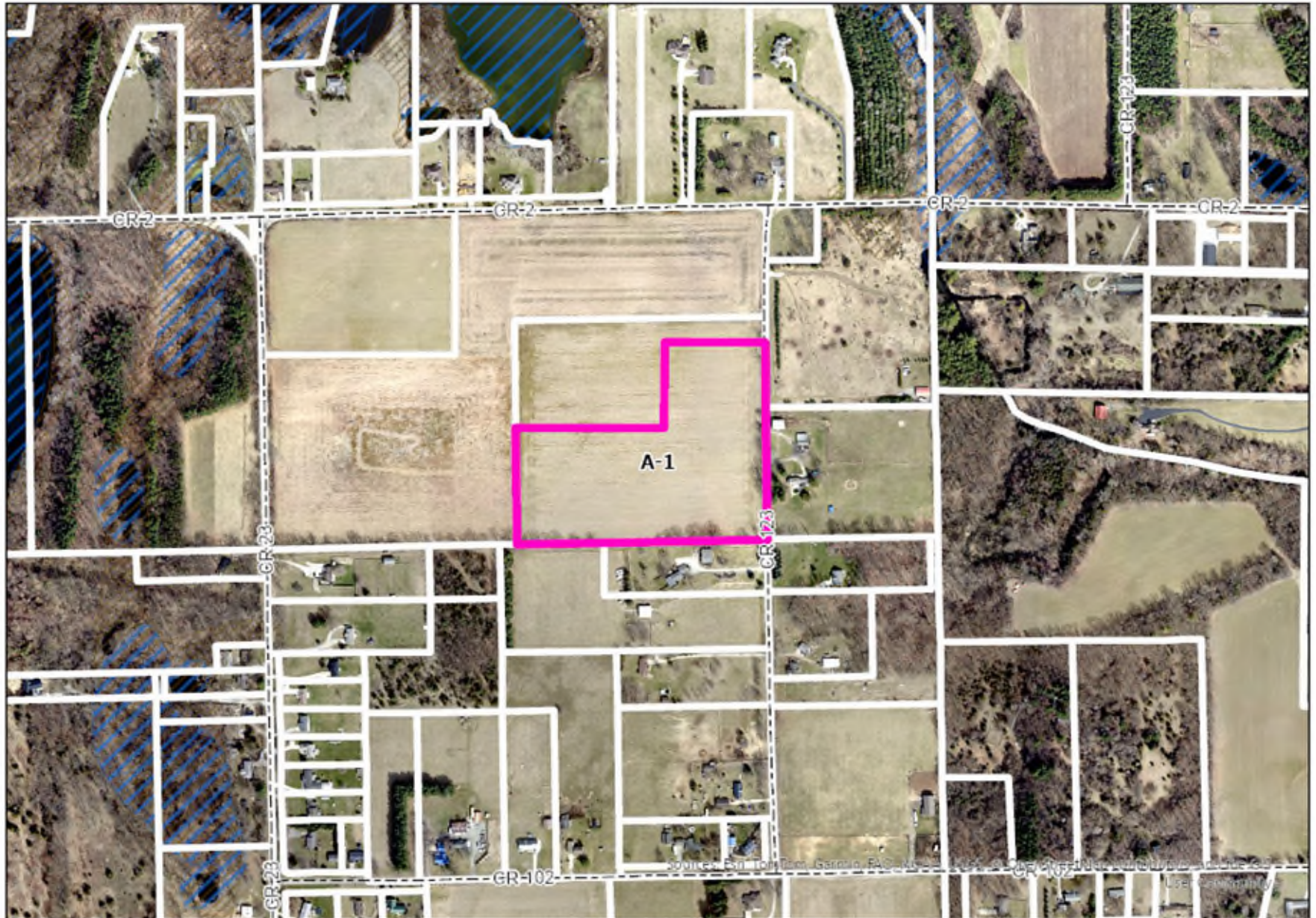


2025 Aerials

1 inch equals 400 ft

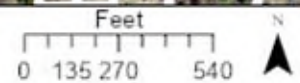


MI-0092-2026



2025 Aerials

1 inch equals 500 ft



TOTAL SUBDIVISION AREA  
425,389 S.F.  
9.766± ACRES

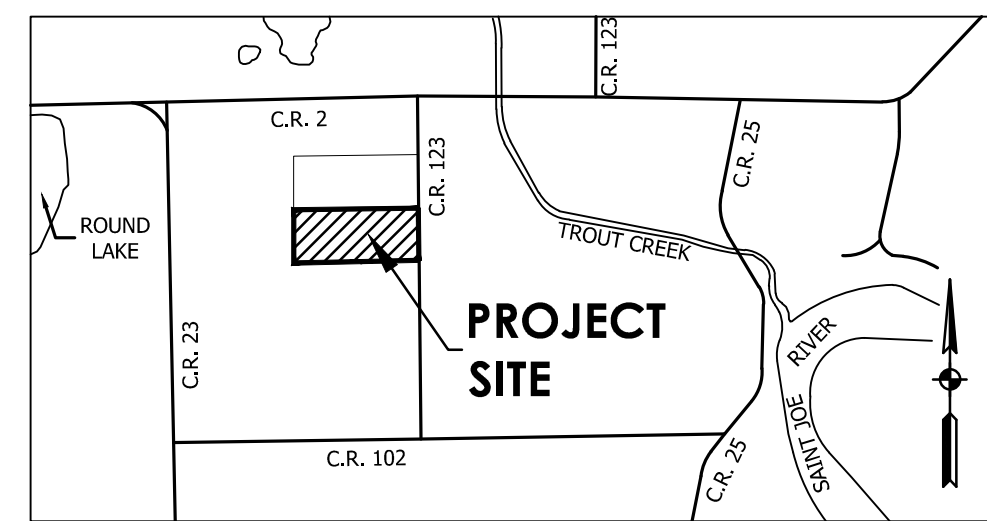
COUNTY ROAD 2

N88°40'41"W 1935.71'  
N. LINE, NE 1/4 SEC. 15-T38N-R6E

NE COR.; NE 1/4  
SEC. 15-T38N-R6E  
FD. HARRISON MON.  
(-0.1')

PRIMARY PLAT  
PIONEER TRAILS

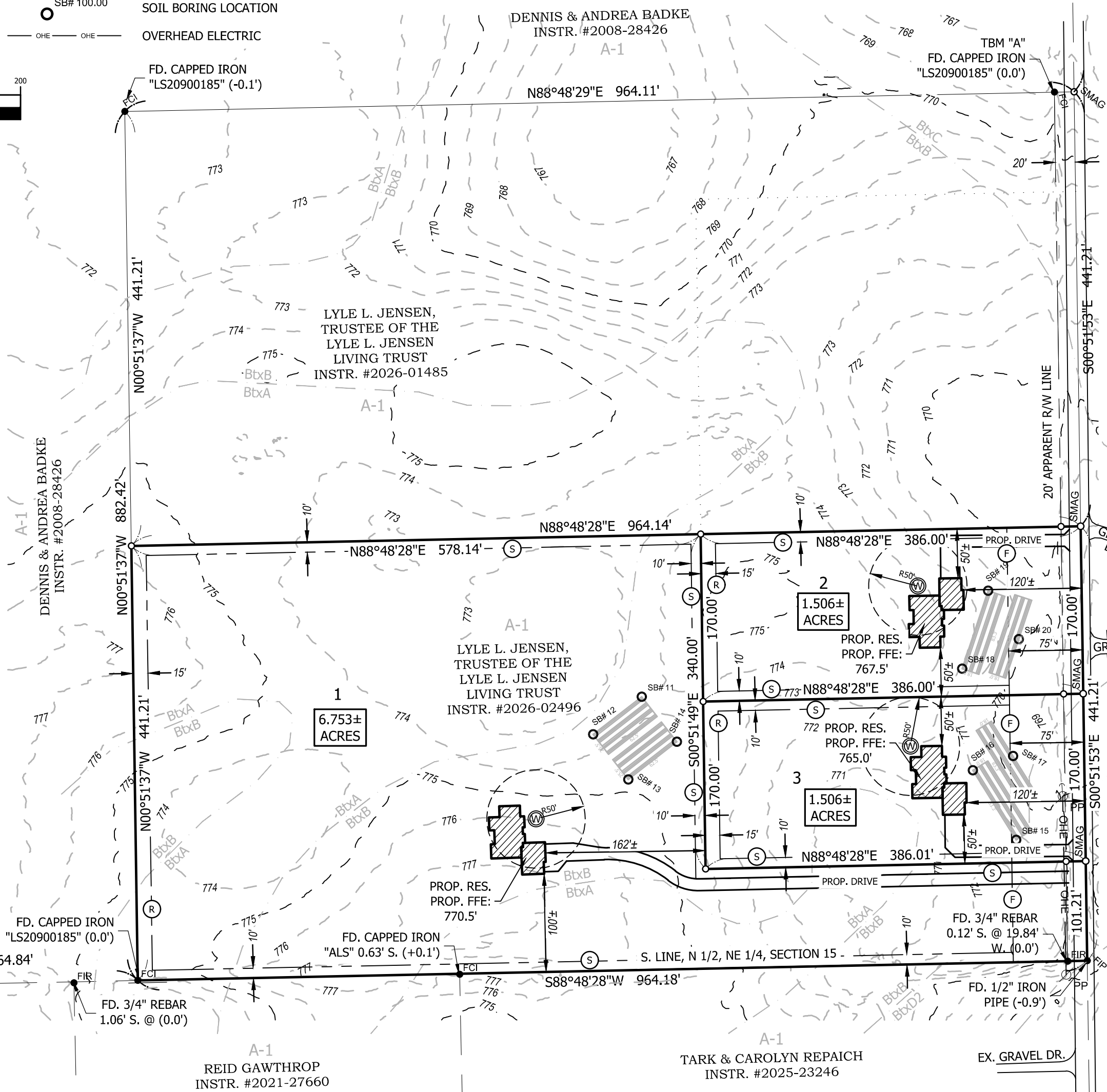
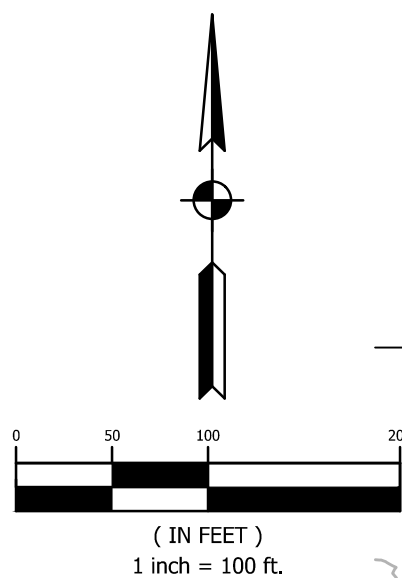
A PART OF THE NORTH HALF, OF THE NORTHEAST QUARTER  
OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 6 EAST,  
WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA  
ADDRESS: VL, COUNTY ROAD 123, BRISTOL, IN 46507  
TAX ID#: PT. OF 20-03-15-201-005.000-030



LOCATION MAP  
(NOT TO SCALE)

LEGEND

- HARRISON MARKER
- SET 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"
- SET MAG NAIL
- FOUND CAPPED IRON
- FOUND REBAR
- FOUND IRON PIPE
- FOUND RAILROAD SPIKE
- GUY ANCHOR
- POWER POLE
- PROPOSED WELL
- SOIL BORING LOCATION
- OVERHEAD ELECTRIC



LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, (BASED ON A SURVEY PERFORMED BY CAMERON L. BERON, INDIANA PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 21900005, WITH ABONMARCHÉ CONSULTANTS, INC., AS SHOWN ON PROJECT NUMBER 25-2098, CERTIFIED ON FEBRUARY 20, 2026, RECORDED IN INSTRUMENT NUMBER 2026-03152) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88°40'41" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1935.71 FEET TO A FOUND 1/2" REBAR AT THE INTERSECTION OF SAID NORTH LINE AND THE CENTERLINE OF COUNTY ROAD 123; THENCE SOUTH 00°51'53" EAST ALONG THE CENTERLINE OF COUNTY ROAD 123, 881.99 FEET TO A MAG NAIL AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°51'53" EAST ALONG SAID CENTERLINE, 441.21 FEET TO A FOUND 1/2 INCH IRON PIPE IN THE CENTERLINE OF COUNTY ROAD 123 AND BEING ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 88°48'28" WEST ALONG THE SAID SOUTH LINE, 964.18 FEET TO A CAPPED IRON "LS20900185" AT THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO DENNIS AND ANDREA BADKE RECORDED IN INSTRUMENT NUMBER 2008-28426 AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE NORTH 00°51'37" WEST ALONG THE EAST LINE OF SAID BADKE PARCEL, 441.21 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "ABONMARCHÉ FIRM 0050"; THENCE NORTH 88°48'28" EAST, 964.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 9.766 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND PUBLIC RIGHTS OF WAY OF RECORD.

GENERAL NOTES

ZONING & PROPOSED LAND USE

ZONING FOR THIS ENTIRE PROJECT IS CURRENTLY A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ENTIRELY ZONED A-1. THE SUBJECT PARCEL IS CURRENTLY FARMLAND.

THE PROJECT IS LOCATED ON THE WEST SIDE OF COUNTY ROAD 123 AND ±700 FEET SOUTH OF COUNTY ROAD 2. THE PROJECT SITE TOTALS 9.766 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF LYLE L. JENSEN LIVING TRUST BY INSTR. #2026-02496.

SETBACKS - A-1 ZONE ELKHART COUNTY

- FRONT YARD = 75 FEET FROM CENTERLINE OF COUNTY ROAD 123
- SIDE YARD = 10 FEET
- REAR YARD = 15 FEET

DENSITY

TOTAL PROJECT AREA = 425,389 S.F. / 9.766± ACRES

STREETS

NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

DRIVEWAYS

THE NEWLY CREATED LOTS WILL HAVE DRIVEWAYS THAT WILL NEED TO COMPLY WITH THE ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE.

SANITARY SEWER

ALL PROPOSED LOTS WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

WATER SUPPLY

PROPOSED LOTS WILL BE SERVICED BY PRIVATE WATER WELLS.

SOILS

THE SUBJECT SITE CONSISTS OF: Bx1A, Bx1B & Bx1D2 (BRISTOL LOAMY SAND, 0-18% SLOPES) AND ALL ARE EXCESSIVELY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES. SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SCHNOEBEL'S SOIL CONSULTING DATED FEBRUARY 21, 2026.

CONTOURS

CONTOURS WERE GENERATED FROM LIDAR. VERTICAL DATUM IS NAVD88.

TEMPORARY BENCHMARK

SET CAPPED IRON "LS20900185" AT NORTHEAST CORNER OF PROPOSED LOT 1 IN LECLEDE LANDING AT ELEVATION 768.27 FEET.

FLOOD NOTE

THE SUBJECT PARCELS ARE NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0065D, HAVING AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.

WETLAND NOTE

FROM REVIEW OF THE AVAILABLE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP, IT APPEARS THAT THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PARCEL.

ELEVATIONS OF BUILDINGS

FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE BUILDING. BUILDINGS ARE ANTICIPATED TO BE OF STANDARD CONSTRUCTION (BY OTHERS).

WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS, FOUNDATION DESIGN, ETC.. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THIS PRIMARY SUBDIVISION.

EROSION CONTROL PLAN

AN EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS NOT ANTICIPATED, DUE TO LAND DISTURBANCE IS ESTIMATED TO BE LESS THAN ONE ACRE DURING HOME CONSTRUCTION.

ALL DIMENSIONS SHOWN FOR LOTS ARE APPROXIMATE AND MAY CHANGE WITH THE COMPUTATION OF THE FINAL PLAT.

LEGEND - CONT'D

- 75' MINIMUM FRONT BUILDING SETBACK
- 15' MINIMUM REAR YARD BUILDING SETBACK
- 10' MINIMUM SIDE YARD BUILDING SETBACK

OWNER/ DEVELOPER

LYLE L. JENSEN LIVING TRUST  
LYLE L. JENSEN, TRUSTEE  
21807 C.R. 28  
GOSHEN, IN 46526

**ABONMARCHÉ**  
Surveying  
Engineering  
Architecture

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

© 2026

LYLE L. JENSEN LIVING TRUST - PIONEER TRAILS

**PT. N 1/2, NE 1/4, SEC. 15-T-38N-R6E  
WASHINGTON TWP., ELKHART CO., IND.**

VL, COUNTY ROAD 123, BRISTOL, IN 46507

**PRIMARY PLAT**

ISSUE DATE: 03.02.2026  
PM: CMW/E GA/ QC: CLB  
FIELDBOOK: CLB#17, PG 11

1 ELK. CO. TECH CORR. 03.16.2026  
# ISSUANCE / REVISION DATE

ORIGINAL SHEET IS 18"x24". USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS.

PROJECT NO: 25-2098

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** April 9, 2026

**Transaction Number:** MI-0093-2026.

**Parcel Number(s):** 20-03-15-201-008.000-030 & part of 20-03-15-201-005.000-030.

**Existing Zoning:** A-1.

**Petition:** For primary approval of a 3-lot minor subdivision to be known as LACLEDE LANDING.

**Petitioner:** Lyle L. Jensen, Trustee of the Lyle L. Jensen Living Trust, represented by Abonmarche Consultants.

**Location:** West side of CR 123, 495 ft. south of CR 2, in Washington Township.

**Site Description:** Proposed lot 1 is 6.7 acres with a proposed home. Proposed lots 2 and 3 are both 1.5 acres with proposed homes. All lots will have direct access to CR 123.

**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

MI-0093-2026

Date: 02/27/2026 Meeting Date: April 09, 2026  
Plan Commission Hearing (Subdivision) Transaction #: MI-0093-2026

Description: for primary approval of a 3-lot minor subdivision to be known as LACLEDE LANDING

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Lyle L. Jensen Living Trust 21807 County Road 28 Goshen, IN 46526	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 123 BRISTOL, IN 46507	Parcel Number: 20-03-15-201-005.000-030 Part of 20-03-15-201-008.000-030
--	---

Township: Washington  
Location: West side of County Road 123, 495 ft. South of CR 2

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

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

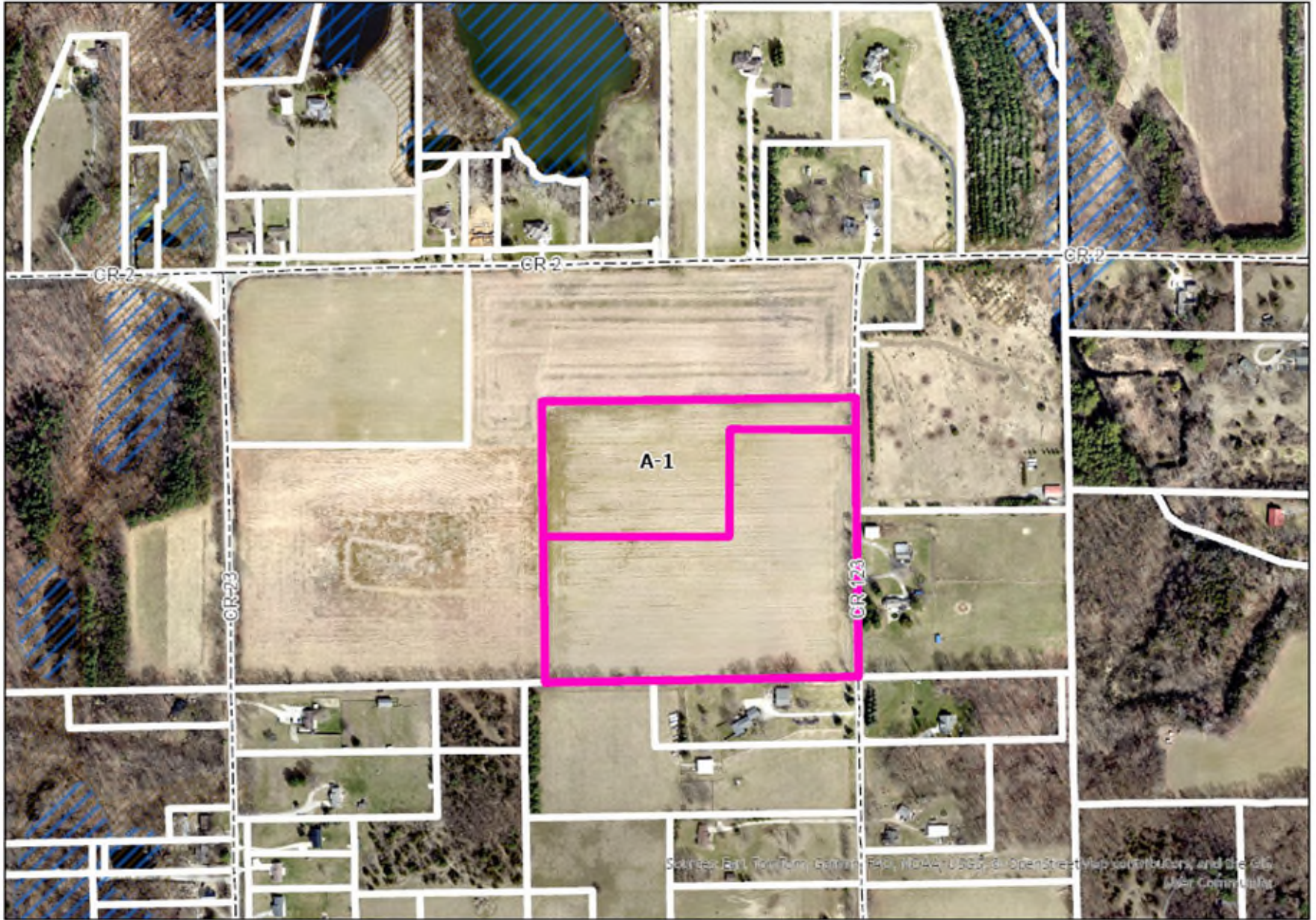
Legal Description:

Comments:

Applicant Signature:

Department Signature:

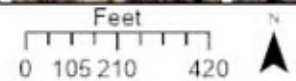
MI-0093-2026



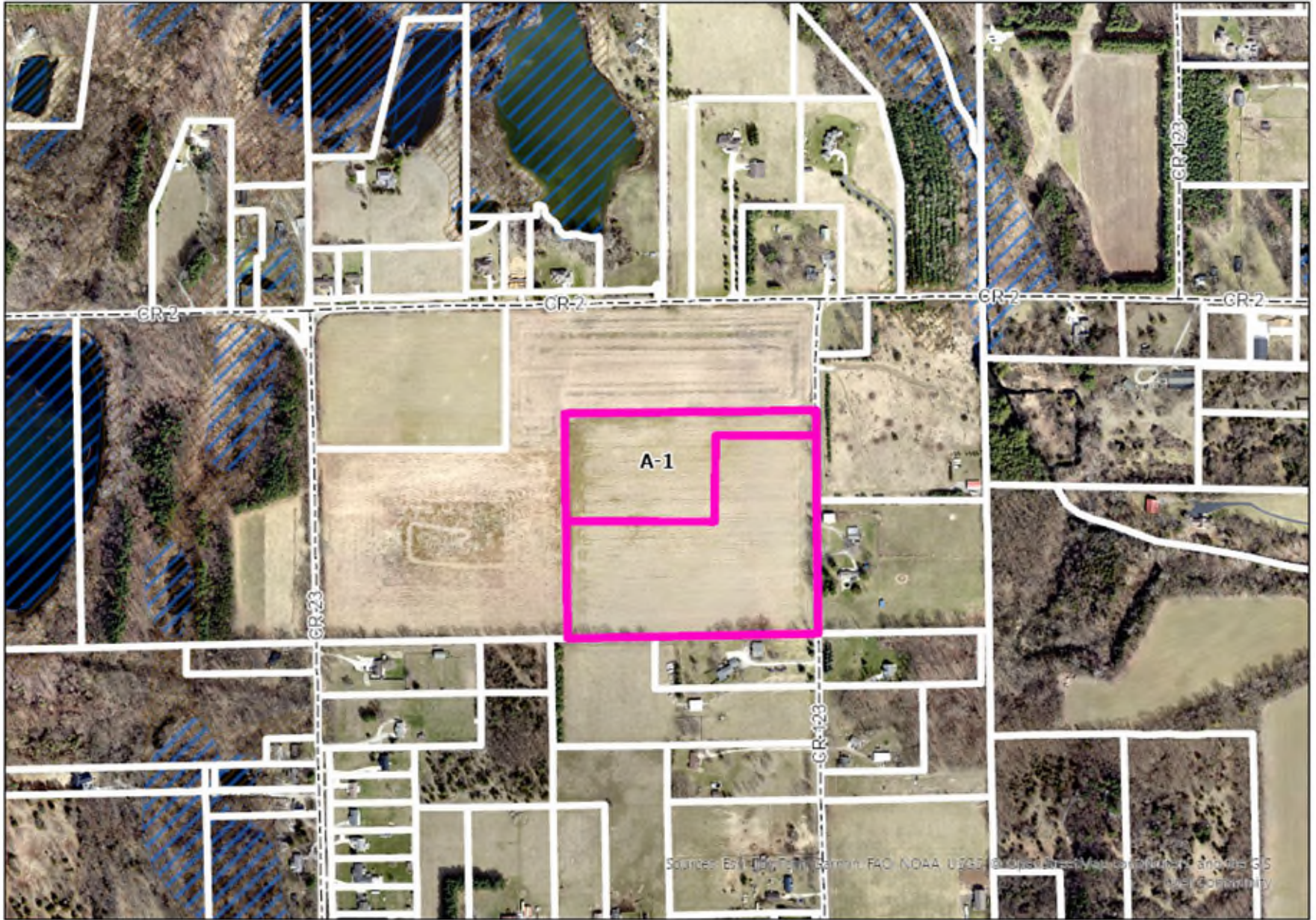
Sources: Esri, TomTom, Garmin, DeLorme, NAVTEQ, USGS, AeroGRID, IGN, Sateo, OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 400 ft



