

AGENDA

ELKHART COUNTY PLAT COMMITTEE

July 9, 2026
9:00 A.M.

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

Call to Order

Roll Call

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

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

PRIMARY APPROVALS

9:00 A.M.

- A. Petitioner: William D. Dalton III & Kaylee S. Dalton, Husband & Wife (page 1)
represented by Abonmarche Consultants
Petition: for primary approval of a 2-lot minor subdivision to be known as **DALTON MINOR**.
Location: north side of CR 18, 2,100 ft. west of Old CR 17, common address of 22645 CR 18, Goshen, IN 46528 in Concord Township. (MI-0327-2026)
- B. Petitioner: William L. & Sandra K. Bussard (page 2)
represented by Wightman
Petition: for primary approval of a 2-lot minor subdivision to be known as **REPLAT OF BUSSARD ROW LOT 1**.
Location: north side of CR 18, 935 ft. east of CR 29, common address of 16613 CR 18, Goshen, IN 46528 in Jefferson Township. (MI-0341-2026)

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26

Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark – County Council Liaison: no term

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF JUNE 2026 AT 9:00 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Lori Snyder. The following staff members were present: Mae Hope, Plan Director, Jason Auvil, Zoning Administrator; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Coordinator and Don Schuler, Attorney for the Board.

Roll Call.

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

2. A motion was made and seconded (*Clark/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 14th day of May 2026, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for primary approval of a 3-lot minor subdivision to be known as PERRY & KATHY GRABER MINOR, for Perry Graber & Kathy Graber Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the south side of State Line Rd., 380 ft. west of Tasha Dr., common address of 15238 State Line Rd. Bristol, IN 46507 in York 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-0262-2026*.

Mr. Barker mentioned lot 3 should not be developed the way it is being presented without a commitment. He stated he wanted a confirmed commitment on which lot, lot 3 would be attached. He went on to suggest waiting on splitting the land until it can be decided, which lot will get lot 3. Mr. Warner asked when would lot 3 will go with one of the other lots.

Blake Doriot, B. Doriot & Associates, P.O. Box 465, New Paris, was present representing the petitioner. He explained the petitioner's son will be building on the front lot. He stated when the petitioner's son is in the position to purchase lot 3 or if the petitioner passes away his son will own it. He expressed there is no intent on selling lot 3. Mrs. Snyder asked why wouldn't lot 3 be left alone until the son is ready to purchase the property. Mr. Doriot said an amendment would have to be applied for an additional lot, which takes months. Mrs. Snyder asked Mr. Barker what kind of commitment he is suggesting. Mr. Barker stated the commitment would state lot 3 will be attached to lot 1 or lot 2. He went on to say it is currently too open ended. Mrs. Snyder asked if there is a preference to attach lot 3 to either lot 1 or lot 2. Mr. Doriot stated currently he would want it to be attached to lot 1, because that is the lot the father lives on. Mrs. Snyder stated would

it make sense to attach lot 3 to lot 2. Mr. Doriot stated not at this time, due to a financial transaction that would need to take place. Mrs. Snyder stated then it can only be committed to lot 1. Mr. Doriot stated they will commit it to lot 1 with the ability to transfer it to lot 2. Mr. Barker asked if the Board is approving a 3-lot subdivision with a commitment with lot 3 being committed to lot 2. Mr. Clark asked what the reasoning for the commitment was. Mr. Barker explained if it is not tied to one of the lots with a residence than anyone can purchase it. He restated he wants more clarity on who owns lot 3. Mr. Doriot asked if a commitment showing ownership of lot 3 will go with the ownership of lot 1 until at which time the owner of lot 2 purchases it from lot 1 would be acceptable. Mr. Barker stated the would be o.k. Ms. Hope stated how this situation has historically been handled on an independent lot with a primary residence. She explained on the plat there is a note that the accessory structure on lot 3 may only be sold in conjunction with a primary structure unless another proceeding, for example a Special Use permit or a Rezoning gives a primary status or unless the use is agricultural with the Board of Zoning Appeals Approval. She stated this will all be on the final recorded plat. Mr. Clark asked if a barn must be attached to a primary residence, if it's on an independent lot. Ms. Hope stated if it is an agricultural use on more than 3 acres in an A-1 zoning district it is allowed by right, but if it is on less than 3 acres or if it is for personal storage then a primary structure is required. Mr. Clark asked what is the purpose of having a primary residence with an accessory structure. Ms. Hope stated the reason why its been historically done this way is to avoid having businesses pop in the middle of a residential area. Mrs. Snyder asked Mr. Barker if it was helpful knowing that the note will be on the recorded plat. Mr. Barker stated he would let the Board decide, and he would abstain.

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

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steve Warner that this request for primary approval of a 3-lot minor subdivision to be known as PERRY & KATHY GRABER MINOR be approved in accordance with the Staff Analysis.

Vote: Motion passed (**summary:** Yes = 4, No = 0, Abstain = 1).

Yes: Lori Snyder, Steve Clark, Steve Warner, Steven Edwards.

Abstain: Philip Barker.

5. The meeting was adjourned at: 9:13 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 9, 2026

Transaction Number: MI-0327-2026.

Parcel Number(s): 20-06-13-176-007.000-009.

Existing Zoning: A-1.

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

Petitioner: William D. Dalton III & Kaylee S. Dalton, Husband & Wife, represented by Abonmarche Consultants.

Location: North side of CR 18, 2,100 ft. west of Old CR 17, in Concord Township.

Site Description: The subject property is lot 2 of an existing 3-lot subdivision known as Bollinger Minor. Proposed lots 2A and 2B are 3.559 acres and 1.057 acres with proposed homes. An easement is established on lot 2A to consolidate access.

