

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.

- A. Petitioner: Glenn Alan Grooms & Amy Sue Grooms, Husband & Wife (page 1)
represented by B. Doriot & Associates, Inc.
Petition: for primary approval of a 3-lot minor subdivision to be known as **KARPENKO MINOR**.
Location: south side of CR 18, 2,000 ft. east of CR 19, common address of 20158 CR 18, Goshen, IN 46528 in Jefferson Township. (MI-0749-2025)

B. Petitioner: Lynndell L. Myrick & Jodi K. Myrick, Husband and Wife (page 2)
represented by B. Doriot & Associates, Inc.
Petition: for primary approval of a 2-lot minor subdivision to be known as **MYRICK MINOR**.
Location: east side of Ridge St., 350 ft. south of Acorn Ln., east of Decker Dr., south of CR 4, in Osolo Township. (MI-0751-2025)

C. Petitioner: Timothy C. Miller & Tiffany N. Miller, Husband & Wife (page 3)
represented by Advanced Land Surveying of Northern Indiana, Inc.
Petition: for primary approval of a 2-lot minor subdivision to be known as **REPLAT OF FAIRVIEW EAST**.
Location: north side of CR 34, 1,300 ft. west of CR 29, common address of 17025 CR 34, Goshen, IN 46528 in Elkhart Township. (MI-0753-2025)

- D. Petitioner: Showcase Deluxe Properties LLC **(page 4)**
 represented by Advanced Land Surveying of Northern Indiana, Inc.
 Petition: for primary approval of a 2-lot minor subdivision to be known as **REPLAT
 OF LOT 2 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION**
 Location: east side of CR 25, 650 ft. south of CR 2, in Washington Township.
 (MI-0754-2025)
- E. Petitioner: Irene Rassi & Joyce Sumpter **(page 5)**
 represented by Land and Boundary LLC
 Petition: for primary approval of a 3-lot minor subdivision to be known as **SMITH'S
 OLD CR 17 MINOR.**
 Location: west side of Old CR 17, 1,250 ft. north of SR 119, in Harrison Township.
 (MI-0750-2025)
- F. Petitioner: Michael A. French & Pamela J. French, Husband & Wife **(page 6)**
 Galen D. Stouder & Darlene M. Stouder, Husband & Wife
 represented by Village Land Surveying, LLC
 Petition: for primary approval of a 2-lot minor subdivision to be known as **DEER
 RIDGE MINOR SUBDIVISION.**
 Location: east side of CR 21, 800 ft. south of CR 142, in Jackson Township.
 (MI-0755-2025)

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF DECEMBER 2025 AT 9:00 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., GOSHEN, INDIANA

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

Roll Call.

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

Absent: Lori Snyder.

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of November 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edward/Clark*) 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 1-lot minor subdivision to be known as MARTIN THOR MINOR SUBDIVISION, for Martin Brothers Contracting (Buyer) & Thor Wakarusa, LLC (Seller) represented by Surveying and Mapping, on property located on the east side of South Indiana St., 1,000 ft. south of E. Waterford St., in Olive Township, zoned M-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0701-2025*.

Mr. Warner asked if the drainage was adequate for this site.

Debra Hughes, Surveying and Mapping, 2810 Dexter Dr., Elkhart, was present representing the petitioner. She stated that Thor is willing to sell property to Martin Brother's Contracting. She added Martin Brother's contracting owns a building north of the subject property that is used for warehousing for a residential contracting company. She stated they have made arrangements to buy 9- acre lot adjacent to their main building with the future plans of building an office for their business. She explained a preliminary site plan has been provided to show their future building and drainage plan. She explained there will have to be a separate drainage plan when they are ready to build.

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

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

5. The application for a primary approval of a 1-lot minor subdivision to be known as JENNINGS MINOR, for Caleb Andrew Bontrager represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the east side of CR 33, 265 ft. south of CR 20, common address of 58578 CR 33 Goshen, IN 46528 in Middlebury 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-0703-2025*.

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 a primary approval of a 1-lot minor subdivision to be known as JENNINGS MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for secondary approval of 9-lot major subdivision to be known as INDIAN CREEK-PHASE ONE, for Spartin Development LLC represented by Abonmarche Consultants, on property located on the west side of CR 23, 1,670 ft. north of CR 18, in Jefferson Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0702-2025*.

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 secondary approval of 9-lot major subdivision to be known as INDIAN CREEK-PHASE ONE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The meeting was adjourned at 9:06 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: January 8, 2026

Transaction Number: MI-0749-2025.

Parcel Number(s): 20-07-17-426-001.000-019.

Existing Zoning: A-1.

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

Petitioner: Glenn Alan Grooms & Amy Sue Grooms, Husband & Wife, represented by B. Doriot & Associates, Inc.

Location: South side of CR 18, 2,000 ft. east of CR 19, in Jefferson Township.

Site Description: Proposed lot 1 is 1.77 acres, rectangular in shape, with an existing home and detached garage. Proposed lots 2 and 3 are both 0.72 acres, rectangular in shape, with proposed homes.

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-0749-2025

Date: 12/01/2025 Meeting Date: January 08, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0749-2025

Description: for primary approval of a 3-lot minor subdivision to be known as KARPENKO 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	Glenn Alan Grooms & Amy Sue Grooms, Husband & Wife 20158 Cr 18 Goshen, IN 46528	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 20158 County Road 18 Goshen, IN 46528	Parcel Number: 20-07-17-426-001.000-019
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Township: Jefferson
Location: SOUTH SIDE OF CR 18, 2,000 FT EAST OF CR 19

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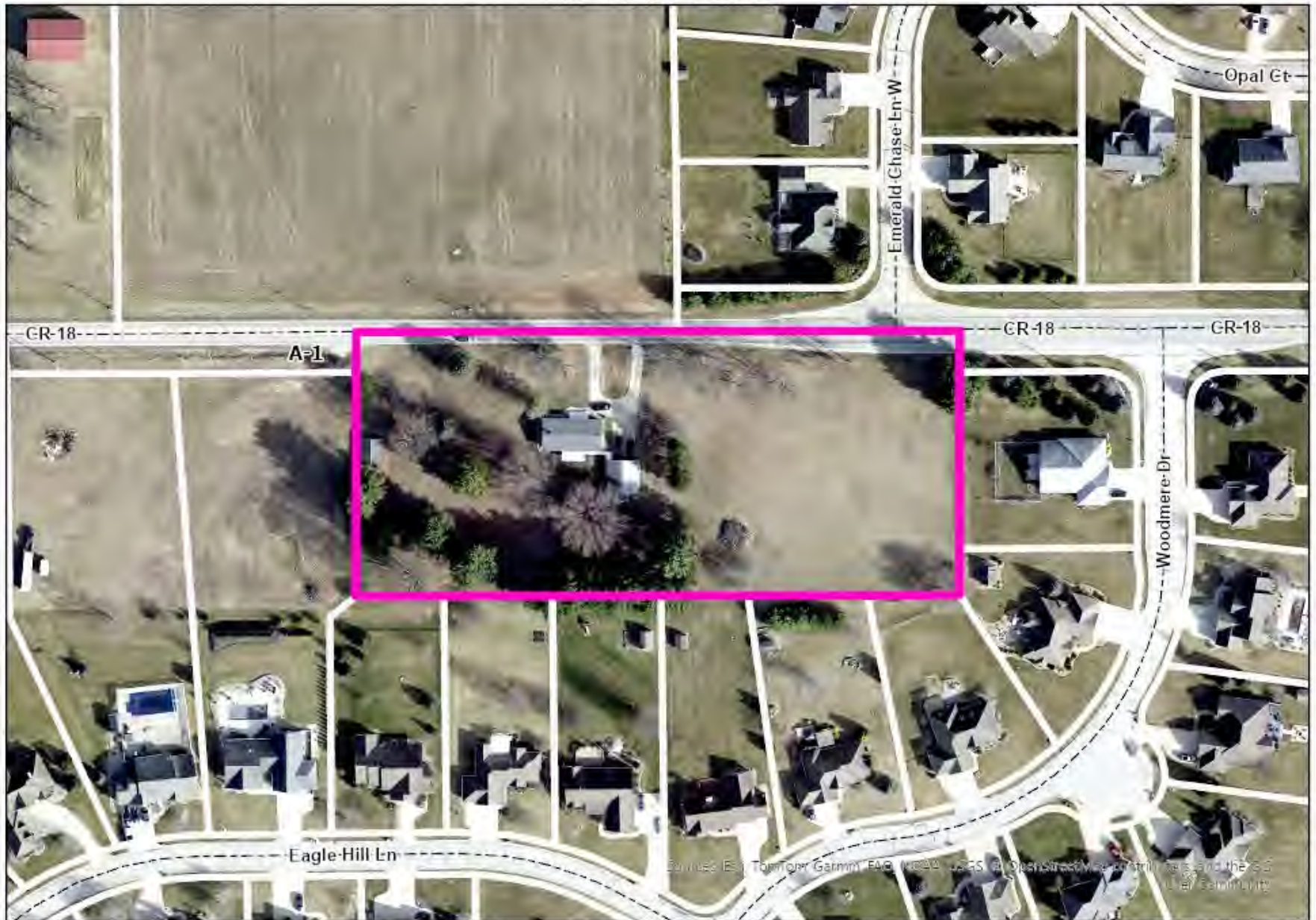
Present Use of Property:

Legal Description:

Comments:

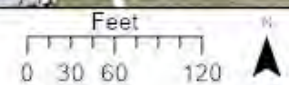
Applicant Signature:	Department Signature:
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MI-0749-2025



2025 Aerials

1 inch equals 120 ft



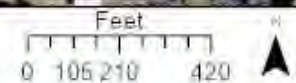
An aerial photograph of a residential development. A pink rectangle highlights a specific lot, which is labeled 'A-1'. The lot is situated between Emerald-Chase Ln W to the north and Eagle Hill Ln to the south. To the east of the highlighted lot is a road labeled 'CR-18'. Further east, a road labeled 'Woodmere Dr' curves around a central area labeled 'PUD A-1'. Other streets visible include Opal Ct, Emerald-Chase Ln W, Fall Creek Dr, and Fall Creek Ct. The map shows various houses, trees, and open lots within the development.

