

AGENDA

ELKHART COUNTY PLAT COMMITTEE

June 11, 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 14th day of May.

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: Perry Graber & Kathy Graber Husband & Wife (page 1)
represented by B. Doriot & Associates, Inc.
Petition: for primary approval of a 3-lot minor subdivision to be known as **PERRY & KATHY GRABER MINOR**.
Location: 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. (MI-0262-2026)

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 14TH DAY OF MAY 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 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 (*Clark/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of April 2026, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/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 2-lot minor subdivision to be known as FREDERICKSON MINOR SUBDIVISION, for Timothy Frederickson & Mary Frederickson, Husband & Wife represented by Land & Boundary LLC, on property located on the east end of Lone Oak Dr., 585 ft. east of Old CR 17, north of CR 20, common address of 22131 Lone Oak Dr. Goshen, IN 46528 in Concord Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0178-2026*.

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

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

5. The application for primary approval of a 1-lot minor subdivision to be known as J & J STAUFFER MINOR SUBDIVISION, for Jonathan C. Stauffer & Jessica R. Stauffer Husband & represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 46, 1,650 ft. east of CR 33, common address of 18678 CR 46 New Paris, IN 46553 in Jackson 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-0180-2026*.

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 J & J STAUFFER MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for secondary approval of a 24-lot major subdivision to be known as INDIANA CREEK PHASE TWO, for Spartin Development LLC represented by Abonmarche Consultants, on property located on the Northwest corner of CR 18 & CR 23, common address of 19339 CR 18 Goshen, IN 46528 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-0185-2026*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steven Edwards that this request for secondary approval of a 24-lot major subdivision to be known as INDIANA CREEK PHASE TWO be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The meeting was adjourned at 9:05 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 11, 2026

Transaction Number: MI-0262-2026.

Parcel Number(s): 20-04-07-426-001.000-032.

Existing Zoning: A-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as PERRY & KATHY GRABER MINOR.

Petitioner: Perry Graber & Kathy Graber, Husband & Wife, represented by B. Doriot & Associates, Inc.

Location: South side of State Line Rd., 380 ft. west of Tasha Dr., in York Township.

Site Description: Proposed lot 1 is 5.19 acres, irregular in shape, with an existing single-family residence. Proposed lot 2 is 1.4 acres, square in shape, with a proposed single-family residence. Proposed lot 3 is 0.64 acres, rectangular in shape, with an existing agricultural barn, and will be accessed by an easement on proposed lot 1.

History and General Notes:

- Proposed lot 3 is being approved with a Developmental Variance to allow for an existing structure without road frontage to be served by an access easement.
- The accessory structure on proposed lot 3 may only be used in conjunction with a primary structure unless another proceeding like a special use permit or a rezoning gives it primary status or unless its use is agricultural with Board of Zoning Appeals approval.
- Proposed lot 1 is being approved with a Developmental Variance of less than 100 ft. of road frontage.

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-0262-2026

Date: 05/01/2026 Meeting Date: June 11, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0262-2026

Description: for primary approval of a 3-lot minor subdivision to be known as PERRY & KATHY GRABER MINOR

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	Perry & Kathy Graber H&W Grabers 59780 Cr 41 Middlebury, IN 46540	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 15238 State Line Rd Bristol, IN 46507	Parcel Number: 20-04-07-426-001.000-032
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Township: York
Location: South Side Of State Line Rd., 380 Feet West Of Tasha Drive

