

AGENDA

ELKHART COUNTY PLAT COMMITTEE

May 14, 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 9th day of April.

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: Timothy Frederickson & Mary Frederickson, Husband & Wife (page 1)
represented by Land & Boundary LLC
Petition: for primary approval of a 2-lot minor subdivision to be known as
FREDERICKSON MINOR SUBDIVISION.
Location: east end of Lone Oak Dr., 585 ft. east side of Old CR 17, north of CR 20,
common address of 22131 Lone Oak Dr., Goshen, IN 46528 in Concord
Township. (MI-0178-2026)
- B. Petitioner: Jonathan C. Stauffer & Jessica R. Stauffer Husband & Wife (page 2)
represented by Advanced Land Surveying of Northern Indiana, Inc.
Petition: for primary approval of a 1-lot minor subdivision to be known as ***J & J***
STAUFFER MINOR SUBDIVISION.
Location: 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. (MI-0180-2026)

SECONDARY APPROVAL

- C. Petitioner: Spartin Development LLC (page 3)
represented by Abonmarche Consultants
Petition: for secondary approval of a 24-lot major subdivision to be known as
INDIANA CREEK PHASE TWO.
Location: Northwest corner of CR 18 & CR 23, common address of 19339 CR 18,
Goshen, IN 46528 in Jefferson Township. (MA-0185-2026)

Phil Barker – County Surveyor: no term

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

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

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

Steven Clark – County Council Liaison: no term

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

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

Roll Call.

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

Absent: Steven Edwards.

2. A motion was made and seconded (*Warner/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of March 2026, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Barker*) 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 CAMPBELL MINOR PLAT, for Jerry Zahner & Cathy Zahner, Husband & Wife represented by Prince Land Surveying LLC, on property located on the north side of CR 40, 1,800 ft. east of Ash Rd., in Olive 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-0035-2026*.

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

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

5. The application for primary approval of a 3-lot minor subdivision to be known as PIONEER TRAILS, for Lyle L. Jensen Trustee of the Lyle L. Jensen Living Trust represented by Abonmarche Consultants, on property located on the west side of CR 123, 1,065 ft. south of CR 2, in Washington 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-0092-2026*.

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She clarified that the property owner owns all the property, not only

the pink outline, but also the parcel to the north. She stated the land owner's plan is to develop the project for personal use with 2 minor subdivisions.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Warner that this request for primary approval of a 3-lot minor subdivision to be known as PIONEER TRAILS be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for primary approval of a 3-lot minor subdivision to be known as LACLEDE LANDING, for Lyle L. Jensen Trustee of the Lyle L. Jensen Living Trust represented by Abonmarche Consultants, on property located on the west side of CR 123, 495 ft. South of CR 2, in Washington 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-0093-2026*.

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

Motion: Action: Approve, **Moved by** Philip Barker, **Seconded by** Steve Clark that this request for primary approval of a 3-lot minor subdivision to be known as LACLEDE LANDING be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for a primary approval of a 1-lot minor subdivision to be known as MIBCO MINOR SUBDIVISION, for Synergy Gateway II, LLC represented by Surveying and Mapping LLC, on property located on the northeast corner of CR 20 & Nagy Dr., common address of 28505 CR 20 Elkhart, IN 46517 in Baugo 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-0094-2026*.

Debra Hughes, Surveying and Mapping, 2810 Dexter Dr., Elkhart, was present representing the petitioner. She mentioned the existing building and parking have some non-conforming elements and all the new building and parking will meet the Development Ordinance standards. She stated a Developmental Variance will be submitted for the non-conforming elements.

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

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

8. The application for primary approval of a 2-lot minor subdivision to be known as MARKS RANCH MINOR SUBDIVISION, for Nicholas Paul Marks represented by Village Land

Surveying LLC, on property located on the west side of CR 3, 1,170 ft. north of CR 12, in Cleveland Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0095-2026*.

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

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

9. The application for primary approval of a 3-lot minor subdivision to be known as KOSCHER CR 4 MINOR, for The Kosher Trust represented by B. Doriot & Associates, Inc., on property located on the south side of CR 4, 400 ft. west of CR 131, common address of 15316 CR 4 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-0096-2026*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Clark that this request for primary approval of a 3-lot minor subdivision to be known as KOSCHER CR 4 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The application for primary approval of a 2-lot minor subdivision to be known as BONRNTRAGER MINOR SUBDIVISION, for Vladimir & Varvara Panchelyuga represented by Land & Boundary LLC, on property located on the south side of CR 26, 1,160 ft. east of CR 21, common address of 19790 CR 26 Goshen, IN 46528 in Jefferson Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0098-2026*.

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

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

11. The application for secondary approval of a 13-lot major subdivision to be known as HIDEAWAY AT HERITAGE PINES, PHASE ONE, for Triple I Enterprises LLC represented by

Abonmarche Consultants, on property located on the south side of SR 120, 3,620 ft. west of CR 35, in York 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-0091-2026*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Philip Barker that this request for secondary approval of a 13-lot major subdivision to be known as HIDEAWAY AT HERITAGE PINES, PHASE ONE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

12. The meeting was adjourned at 9:15 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: MI-0178-2026.

Parcel Number(s): 20-06-24-476-005.000-009 & 20-07-19-300-003.000-019.

Existing Zoning: A-1.

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

Petitioner: Timothy Frederickson & Mary Frederickson, Husband & Wife, represented by Land & Boundary LLC.

Location: East end of Lone Oak Dr., east side of Old CR 17, north of CR 20, in Concord Township.

Site Description: Proposed lot 1 is 4.01 acres with an existing home and accessory structures and direct access to Lone Oak Dr. Proposed lot 2 is 2.42 acres with a proposed home and access to Lone Oak Dr. over an easement on lot 1.

History and General Notes:

- **July 2, 1973** – The plat for the adjacent Lone Oak subdivision was recorded.
- This minor subdivision includes a 50 ft. lot width variance for lot 1 and a variance to allow no road frontage for lot 2.

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-0178-2026

Date: 04/06/2026 Meeting Date: May 14, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0178-2026

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

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526	Timothy Frederickson & Mary Frederickson, Husband & Wife 22131 Lone Oak Ln Goshen, IN 465288466	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526

Site Address: 22131 Lone Oak Dr Goshen, IN 46528	Parcel Number: 20-06-24-476-005.000-009 20-07-19-300-003.000-019
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Township: Concord
Location: EAST END OF LONE OAK DR., 585 FT. EAST OF OLD CR 17, NORTH OF CR 20

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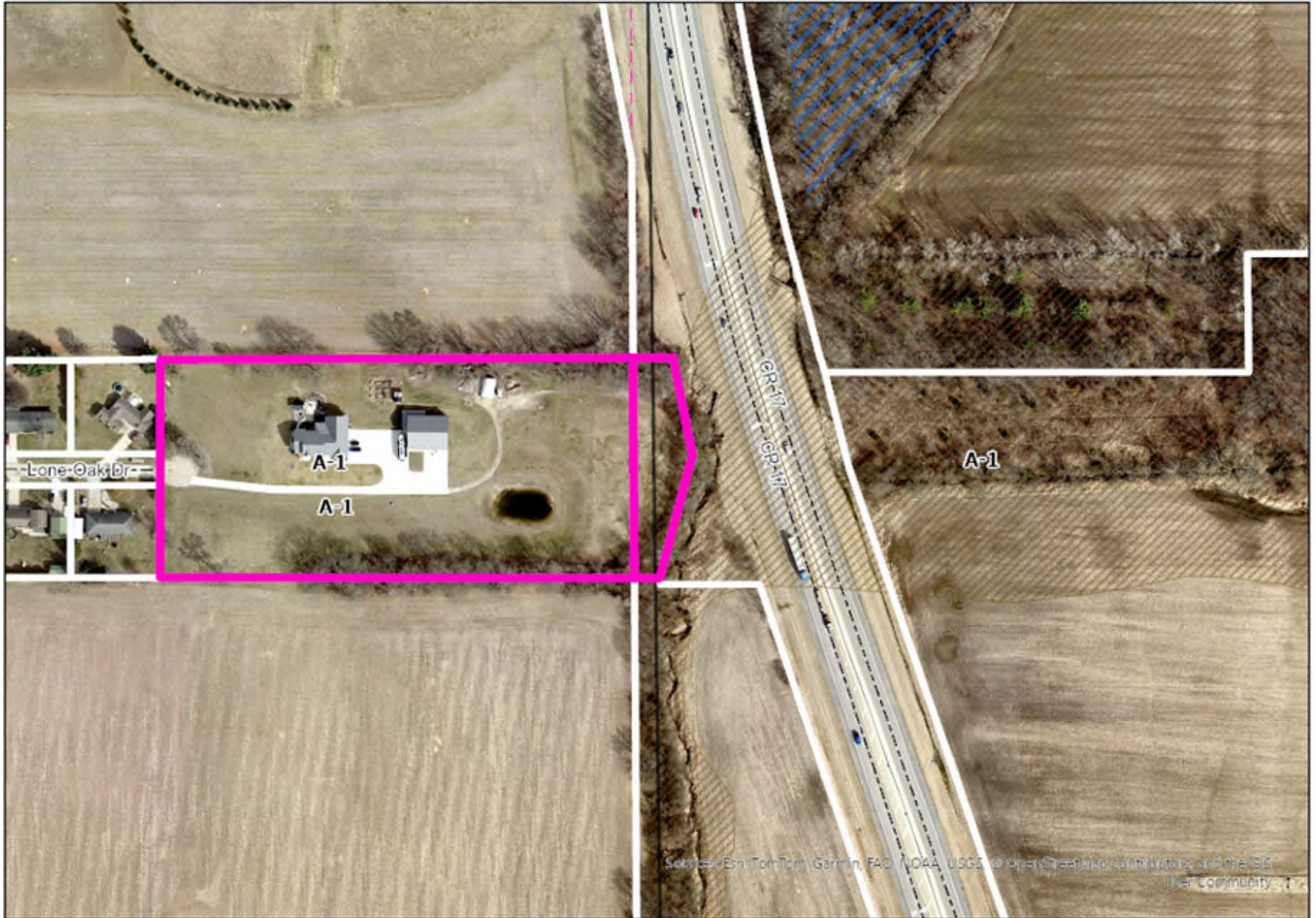
Present Use of Property:

Legal Description:

