AGENDA

ELKHART COUNTY PLAT COMMITTEE

November 12, 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 8th day of October.

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: Kyle B. Carrick & Lauren A. Carrick, Husband & Wife **(page 1)**
M & M Land Holdings, LLC
represented by B. Doriot & Associates, Inc.
Petition: for primary approval of a 2-lot minor subdivision to be known as ***TEAMPALL CARRAIG MINOR***.
Location: south side of CR 48, 2,060 ft., east of CR 23, common address of 18976 CR 48, New Paris, IN 46553 in Jackson Township. *(MI-0564-2026)*

B. Petitioner: Leroy J. & Marilyn J. Nice **(page 2)**
represented by B. Doriot & Associates, Inc.
Petition: for primary approval of a 2-lot minor subdivision to be known as ***NICE N EASY MINOR***.
Location: west side of CR 21, 700 ft. south of CR 20, common address of 58633 CR 21, Goshen, IN 46528 in Jefferson Township. *(MI-0648-2026)*

C. Petitioner: Ray Hochstetler & Leona Hochstetler, Husband & Wife **(page 3)**
represented by B. Doriot & Associates, Inc.
Petition: for primary approval of a 2-lot minor subdivision to be known as ***HOCHSTETLERS SOUTH LINE MINOR.***
Location: south side of Baltimore Ave., 830 ft. west of South Williams St., common address of 955 Baltimore Ave., Nappanee, IN 46550 in Locke Township.
(MI-0650-2026)

D. Petitioner: Jeffrey A. Chupp **(page 4)**
represented by Land & Boundary LLC

Petition: for primary approval of a 3-lot minor subdivision to be known as ***CR 23 MINOR SUBDIVISION***.

Location: east side of CR 23, 1,720 ft. south of CR 102, common address of 51798 CR 23, Bristol, IN 46507 in Washington Township. *(MI-0634-2026)*

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 8TH DAY OF OCTOBER 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 and Jackson Beck, 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 10th day of September 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 a 1-lot minor subdivision to be known as GREENSIDES ACRES, for Debbie A. Greensides also known as Debbie Ann Greensides represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of an easement, 850 ft. east of the intersection of State Line Rd. & CR 35, common address of 13344 State Line Rd. Bristol, IN 46507 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 #MI-0569-2026*.

Mr. Barker stated the access has not been dedicated. There is no recorded easement to access this parcel.

Ronnie Justice, Advance Land Surveying, 17120 CR 46, New Paris, was present representing the petitioner. He stated when he files the secondary he will record an access easement at that time.

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 a 1-lot minor subdivision to be known as GREENSIDES ACRES be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for a 2-lot minor subdivision to be known as R.A.W. MINOR, for Ronald D. Weiss represented by Advanced Land Surveying of Northern Indiana, Inc., on property located

on the west side of CR 1, 970 ft. north of Old US 33, common address of 56803 CR 1 Elkhart, IN 46516 in Baugo Township, zoned R-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0571-2026*.

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 a 2-lot minor subdivision to be known as R.A.W. MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The meeting was adjourned at 9:08 a.m.

Respectfully submitted,

_____

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: November 12, 2026

Transaction Number: MI-0564-2026.

Parcel Number(s): Part of 20-15-22-100-001.000-018, 20-15-22-100-003.000-018.

Existing Zoning: A-1.

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

Petitioner: Kyle B. Carrick & Lauren A. Carrick, Husband & Wife, and M & M Land Holdings, LLC, represented by B. Doriot & Associates, Inc.

Location: South side of CR 48, 2,060 ft. east of CR 23, in Jackson Township.

Site Description: Proposed lot 1 is 1.98 acres with an existing home and accessory structures and direct access to CR 48. Proposed outlot 1 is 1.03 acres and is for the establishment of a septic easement for the existing home. It is not intended to be developed.