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

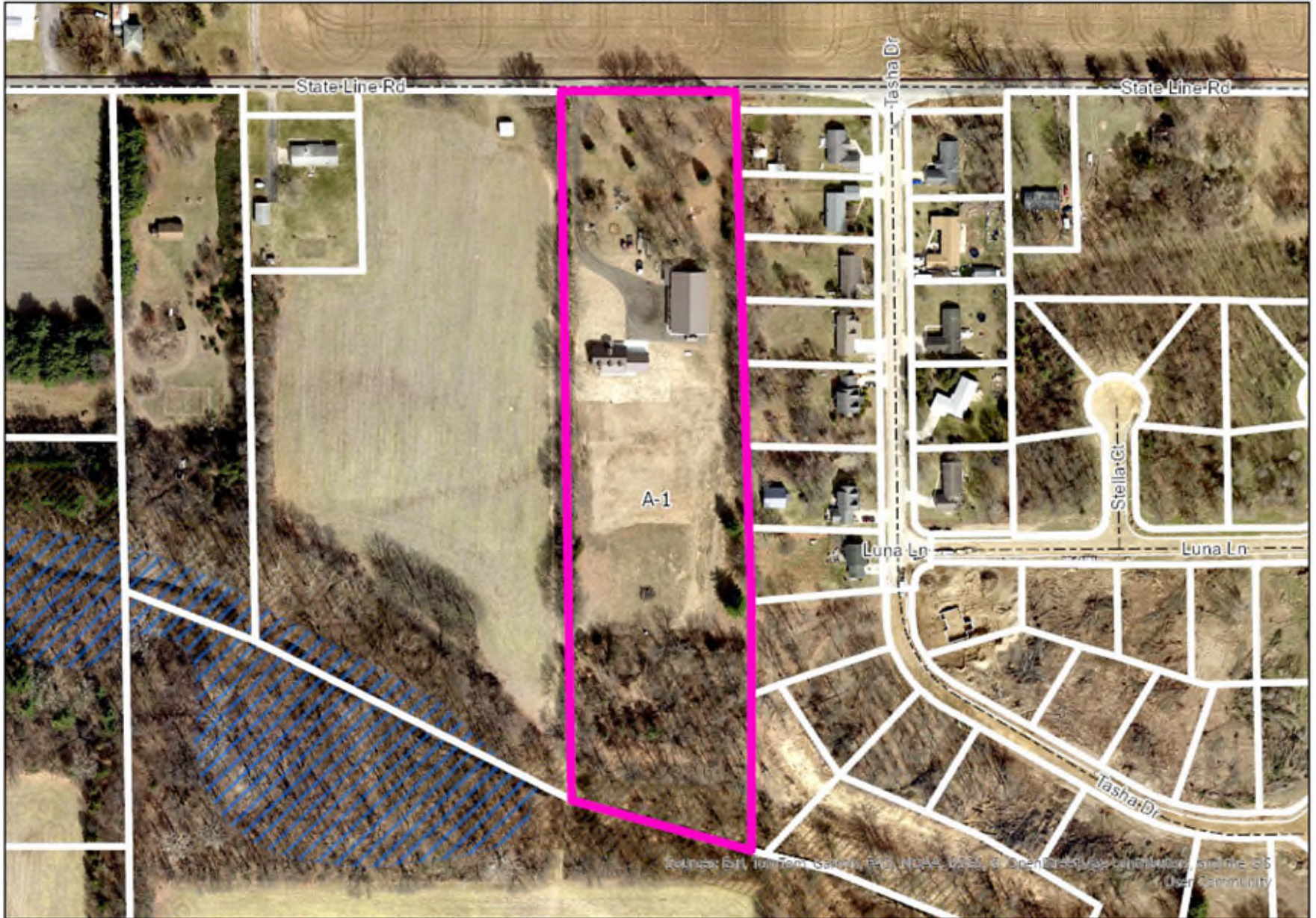
Legal Description:

Comments:

Applicant Signature:

Department Signature:

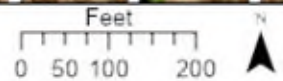
MI-0262-2026



Sources: Esri, TomTom, Garmin, Bing, NOAA, USGS, & OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 200 ft



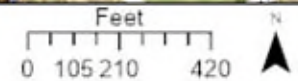
MI-0262-2026



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the SG User Community

2025 Aerials

1 inch equals 400 ft

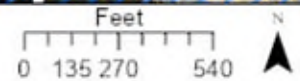


MI-0262-2026



2025 Aerials

1 inch equals 500 ft



PERRY & KATHY GRABER MINOR

A 3 Lot Minor Subdivision in the Southeast Quarter of Section 7,
Township 38 North, Range 7 East, 2nd Principal Meridian,
York Township, Elkhart County, Indiana.

PLAT BOOK _____ PAGE NUMBER _____

DESCRIPTION

Document #2019-12106

A part of the fractional Southeast Quarter of Section 7, Township 38 North, Range 7 East, in York Township, Elkhart County, State of Indiana, being more particularly described as follows:

Assuming the North line of said Quarter Section to have a bearing of due East and West, and commencing at a stone marking the Northeast corner of said Quarter Section; thence due West along the North line of said Quarter Section, and the Indiana-Michigan state line, a distance of 1,060.96 feet to the place of beginning of this description; thence South 1 degree 44 minutes East, parallel with the West line of James Meyers tract, a distance of 1,231.91 feet to the centerline of the York Township Ditch; thence North 71 degrees 49 minutes 30 seconds West along the centerline of said ditch, a distance of 281.72 feet to the West line of said Meyers tract, and to a point that is 1,144 feet South of the North line of said Quarter Section; thence North 1 degree 44 minutes West, along the West line of said Meyers tract, and the East line of Norman Maples tract, a distance of 1,144 feet to the North line of said Quarter Section, and the Indiana-Michigan state line, thence due East, along the North line of said Quarter Section, and said state line, a distance of 265 feet to the place of beginning.

