

AGENDA

ELKHART COUNTY PLAT COMMITTEE

January 8, 2026
9:00 A.M.

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

Call to Order

Roll Call

Approval of the minutes of the last regular meetings of the Elkhart County Plat Committee, held on the 11th day of December 2025.

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

- | <u>PRIMARY APPROVALS</u> | | <u>9:00 A.M.</u> |
|---------------------------------|---|-------------------------|
| A. | Petitioner: Glenn Alan Grooms & Amy Sue Grooms, Husband & Wife represented by B. Doriot & Associates, Inc. | (page 1) |
| | 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 represented by B. Doriot & Associates, Inc. | (page 2) |
| | 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 represented by Advanced Land Surveying of Northern Indiana, Inc. | (page 3) |
| | 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)

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 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

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: Applicant

B. Doriot & Associates, Inc.
P.O. Box 465
New Paris, IN 46553

Land Owner

Glenn Alan Grooms & Amy
Sue Grooms, Husband & Wife
20158 Cr 18
Goshen, IN 46528

Private Surveyor

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

Township: Jefferson

Location: SOUTH SIDE OF CR 18, 2,000 FT EAST OF CR 19

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

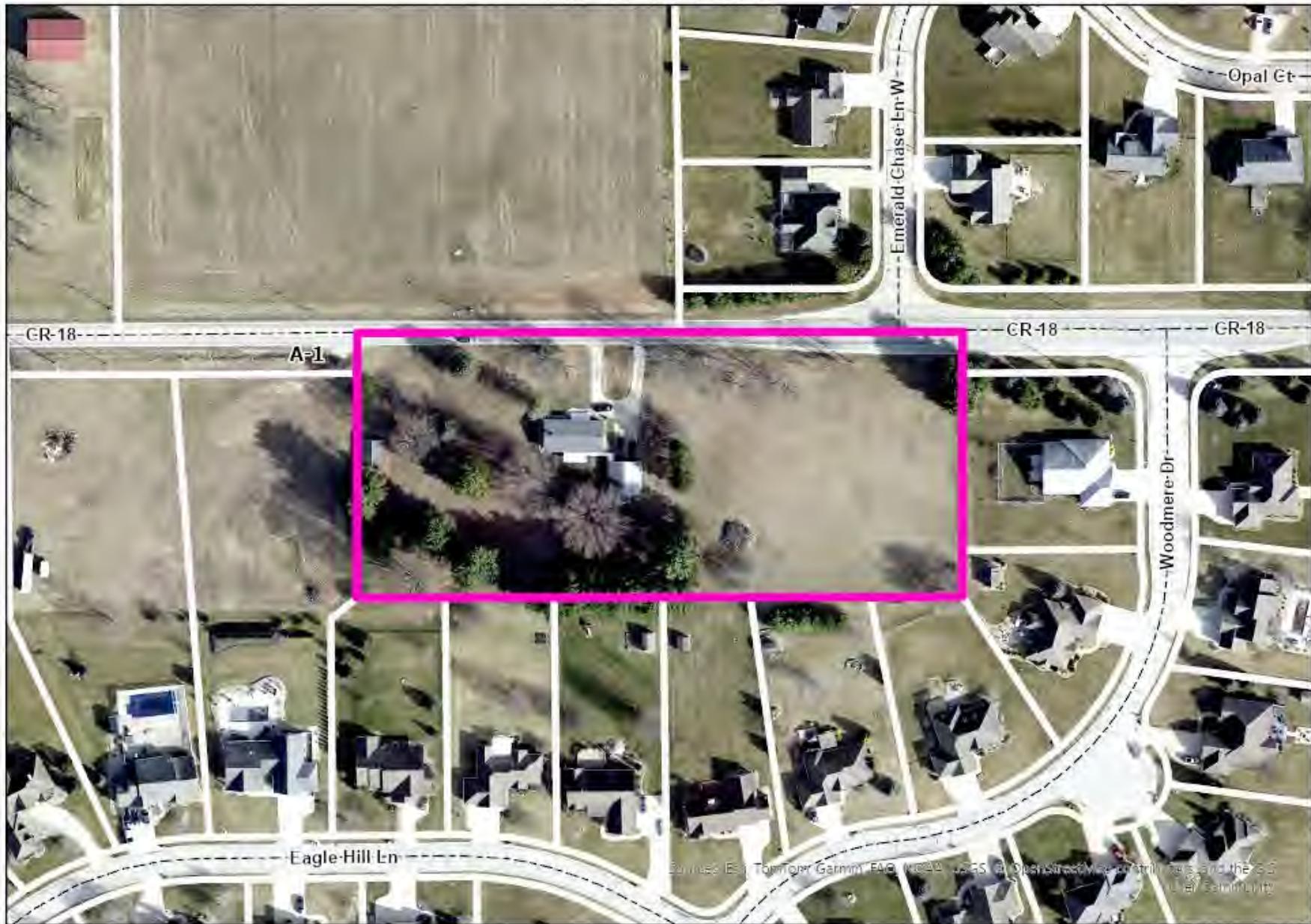
Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0749-2025



2025 Aerials

1 inch equals 120 ft

0 30 60 120
Feet
N

MI-0749-2025



2025 Aerials

1 inch equals 200 ft

0 50 100 200
Feet

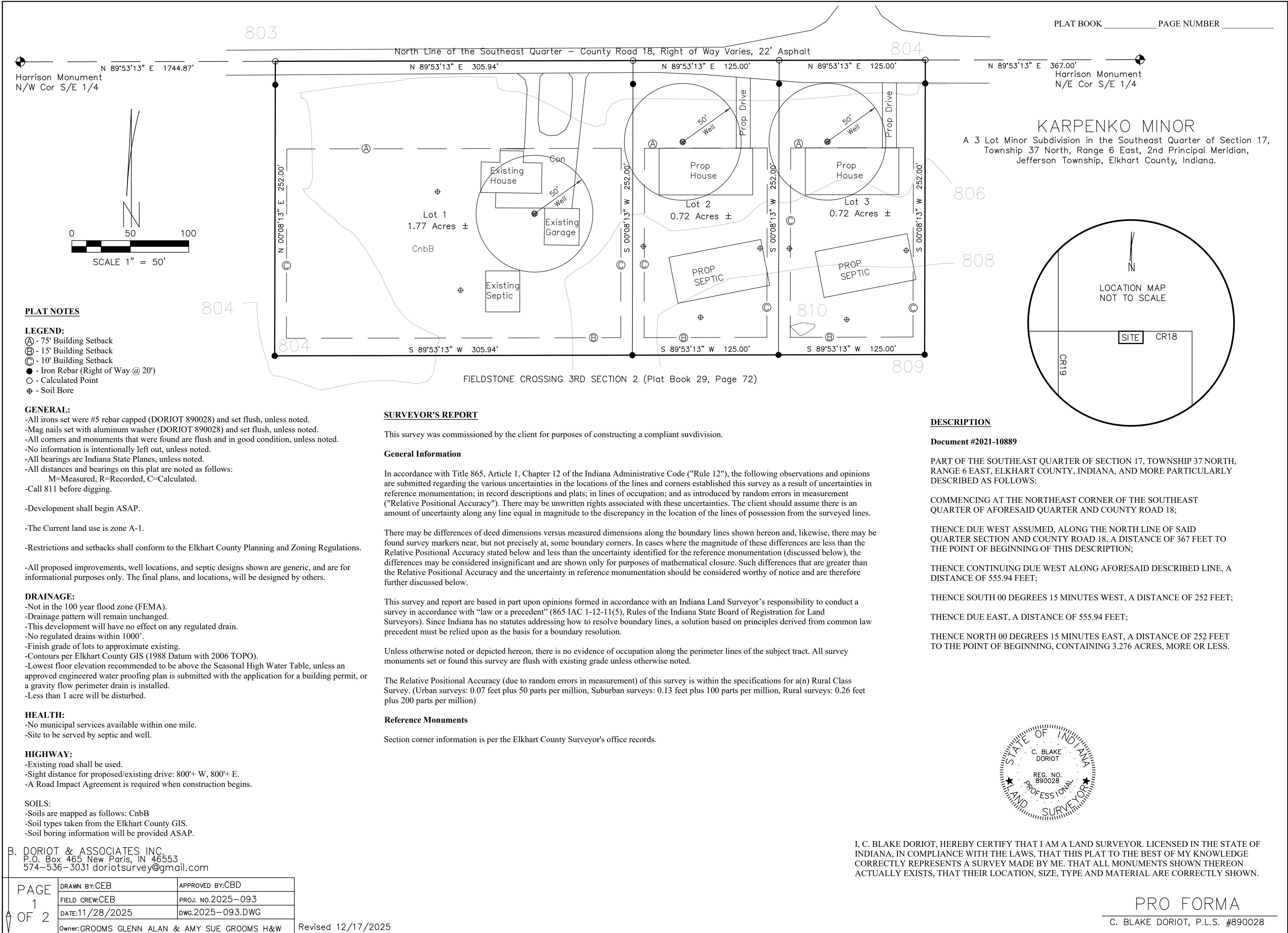
MI-0749-2025



2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420
N



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 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

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 | | |

DATED _____

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

Minor Subdivision - Primary

Elkhart County Planning & Development

Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

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 |
|---|--|

| | |
|-----------------|---|
| Township: Osolo | Location: EAST SIDE OF RIDGE ST, 350 FT SOUTH OF ACORN LN, EAST OF DECKER DR, SOUTH OF CR 4 |
|-----------------|---|

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

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

| | |
|-------------|-----------|
| Zoning: R-2 | NPO List: |
|-------------|-----------|