History and General Notes:

- **June 17, 2026** – The Hearing Officer approved a 76 ft. lot width variance for the 1.98-acre tract.
- This minor subdivision includes an 85 ft. lot width variance for proposed outlot 1.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Minor Subdivision - Primary

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

MI-0564-2026

Date: 08/28/2026 Meeting Date: November 12, 2026 Plan Commission Hearing (Subdivision) Transaction #: MI-0564-2026

Description: for primary approval of a 1-lot minor subdivision to be known as TEAMPALL CARRAIG MNOR

Contacts:

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

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

Land Owner
Kyle B. & Lauren A. Carrick,
Husband & Wife
18976 County Road 48
New Paris, IN 46553

Land Owner
M & M Land Holdings Llc
19195 Us 6
New Paris, IN 46553

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

Site Address: 18976 County Road 48
New Paris, IN 46553

Parcel Number: 20-15-22-100-001.000-018
20-15-22-100-003.000-018

Township: Jackson

Location: SOUTH ON CR 48, 2,060 FT. EAST OF CR 23.

Subdivision:

Lot #

Lot Area: Frontage: Depth:

Zoning: A-1

NPO List:

Present Use of Property:

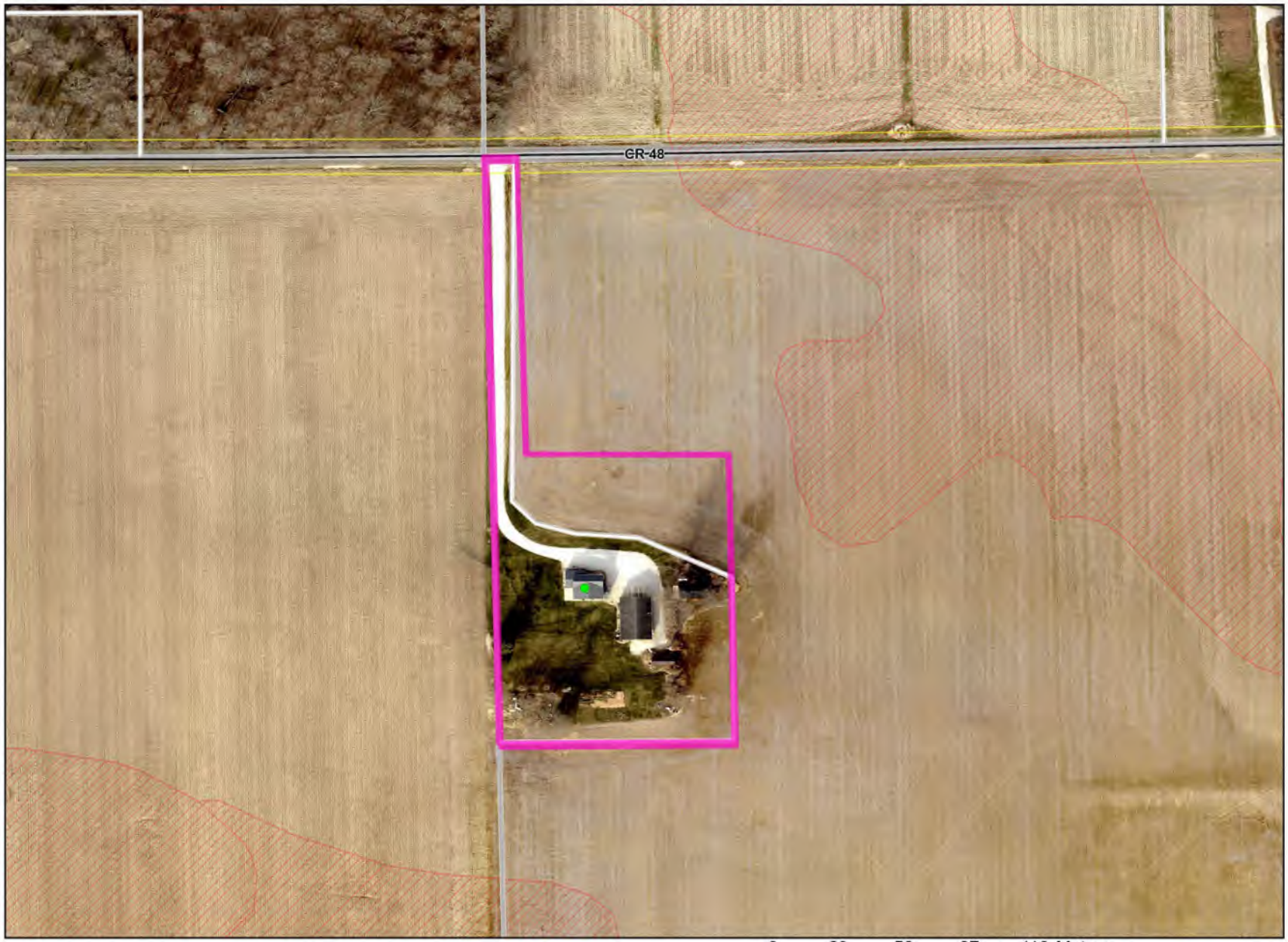
Legal Description:

Comments:

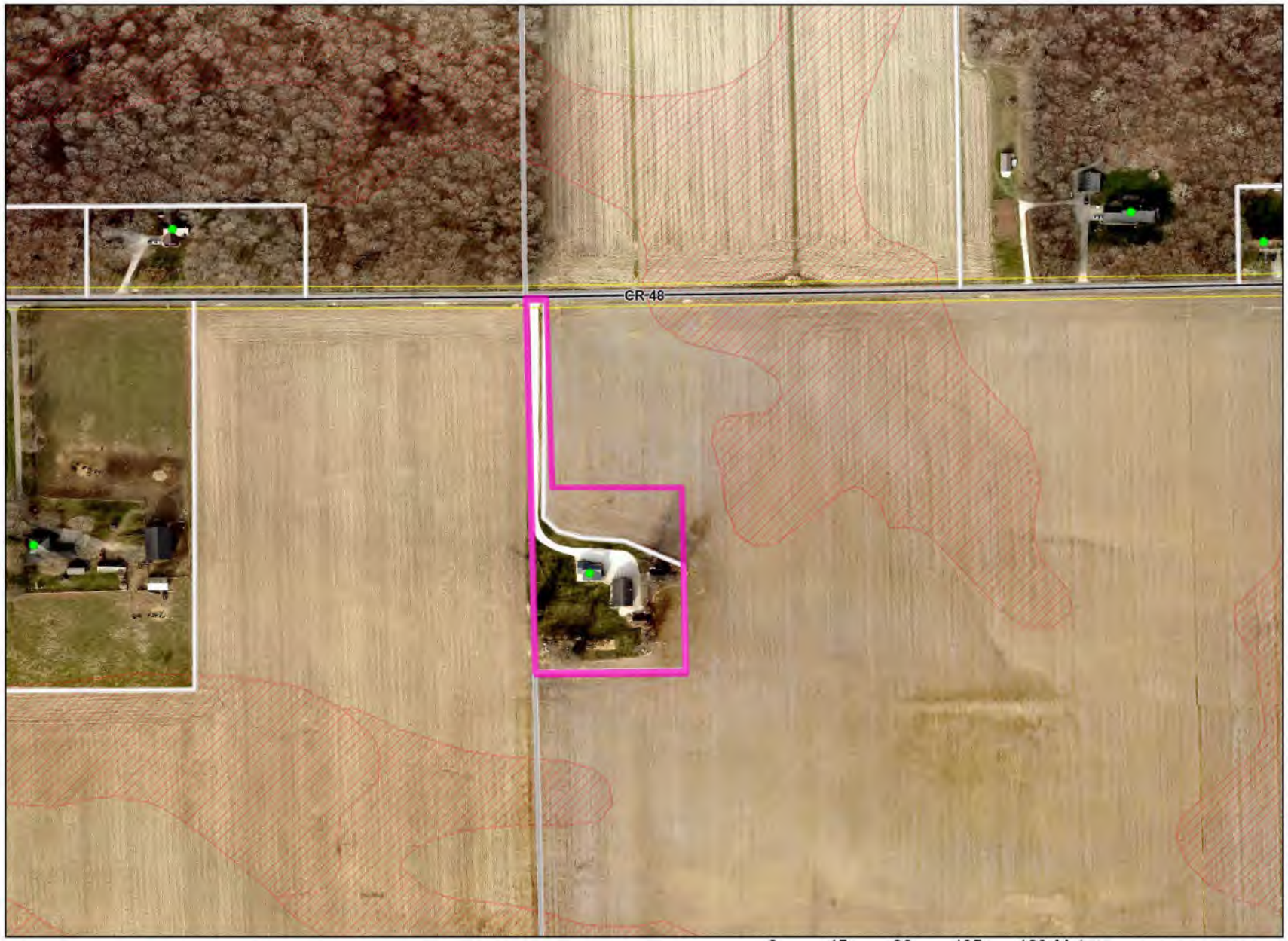
Applicant Signature:

Department Signature:

MI-0564-2026



MI-0564-2026



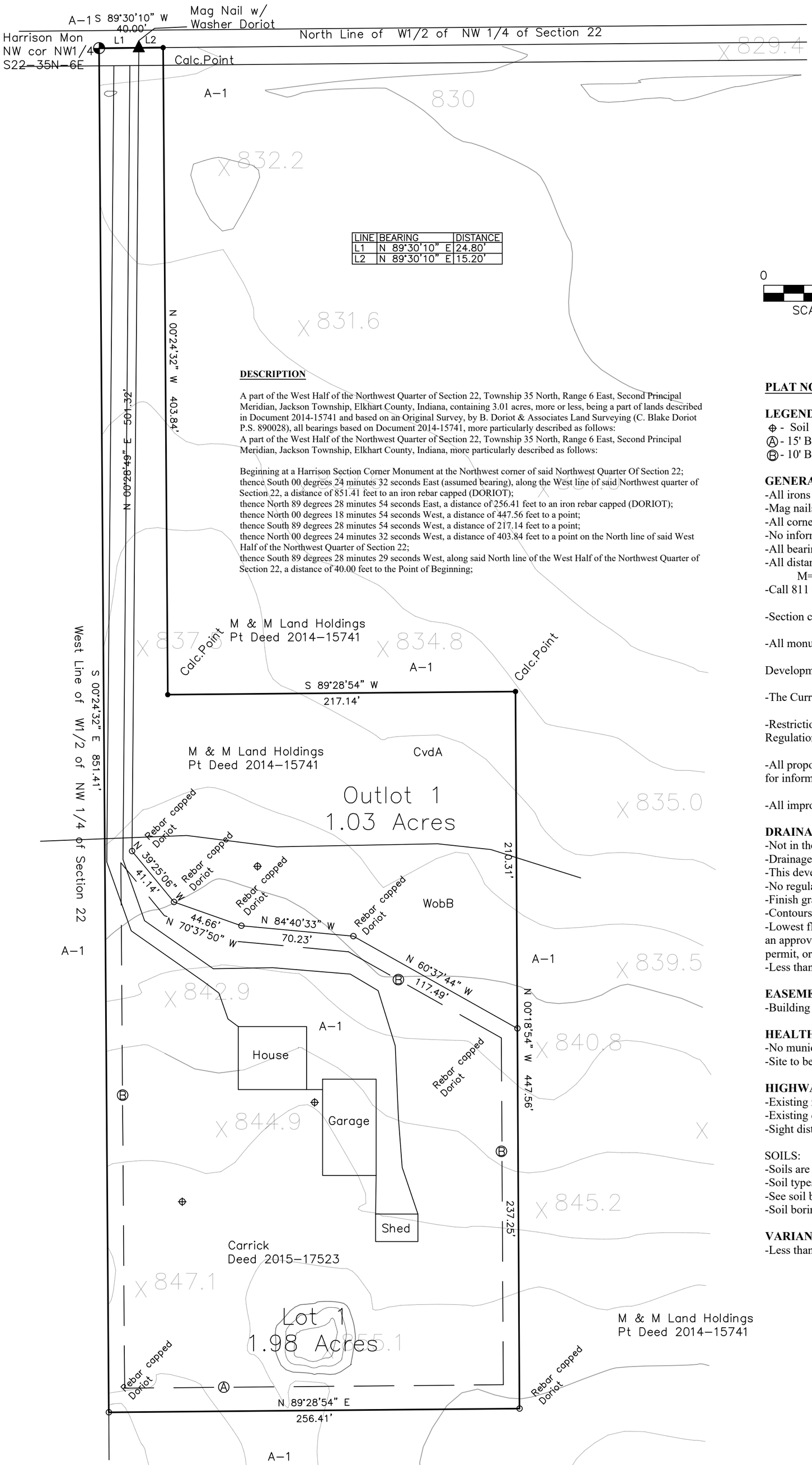
MI-0564-2026

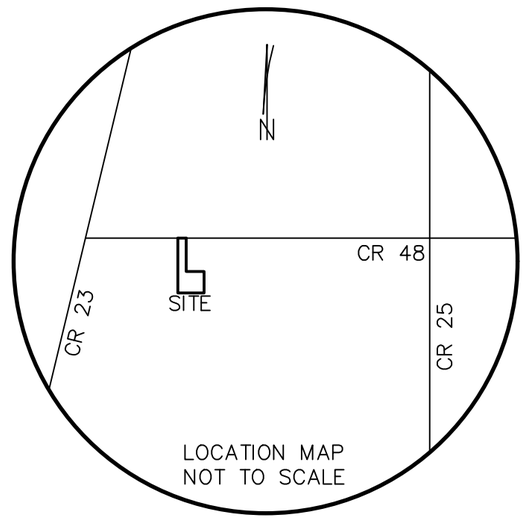


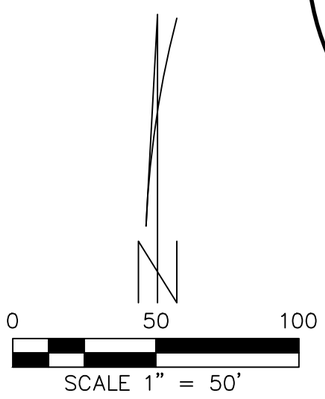
TEAMPALL CARRAIG MINOR

A Two Lot Minor Subdivision in the Northwest Quarter of Section 22,
Township 35 North, Range 6 East, 2nd Principal Meridian,
Jackson Township, Elkhart County, Indiana.

PLAT BOOK _____ PAGE NUMBER _____







LINE	BEARING	DISTANCE
L1	N 89°30'10" E	24.80'
L2	N 89°30'10" E	15.20'

DESCRIPTION

A part of the West Half of the Northwest Quarter of Section 22, Township 35 North, Range 6 East, Second Principal Meridian, Jackson Township, Elkhart County, Indiana, containing 3.01 acres, more or less, being a part of lands described in Document 2014-15741 and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), all bearings based on Document 2014-15741, more particularly described as follows:
A part of the West Half of the Northwest Quarter of Section 22, Township 35 North, Range 6 East, Second Principal Meridian, Jackson Township, Elkhart County, Indiana, more particularly described as follows:

Beginning at a Harrison Section Corner Monument at the Northwest corner of said Northwest Quarter Of Section 22;
thence South 00 degrees 24 minutes 32 seconds East (assumed bearing), along the West line of said Northwest quarter of Section 22, a distance of 851.41 feet to an iron rebar capped (DORIOT);
thence North 89 degrees 28 minutes 54 seconds East, a distance of 256.41 feet to an iron rebar capped (DORIOT);
thence North 00 degrees 18 minutes 54 seconds West, a distance of 447.56 feet to a point;
thence South 89 degrees 28 minutes 54 seconds West, a distance of 217.14 feet to a point;
thence North 00 degrees 24 minutes 32 seconds West, a distance of 403.84 feet to a point on the North line of said West Half of the Northwest Quarter of Section 22;
thence South 89 degrees 28 minutes 29 seconds West, along said North line of the West Half of the Northwest Quarter of Section 22, a distance of 40.00 feet to the Point of Beginning;