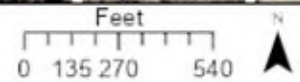
MI-0093-2026

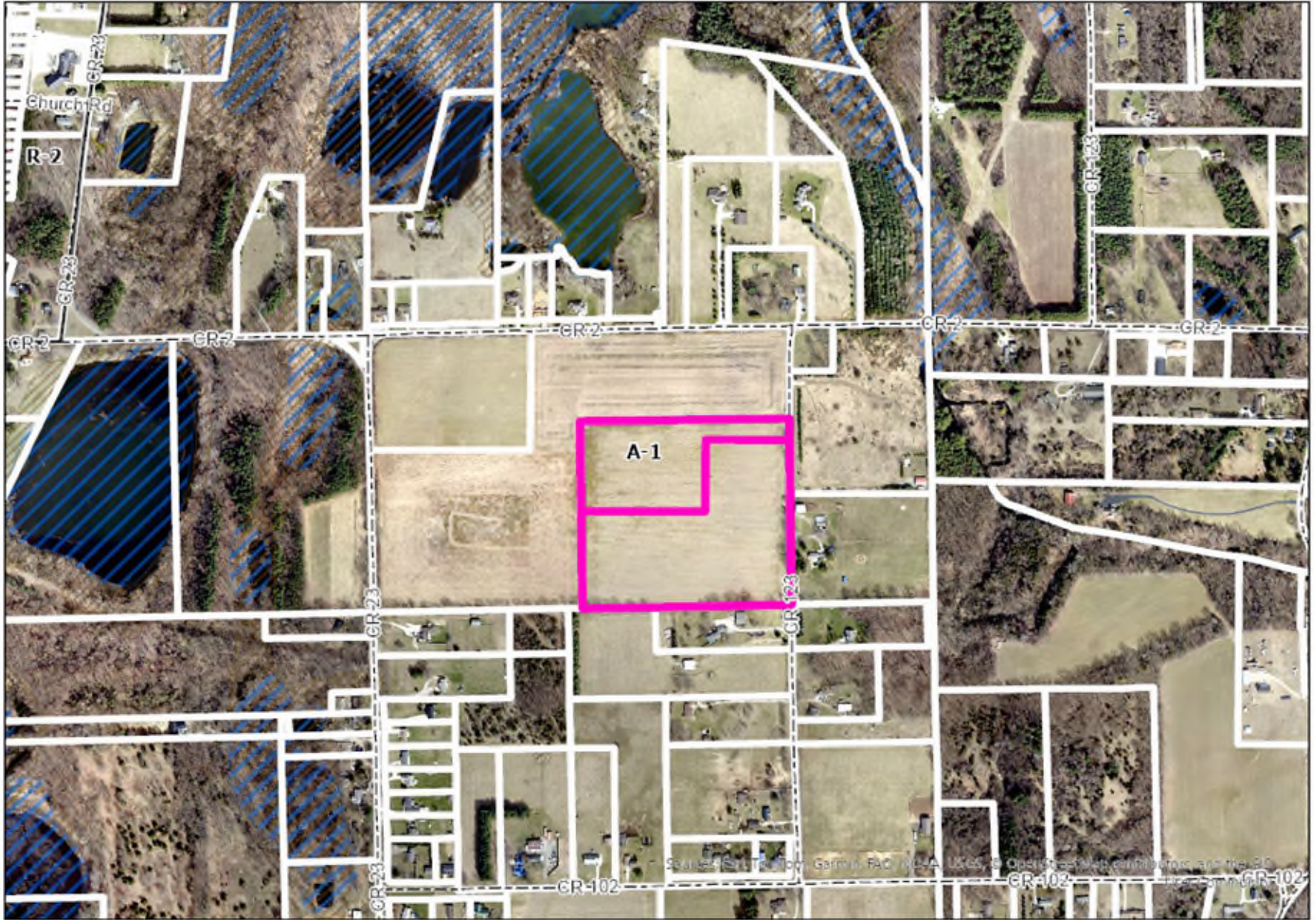


Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, Imagery, StreetView, and the GIS User Community

2025 Aerials

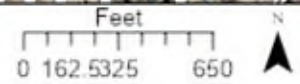
1 inch equals 500 ft





2025 Aerials

1 inch equals 600 ft



TOTAL SUBDIVISION AREA  
425,374 S.F.  
9.765± ACRES

COUNTY ROAD 2

N88°40'41"E 1935.71'  
N. LINE, NE 1/4 SEC. 15-T38N-R6E

NE COR.; NE 1/4  
SEC. 15-T38N-R6E  
FD. HARRISON MON.  
(-0.1')

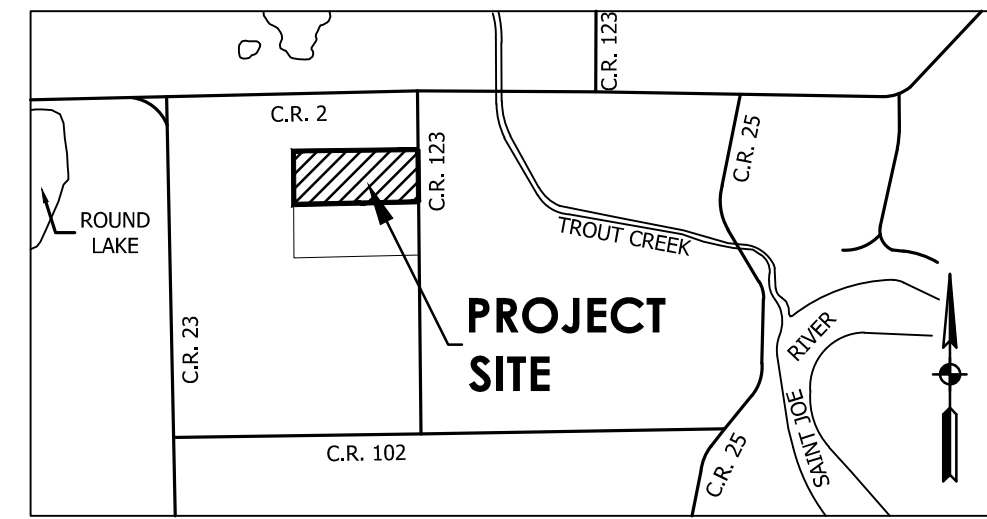
NW COR.; NE 1/4  
SEC. 15-T38N-R6E  
FD. HARRISON MON.  
(0.0')

LEGEND

- HARRISON MARKER
- SET 3/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"
- SET MAG NAIL
- FOUND CAPPED IRON
- FOUND REBAR
- FOUND IRON PIPE
- FOUND RAILROAD SPIKE
- GUY ANCHOR
- POWER POLE
- PROPOSED WELL
- SOIL BORING LOCATION SB# 100.00
- OVERHEAD ELECTRIC

PRIMARY PLAT  
LACLEDE LANDING

A PART OF THE NORTH HALF, OF THE NORTHEAST QUARTER  
OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 6 EAST,  
WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA  
ADDRESS: VL, COUNTY ROAD 123, BRISTOL, IN 46507  
TAX ID#: PT. OF 20-03-15-201-005.000-030 &  
20-03-15-201-008.000-030



LOCATION MAP  
(NOT TO SCALE)

LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, (BASED ON A SURVEY PERFORMED BY CAMERON L. BERON, INDIANA PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 21900005, WITH ABONMARCHÉ CONSULTANTS, INC., AS SHOWN ON PROJECT NUMBER 25-2098, CERTIFIED ON FEBRUARY 20, 2026, RECORDED IN INSTRUMENT NUMBER 2026-03152) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88°40'41" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 1935.71 FEET TO A FOUND 1/2" REBAR AT THE INTERSECTION OF SAID NORTH LINE AND THE CENTERLINE OF COUNTY ROAD 123; THENCE SOUTH 00°51'53" EAST ALONG THE CENTERLINE OF COUNTY ROAD 123, 440.78 FEET TO THE CORNER OF THE DENNIS AND ANDREA BADKE PARCEL AS RECORDED IN INSTRUMENT NUMBER 2008-2846 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°51'53" EAST ALONG SAID CENTERLINE, 441.21 FEET TO A MAG NAIL IN THE CENTERLINE OF COUNTY ROAD 123; THENCE SOUTH 88°48'28" WEST, 964.14 FEET TO A POINT ON THE EAST LINE OF SAID BADKE PARCEL; THENCE NORTH 00°51'37" WEST ALONG THE EAST LINE OF SAID BADKE PARCEL, 441.21 FEET TO A CAPPED REBAR "LS20900185" AT THE CORNER OF SAID BADKE PARCEL; THENCE NORTH 88°48'29" EAST ALONG THE LINE OF SAID BADKE PARCEL, 964.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 9.765 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND PUBLIC RIGHTS OF WAY OF RECORD.

GENERAL NOTES

**ZONING & PROPOSED LAND USE**  
ZONING FOR THIS ENTIRE PROJECT IS CURRENTLY A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ENTIRELY ZONED A-1. THE SUBJECT PARCEL IS CURRENTLY FARMLAND.  
THE PROJECT IS LOCATED ON THE WEST SIDE OF COUNTY ROAD 123 AND ±700 FEET SOUTH OF COUNTY ROAD 2. THE PROJECT SITE TOTALS 9.764 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF LYLE L. JENSEN LIVING TRUST BY INSTR. #2026-01485 AND INSTR. #2026-02496.

SETBACKS - A-1 ZONE ELKHART COUNTY

FRONT YARD = 75 FEET FROM CENTERLINE OF COUNTY ROAD 123  
SIDE YARD = 10 FEET  
REAR YARD = 15 FEET

DENSITY

TOTAL PROJECT AREA = 425,374 S.F. / 9.765± ACRES

STREETS

NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

DRIVEWAYS

THE NEWLY CREATED LOTS WILL HAVE DRIVEWAYS THAT WILL NEED TO COMPLY WITH THE ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE.

SANITARY SEWER

ALL PROPOSED LOTS WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

WATER SUPPLY

PROPOSED LOTS WILL BE SERVICED BY PRIVATE WATER WELLS.

SOILS

THE SUBJECT SITE CONSISTS OF:  
BxA, BxB & BxC (BRISTOL LOAMY SAND, 0-10% SLOPES) AND ALL ARE EXCESSIVELY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES. SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SCHNOEBEL'S SOIL CONSULTING DATED FEBRUARY 21, 2026.

CONTOURS

CONTOURS WERE GENERATED FROM LIDAR. VERTICAL DATUM IS NAVD88.

TEMPORARY BENCHMARK

SET CAPPED IRON "LS20900185" AT NORTHEAST CORNER OF PARCEL AT ELEVATION 768.27 FEET.

FLOOD NOTE

THE SUBJECT PARCELS ARE NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0065D, HAVING AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.

WETLAND NOTE

FROM REVIEW OF THE AVAILABLE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP, IT APPEARS THAT THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PARCEL.

ELEVATIONS OF BUILDINGS

FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE BUILDING. BUILDINGS ARE ANTICIPATED TO BE OF STANDARD CONSTRUCTION (BY OTHERS).

WHEN BUILDING A STRUCTURE BELOW GRADE, SPECIAL CONSIDERATION SHOULD BE GIVEN TO SOIL CONDITIONS, FOUNDATION DESIGN, ETC.. SUCH CONSIDERATION IS BEYOND, AND NOT PART OF, THIS PRIMARY SUBDIVISION.

EROSION CONTROL PLAN

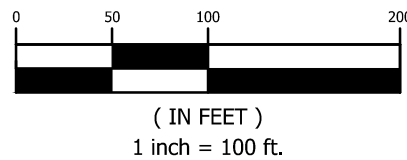
AN EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS NOT ANTICIPATED, DUE TO LAND DISTURBANCE IS ESTIMATED TO BE LESS THAN ONE ACRE DURING HOME CONSTRUCTION.  
ALL DIMENSIONS SHOWN FOR LOTS ARE APPROXIMATE AND MAY CHANGE WITH THE COMPUTATION OF THE FINAL PLAT.

LEGEND - CONT'D

- 75' MINIMUM FRONT BUILDING SETBACK
- 15' MINIMUM REAR YARD BUILDING SETBACK
- 10' MINIMUM SIDE YARD BUILDING SETBACK

OWNER/ DEVELOPER

LYLE L. JENSEN LIVING TRUST  
LYLE L. JENSEN, TRUSTEE  
21807 C.R. 28  
GOSHEN, IN 46526

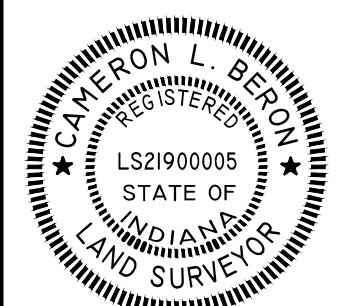


(IN FEET)  
1 inch = 100 ft.

C:\PROJECTS\2025\25-2098 HERSHBERGER CS (2) 3-LOT MINORS, BRISTOL\10 SURVEY\18 CAD\PLANS\25-2098 PRIMARY - LACLEDE LANDING.DWG LACLEDE LANDING TANYA MILLER 3.16.2026 1:55 PM

**ABONMARCHÉ**  
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Engineering  
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Goshen, IN 46526  
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F 574.533.9911  
abonmarche.com  
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LYLE L. JENSEN LIVING TRUST - LACLEDE LANDING  
**PT. N 1/2, NE 1/4, SEC. 15-T-38N-R6E**  
**WASHINGTON TWP., ELKHART CO., IND.**  
VL, COUNTY ROAD 123, BRISTOL, IN 46507  
**PRIMARY PLAT**



ISSUE DATE: 03.02.2026  
PM: CMW/E GA / QC: CLB  
FIELDBOOK: CLB#17, PG 11

1 ELK. CO. TECH CORR. 03.16.2026  
# ISSUANCE / REVISION DATE

ORIGINAL SHEET IS 18"x24". USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS.  
PROJECT NO: 25-2098

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

*Hearing Date:* April 9, 2026

*Transaction Number:* MI-0094-2026.

*Parcel Number(s):* 20-05-13-177-003.000-001, 20-05-13-326-005.000-00, 20-05-13-326-004.000-001.

*Existing Zoning:* M-2.

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

*Petitioner:* Synergy Gateway II, LLC, represented by Surveying and Mapping LLC.

*Location:* Northeast corner of CR 20 & Nagy Dr., in Baugo Township.

*Site Description:* Proposed lot 1 is 10.37 acres with an existing sheet metal production facility and access to Best Ave. and CR 20 at the east and southeast. A west expansion of the building is proposed, along with a new entrance on Nagy Dr. and added paving, parking, truck turnaround area, and stormwater retention. If subdivision and SWPPP approval are obtained, the landowner intends to petition for annexation for access to utilities.

*History and General Notes:*

- Developmental Variances are required for (a) 17 existing parking spaces within the minimum parking setback of 55 ft. from the centerlines of Best Ave. and CR 20, (b) a portion of the existing building within the minimum building setback of 120 ft. from the centerline of CR 20, (c) an existing unscreened loading dock, and (d) reduced buffering along Best Ave.

*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

MI-0094-2026

Date: 03/02/2026

Meeting Date:

April 09, 2026

Plan Commission Hearing (Subdivision)

Transaction #:

MI-0094-2026

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

Contacts: Applicant

Surveying And Mapping Llc  
2810 Dexter Dr.  
Elkhart, IN 46514

Land Owner

Synergy Gateway Ii, Llc  
1813 El Camino Real Suite 16  
Burlingame, CA 94010

Private Surveyor

Surveying And Mapping Llc  
2810 Dexter Dr.  
Elkhart, IN 46514

Site Address: 28505 County Road 20  
Elkhart, IN 46517

Parcel Number: 20-05-13-177-003.000-001  
20-05-13-326-004.000-001  
20-05-13-326-005.000-001

Township: Baugo

Location: North Side Of County Road 20, West Of Sr 19

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: M-2

NPO List:

Present Use of Property:

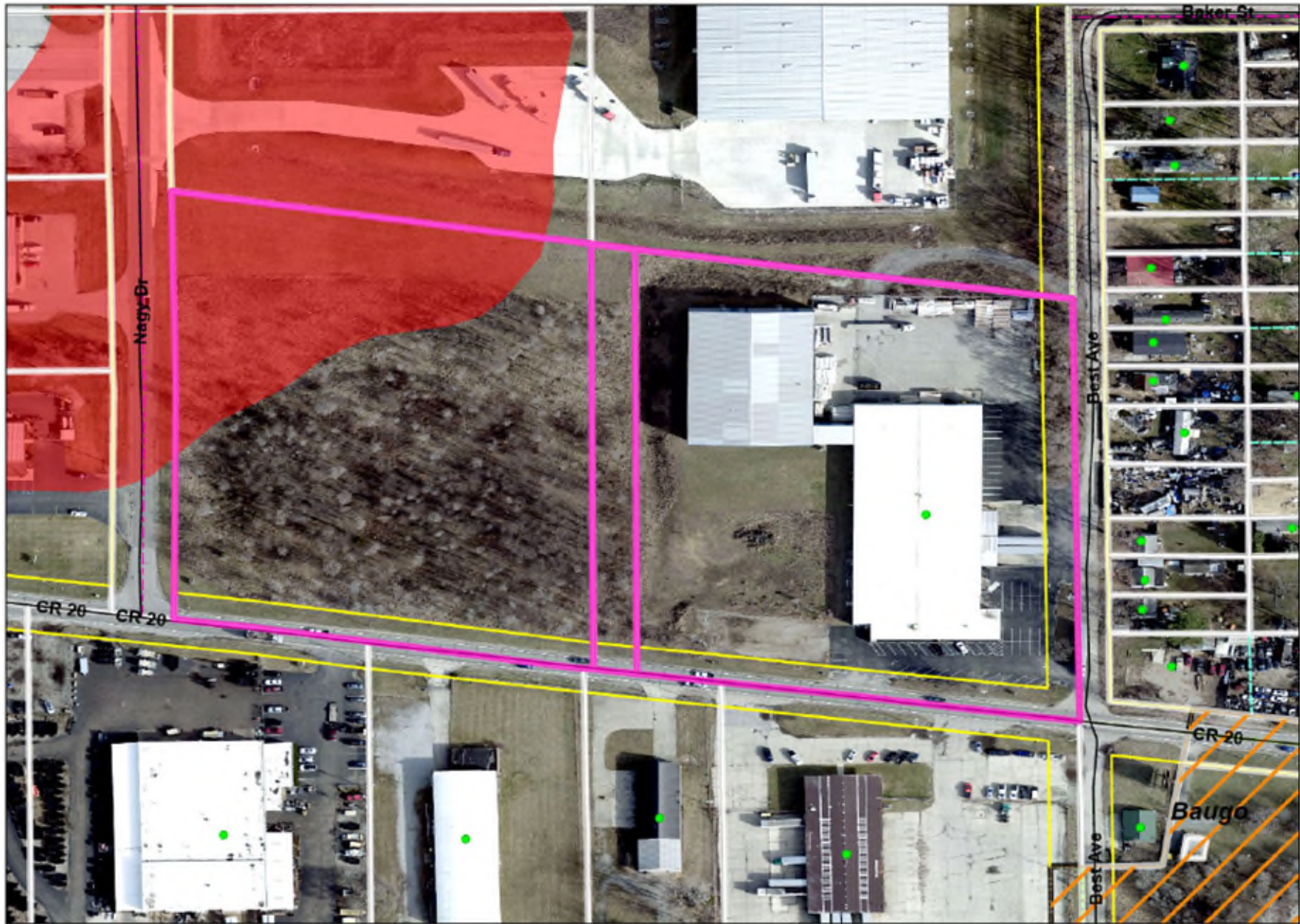
Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0094-2026



