

ELKHART COUNTY PLAT COMMITTEE

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

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

9:00 A.M.

B. Petitioner: LJ Builders (page 2)
represented by Land & Boundary LLC
Petition: for primary approval of a 2-lot minor subdivision to be known as COUNTY
ROAD 9 MINOR SUBDIVISION.
Location: west side of CR 9, 415 ft. south of CR 4, in Osolo Township.
(MI-0435-2026)

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 9TH DAY OF JULY 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: Jason Auvil, Zoning Administrator; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Coordinator and Jackson Beck, 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 11th day of June 2026, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for primary approval of a 2-lot minor subdivision to be known as DALTON MINOR, for William D. Dalton III & Kaylee S. Dalton, Husband & Wife represented by Abonmarche Consultants, on property located on the north side of CR 18, 2,100 ft. west of old CR 17, common address of 22645 CR 18 Goshen, IN 46528 in Concord 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-0327-2026*.

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

5. The application for primary approval of a 2-lot minor subdivision to be known as REPLAT OF BUSSARD ROW LOT 1, for William L. & Sandra K. Bussard represented by Wightman, on property located on the north side of CR 18, 935 ft. east of CR 29, common address of 16613 CR 18 Goshen, IN 46528 in Jefferson Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0341-2026*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steven Edwards that this request for primary approval of a 2-lot minor subdivision to be known as REPLAT OF BUSSARD ROW LOT 1 be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The meeting was adjourned at 9:04 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 13, 2026

Transaction Number: MI-0421-2026.

Parcel Number(s): Part of 20-10-34-151-002.000-016.

Existing Zoning: A-1.

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

Petitioner: Wayne & Joyce Brubacher, represented by Abonmarche Consultants.

Location: East side of CR 11, 650 ft. south of SR 119, in Harrison Township.

Site Description: Proposed lot 1 is 10 acres with a proposed residence. All proposed development avoids the floodplain and wetland on the south side of the lot.

History and General Notes:

➤ None.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0421-2026

Date: 06/26/2026 Meeting Date: August 13, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0421-2026

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

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Wayne & Joyce A Brubacher 24806 State Road 119 Goshen, IN 465269207	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 State Road 119 Goshen, IN 46526	Parcel Number: Part of 20-10-34-151-002.000-016
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Township: Harrison
Location: East side of County Road 11, 1,275 ft. south of SR 119

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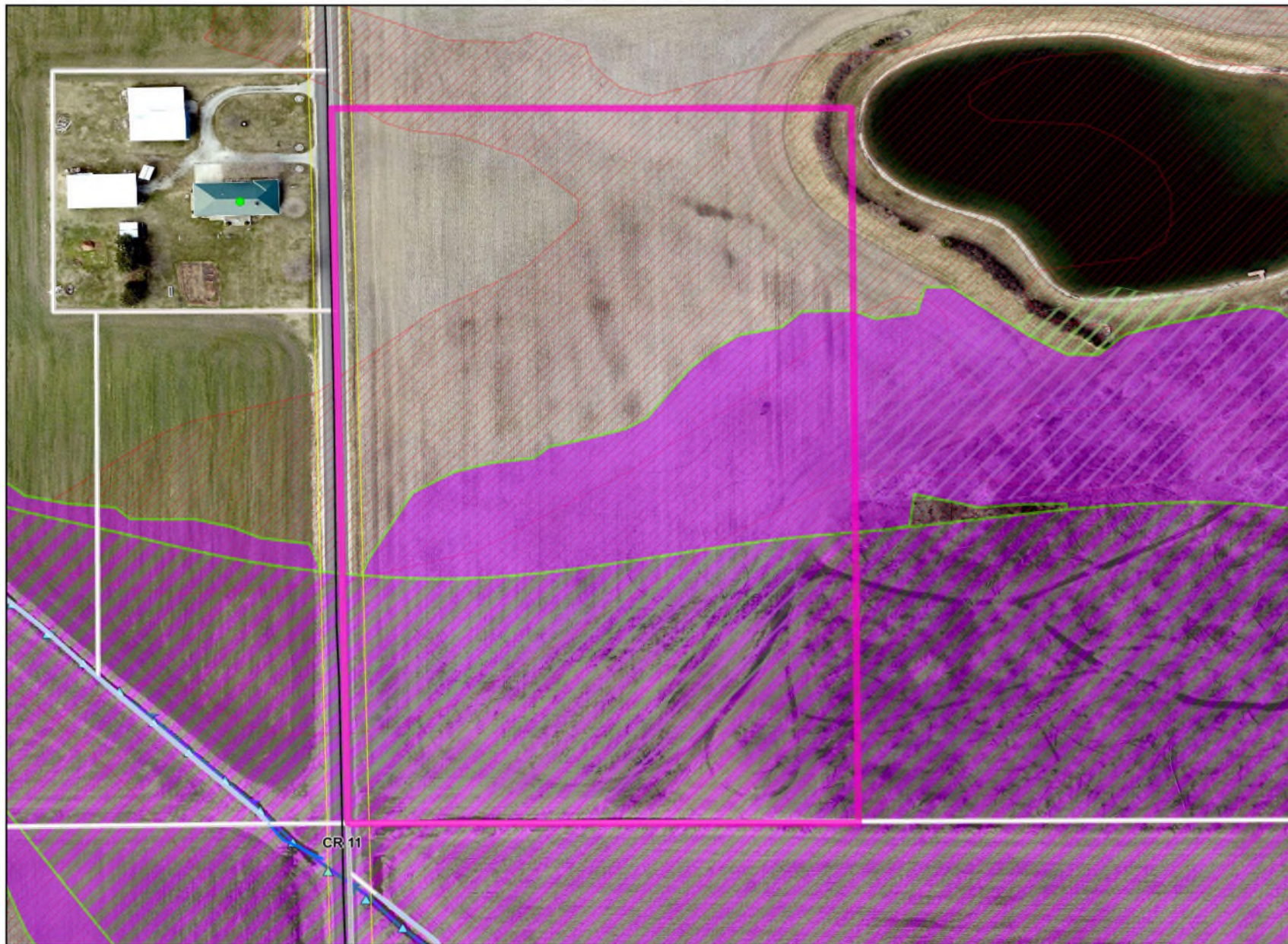
Present Use of Property:

Legal Description:

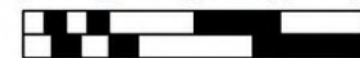
Comments:

Applicant Signature:	Department Signature:
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MI-0421-2026