History and General Notes:

- **October 26, 2021** – Bollinger Minor was recorded.
- This minor subdivision includes a 60 ft. lot width variance for lot 2A.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0327-2026

Date: 05/27/2026 Meeting Date: July 09, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0327-2026

Description: for Primary approval of a 2-lot minor subdivision to be known as DALTON MINOR

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	William D Iii & Kaylee S Dalton 3814 Saint Andrews Pl Elkhart, IN 465173872	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 22645 County Road 18 Goshen, IN 46528	Parcel Number: 20-06-13-176-007.000-009
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Township: Concord
Location: North Side Of County Road 18, 2,100 Ft. West Of Old County Road 17

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:

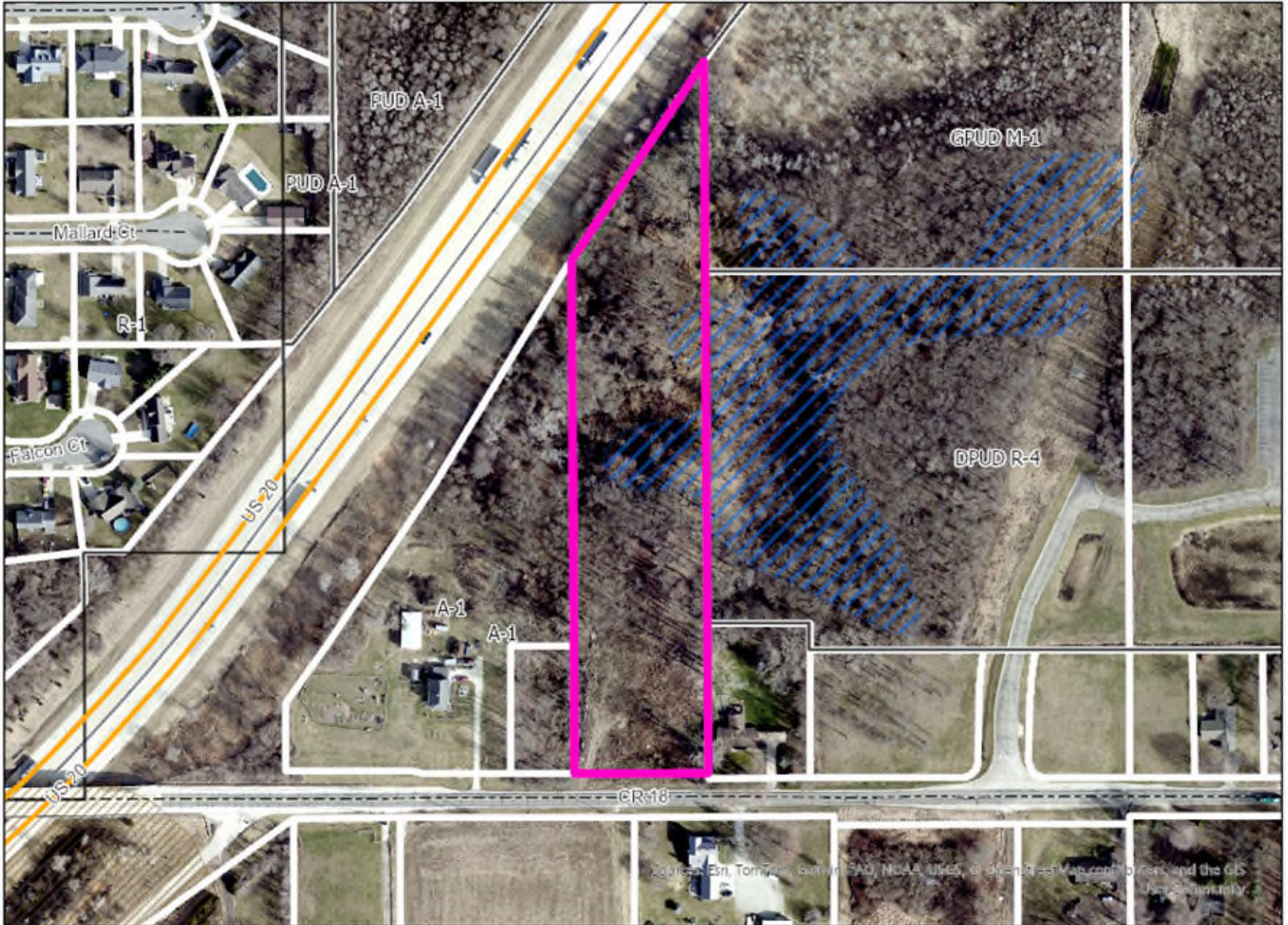
Legal Description:

Comments: and for a 50 ft. lot-width Developmental Variance (Ordinance requires 100 ft.) to allow for construction of a residence on Lot 2A and 2B

Applicant Signature:

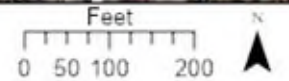
Department Signature:

MI-0327-2026



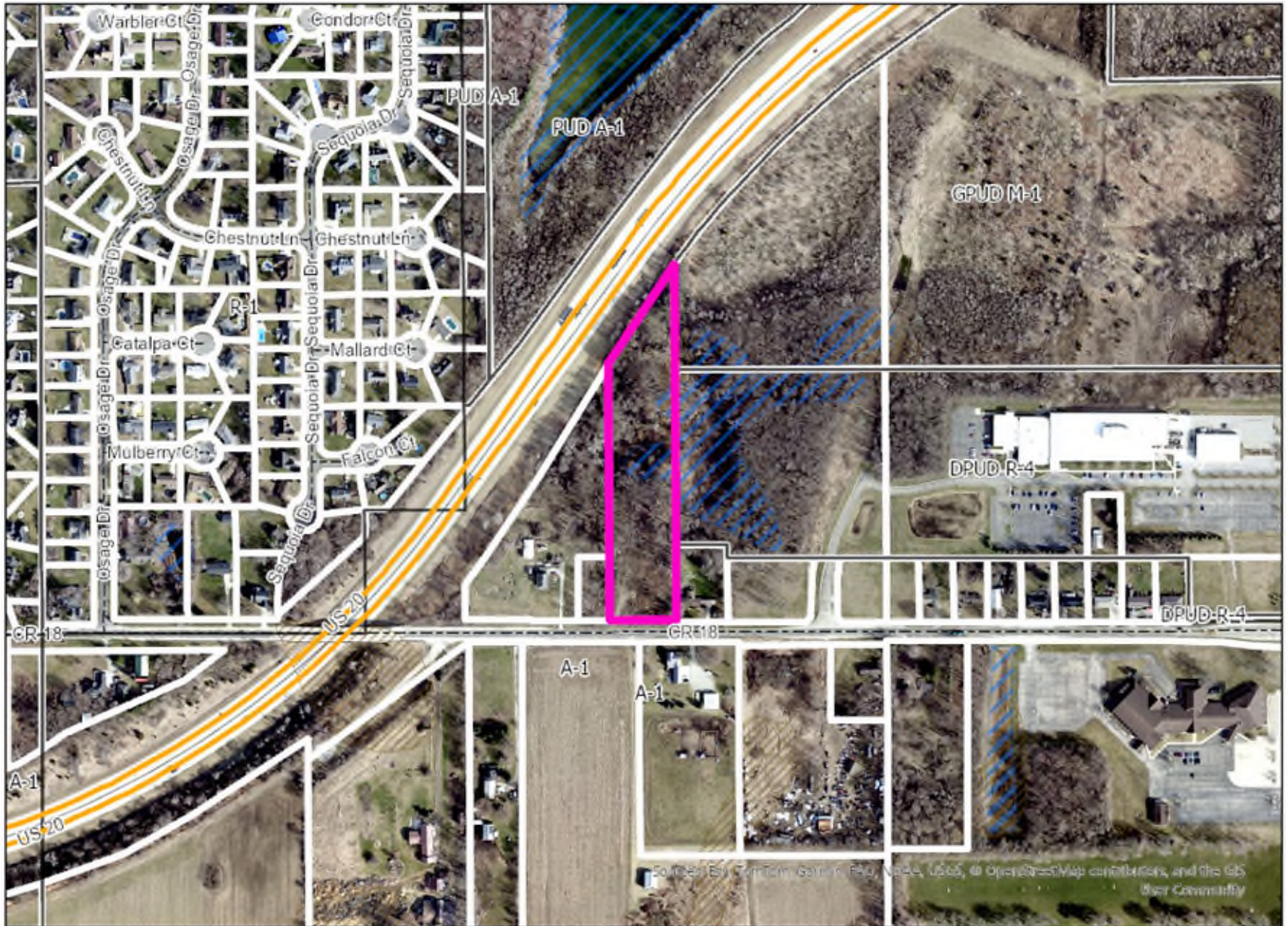
2025 Aerials

1 inch equals 200 ft



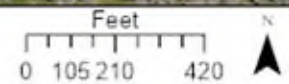
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