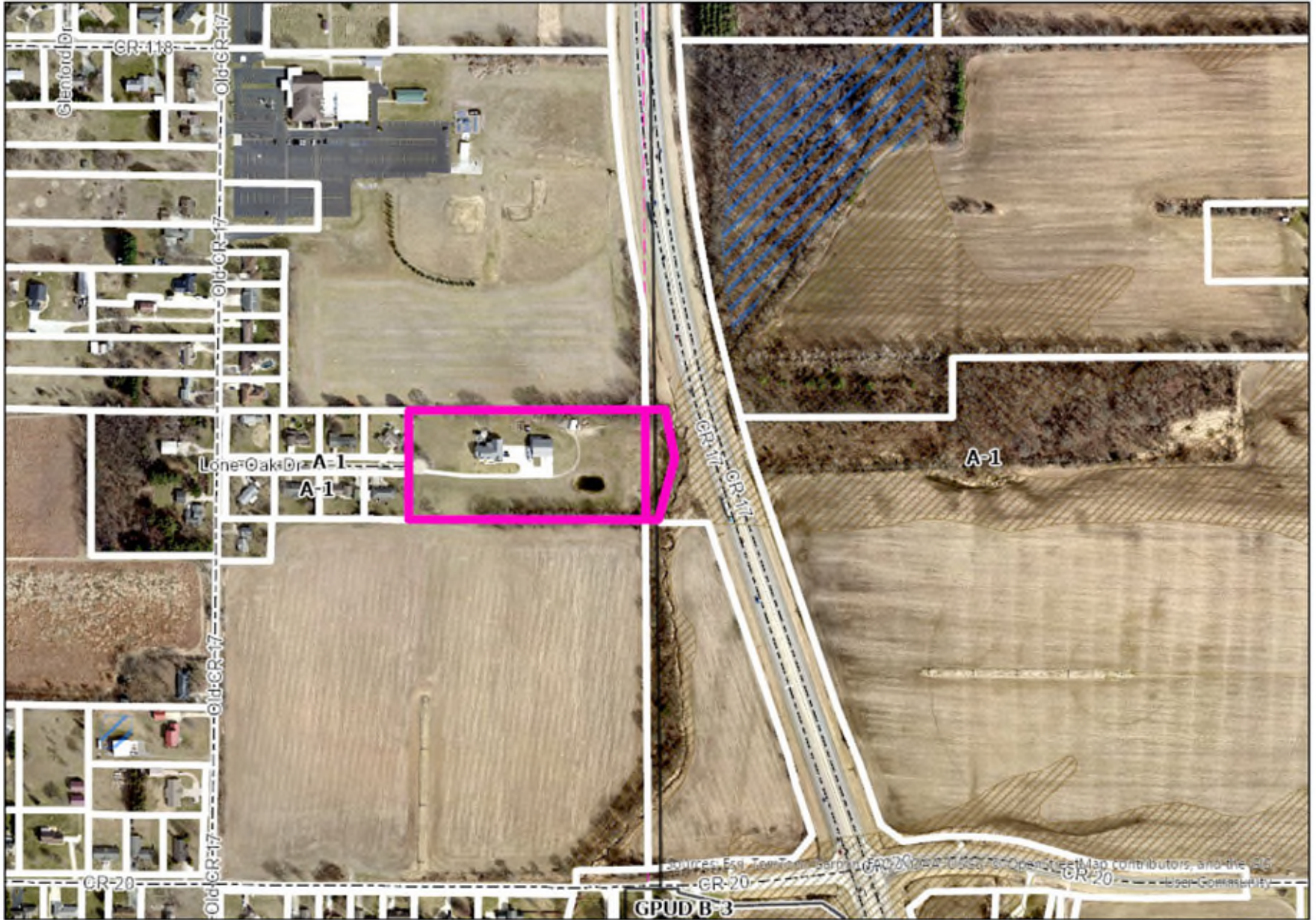
Comments: ADDING DV FOR for a Developmental Variance to allow for the construction of a residence on property served by an access easement

Applicant Signature:

Department Signature:

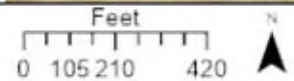


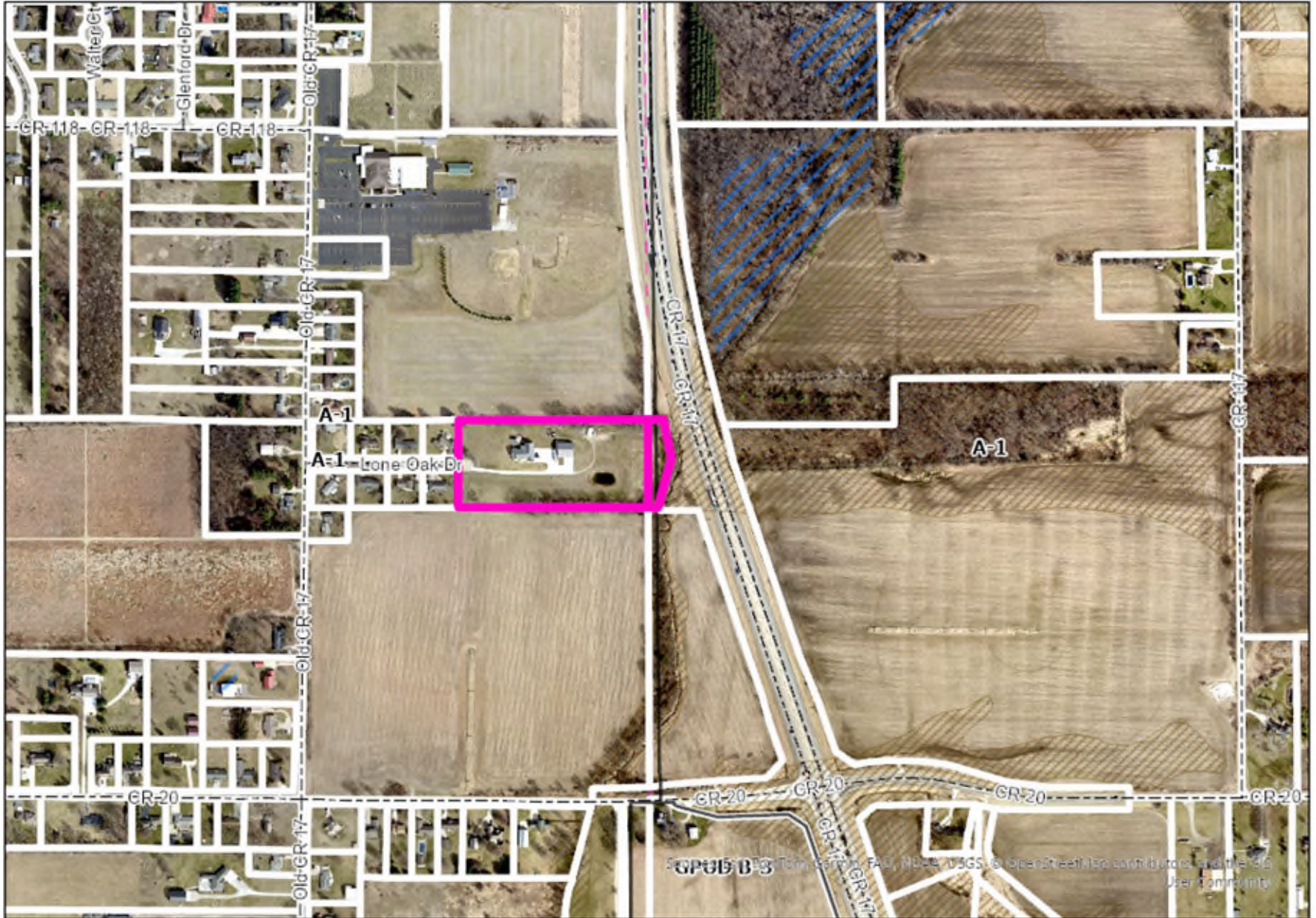
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



2025 Aerials

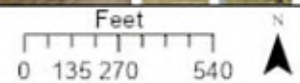
1 inch equals 400 ft

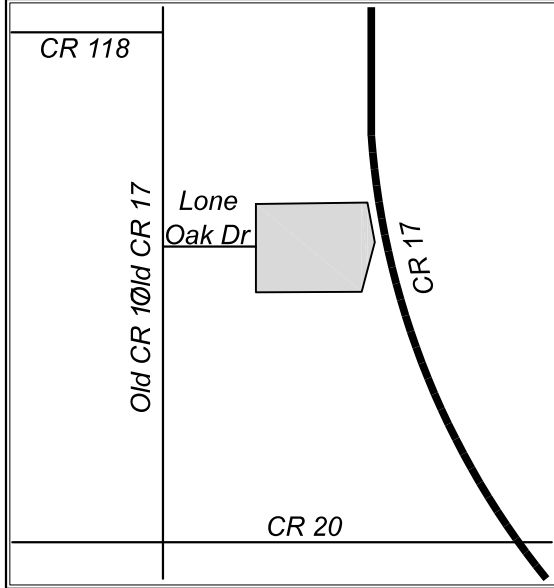
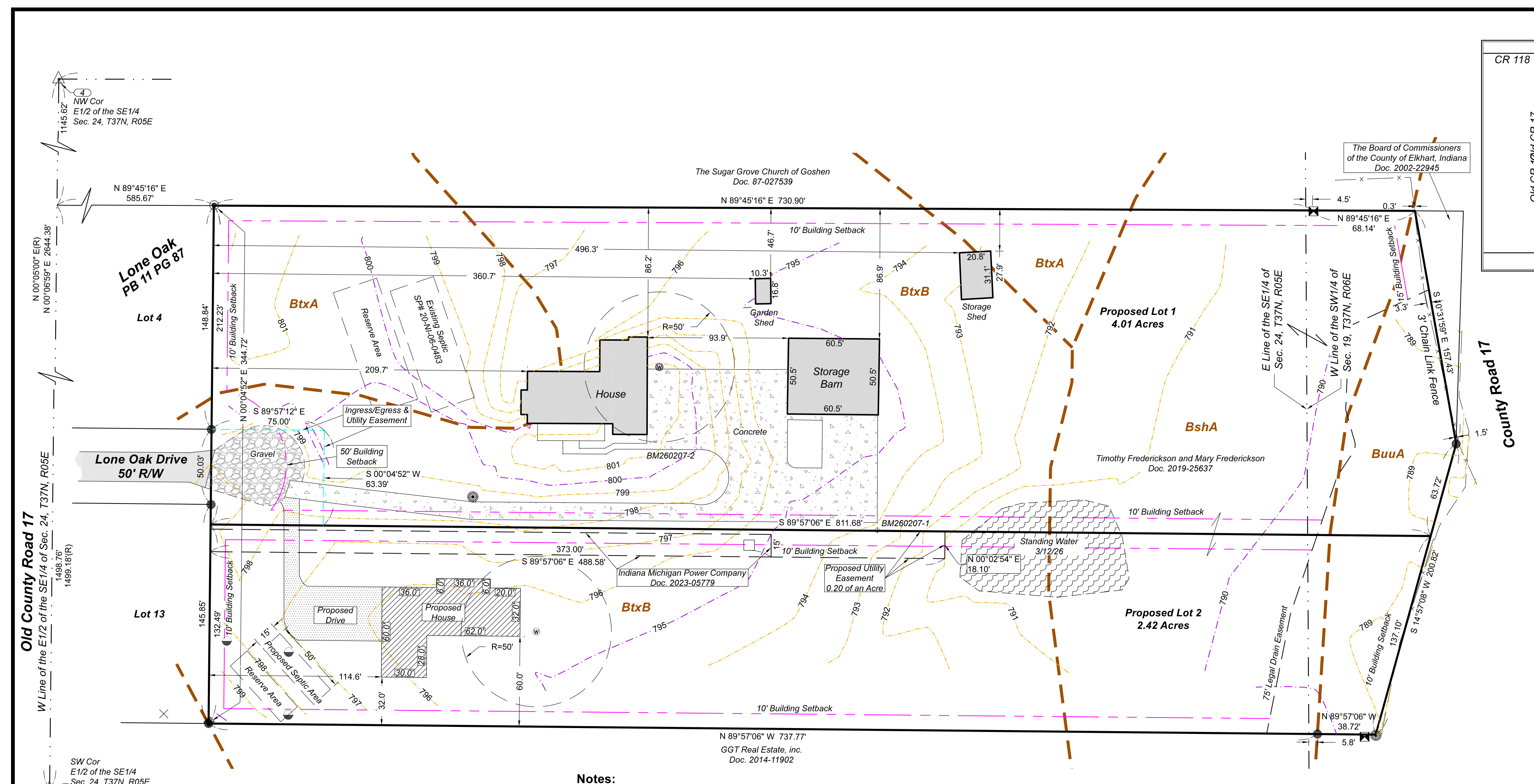