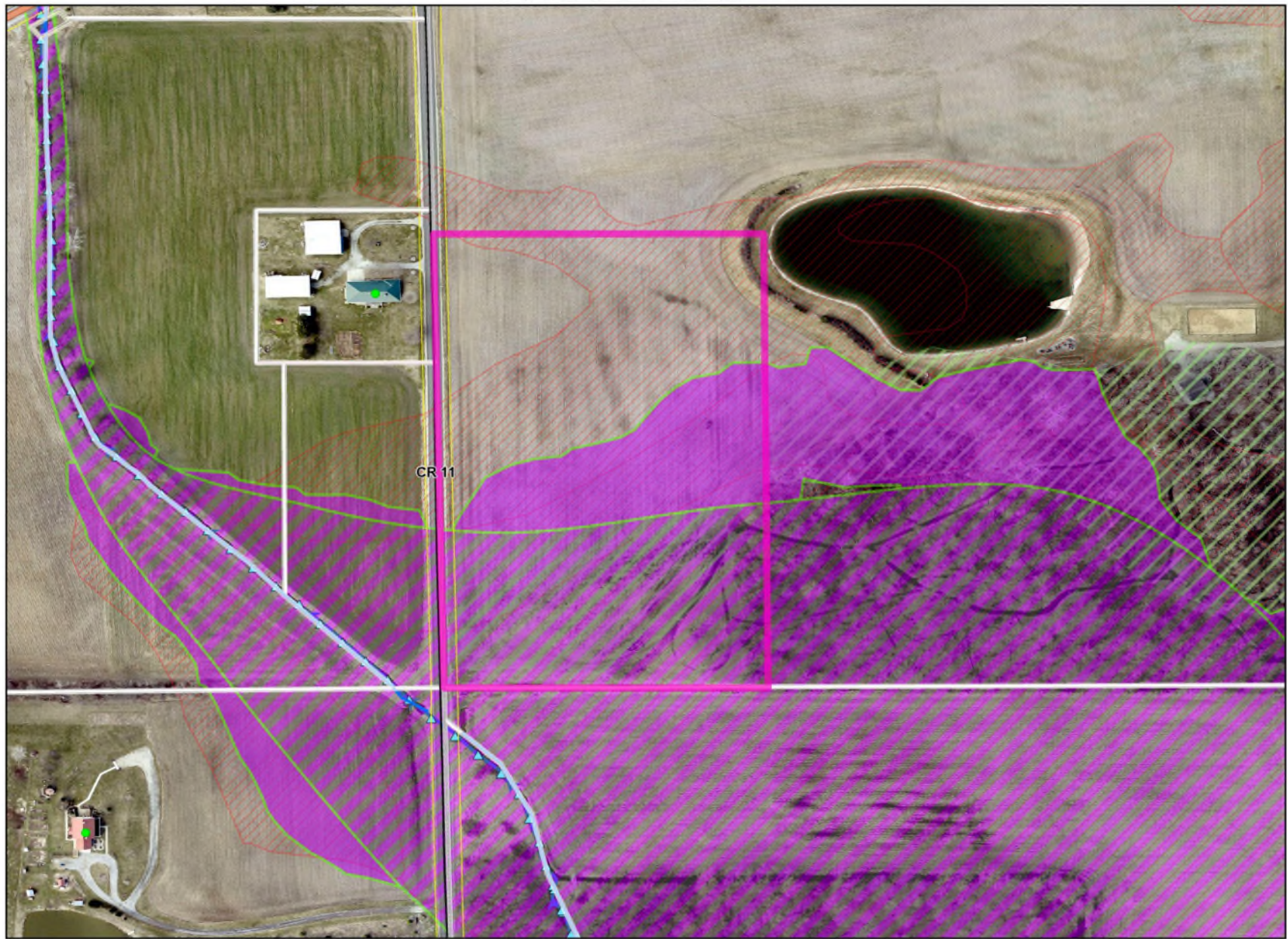
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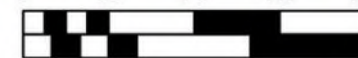
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MI-0421-2026