MI-0327-2026

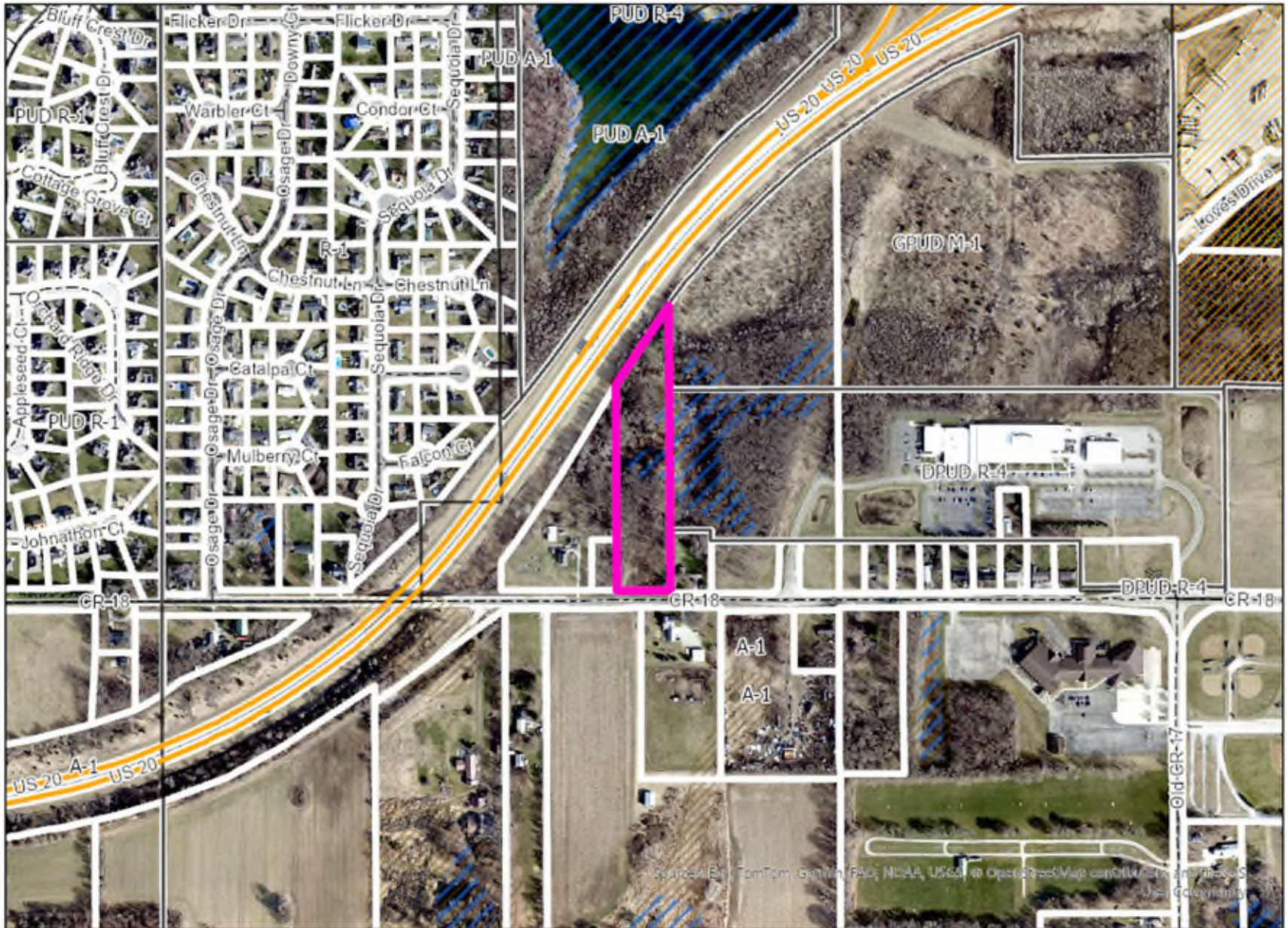


2025 Aerials

1 inch equals 400 ft

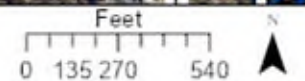


MI-0327-2026



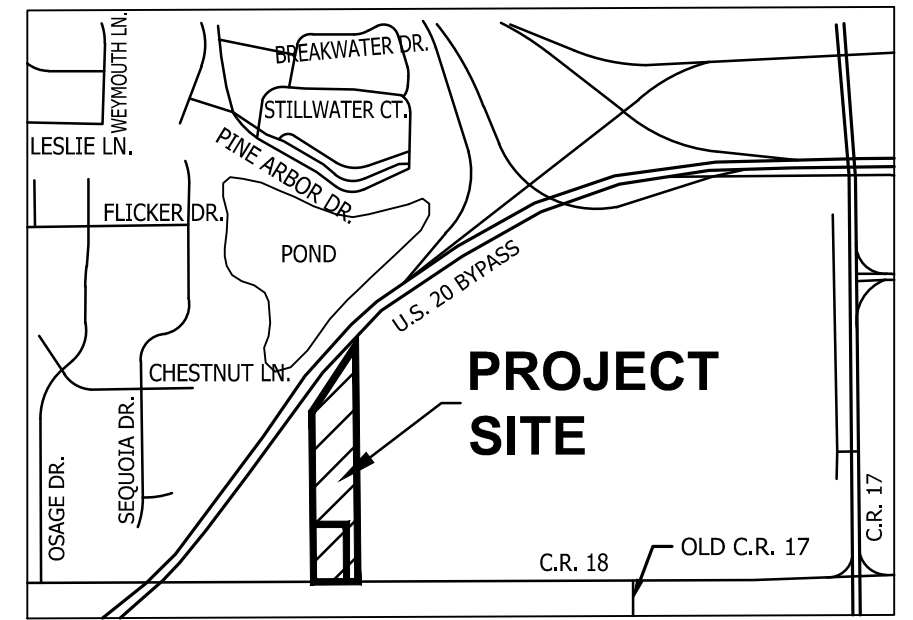
2025 Aerials

1 inch equals 500 ft



PRIMARY PLAT DALTON MINOR

A REPLAT OF LOT 2 BOLLINGER MINOR (PLAT BOOK 41, PAGE 41); BEING A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA
 OWNER: WILLIAM DALTON III & KAYLEE DALTON
 ADDRESS: VL, COUNTY ROAD 18, GOSHEN, IN 46528
 PARCEL ID NO: 20-06-13-176-007.000-009



LOCATION MAP
(NOT TO SCALE)

TOTAL SUBDIVISION AREA
201,092 S.F.
4.616± ACRES

- LEGEND**
- TBM "A" TEMPORARY BENCHMARK
 - 785 --- EXISTING GROUND CONTOURS
 - BufA / SdzA SOIL DESIGNATION
 - WET --- WETLAND AREA AS SCALED PER WETLANDS MAP
 - WETLAND AREA
 - (F) 75' MINIMUM FRONT BUILDING SETBACK (FROM CENTERLINE)
 - (R) 15' MINIMUM REAR YARD BUILDING SETBACK
 - (S) 10' MINIMUM SIDE YARD BUILDING SETBACK
 - (A) 40'X200' SHARED DRIVE ACCESS EASEMENT
 - SET 5/8" CAPPED REBAR, "ABONMARCHE FIRM #0050"
 - PP POWER POLE
 - PROPOSED WELL
 - SB# 100.00 SOIL BORING LOCATION

LEGAL DESCRIPTION

LOT NUMBERED 2 AS SHOWN ON THE RECORDED PLAT OF BOLLINGER MINOR, AS PER PLAT THEREOF RECORDED OCTOBER 26, 2021 IN PLAT VOLUME 41, PAGE 41 AS INSTRUMENT #2021-28878 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

GENERAL NOTES

ZONING & PROPOSED LAND USE

ZONING FOR THIS PARCEL IS CURRENTLY A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ZONED A-1 TO THE WEST AND SOUTHEAST OF LOT 2 AND DIRECTLY EAST IS ZONED DPUD R-4 AND GPUD M-1. THE SUBJECT PARCEL IS CURRENTLY VACANT WOODED LAND.

THE PROJECT IS LOCATED ON THE NORTH SIDE OF COUNTY ROAD 18. THE NORTH LINE OF LOT 2 IS BORDERED BY U.S. HIGHWAY 20. THE PROJECT SITE TOTALS 4.616 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF WILLIAM D. DALTON, III & KAYLEE S. DALTON BY INSTR. #2024-12876.

SETBACKS - A-1 ZONE ELKHART COUNTY

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

DENSITY

TOTAL PROJECT AREA = 201,092S.F. / 4.616± ACRES

STREETS

NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

DRIVEWAYS

THE NEWLY CREATED LOTS WILL HAVE DRIVEWAYS THAT WILL NEED TO COMPLY WITH THE ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE. LOT 2B WILL HAVE A DRIVE ACCESS THROUGH A 40 FOOT ACCESS EASEMENT.

SANITARY SEWER

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

WATER SUPPLY

ALL PROPOSED LOTS WILL BE SERVICED BY PRIVATE WATER WELLS.

SOILS

THE SUBJECT SITE CONSISTS OF:

BufA (BRONSON SANDY LOAM, 0-1% SLOPES) IS MODERATELY WELL DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF ABOUT 18 TO 30 INCHES AND SdzA (SELFRIDGE-CROSIER COMPLEX, 0-1% SLOPES) IS SOMEWHAT POORLY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF ABOUT 6 TO 18 INCHES. SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SOIL SOLUTIONS DATED MAY 23, 2024 AND SCHNOEBEL'S SOIL CONSULTING ON JULY 27, 2021.

CONTOURS

EXISTING ELEVATIONS AND GROUND CONTOURS ARE DERIVED FROM INDIANA INCORS. VERTICAL DATUM IS NAVD88.