2025 Aerials

1 inch equals 500 ft





Vicinity Map
Not to Scale

**Frederickson Minor Subdivision
Primary Plat**

A part of the Southeast Quarter (SE1/4) of Section 24,
Township 37 North, Range 5 East, Concord Township and a part of the
Southwest Quarter (SW1/4) of Section 19, Township 37 North, Range 6 East,
Jefferson Township, Elkhart County
State of Indiana

Land Description - Document No. 2019-25637

A part of the East half of the Southeast Quarter of Section 24, Township 37 North, Range 5 East, and a part of the West half of the Southwest Quarter of Section 19, Township 37 North, Range 6 East, Elkhart County, Indiana, more particularly described as follows:

Commencing at the iron located in the pavement of County Highway 17, and marking the Southwest corner of said East half of the Southeast Quarter of Section 24; thence North 00 degrees 05 minutes 00 seconds West along the West line of said East half 1499.18 feet to the Northwest corner of Lone Oak Subdivision; thence North 89 degrees 45 minutes 16 seconds East along the North line of said Subdivision 586.00 feet to a bar and cap at the Northeast corner of Lot 4 of Lone Oak Subdivision and the Place of Beginning; thence continuing North 89 degrees 45 minutes 16 seconds East 730.90 feet to a 1/2 inch iron pipe located at the Southeast corner of that tract conveyed to Sugar Grove Church by Deed Record 87-027539; thence continuing North 89 degrees 45 minutes 16 seconds East 68.14 feet a bar and cap set on the West boundary of the new County Road 17 and the Northwest corner of that tract acquired by the Board of Commissioners of the County of Elkhart, Indiana by Deed Record 2002-22945; thence South 10 degrees 31 minutes 59 seconds East along said West boundary 157.43 feet to a bar and cap; thence South 14 degrees 57 minutes 08 seconds West 200.82 feet to a 1/2 inch iron pipe located at the Southeast of that tract conveyed to John H. and Emma Avers by Deed Record volume 307, page 195; thence North 89 degrees 57 minutes 06 seconds West along the South line of said Avers tract 38.72 feet to a 1 inch iron pipe; thence continuing North 89 degrees 57 minutes 06 seconds West along said South line 737.77 feet to a 1 inch pipe at the Southeast corner of Lot 13 of said Lone Oak; thence North 00 degrees 04 minutes 52 seconds East 344.72 feet to the Place of Beginning. And containing 6.43 acres.

Notes:

- 1 - These lots will be developed to not impede the natural flow of storm water on this tract.
- 2 - The land use is residential.
- 3 - The current zoning is A-1.
- 4 - Lot 1 will be served by an existing septic and well per septic permit #20-NI-06-0483 filed with the Elkhart County Health Department. Lot 2 will be served by a proposed well and septic to be designed by others.
- 5 - Proposed residence main level floor elevation will be determined at the time of construction.
- 6 - Soil Types Are:
 - BshA - Brady sandy loam, 0%-1% slopes; About 6"-18" to water table
 - BtxA - Bristol loamy sand, 0%-2% slopes; More than 80" to water table
 - BtxB - Bristol loamy sand, 2%-5% slopes; More than 80" to water table
 - BuuA - Brookston loam, 0%-1% slopes; About 0" to water table
 (Source: USDA Web Soil Survey)
- 7 - Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0144D, dated 8-2-2011, the property is located zone "X".
- 8 - The vertical datum for this survey is NAVD88 taken utilizing GPS equipment and Elkhart County GIS published data.
- 9 - Sight distance towards the West is more than 560 feet at the existing drive on Lone Oak Drive. Old County Road 17 is 560 feet West of the existing parcel.
- 10 - Development time to be as soon as possible.
- 11 - Elkhart County Restrictions are in effect.

- 12 - Site benchmarks
 BM260207 - 1 3-13-2026
 Hub set 5.0 feet South of the Southeast corner of concrete drive South of the stoarge barn.
 Elevation - 793.86'
- BM260207 - 2
 Southwest corner of the concrete drive approximately 10.0 feet South of the Southeast corner of the house.
 Elevation - 801.34'

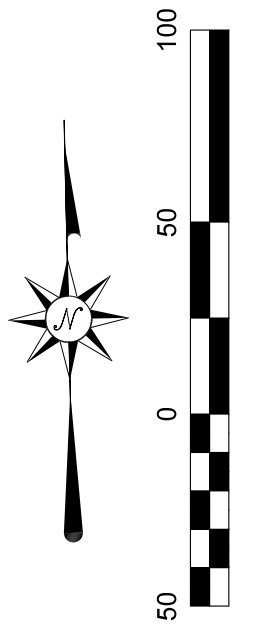
LEGEND

	HARRISON MONUMENT FOUND
	REBAR FOUND
	IRON PIPE FOUND
	CONCRETE R/W MONUMENT FOUND
	FENCE
	BUILDING SETBACK

Client:
 Jeremiah Hochstetler, Freedom Builders

Owner:
 Timothy and Mary Frederickson (Doc. 2019-25637)

Site Location:
 22131 Lone Oak Goshen, Indiana 46528



STATEMENT OF COMPLIANCE

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

ELKHART COUNTY PLAN COMMISSION

BY: _____ MAE HOPE, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2026

AT _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

KAALA BAKER, RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 2026

TIARA JACKSON, AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

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

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

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

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

DEED OF DEDICATION and OWNERS' CERTIFICATION

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

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

TIMOTHY FREDERICKSON

MARY FREDERICKSON

STATE OF INDIANA)
) ss:
COUNTY OF ELKHART)

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

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

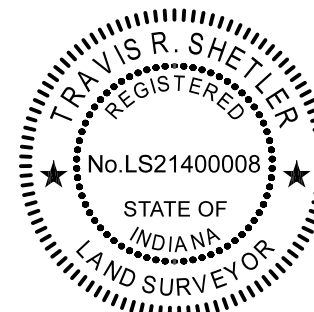
____ NOTARY
[Notary Public's Printed Name]

Resident of _____ County. My Commission Expires _____.

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

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

Travis R. Shetler 4-5-2026
TRAVIS R. SHETLER, PS #LS21400008



Frederickson Minor Subdivision
A part of the Southeast Quarter (SE1/4) of Section 24,
Township 37 North, Range 5 East, Concord Township and a part of the
Southwest Quarter (SW1/4) of Section 19, Township 37 North, Range 6 East,
Jefferson Township, Elkhart County
State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office

Table with 2 columns: Field Name, Value. Includes address (401 SOUTH 3RD STREET GOSHEN, IN 46526), phone (574) 320-5514, email INFO@LANDBRO.COM, project number 260207, authorized by TRS, and sheet number SHEET 2 OF 2.

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: MI-0180-2026.

Parcel Number(s): 20-15-10-326-018.000-018.

Existing Zoning: A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as J & J STAUFFER MINOR SUBDIVISION.

Petitioner: Jonathan C. Stauffer & Jessica R. Stauffer, Husband & Wife, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: South side of CR 46, 1,650 ft. east of CR 33, in Jackson Township.

Site Description: Proposed lot 1 is 1.59 acres and square in shape, with an existing single-family residence.

History and General Notes:

- None.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0180-2026

Date: 04/06/2026 Meeting Date: May 14, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0180-2026

Description: for primary approval of a 1-lot minor subdivision to be known as J & J STAUFFER MINOR SUBDIVISION.

<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	Jonathan C. Stauffer & Jessica R. Stauffer H&W 18678 Cr 46 New Paris, IN 46553	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 18678 County Road 46 New Paris, IN 46553	Parcel Number: Part of 20-15-10-326-018.000-018
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Township: Jackson
Location: SOUTH SIDE OF CR 46, 1650 FT EAST OF CR 23.

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:

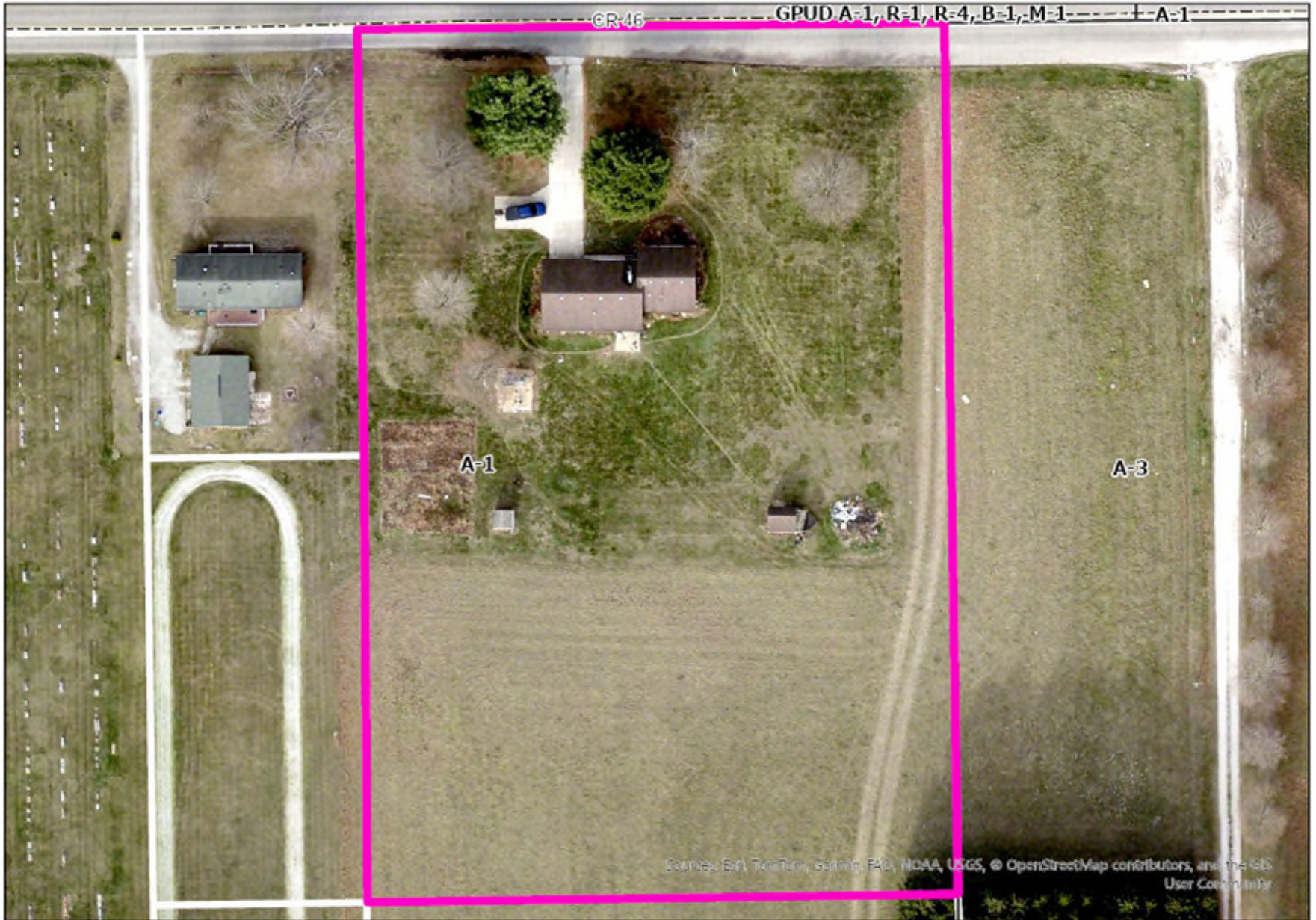
Applicant Signature:

Department Signature:

MI-0180-2026

CR-46

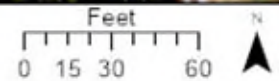
GPUD A-1, R-1, R-4, B-1, M-1 - A-1

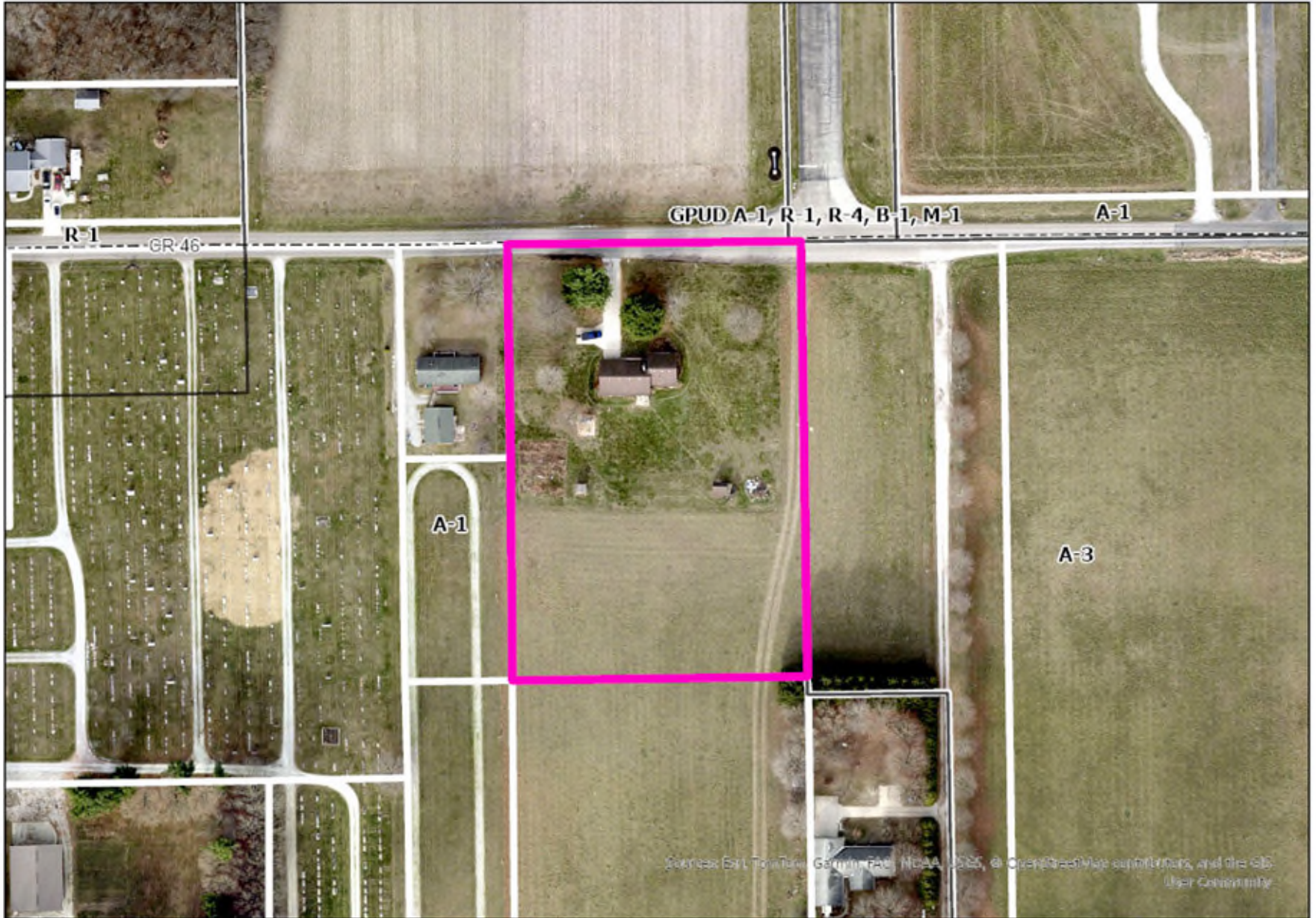


Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

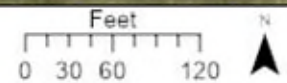
1 inch equals 60 ft



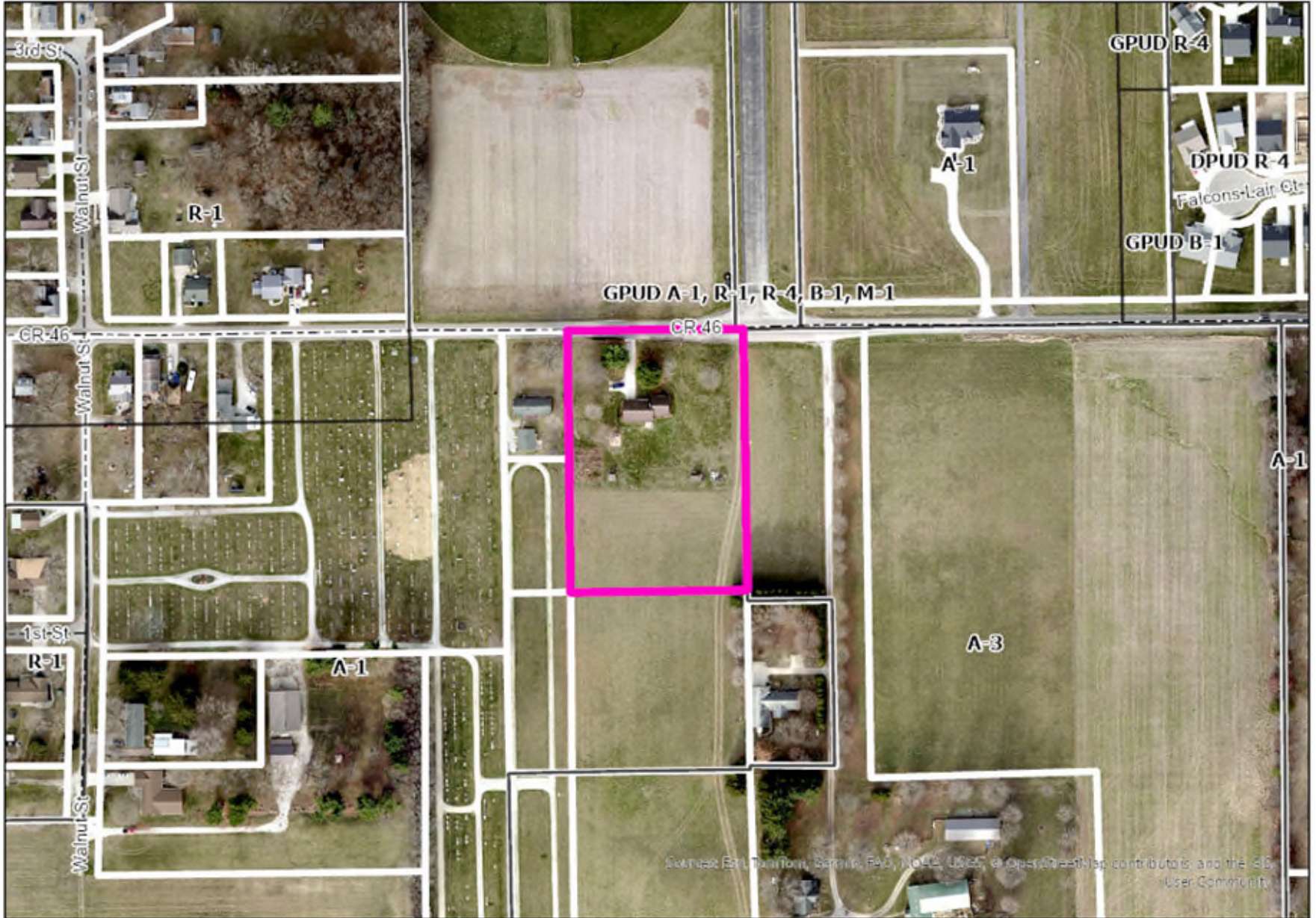


2025 Aerials

1 inch equals 120 ft

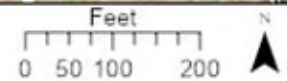


MI-0180-2026



2025 Aerials

1 inch equals 200 ft



J & J STAUFFER MINOR SUBDIVISION
 A 1 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10
 TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA

CLEAR SIGHT DISTANCE GREATER THAN 900'