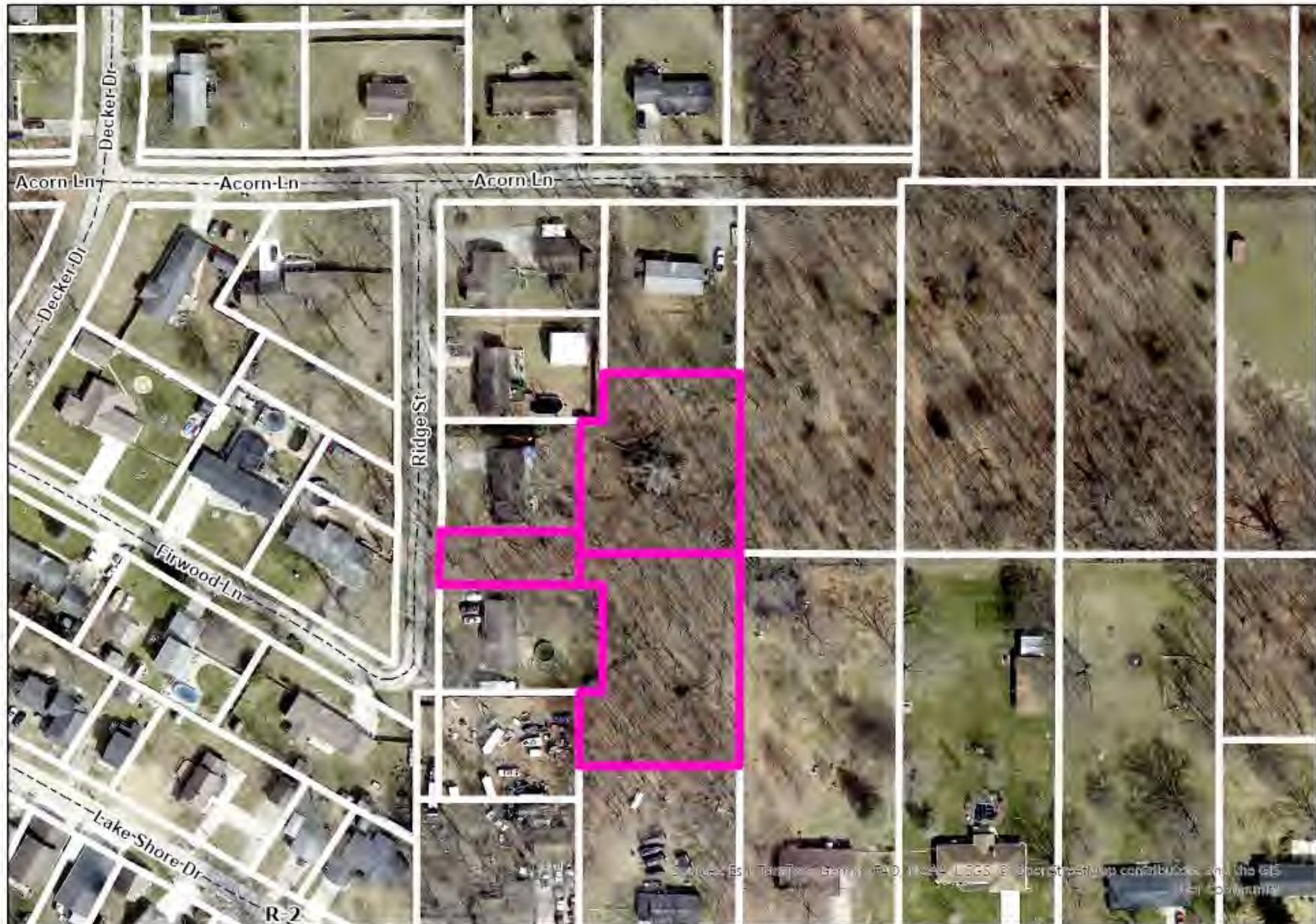
Present Use of Property:

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: |
|----------------------|-----------------------|

MI-0751-2025



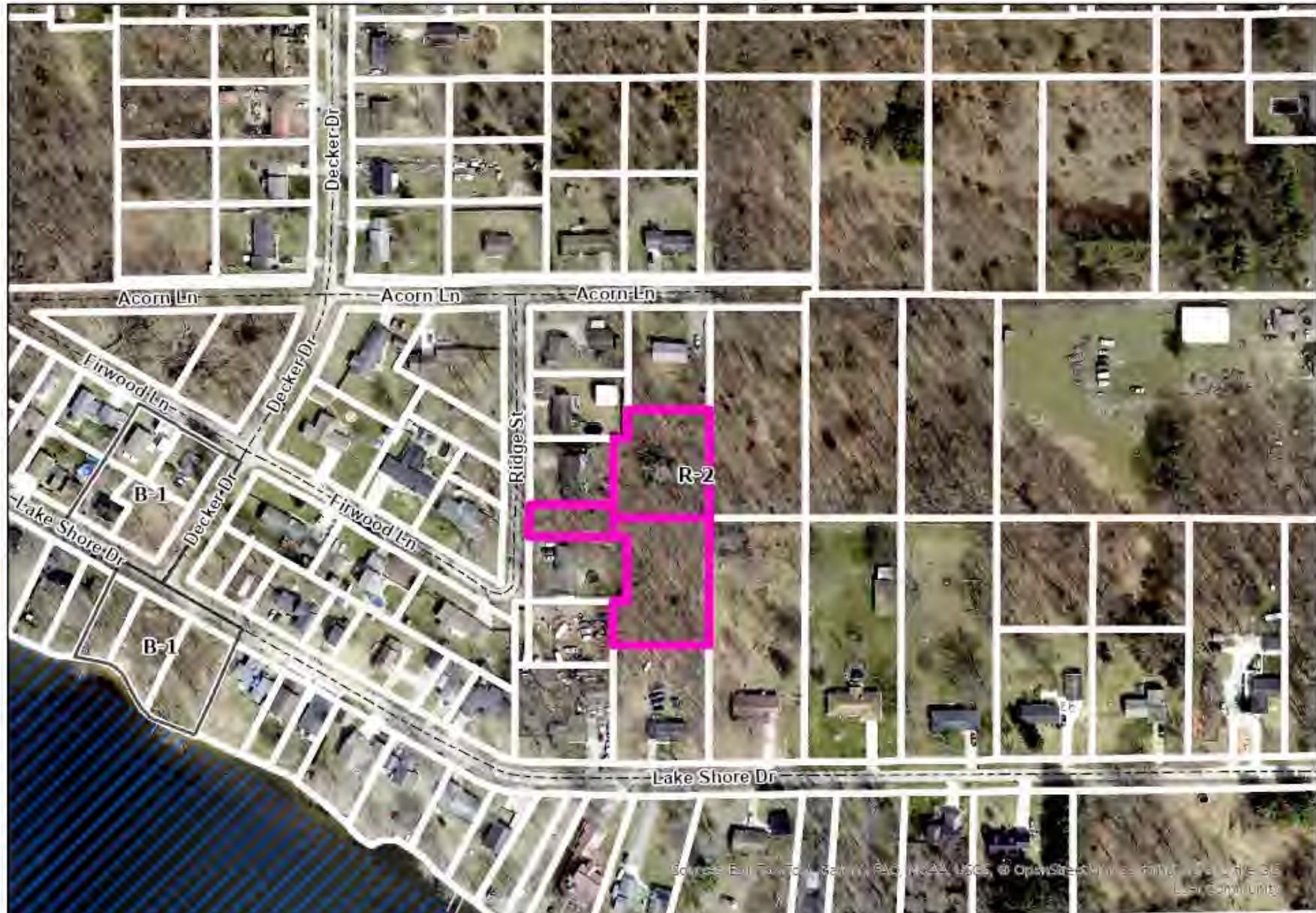
2025 Aerials

1 inch equals 120 ft

0 30 60 120 Feet
N

MI-0751-2025
R-2
Decker Dr
Acorn Ln
Ridge St
Firwood Ln
Lake-Shore Dr
0 30 60 120 Feet
N

MI-0751-2025



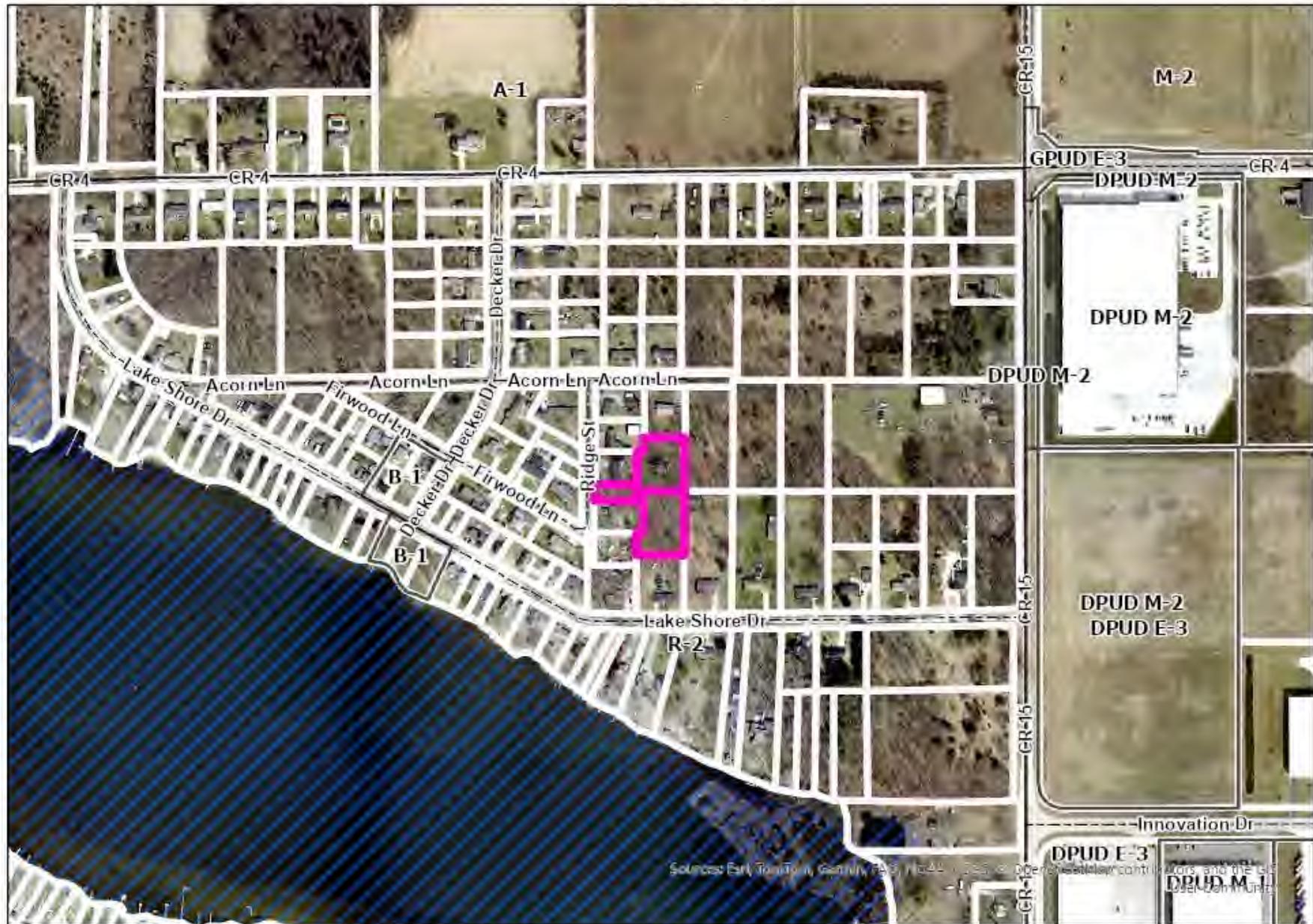
2025 Aerials

1 inch equals 200 ft

0 50 100 200
Feet



MI-0751-2025



2025 Aerials

1 inch equals 400 ft

Feet
0 106 210 420

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: BtA, 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;