0 26 52 78 104 Meters

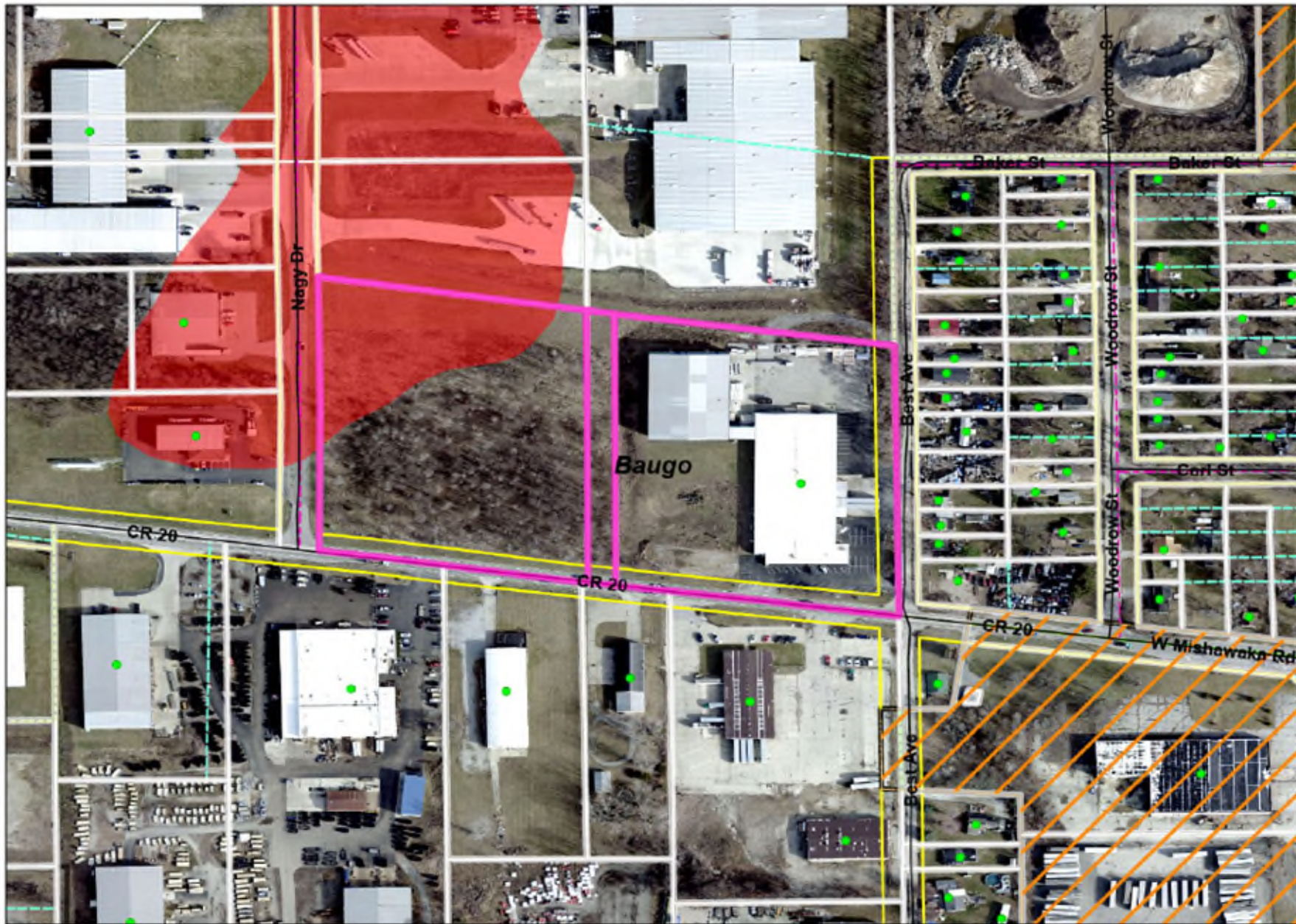


0 110 220 330 Feet

N



# MI-0094-2026



0 40 80 120 160 Meters

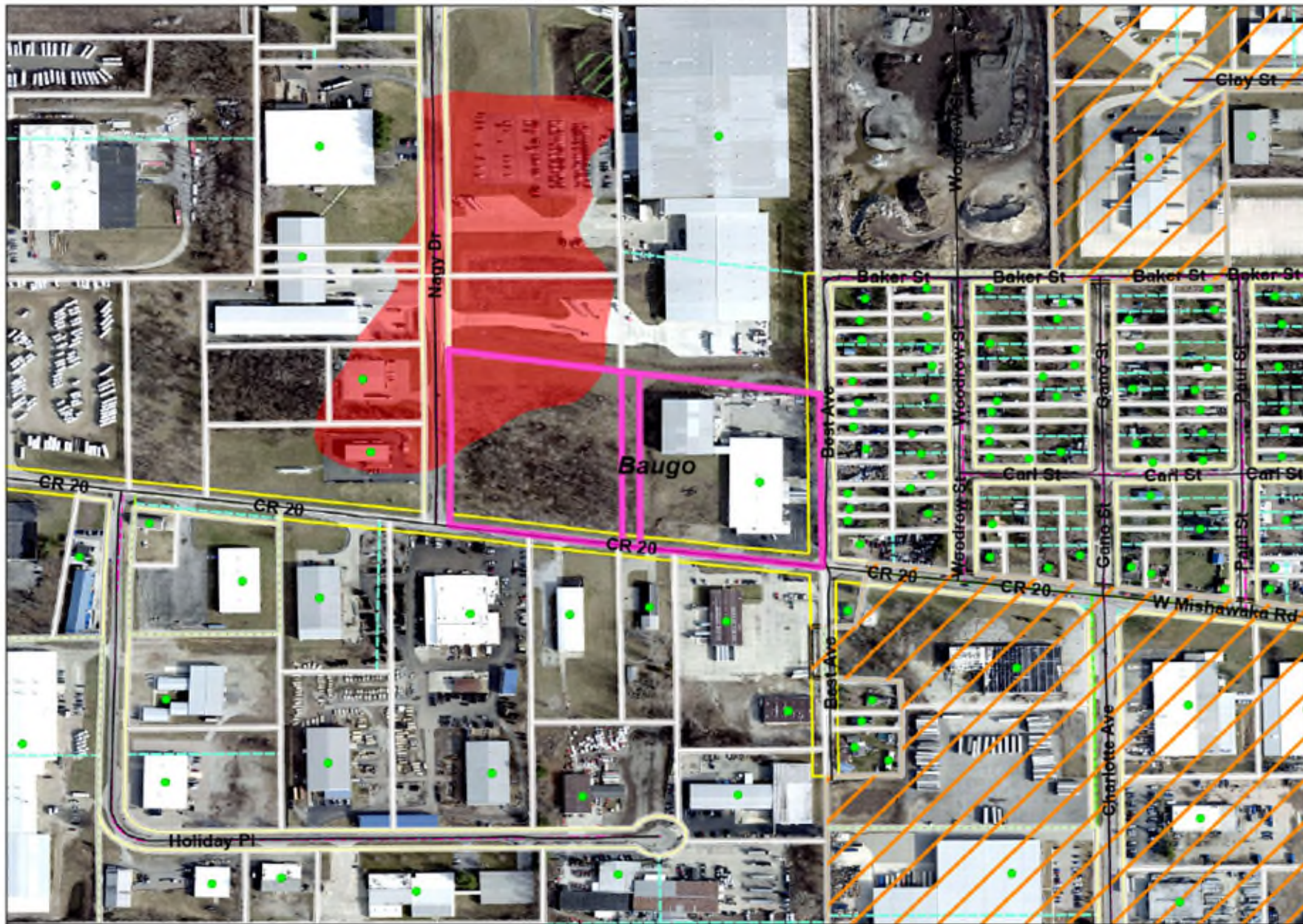


0 175 350 525 Feet

N



MI-0094-2026



0 63 126 189 252 Meters



0 275 550 825 Feet

N



**LEGEND**

- IRON PIPE FOUND
- REBAR FOUND
- CONCRETE MONUMENT FOUND
- STONE FOUND
- CHAIN LINK FENCE
- TOE OF SLOPE
- TOP OF BANK

**LEGAL DESCRIPTION DR 2024-04529**

Parcel ID: 20-05-13-326-004.000-001

A PART OF THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOUR (4) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE DUE SOUTH (ASSUMED BEARING) ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 392.24 FEET TO A 5/8 INCH CAPPED REBAR AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING DUE SOUTH ON SAID EAST LINE, 560.00 FEET TO A COTTON PICKER SPINDLE ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 20; THENCE NORTH 80 DEGREES 56 MINUTES 00 SECONDS WEST ON SAID NORTH RIGHT-OF-WAY LINE, 430.00 FEET TO A 5/8 INCH CAPPED REBAR; THENCE DUE NORTH, PARALLEL WITH SAID EAST LINE, 560.00 FEET TO A 5/8 INCH CAPPED REBAR; THENCE SOUTH 80 DEGREES 56 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, 430.00 FEET TO THE POINT OF BEGINNING.

**BENCHMARKS**

- BM #1  
GEAR SET E SIDE OF AEP PWP (E250-287) LOCATED ON W SIDE OF NAGY DR S OF SECOND DRIVE HEADI  
ELEVATION 749.72, NAVD 88
- BM #2  
GEAR FOUND N SIDE OF PWP LOCATED S SIDE OF C.R. 20 AT THE INTERSECTION WITH NAGY DRIVE.  
ELEVATION 753.93, NAVD 88
- BM #3  
GEAR SET N SIDE OF PWP (E250-11) LOCATED S SIDE OF C.R. 20 W OF FIRE HYDRANT.  
ELEVATION 754.53, NAVD 88

**MONUMENTS**

POINT NO.	DESCRIPTION
1	5/8" IRON PIPE WITH CAP (M&B #13), FLUSH
5	STONE, DOWN 2" (HELD)
6	T-RAIL, FLUSH (3.6' S #5)
7	3/4" IRON PIPE WITH CAP (M&B #13), DOWN 2" (9.9' SE #8)
8	3/4" IRON PIPE, DOWN 2" (ON LINE AT ROW)
11	3/4" IRON PIPE, FLUSH (HELD)
13	5/8" REBAR, UP 6" (6.3' SE COR.)
14	IRON PIPE WITH CAP (WEAVER #29400000), FLUSH (2.1' S COR.)
15	1/2" IRON PIPE, DOWN 12" (HELD)
23	5/8" IRON PIPE, DOWN 2" (HELD)
27	5/8" REBAR, DOWN 7" (HELD)
28	5/8" REBAR, DOWN 1" (ON LINE)
31	5/8" IRON PIPE WITH CAP (M&B #13, BENT), DOWN 6" (1.7' N COR.)

**SUBDIVISION RESTRICTIONS OR COVENANTS:**

ELKHART COUNTY RESTRICTIONS  
NO ADDITIONAL RESTRICTIONS

**WETLANDS NOTE:**

ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP, THERE ARE NO DESIGNATED WETLANDS ON THE PROPERTY AS OF JANUARY 28TH, 2025

**FLOOD STATEMENT:**

ACCORDING TO THE F.E.M.A. MAP No. 18039C0117D, DATED 08/02/2011, THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

**LEGAL DESCRIPTION TRACT I**

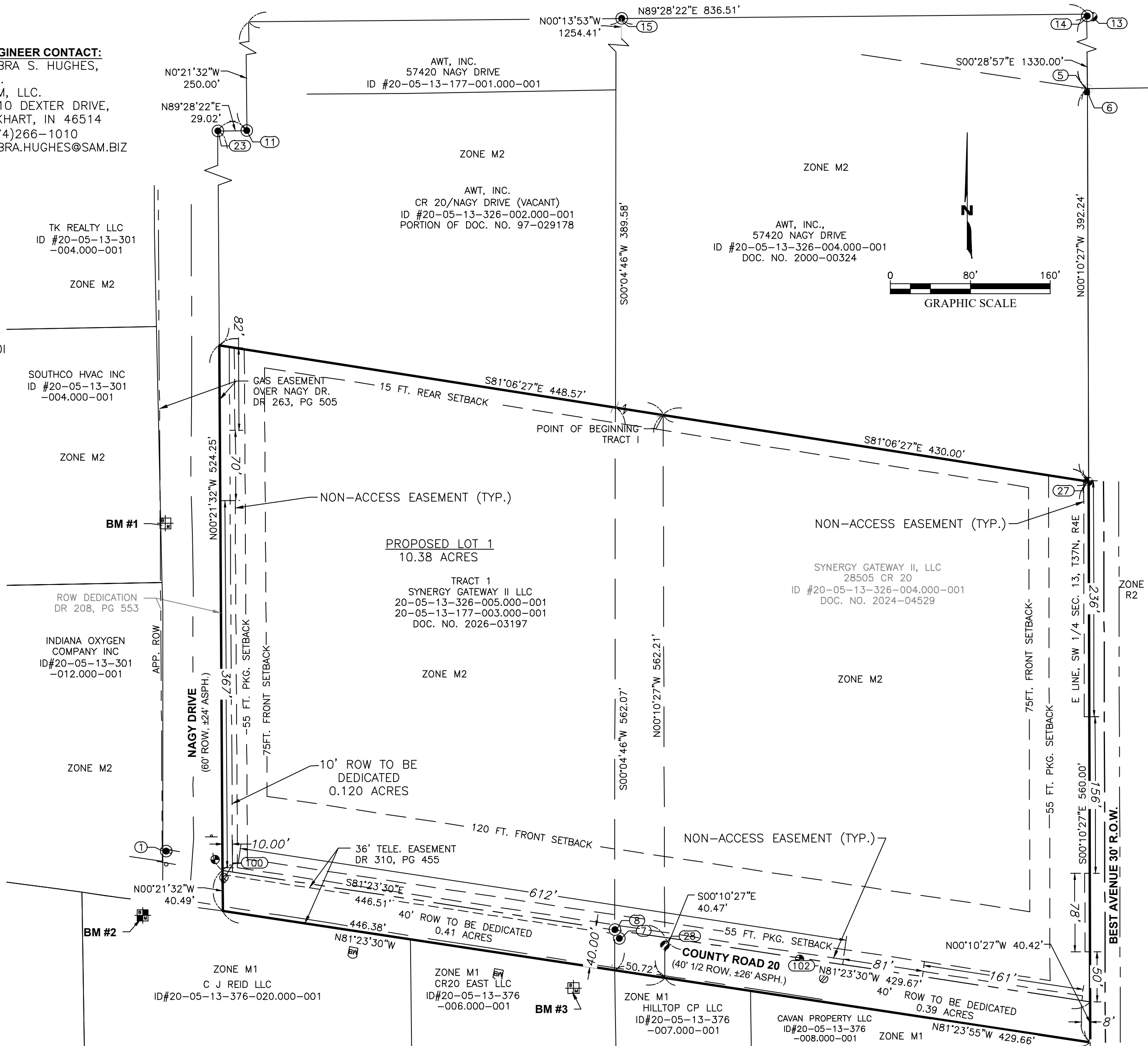
Parcel A: ID #20-05-13-326-005.000-001  
Parcel B: ID#20-05-13-177-003.000-001

A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 00°10'27" EAST 392.24 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED RECORD 2024-04529; THENCE NORTH 81°06'27" WEST 430.00 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°10'27" EAST 562.21 FEET ALONG THE WEST LINE OF SAID TRACT TO THE CALCULATED CENTERLINE OF MISHAWAKA ROAD (COUNTY ROAD 20); THENCE NORTH 81°23'30" WEST 446.38 FEET ALONG SAID CENTERLINE TO THE EXTENDED EAST RIGHT-OF-WAY LINE OF NAGY DRIVE; THENCE NORTH 00°21'32" WEST 564.75 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 81°06'27" EAST 448.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 5.717 ACRES (249023 SQUARE FEET), MORE OR LESS.

**ENGINEER CONTACT:**  
DEBRA S. HUGHES,  
P.E.  
SAM, LLC.  
2810 DEXTER DRIVE,  
ELKHART, IN 46514  
(574)266-1010  
DEBRA.HUGHES@SAM.BIZ

MIBCO Minor Subdivision  
Part of the Southwest Quarter of Section 13,  
Township 37 North, Range 4 East,  
Baugo Township, Elkhart County, State of Indiana



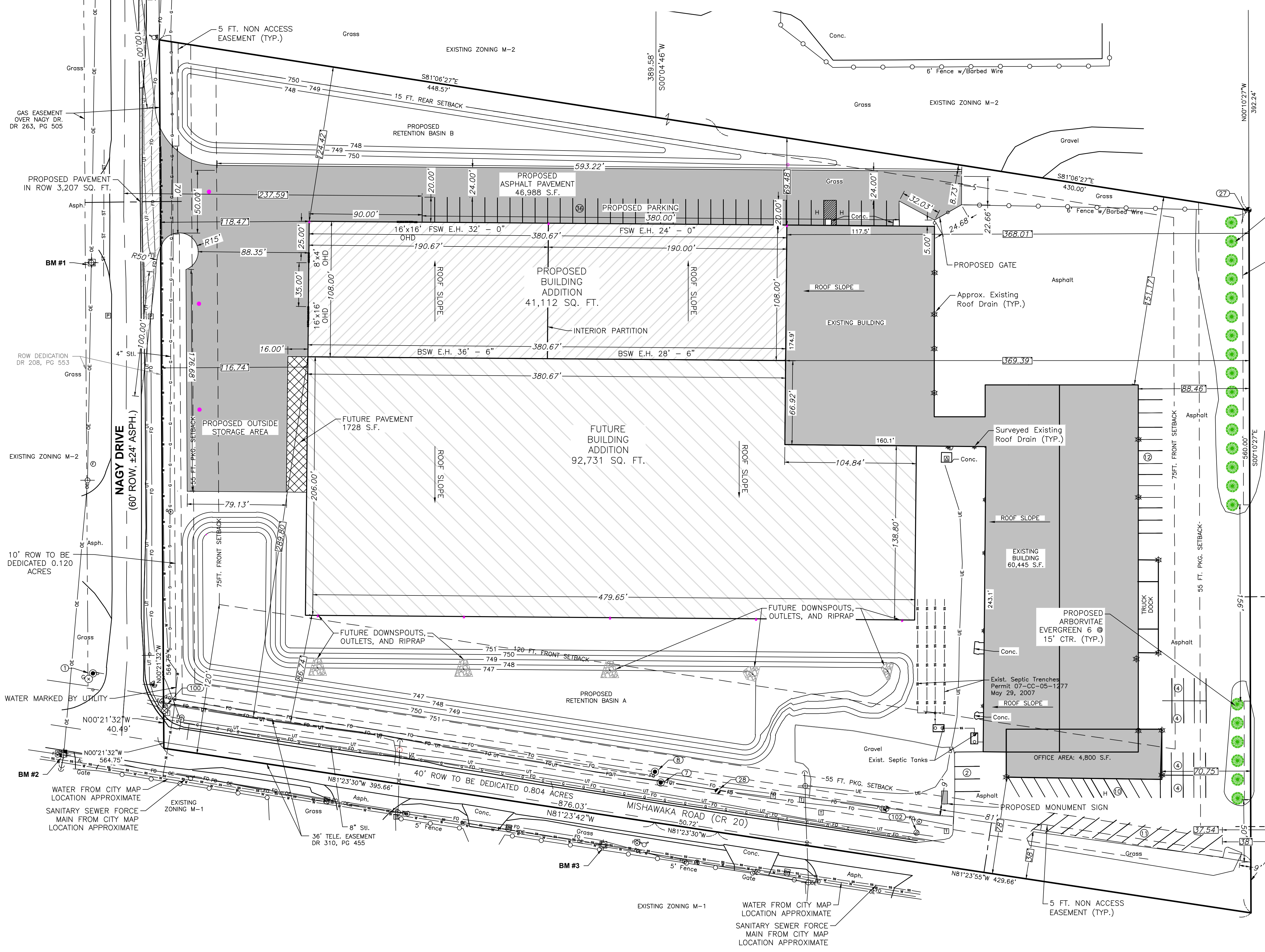
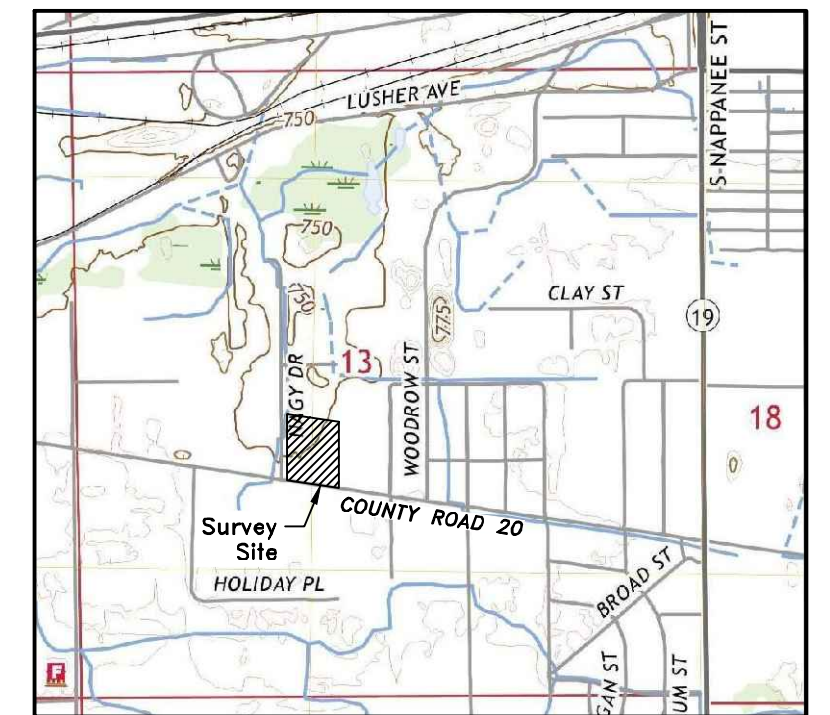
2810 Dexter Drive  
Elkhart, IN 46514  
Phone: 574-266-1010  
Email: info@sam.biz

PROJECT:	MIBCO MINOR SUBDIVISION PRIMARY PLAT
JOB NUMBER:	1025100348
DATE:	01/30/26
SCALE:	1" = 80'
SURVEYOR:	Mikel Currier, P.S.
TECHNICIAN:	AAC
DRAWING:	100348-PrimaryPlat.dwg
TRACT ID:	326-005.000+117-003.000
PARTY CHIEF:	
FIELD BOOKS:	

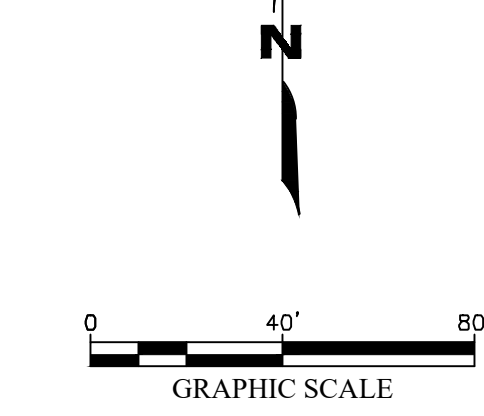
PRIMARY PLAT  
MIBCO MINOR SUBDIVISION  
SW 1/4, SEC. 13, T37N, R4E,  
BAUGO TWP., ELKHART CO., INDIANA

SHEET 1  
OF 1

MIBCO Minor Subdivision  
 Part of the Southwest Quarter of Section 13,  
 Township 37 North, Range 4 East,  
 Baugo Township, Elkhart County, State of Indiana



- PROPOSED ARBORVITAE EVERGREEN 16 @ 15' CTR. (TYP.) EXISTING TREES MAY REMAIN WITH EVERGREENS ADDED BETWEEN EXISTING TREES. TREE RETENTION TO BE DETERMINED BY OWNER.
- 5 FT. NON ACCESS EASEMENT (TYP.)
- EXISTING ZONING R-2
- SITE PLAN NOTES:**
- CURRENT ZONING: M-2
  - PROPOSED LAND USE: MANUFACTURING OFFICE, PRODUCTION AND SUPPORT AREAS
  - RESTRICTIONS ON USE AND IMPROVEMENTS: NONE
  - PROPERTY OUTSIDE CITY OF ELKHART BOUNDARIES.
  - EXISTING BUILDING HAS ONSITE WELL WATER AND SEPTIC SYSTEM.
    - PROPERTY IS PLANNED FOR ANNEXATION TO CITY AS INDUSTRIAL PARK. OWNER PLANS FOR ANNEXATION APPLICATION IN JUNE 2026.
    - PROPOSED BUILDING TO BE CONNECTED TO CITY OF ELKHART SANITARY SEWER AND WATER UTILITIES. EXISTING BUILDING WILL ALSO BE CONNECTED TO CITY WATER AND SANITARY SEWER UTILITIES.
    - EXISTING WELL AND SEPTIC SYSTEM TO BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPT. POLICIES WITH DOCUMENTATION OF ABANDONMENT TO BE PROVIDED TO COUNTY HEALTH DEPT.
  - ENGINEER AND SURVEYOR: SURVEYING AND MAPPING LLC (SAM) 2810 DEXTER DRIVE, ELKHART IN 46514 PHONE: 574-266-1010
  - MAXIMUM BUILDING HEIGHT ALLOWED: 60 FT.
  - MAXIMUM LOT COVERAGE ALLOWED: 75%
  - PROPOSED LIGHTING TO BE BUILDING WALL MOUNTED.
  - PROPOSED PROJECT TO BE BUILT IN TWO PHASES.
  - TRAFFIC NOTES:
    - NO EXISTING TRAFFIC DATA AVAILABLE FOR NAGY DRIVE OR BEST AVENUE.
    - COUNTY ROAD 20 TRAFFIC DATA: MACOG 4652 (3/31/25); ADT: 9851, 8.4% TRUCKS
    - PROPOSED TRAFFIC AFTER PHASE 2: 3 TRUCKS PER DAY TO/FROM SITE ON NAGY DRIVE, 30 EMPLOYEES, 1 TRUCK PER WEEK TO BEST AVE. TRUCK DOCK.
    - SEE TRAFFIC REPORT FOR ADDITIONAL INFORMATION.
  - SIGHT DISTANCE
    - NO SPEED LIMIT POSTED ON NAGY DRIVE OR BEST AVE., ASSUMED TO BE 30 MPH. DESIGN SIGHT DISTANCE IS 335 FT. GROUND IS LEVEL AND VIEW IS CLEAR.
    - SPEED LIMIT POSTED ON COUNTY ROAD 20 IS 45 MPH. DESIGN SIGHT DISTANCE IS 500 FT. GROUND IS LEVEL AND VIEW IS CLEAR.
  - DRAINAGE:
    - EXISTING BUILDING AND PROPERTY DRAIN TO EXISTING RETENTION BASIN.
    - PROPOSED BUILDING EXPANSION WILL DRAIN TO PROPOSED RETENTION BASINS ON SITE.
  - SOILS:
    - PONDING SOILS IDENTIFIED AS GCZA LOCATED IN NORTHWEST CORNER OF PROPERTY. SOIL BORE DATA COLLECTED BY M.T.I. SHOWS NO GROUND WATER WITHIN 20 FT. BELOW SURFACE.
  - PARKING REQUIRED:
    - EXISTING BUILDING:
      - 1 PER 2500 STORAGE: 60,445-4,800=55,645/2500=22
      - 1 PER 300 S.F. OFFICE: 4800/300=16
      - TOTAL: 48
    - PROPOSED BUILDING EXPANSION: 41,112/2500=16
    - FUTURE BUILDING EXPANSION: 92,713/2500=37
    - TOTAL REQUIRED WITH PROPOSED BUILDING ADDITION: 64
    - TOTAL REQUIRED WITH FUTURE BUILDING ADDITION: 101
  - PARKING PROVIDED:
    - EXISTING: STANDARD SPACES: 50, HANDICAP SPACE: 1
    - PROPOSED: STANDARD SPACES: 34, HANDICAP SPACE: 2
    - TOTAL: 87
  - PROPOSED SIGN LOCATION SHOWN ON SOUTH FRONTAGE. ACTUAL LOCATION MAY VARY. PROPOSED SIGNAGE ALSO TO BE ON BUILDING.