SURVEYOR'S REPORT

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

General Information

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a(n) Rural Class Survey. (Urban surveys: 0.07 feet plus 50 parts per million, Suburban surveys: 0.13 feet plus 100 parts per million, Rural surveys: 0.26 feet plus 200 parts per million)

Reference Monuments

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

PLAT NOTES

LEGEND:

- - Calculated Point
- ▲ - Found Iron Rebar (RoW @30', rear @ TOB)
- - Iron Set
- ⊙ - 75' Building Setback
- ⊙ - 15' Building Setback
- ⊙ - 10' Building Setback
- ⊙ - Drainage & Maintenance Easement (75' from TOB)
- [1] - Existing House
- [2] - Existing Shed
- [3] - Proposed House

GENERAL:

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

-Development shall begin ASAP.

-The Current land use is zone A-1.

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

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

DRAINAGE:

- Not in the 100 year flood zone (FEMA).
- Drainage pattern will remain unchanged.
- 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:

- Building Setbacks also serve as Utility Easements.
- Access Easement is provided to Lot 2 as shown.

HEALTH:

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

HIGHWAY:

- Existing road shall be used.
- Sight distance for proposed/existing drive: 800± W, 800± E.
- A road impact agreement is required for new access points.

ORDINANCES:

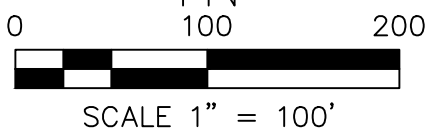