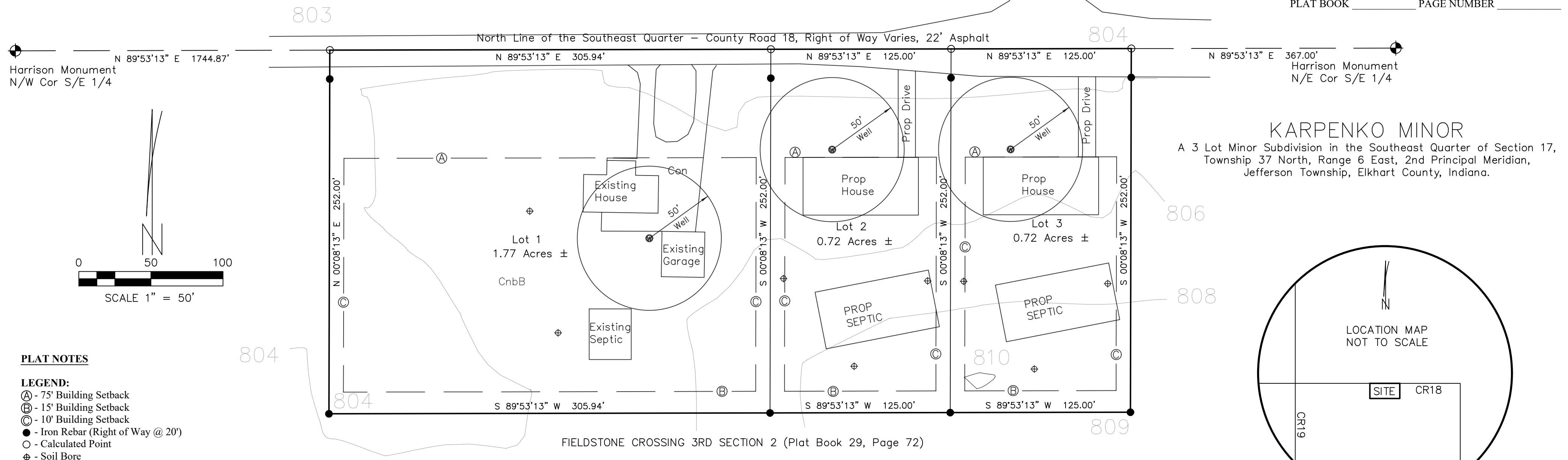
MI-0749-2025



2025 Aerials

1 inch equals 400 ft





PLAT NOTES

LEGEND:

- (A) - 75' Building Setback
 (B) - 15' Building Setback
 (C) - 10' Building Setback
 ● - Iron Rebar (Right of Way @ 20')
 ○ - Calculated Point
 ⊕ - 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.

- Development shall begin ASAP.

- The Current land use is zone A-1.

- Restrictions and setbacks shall conform to the Elkhart County Planning and Zoning Regulations.

- All proposed improvements, well locations, and septic designs shown are generic, and are for informational purposes only. The final plans, and locations, will be designed by others.

DRAINAGE:

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

HEALTH:

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

HIGHWAY:

- Existing road shall be used.
- Sight distance for proposed/existing drive: 800'+ W, 800'+ E.
- A Road Impact Agreement is required when construction begins.

SOILS:

- Soils are mapped as follows: CnbB
- Soil types taken from the Elkhart County GIS.
- Soil boring information will be provided ASAP.

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

<div style="display: flex; align-items: center; justify-content: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">PAGE</div> <div style="margin: 0 10px;">1</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">OF 2</div> </div>	DRAWN BY:CEB	APPROVED BY: CBD
	FIELD CREW:CEB	PROJ. NO.2025-093
	DATE:11/28/2025	DWG.2025-093.DWG
	Owner:GROOMS GLENN ALAN & AMY SUE GROOMS H&W	

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.

DESCRIPTION

Document #2021-10889

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH,
RANGE 6 EAST, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST
QUARTER OF AFORESAID QUARTER AND COUNTY ROAD 18;

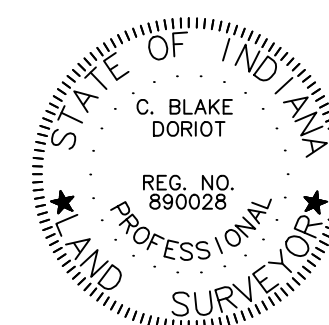
THENCE DUE WEST ASSUMED, ALONG THE NORTH LINE OF SAID
QUARTER SECTION AND COUNTY ROAD 18, A DISTANCE OF 367 FEET TO
THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING DUE WEST ALONG AFORESAID DESCRIBED LINE, A
DISTANCE OF 555.94 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES WEST, A DISTANCE OF 252 FEET;

THENCE DUE EAST, A DISTANCE OF 555.94 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES EAST, A DISTANCE OF 252 FEET
TO THE POINT OF BEGINNING, CONTAINING 3.276 ACRES, MORE OR LESS.



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

KARPENKO MINOR

A 3 Lot Minor Subdivision in the Southeast Quarter of Section 17,
Township 37 North, Range 6 East, 2nd Principal Meridian,
Jefferson Township, Elkhart County, Indiana.

CERTIFICATE OF OWNERSHIP

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

KARPENKO MINOR

SIGNED _____

PRINTED Grooms, Glenn Alan, Husband

SIGNED _____

PRINTED Grooms, Amy Sue, Wife

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

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

GROOMS GLENN ALAN & AMY SUE GROOMS H&W

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 " KARPENKO 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 Kratzer, Plan Director

AUDITOR

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

SIGNED: _____
Patricia A Pickens

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 2 OF 2	DRAWN BY:CEB	APPROVED BY:CBD
	FIELD CREW:CEB	PROJ. NO.2025-093
	DATE:11/28/2025	DWG.2025-093.DWG
	Owner:GROOMS GLENN ALAN & AMY SUE GROOMS H&W	

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: January 8, 2026

Transaction Number: MI-0751-2025.

Parcel Number(s): 20-02-24-127-007.000-026, 20-02-24-127-049.000-026, 20-02-24-127-050.000-026.

Existing Zoning: R-2.

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

Petitioner: Lynndell L. Myrick & Jodi K. Myrick, Husband and Wife, represented by B. Doriot & Associates, Inc.

Location: East side of Ridge St., 350 ft. south of Acorn Ln., east of Decker Dr., south of CR 4, in Osolo Township.

Site Description: The subject property is lot 155 and portions of lots 148 and 163 in Hasting's Heaton Lake Subdivision. Proposed lots 1 and 2 are 0.63 and 0.66 acres and will access Ridge St. on a shared drive over original lot 155. One single-family home per lot is intended.

History and General Notes:

- This minor subdivision includes a 25 ft. lot width Developmental Variance (Ordinance requires 50 ft.) for each lot.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 12/01/2025 Meeting Date: January 08, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0751-2025

Description: for primary approval of a 2-lot minor subdivision to be known as MYRICK 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	Lynndell L & Jodi K Myrick, Husband And Wife 22683 Lake Shore Dr Elkhart, IN 46514	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 00000 Ridge St ELKHART, IN 46514	Parcel Number: 20-02-24-127-007.000-026 20-02-24-127-049.000-026 20-02-24-127-050.000-026
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Township: Osolo
Location: EAST SIDE OF RIDGE ST, 350 FT SOUTH OF ACORN LN, EAST OF DECKER DR, SOUTH OF CR 4

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: R-2	NPO List:
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Present Use of Property:

Legal Description:

Comments: and for a 80 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on Proposed Lots 1 and 2

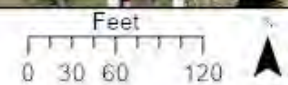
Applicant Signature:	Department Signature:
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MI-0751-2025