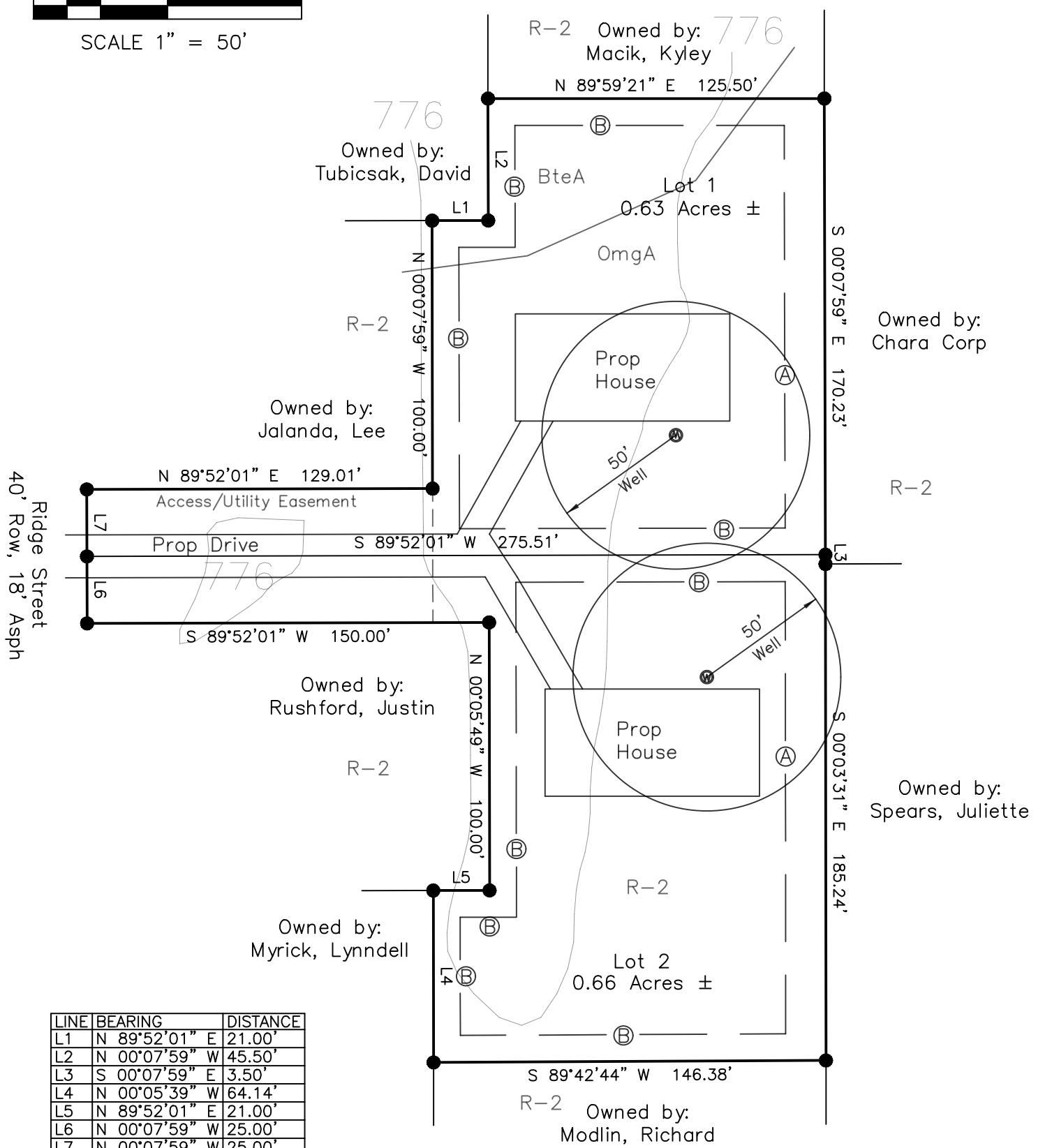
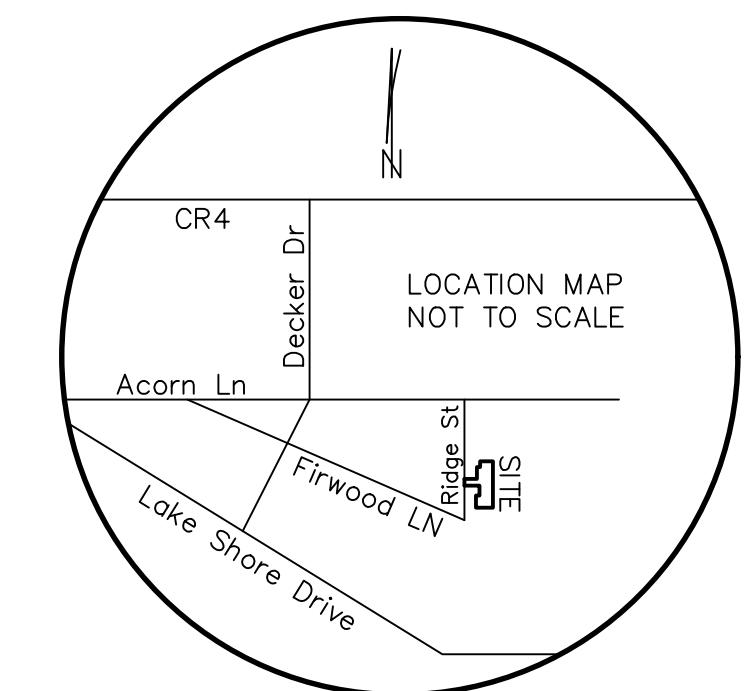
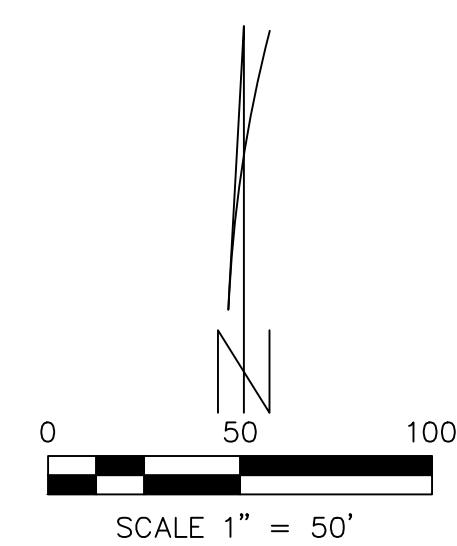
thence North 89 degrees 52 minutes 01 seconds East, to an Iron Pipe, a distance of 21.00 feet;

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.



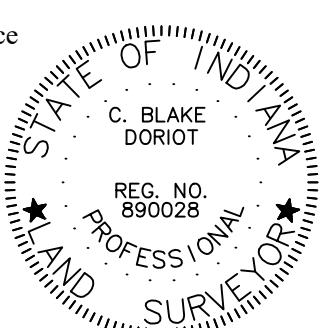
B. DORIOT & ASSOCIATES, INC.
P.O. Box 465 New Paris, IN 46553
574-536-3031 doriotsurvey@gmail.com

| | | |
|-------------------|--|--------------------|
| 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 LYNNEELL L & JODI K MYRICK H&W | |

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.



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: _____

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 | |

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 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.

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

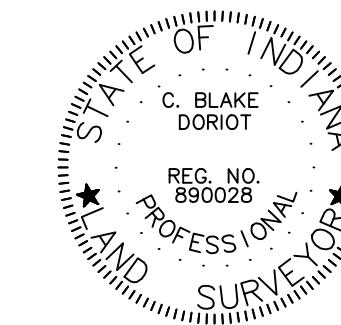
DOCUMENT NUMBER: _____

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 _____

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

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-0753-2025

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: _____ |
|------------------|-----------------|