HARRISON MONUMENT, NW
 CORNER, SW QUARTER,
 SECTION 10-T35N-R6E

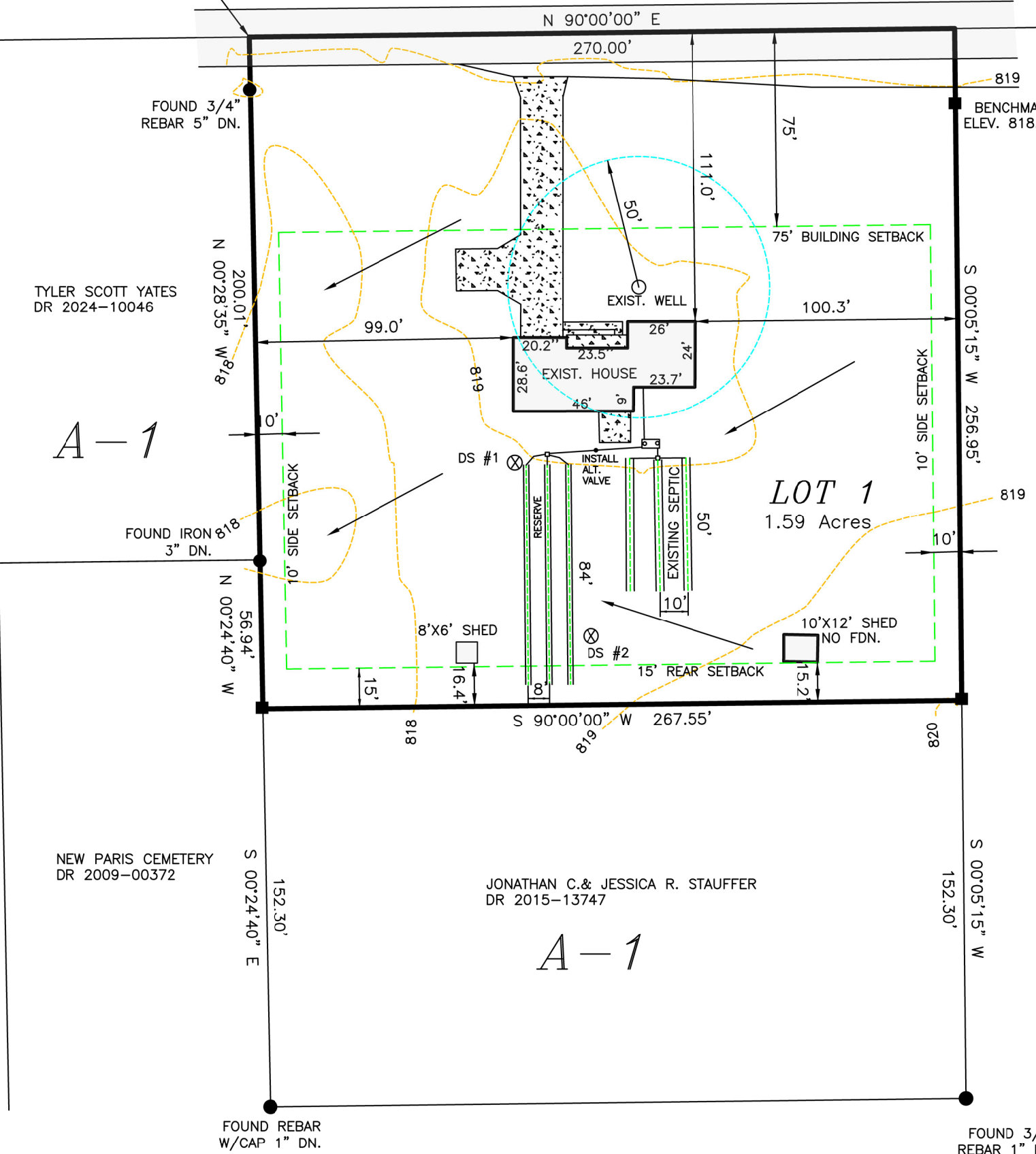
HARRISON MONUMENT, NE
 CORNER, SW QUARTER,
 SECTION 10-T35N-R6E

N 90°00'00" E
 1551.01' NORTH LINE SW 1/4 SECTION 10-T35N-R6E

S 90°00'00" W
 826.09'

POINT OF BEGINNING

A-1 COUNTY ROAD 46



WELDON L. & HELEN L. YODER
 REVOCABLE TRUST DATED JUNE 27, 2003
 DR 2004-13159

A-3

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80800004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 260307 CERTIFIED ON MARCH, 31 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE INTERSECTION OF DIVISION AND MARKET STREETS MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 5 EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1551.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 270.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 15 SECONDS WEST WITH THE WEST LINE OF A TRACT OF LAND CONVEYED TO WELDON L. AND HELEN L. YODER REVOCABLE TRUST DATED JUNE 27, 2003 IN ELKHART COUNTY DEED RECORD 2004-13159, A DISTANCE OF 256.95 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 267.55 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO NEW PARIS CEMETERY IN ELKHART COUNTY DEED RECORD 2009-00372; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS WEST WITH SAID NEW PARIS CEMETERY LAND, A DISTANCE OF 56.94 FEET TO AN IRON FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO TYLER SCOTT YATES IN ELKHART COUNTY DEED RECORD 2024-10046; THENCE NORTH 00 DEGREES 28 MINUTES 35 SECONDS WEST WITH SAID YATES LAND, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINING 1.59 ACRES, MORE OR LESS.

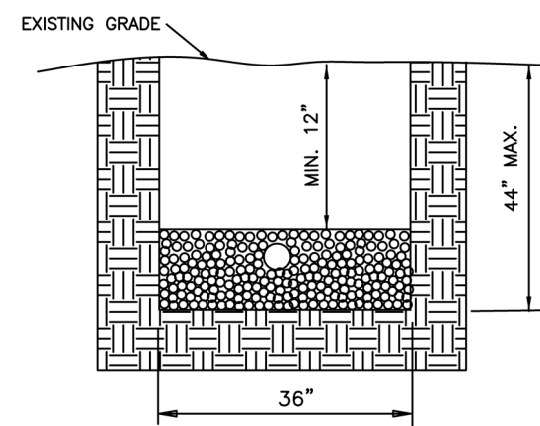
NOTES

- 1) THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL
- 3) THE CURRENT ZONING IS A-1, AGRICULTURAL
- 4) THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL
- 5) SOIL TYPE IS:
BtxA Bristol loamy sand, 0 to 2% slps, >6.0' to water table depth
- 6) THIS AREA IS IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0168 D, EFFECTIVE DATE OF AUGUST 2, 2011. SEE PLAT FOR LOCATION.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA OBTAINED UTILIZING GPS (TOPNET) ON THE NAVD88 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE
- 11) SITE FLOWS TO TURKEY CREEK 5600 '+/- WEST

NEW PARIS CEMETERY
 DR 2009-00372

JONATHAN C. & JESSICA R. STAUFFER
 DR 2015-13747

A-1



CROSS SECTION OF TRENCH

1. MAXIMUM TRENCH DEPTH IS 44"
2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
3. 6" WASHED 5C STONE UNDER PIPE
4. 2" WASHED 5C STONE OVER PIPE
5. TOTAL STONE DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL
7. INSTALL TRENCHES ON CONTOUR. PROVIDE SURFACE ELEVATIONS AT BEGINNING, MIDDLE AND END OF TRENCHES.

LEGEND

- SET 5/8" REBAR W/CAP (ALS FIRM 0135)
- FOUND IRON
- SET MAG SPIKE
- ⊙ SECTION CORNER
- SURFACE WATER FLOW DIRECTION
- ⊗ DS #1 SOIL BORING LOCATION



PROPERTY ADDRESS: 18678 COUNTY ROAD 46
 NEW PARIS, INDIANA 46553
 OWNER: JONATHAN C. and JESSICA R. STAUFFER

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

SCALE: 1" = 50'	DRAWN BY: RLJ	PROJECT NUMBER: 260307
DATE: MARCH 31, 2026	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

J & J STAUFFER MINOR SUBDIVISION
 A 1 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10
 TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON 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 HOPE, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2026

AT _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

 KAALA BAKER – RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 2026

 TIARA JACKSON – AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

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

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS 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.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY. THE RELATIVE POSITIONAL ACCURACY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN (0.13 FEET PLUS 100 PARTS PER MILLION) SURVEY. THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ORIGINAL SURVEY OF A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA. THIS SURVEY IS BASED ON DEEDS OF THE SUBJECT TRACT RECORDED IN ELKHART COUNTY DEED RECORD 2015-13747 AND ADJOINING TRACTS.

REFERENCE MONUMENTS:
 SECTION CORNERS: HARRISON MONUMENTS WERE FOUND AS REFERENCED BY THE ELKHART COUNTY SURVEYOR'S OFFICE AT THE NORTHWEST AND NORTHEAST CORNERS OF THE SOUTHWEST QUARTER OF SAID SECTION 10. REBARS WERE FOUND AT THE SOUTHWEST AND SOUTHEAST CORNERS OF THE SUBJECT TRACT.

THEORY OF LOCATION: THE ABOVE MONUMENTS AS DESCRIBED ABOVE WERE LOCATED AND USED AS BASIS FOR THIS SURVEY. THE DEEDS FOR THE PROPERTIES NORTH, EAST AND SOUTH OF THIS TRACT WERE PLOTTED FROM METES AND BOUNDS DESCRIPTIONS. THE SOUTHWEST AND NORTHWEST CORNER OF THIS TRACT ARE SET AT DEED DISTANCE FROM ADJOINING PROPERTIES WHICH AGREED WITH IRONS FOUND. THE NORTHEAST CORNER HELD THE FOUND CAPPED REBAR. THE SOUTHEAST CORNER WAS SET OVER A STONE FOUND WHICH AGREED WITH PLOTTING THE EAST AND SOUTH ADJOINERS DEEDS. THE REBAR DID NOT MATCH DEEDS AND SEEMED TO BE SET IN ERROR SO THIS REBAR WAS IGNORED. NEW TRACTS ARE SET AT CLIENT INSTRUCTIONS.

VARIANCES IN POSSESSION LINES: NONE

THERE ARE NO VARIANCES IN THE RECORD DESCRIPTIONS.

BASIS OF BEARINGS IS AN ASSUMED DUE EAST AND WEST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER FROM ELKHART COUNTY DEED RECORD 2015-13747.

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 J & J STAUFFER 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.