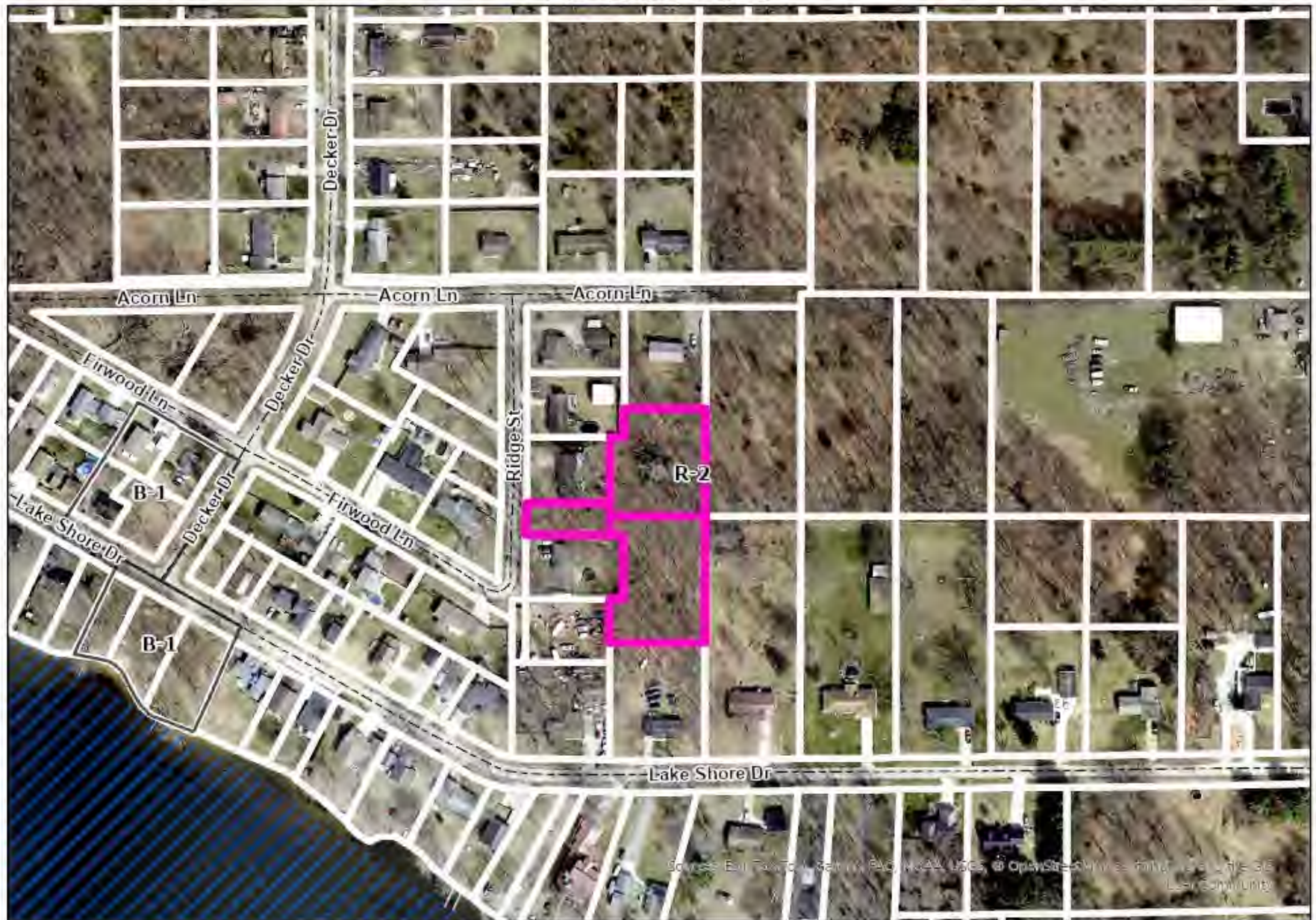


2025 Aerials

1 inch equals 120 ft

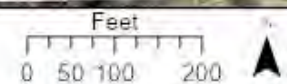


MI-0751-2025

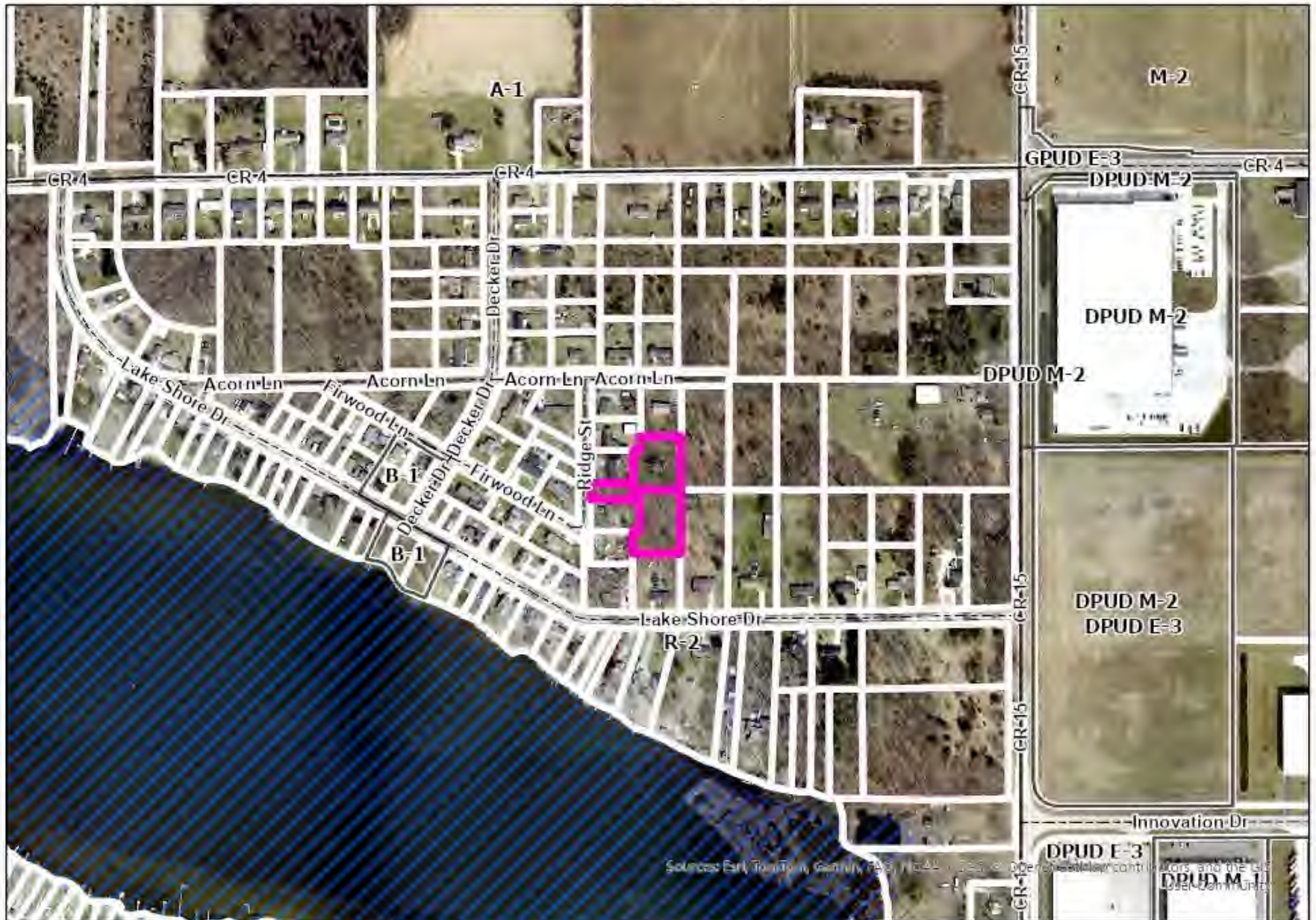


2025 Aerials

1 inch equals 200 ft

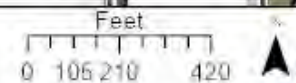


MI-0751-2025



2025 Aerials

1 inch equals 400 ft



MYRICK MINOR

A 2 Lot Minor Subdivision in the Northwest Quarter of Section 24,
Township 38 North, Range 5 East, 2nd Principal Meridian,
Osolo Township, Elkhart County, Indiana.

PLAT NOTES

LEGEND:

- Ⓐ - 15' Building Setback
- Ⓑ - 10' Building Setback
- - Iron Monument

GENERAL:

- All irons set were #5 rebar capped (DORIOT 890028) and set flush, unless noted.
- Mag nails set with aluminum washer (DORIOT 890028) and set flush, unless noted.
- All corners and monuments that were found are flush and in good condition, unless noted.
- No information is intentionally left out, unless noted.
- All bearings are Indiana State Planes, unless noted.
- All distances and bearings on this plat are noted as follows:
M=Measured, R=Recorded, C=Calculated.
- Call 811 before digging.

-Development shall begin ASAP.

-The Current land use is zone R-2.

-Restrictions and setbacks shall conform to the Elkhart County Planning and Zoning Regulations.

-Easement Unknown. Contact service provider before any construction.

-All proposed improvements, well locations, and septic designs shown are generic, and are for informational purposes only. The final plans, and locations, will be designed by others.

DRAINAGE:

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

EASEMENTS:

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

HEALTH:

- Septic to be served by Heaton Lake Conservancy.
- Site to be served by well.

HIGHWAY:

- Existing road shall be used.
- Sight distance for proposed/existing drive: 350± N, 130± S.

SOILS:

- Soils are mapped as follows: BteA, OmgA
- Soil types taken from the Elkhart County GIS.

VARIANCES:

- Lots have less than 100' of frontage

DESCRIPTION

A part of the Northwest Quarter of Section 24, Township 38 North, Range 5 East, Second Principal Meridian, Osolo Township, Elkhart County, Indiana, containing 1.29 acres, more or less, being Lot 155, Pt of Lot 148, and part of Lot 163, all in HASTINGS HEATON LAKE SUBDIVISION (recorded as Document #20004-00006), and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-099, all bearings based on Indiana State Planes East, completed on November 14, 2025, more particularly described as follows:

BEGINNING at an Iron Rebar marking the Northwest Corner of said Lot 155;

thence North 89 degrees 52 minutes 01 seconds East, to an Iron Rebar, a distance of 129.01 feet;

thence North 00 degrees 07 minutes 59 seconds West, to an Iron Rebar, a distance of 100.00 feet;

thence North 89 degrees 52 minutes 01 second East, to an Iron Rebar, a distance of 21.00 feet;

thence North 00 degrees 07 minutes 59 seconds West, to an Iron Rebar, a distance of 45.50 feet;

thence North 89 degrees 59 minutes 21 seconds East, to an Iron Rebar, a distance of 125.50 feet;

thence South 00 degrees 07 minutes 59 seconds East, to an Iron Rebar, a distance of 173.73 feet;

thence South 00 degrees 03 minutes 31 seconds East, to an Iron Rebar, a distance of 185.24 feet;

thence South 89 degrees 42 minutes 44 seconds West, to an Iron Rebar, a distance of 146.38 feet;

thence North 00 degrees 05 minutes 39 seconds West, to an Iron Pipe, a distance of 64.14 feet;

thence North 89 degrees 52 minutes 01 seconds East, to an Iron Pipe, a distance of 21.00 feet;

thence North 00 degrees 05 minutes 49 seconds West, to an Iron Pipe, a distance of 100.00 feet;

thence South 89 degrees 52 minutes 01 seconds West, to an Iron Rebar, a distance of 150.00 feet;

thence North 00 degrees 07 minutes 59 seconds West, a distance of 50.00 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) Suburban Class Survey. (Urban surveys: 0.07 feet plus 50 parts per million, Suburban surveys: 0.13 feet plus 100 parts per million, Rural surveys: 0.26 feet plus 200 parts per million)

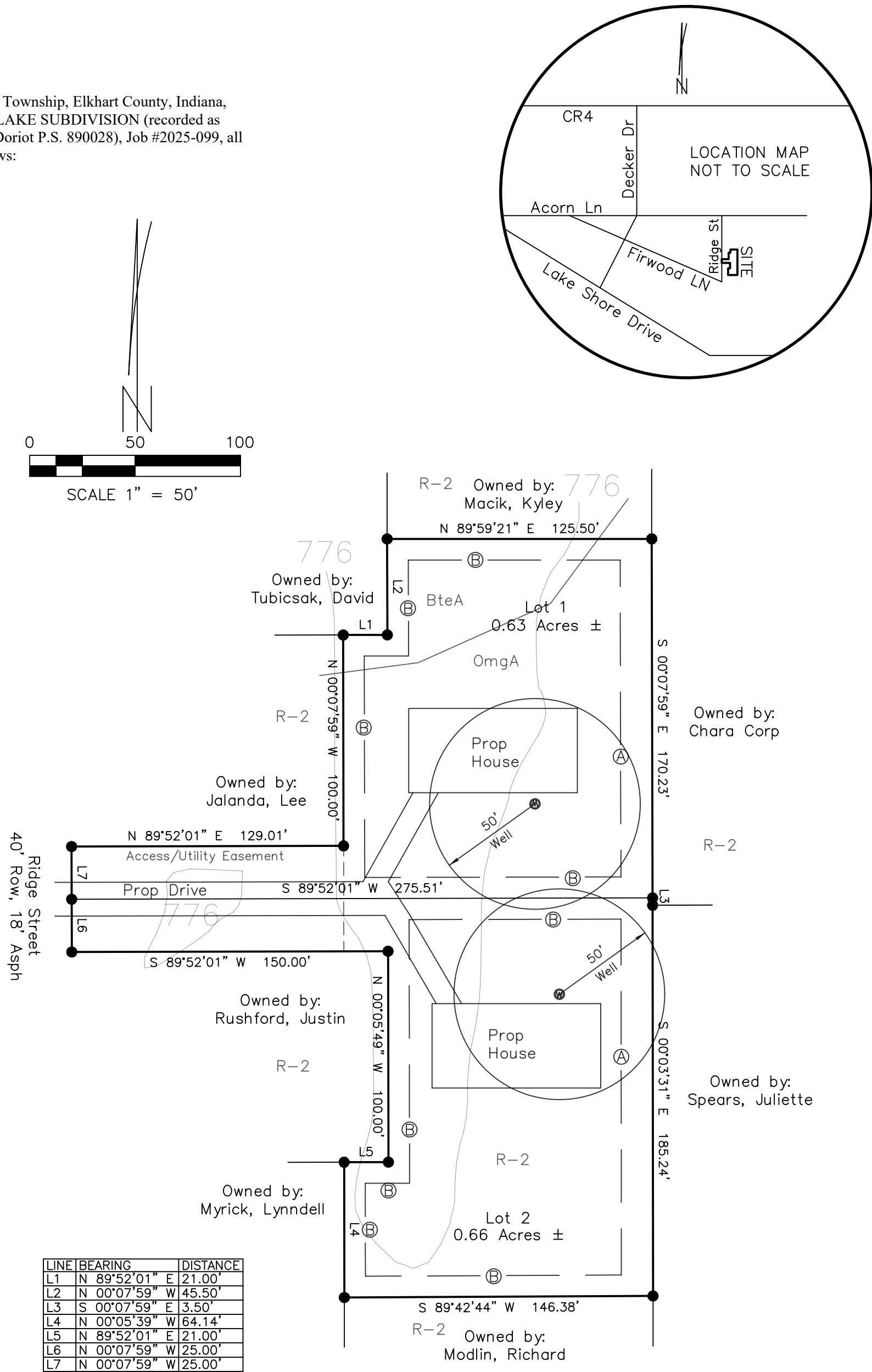
Record Documents

Previous surveys by Brads-Ko Engineering were used to assist in the construction of this plat, reference Documents #2007-32071, and #2009-09921.