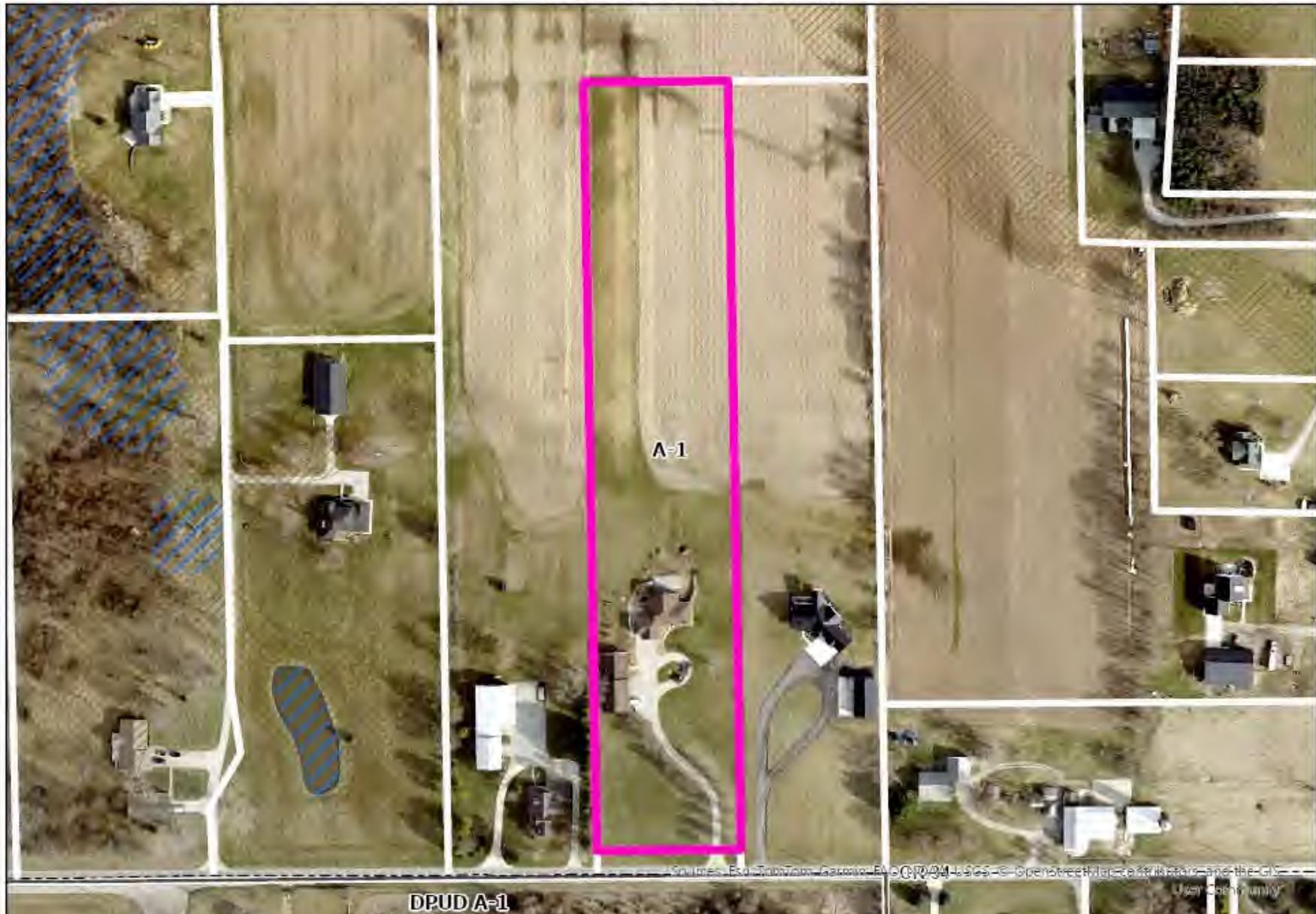
Present Use of Property: _____

Legal Description: _____

Comments: SEE MI-0723-2022

| | |
|----------------------------|-----------------------------|
| Applicant Signature: _____ | Department Signature: _____ |
|----------------------------|-----------------------------|