0 39 78 117 156 Meters

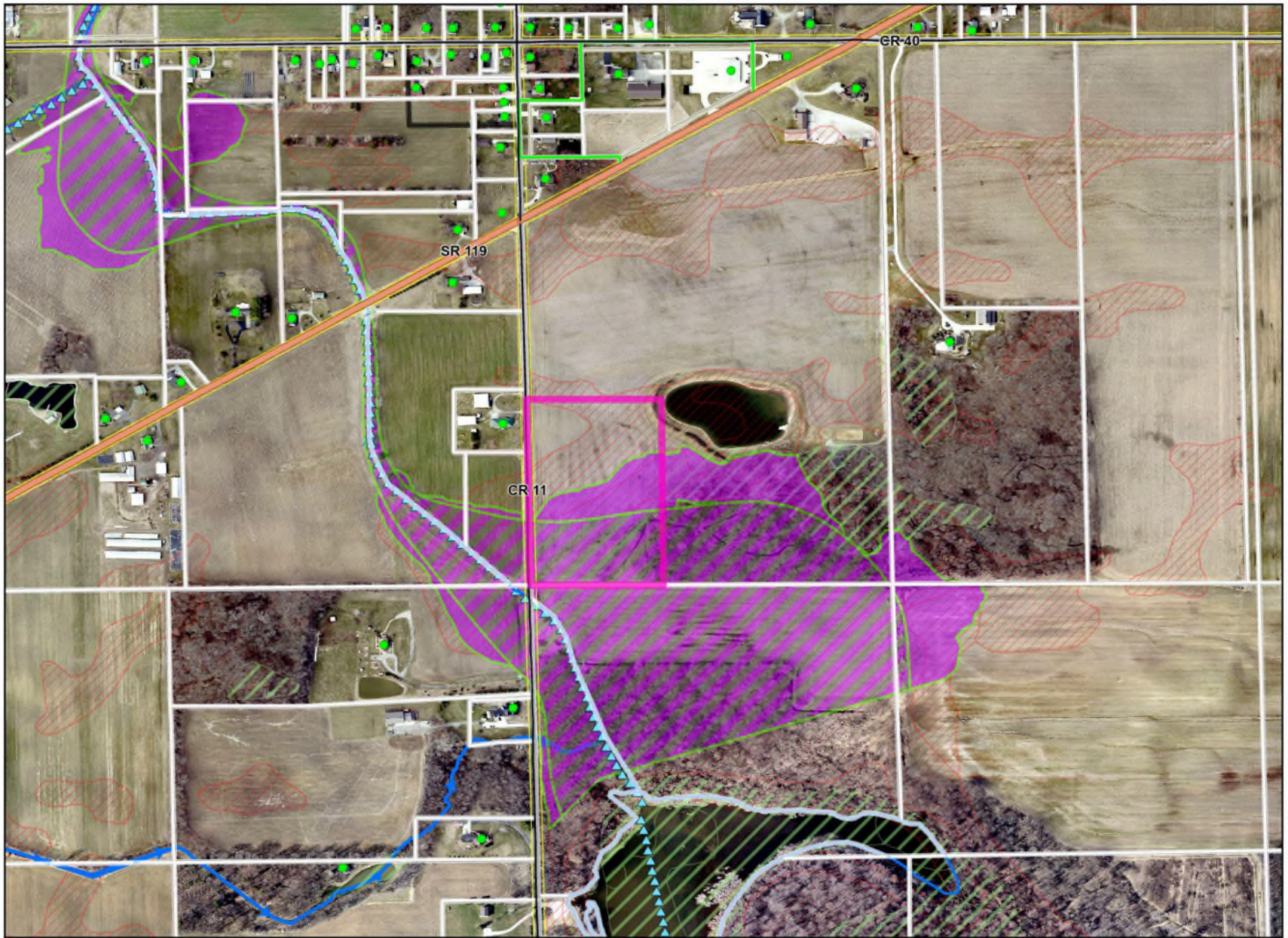


0 170 340 510 Feet

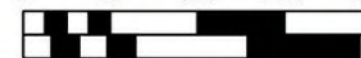
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MI-0421-2026



0 97 194 291 388 Meters

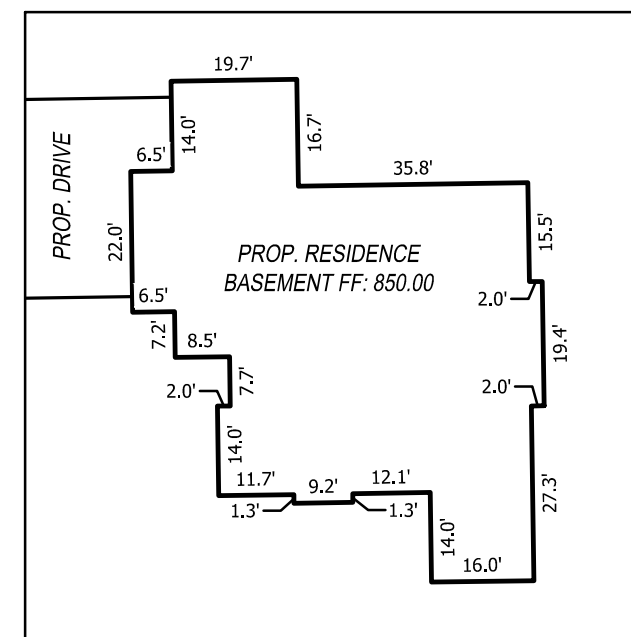


0 410 820 1230 Feet

N



A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF
SECTION 34, TOWNSHIP 36 NORTH, RANGE 5 EAST,
HARRISON TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 24806 STATE ROAD 119, GOSHEN, IN 46526
TAX ID#: 20-10-34-151-002.000-016

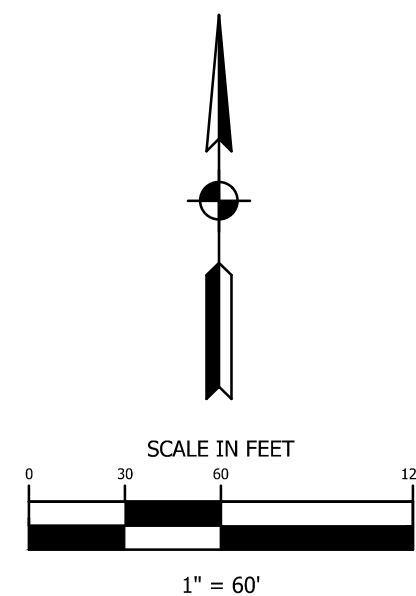


PROPOSED HOUSE DETAIL
SCALE: 1" = 30'

	EXISTING ASPHALT
	SECTION CORNER
	SET 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"
	SET MAG NAIL W/WASHER "ABONMARCHÉ"
	FORCEMAIN MARKER
	WATER'S EDGE
	TEMPORARY BENCHMARK
	EXISTING GROUND CONTOURS
	SOIL DESIGNATION
	PROPOSED WELL
	SOIL BORING LOCATION
	LIMITS OF WETLAND AREA DELINEATED BY NATL WETLAND INVENTORY MAP
	75' MINIMUM FRONT BUILDING SETBACK (FROM CENTERLINE)
	15' MINIMUM REAR YARD BUILDING SETBACK
	10' MINIMUM SIDE YARD BUILDING SETBACK

TOTAL SUBDIVISION AREA
435,585 S.F.
10.000± ACRES

OWNER/DEVELOPER
WAYNE & JOYCE BRUBACHER
24806 S.R. 119
GOSHEN, IN. 46526



SE COR.; NW 1/4
SEC. 34-T36N-R5E
CALC'D LOCATION

TROY BRUBACHER
**THE WEST 1/2 OF THE NW 1/4 OF
SECTION 34-T36N-R5E, HARRISON TWP.,
ELKHART COUNTY, IN.**
24806 STATE ROAD 119, GOSHEN, INDIANA 46526

PRIMARY PLAT



PRIMARY PLAT
BRUBACHER MINOR

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF
SECTION 34, TOWNSHIP 36 NORTH, RANGE 5 EAST,
HARRISON TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 24806 STATE ROAD 119, GOSHEN, IN 46526
TAX ID#: 20-10-34-151-002.000-016

GENERAL NOTES

ZONING & PROPOSED LAND USE

ZONING FOR THIS PARCEL IS CURRENTLY A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ZONED A-1 TO THE SOUTH, WEST, AND EAST. THE SUBJECT PARCEL IS CURRENTLY VACANT FARMLAND.

THE PROJECT IS LOCATED ON THE EAST SIDE OF COUNTY ROAD 11, APPROXIMATELY 1050 FEET FROM THE INTERSECTION OF STATE ROAD 119 AND COUNTY ROAD 11. THE PROJECT SITE TOTALS 10.000 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF WAYNE & JOYCE BRUBACHER BY DEED RECORD 341, PAGE 222.