Reference Monuments

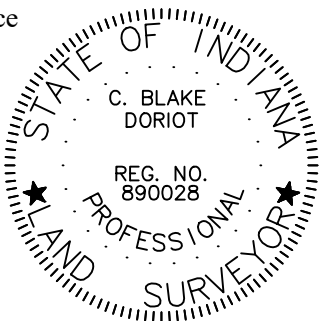
Section corner information is per the Elkhart County Surveyor's office records.

PLAT BOOK _____ PAGE NUMBER _____



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

PAGE 1 OF 2	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CREW: CEB	PROJ. NO. 2025-099
	DATE: 11/28/2025	DWG. 2025-099.DWG
	Owner: MYRICK LYNNDELL L & JODI K MYRICK H&W	



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

MYRICK MINOR

A 2 Lot Minor Subdivision in the Northwest Quarter of Section 24,
Township 38 North, Range 5 East, 2nd Principal Meridian,
Osolo 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

MYRICK MINOR

SIGNED _____

PRINTED Myrick, Lynndell L, Husband

SIGNED _____

PRINTED Myrick, Jodi K, Wife

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

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

MYRICK LYNNDELL L & JODI K MYRICK H&W

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 " MYRICK 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 Kratzer, Plan Director

AUDITOR

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

SIGNED: _____
Patricia A Pickens

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

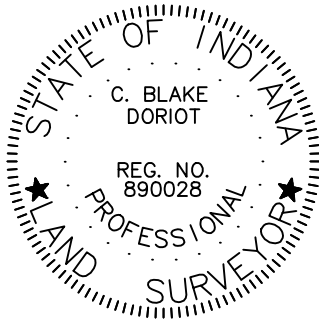
DOCUMENT NUMBER: _____

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 2 OF 2	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CREW: CEB	PROJ. NO. 2025-099
	DATE: 11/28/2025	DWG. 2025-099.DWG
	Owner: MYRICK LYNNDELL L & JODI K MYRICK H&W	

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: January 8, 2026

Transaction Number: MI-0753-2025.

Parcel Number(s): 20-11-11-476-010.000-014.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as REPLAT OF FAIRVIEW EAST.

Petitioner: Timothy C. Miller & Tiffany N. Miller, Husband & Wife, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: North side of CR 34, 1,300 ft. west of CR 29, in Elkhart Township.

Site Description: The subject property is lot 1 of Fairview East, recorded as a 1-lot minor subdivision in October 2022. Proposed lot 1 is 5.11 acres, irregular in shape, with an existing home. Proposed lot 2 is 1.02 acres, irregular in shape, with an existing home and a proposed mobile home.

History and General Notes:

- **October 16, 2025** – The BZA denied a Use Variance to allow two existing dwellings and add a third dwelling on a single lot.
- **January 14, 2026** – The Hearing Officer will consider a Special Use Permit for an ADU mobile home and Developmental Variances to allow an ADU mobile home over the square footage limit and within 300 ft. of existing homes.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 12/01/2025 Meeting Date: January 08, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0753-2025

Description: for primary approval of a 2-lot minor subdivision to be known as REPLAT OF FAIRVIEW EAST

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Timothy C. Miller & Tiffany N. Miller, Husband & Wife 17025 Cr 34 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 17027 County Road 34 Goshen, IN 46528	Parcel Number: 20-11-11-476-010.000-014
--	---

Township: Elkhart
Location: North Side Of County Road 34, West Of County Road 29

Subdivision: REPLAT OF FAIRVIEW EAST	Lot #
--------------------------------------	-------

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

Zoning: A-1, A-1	NPO List:
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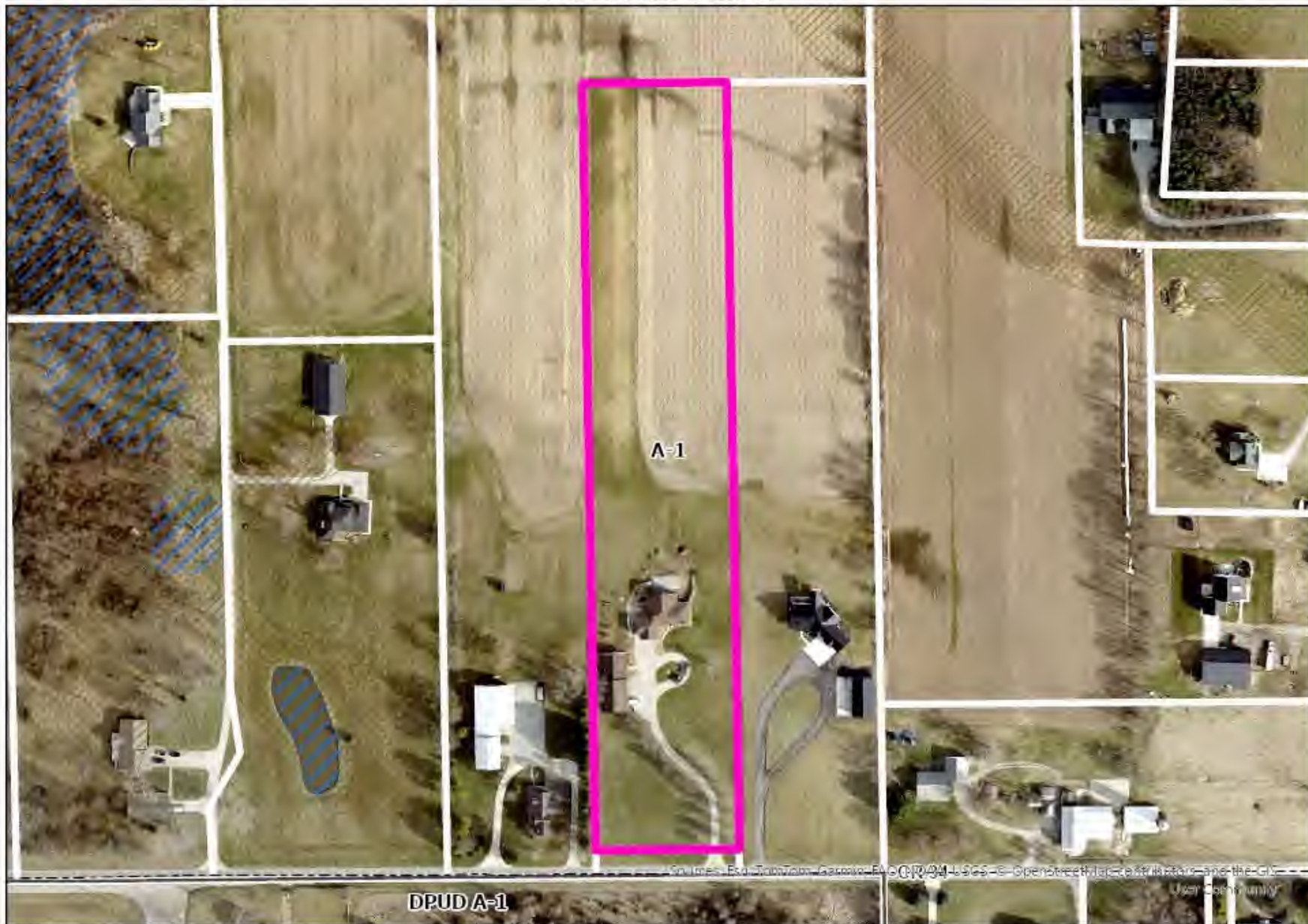
Present Use of Property:

Legal Description:

Comments: SEE MI-0723-2022

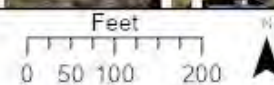
Applicant Signature:	Department Signature:
----------------------	-----------------------