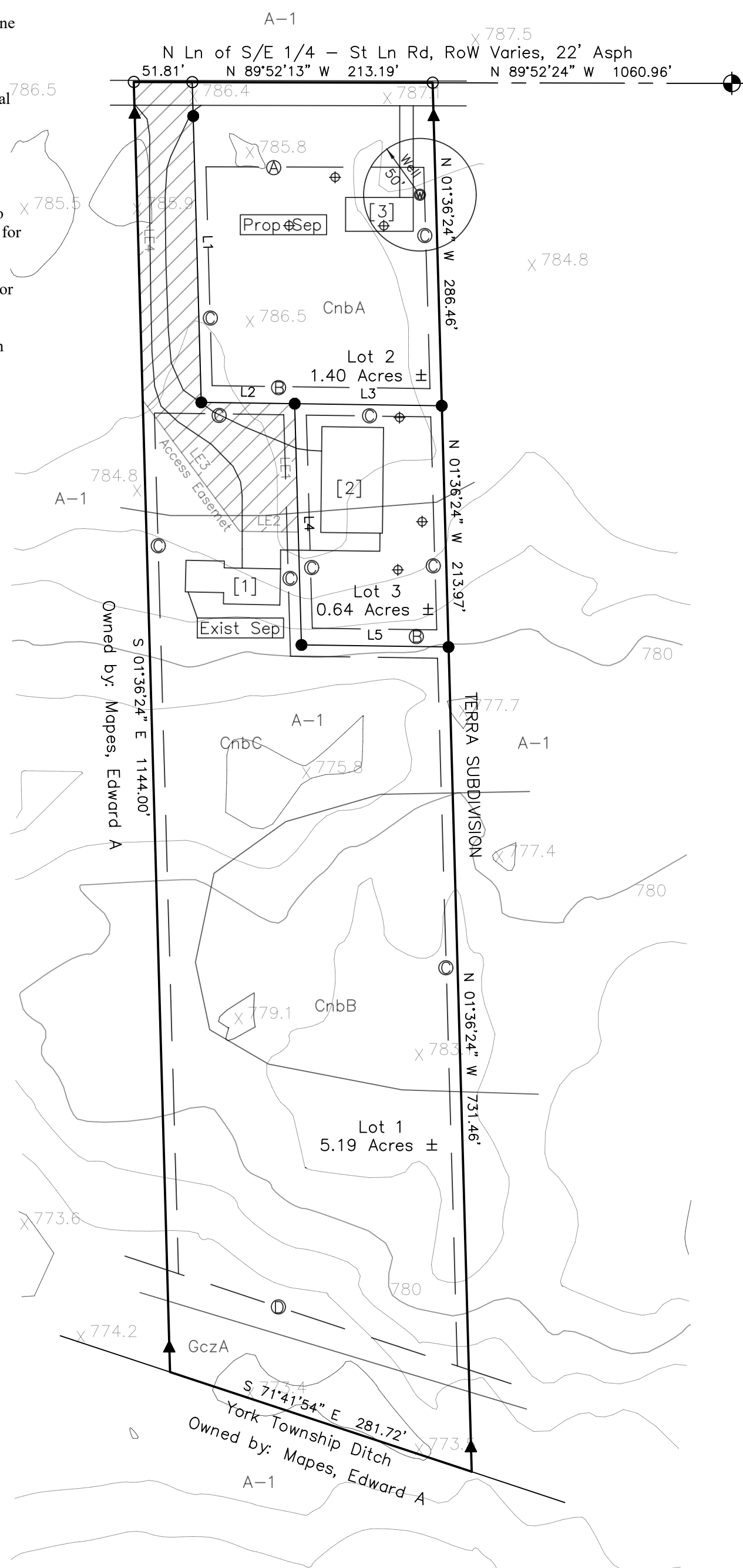
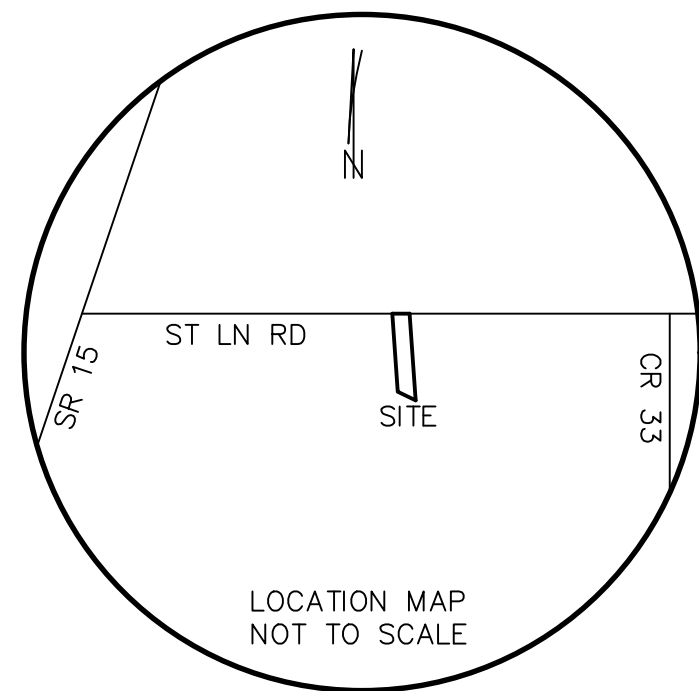
- The accessory structure on Lot 3 may only be used in conjunction with a primary structure unless another proceeding like a special use permit or a rezoning gives it primary status or unless its use is agricultural with Board of Zoning Appeals approval.

SOILS:

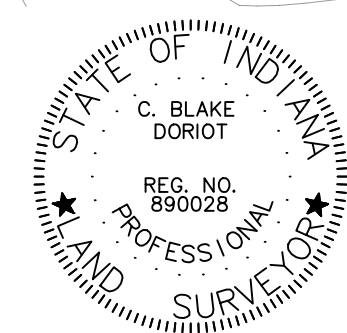
- Soils are mapped as follows: CnbA, CnbB, CnbC, GcZA
- Soil types taken from the Elkhart County GIS.

VARIANCES:

- Lot 1 has less than 100 feet of frontage.
- Lot 3 has no frontage.



LINE	BEARING	DISTANCE
L1	S 01°36'24" E	283.95'
L2	S 89°11'41" E	82.89'
L3	S 89°11'41" E	130.40'
L4	S 01°36'24" E	213.97'
L5	S 89°11'41" E	130.40'
LE1	S 01°36'24" E	113.88'
LE2	S 89°11'41" E	51.86'
LE3	N 36°33'38" W	144.51'
LE4	N 01°36'24" W	282.27'



I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE CORRECTLY REPRESENTS A SURVEY MADE BY ME. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

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

PAGE 1 OF 2	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CREW: CEB	PROJ. NO. 2026-010
	DATE: 4/1/2026	DWG. 2026-010.dwg
	Owner: GRABER PERRY & KATHY GRABER H&W	

Rev 5/20/2026

PRO FORMA

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

PERRY & KATHY GRABER MINOR

A 3 Lot Minor Subdivision in the Southeast Quarter of Section 7, Township 38 North, Range 7 East, 2nd Principal Meridian, York Township, Elkhart County, Indiana.