MI-0753-2025



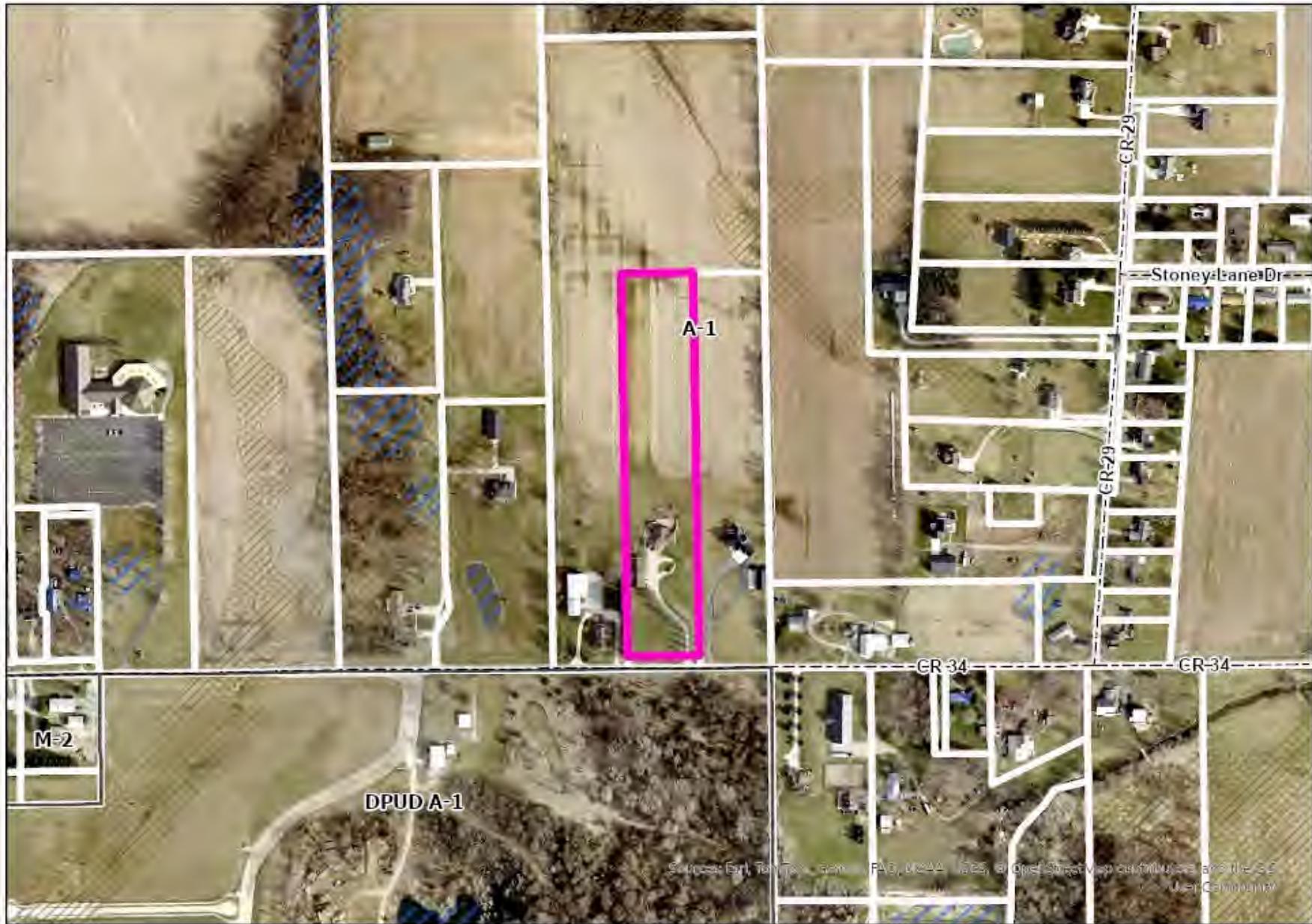
DPUD A-1

2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200
N

MI-0753-2025

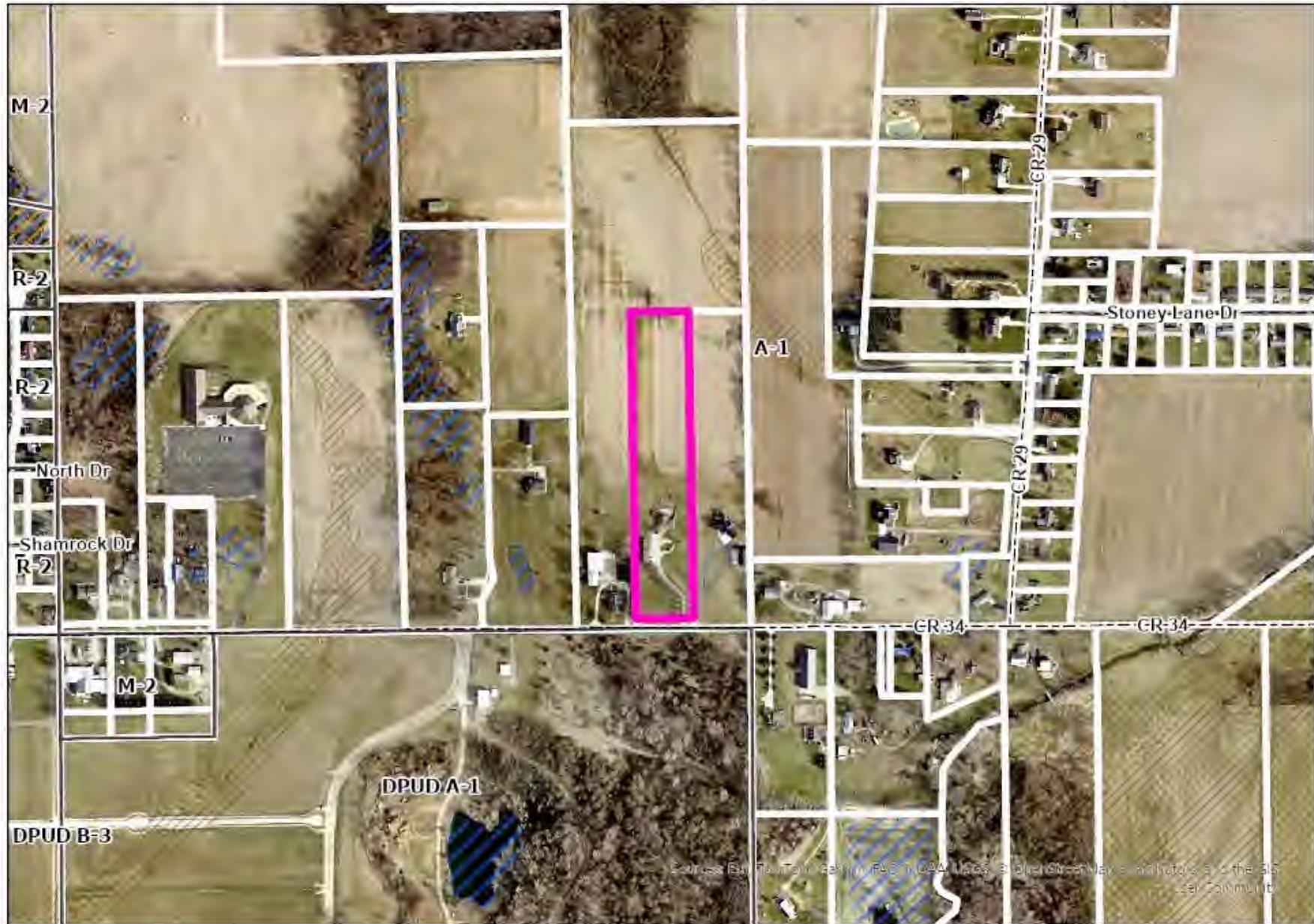


2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420
N

MI-0753-2025



2025 Aerials

1 inch equals 500 ft

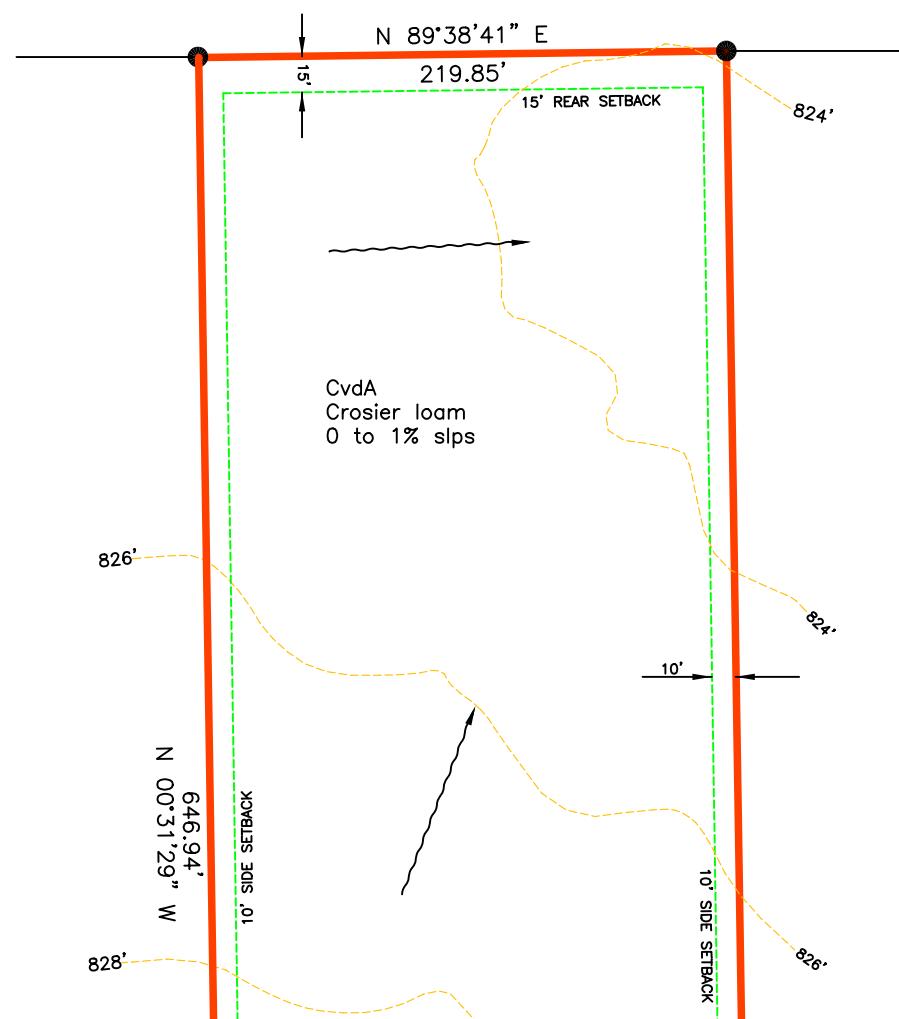
0 135 270 540
Feet
North

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.

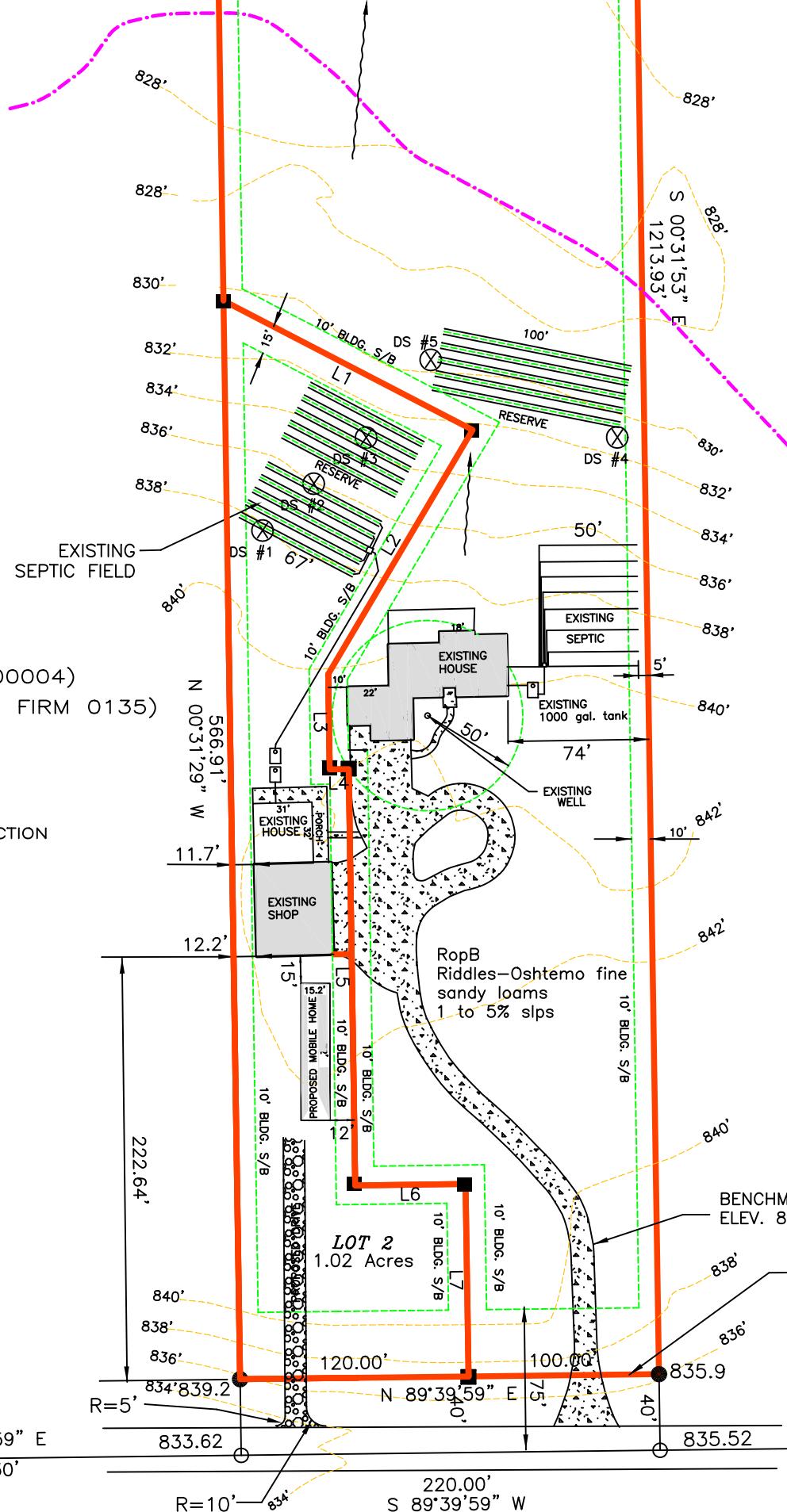
SUBJECT TO PUBLIC RIGHTS-OF-WAY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

A-1

JONAS E. AND BETTY
BONTREGER
DR#2003-39951

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 90004)
- SET 5/8" REBAR W/CAP (ALS FIRM 0135)

○ SECTION CORNER

○ FOUND MAG NAIL

→ SURFACE WATER FLOW DIRECTION

○ SOIL BORING LOCATION

— 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

N

89°39'59" E

2202.30'

COUNTY ROAD 34

SIGHT DISTANCE 700'+ | SIGHT DISTANCE 700'+

A-1

FOUND HARRISON
MONUMENT FLUSH,
SE CORNER, SECTION
11, T36N, R6E

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

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

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

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.

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.

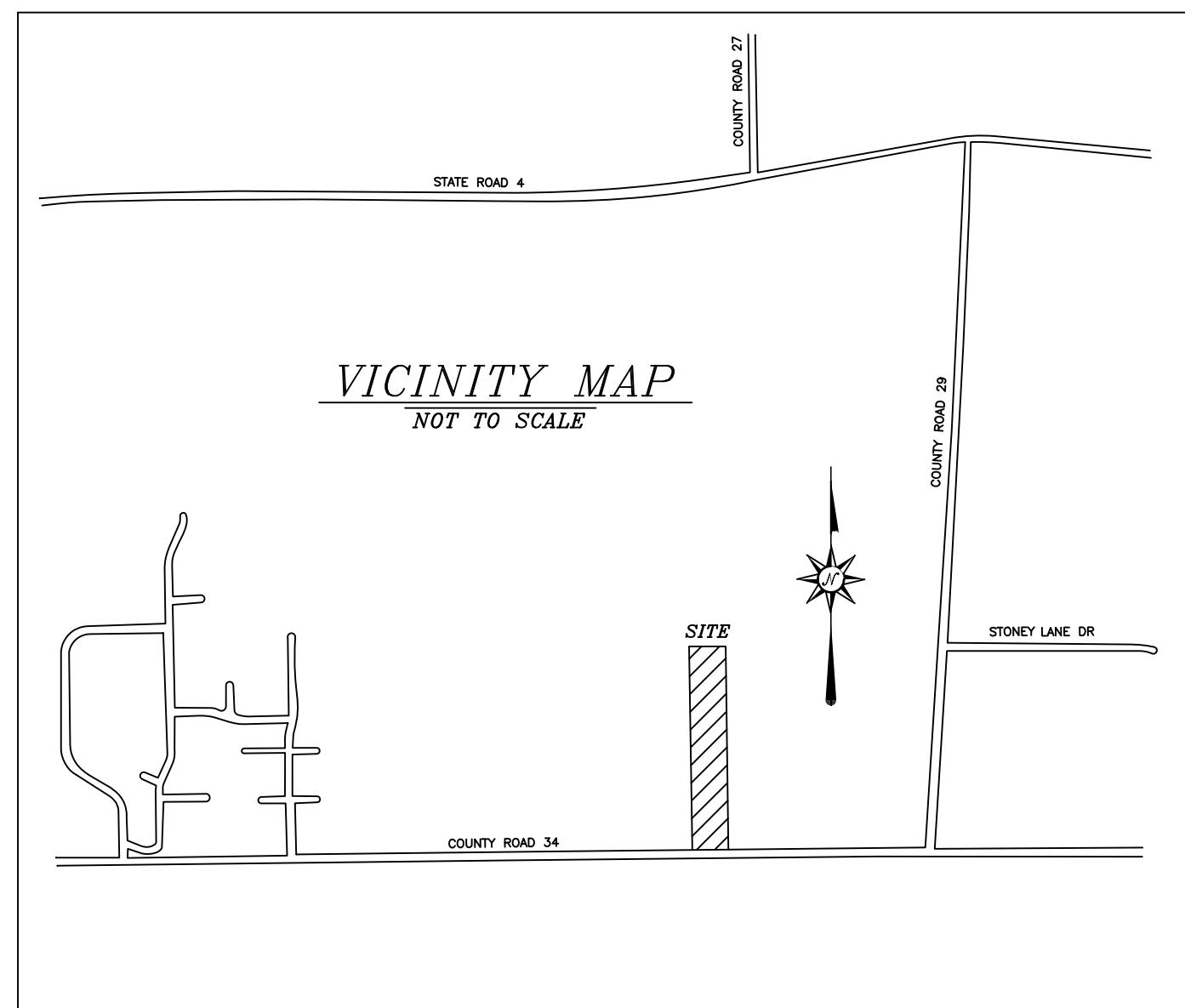
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2026.