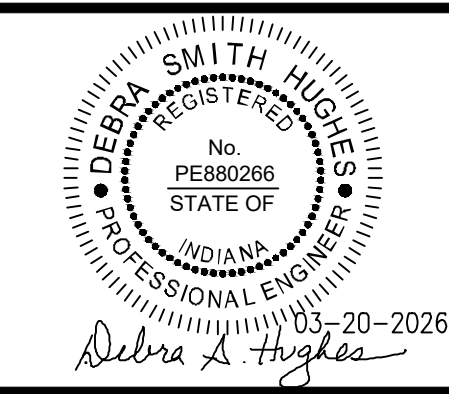
PRINTED: March 20, 2024, 11:33:05 AM

NO.	REVISIONS	DATE
1	REVISIONS FOR COUNTY COMMENTS	03/18/2026
2	REVISIONS FOR COUNTY COMMENTS	03/20/2026
3		
4		
5		
6		
7		
8		



2810 Dexter Drive  
 Elkhart, IN 46514  
 Phone: 574-266-1010  
 Email: info@sam.biz

DRAWING FILE: 100348-DESIGN.DWG  
 CERTIFICATION DATE: 03/20/2026  
 HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: NONE  
 ENGINEER: Debra S. Hughes, P.E.  
 TECHNICIAN: AAC



PROPOSED SITE PLAN  
 SYNERGY LEASING II LLC, 28505 COUNTY ROAD 20.  
 PT. SW 1/4, SEC. 13, T37N, R4E,  
 BAUGO TWP., ELKHART CO., INDIANA  
 JOB NUMBER: 1025100348

**LEGAL DESCRIPTION DR 2024-04529**

Parcel ID: #20-05-13-326-004.000-001  
 A PART OF THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF SECTION THIRTEEN (13), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOUR (4) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

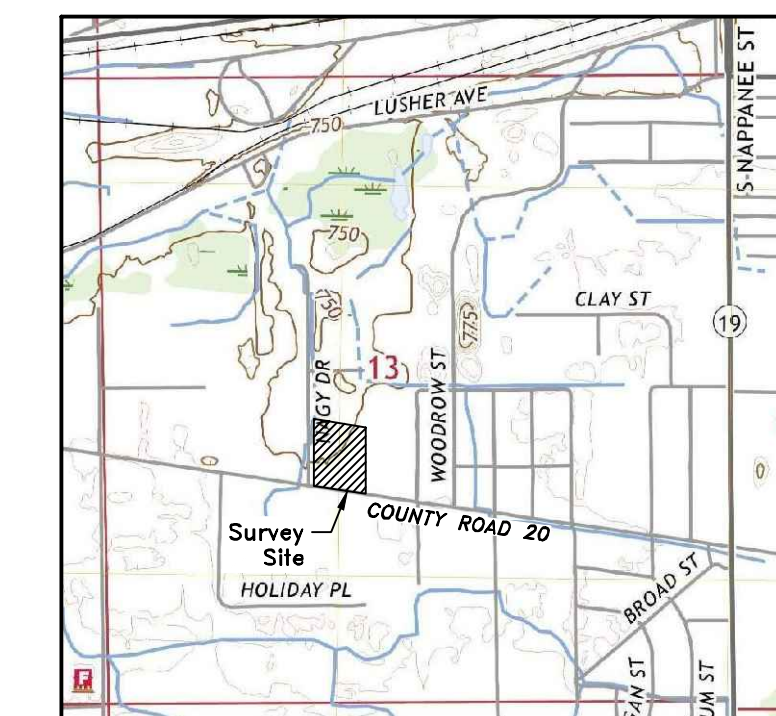
COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE DUE SOUTH (ASSUMED BEARING) ON THE LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 392.24 TO A 5/8 INCH CAPPED REBAR AND THE POINT OF BEGINNING OF THIS DESCRIBE THENCE CONTINUING DUE SOUTH ON SAID EAST LINE, 560.00 FEET TO A COTTON SPINDLE ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 20; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS WEST ON SAID NORTH RIGHT-OF-WAY LINE, 4 FEET TO A 5/8 INCH CAPPED REBAR; THENCE DUE NORTH, PARALLEL WITH SAID 1 LINE, 560.00 FEET TO A 5/8 INCH CAPPED REBAR; THENCE SOUTH 80 DEGREES MINUTES 00 SECONDS EAST, PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE, 43 FEET TO THE POINT OF BEGINNING.

**MIBCO Minor Subdivision**  
 Part of the Southwest Quarter of Section 13,  
 Baugo Township, Elkhart County, State of Indiana

Soil Map Legend (NRCS Web Soil Survey)				
Map Unit Symbol	Map Unit Name	Natural Drainage Class	Runoff Class	Depth to Water Table
BshA	Brady sandy loam, 0 to 1 percent slopes	Somewhat poorly drained	Very Low	12 Inches
Gc2A (county ponding soil designation)	Haskins loam	Somewhat poorly drained	Low	0 Inches
TxuA	Washtenaw silt loam	Poorly drained	Negligible	>79 Inches

CONTROL POINTS				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	2334826.74	232637.42	752.18	REBAR SET
101	2335542.76	232633.48	747.46	REBAR SET
102	2334726.09	233236.17	754.54	REBAR SET

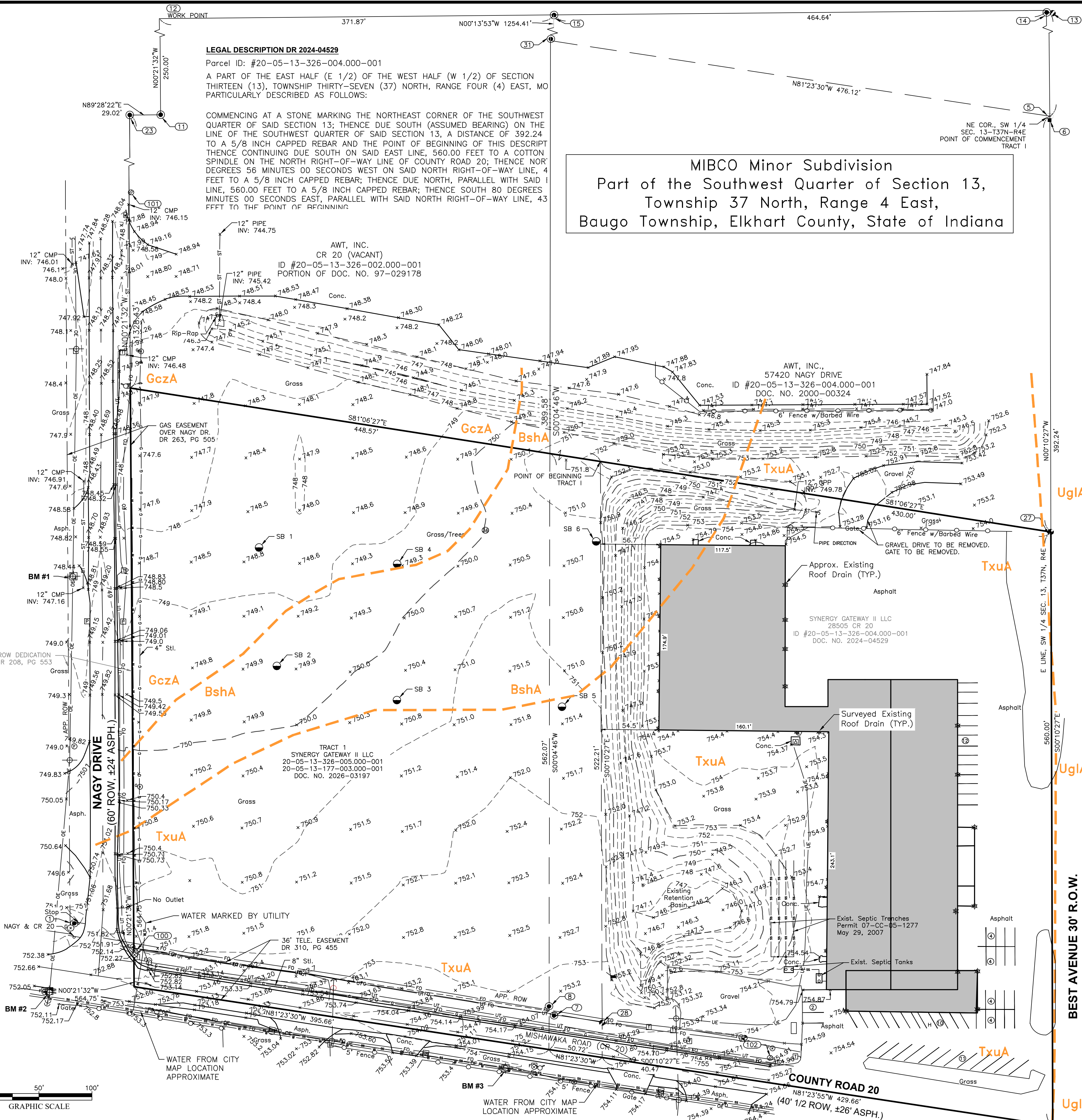
MONUMENTS	
POINT NO.	DESCRIPTION
1	5/8" IRON PIPE WITH CAP (M&B #13), FLUSH
5	STONE, DOWN 2" (HELD)
6	T-RAIL, FLUSH (3.6' S #5)
7	3/4" IRON PIPE WITH CAP (M&B #13), DOWN 2" (9.9' SE #8)
8	3/4" IRON PIPE, DOWN 2" (ON LINE AT ROW)
11	3/4" IRON PIPE, FLUSH (HELD)
13	5/8" REBAR, UP 6" (6.3' SE COR.)
14	IRON PIPE WITH CAP (WEAVER #29400000), FLUSH (2.1' S COR.)
15	1/2" IRON PIPE, DOWN 12" (HELD)
23	5/8" IRON PIPE, DOWN 2" (HELD)
27	5/8" REBAR, DOWN 7" (HELD)
28	5/8" REBAR, DOWN 1" (ON LINE)
31	5/8" IRON PIPE WITH CAP (M&B #13, BENT), DOWN 6" (1.7' N COR.)



**VICINITY MAP**  
 Not to Scale

**LEGEND**

- BENCHMARK SET
- BENCHMARK FOUND
- IRON PIPE FOUND
- REBAR FOUND
- REBAR SET
- CONCRETE MONUMENT FOUND
- STONE FOUND
- GUY WIRE ANCHOR
- GUY POLE
- POWER POLE
- TRANSFORMER
- ELECTRIC METER
- PULL BOX FIBER
- FIBER OPTIC VAULT
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- HYDRANT
- WATER VALVE
- GAS MARKER
- TEST STATION
- SANITARY MANHOLE
- ROOF DRAIN
- SIGN
- MAILBOX
- SOIL BORING
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- STORM SEWER
- CHAIN LINK FENCE
- TOE OF SLOPE
- TOP OF BANK



**LEGAL DESCRIPTION TRACT 1**  
 Parcel A: ID #20-05-13-326-005.000-001  
 Parcel B: ID #20-05-13-177-003.000-001

A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 00°10'27" EAST 392.24 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED RECORD 2024-04529; THENCE NORTH 81°06'27" WEST 430.00 FEET ALONG THE NORTHERLY LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00°10'27" EAST 562.21 FEET ALONG THE WEST LINE OF SAID TRACT TO THE CALCULATED CENTERLINE OF MISHAWAKA ROAD (COUNTY ROAD 20); THENCE NORTH 81°23'30" WEST 446.38 FEET ALONG SAID CENTERLINE TO THE EXTENDED EAST RIGHT-OF-WAY LINE OF NAGY DRIVE; THENCE NORTH 00°21'32" WEST 564.75 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 81°06'27" EAST 448.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 5.717 ACRES (249023 SQUARE FEET), MORE OR LESS.

**GENERAL INFORMATION**

THE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS AS A BASIS FOR A SUBDIVISION PLAT. THE APPARENT PROPERTY LINES SHOWN ARE BASED ON DEED RECORDS, FOUND MONUMENTATION, AND PHYSICAL EVIDENCE.

HORIZONTAL AND VERTICAL DATA IS BASED ON A SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY INDOT CONTINUOUSLY OPERATING REFERENCE STATIONS. THE COORDINATE SYSTEM IS US STATE PLANE 1983, NAD 1983 (CONUS), INDIANA EAST ZONE. GROUND ELEVATIONS ARE BASED UPON SAID INDOT SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS DERIVED UTILIZING THE MOST RECENT GEOID MODEL (GEOID18).

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN, ZONE X, PER FEMA FLOOD MAP 18039C0117D, EFFECTIVE 8/2/2011.

**UTILITY NOTES**

INDIANA 811 WAS CONTACTED ON 9/30/2025 REQUESTING THE LOCATION OF BURIED UTILITIES FOR THIS PROJECT. TICKET NUMBERS 25093001741, 25093001816 AND 25093001839 WERE ISSUED. ALL BURIED UTILITIES MARKED AS A RESULT OF THE CONTACT WERE LOCATED IN THE FIELD AND ARE SHOWN. OTHER BURIED UTILITIES MAY EXIST ON THIS SITE THAT WERE NOT MARKED.

**BENCHMARKS**

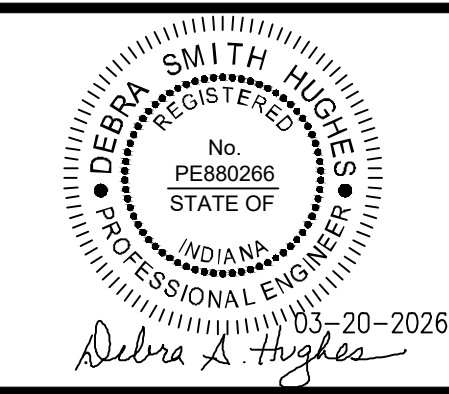
- BM #1**  
 GEAR SET E SIDE OF AEP PWP (E250-287) LOCATED ON W SIDE OF NAGY DR S OF SECOND DRIVE HEADING NORTH FROM C.R. 20  
 ELEVATION 749.72, NAVD 88
- BM #2**  
 GEAR FOUND N SIDE OF PWP LOCATED S SIDE OF C.R. 20 AT THE INTERSECTION WITH NAGY DRIVE.  
 ELEVATION 753.93, NAVD 88
- BM #3**  
 GEAR SET N SIDE OF PWP (E250-11) LOCATED S SIDE OF C.R. 20 W OF FIRE HYDRANT.  
 ELEVATION 754.53, NAVD 88

NO.	REVISIONS	DATE
1	ADD NOTE FOR COUNTY COMMENTS	03/18/2026
2		
3		
4		
5		
6		
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2810 Dexter Drive  
 Elkhart, IN 46514  
 Phone: 574-266-1010  
 Email: info@sam.biz

DRAWING FILE: 100348-DESIGN.DWG
CERTIFICATION DATE: 03/20/2026
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: SAL



EXISTING CONDITIONS PLAN  
 SYNERGY LEASING II LLC, 28505 COUNTY ROAD 20.  
 PT. SW 1/4, SEC. 13, T37N, R4E,  
 BAUGO TWP., ELKHART CO., INDIANA

MIBCO Minor Subdivision  
 Part of the Southwest Quarter of Section 13,  
 Township 37 North, Range 4 East,  
 Baugo Township, Elkhart County, State of Indiana

Watershed	Roof (sf)	Pavement (sf)	Gravel (sf)	Pervious (sf)	Total Area (sf)	Impervious x 0.90	Gravel x 0.60	Pervious x 0.20	Weighted total area (sf)	Average C	Existing C*A
A	39,102	19,671	6,883	322,161	387,817	52,896	4,130	64,432	121,458	0.31	2.79
B	22,418	60,006	0	16,925	99,349	74,182	0	3,385	77,567	0.78	1.78

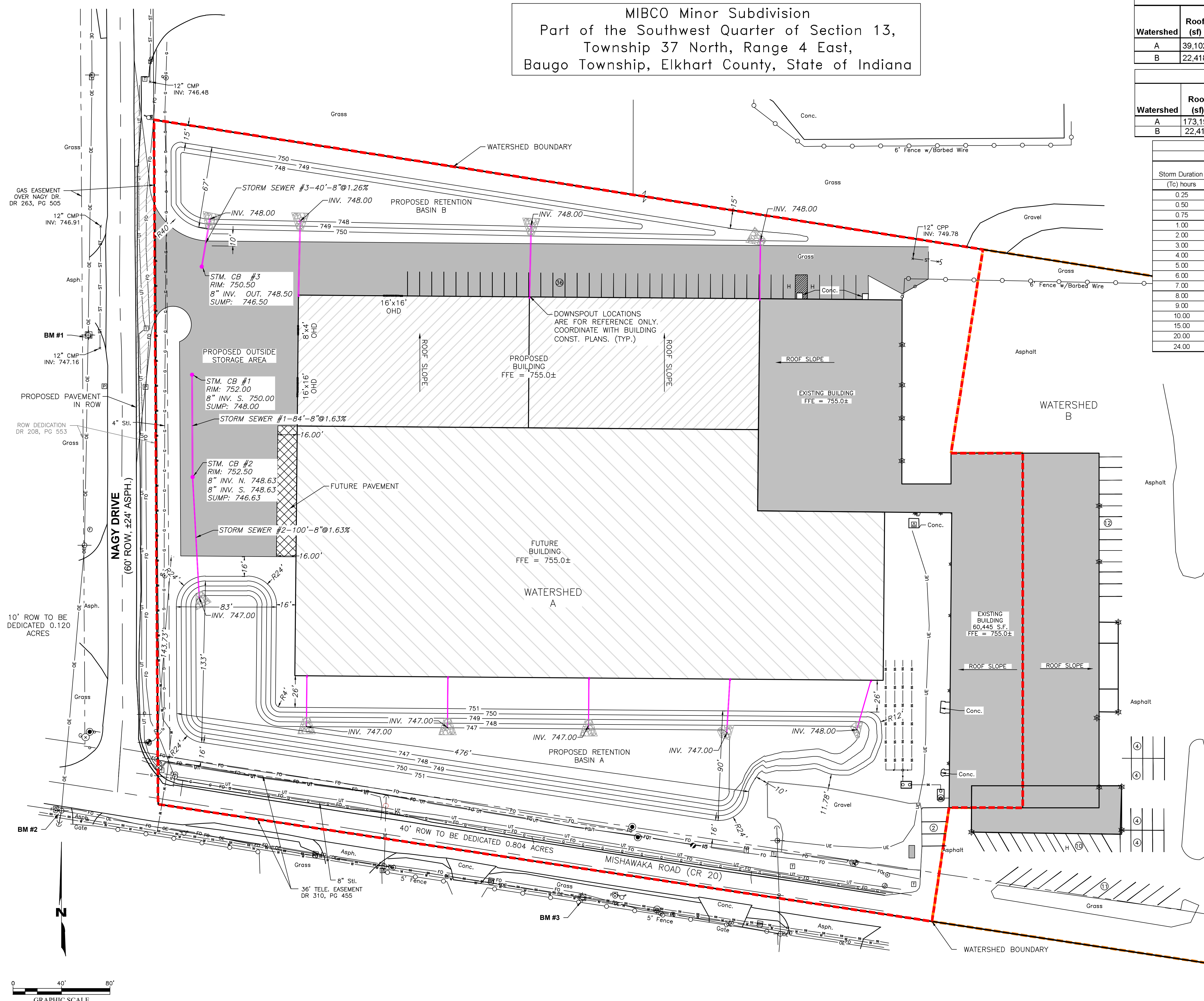
Watershed	Roof (sf)	Pavement (sf)	Gravel (sf)	Pervious (sf)	Total Area (sf)	Impervious x 0.90	Gravel x 0.60	Pervious x 0.20	Weighted total area (sf)	Average C	Proposed C*A
A	173,198	53,254	6,883	154,482	387,817	203,807	4,130	30,896	238,833	0.62	5.48
B	22,418	60,006	0	17,042	99,466	74,182	0	3,408	77,590	0.78	1.78

Storm Duration (Tc) hours	10 yr Intensity (i) inches/hour	100 yr Intensity (i) inches/hour	Inflow Rate Q @ Tc=CIA	Outflow Rate O	Storage Rate S=Q-O	Required Storage in Acre Feet (AF) Tc*S=AF	Required Storage in Cubic Feet (CF) AF * 43,560=CF
0.25	4.32	6.47	35.47	0.00	35.47	0.739	32,193
0.50	2.64	3.96	21.71	0.00	21.71	0.905	39,407
0.75	1.81	2.71	14.86	0.00	14.86	0.929	40,452
1.00	1.33	1.98	10.86	0.00	10.86	0.905	39,407
2.00	1.01	1.55	8.50	0.00	8.50	1.416	61,699
3.00	0.74	1.14	6.25	0.00	6.25	1.583	68,067
4.00	0.60	0.92	5.04	0.00	5.04	1.681	73,242
5.00	0.50	0.77	4.22	0.00	4.22	1.750	76,626
6.00	0.43	0.67	3.67	0.00	3.67	1.837	80,009
7.00	0.38	0.59	3.23	0.00	3.23	1.887	82,198
8.00	0.34	0.53	2.91	0.00	2.91	1.937	84,388
9.00	0.31	0.48	2.63	0.00	2.63	1.974	85,980
10.00	0.29	0.44	2.41	0.00	2.41	2.010	87,572
15.00	0.21	0.32	1.75	0.00	1.75	2.193	95,533
20.00	0.16	0.25	1.37	0.00	1.37	2.285	99,514
24.00	0.14	0.22	1.21	0.00	1.21	2.412	105,087

Developed CA 5.48

Elevation	Area (sf)	Volume (cf)
750.0	36,448	
749.0	30,607	33,528
748.0	24,925	27,766
747.0	17,817	21,371
<b>Total Volume:</b>		<b>82,665</b>

Elevation	Area (sf)	Volume (cf)
750.0	19,152	
749.0	14,784	16,968
748.0	11,039	12,912
<b>Total Volume:</b>		<b>29,880</b>



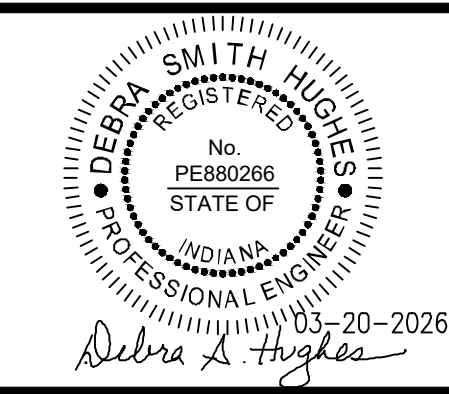
PRINTED: 03/18/2026 11:53:33 AM  
 DRAWING FILE: 100348-DESIGN.DWG  
 PROJECT: 100348-DESIGN.DWG  
 USER: DEBRA S. HUGHES  
 PLOTTER: HP DesignJet T1100e