TEMPORARY BENCHMARK "A"

SET MAG NAIL IN N. FACE OF POWER POLE ON THE SOUTH SIDE OF C.R. 18 OPPOSITE THE DRIVE FOR 22693 C.R. 18 @ ELEV. 799.42'.

FLOOD NOTE

THE SUBJECT LOTS ARE NOT WITHIN THE 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0142D, HAVING AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.

WETLAND NOTE

A WETLAND AREA HAS BEEN IDENTIFIED AND DEPICTED ON THE SITE PLAN BASED ON THE U.S. FISH AND WILDLIFE DEPARTMENT WETLAND MAPPER. THIS WETLAND SHOULD BE DELINEATED ON ANY CONSTRUCTION PLANS FOR THE REAR OF LOT 2A.

ELEVATIONS OF BUILDINGS

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

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

EROSION CONTROL PLAN

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

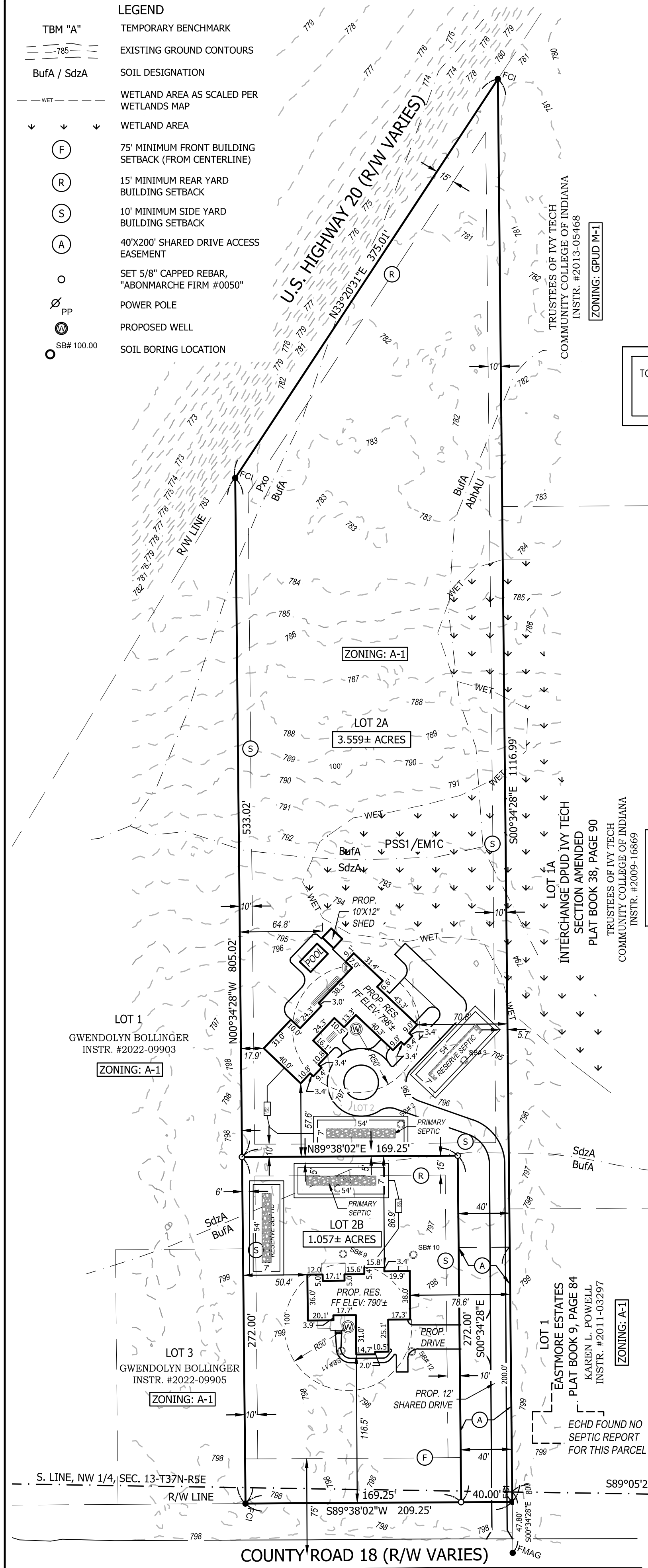
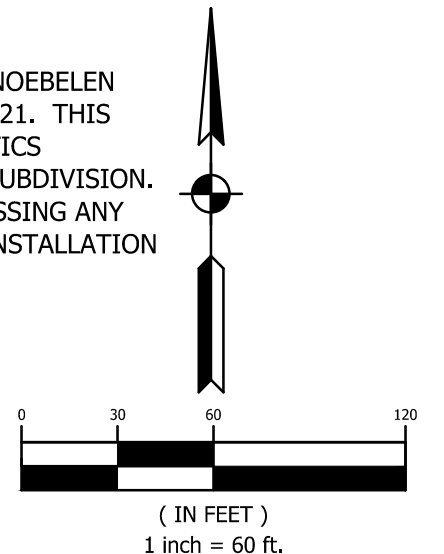
ALL DIMENSIONS SHOWN FOR LOTS ARE APPROXIMATE AND MAY CHANGE WITH THE COMPUTATION OF THE FINAL PLAT.

WATER TABLE NOTE

SOIL BORINGS WERE OBTAINED AND PROVIDED BY DON SCHNOEBEL IRSS#83 OF SCHNOEBEL SOIL CONSULTING ON JULY 27, 2021. THIS REPORT IDENTIFIES SEASONAL HIGH WATER CHARACTERISTICS RANGING AT A DEPTH OF 4-5 FEET ACROSS THE PROJECTED SUBDIVISION. THE OWNER AND/OR BUILDER ARE RESPONSIBLE FOR ADDRESSING ANY POTENTIAL WATER TABLE ISSUES THAT COULD EFFECT THE INSTALLATION OF A BASEMENT ON ANY OF THE LOTS IN THIS SUBDIVISION.