 NOTARY

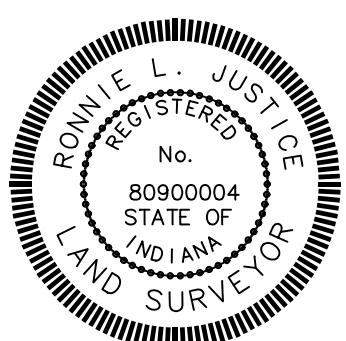
 NOTARY'S PRINTED NAME

RESIDENT OF _____ COUNTY

MY COMMISSION EXPIRES _____

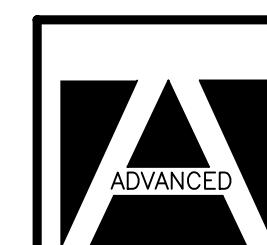


PROPERTY OWNER: TIMOTHY C. and TIFFANY N. MILLER
 PROPERTY ADDRESS: 17025/17027 COUNTY ROAD 34
 GOSHEN, INDIANA 46528



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. 8090004



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

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-0754-2025

| | | | |
|------------------|--------------------------------|---------------------------------------|-----------------------------|
| 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 SUBDIVISION.

| | | |
|---|---|---|
| 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 # |
|--------------|-------|

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

| | |
|-----------------------|-----------|
| Zoning: A-1, A-1, A-1 | NPO List: |
|-----------------------|-----------|

Present Use of Property:

Legal Description:

Comments:

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

MI-0754-2025

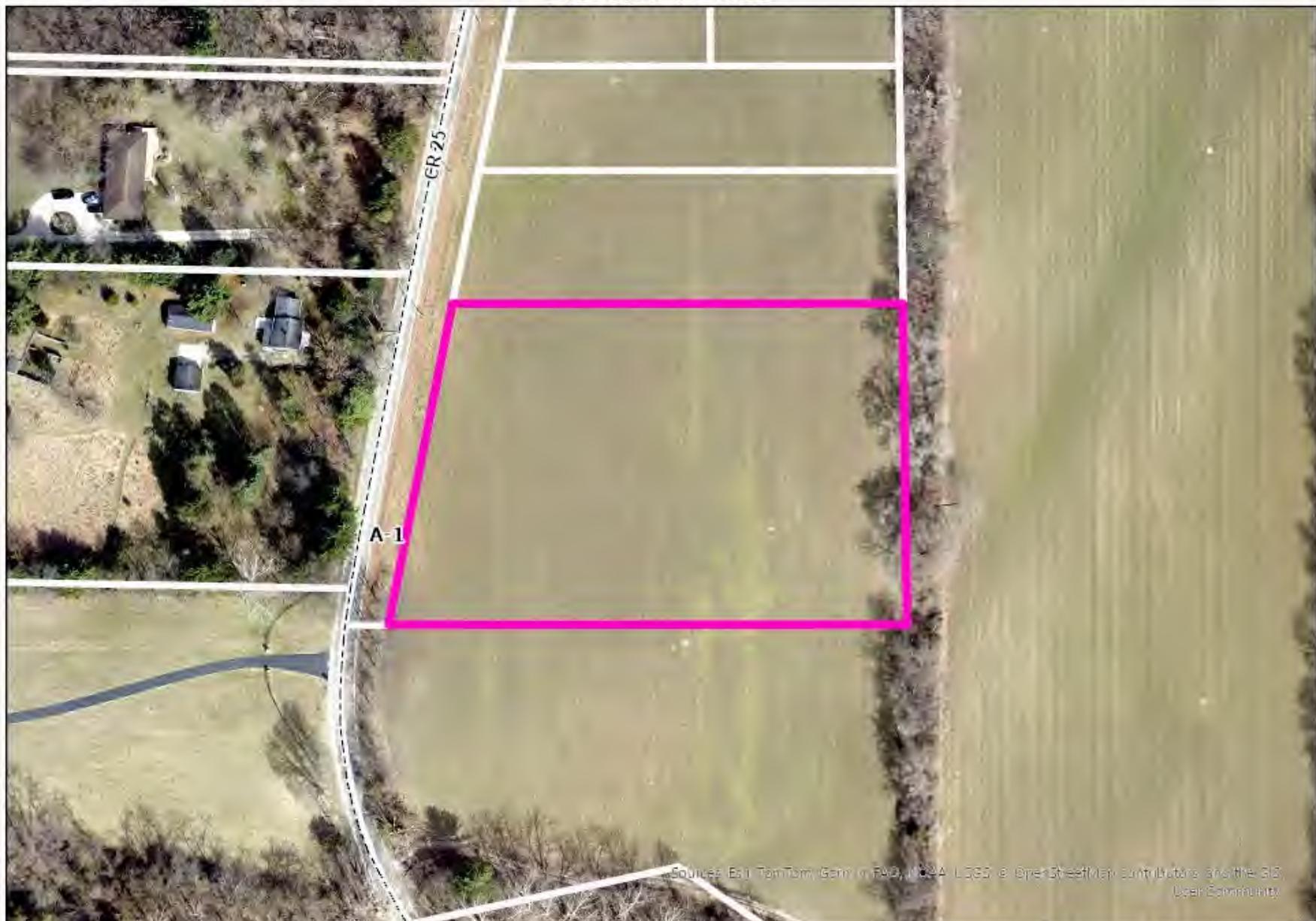


2025 Aerials

1 inch equals 80 ft

Feet
0 20 40 80
N

MI-0754-2025



2025 Aerials

1 inch equals 120 ft

0 30 60 120
Feet
N

MI-0754-2025



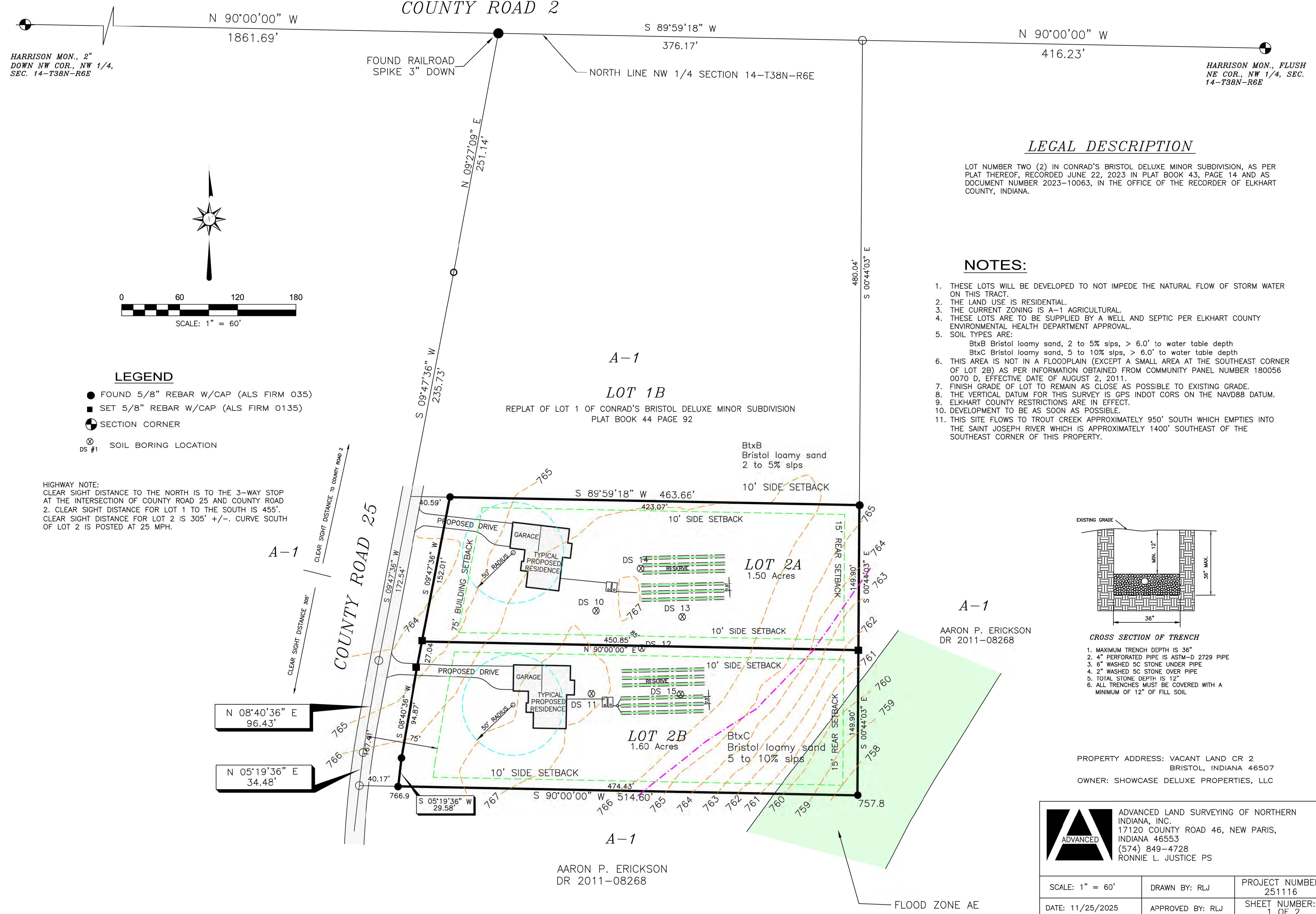
2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420