SETBACKS - A-1 ZONE ELKHART COUNTY

FRONT YARD = 75 FEET FROM THE CENTERLINE
SIDE YARD = 10 FEET
REAR YARD = 15 FEET

DENSITY

TOTAL PROJECT AREA = 435,585 S.F. / 10.000± ACRES

STREETS

NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

DRIVEWAYS

THE NEWLY CREATED LOT WILL HAVE A DRIVEWAY 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

THE PROPOSED LOT WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

WATER SUPPLY

THE PROPOSED LOT WILL BE SERVICED BY PRIVATE WATER WELLS.

SOILS

THE SUBJECT SITE CONSISTS OF:
BuuA (BROOKSTON LOAM, 0-1% SLOPES) IS A POORLY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 0 INCHES. CvdB (CROSIER LOAM, 1-4% SLOPES) IS A SOMEWHAT POORLY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 6 TO 18 INCHES. HtbAN (HAUGHTON MUCK, DRAINED, 0-1% SLOPES) IS A VERY POORLY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 0 INCHES AND MwzAN (MUSKEGO MUCK, DRAINED, 0-1% SLOPES) IS A VERY POORLY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 0 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 SCHNOEBELN'S SOIL CONSULTING DATED JUNE 5, 2026.

CONTOURS

EXISTING ELEVATIONS ARE CREATED BY LIDAR ARE DERIVED FROM INDIANA INCORS. VERTICAL DATUM IS NAVD88.

TEMPORARY BENCHMARK "A"

HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34 @ ELEV. 845.40'.

FLOOD NOTE

THE SUBJECT PARCEL IS NOT WITHIN THE 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0240D, HAVING AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.

PER THE DNR FLOODPLAIN INFORMATION PORTAL (<https://www.in.gov/dnr/water/surface-water/indiana-floodplain-mapping/indiana-floodplain-information-portal>), THERE APPEARS TO BE AREAS THAT ARE CONSIDERED FLOODWAY AND FLOOD FRINGE. THIS INFORMATION HAS BEEN SCALED AND DEPICTED ON PAGE 1 OF 2 PER THE DNR SITE INFORMATION WITH A DATE OF APRIL 23, 2026 WHEN THE SITE WAS CHECKED.

A WETLAND AREA HAS BEEN IDENTIFIED AND DEPICTED ON THE SITE PLAN BASED ON THE U.S. FISH AND WILDLIFE DEPARTMENT WETLAND MAPPER. THIS WETLAND SHOULD BE DELINEATED ON ANY CONSTRUCTION PLANS.

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

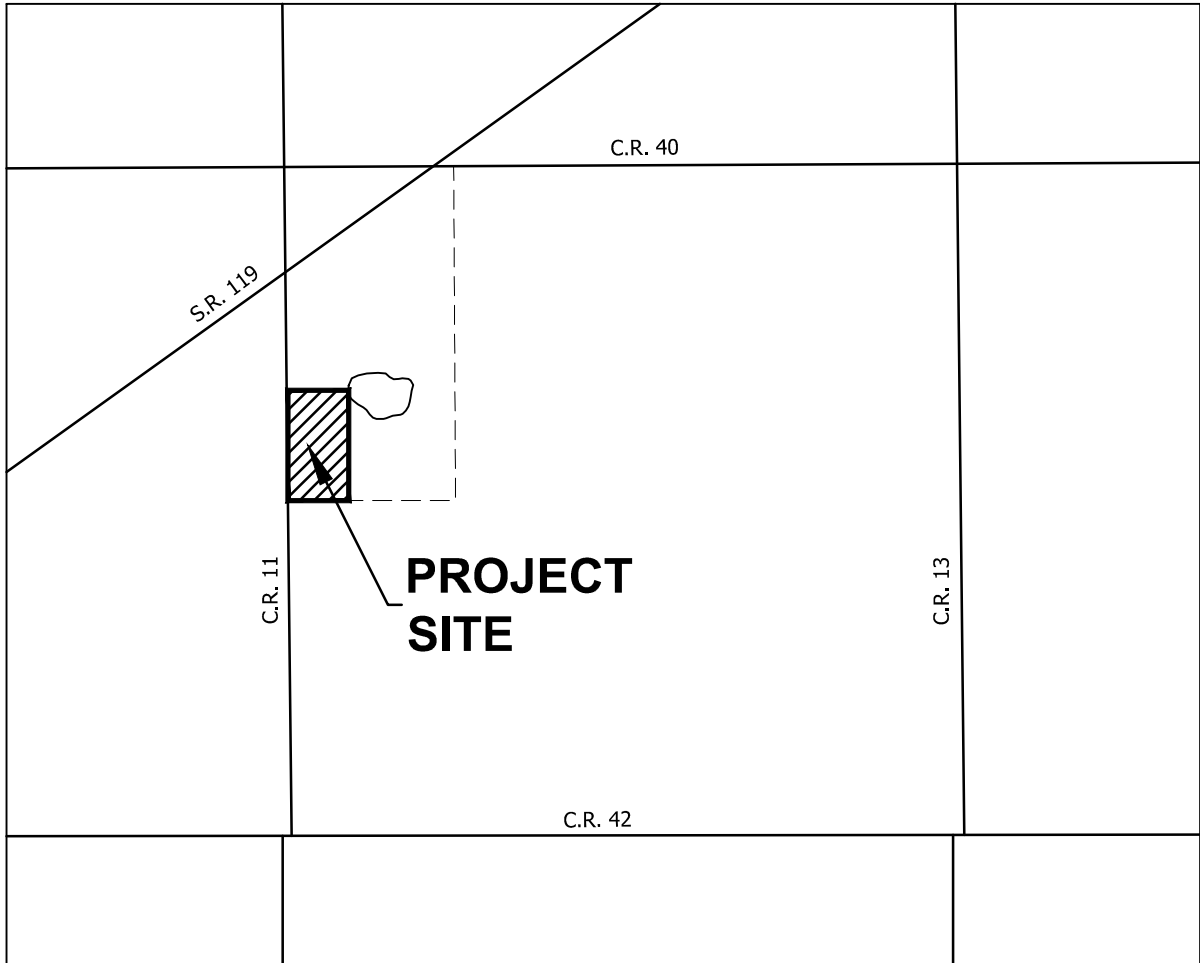
AN EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS NOT ANTICIPATED, DUE TO LAND DISTURBANCE IS ESTIMATED TO BE LESS THAN ONE ACRE DURING HOME CONSTRUCTION.