NO.	REVISIONS	DATE
1	REVISIONS FOR COUNTY COMMENTS	03/18/2026
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2810 Dexter Drive  
 Elkhart, IN 46514  
 Phone: 574-266-1010  
 Email: info@sam.biz

DRAWING FILE: 100348-DESIGN.DWG  
 CERTIFICATION DATE: 03/20/2026  
 HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: NONE  
 ENGINEER: Debra S. Hughes, P.E.  
 TECHNICIAN: AAC



PROPOSED DRAINAGE PLAN  
 SYNERGY LEASING II LLC, 28505 COUNTY ROAD 20.  
 PT. SW 1/4, SEC. 13, T37N, R4E,  
 BAUGO TWP., ELKHART CO., INDIANA  
 JOB NUMBER: 1025100348

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** April 9, 2026

***Transaction Number:*** MI-0095-2026.

***Parcel Number(s):*** 20-01-36-352-001.000-005.

***Existing Zoning:*** R-1.

***Petition:*** For primary approval of a 2-lot minor subdivision to be known as MARKS RANCH MINOR SUBDIVISION.

***Petitioner:*** Nicholas Paul Marks, represented by Village Land Surveying LLC.

***Location:*** West side of CR 3, 1,170 ft. north of CR 12, in Cleveland Township.

***Site Description:*** Proposed lot 1 is 1.51 acres, rectangular in shape, with an existing single-family residence and detached accessory structure. Proposed lot 2 is 3.48 acres, rectangular in shape, with a proposed single-family 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

MI-0095-2026

Date: 03/02/2026 Meeting Date: April 09, 2026  
Plan Commission Hearing (Subdivision) Transaction #: MI-0095-2026

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

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Nicholas Paul Marks 54763 Cr 3 Elkhart, IN 46514	Nicholas Paul Marks 54763 Cr 3 Elkhart, IN 46514	Village Land Surveying, Llc 1928 Sheen Hollow Otsego, MI 49078

Site Address: 00000 County Road 3 Elkhart, IN 46514	Parcel Number: 20-01-36-352-001.000-005
--	---

Township: Cleveland  
Location: West side of CR 3, 1,170 ft. North of CR 12

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

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: R-1	NPO List:
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Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0095-2026



R-1

ART

CR3

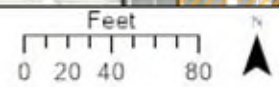
Charger Blvd

CR3

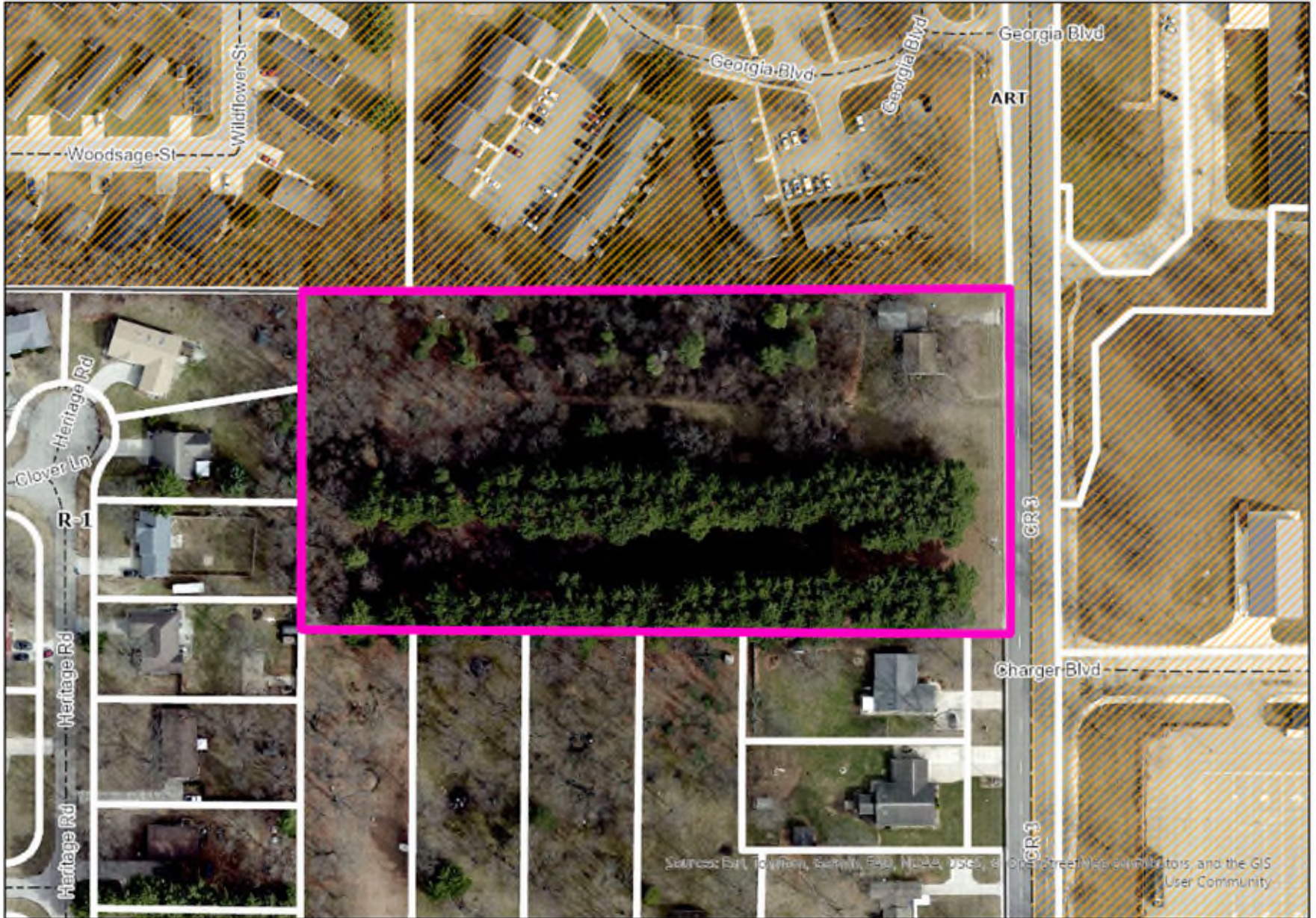
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, and OpenStreetMap contributors. © 2025 Esri. All rights reserved.

2025 Aerials

1 inch equals 80 ft

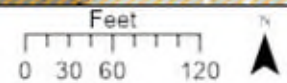


MI-0095-2026

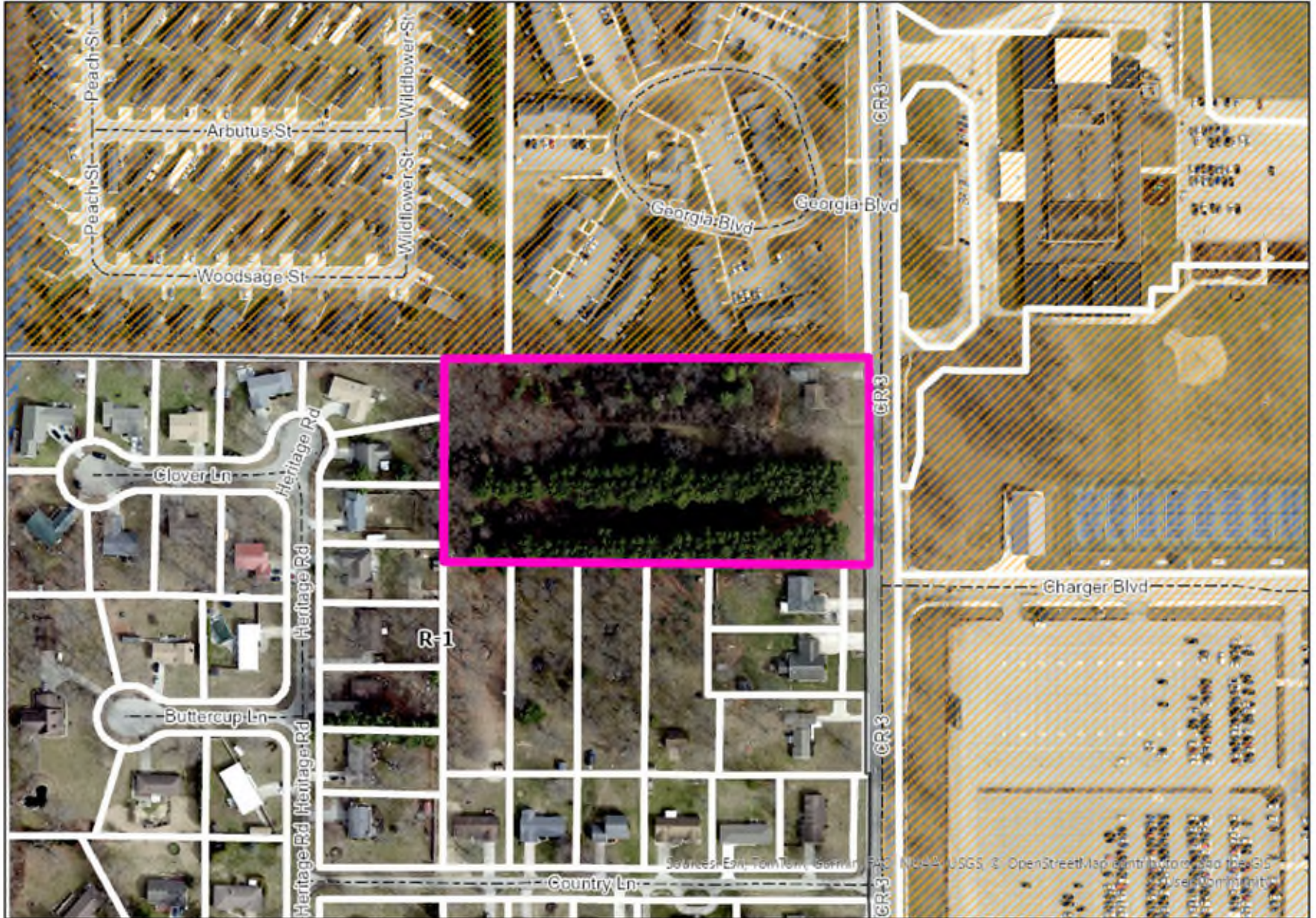


2025 Aerials

1 inch equals 120 ft

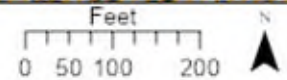


MI-0095-2026



2025 Aerials

1 inch equals 200 ft



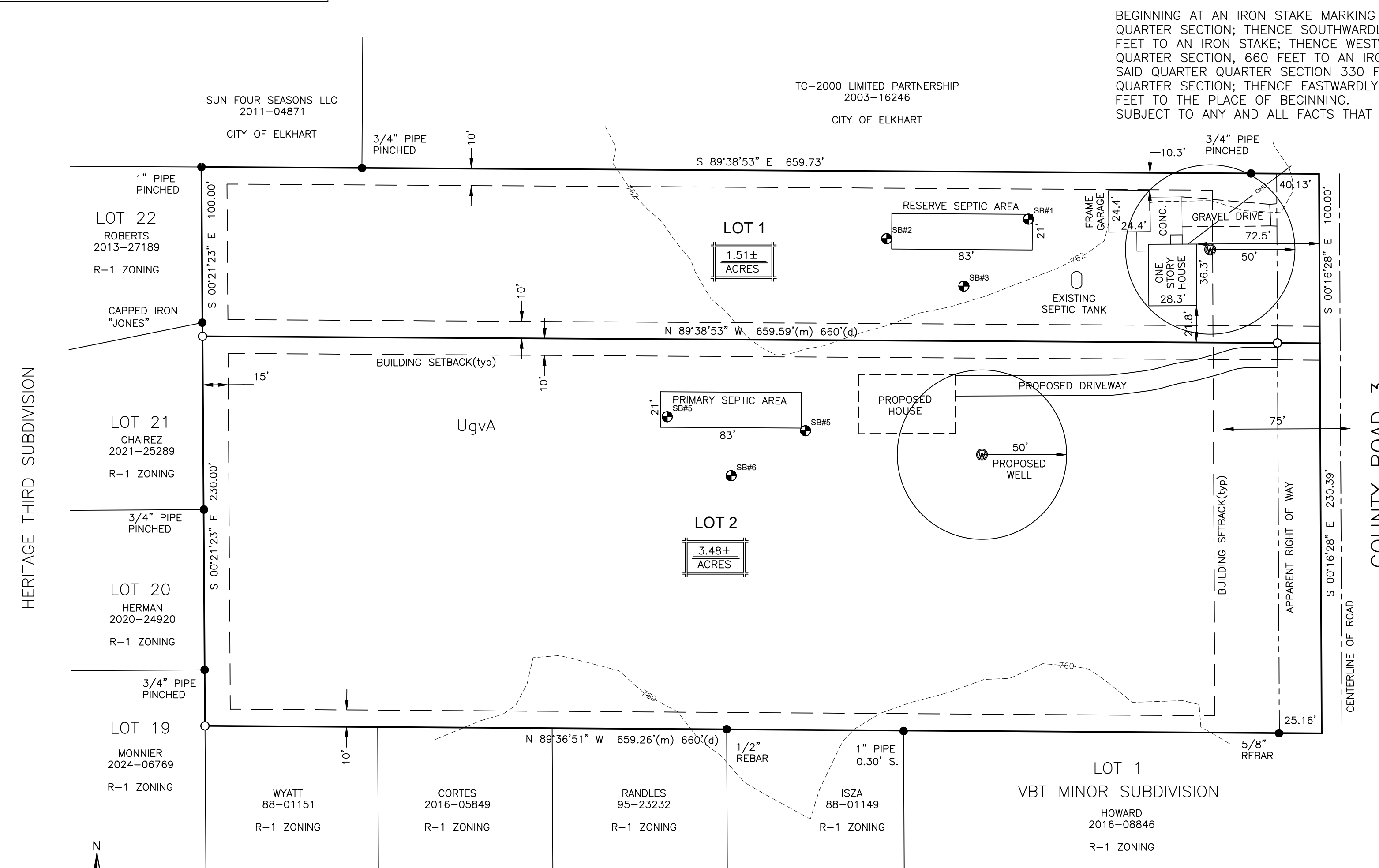
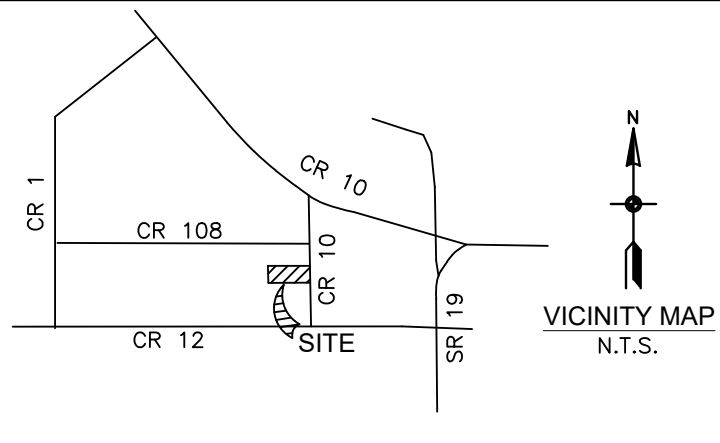
# MARKS RANCH MINOR SUBDIVISION

A PART OF THE SOUTHWEST QUARTER  
SECTION 36, TOWNSHIP 38 NORTH, RANGE 4 EAST  
CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA  
OWNER: NICHOLAS PAUL MARKS  
DEED RECORD 2025-09651

LEGAL DESCRIPTION

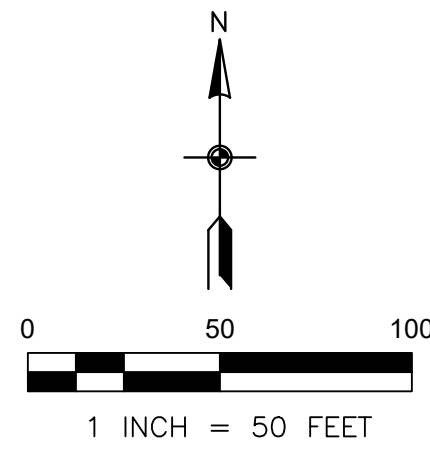
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 4 EAST IN CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE MARKING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID QUARTER SECTION; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID QUARTER SECTION 330 FEET TO AN IRON STAKE; THENCE WESTWARDLY PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 660 FEET TO AN IRON STAKE; THENCE NORTHWARDLY PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 330 FEET TO AN IRON STAKE ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID QUARTER SECTION 660 FEET TO THE PLACE OF BEGINNING.  
SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



HERITAGE THIRD SUBDIVISION

COUNTY ROAD 3



**LEGEND**

- = FOUND IRON
- = SET 5/8" CAPPED REBAR
- △ = SET MAG NAIL
- ▲ = FOUND SURVEY SPIKE
- SB = SOIL BORING LOCATION
- ⊙ = WELL

**NOTES:**

1. THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
2. THE LAND USE IS CURRENTLY RESIDENTIAL.
3. THE CURRENT ZONING IS R-1.
4. LOTS 1 IS SERVED BY AN EXISTING WELL AND SEPTIC. LOT 2 WILL BE SERVED BY A PROPOSED WELL AND SEPTIC SYSTEM TO BE DESIGNED BY OTHERS.
5. PROPOSED RESIDENCES MAIN LEVEL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
6. SOIL TYPES ARE:  
- UgvA-URBAN LAND TYNER COMPLEX (SOURCE USDA WEB SOIL SURVEY)
7. BASED ON SCALING FROM THE FLOOD INSURANCE RATE MAP OF ELKHART COUNTY, INDIANA, MAP NUMBER 18039C0109D, DATED 8-2-2011, THE PROPERTY IS LOCATED IN ZONE "X".
8. THE CONTOURS ARE FROM MACOG GIS MAP AND THE VERTICAL DATUM IS NAVD 88.
9. SIGHT DISTANCE TO THE NORTH IS 1450' TO THE ROAD INTERSECTION, SIGHT DISTANCE SOUTH IS 1140'.
10. THE INTERSECTION OF COUNTY ROAD 12 AND COUNTY ROAD 3 IS 1140' SOUTH.
11. DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE.
12. ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
13. BUILDING SETBACKS  
-75' FRONT  
-10' SIDE  
-15' REAR
14. SITE BENCHMARK  
- 5/8 INCH REBAR NEAR THE SE CORNER OF LOT 2 MARKING THE RIGHT OF WAY 759.27' NAVD 88.

**Village Land Surveying LLC**

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

VILLAGELANDSURVEYING.COM

DWN BY: CSB		REVISION		CLIENT: NICK MARKS
CHK BY:		DATE		TITLE: MARKS RANCH MINOR SUBDIVISION
DATE: 3/1/2026		SCALE: 1" = 50'		DWS. NO. C-260116
JOB NO. 26-0116				



# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

*Hearing Date:* April 9, 2026

*Transaction Number:* MI-0096-2026.

*Parcel Number(s):* 20-04-19-201-005.000-032, 20-04-19-201-013.000-032.

*Existing Zoning:* A-1.

*Petition:* For primary approval of a 3-lot minor subdivision to be known as KOSCHER CR 4 MINOR.

*Petitioner:* The Kosher Trust, represented by B. Doriot & Associates, Inc.

*Location:* South side of CR 4, 400 ft. west of CR 131, in York Township.

*Site Description:* Proposed lot 1 is 3.04 acres, irregular in shape, with an existing residence and driveway access on CR 4. Proposed lot 2 is 0.97 acres, irregular in shape, with a proposed single-family residence. Proposed lot 3 is 5.98 acres, irregular in shape, with an existing single-family residence and detached accessory structures.

*History and General Notes:*

- This primary includes a variance on lot 2 for no road frontage and being served by an access easement through lot 3.
- This primary includes a variance on lot 3 for the lot width being less than 100 feet.

*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

MI-0096-2026

Date: 03/02/2026 Meeting Date: April 09, 2026  
Plan Commission Hearing (Subdivision) Transaction #: MI-0096-2026

Description: for a primary approval of a 3 lot minor subdivision to be known as KOSCHER CR4 MINOR

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	The Koscher Trust 15316 County Road 4 Bristol, IN 46507	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 15316 County Road 4 Bristol, IN 46507	Parcel Number: 20-04-19-201-005.000-032 20-04-19-201-013.000-032
--	---

Township: York  
Location: South Side of County Road 4, 400 Feet West Of County Road 131

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

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

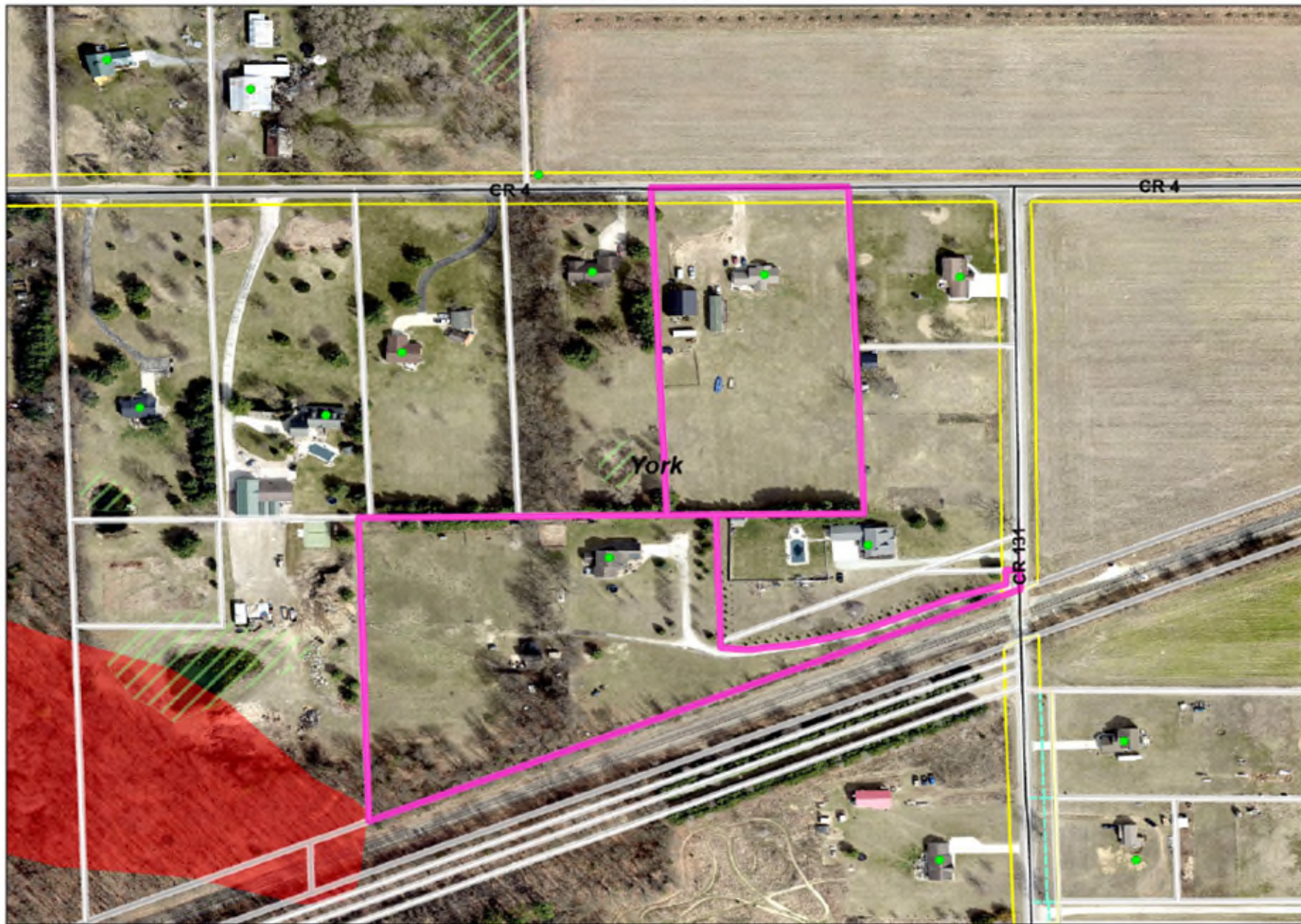
Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0096-2026