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



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

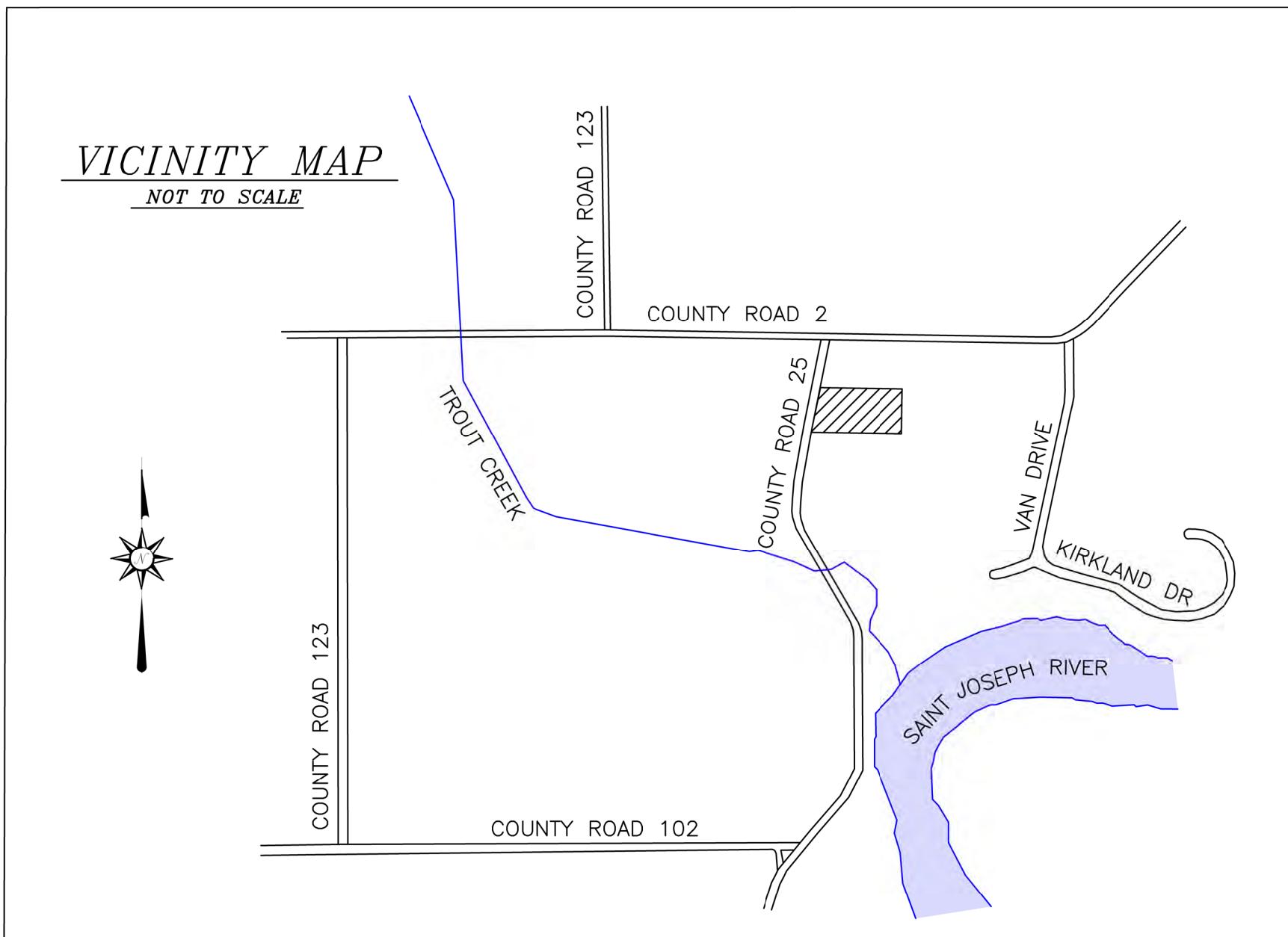
DRAINAGE MAINTENANCE CERTIFICATION:

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.

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.

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

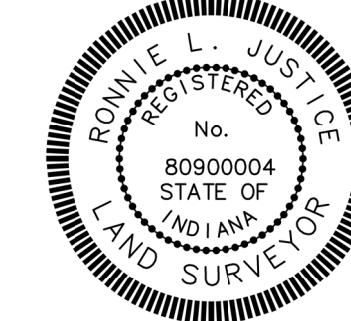
JENNIFER L. JUSTICE
RESIDENT OF ELKHART COUNTY
MY COMMISSION EXPIRES MAY 30, 2030.

I, RONNIE L. JUSTICE, 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" = 60' DATE: 11/25/2025 | DRAWN BY: RLJ APPROVED BY: RLJ PROJECT NUMBER: 251116 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

Minor Subdivision - Primary

Elkhart County Planning & Development

Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

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

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

| | |
|------------------|-----------|
| Zoning: A-1, A-1 | NPO List: |
|------------------|-----------|

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

0 105 210 420
Feet
N

MI-0750-2025



2025 Aerials

1 inch equals 500 ft

Feet
0 135 270 540
N

MI-0750-2025

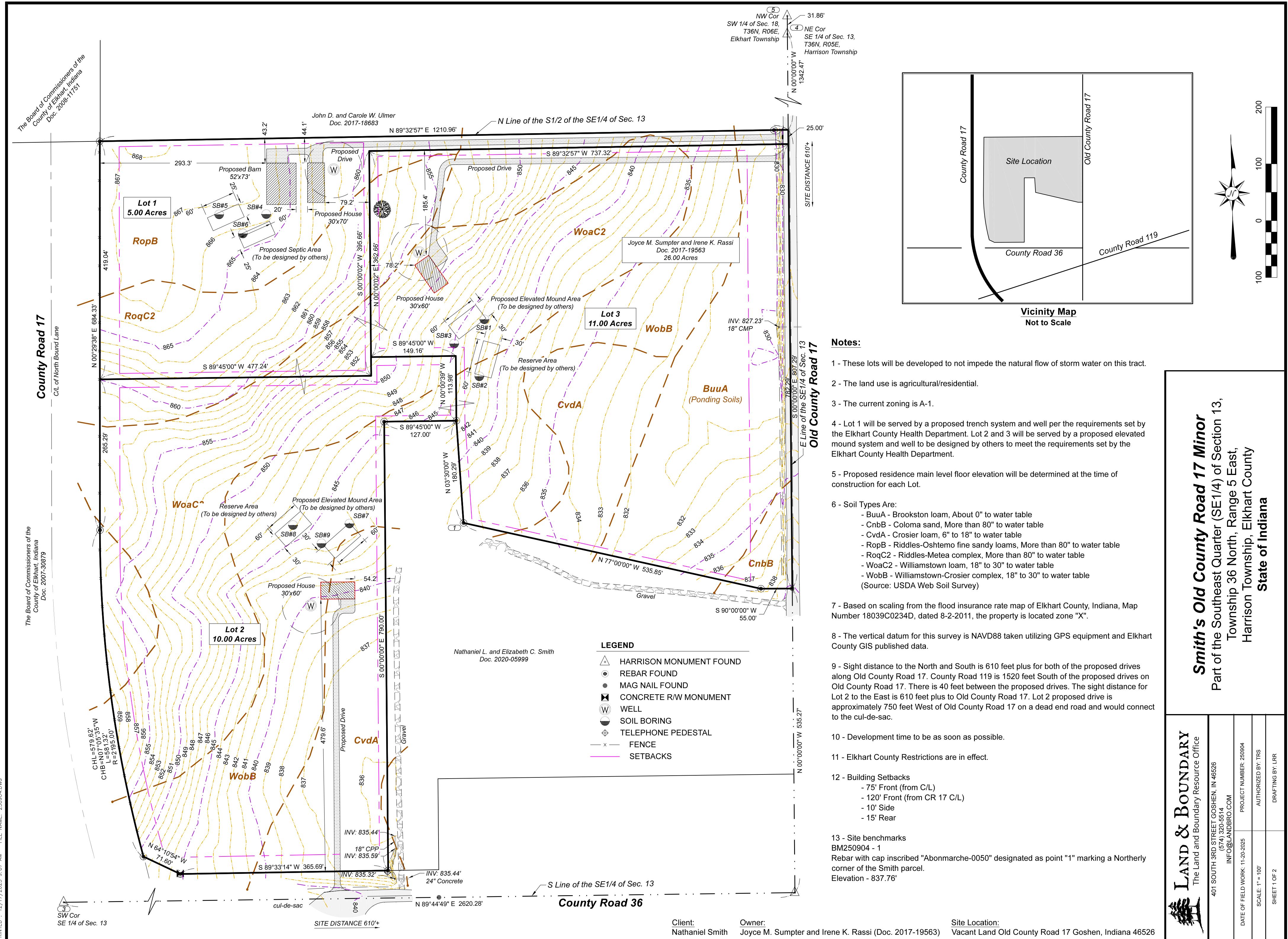


2025 Aerials

1 inch equals 600 ft

Feet
0 162 325 650
N

SW 1/4 - E 1/4 - Twp 11 - G-11 - FAS - USDA LIDCS & OpenStreetMap - File ID: 0750-2025-G2
LID Community



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 degrees 30 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 degrees 00 minutes 00 seconds East, parallel with said East line, a distance of 790.00 feet to a rebar with cap "Abonmarche-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

RECORDED
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 654-320-5544 INFO@LANDBRO.COM | |
| DATE OF FIELD WORK: 11-20-2025 | PROJECT NUMBER: 256904 |
| SCALE: N/A | AUTHORIZED BY: TRS |
| DRAFTING BY: LRR | SHEET 2 OF 2 |

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

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> Village Land Surveying, Llc 1928 Sheen Hollow Otsego, MI 49078 | <u>Land Owner</u> Michael A & Pamela J French, Husband & Wife 203 N Greene Rd Goshen, IN 46526 | <u>Land Owner</u> Galen & Darlene Stouder, Husband & Wife 20130 Regina Rd New Paris, IN 46553 | <u>Private Surveyor</u> 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 | | |
| Township: Jackson | | | |
| Location: EAST SIDE OF CR 21, 800 FT SOUTH OF CR 142 | | | |
| Subdivision: | Lot # | | |
| Lot Area: | Frontage: | Depth: | |
| Zoning: A-1 | NPO List: | | |
| Present Use of Property: | | | |
| Legal Description: | | | |
| Comments: | | | |
| Applicant Signature: | | Department Signature: | |