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

LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 5 EAST, IN HARRISON TOWNSHIP, ELKHART COUNTY, INDIANA, BASED ON A SURVEY PERFORMED IN APRIL OF 2026 BY CAMERON L. BERON, INDIANA PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 21900005, WITH ABONMARCHE CONSULTANTS, JOB NUMBER 26-0350, RECORDED IN INSTRUMENT NUMBER 2026-07914 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER MARKED BY A HARRISON MONUMENT; THENCE NORTH 00°52'10" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 889.00 FEET; THENCE NORTH 89°44'44" EAST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 490.00 FEET; THENCE SOUTH 00°52'10" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, 889.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°44'44" WEST ALONG SAID SOUTH LINE, 490.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 10.000 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



LOCATION MAP
(NOT TO SCALE)



Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 13, 2026

Transaction Number: MI-0435-2026.

Parcel Number(s): 20-02-20-227-006.000-026, 20-02-20-227-007.000-026.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as COUNTY ROAD 9 MINOR SUBDIVISION.

Petitioner: LJ Builders, represented by Land & Boundary LLC.

Location: West side of CR 9, 415 ft. south of CR 4, in Osolo Township.

Site Description: Proposed lots 1 & 2 are both 0.52 acres, rectangular in shape, with proposed single-family residences.

History and General Notes:

- None.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0435-2026

Date: 07/06/2026 Meeting Date: August 13, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0435-2026

Description: for primary approval of a 2-lot minor subdivision to be known as COUNTY ROAD 9 MINOR SUBDIVISION

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526	Lj Builders 62309 State Road 19 Elkhart, IN 46517	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526

Site Address: 00000 County Road 9 ELKHART, IN 46514	Parcel Number: 20-02-20-227-006.000-026 20-02-20-227-007.000-026
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Township: Osolo
Location: WEST SIDE OF CR 9, 415 FT SOUTH OF CR 4

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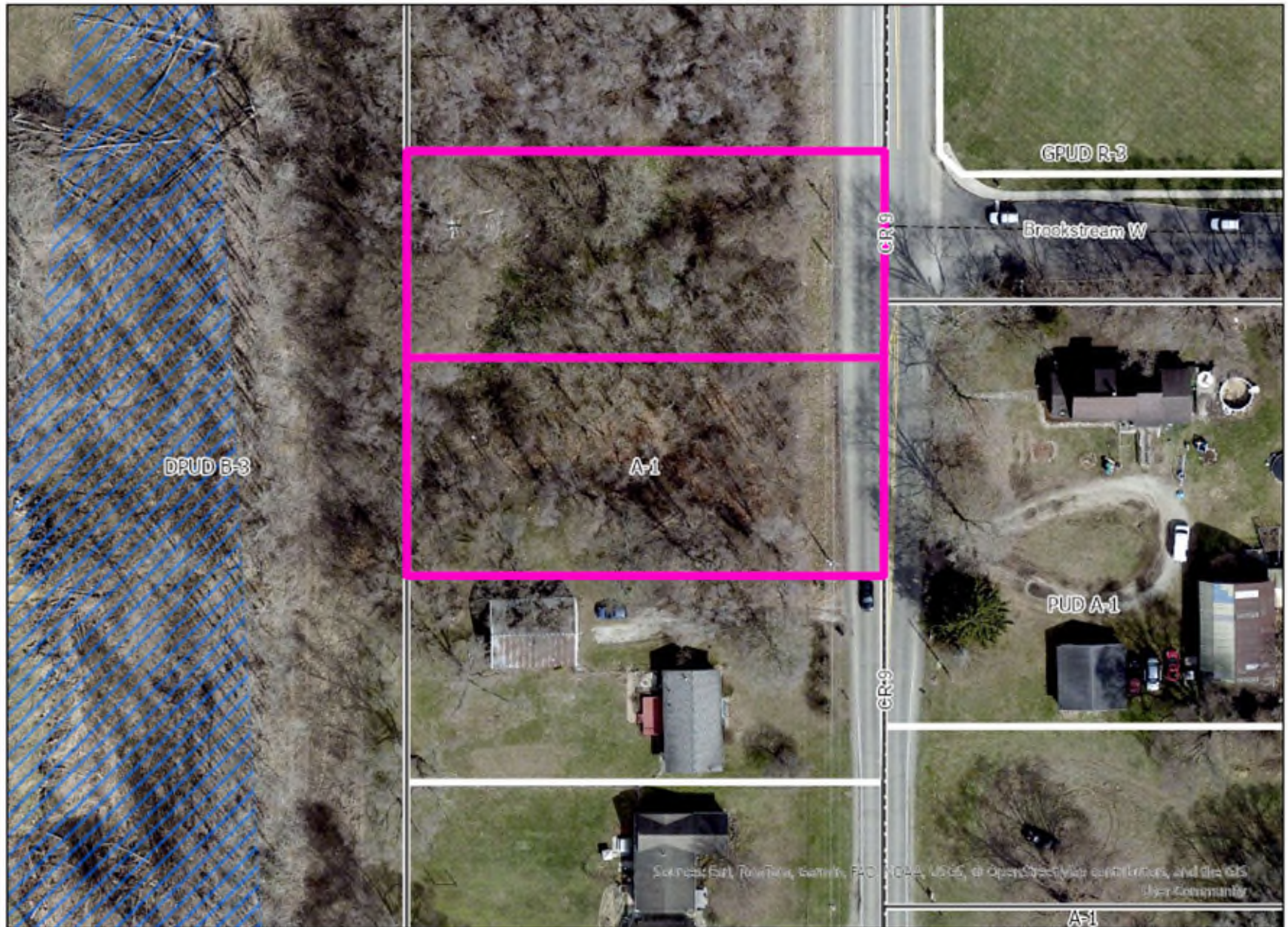
Present Use of Property:

Legal Description:

Comments:

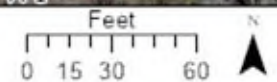
Applicant Signature:

Department Signature:

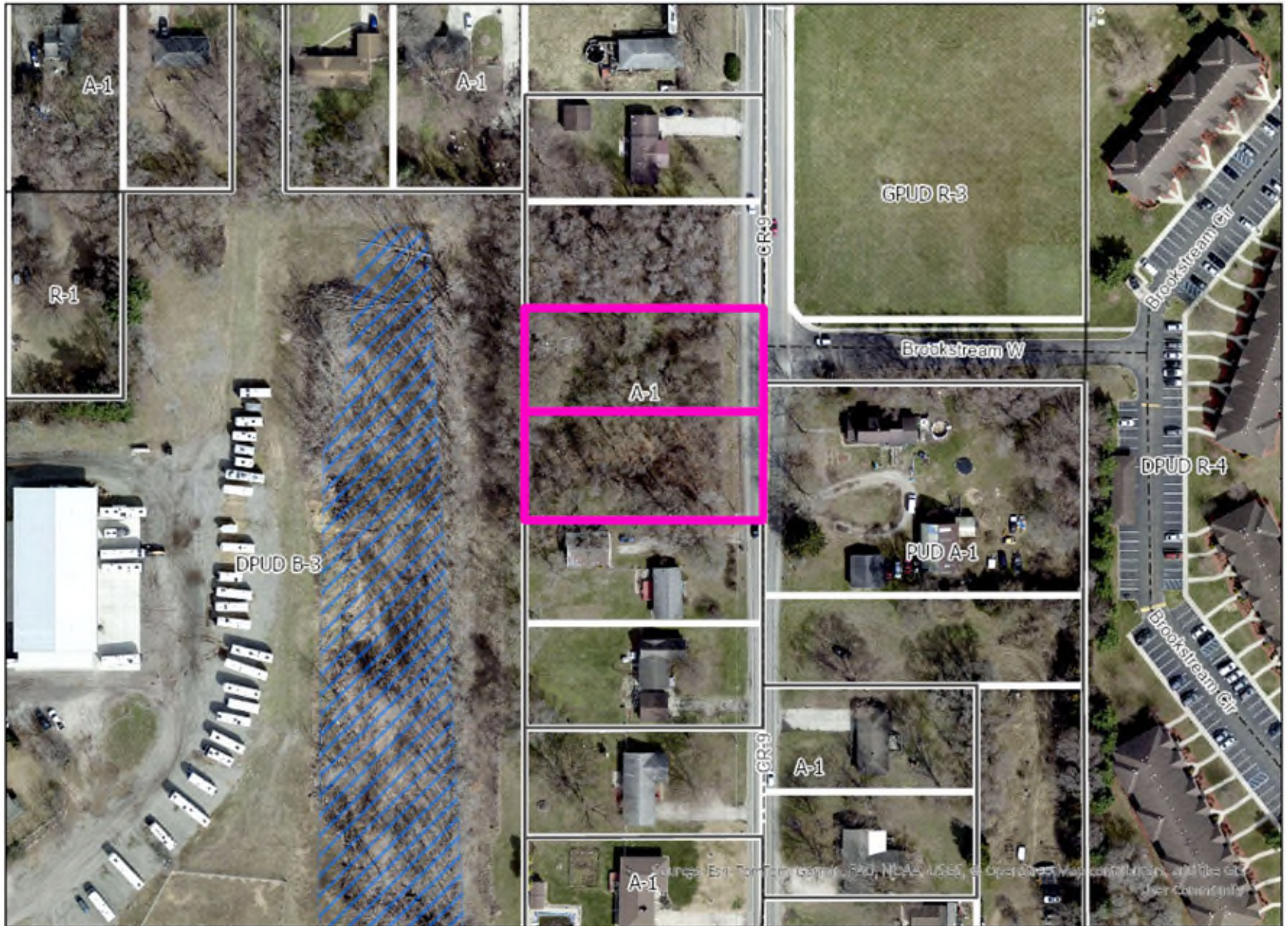


2025 Aerials

1 inch equals 60 ft

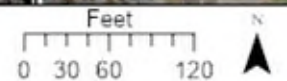


MI-0435-2026

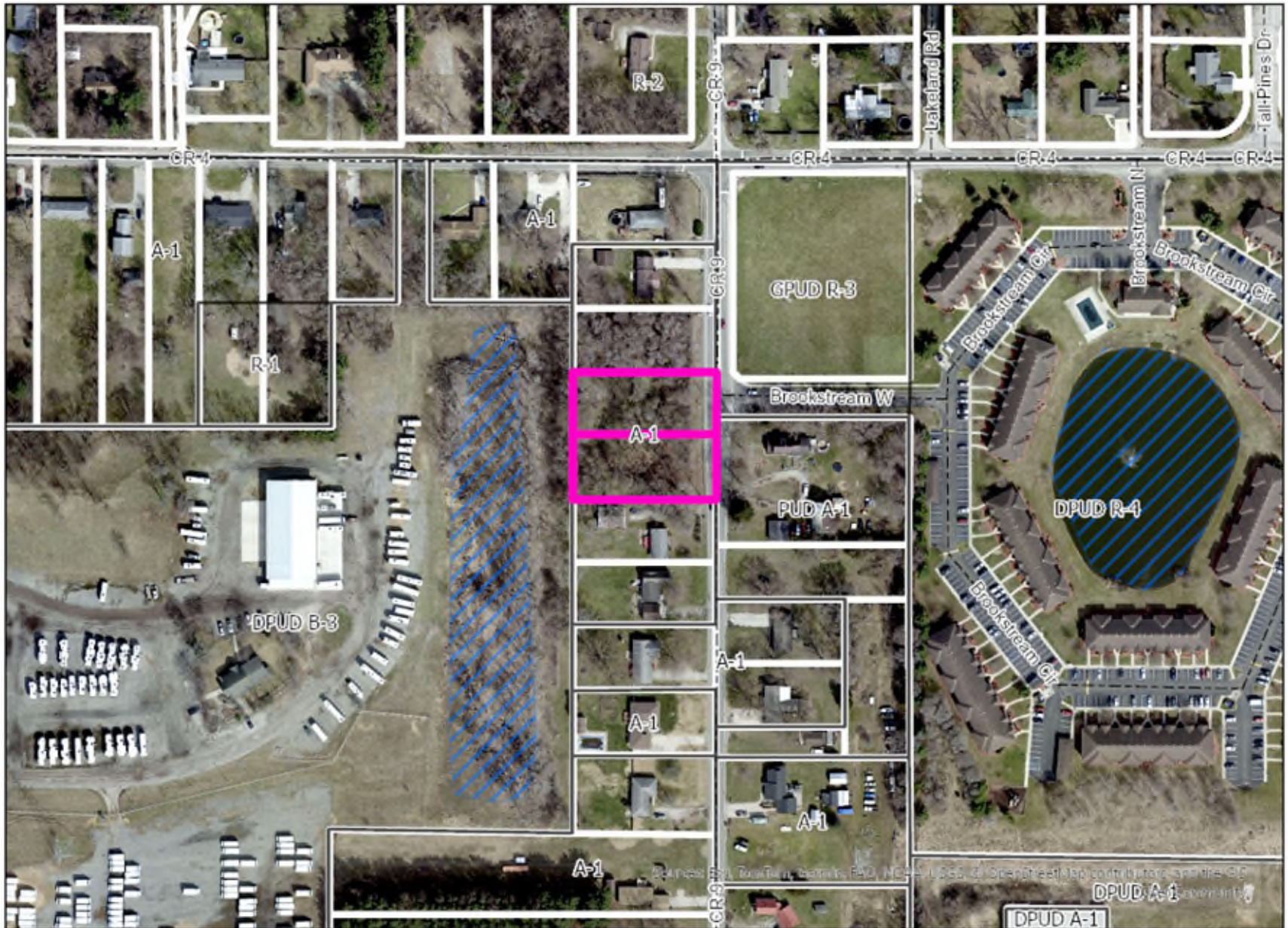