0 38 76 114 152 Meters

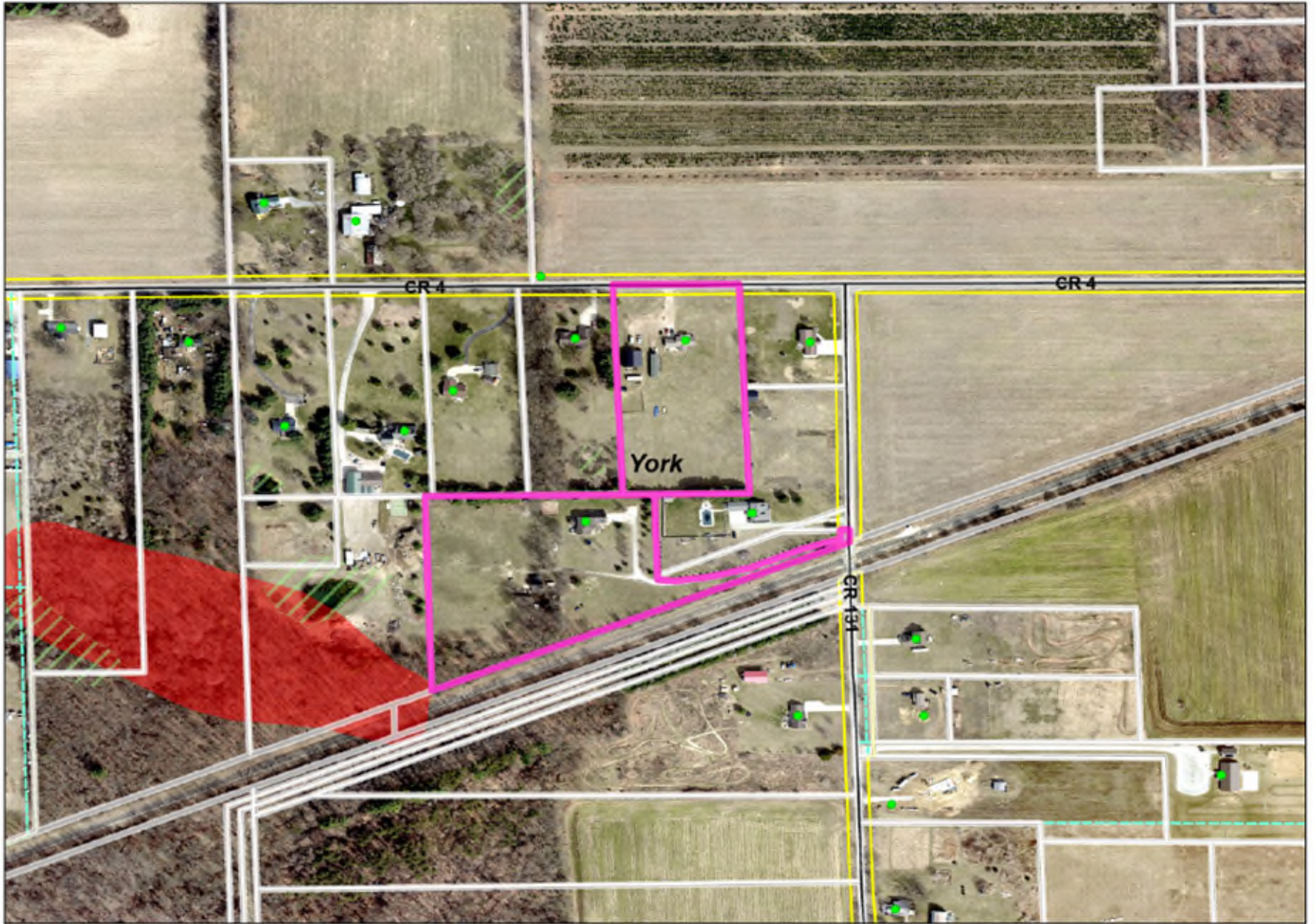


0 160 320 480 Feet

N



MI-0096-2026



0 60 120 180 240 Meters

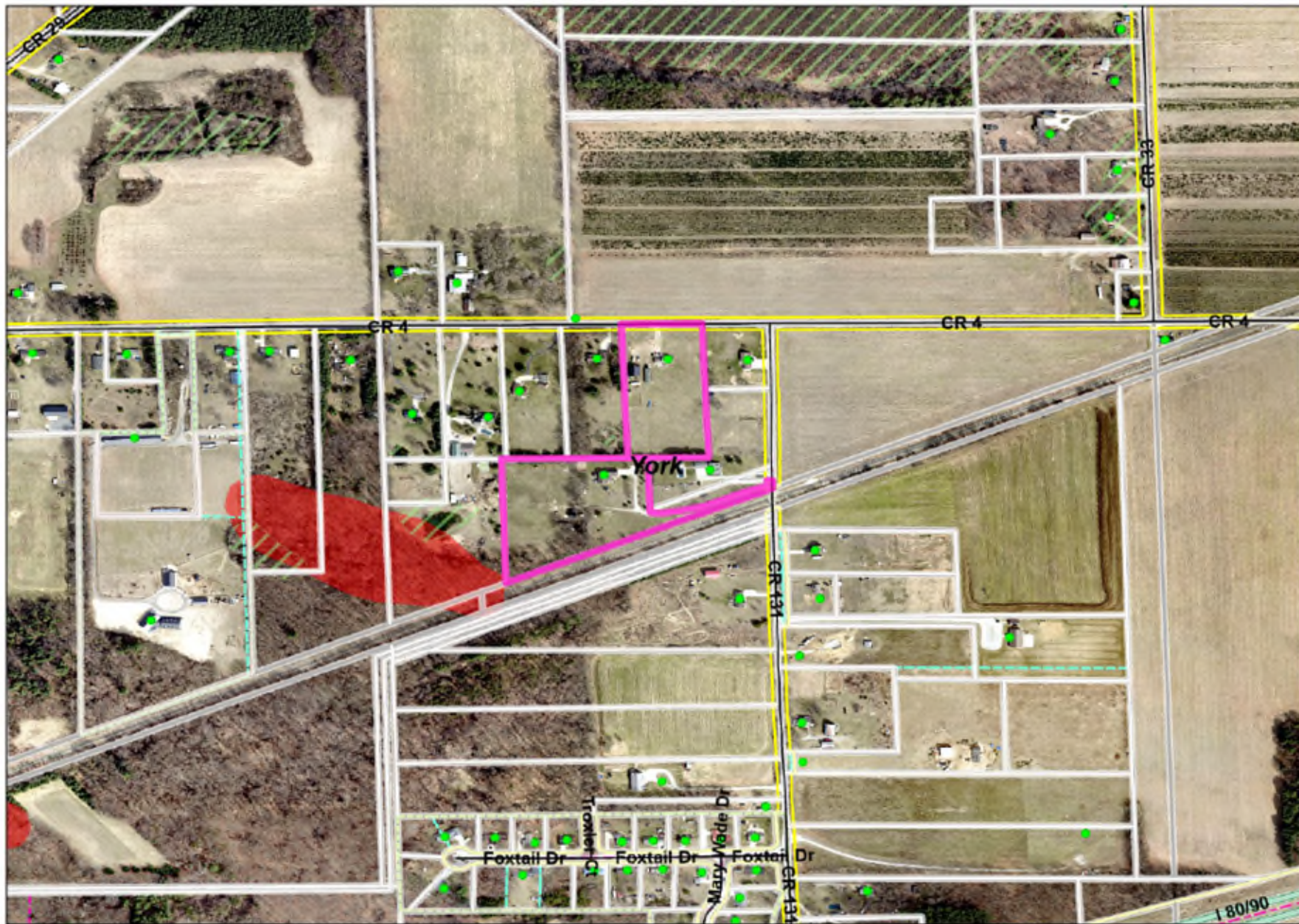


0 260 520 780 Feet

N



MI-0096-2026



0 93 186 279 372 Meters



0 400 800 1200 Feet

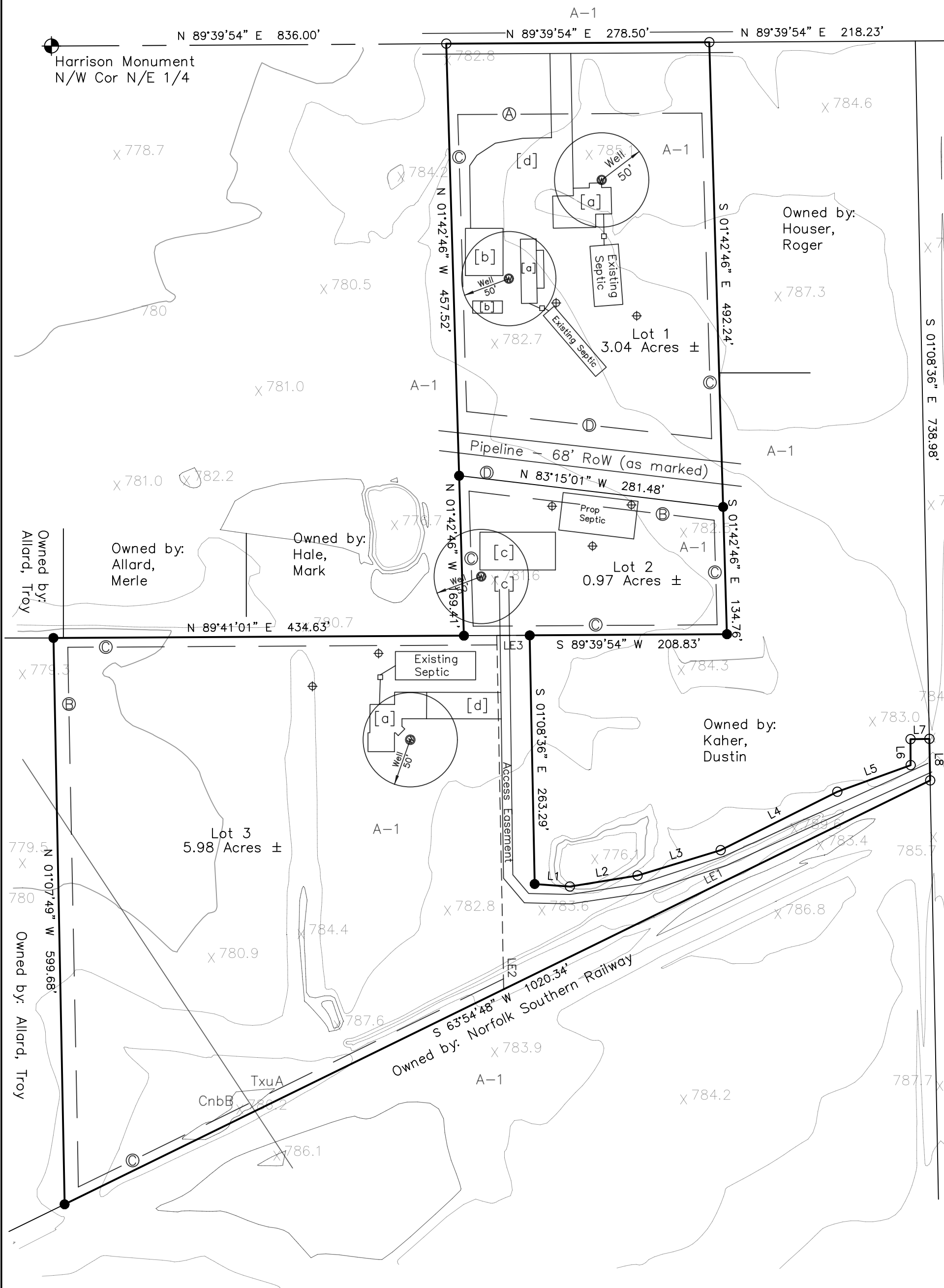
N



# KOSCHER CR4 MINOR

A Three Lot Minor Subdivision in the Northeast Quarter of Section 19,  
Township 38 North, Range 7 East, 2nd Principal Meridian,  
York Township, Elkhart County, Indiana.

PLAT BOOK \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_



### PLAT NOTES

#### LEGEND:

- - Iron Rebar
- - Calculated Point
- [a] - Existing House
- [b] - Existing Shed
- [c] - Proposed Home/Barn and Extended Drive
- [d] - Existing Drive
- ⊖ - 35' Building Setback (75' from Centerline)
- ⊕ - 15' Building Setback
- ⊙ - 10' Building Setback
- ⊖ - Pipeline Right of Way
- ⊕ - 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.

-Due to snow cover, some low lying improvements may have been missed.

-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.

-Overhead and above-ground utility features are shown as observed. Underground features are shown as marked by 811, utility company representatives, per plans provided by client, and in conjunction with the few observed above-ground, related features. Underground features as shown may therefore be incomplete and are likely imprecisely shown in many cases.

#### 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.

#### 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: CR4 800'+W, 800'+ E/CR131 N to Stop, S to Stop.

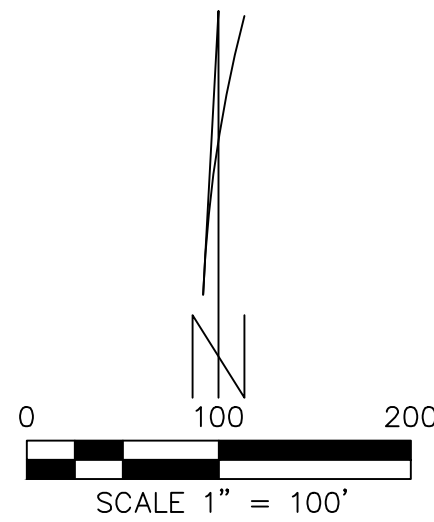
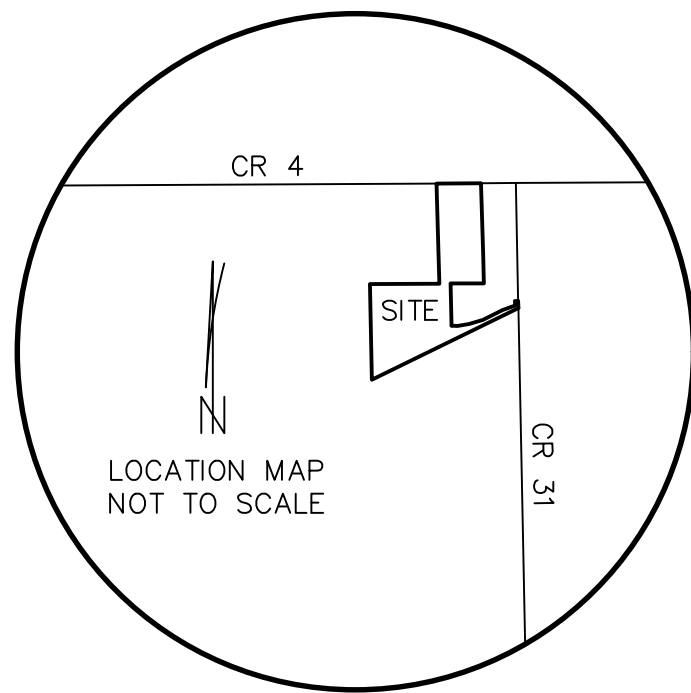
#### SOILS:

- Soils are mapped as follows: CnbB, TxuA
- 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.

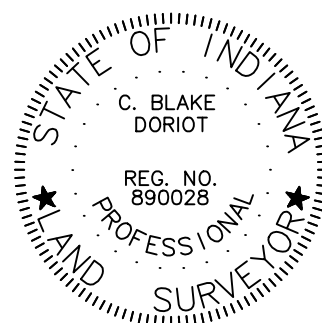
#### VARIANCES:

- Lot 2 has no frontage, and shares a drive with Lot 3.
- Lot 3 has less than 100 feet of frontage.

LINE	BEARING	DISTANCE
L1	S 85°49'28" E	37.32'
L2	N 80°41'55" E	72.53'
L3	N 73°00'48" E	91.99'
L4	N 63°25'55" E	138.21'
L5	N 70°07'06" E	82.49'
L6	N 00°20'06" W	27.48'
L7	N 88°51'52" E	20.00'
L8	S 01°08'36" E	44.02'
LE1	S 63°54'48" W	502.67'
LE2	N 01°07'03" W	374.57'
LE3	N 89°43'19" E	34.84'



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: CEB	PROJ. NO. 2025-101
	DATE: 2/25/2026	DWG. 2025-101.DWG
	Owner: KOSCHER KEVIN LEE & TONIA KAY TRUSTEES KOSCHER TRUST & APRIL L KOSCHER TEN COM	

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

# KOSCHER CR4 MINOR

A Three Lot Minor Subdivision in the Northeast Quarter of Section 19,  
Township 38 North, Range 7 East, 2nd Principal Meridian,  
York Township, Elkhart County, Indiana.

PLAT BOOK \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_

## DESCRIPTION

A part of the Northeast Quarter of Section 19, Township 38 North, Range 7 East, Second Principal Meridian, York Township, Elkhart County, Indiana, containing 9.99 acres, more or less, being the combination of lands described in Documents numbered 96-06825, and 2025-22686, and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-101, all bearings based on Indiana State Planes East, completed on February 13, 2026, more particularly described as follows:

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

thence North 89 degrees 39 minutes 54 seconds East, along the North Line of the Northeast Quarter, being the approximate centerline of County Road 4, to a Calculated Point, and the Point of Beginning of land described in Document #96-06825, a distance of 836.00 feet, being the POINT OF BEGINNING of this description;

thence continuing along the last called bearing, to a Calculated Point at the Northeast Corner of land described in Document #96-06825, a distance of 278.50 feet;

thence South 01 degrees 42 minutes 46 seconds East, to an Iron Rebar at the Southeast Corner of land described in Document #96-06825, a distance of 627.00 feet;

thence South 89 degrees 39 minutes 54 seconds West, along the South Line of land described in Document #96-06825, to an Iron Rebar at the Northeast Corner of land described in Document #2025-22686, a distance of 208.83 feet;

thence South 01 degrees 08 minutes 36 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 263.29 feet;

thence South 85 degrees 49 minutes 28 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 37.32 feet;

thence North 80 degrees 41 minutes 55 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 72.53 feet;

thence North 73 degrees 00 minutes 48 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 91.99 feet;

thence North 63 degrees 25 minutes 55 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 138.21 feet;

thence North 70 degrees 07 minutes 06 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 82.49 feet;

thence North 00 degrees 20 minutes 06 seconds West, following land described in Document #2025-22686, to an Iron Rebar, a distance of 27.48 feet;

thence North 88 degrees 51 minutes 52 seconds East, following land described in Document #2025-22686, to a Calculated Point in the approximate centerline of County Road 131, a distance of 20.00 feet;

thence South 01 degrees 08 minutes 36 seconds East, following land described in Document #2025-22686, and the approximate centerline of County Road 131, to a Calculated Point on the North Right of Way Line of the Norfolk Southern Railway, a distance of 44.02 feet;

thence South 36 degrees 54 minutes 48 seconds West, along the North Right of Way Line of the Norfolk Southern Railway, to an Iron Rebar at the Southwest Corner of land described in Document #2025-22686, a distance of 1020.34 feet;

thence North 01 degrees 07 minutes 49 seconds West, to an Iron Rebar at the Northwest Corner of land described in Document #2025-22686, a distance of 599.68 feet;

thence North 89 degrees 41 minutes 01 seconds East, following land described in Document #2025-22686, to an Iron Rebar at the Southwest Corner of land described in Document #96-06825, a distance of 434.63 feet;

thence North 01 degrees 42 minutes 46 seconds West, along the West Line of land described in Document #96-06825, a distance of 626.93 feet, to the POINT OF BEGINNING;

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

## Access Easement

A part of the Northeast Quarter of Section 19, Township 38 North, Range 7 East, Second Principal Meridian, York Township, Elkhart County, Indiana, containing 0.73 acres, more or less, being the combination of lands described in Documents numbered 96-06825, and 2025-22686, and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-101, all bearings based on Indiana State Planes East, completed on February 13, 2026, more particularly described as follows:

An Easement, for the purpose of ingress, and egress, more particularly described as follows:

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

thence North 89 degrees 39 minutes 54 seconds East, along the North Line of the Northeast Quarter, being the approximate centerline of County Road 4, to a Calculated Point, and the Point of Beginning of land described in Document #96-06825, a distance of 836.00 feet;

thence continuing along the last called bearing, to a Calculated Point at the Northeast Corner of land described in Document #96-06825, a distance of 278.50 feet;

thence South 01 degrees 42 minutes 46 seconds East, to an Iron Rebar at the Southeast Corner of land described in Document #96-06825, a distance of 627.00 feet;

thence South 89 degrees 39 minutes 54 seconds West, along the South Line of land described in Document #96-06825, to an Iron Rebar at the Northeast Corner of land described in Document #2025-22686, a distance of 208.83 feet, being the POINT OF BEGINNING of this description;

thence South 01 degrees 08 minutes 36 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 263.29 feet;

thence South 85 degrees 49 minutes 28 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 37.32 feet;

thence North 80 degrees 41 minutes 55 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 72.53 feet;

thence North 73 degrees 00 minutes 48 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 91.99 feet;

thence North 63 degrees 25 minutes 55 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 138.21 feet;

thence North 70 degrees 07 minutes 06 seconds East, following land described in Document #2025-22686, to an Iron Rebar, a distance of 82.49 feet;

thence North 00 degrees 20 minutes 06 seconds West, following land described in Document #2025-22686, to an Iron Rebar, a distance of 27.48 feet;

thence North 88 degrees 51 minutes 52 seconds East, following land described in Document #2025-22686, to a Calculated Point in the approximate centerline of County Road 131, a distance of 20.00 feet;

thence South 01 degrees 08 minutes 36 seconds East, following land described in Document #2025-22686, and the approximate centerline of County Road 131, to a Calculated Point on the North Right of Way Line of the Norfolk Southern Railway, a distance of 44.02 feet;

thence South 36 degrees 54 minutes 48 seconds West, along the North Right of Way Line of the Norfolk Southern Railway, and the South Line of land described in Document #2025-22686, a distance of 502.67 feet;

thence North 01 degrees 07 minutes 03 seconds West, to a Calculated Point on the South Line of land described in Document #96-06825, a distance of 374.57 feet;

thence North 89 degrees 43 minutes 19 seconds East, along the South Line of land described in Document #96-06825, a distance of 34.84 feet, to the POINT OF BEGINNING;

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

## SURVEYOR'S REPORT

This survey was commissioned by the client for purposes of constructing a compliant 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.

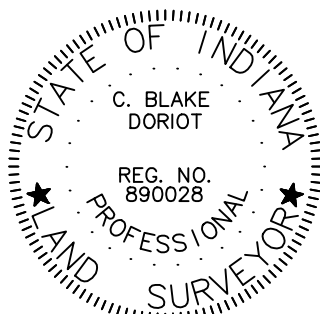
This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes 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) Rural 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.



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.

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: CEB	PROJ. NO. 2025-101
	DATE: 2/25/2026	DWG. 2025-101.DWG
	OWNER: KOSCHER KEVIN LEE & TONIA KAY TRUSTEES KOSCHER TRUST & APRIL L KOSCHER TEN COM	

PRO FORMA

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

# KOSCHER CR4 MINOR

A Three Lot Minor Subdivision in the Northeast Quarter of Section 19,  
Township 38 North, Range 7 East, 2nd Principal Meridian,  
York 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'

\_\_\_\_\_ KOSCHER CR4 MINOR \_\_\_\_\_

SIGNED \_\_\_\_\_

PRINTED Koscher, Kevin Lee, Trustee \_\_\_\_\_

SIGNED \_\_\_\_\_

PRINTED Koscher, Tonia Kay, Trustee \_\_\_\_\_

### NOTARY CERTIFICATION

COUNTY OF ELKHART)  
STATE OF INDIANA)

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

KOSCHER KEVIN LEE & TONIA KAY TRUSTEES KOSCHER TRUST & APRIL L KOSCHER TEN COM

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

WITNESS MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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 " KOSCHER CR4 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 \_\_\_\_\_, 20\_\_.