MI-0753-2025

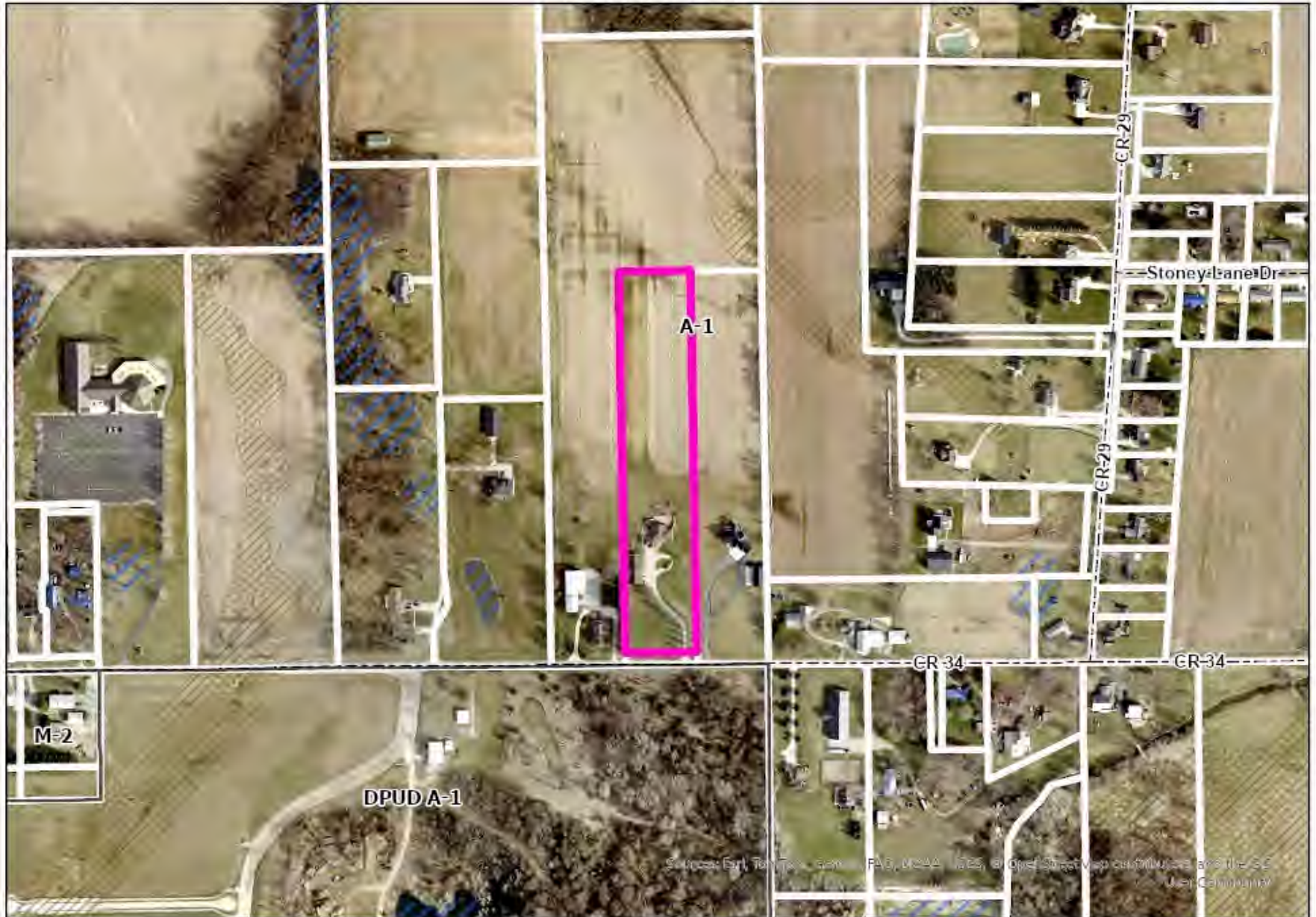


2025 Aerials

1 inch equals 200 ft

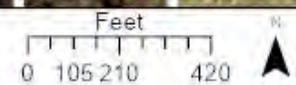


MI-0753-2025



2025 Aerials

1 inch equals 400 ft





REPLAT OF FAIRVIEW EAST

A 2 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA

A-1

JONAS E. AND BETTY BONTREGER
DR#2003-39951

LEGAL DESCRIPTION

LOT ONE (1) IN FAIRVIEW EAST, A MINOR SUBDIVISION IN PLAT VOLUME 42, PAGE 44 IN THE RECORDS OF THE ELKHART COUNTY RECORDER'S OFFICE.

SUBJECT TO PUBLIC RIGHTS-OF-WAY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LARRY E. AND CYNTHIA R. YODER
DR#2016-22675

A-1

NOTES:

- 1) THIS LOT WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS SINGLE FAMILY RESIDENTIAL
- 3) THE CURRENT ZONING IS A-1, AGRICULTURAL
- 4) THIS LOT IS TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL
- 5) SOIL TYPE IS:
CvdA Crosier loam, 0 to 1% slopes, Water table depth 0.5'-2.0'
RopB Riddles-Oshtemo fine sandy loams, 1 to 5% slopes, water table depth >6.0'
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0176 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) THE VERTICAL DATUM FOR THIS SURVEY IS ELEVATE AND NAVD 88 UTILIZING GPS EQUIPMENT.
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE.
- 11) SITE FLOWS TO ROCK RUN CREEK APPROX. 2500'+/- SOUTHWEST
- 12) ANY NEW DRIVEWAYS WILL REQUIRE A ROAD IMPACT AGREEMENT FROM THE ELKHART COUNTY HIGHWAY DEPARTMENT WHEN CONSTRUCTION BEGINS.

LEGEND

- FOUND #5 REBAR (JUSTICE 900004)
- SET 5/8" REBAR W/CAP (ALS FIRM 0135)
- ⊕ SECTION CORNER
- FOUND MAG NAIL

— SURFACE WATER FLOW DIRECTION

⊗ SOIL BORING LOCATION
DS #1

— SOIL SEPARATION LINE

CONCRETE

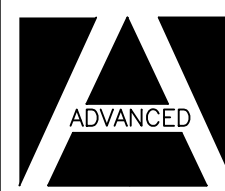
LINE	BEARING	DISTANCE
L1	S 62°12'23" E	147.47'
L2	S 30°55'43" W	149.14'
L3	S 00°31'29" E	50.02'
L4	N 89°39'59" E	10.00'
L5	S 00°31'29" E	218.79'
L6	N 89°35'54" E	57.98'
L7	S 00°31'53" E	101.16'

FOUND HARRISON
MONUMENT FLUSH, SW
CORNER, SE 1/4
SECTION 11, T36N, R6E

COUNTY ROAD 34

A-1

PROPERTY OWNER: TIMOTHY C. and TIFFANY N. MILLER
PROPERTY ADDRESS: 17025/17027 COUNTY ROAD 34
GOSHEN, INDIANA 46528



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

SCALE: 1" = 80'

DRAWN BY: RLJ

PROJECT NUMBER:
251010

DATE: NOV. 28, 2025

APPROVED BY: RLJ

SHEET NUMBER:
1 OF 2

REPLAT OF FAIRVIEW EAST
A 2 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 36
NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA

STATEMENT OF COMPLIANCE

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

ELKHART COUNTY PLAN COMMISSION

BY: _____
MAE KRATZER, 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

PATRICIA A. PICKENS – AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

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

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

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

DEED OF DEDICATION and OWNERS CERTIFICATION

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

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS,
HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS
SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS
REPLAT OF FAIRVIEW EAST, 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.

TIMOTHY C. MILLER

TIFFANY N. MILLER

STATE OF INDIANA)
COUNTY OF ELKHART)SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED TIMOTHY C. MILLER and TIFFANY N. MILLER, AND EACH SEPARATELY
AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT
AND DEED FOR THE PURPOSES HEREIN EXPRESSED.

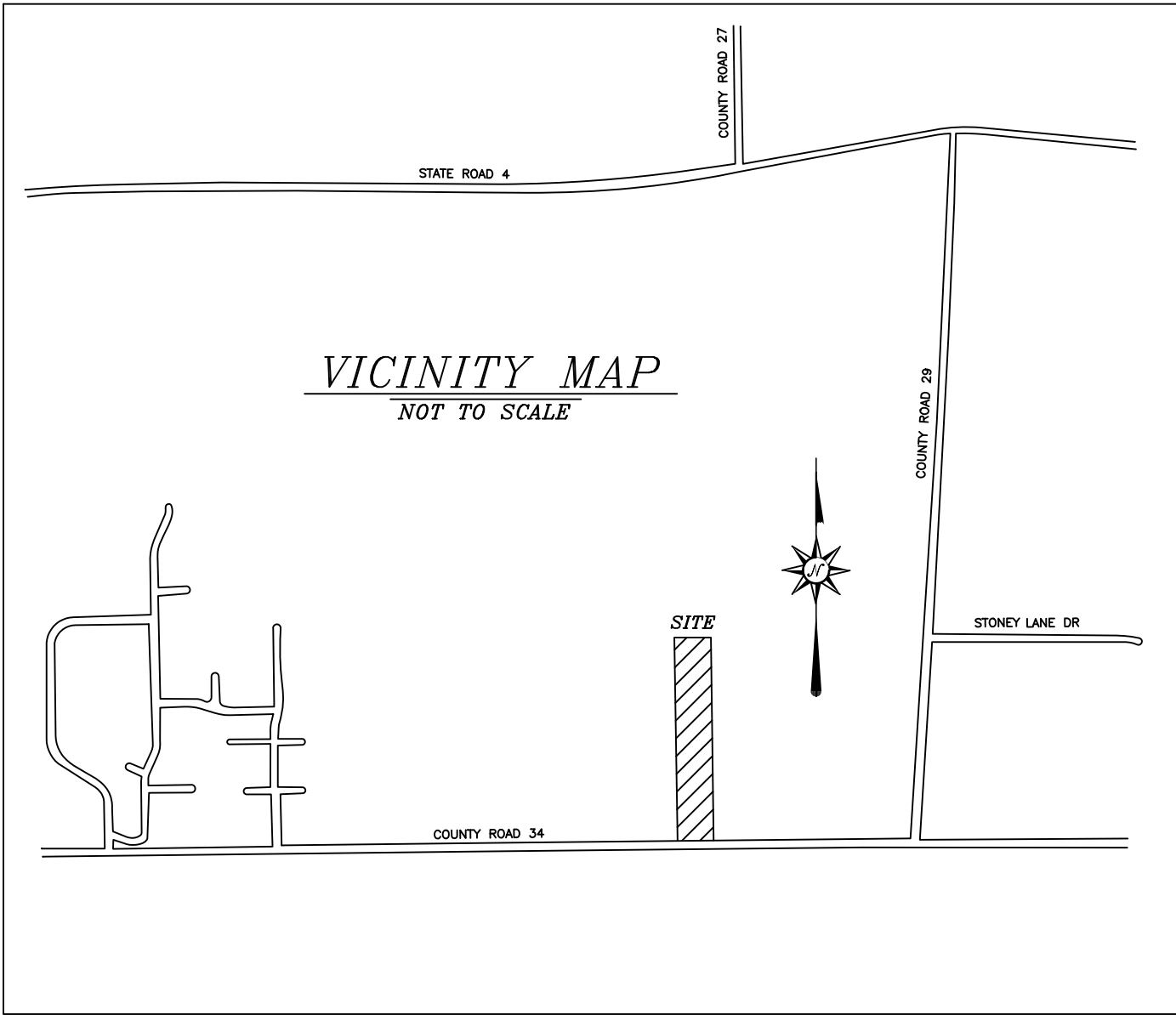
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2026.

NOTARY

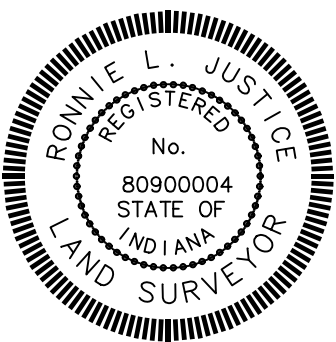
NOTARY'S PRINTED NAME

RESIDENT OF _____ COUNTY

MY COMMISSION EXPIRES _____



PROPERTY OWNER: TIMOTHY C. and TIFFANY N. MILLER
PROPERTY ADDRESS: 17025/17027 COUNTY ROAD 34
GOSHEN, INDIANA 46528



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

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



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

SCALE: 1" = 80'

DRAWN BY: RLJ

PROJECT NUMBER:
251010

DATE: NOV. 28 2025

APPROVED BY: RLJ

SHEET NUMBER:
2 OF 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: January 8, 2026

Transaction Number: MI-0754-2025.