 JONATHAN C. STAUFFER

 JESSICA R. STAUFFER

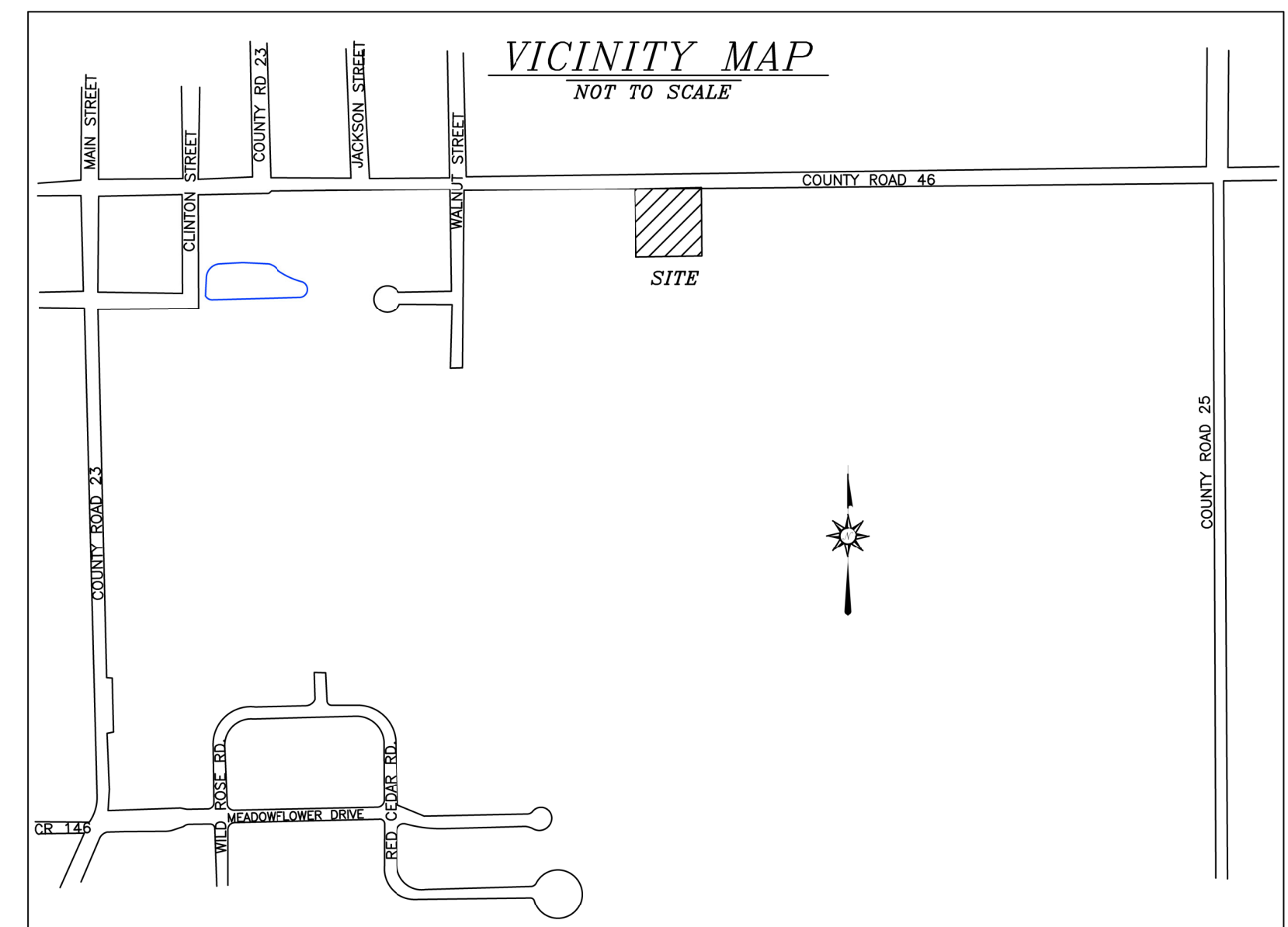
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JONATHAN C. STAUFFER AND JESSICA R. STAUFFER AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.
 WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2026.

 NOTARY

JENNIFER L. JUSTICE

RESIDENT OF ELKHART COUNTY

MY COMMISSION EXPIRES MAY 30, 2030



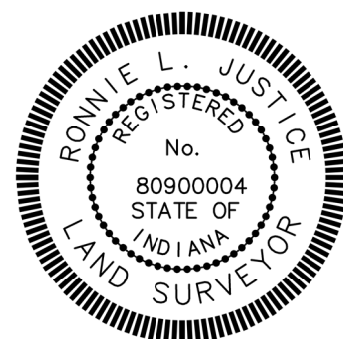
THIS SURVEY IS LOCATED IN AN AREA THAT IS CURRENTLY ZONED A-1 (AGRICULTURAL). AS SUCH NORMAL AGRICULTURAL OPERATION INCLUDING THE OPERATION OF MACHINERY, THE PRIMARY PROCESSING OF AGRICULTURAL PRODUCTS, AND ALL NORMAL AGRICULTURAL OPERATIONS PERFORMED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES ARE PERMITTED TO BE CONDUCTED ON ADJOINING PROPERTIES.

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

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

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

PROPERTY ADDRESS: 18678 COUNTY ROAD 46
 NEW PARIS, INDIANA 46553
 OWNER: JONATHAN C. and JESSICA R. STAUFFER



	ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC. 17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553 (574) 849-4728 RONNIE L. JUSTICE PS EMAIL: ron@advancedlandsurveying.net	
	SCALE: 1" = 50'	DRAWN BY: RLJ
DATE: MARCH 31, 2026	APPROVED BY: RLJ	SHEET NUMBER: 2 OF 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: MA-0185-2026.

Parcel Number(s): Part of 20-07-16-451-006.000-019.

Existing Zoning: A-1.

Petition: For secondary approval of a 24-lot major subdivision to be known as INDIAN CREEK - PHASE TWO.

Petitioner: Spartin Development LLC, represented by Abonmarche Consultants.

Location: Northwest corner of CR 18 & CR 23, in Jefferson Township.

Site Description: The subject property is the 22-acre second phase of Indian Creek, which received primary approval for 72 lots in October. This second phase is 24 lots to be served by a new access point on CR 23 and streets that will drain to 2 common areas for retention at the south and west. All lots meet development standards.

History and General Notes:

- **October 9, 2025** – Indian Creek received primary approval from the Plan Commission.
- **January 20, 2026** – The plat for the first 9 lots along CR 23 was recorded as Indian Creek - Phase One.
- **June 15, 2026** – The Board of County Commissioners will consider the right-of-way dedication for this second phase.

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

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

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

Major Subdivision - Secondary

MA-0185-2026

Date: 04/06/2026 Meeting Date: May 14, 2026 Transaction #: MA-0185-2026
Plan Commission Hearing (Subdivision)

Description: for secondary approval of 24-lot major subdivision to be known as INDIAN CREEK PHASE TWO

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Spartin Development Llc 69071 Turnwood Court New Paris, IN 46553	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 18 Goshen, IN 46528	Parcel Number: Part of 20-07-16-451-006.000-019
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Township: Jefferson
Location: Northwest Corner Of County Road 18 And County Road 23

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:

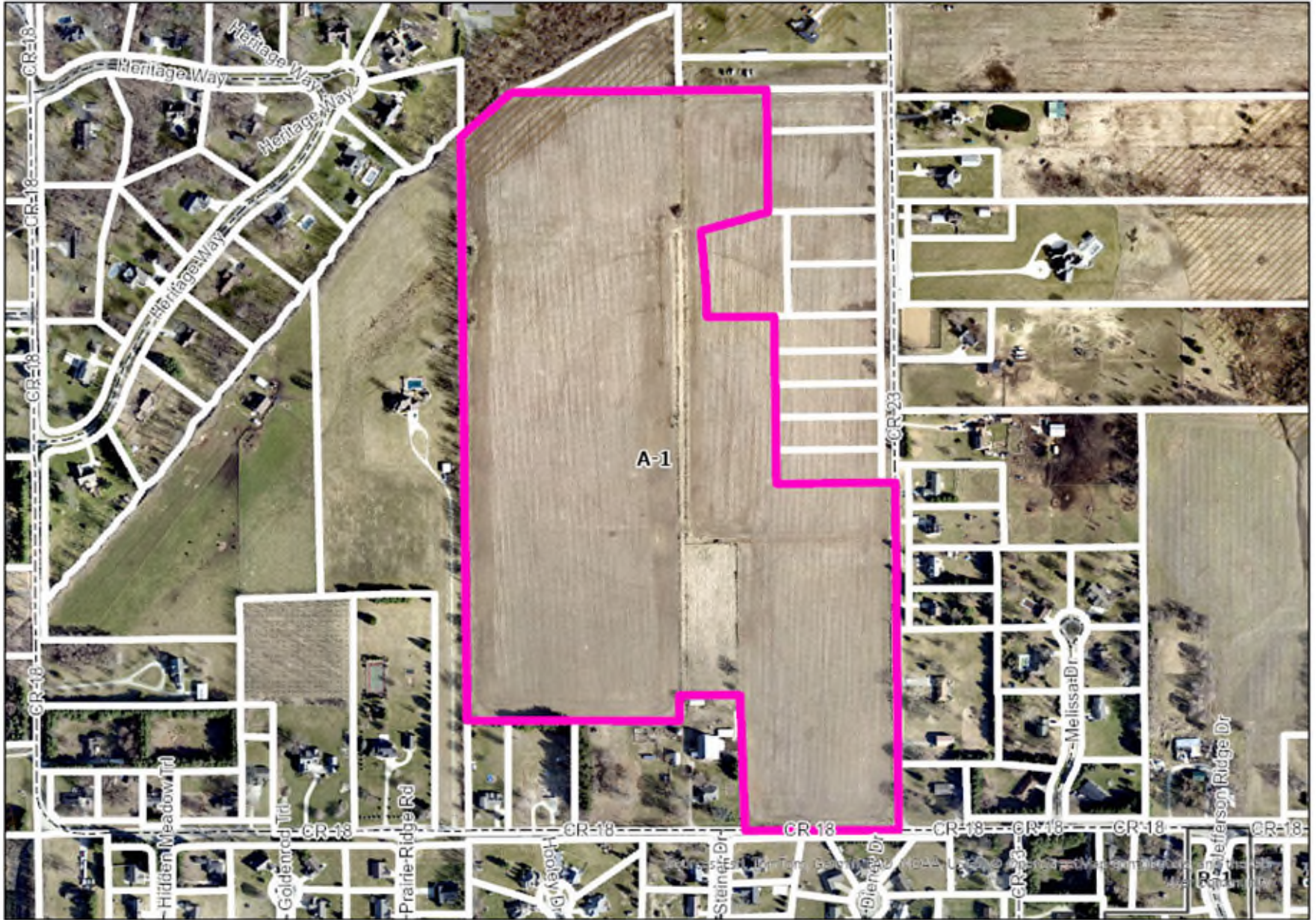
Legal Description:

Comments:

Applicant Signature:

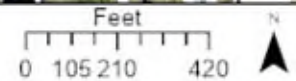
Department Signature:

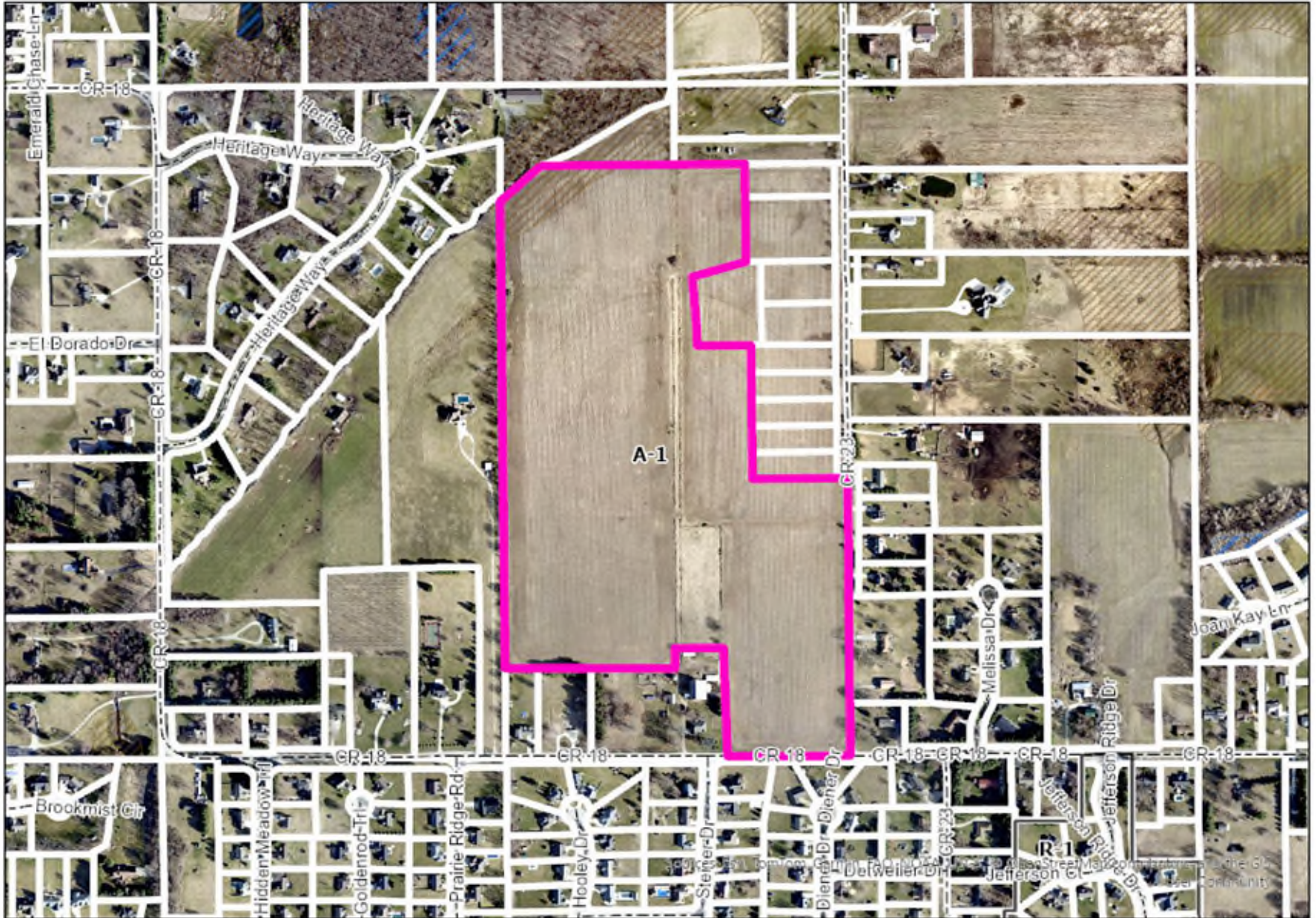
MA-0185-2026



2025 Aerials

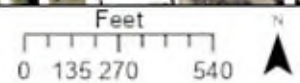
1 inch equals 400 ft





2025 Aerials

1 inch equals 500 ft



INDIAN CREEK - PHASE TWO

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

LOT AREA TABLE		
LOT No.	AREA (SF)	AREA (AC)
10	23,847	0.55
11	20,680	0.47
12	26,009	0.60
13	30,640	0.70
14	22,212	0.51
15	20,183	0.46
16	20,183	0.46
17	28,637	0.66
18	44,924	1.03
19	23,795	0.55
20	20,421	0.47
21	20,459	0.47
22	21,783	0.50
23	28,805	0.66
24	32,430	0.74
25	29,531	0.68
26	25,578	0.59
27	26,539	0.61
28	58,854	1.35
29	41,410	0.95
30	33,137	0.76
31	27,675	0.64
32	31,253	0.72
33	26,154	0.60
CA#2	45,758	1.05
CA#3	79,623	1.83
ROW	148,667	3.41

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	230.73'	S89°15'21"W
L2	66.16'	S54°24'35"W
L3	50.09'	S54°24'35"W
L4	157.72'	S87°58'26"W
L5	44.66'	N35°35'25"W
L6	74.50'	S10°28'12"E
L7	10.53'	N10°28'12"W
L8	20.63'	S10°28'12"E
L9	65.98'	N54°24'35"E
L10	50.28'	N54°24'35"E
L11	47.69'	N87°58'26"E
L12	47.58'	N87°58'26"E
L13	10.88'	S87°58'26"W
L14	84.39'	S87°58'26"W
L15	50.80'	S89°15'21"W
L16	108.93'	S89°15'21"W
L17	81.50'	N33°34'46"W
L18	20.03'	N77°33'43"E
L19	20.03'	N77°33'43"E
L20	117.01'	S31°38'53"W
L21	35.33'	N90°00'00"E
L22	15.50'	N89°15'21"E
L23	21.92'	S45°44'39"E
L24	15.50'	S00°44'39"E
L25	15.50'	N00°44'39"W
L26	21.92'	N44°15'21"E
L27	15.50'	N89°15'21"E
L28	41.62'	S54°24'35"W

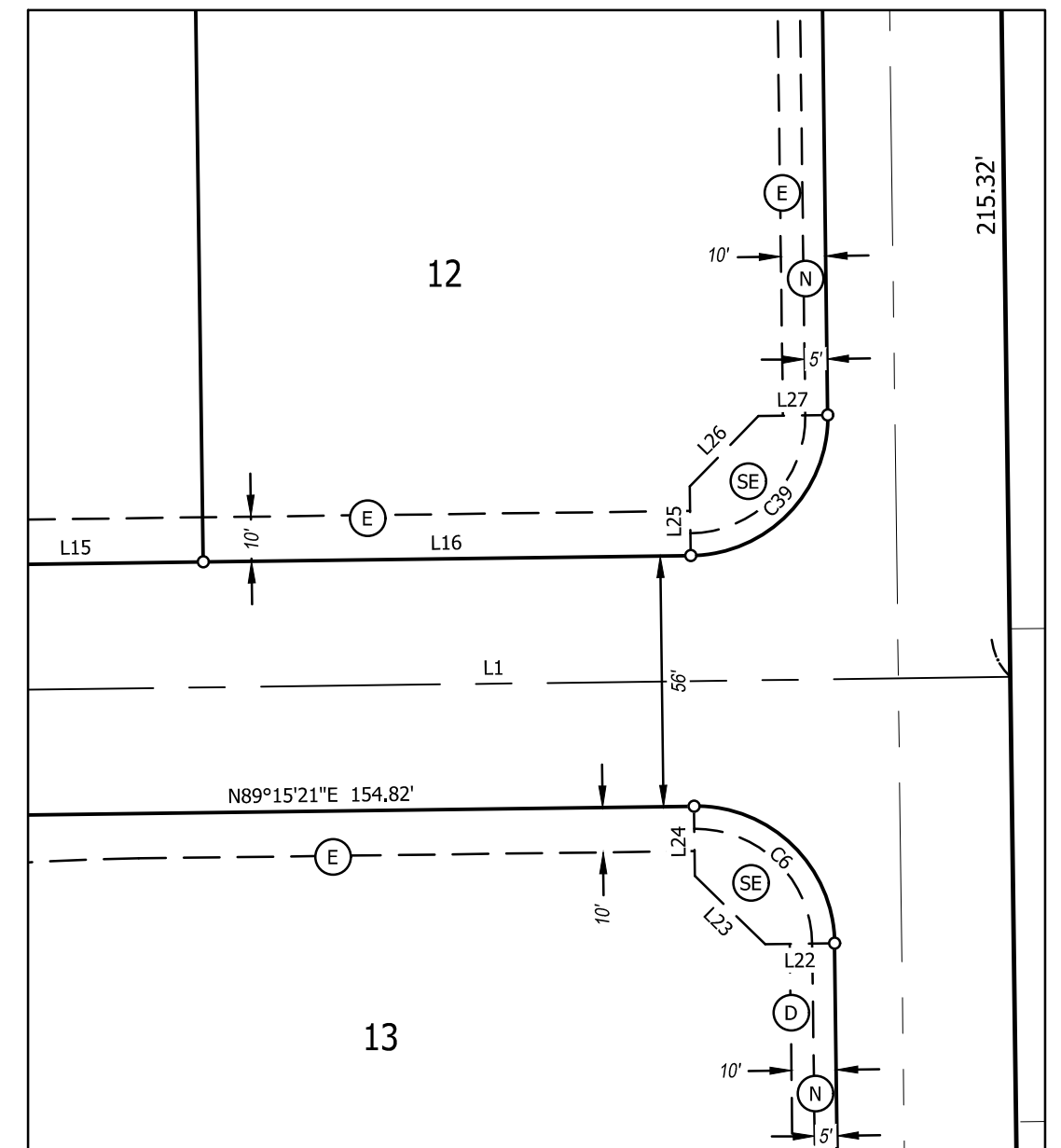
LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 6 EAST, IN JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, (BASED ON A SURVEY CERTIFIED ON OCTOBER 31, 2025 BY CAMERON L. BERON, INDIANA PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 21900005, WITH ABONMARCHE CONSULTANTS, JOB #25-0775, RECORDED IN INSTRUMENT #2025-19350), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°52'25" WEST (BEARINGS BASED ON THE INGRES ELKHART COUNTY PROJECTION NAD_83) ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 348.45 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND CONVEYED TO JOHN S. BATTISTI IN INSTRUMENT #2013-14660 AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°52'25" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 662.90 FEET; THENCE SOUTH 59°46'00" EAST, 213.63 FEET; THENCE SOUTH 85°20'22" EAST, 202.15 FEET; THENCE NORTH 90°00'00" EAST, 145.80 FEET; THENCE NORTH 78°40'33" EAST, 151.46 FEET TO THE POINT OF A CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY 18.85 FEET ALONG SAID CURVE HAVING A RADIUS OF 470.00 FEET AND SUBTENDED BY A LONG CHORD BEARING OF NORTH 16°43'51" WEST, 18.84 FEET; THENCE NORTH 77°33'43" EAST, 251.38 FEET; THENCE NORTH 07°30'22" WEST, 110.13 FEET; THENCE NORTH 89°14'38" EAST, 419.47 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°44'39" EAST, 1097.51 FEET TO THE CALCULATED SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°43'12" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 475.42 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO ADAM AND JENNIFER NOFFSINGER IN INSTRUMENT #2025-09783 AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE NORTH 02°12'35" WEST ALONG THE EAST LINE OF SAID NOFFSINGER PARCEL, 429.00 FEET TO THE NORTHEAST CORNER OF SAID NOFFSINGER PARCEL; THENCE SOUTH 89°43'12" WEST ALONG THE NORTH LINE OF SAID NOFFSINGER PARCEL AND AN EXTENSION THEREOF, 510.45 FEET; THENCE SOUTH 00°31'48" EAST ALONG THE WESTERLY EXTENSION OF SAID NOFFSINGER PARCEL, 82.50 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO BRADLEY MOTT IN INSTRUMENT #2013-08106 AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE NORTH 89°54'00" WEST ALONG THE NORTH LINE OF SAID MOTT PARCEL AND AN EXTENSION THEREOF, 327.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 22.016 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	55.32'	450.00'	7°02'38"	S85°44'02"W	55.29'
C2	218.36'	450.00'	27°48'09"	S68°18'39"W	216.22'
C3	234.32'	400.00'	33°33'51"	S71°11'31"W	230.99'
C4	156.04'	450.00'	19°52'05"	N25°39'22"W	155.26'
C5	135.80'	800.00'	9°43'33"	S05°36'25"E	135.63'
C6	48.69'	31.00'	90°00'00"	S45°44'39"E	43.84'
C7	52.22'	30.00'	99°43'33"	N39°23'35"E	45.87'
C8	102.46'	820.00'	7°09'34"	N06°53'25"W	102.40'
C9	36.73'	820.00'	2°33'59"	N02°01'39"W	36.73'
C10	26.87'	30.00'	51°19'04"	N26°24'11"W	25.98'
C11	60.82'	50.00'	69°41'53"	N17°12'47"W	57.14'
C12	62.50'	50.00'	71°37'11"	N53°26'45"E	58.51'
C13	66.72'	50.00'	76°27'33"	S52°30'53"E	61.88'
C14	56.60'	50.00'	64°51'31"	S18°08'39"W	53.63'
C15	26.87'	30.00'	51°19'04"	S24°54'53"W	25.98'
C16	30.01'	780.00'	2°12'16"	S01°50'47"E	30.01'
C17	102.39'	780.00'	7°31'17"	S06°42'34"E	102.32'
C18	47.97'	30.00'	91°36'47"	S56°16'35"E	43.02'
C19	158.12'	385.39'	23°30'27"	N66°09'48"E	157.01'
C20	82.73'	420.00'	11°17'10"	N60°03'10"E	82.60'
C21	105.21'	420.00'	14°21'07"	N72°52'19"E	104.93'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C22	58.10'	420.00'	7°55'34"	N84°00'39"E	58.05'
C23	26.87'	30.00'	51°19'04"	N62°18'54"E	25.98'
C24	53.96'	50.00'	61°50'13"	N67°34'29"E	51.38'
C25	58.82'	50.00'	67°24'24"	S47°48'12"E	55.49'
C26	58.82'	50.00'	67°24'24"	S19°36'12"W	55.49'
C27	75.04'	50.00'	85°59'06"	N83°42'03"W	68.19'
C28	26.87'	30.00'	51°19'04"	N66°22'02"W	25.98'
C29	70.15'	380.00'	10°34'38"	S82°41'07"W	70.05'
C30	152.59'	380.00'	23°00'25"	S65°53'36"W	151.56'
C31	46.79'	30.00'	89°22'04"	S09°42'21"W	42.19'
C32	140.26'	470.00'	17°05'55"	S26°25'44"E	139.74'
C33	18.85'	470.00'	2°17'51"	N16°43'51"W	18.84'
C34	142.22'	430.00'	18°57'00"	N25°21'00"W	141.57'
C35	47.52'	30.00'	90°45'55"	N80°12'28"W	42.71'
C36	96.70'	433.39'	12°47'02"	S60°48'06"W	96.50'
C37	107.49'	433.39'	14°12'37"	S74°17'55"W	107.21'
C38	59.39'	433.39'	7°51'07"	S85°19'47"W	59.35'
C39	48.69'	31.00'	90°00'00"	S44°15'21"W	43.84'