PLAT BOOK _____ PAGE NUMBER _____

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'

PERRY & KATHY GRABER MINOR

SIGNED _____

PRINTED Graber, Perry, Husband

SIGNED _____

PRINTED Graber, Kathy, Wife

NOTARY CERTIFICATION

COUNTY OF ELKHART) STATE OF INDIANA)

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

GRABER PERRY & KATHY GRABER H&W

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

WITNESS MY HAND AND SEAL THIS ___ DAY OF _____, 2026.

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 " PERRY & KATHY GRABER MINOR ". ALL STREETS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND AND THE PROPERTY LINES THERE SHALL BE ERECTED OR MAINTAINED, NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED TO THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER LINES, POLES, DUCT LINES, WIRES AND DRAINAGE FACILITIES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREON RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED IN SAID EASEMENT, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

DRAINAGE MAINTENANCE CERTIFICATE

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

IN THE EVENT OF THE OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COST OF REPAIRS TO THE LAST OWNER. ELKHART COUNTY, INDIANA IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIRS, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY, SHALL CONSTITUTE A LIEN UPON SAID REAL ESTATE OF THE LOT OWNER AND ENCUMBRANCE UPON THE TITLE TO SAID LOT.

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

ADDITIONAL NOTES

NO OWNERS OF ANY LOT OR ANY OTHER PARCEL WITHIN THIS PLAT SHALL AT ANYTIME REMONSTRATE AGAINST OR ATTEMPT TO CAUSE THE CESSATION OF ANY FARMING OPERATION WITHIN THE IMMEDIATE VICINITY OF THE PLAT ON THE BASIS THAT SUCH FARMING OPERATION, WHETHER NOW EXISTING OR EXISTING IN THE NEAR FUTURE, INTERFERES WITH THE RESIDENTIAL USE OF THE LOT OR TRACT OWNED BY THE PERSON OR PERSONS REMONSTRATING. ANY PERSON ACCEPTING TITLE TO A LOT OR TRACT WITHIN THIS PLAT ACKNOWLEDGES THAT GENERAL AGRICULTURAL AREAS EXIST ADJACENT TO OR NEAR THIS PLAT AND THAT ACTIVITIES ON SUCH AGRICULTURAL AREAS MAY RESULT IN NORMAL FARM INTERFERENCE SUCH AS NOISE, ODOR, DUST, AGRICULTURAL IMPLEMENT TRAFFIC, UNUSUAL HOURS AND OTHER NORMALLY AGRICULTURAL USES.

STATEMENT OF COMPLIANCE

This subdivision is found to be in compliance with the Elkhart County Development Ordinance and the dedications shown on this plat hereby approved and accepted to the benefit of Elkhart County this ___ day of _____, 2026.

Elkhart County Plan Commission

By: _____

Mae Hope, Plan Director

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ OF 2026.

SIGNED: _____

Tiara Jackson

AUDITOR OF ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2026 AT

_____ AND RECORDED IN PLAT BOOK _____ AT PAGE NUMBERED _____.

FEE: \$ _____

SIGNED: _____

Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

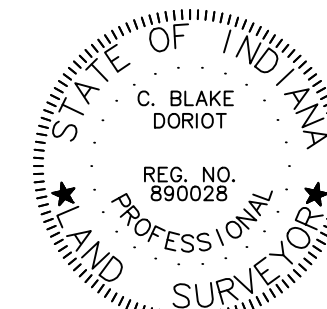
DOCUMENT NUMBER: _____

I, C. Blake Doriot, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

SURVEYOR CERTIFICATION

COUNTY of ELKHART) STATE OF INDIANA)

I, C. BLAKE DORIoT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS A SURVEY MADE BY ME. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS. THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.



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

DATED _____

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

Table with 2 columns: Field Name and Value. Includes: DRAWN BY: CEB, APPROVED BY: CBD, FIELD CREW: CEB, PROJ. NO. 2026-010, DATE: 4/1/2026, DWG. 2026-010.dwg, Owner: GRABER PERRY & KATHY GRABER H&W.

PAGE 2 OF 2