OWNER/ DEVELOPER

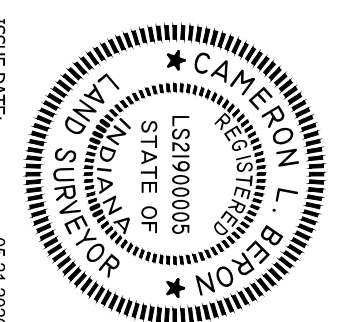
WILLIAM D. DALTON, III &
 KAYLEE DALTON
 3814 SAINT ANDREWS PLACE
 ELKHART, IN. 46517-3872
 INSTR. #2024-12876



TBM "A"
PP

PROJECT NO: 26-0465
 1 OF 1

1 ELK CO. TECH CORR 06.15.2026
 # ISSUANCE / REVISION DATE
 ORIGINAL SHEETS 17/24 USE DIMENSIONS SHOWN DO NOT SCALE DRAWINGS



SCHROCK HOMES
**LOT 2 BOLLINGER MINOR,
 CONCORD TOWNSHIP, ELKHART CO., IN.**
 VL, COUNTY ROAD 18, GOSHEN, IN. 46528
PRIMARY PLAT

ABONMARCHE
 303 River Race Drive, Unit 206
 Goshen, IN 46526
 T 574.533.9913
 F 574.533.9911
 abonmarche.com
 © 2026 ABONMARCHE CONSULTANTS, INC.

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: July 9, 2026

Transaction Number: MI-0341-2026.

Parcel Number(s): Part of 20-07-13-376-012.000-019.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as REPLAT OF BUSSARD ROW LOT 1.

Petitioner: William L. & Sandra K. Bussard, represented by Wightman.

Location: North side of CR 18, 935 ft. east of CR 29, in Jefferson Township.

Site Description: Proposed lot 1A is 1.76 acres, irregular in shape, with an existing single-family residence and detached garages and shed. Proposed lot 1B is 0.66 acres, square in shape, with a proposed single-family residence.

History and General Notes:

- **April 26, 2017** – Bussard Row minor was recorded.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0341-2026

Minor Subdivision - Primary

Date: 06/01/2026

Meeting Date:

July 09, 2026

Plan Commission Hearing (Subdivision)

Transaction #:

MI-0341-2026

Description: for primary approval of 2-lot minor subdivision to be known as BUSSARD ROW 2ND MINOR
SUBDIVISION

Contacts: Applicant

Wightman

1402 E. Mishawaka Ave.

South Bend, IN 46615

Developer

Jaclyn Ward

58050 Diener Dr.

Goshen, IN 46528

Land Owner

William L & Sandra K Bussard

16613 County Road 18

Goshen, IN 46528

Private Surveyor

Wightman

1402 E. Mishawaka Ave.

South Bend, IN 46615

Site Address: 16613 County Road 18
Goshen, IN 46528

Parcel Number:

Part of 20-07-13-376-012.000-019

Township: Jefferson

Location: NORTH SIDE OF CR 18, 935 FT EAST OF CR 29

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

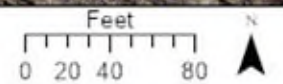
Department Signature:

MI-0341-2026



2025 Aerials

1 inch equals 80 ft



MI-0341-2026

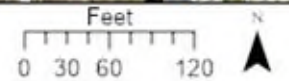


A-1

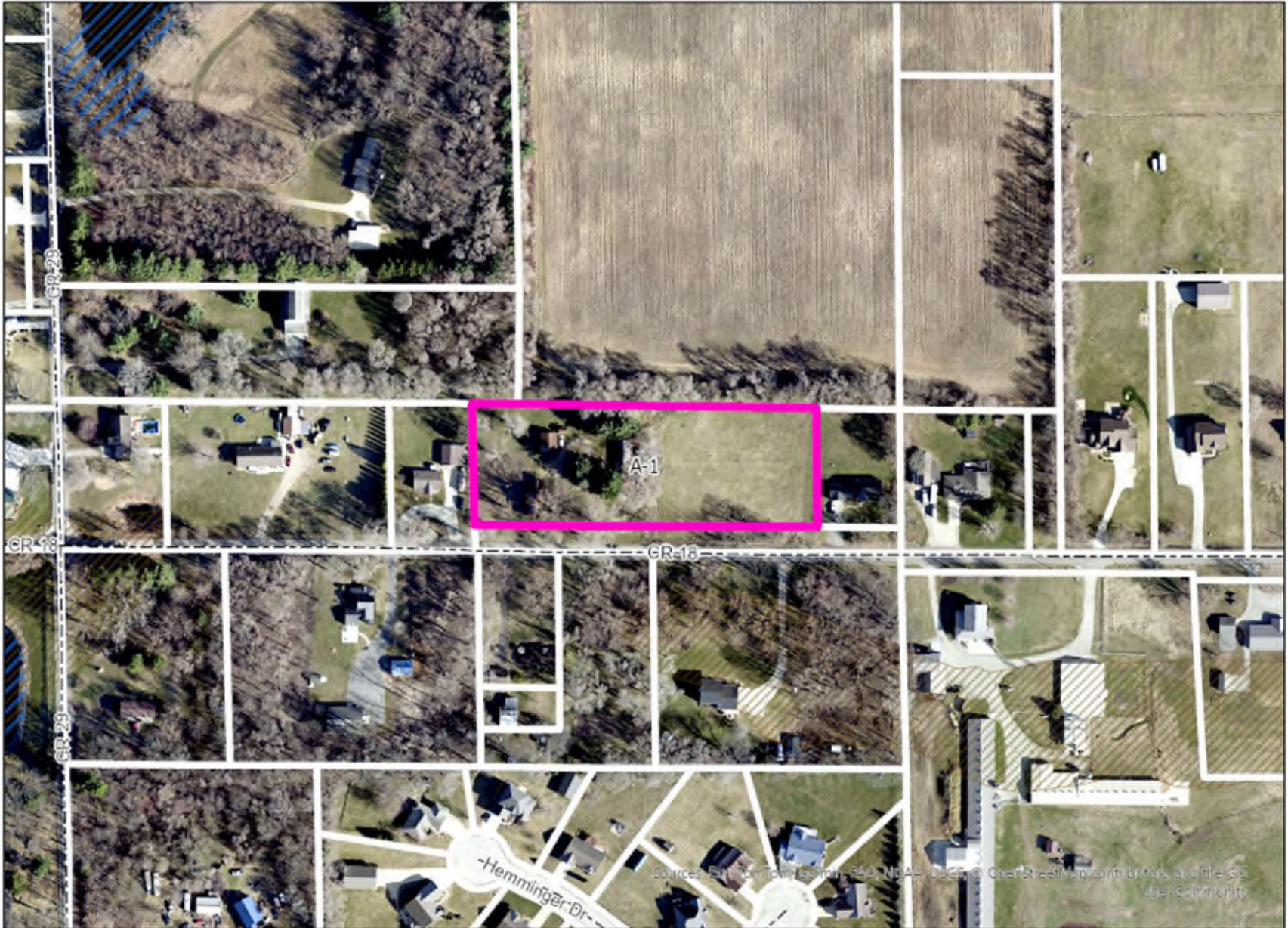
GR 18

2025 Aerials

1 inch equals 120 ft

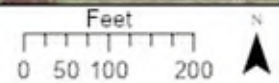


MI-0341-2026

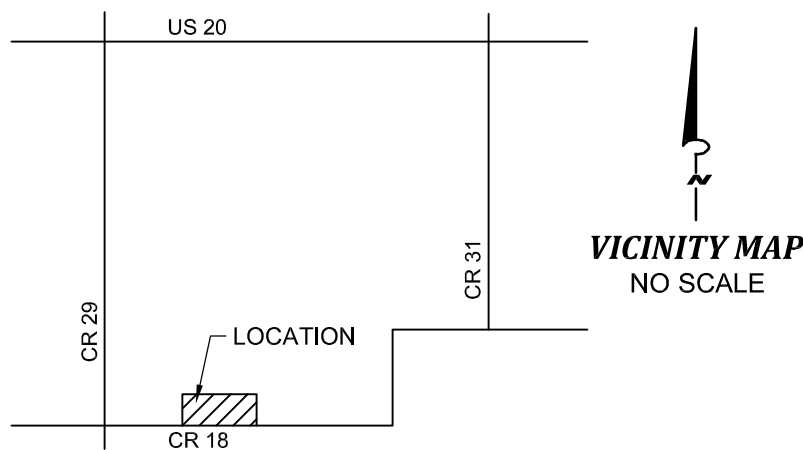


2025 Aerials

1 inch equals 200 ft



Sources: Esri, DeLorme, Garmin, GeoEye, IGN, NOAA, NGA, NRC, OpenStreetMap contributors, and the GIS User Community



"REPLAT OF BUSSARD ROW LOT 1"

IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 6 EAST,
JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

WIGHTMAN

1402 MISHAWAKA AVE.
SOUTH BEND, IN. 46615
574.233.1841

www.gowightman.com

LEGAL DESCRIPTION AS SURVEYED:

LOT 1, "BUSSARD ROW," BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT #2017-08364, ELKHART COUNTY RECORDS.
SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
EXCEPTING:
THAT PART OF LOT 1, "BUSSARD ROW," BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT #2017-08364, ELKHART COUNTY RECORDS, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1 THAT IS 90.14' FEET NORTH 00° 59' 47" WEST (PLATTED NORTH 00° 59' 53" WEST) OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00° 59' 47" WEST (PLATTED NORTH 00° 59' 53" WEST) ON SAID WEST LOT LINE 49.20 FEET; THENCE NORTH 89° 00' 13" EAST PERPENDICULAR TO SAID WEST LOT LINE 13.78 FEET; THENCE SOUTH 00° 59' 47" EAST PARALLEL WITH SAID WEST LOT LINE 49.20 FEET; THENCE SOUTH 89° 00' 13" WEST PERPENDICULAR TO SAID WEST LOT LINE 13.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.016 OF AN ACRE, MORE OR LESS.
SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
BEARINGS ARE RELATED TO THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

OWNER:

WILLIAM L. BUSSARD AND SANDRA K. BUSSARD
16613 COUNTY ROAD 18
GOSHEN, INDIANA 46528

DRAINAGE MAINTENANCE CERTIFICATION

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES, SHALL BE THE RESPONSIBILITY OF EACH OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITY AT OWNER'S EXPENSE.

IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN 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 ESTATES 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 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.

SOIL CLASSIFICATION

SOIL MAPPING INFORMATION HAS BEEN OBTAINED THE WEB SOIL SURVEY SITE PROVIDED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE.
BtxB - BRISTOL LOAMY SAND, 2-5% SLOPE
TxuB - TYNER LOAMY SAND, 1-5% SLOPES

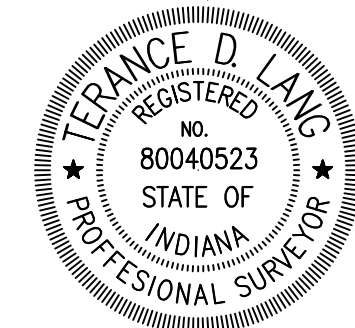
GENERAL NOTES

1. LAND USE: SINGLE FAMILY RESIDENTIAL
2. CURRENT ZONING: A-1 AGRICULTURAL
3. BASIS FOR VERTICAL DATA IS THROUGH NATIONAL USGS DATUM.
4. GROUND WATER DEPTH IS GREATER THAN 7 FEET.
5. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18039C0168D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
6. DRAINAGE: THE SUBDIVISION OF THIS PARCEL SHALL NOT CONSTITUTE ANY MAJOR WATER RUNOFF TO ADJACENT PARCELS OR WITHIN THE PERIMETER OF THIS SITE.
7. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
8. WATER SUPPLY: PRIVATE WELLS
9. STREET IMPROVEMENT: NONE REQUIRED
10. ELKHART COUNTY RESTRICTION SHALL BE IN EFFECT FOR THIS PROPERTY.