DETAIL "A"
SCALE" 1" = 40'



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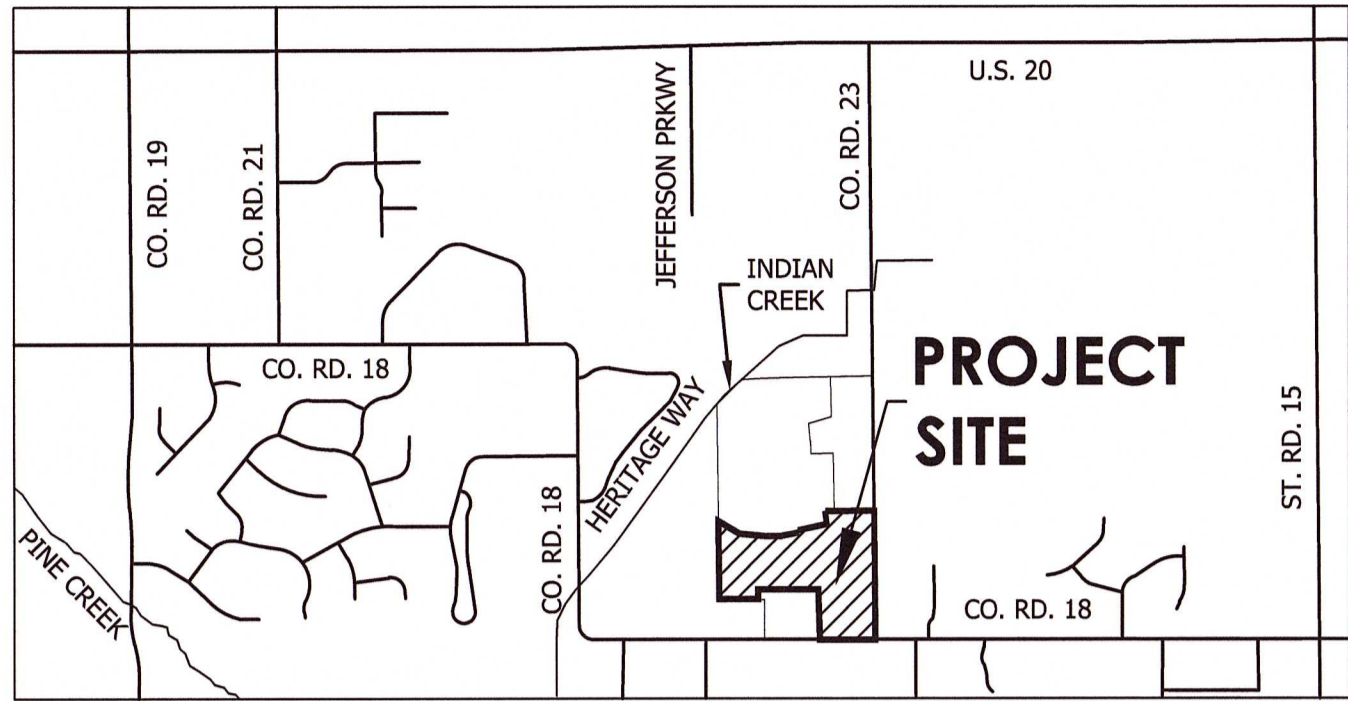
Surveying
Engineering
Architecture

JOB NO.: 25-0775
DATE: APRIL, 2026

SHEET 2 OF 3

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LOCATION MAP
(NOT TO SCALE)

INDIAN CREEK - PHASE TWO

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

OWNER'S CERTIFICATION & STREET DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS (AS DESCRIBED BELOW) OF THE REAL ESTATE, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT CALLED **INDIAN CREEK - PHASE TWO** AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND THAT THE LOTS HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT RIGHTS-OF-WAY FOR THE STREETS INCLUDED IN SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC. NO PERMANENT STRUCTURES SHALL BE INSTALLED ON STRIPS OF GROUND MARKED "EASEMENT" AND THE RESPECTIVE LAND OWNERS SHALL TAKE THEIR TITLES TO THE LAND SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF LOTS IN THIS SUBDIVISION.

CHRISTOPHER M. ERB, MEMBER
SPARTIN DEVELOPMENT, LLC

PLAT COMMITTEE APPROVAL

APPROVED FOR RECORD BY THE ELKHART COUNTY PLAT COMMITTEE IN ACCORDANCE WITH THE SUBDIVISION DEVELOPMENT.

DATE _____ STEVE WARNER, CHAIRMAN

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____, 20____.

ELKHART COUNTY AUDITOR.
TIARA JACKSON

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20____.
AT _____: _____ AND RECORDED IN PLAT BOOK _____ PAGE _____.
FEE: _____ ELKHART COUNTY RECORDER.
KAALA BAKER

DRAINAGE MAINTENANCE STATEMENT

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 BECOME 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 ACTIONS SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

NOTARY PUBLIC CERTIFICATE

STATE OF INDIANA) SS:
COUNTY OF ELKHART)

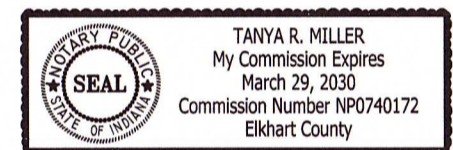
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME CHRISTOPHER M. ERB, MEMBER ON BEHALF OF SPARTIN DEVELOPMENT, LLC AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY SIGNATURE MARCH 29, 2030
MY COMMISSION EXPIRES

RESIDENT OF ELKHART COUNTY, INDIANA

NOTARY PRINTED NAME TANYA R. MILLER
COMMISSION NUMBER NP0740172



ACCEPTANCE OF DEDICATION

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, ELKHART COUNTY, INDIANA THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS

_____ DAY OF _____, 20____.

BOB BARNES BRAD ROGERS SUZANNE WEIRICK

SURVEYOR'S CERTIFICATE

I, CAMERON L. BERON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ABONMARCHE CONSULTANTS, GOSHEN, INDIANA; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE PLATTING ORDINANCE; AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

THIS PLAT IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE. THE BOUNDARY LINES OF THIS PLAT CONFORM TO THE RECORD BOUNDARY PERFORMED BY ABONMARCHE CONSULTANTS, INC. AND RECORDED IN INSTRUMENT #2025-19350 AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

I, CAMERON L. BERON, PS, AFFIRM, UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATED THIS 21ST DAY OF APRIL, 2026.

CAMERON L. BERON, PS
PROFESSIONAL LAND SURVEYOR #21900005
STATE OF INDIANA



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Goshen, IN 46526
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Surveying
Engineering
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SHEET 3 OF 3

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