MI-0755-2025



2025 Aerials

1 inch equals 200 ft

0 50 100 200 Feet
N

MI-0755-2025

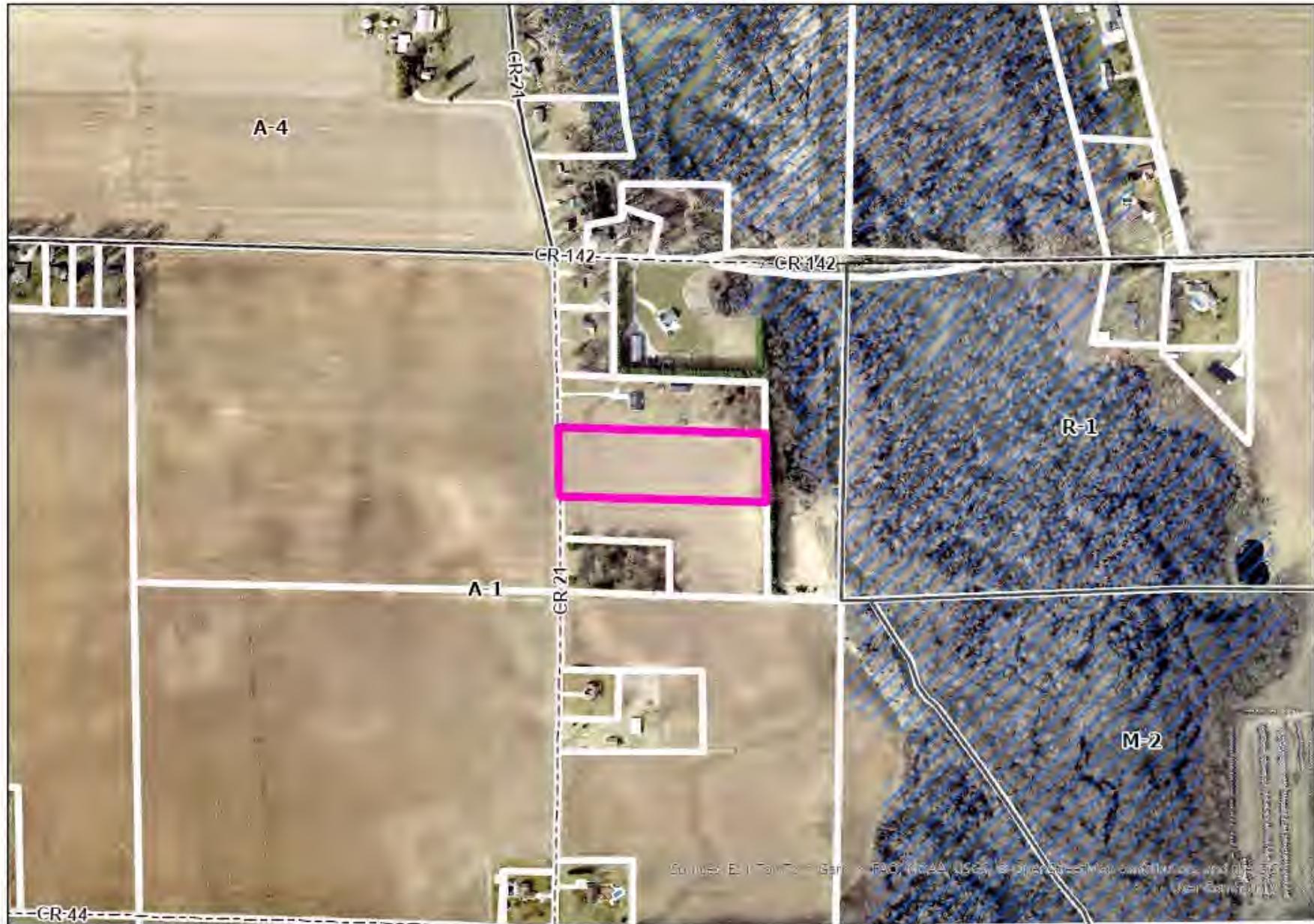


2025 Aerials

1 inch equals 400 ft

Feet
0 105 210 420
N

MI-0755-2025

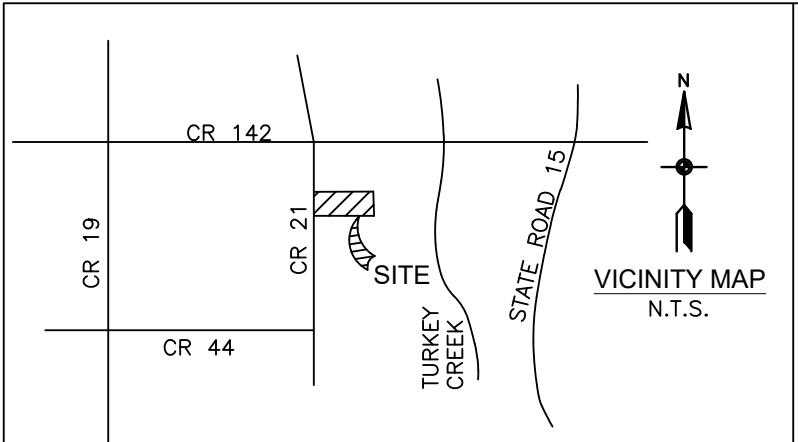


2025 Aerials

1 inch equals 500 ft

0 135 270 540
Feet





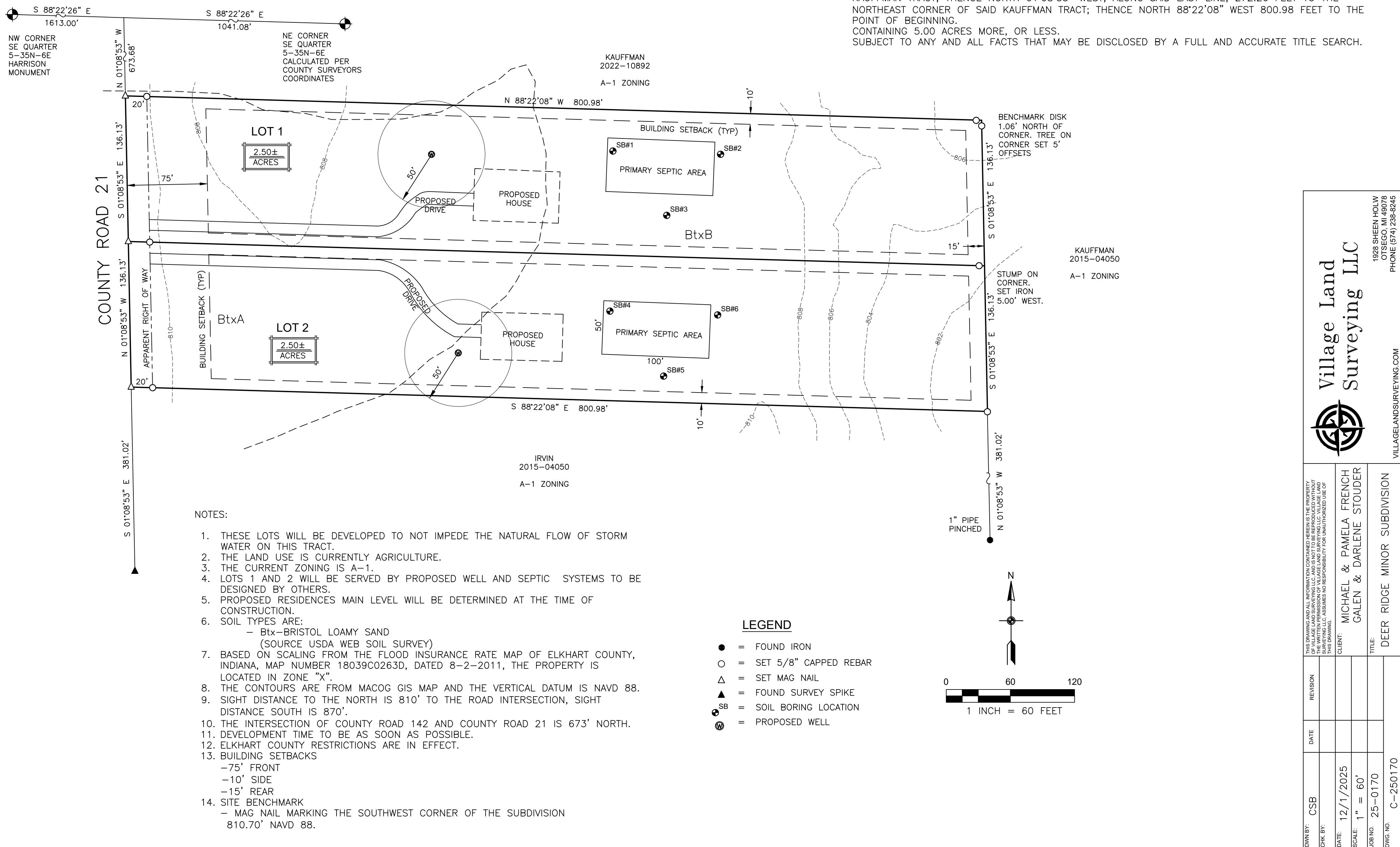
A PART OF THE SOUTHEAST QUARTER
SECTION 5, TOWNSHIP 35 NORTH, RANGE 6 EAST
JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA
OWNER: MICHAEL A. & PAMELA J. FRENCH
GALEN D. & DARLENE M. STOUDER

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 $88^{\circ}22'26''$ EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 1613.00 FEET; THENCE SOUTH $01^{\circ}08'53''$ 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 $01^{\circ}08'53''$ EAST 272.26 FEET; THENCE SOUTH $88^{\circ}22'08''$ EAST 800.98 FEET TO A 5/8 INCH CAPPED REBAR ON THE EAST LINE OF SAID KAUFFMAN TRACT; THENCE NORTH $01^{\circ}08'53''$ WEST, ALONG SAID EAST LINE, 272.26 FEET TO THE NORTHEAST CORNER OF SAID KAUFFMAN TRACT; THENCE NORTH $88^{\circ}22'08''$ WEST 800.98 FEET TO THE POINT OF BEGINNING.

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.



DEER RIDGE MINOR SUBDIVISION

SHEET 2 OF 2

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

RECORDED
 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 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
 IMPEDIE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

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

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

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

DEED OF DEDICATION AND OWNERS CERTIFICATION

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

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

| | | | | |
|---|-----|------|----------|--|
| DRW BY: CRAIG S. BATDORFF | CSB | DATE | REVISION | THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VILLAGE LAND SURVEYING LLC, AND IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF VILLAGE LAND SURVEYING LLC. VILLAGE LAND SURVEYING LLC ASSUMES NO RESPONSIBILITY FOR INACCURACIES IN THIS DRAWING. |
| CHK BY: | | | | CLIENT: MICHAEL & PAMELA FRENCH |
| DATE: 12/1/2025 | | | | GALEN & DARLENE STOUDER |
| SCALE: 1" = 60' | | | | TITLE: DEER RIDGE MINOR SUBDIVISION |
| JOB NO. 25-0170 | | | | DWG NO. C-250170 |
| 1928 SHEEN HOLLOW OTSEGO, MI 49078 PHONE (514) 238-8245 VILLAGE LAND SURVEYING LLC VILLAGELANDSURVEYING.COM | | | | |



Craig S. Batdorff

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.