2025 Aerials

1 inch equals 120 ft

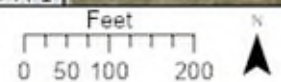


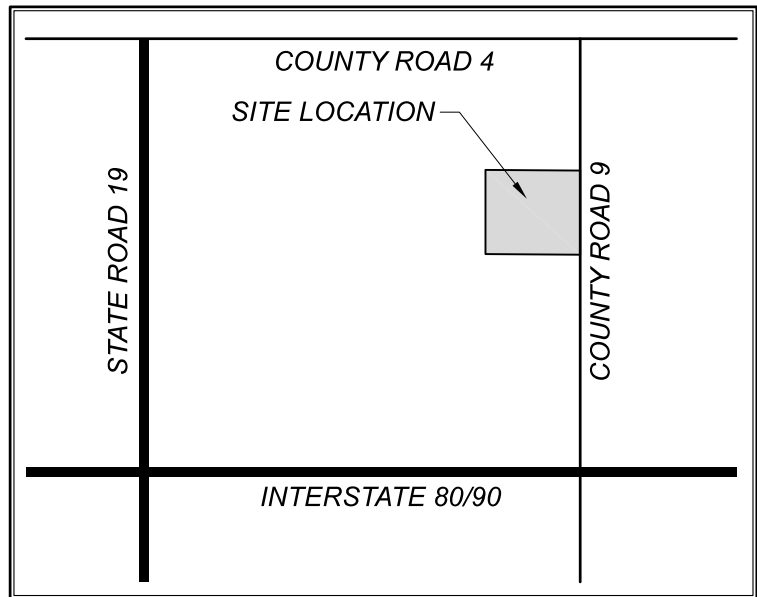
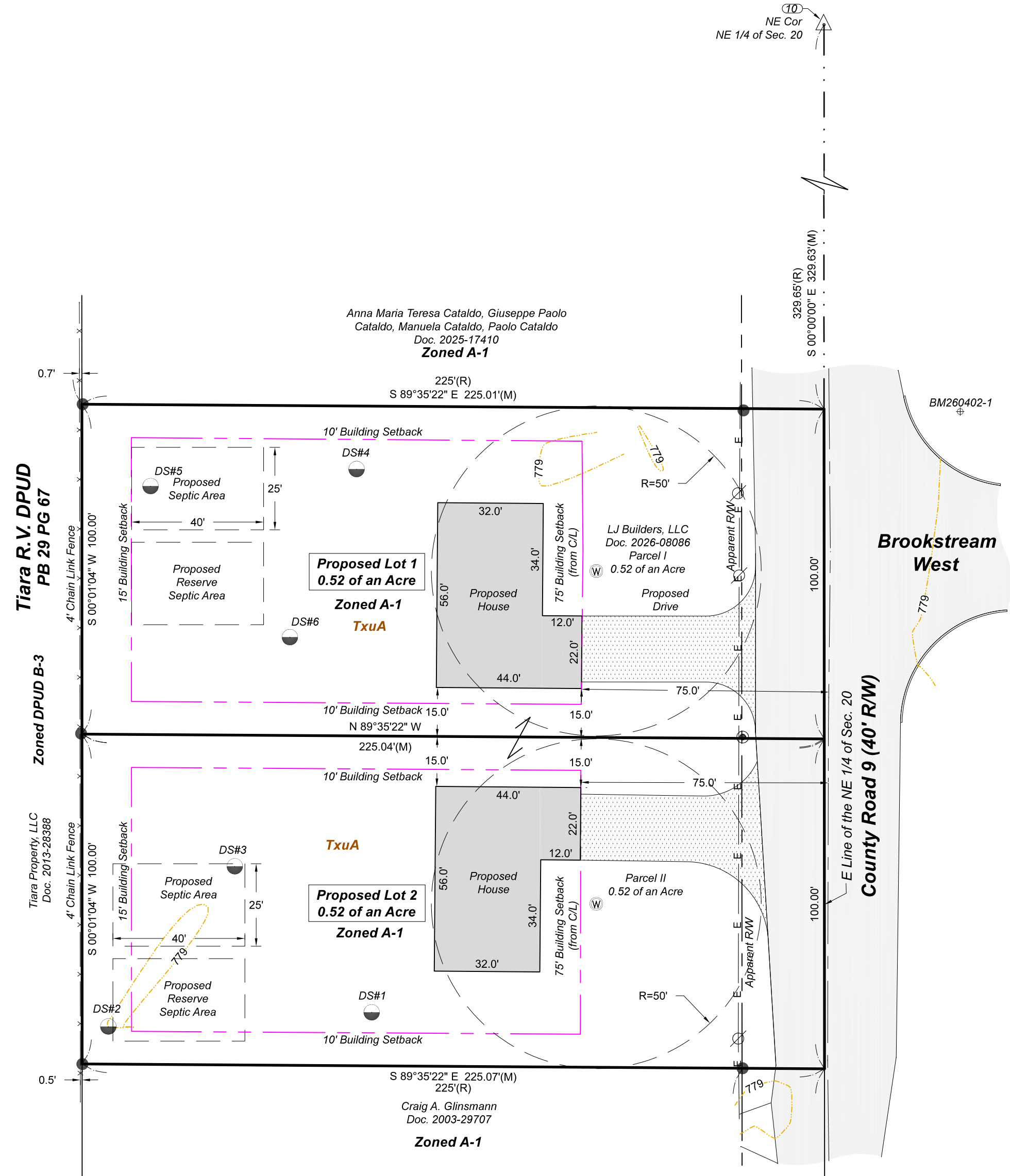
MI-0435-2026