Parcel Number(s): 20-03-14-100-029.000-030.

Existing Zoning: A-1.

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

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

Location: East side of CR 25, 650 ft. south of CR 2, in Washington Township.

Site Description: Proposed lot 1 is 1.5 acres and rectangular in shape, with a proposed single-family residence. Proposed lot 2 is 1.6 acres and rectangular in shape, with a proposed single-family residence and detached accessory structure.

History and General Notes:

➤ None.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 12/01/2025 Meeting Date: January 08, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0754-2025

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

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

Site Address: 00000 County Road 25 BRISTOL, IN 46507	Parcel Number: 20-03-14-100-029.000-030
---	---

Township: Washington
Location: East side of County Road 25, 650 ft. south of County Road 2

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

Legal Description:

Comments:

Applicant Signature:	Department Signature:
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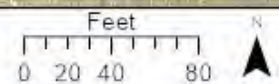
MI-0754-2025



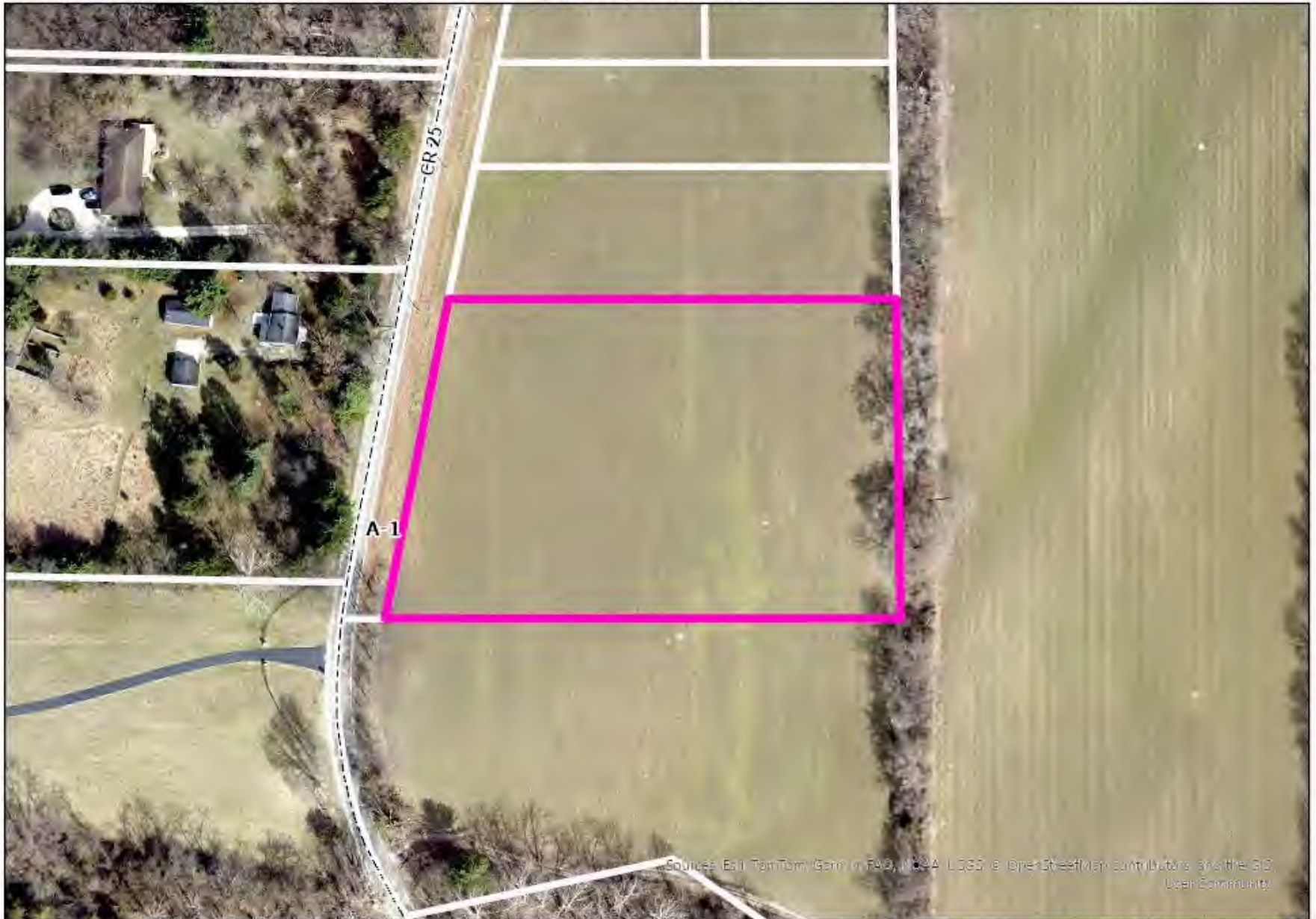
Sources: Esri, TomTom, Garmin, PAC, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 80 ft

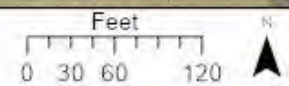


MI-0754-2025



2025 Aerials

1 inch equals 120 ft

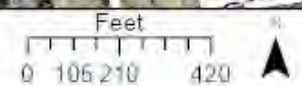


MI-0754-2025



2025 Aerials

1 inch equals 400 ft



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

COUNTY ROAD 2

N 90°00'00" W
1861.69'

S 89°59'18" W
376.17'

N 90°00'00" W
416.23'

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

FOUND RAILROAD
SPIKE 3" DOWN

NORTH LINE NW 1/4 SECTION 14-T38N-R6E

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

LEGAL DESCRIPTION

LOT NUMBER TWO (2) IN CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION, AS PER
PLAT THEREOF, RECORDED JUNE 22, 2023 IN PLAT BOOK 43, PAGE 14 AND AS
DOCUMENT NUMBER 2023-10063, IN THE OFFICE OF THE RECORDER OF ELKHART
COUNTY, INDIANA.

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 AGRICULTURAL.
- THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
- SOIL TYPES ARE:
BtxB Bristol loamy sand, 2 to 5% slps, > 6.0' to water table depth
BtxC Bristol loamy sand, 5 to 10% slps, > 6.0' to water table depth
- THIS AREA IS NOT IN A FLOODPLAIN (EXCEPT A SMALL AREA AT THE SOUTHEAST CORNER OF LOT 2B) AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0070 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- THE VERTICAL DATUM FOR THIS SURVEY IS GPS INDOT CORS ON THE NAVD88 DATUM.
- ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- DEVELOPMENT TO BE AS SOON AS POSSIBLE.
- THIS SITE FLOWS TO TROUT CREEK APPROXIMATELY 950' SOUTH WHICH EMPTIES INTO THE SAINT JOSEPH RIVER WHICH IS APPROXIMATELY 1400' SOUTHEAST OF THE SOUTHEAST CORNER OF THIS PROPERTY.

LEGEND

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

HIGHWAY NOTE:
CLEAR SIGHT DISTANCE TO THE NORTH IS TO THE 3-WAY STOP
AT THE INTERSECTION OF COUNTY ROAD 25 AND COUNTY ROAD
2. CLEAR SIGHT DISTANCE FOR LOT 1 TO THE SOUTH IS 455'.
CLEAR SIGHT DISTANCE FOR LOT 2 IS 305' +/- CURVE SOUTH
OF LOT 2 IS POSTED AT 25 MPH.

A-1

COUNTY ROAD 25

A-1

LOT 1B

REPLAT OF LOT 1 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION
PLAT BOOK 44 PAGE 92

BtxB
Bristol loamy sand
2 to 5% slps

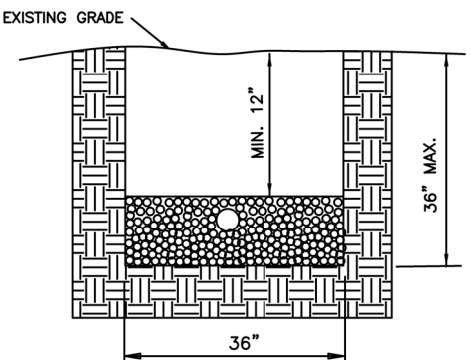
LOT 2A
1.50 Acres

BtxC
Bristol loamy sand
5 to 10% slps

LOT 2B
1.60 Acres

A-1

AARON P. ERICKSON
DR 2011-08268



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

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



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

AARON P. ERICKSON
DR 2011-08268

FLOOD ZONE AE

SCALE: 1" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 251116
DATE: 11/25/2025	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