Elkhart County Plan Commission

By: \_\_\_\_\_  
Mae Hope, Plan Director

### AUDITOR

DULY ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_.

SIGNED: \_\_\_\_\_

AUDITOR OF ELKHART COUNTY, INDIANA

### RECORDER

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE NUMBERED \_\_\_\_\_.

FEE: \$ \_\_\_\_\_

SIGNED: \_\_\_\_\_  
Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

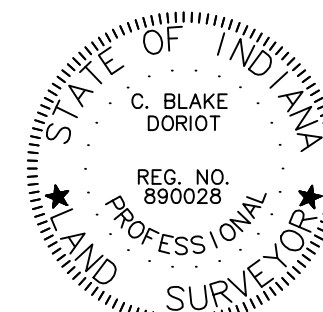
DOCUMENT NUMBER: \_\_\_\_\_

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
	FIELD CREW:CEB	PROJ. NO.2025-101
	DATE: 2/25/2026	DWG. 2025-101.DWG
	Owner: KOSCHER KEVIN LEE & TONIA KAY TRUSTEES KOSCHER TRUST & APRIL L KOSCHER TEN COM	

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

***Hearing Date:*** April 9, 2026

***Transaction Number:*** MI-0098-2026.

***Parcel Number(s):*** 20-07-33-100-003.000-019.

***Existing Zoning:*** A-1.

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

***Petitioner:*** Vladimir & Varvara Panchelyuga, represented by Land & Boundary LLC.

***Location:*** South side of CR 26, 1,160 ft. east of CR 21, in Jefferson Township.

***Site Description:*** Proposed lot 1 is 2.28 acres, irregular in shape, with an existing single-family residence. Proposed lot 2 is 0.75 acres, rectangular in shape, with a proposed single-family 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

MI-0098-2026

Date: 03/02/2026 Meeting Date: April 09, 2026  
Plan Commission Hearing (Subdivision) Transaction #: MI-0098-2026

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

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526	Vladimir & Varvara Panchelyuga 19790 County Road 26 Goshen, IN 46528	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526

Site Address: 19790 County Road 26 Goshen, IN 46528	Parcel Number: 20-07-33-100-003.000-019
--	---

Township: Jefferson  
Location: South Side Of County Road 26, 1,160 Ft. East Of County Road 21

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

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

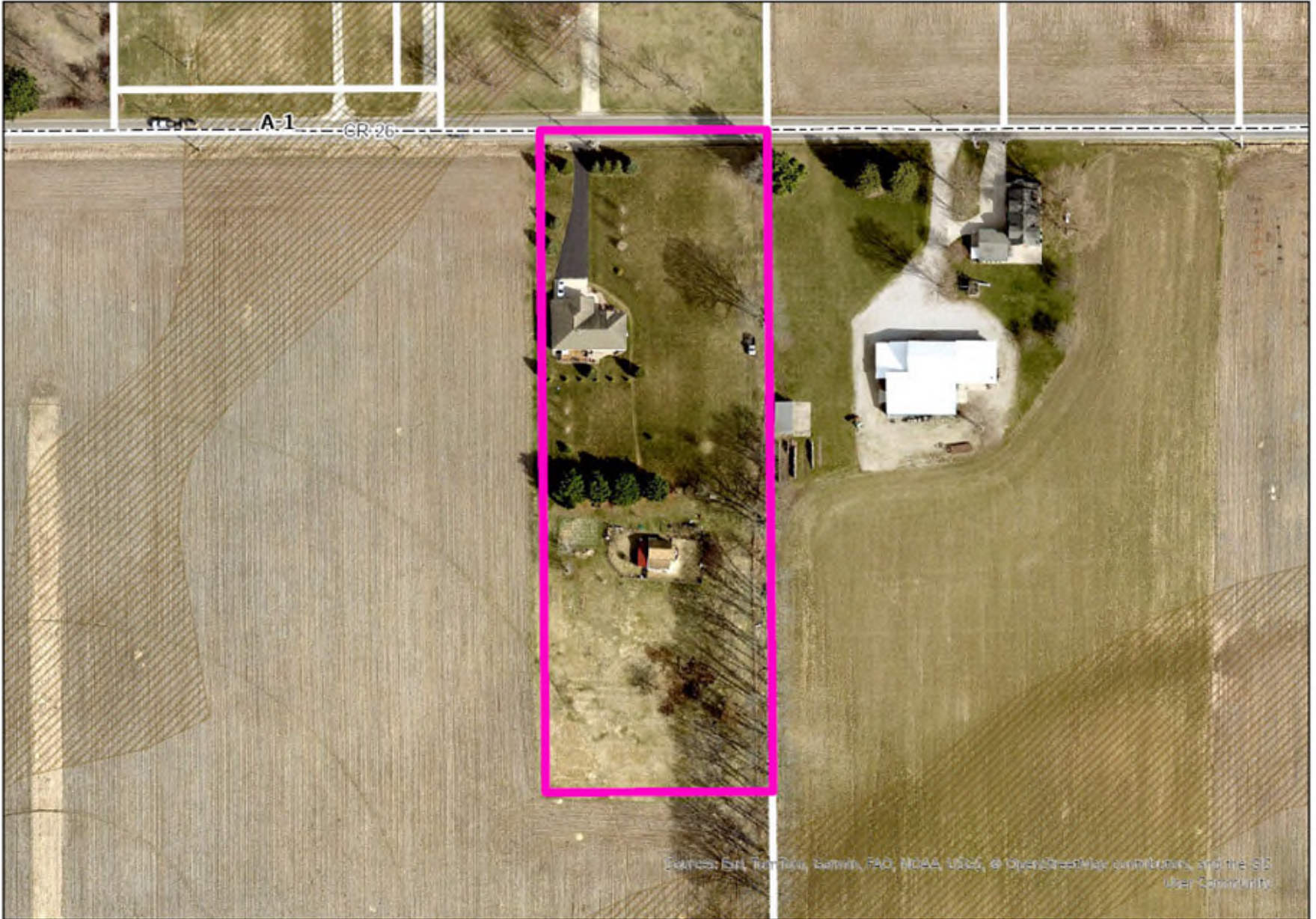
Legal Description:

Comments:

Applicant Signature:

Department Signature:

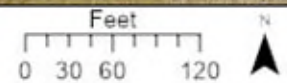
MI-0098-2026



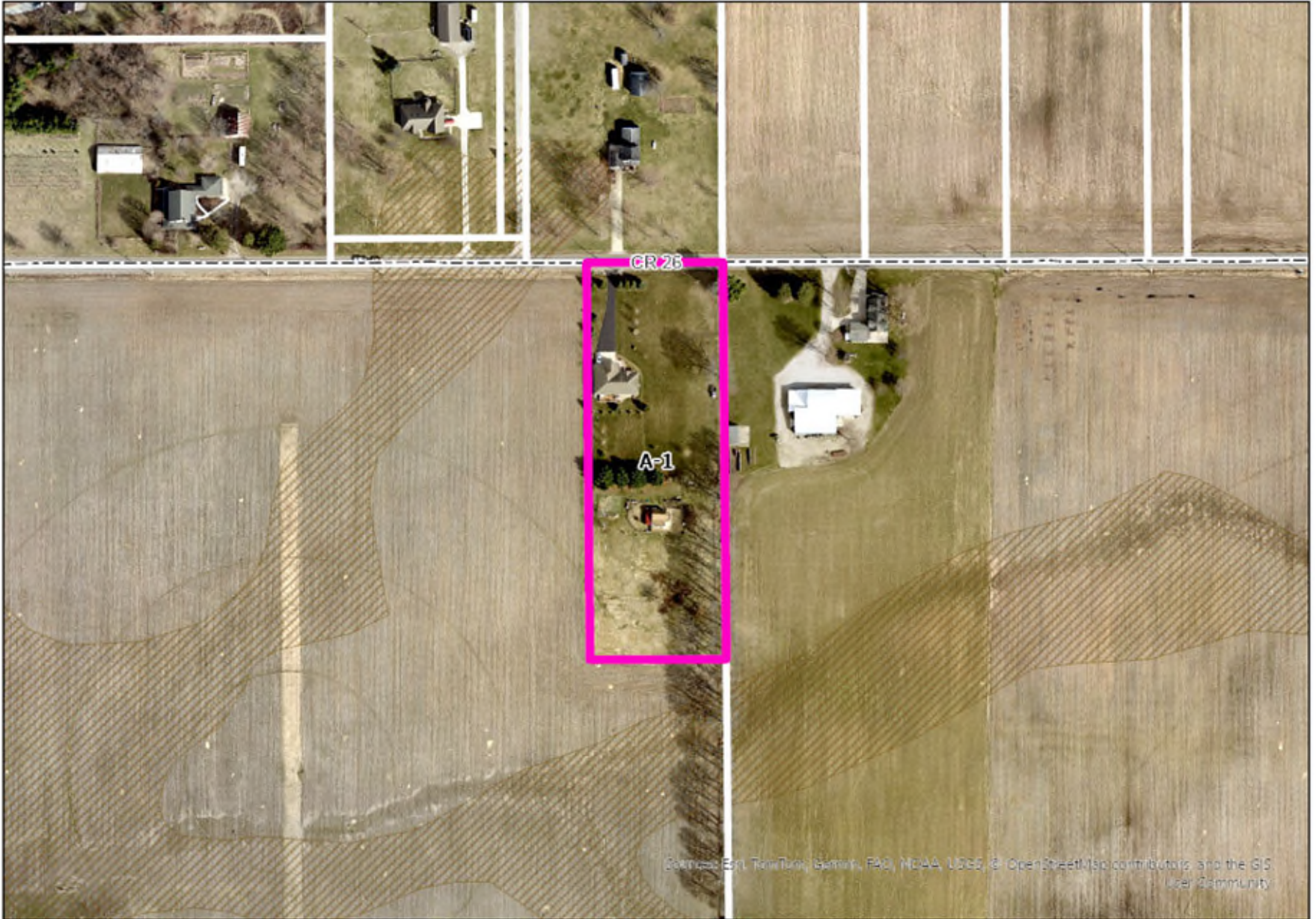
Sources: Esri, TerraMetrics, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS user community

2025 Aerials

1 inch equals 120 ft



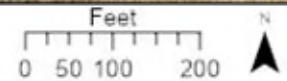
MI-0098-2026



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS user community

2025 Aerials

1 inch equals 200 ft

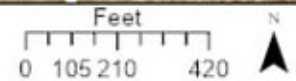


MI-0098-2026



2025 Aerials

1 inch equals 400 ft



NW Cor NW1/4 of Sec. 33  
 N 90°00'00" E 1116.75'

NE Cor W1/2 of the NW1/4 of Sec. 33  
 N 90°00'00" W 1325.66'

**Land Description - Rewritten for Minor Subdivision Purpose**

Part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 33, Township 37 North, Range 6 East, situate in Jefferson 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 February 24, 2026 for project number 260101, and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter (NW1/4) of said Section 33; thence North 90°00'00" East along the North line of said Northwest Quarter (NW1/4) a distance of 1325.75 feet to the Northwest corner of land deeded to Vladimir and Varvara Panchelyuga in Document No. 2004-11143 and recorded in the Office of the Recorder of Elkhart County, Indiana, said point being the Point of Beginning of this description; thence continuing North 90°00'00" East along said North line a distance of 209.00 feet to the Northeast corner of the West Half (W1/2) of said Northwest Quarter (NW1/4) and the Northeast corner of said Panchelyuga land; thence South 00°10'12" East along the East line of said West Half (W1/2) of the Northwest Quarter (NW1/4) and the East line of said Panchelyuga land a distance of 627.00 feet to the Southeast corner of said land; thence North 90°00'00" West parallel with the North line of said Northwest Quarter (NW1/4) and along the South line of said Panchelyuga land a distance of 209.00 feet to the Southwest corner of said land; thence North 00°10'12" West along the West line of said Panchelyuga land a distance of 627.00 feet to the Point of Beginning of this description.

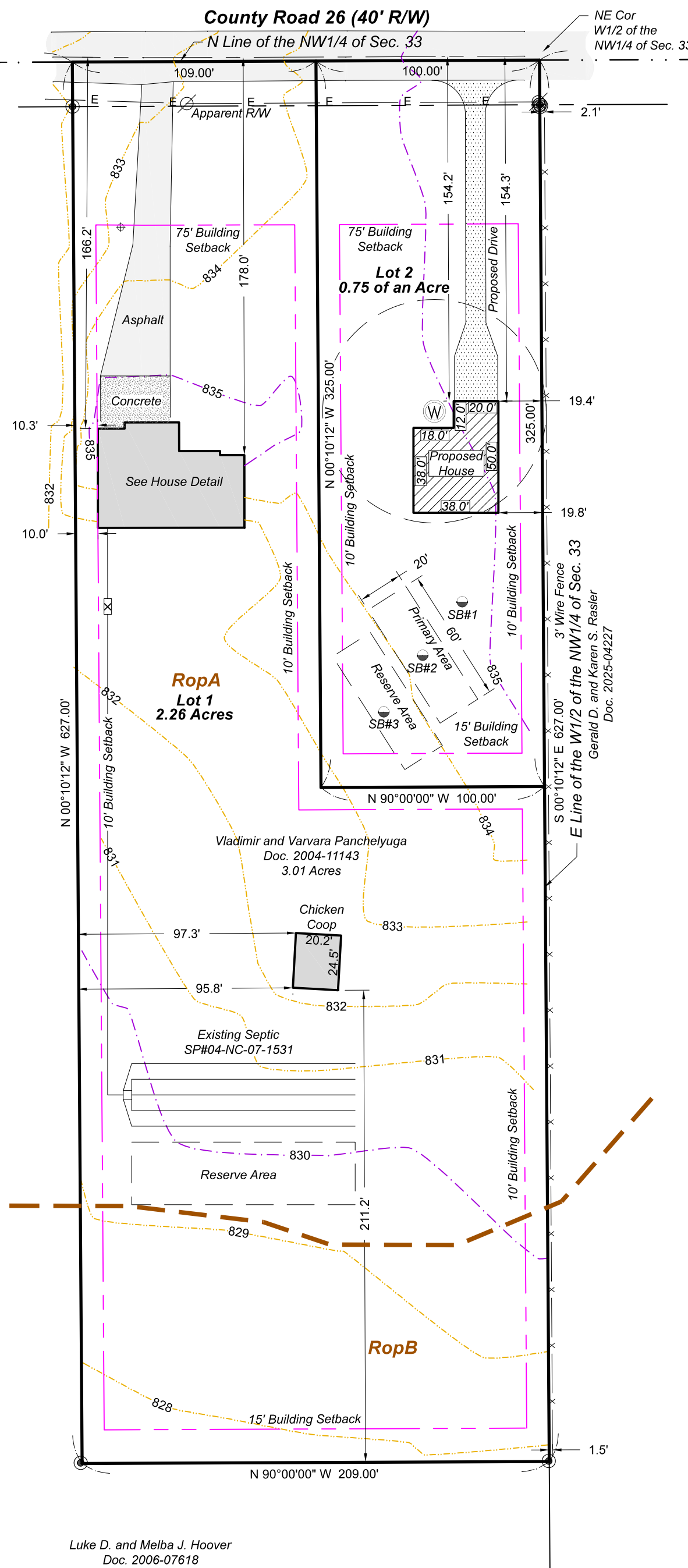
Containing 3.01 Acres of Land.

**LEGEND**

- HARRISON MONUMENT FOUND
- REBAR FOUND
- UTILITY POLE
- SOIL BORING
- FENCE
- OVERHEAD ELECTRIC
- BUILDING SETBACK

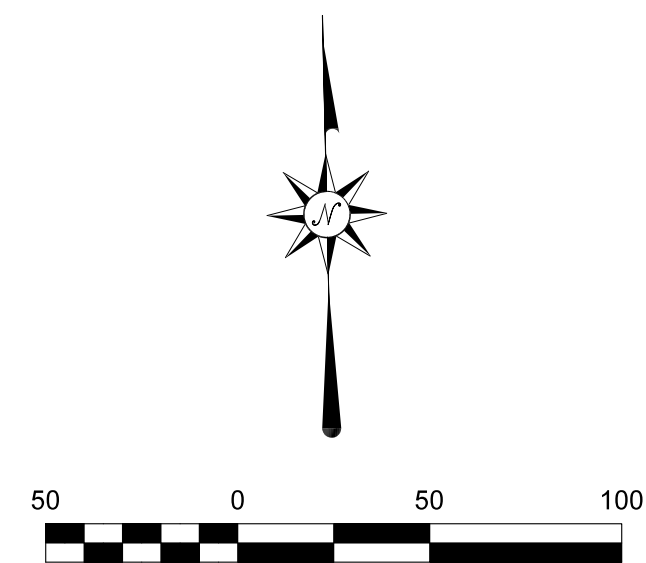


**Vicinity Map**  
Not to Scale



**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.
- 4 - Lot 1 will be served by an existing septic and well per septic permit #04-NC-07-1531 filed with the Elkhart County Health Department. Lot 2 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:
  - RopA - Riddles-Oshstemo fine sandy loams, 0%-1% slopes More than 80" to water table
  - RopB - Riddles-Oshstemo fine sandy loams, 1%-5% slopes 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 18039C0251D, 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 towards both the East and West is more than 610 feet at the existing drive along County Road 26. County Road 21 is 1150 feet West of the existing parcel. There will be approximately 130 feet between the proposed and existing drive on the parcel.
- 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
  - BM260101 - 1 2-11-26  
Hub set 6.2 feet West of the asphalt drive and 90.6 feet North of the house.  
Elevation - 833.27'
  - BM260101 - 2  
Northeast corner of concrete located on the North side of the house.  
Elevation - 835.01'



Client: Brad Plett, Miller Brothers Builders  
 Owner: Vladimir and Varvara Panchelyuga (Doc. 2004-11143)  
 Site Location: 19790 County Road 26 Goshen, Indiana 46528

**Borstrager Minor Subdivision**  
**Primary Plat**  
 Part of the Northwest Quarter (NW1/4) of Section 33,  
 Township 37 North, Range 6 East,  
 Jefferson 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@LANDPRO.COM	PROJECT NUMBER: 260101 AUTHORIZED BY: TRS	DRAFTING BY: LRR
DATE OF FIELD WORK: 2-11-2026 SCALE: 1" = 50'	SHEET 1 OF 2	

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

*Hearing Date:* April 9, 2026

*Transaction Number:* MA-0091-2026.

*Parcel Number(s):* Part of 20-04-29-200-007.000-032.

*Existing Zoning:* A-1.

*Petition:* For secondary approval of a 13-lot major subdivision to be known as HIDEAWAY AT HERITAGE PINES, PHASE ONE.

*Petitioner:* Triple I Enterprises LLC, represented by Abonmarche Consultants.

*Location:* South side of SR 120, 3,620 ft. west of CR 35, in York Township.

*Site Description:* The subject property is the north 10 acres of a 39-acre parcel that received primary subdivision approval in April 2024. This first phase contains 1.58 acres of dedicated right-of-way and one common area for stormwater retention. All lots meet development standards. A gasline easement appears at the south edge of the first phase, and any future phases will have to account for both the easement and the Little Elkhart River floodplain. Throughout this project there has been no change to the number of lots north of the gasline.

## *History and General Notes:*

- **April 11, 2024** – The Plan Commission gave primary approval to a 34-lot major subdivision to be known as Hideaway at Heritage Pines.
- **July 11, 2024** – The Plat Committee gave secondary approval to the complete 34-lot subdivision.
- **September 16, 2024** – The Board of County Commissioners accepted the dedication of right-of-way.
- **July 11, 2025** – The secondary approval expired with no recording of the secondary plat.
- **February 27, 2026** – A reduced phase one secondary plat was submitted for approval excluding the gasline and all area south to allow the landowner time to evaluate crossing the gasline.

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

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

# 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

Major Subdivision - Secondary

MA-0091-2026

Date: 02/27/2026

Meeting Date:

April 09, 2026

Plan Commission Hearing (Subdivision)

Transaction #:

MA-0091-2026

Description: for secondary approval of a 13-lot major subdivision to be known as HIDEAWAY AT HERITAGE PINES,  
PHASE ONE

Contacts: Applicant

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

Applicant

Triple I Enterprises Llc  
1849 W. Lincoln Ave.  
Goshen, IN 46526

Land Owner

Triple I Enterprises Llc  
1849 W. Lincoln Ave.  
Goshen, IN 46526

Private Surveyor

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

Site Address: 00000 State Road 120  
MIDDLEBURY, IN 46540

Parcel Number: Part of 20-04-29-200-007.000-032

Township: York

Location: SOUTH SIDE OF SR 120, 3,620 FT. WEST OF CR 35

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

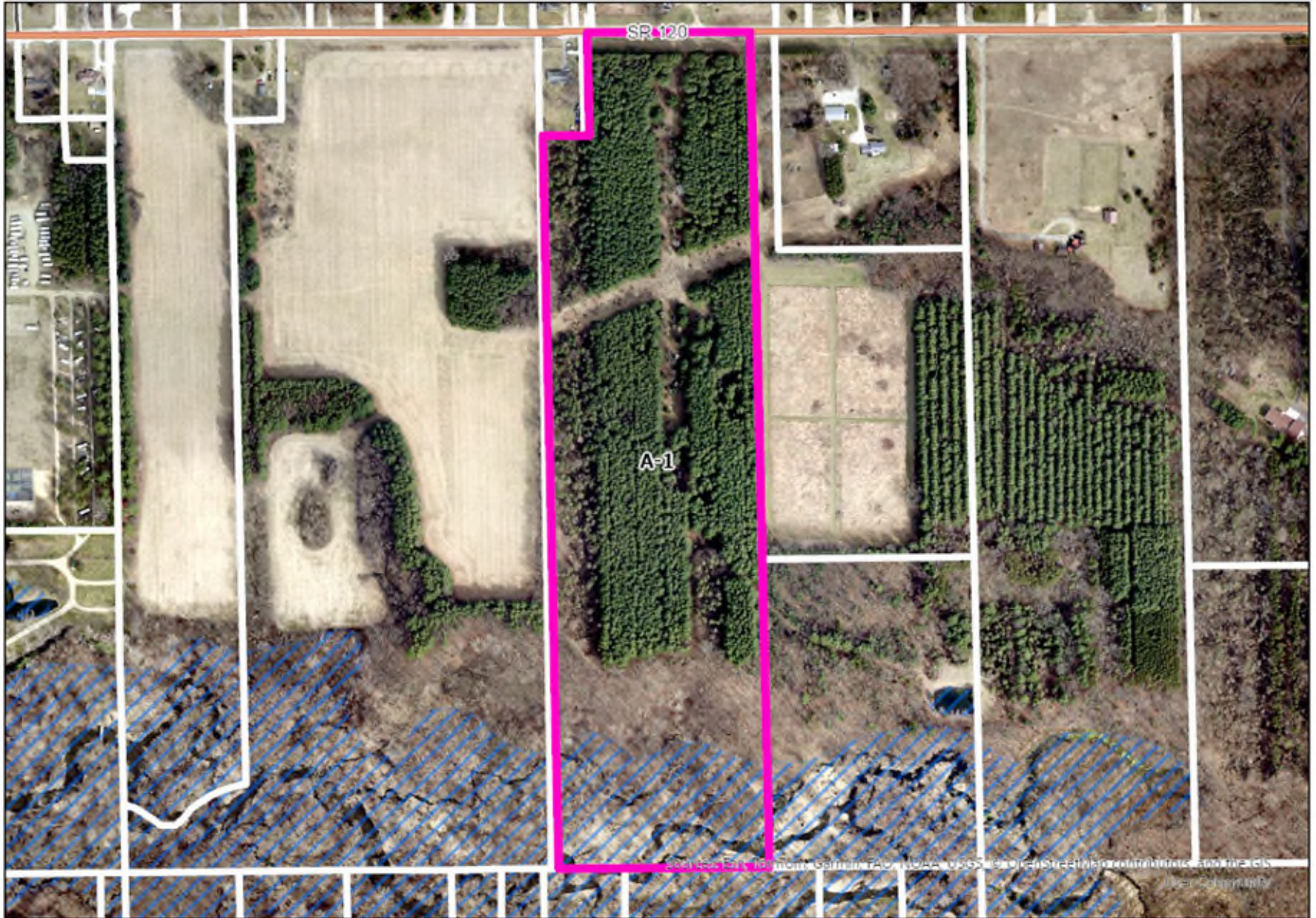
Present Use of Property:

Legal Description:

Comments: SEE PRIMARY #MA-0125-2024 APPROVED 4/11/2024  
SEE SECONDARY #MA-0380-2024 APPROVED 7/11/2024, BUT HAS SINCE EXPIRED. NEW FILING IS FOR 13 LOTS IN  
PHASE ONE

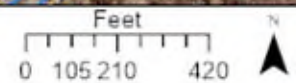
Applicant Signature:

Department Signature:



2025 Aerials

1 inch equals 400 ft

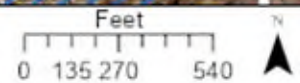


MA-0091-2026

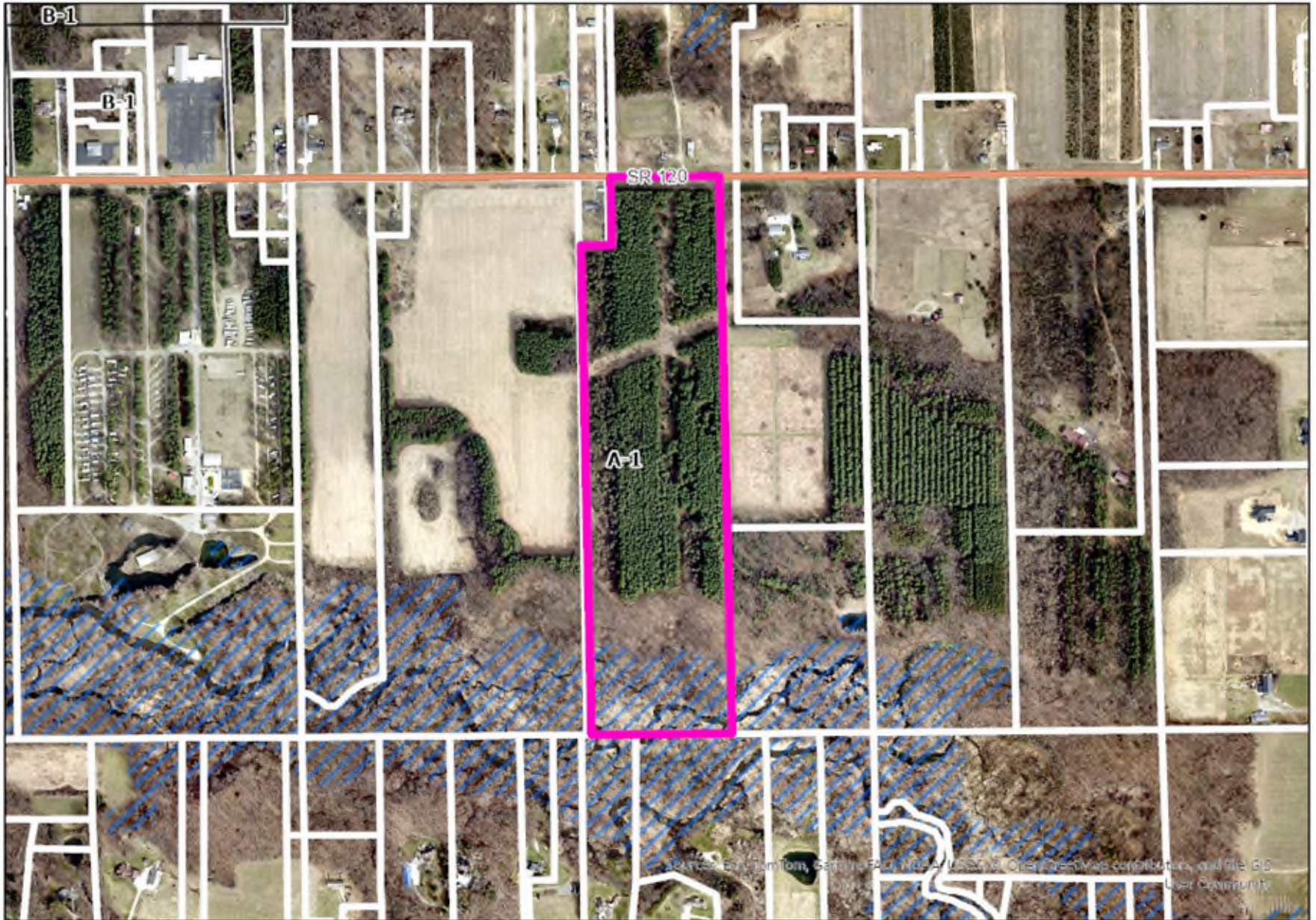


2025 Aerials

1 inch equals 500 ft

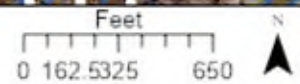


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2025 Aerials

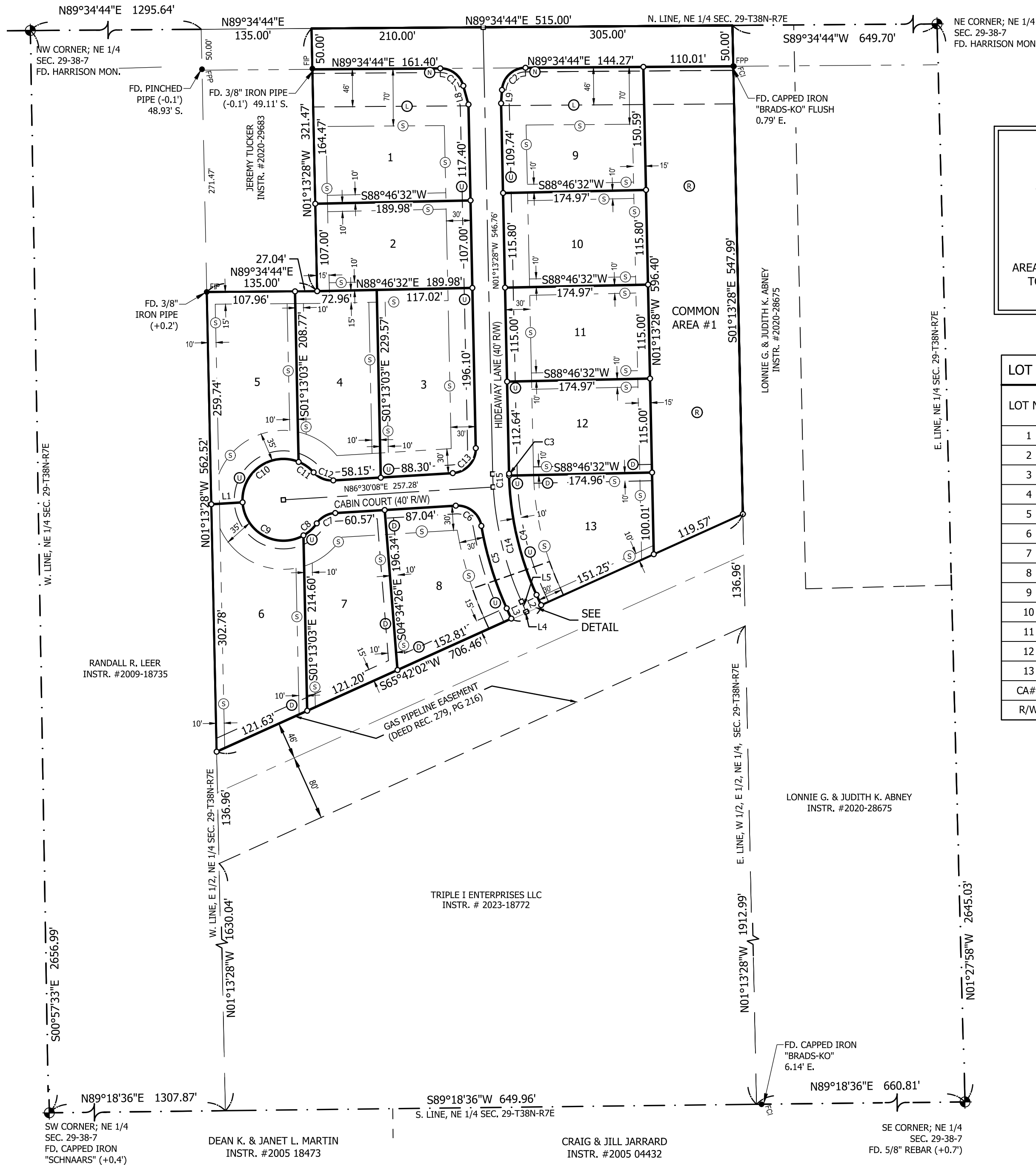
1 inch equals 600 ft



STATE ROAD 120 (100' R/W)

# HIDEAWAY AT HERITAGE PINES, PHASE ONE

A PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA.



**TOTAL AREA**  
10.06± ACRES

**AREAS IN LOTS**  
7.04± ACRES

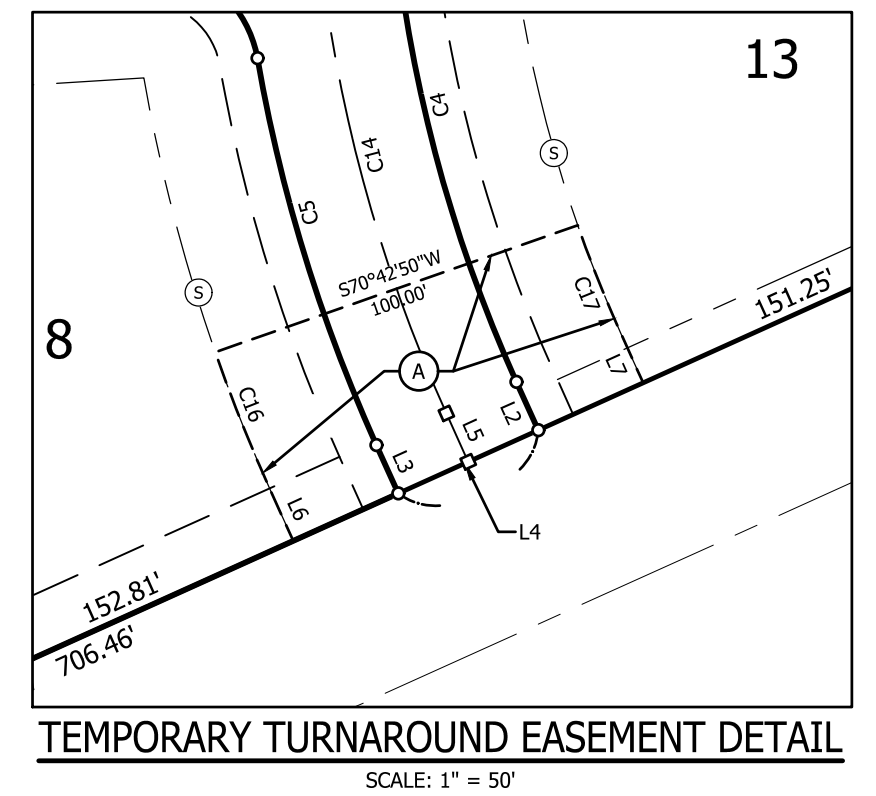
**COMMON AREA**  
1.44± ACRES

**AREA OF RIGHT OF WAY TO BE DEDICATED**  
1.58± ACRES

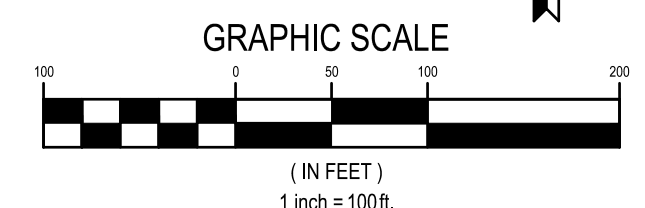
LOT No.	AREA (SF)	AREA (AC)
1	30,649	0.70
2	20,328	0.47
3	26,419	0.61
4	22,731	0.52
5	24,757	0.57
6	28,402	0.65
7	22,783	0.52
8	21,512	0.49
9	26,330	0.60
10	20,262	0.47
11	20,122	0.46
12	20,122	0.46
13	21,842	0.50
CA#1	62,942	1.45
R/W	68,008	1.58

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	37.97'	29.00'	75°01'00"	N52°54'46"W	35.31'
C2	43.43'	29.00'	85°48'12"	S46°40'38"W	39.48'
C3	2.36'	380.00'	0°21'22"	S01°24'09"E	2.36'
C4	150.68'	380.00'	22°43'09"	S12°56'24"E	149.69'
C5	105.68'	420.00'	14°25'01"	S17°05'28"E	105.40'
C6	43.78'	30.00'	83°36'55"	N51°41'25"W	40.00'
C7	26.87'	30.00'	51°19'04"	S60°50'36"W	25.98'
C8	22.06'	50.00'	25°16'37"	N47°49'23"E	21.88'
C9	101.26'	50.00'	116°02'27"	S61°31'05"E	84.82'
C10	100.79'	50.00'	115°29'49"	S54°15'03"W	84.57'
C11	22.53'	50.00'	25°49'15"	N55°05'25"W	22.34'
C12	26.87'	30.00'	51°19'04"	S67°50'20"E	25.98'
C13	45.93'	30.00'	87°43'36"	N42°38'20"E	41.58'
C14	145.18'	400.00'	20°47'44"	S13°54'06"E	144.39'
C15	15.91'	400.00'	2°16'46"	S02°21'51"E	15.91'
C16	39.38'	450.00'	5°00'48"	S21°47'34"E	39.36'
C17	30.62'	350.00'	5°00'48"	N21°47'34"W	30.62'

LINE NO.	LENGTH	DIRECTION
L1	38.28'	N86° 30' 08"E
L2	13.83'	N24° 17' 58"W
L3	13.83'	N24° 17' 58"W
L4	40.00'	N65° 42' 02"E
L5	13.83'	N24° 17' 58"W
L6	13.83'	S24° 17' 58"E
L7	13.83'	N24° 17' 58"W
L8	23.71'	S15° 24' 16"E
L9	16.46'	N03° 46' 32"E



- LEGEND**
- = SET 5/8" CAPPED REBAR "ABONMARCHE FIRM 0050"
  - FIP = FOUND IRON PIPE
  - FCI = FOUND CAPPED IRON
  - FPP = FOUND PINCHED PIPE
  - = SET MAG NAIL W/WASHER STAMPED "ABONMARCHE"
  - ⊙ = FOUND HARRISON MONUMENT
  - (A) = TEMPORARY TURNAROUND EASEMENT TO BE RELEASED UPON EXTENSION OF THE STREET TO THE SOUTH WITH A PERMANENT TURNAROUND TO ELKHART COUNTY HIGHWAY DEPARTMENT REQUIREMENTS AND APPROVAL
  - (S) = MINIMUM BUILDING SETBACK AT DISTANCES NOTED
  - (D) = DRAINAGE EASEMENT AT DISTANCES NOTED
  - (U) = 10' ROADWAY MAINTENANCE, DRAINAGE, AND UTILITY EASEMENT
  - (R) = RETENTION AREA
  - (L) = LANDSCAPE & SIGN EASEMENT
  - (N) = 5' NON-ACCESS EASEMENT



TEMPORARY TURNAROUND EASEMENT DETAIL  
SCALE: 1" = 50'

**LEGAL DESCRIPTION**

A PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 7 EAST, ELKHART COUNTY, INDIANA, (BASED ON A SURVEY CERTIFIED ON APRIL 12, 2024 BY ABONMARCHE CONSULTANTS, JOB NUMBER 23-1999, RECORDED IN INSTRUMENT NUMBER 2025-09303). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°34'44" WEST (BEARINGS BASED ON INGCs ELKHART COUNTY PROJECTION NAD\_83) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 649.70 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID NORTHEAST QUARTER AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01°13'28" EAST ALONG THE EAST LINE OF SAID WEST HALF, 597.99 FEET TO A POINT ON THE NORTH LINE OF A GAS PIPELINE EASEMENT AS DESCRIBED IN DEED RECORD 279, PAGE 216 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE SOUTH 65°42'02" WEST ALONG THE NORTH LINE OF SAID GAS PIPELINE EASEMENT, 706.46 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 01°13'28" WEST ALONG SAID WEST LINE, 562.52 FEET THE SOUTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO JEREMY TUCKER AS RECORDED IN INSTRUMENT NUMBER 2020-29683; THENCE NORTH 89°34'44" EAST ALONG THE SOUTH LINE OF SAID TUCKER PARCEL, 135.00 FEET TO THE SOUTHEAST CORNER OF SAID TUCKER PARCEL; THENCE NORTH 01°13'28" WEST ALONG THE EAST LINE OF SAID TUCKER PARCEL, 321.48 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°34'44" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 515.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 10.06 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

**FLOOD NOTE**

THIS PLAT IS NOT WITHIN THE 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0176D; EFFECTIVE MAP DATE: AUGUST 2, 2011.

OWNER  
TRIPLE I ENTERPRISES, LLC  
1849 WEST LINCOLN AVENUE  
GOSHEN, IN 46526

**COMMON AREA NOTE:**  
THE OWNERS OF ALL LOTS IN HIDEAWAY AT HERITAGE PINES, PHASE ONE SHALL HAVE EQUAL AND UNDIVIDED OWNERSHIP OF THE PARCELS OF LAND DESIGNATED AS COMMON AREAS.

JOB NO.: 23-1999  
DATE: MARCH, 2026  
SHEET 1 OF 2

**ABONMARCHE**  
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Surveying  
Engineering  
Architecture

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© Projects 2025/23-1999 Hideaway at Heritage Pines CAD, Survey Drawings 02-1999 SECONDARY PHASE ONE.dwg

# HIDEAWAY AT HERITAGE PINES, PHASE ONE

A PART OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA.

## PLAT COMMITTEE APPROVAL

APPROVED FOR RECORD BY THE ELKHART COUNTY PLAT COMMITTEE IN ACCORDANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE.

DATE

STEVE WARNER, CHAIRMAN

## ACCEPTANCE OF DEDICATION

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, ELKHART COUNTY, INDIANA THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS

DAY OF \_\_\_\_\_, 20\_\_\_\_.

BOB BARNES

BRAD ROGERS

SUZANNE WEIRICK

## AUDITOR

DULY ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ELKHART COUNTY AUDITOR.

TIARA JACKSON

## RECORDER

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_: \_\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.

FEE: \_\_\_\_\_ ELKHART COUNTY RECORDER.

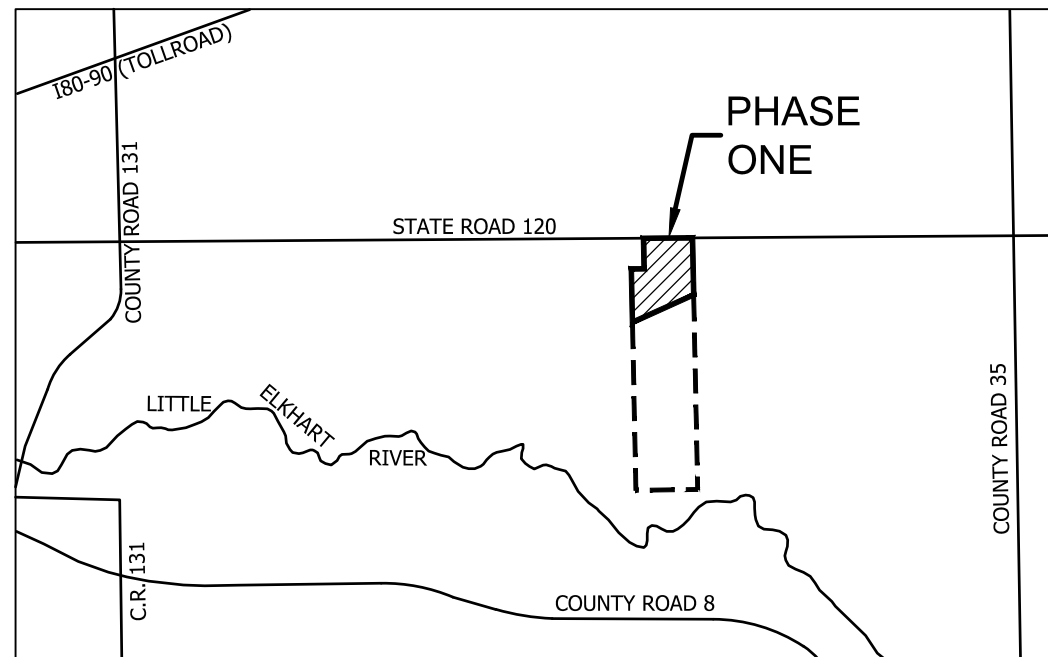
KAALA BAKER

## DRAINAGE MAINTENANCE STATEMENT

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS, AND SWALES, SHALL BE THE RESPONSIBILITY OF EACH 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 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 ACTIONS SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.



LOCATION MAP  
NOT TO SCALE

## OWNER'S CERTIFICATION AND STREET DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS (AS DESCRIBED BELOW) OF THE REAL ESTATE, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT CALLED **HIDEAWAY AT HERITAGE PINES, PHASE ONE** AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND THAT THE RIGHTS-OF-WAY FOR THE STREETS INCLUDED IN SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC. NO PERMANENT STRUCTURES SHALL BE INSTALLED ON STRIPS OF GROUND MARKED "EASEMENT" AND THE RESPECTIVE LAND OWNERS SHALL TAKE THEIR TITLES TO THE LAND SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF LOTS IN THIS SUBDIVISION.

CHRISTOPHER M. ERB, MEMBER  
TRIPLE I ENTERPRISES, LLC

## NOTARY PUBLIC CERTIFICATE

STATE OF INDIANA) SS:  
COUNTY OF ELKHART )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CHRISTOPHER M. ERB, MEMBER ON BEHALF OF TRIPLE I ENTERPRISES, LLC AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

RESIDENT OF ELKHART COUNTY, INDIANA

TANYA R. MILLER

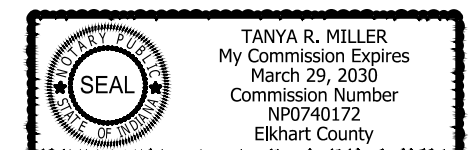
PRINTED NAME

MARCH 29, 2030

MY COMMISSION EXPIRES

NP0740172

COMMISSION NUMBER



## LAND SURVEYOR'S CERTIFICATE

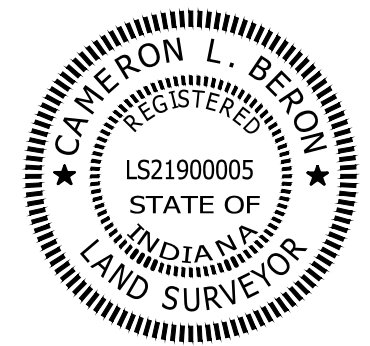
I, CAMERON L. BERON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ABONMARCHE CONSULTANTS, GOSHEN, INDIANA; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE PLATTING ORDINANCE; AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

THIS PLAT IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE. THE BOUNDARY LINES OF THIS PLAT CONFORM TO THE RECORDED BOUNDARY PERFORMED BY ABONMARCHE CONSULTANTS, INC. RECORDED IN INSTRUMENT #2025-09303 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

I, CAMERON L. BERON, PS, AFFIRM, UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CAMERON L. BERON, PS  
PROFESSIONAL LAND SURVEYOR #21900005  
STATE OF INDIANA



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Surveying  
Engineering  
Architecture

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ABONMARCHE CONSULTANTS, INC.

JOB NO.: 23-1999  
DATE: MARCH, 2026  
SHEET 2 OF 2