2025 Aerials

1 inch equals 200 ft





- LEGEND**
- HARRISON MONUMENT FOUND
 - REBAR FOUND
 - IRON PIPE FOUND
 - UTILITY POLE
 - SOIL BORING
 - FENCE
 - OVERHEAD ELECTRIC
 - BUILDING SETBACK

Land Description

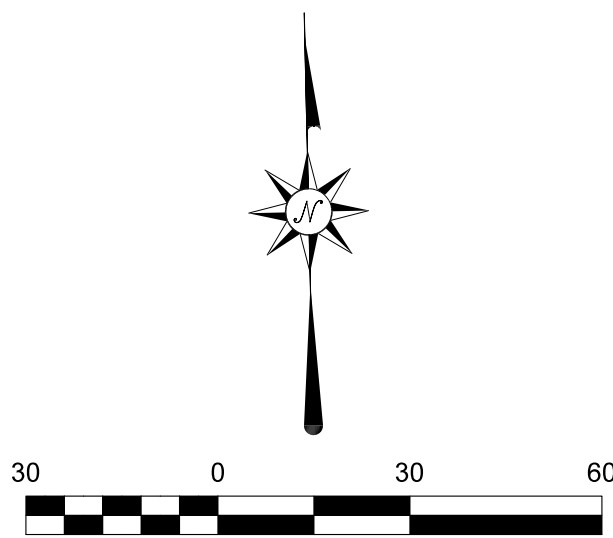
A part of the Northeast Quarter of Section 20, Township 38 North, Range 5 East, Osolo Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetler, Registration No. LS 21400008 with Land and Boundary, LLC as shown on a survey drawing for Project No. 260402, certified on June 3, 2026 and being more particularly described as follows:

Commencing at a Harrison monument marking the Northeast Corner of the Northeast Quarter of Section 20; thence South 00°00'00" East along the East line of the Northeast Quarter of said said Section 20 a distance of 329.63 feet to the Northeast corner of land deeded to LJ Builders, LLC in Document No. 2026-08086 in the Office of the Recorder of Elkhart County, Indiana said point being the Point of Beginning of this description; thence continuing South 00°00'00" East along the East line of the Northeast Quarter of said Section 20 and also being the East line of said LJ Builders land a distance of 200.00 feet to the Southeast corner of said LJ Builders land; thence North 89°35'22" West along the South line of said LJ Builders land a distance of 225.07 feet to the Southwest corner of said LJ Builders land being marked by an iron pipe; thence North 00°01'04" East along the West line of said LJ Builders land a distance of 200.00 feet to the Northwest corner of said LJ Builders land being marked by an iron pipe; thence South 89°35'22" East along the North line of said LJ Builders land a distance of 225.01 feet to the Point of Beginning of this description.

Containing 1.04 acres, more or less.

Notes:

- These lots will be developed to not impede the natural flow of storm water on this tract.
- The land use is residential.
- The current zoning is A-1.
- Lots 1 and 2 will be served by a proposed septic and well to be designed by others.
- Proposed residence main level floor elevation will be determined at the time of construction.
- Soil Types Are:
 - TxuA - Tyner loam sand, 0%-1% slopes; More than 80" to water table
- Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0127D, dated 8-2-2011, the property is located zone "X".
- The vertical datum for this survey is NAVD88 taken utilizing GPS equipment and Elkhart County GIS published data.
- Sight distance towards the North is more than 400 feet to the intersection of County Road 9 and County Road 4 and is 610 feet plus to the South for Lot 1's proposed drive. Sight distance towards the North is more than 450 feet to the intersection of County Road 9 and County Road 4 and is 610 feet plus to the South for Lots 2's proposed drive. Brookstream West is directly East of the proposed drive of Lot 1.
- Development time to be as soon as possible.
- Elkhart County Restrictions are in effect.
- Site benchmarks
BM260402 - 1 6-3-2026
Hub set 17.0 feet North of the North edge of Brooksteam West and 16.5 feet East of County Road 9.
Elevation - 779.97'



Client/Owner:
LJ Builders, LLC (Doc. 2026-08086)

Site Location:
Vacant Land CR 9 Elkhart, Indiana 46514

County Road 9 Minor Subdivision Primary Plat

A part of the Northeast Quarter (NE1/4) of Section 20,
Township 38 North, Range 5 East, Osolo Township, Elkhart County,
State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office

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

DATE OF FIELD WORK: 6-3-2026 PROJECT NUMBER: 260402

SCALE: 1" = 30' AUTHORIZED BY: TRS

SHEET 1 OF 2 DRAFTING BY: LRR

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS _____ DAY OF _____ 2026

ELKHART COUNTY PLAN COMMISSION

BY: _____
MAE HOPE, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2026

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

KAALA BAKER, RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 2026

TIARA JACKSON, AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

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

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

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

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

DEED OF DEDICATION and OWNERS' CERTIFICATION

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

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS COUNTY ROAD 9 MINOR SUBDIVISION, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

JOEL YODER, MEMBER, LJ BUILDERS, LLC

STATE OF INDIANA)
) ss:
COUNTY OF ELKHART)

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

Witness my hand and Notarial Seal this _____ day of _____ 2026.

NOTARY

[Notary Public's Printed Name]

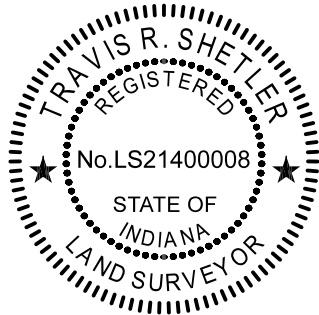
Resident of _____ County. My Commission Expires _____.

I, TRAVIS R. SHETLER, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

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

Travis R Shetler 7-6-2026

TRAVIS R. SHETLER, PS #LS21400008



County Road 9 Minor Subdivision
Primary Plat
A part of the Northeast Quarter (NE1/4) of Section 20,
Township 38 North, Range 5 East, Osolo Township, Elkhart County,
State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office

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

DATE OF FIELD WORK: 6-3-2026 PROJECT NUMBER: 260402

SCALE: N/A AUTHORIZED BY: TRS

SHEET 2 OF 2 DRAFTING BY: LRR