REPLAT OF LOT 2 OF CONRAD'S BRISTOL DELUXE MINOR SUBDIVISION

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

STATEMENT OF COMPLIANCE

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

ELKHART COUNTY PLAN COMMISSION

BY: _____
MAE KRATZER, 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

PATRICIA A. PICKENS – AUDITOR OF ELKHART COUNTY

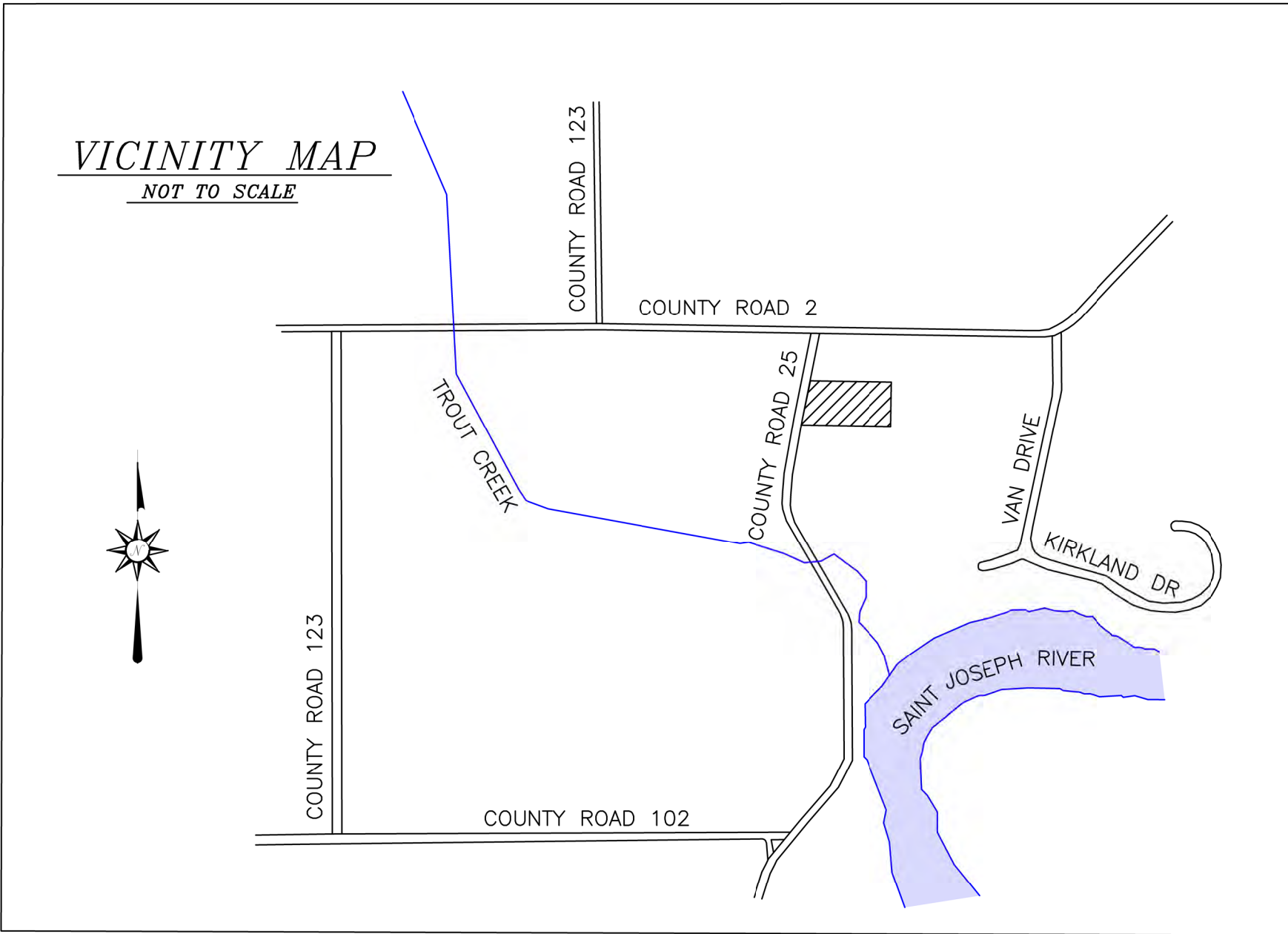
DRAINAGE MAINTENANCE CERTIFICATION:

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

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

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

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



DEED OF DEDICATION and OWNERS CERTIFICATION

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

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 2 OF CONRAD'S BRISTOL DELUXE SUBDIVISION, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

CONWAY HERSHBERGER, OWNER

SHOWCASE DELUXE PROPERTIES, LLC

STATE OF INDIANA)
COUNTY OF ELKHART)SS:

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

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2026.

NOTARY

JENNIFER L. JUSTICE

RESIDENT OF ELKHART COUNTY

MY COMMISSION EXPIRES MAY 30, 2030.

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

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

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



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

SCALE: 1" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 251116
DATE: 11/25/2025	APPROVED BY: RLJ	2 OF 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: January 8, 2026

Transaction Number: MI-0750-2025.

Parcel Number(s): 20-10-13-400-014.000-016.

Existing Zoning: A-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as SMITH'S OLD CR 17 MINOR.

Petitioner: Irene Rassi and Joyce Sumpter, represented by Land and Boundary LLC.

Location: West side of Old CR 17, 1,250 ft. north of SR 119, in Harrison Township.

Site Description: Proposed lot 1 is 5 acres and irregular in shape, with a proposed single-family residence and detached accessory structure. Proposed lot 2 is 10 acres and irregular in shape, with a proposed single-family residence. Proposed lot 3 is 11 acres and irregular in shape with a proposed single-family residence.

History and General Notes:

- Proposed lot 1 has a developmental variance for a 75 ft. lot-width variance that is being approved as a part of this plat.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 12/01/2025 Meeting Date: January 08, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0750-2025

Description: for primary approval of a 3-lot minor subdivision to be known as SMITH'S OLD COUNTY ROAD 17
MINOR

Contacts: <u>Authorized Agent</u>	<u>Land Owner</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Land And Boundary Llc	Irene Rassi	Joyce Sumpter	Land & Boundary Llc
401 S 3Rd Street	22309 County Raod 36	19341 Yoder Drive	401 South 3Rd St
Goshen, IN 46526	Goshen, IN 46526	Goshen, IN 46528	Goshen, IN 46526

Site Address: 00000 Old Cr 17 Goshen, IN 46526	Parcel Number: 20-10-13-400-008.000-016
---	---

Township: Harrison
Location: WEST SIDE OF OLD CR 17, NORTH OF CR 36

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

Legal Description:

Comments: APPLICATION ALSO INCLUDES A DEVELOPMENTAL VARIANCE
for 25 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence

Applicant Signature:

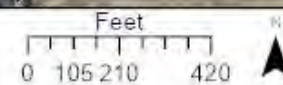
Department Signature:

MI-0750-2025



2025 Aerials

1 inch equals 400 ft

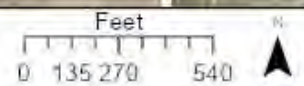


MI-0750-2025



2025 Aerials

1 inch equals 500 ft

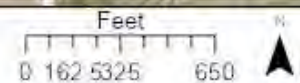


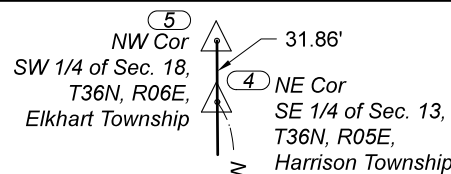
MI-0750-2025



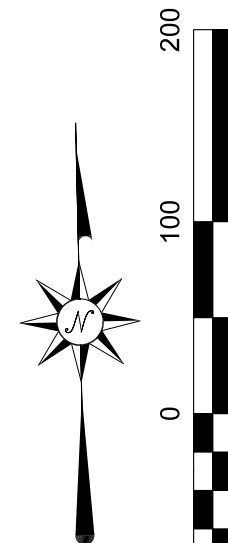
2025 Aerials

1 inch equals 600 ft






13 - Site benchmarks
BM250904 - 1
Rebar with cap inscribed "Abonmarche-0050" designated as point "1" marking a Northerly corner of the Smith parcel.
Elevation - 837.76'



Part of the Southeast Quarter (SE1/4) of Section 13,
Township 36 North, Range 5 East,
Harrison Township, Elkhart County
State of Indiana

State of Indiana



LAND & BOUNDARY
The Land and Boundary Resource Office

401 SOUTH 3RD STREET GOSHEN, IN 46526

(574) 320-5514
NEO@IANDBO.COM

DATE OF FIELD WORK: 11-20-2025	PROJECT NUMBER: 250904
--------------------------------	------------------------

AUTHORIZED BY: TRS

DRAFTING BY: LRR

Land Description - Taken from Abonmarche Survey, ACI Job #20-0057

A part of the Southeast Quarter (SE1/4) of Section 13, Township 36 North, Range 5 East, Harrison Township, Elkhart County, State of Indiana, in accordance with Title IAC:865 of the State of Indiana, begin more particularly described as follows:

Commencing at a Harrison monument marking the Southeast corner of the Southeast Quarter (SE1/4) of Section 13; thence North 00 degrees 00 minutes 00 seconds East along the East line of the Southeast Quarter (SE1/4) of said Section 13, a distance of 535.27 feet to a Mag nail in pavement and the Point of Beginning; thence South 90 degrees 00 minutes 00 seconds West, perpendicular to said East line a distance of 55.00 feet to a rebar with cap "Abonmarche-0050"; thence North 77 degrees 00 minutes 00 seconds West a distance of 535.85 to a rebar with cap "Abonmarche-0050"; thence North 03 degrees30 minutes 00 seconds West a distance of 180.29 feet to a rebar with cap "Abonmarche-0050"; thence South 89 degrees 45 minutes 00 seconds West, parallel with the South line of the Southeast Quarter (SE1/4) of said Section 13, a distance of 127.00 feet to a rebar with cap "Abonmarche-0050" to a rebar with cap "Abonmarche-0050"; thence South 00 degrees00 minutes 00 seconds East, parallel with said East line, a distance of 790.00 feet to a rebar with cap "Abonmarched-0050", set in the North line of parcel of land owned by the Board of Commissioners of the County of Elkhart as said parcel is known and recorded in the Office of the Recorder of Elkhart County in Instrument Number 2007 30879. The next four (4) courses being a along the Northerly and Easterly parcel lines of said Commissioners of Elkhart: (1) thence South 89 degrees 33 minutes 14 seconds 10 minutes 54 seconds West a distance of 71.60 feet to a rebar with cap " Abonmarche-0050" marking a point of curvature of a non-tangent curve to the right having a radius of 2195.00 feet (Delta angle - 15 degrees 10 minutes 27 seconds, Tangent Length = 292.37 feet, Long Chord Bearing = North 07 degrees 05 minutes 35 seconds West, Chord Distance = 579.62 feet) (3) thence along said curve to the right, for an arc length of 581.32 feet to a rebar with cap "Abonmarche-0050" marking the point of tangency; (4) thence North 00 degrees 29 minutes 38 minutes East a distance of 684.33 feet to a rebar with cap "Abonmarche-0050" in the South line of a parcel of land owned John D. Ulmer and Carole W. Ulmer as said parcel is known and recorded in the Office of the Recorder of Elkhart County in Instrument Number 2017-18683, also being the North line of the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section 13; thence North 89 degrees 32 minutes 57 seconds East, along the South line of said Ulmer parcel and Quarter-Quarter line, a distance of 1210.96 feet to a Mag nail in pavement and in the East line of the Southeast Quarter (SE1/4) of said Section 13; thence South 00 degrees 00 minutes 00 seconds East, along the East line of said Southeast Quarter (SE1/4), a distance of 807.30 feet to the aforementioned Point of Beginning

Containing 26.00 acres of land, more or less.

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 KRATZER, 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

PATRICIA A. PICKENS, AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

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

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

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

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

DEED OF DEDICATION and OWNERS' CERTIFICATION

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

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS SMITH'S COUNTY ROAD 17 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.

JOYCE M. SUMPTER

IRENE K. RASSI

STATE OF INDIANA)
) ss:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared JOYCE M. SUMPTER and IRENE K. RASSI 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, PS #LS21400008

Smith's County Road 17 Minor Subdivision
Part of the Southeast Quarter (SE1/4) of Section 13,
Township 36 North, Range 5 East,
Harrison 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: 11-20-2025 PROJECT NUMBER: 250904

SCALE: N/A AUTHORIZED BY: TRS

SHEET 2 OF 2 DRAFTING BY: LRR

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: January 8, 2026

Transaction Number: MI-0755-2025.

Parcel Number(s): 20-15-05-426-009.000-018.

Existing Zoning: A-1.