SURVEYOR'S CERTIFICATION

I, TERANCE D. LANG, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF INDIANA AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY IN THE DESCRIBED CAPTIONED AND THAT I HAVE DIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT / DEVELOPMENT PLAN IS A TRUE REPRESENTATION OF SAID SURVEY AND DIVISION IN EVERY DETAIL WITH THE MONUMENTS SHOWN IN PLACE AS LOCATED, WITH CHANGES IN BEARINGS ON THE BOUNDARY OF THIS PLAT / DEVELOPMENT PLAN SHOWN AS A MONUMENT TO BE INSTALLED AFTER THE CONSTRUCTION OF ALL PUBLIC AND SITE IMPROVEMENTS. ALL CORNERS ARE MARKED WITH IRONS. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. BY: TERANCE D. LANG.

Terance D. Lang
TERANCE D. LANG, PS #80040523



OWNER:
DDD LEGACY LLC
57643 CR 31
GOSHEN, IN 46528

ZONE: A-1
AGRICULTURAL

OWNER:
ROGER L. & LAURIE A. CHUPP
57942 CR 29
GOSHEN, IN 46528

ZONE: A-1 AGRICULTURAL

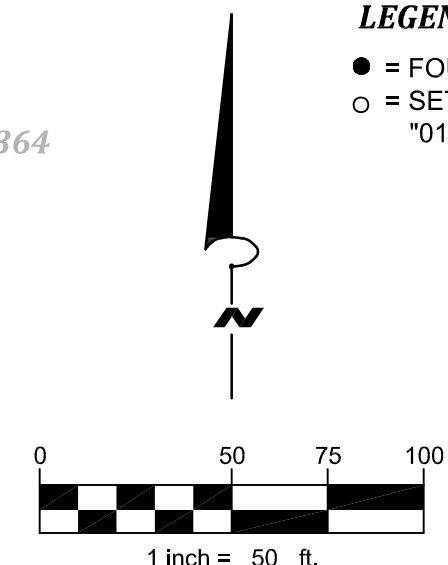
OWNER:
WILLIAM L. & SANDRA BUSSARD
16613 CR 18
GOSHEN, IN 46528

ZONE: A-1 AGRICULTURAL

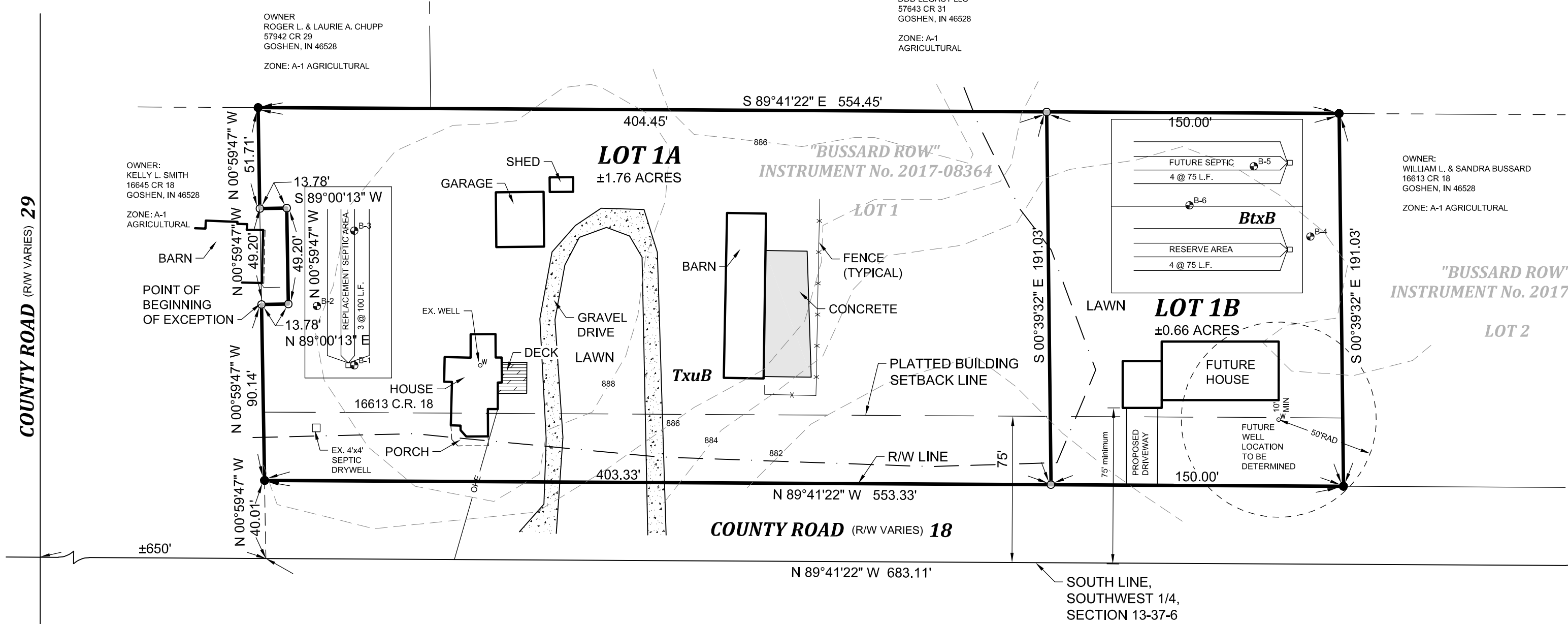
REQUIRED SETBACKS DISTANCE
FRONT YARD: 75' FROM CENTERLINE
SIDE YARD: 10'
REAR YARD: 15'

LEGEND

- = FOUND IRON
- = SET CAPPED 5/8" REBAR "0145" (FLUSH)



SOUTHEAST CORNER,
SOUTHWEST 1/4,
SECTION 13-37-6
FOUND HARRISON
MONUMENT (FLUSH)
(HELD)



PROJECT ADDRESS:
**BUSSARD ROW
2ND MINOR
SUBDIVISION**

JACLYN WARD
58050 DIENER DRIVE
GOSHEN, INDIANA 46528

06/17/2026 JMS
REV PER PLAN COMMISSION
REVISIONS

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DATE: 05/27/2026
SCALE: AS NOTED
DRAWN BY: JMS
CHECKED BY: B.BARBER

JOB No. 260799
Primary