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

Petitioner: Michael A. French & Pamela J. French, Husband & Wife, and Galen D. Stouder & Darlene M. Stouder, Husband & Wife, represented by Village Land Surveying, LLC.

Location: East side of CR 21, 800 ft. south of CR 142, in Jackson Township.

Site Description: Proposed lots 1 & 2 are both 2.5 acres and 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-0755-2025

Date: 12/01/2025 Meeting Date: January 08, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0755-2025

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

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Village Land Surveying, Llc 1928 Sheen Hollow Otsego, MI 49078	Michael A & Pamela J French, Husband & Wife 203 N Greene Rd Goshen, IN 46526	Galen & Darlene Stouder, Husband & Wife 20130 Regina Rd New Paris, IN 46553	Village Land Surveying, Llc 1928 Sheen Hollow Otsego, MI 49078

Site Address: 00000 County Road 21 NEW PARIS, IN 46553	Parcel Number: 20-15-05-426-009.000-018
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Township: Jackson
Location: EAST SIDE OF CR 21, 800 FT SOUTH OF CR 142

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:

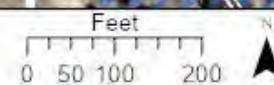
Department Signature:

MI-0755-2025



2025 Aerials

1 inch equals 200 ft



MI-0755-2025



2025 Aerials

1 inch equals 400 ft



MI-0755-2025



2025 Aerials

1 inch equals 500 ft

Feet
0 135 270 540

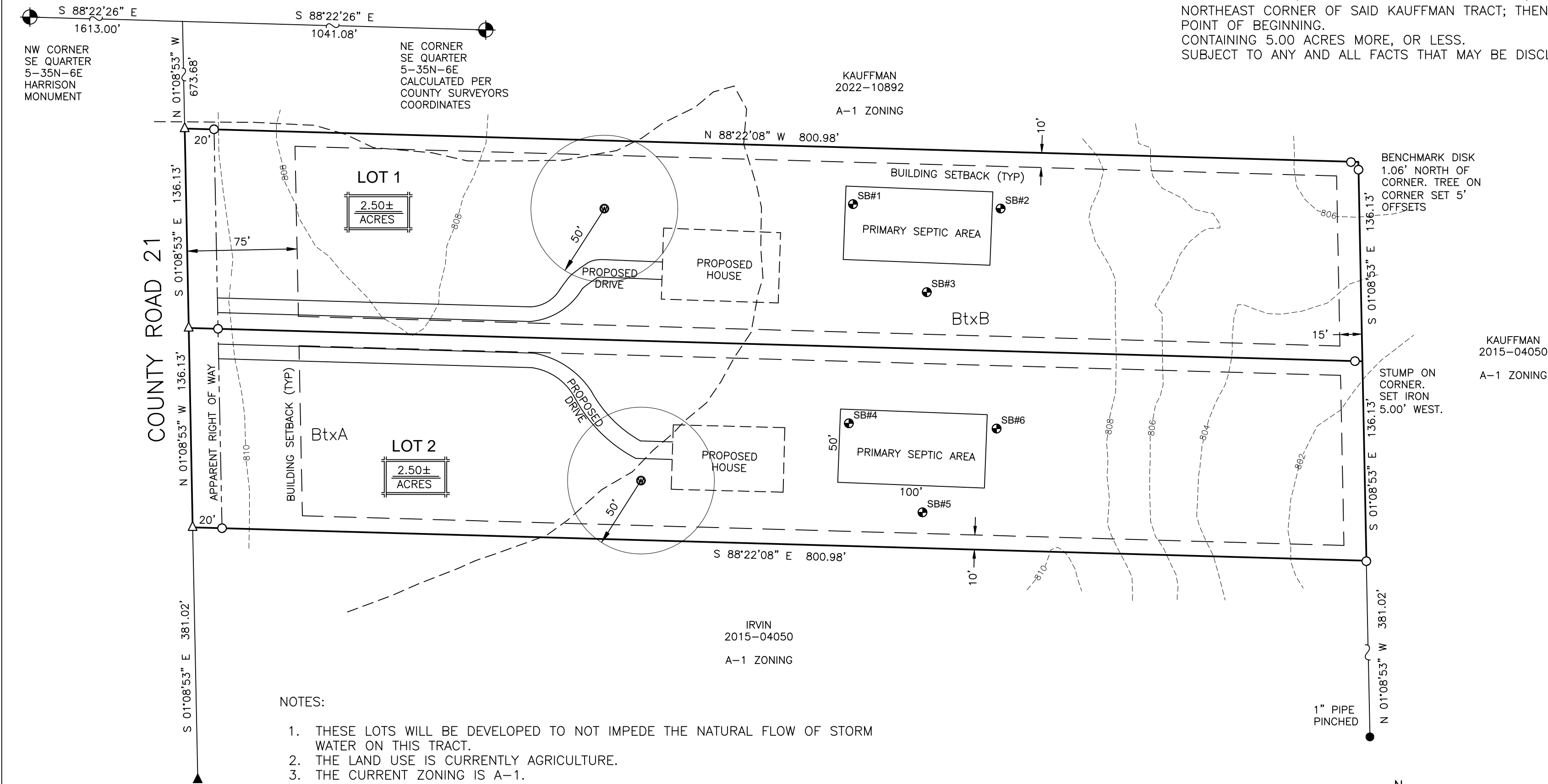
DEER RIDGE MINOR SUBDIVISION

A PART OF THE SOUTHEAST QUARTER
SECTION 5, TOWNSHIP 35 NORTH, RANGE 6 EAST
JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA
OWNER: MICHAEL A. & PAMELA J. FRENCH
GALEN D. & DARLENE M. STOUDER

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY CRAIG S. BATDORFF, LICENSE NUMBER 21200006, WITH VILLAGE LAND SURVEYING, LLC, AS SHOWN ON PROJECT NUMBER 25-0144, DATED JUNE 12, 2025 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 88°22'26" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1613.00 FEET; THENCE SOUTH 01°08'53" EAST 673.68 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO DOUGLAS KAUFFMAN IN DEED RECORD 381, PAGE 345 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°08'53" EAST 272.26 FEET; THENCE SOUTH 88°22'08" EAST 800.98 FEET TO A 5/8 INCH CAPPED REBAR ON THE EAST LINE OF SAID KAUFFMAN TRACT; THENCE NORTH 01°08'53" WEST, ALONG SAID EAST LINE, 272.26 FEET TO THE NORTHEAST CORNER OF SAID KAUFFMAN TRACT; THENCE NORTH 88°22'08" WEST 800.98 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.00 ACRES MORE, OR LESS.
SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

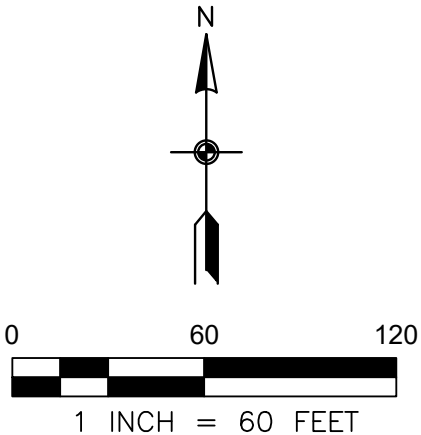


NOTES:

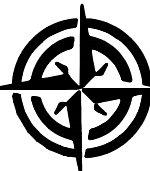
1. THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
2. THE LAND USE IS CURRENTLY AGRICULTURE.
3. THE CURRENT ZONING IS A-1.
4. LOTS 1 AND 2 WILL BE SERVED BY PROPOSED WELL AND SEPTIC SYSTEMS TO BE DESIGNED BY OTHERS.
5. PROPOSED RESIDENCES MAIN LEVEL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
6. SOIL TYPES ARE:
 - Btx--BRISTOL LOAMY SAND (SOURCE USDA WEB SOIL SURVEY)
7. BASED ON SCALING FROM THE FLOOD INSURANCE RATE MAP OF ELKHART COUNTY, INDIANA, MAP NUMBER 18039C0263D, 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 810' TO THE ROAD INTERSECTION, SIGHT DISTANCE SOUTH IS 870'.
10. THE INTERSECTION OF COUNTY ROAD 142 AND COUNTY ROAD 21 IS 673' NORTH.
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
 - MAG NAIL MARKING THE SOUTHWEST CORNER OF THE SUBDIVISION 810.70' NAVD 88.

LEGEND

- = FOUND IRON
- = SET 5/8" CAPPED REBAR
- △ = SET MAG NAIL
- ▲ = FOUND SURVEY SPIKE
- _{SB} = SOIL BORING LOCATION
- WB = PROPOSED WELL



Village Land
Surveying LLC



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

VILLAGELANDSURVEYING.COM

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VILLAGE LAND SURVEYING, LLC. NO PART OF THIS DRAWING OR THE WRITTEN PERMISSION OF VILLAGE LAND SURVEYING, LLC, VILLAGE LAND SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR UNAUTHORIZED USE OF THIS DRAWING.

CLIENT:
MICHAEL & PAMELA FRENCH
GALEN & DARLENE STOUDER

TITLE:
DEER RIDGE MINOR SUBDIVISION

DWN BY:	CSB	DATE	REVISION
CHK BY:			
DATE:	12/1/2025		
SCALE:	1" = 60'		
JOB NO.	25-0170		
DWG. NO.	C-250170		

DEER RIDGE MINOR SUBDIVISION

A PART OF THE SOUTHEAST QUARTER
SECTION 5, TOWNSHIP 35 NORTH, RANGE 6 EAST
JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA
OWNER: MICHAEL A. & PAMELA J. FRENCH
GALEN D. & DARLENE M. STOUDER

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 KRATZER, 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

PATRICIA A. PICKENS, AUDITOR OF ELKHART COUNTY

DEED OF DEDICATION AND OWNERS CERTIFICATION

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

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

MICHAEL A. FRENCH

PAMELA J. FRENCH

GALEN D. STOUDER

DARLENE M. STOUDER

STATE OF INDIANA }
 } SS:
COUNTY OF ELKHART }

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

WITNESS MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 2026.

_____ NOTARY

_____ (NOTARY PUBLIC’S PRINTED NAME)

RESIDENT OF _____ COUNTY. MY COMMISSION EXPIRES _____.

DRAINAGE MAINTENANCE CERTIFICATION

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

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

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

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

I CRAIG S. BATDORFF, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE #21200006, DO HEREBY CERTIFY THAT THIS REPRESENTS A SURVEY PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. I FURTHER AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



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DWN BY: CSB

CHK BY:

DATE: 12/1/2025

SCALE: 1" = 60'

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REVISION

DATE

CLIENT: MICHAEL & PAMELA FRENCH
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TITLE: DEER RIDGE MINOR SUBDIVISION

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