PLAT NOTES

LEGEND:
⊕ - Soil Bore
Ⓐ - 15' Building Setback
Ⓑ - 10' Building Setback

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.

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

-All monuments will be set after the harvest/foliage drop.

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.

-All improvements are existing, unless noted as proposed.

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

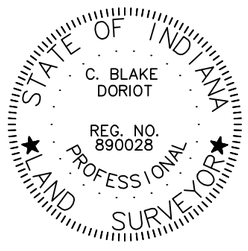
EASEMENTS:
-Building Setbacks also serve as Utility Easements.

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

HIGHWAY:
-Existing road shall be used.
-Existing drive shall be used.
-Sight distance for proposed/existing drive: 800'+ W, 800'+ E.

SOILS:
-Soils are mapped as follows: CvdA, WobB
-Soil types taken from the Elkhart County GIS.
-See soil borings for SHWT.
-Soil borings are completed as shown on Plat.

VARIANCES:
-Less than 100' of frontage.



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. 2026–050
	DATE: 10/2/2026	DWG. 2026–050.DWG
	Owner: CARRICK KYLE B & LAUREN A CARRICK H&W, M & M LAND HOLDINGS LLC	

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

TEAMPALL CARRAIG MINOR

A Two Lot Minor Subdivision in the Northwest Quarter of Section 22,
Township 35 North, Range 6 East, 2nd Principal Meridian,
Jackson 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'

TEAMPALL CARRAIG MINOR

SIGNED _____

PRINTED Carrick, Kyle B, Husband

SIGNED _____

PRINTED Carrick, Lauren A, Wife

SIGNED _____

PRINTED M&M Land Holdings LLC, Matt Morehouse, Authorized Representative

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

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

CARRICK KYLE B & LAUREN A CARRICK H&W, M & M LAND HOLDINGS LLC, Matt Morehouse, Authorized Representative

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

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

SIGNED: _____

PRINTED: _____

RESIDENT OF _____ COUNTY, INDIANA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

DEED OF DEDICATION

I, THE ABOVE DESCRIBED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED "TEAMPALL CARRAIG MINOR". ALL STREETS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND AND THE PROPERTY LINES THERE SHALL BE ERECTED OR MAINTAINED, NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED TO THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER LINES, POLES, DUCT LINES, WIRES AND DRAINAGE FACILITIES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREON RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED IN SAID EASEMENT, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

DRAINAGE MAINTENANCE CERTIFICATE

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

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

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

ADDITIONAL NOTES

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

STATEMENT OF COMPLIANCE

This subdivision is found to be in compliance with the Elkhart County Development Ordinance and the dedications shown on this plat hereby approved and accepted to the benefit of Elkhart County this _____ day of _____, 20___.

Elkhart County Plan Commission

By: _____
Mae Hope, Plan Director

AUDITOR

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

SIGNED: _____
Tiara Jackson

AUDITOR OF ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20___, AT

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

FEE: $_____

SIGNED: _____
Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

DOCUMENT NUMBER: _____

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

SURVEYOR CERTIFICATION

COUNTY of ELKHART)
STATE OF INDIANA)

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

STATE OF INDIANA
C. BLAKE DORIOT
REG. NO. 890028
PROFESSIONAL LAND SURVEYOR

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

DRAWN BY: CEB	APPROVED BY: CBD
FIELD CREW: CEB	PROJ. NO. 2026-050
DATE: 10/2/2026	DWG. 2026-050.DWG
Owner: CARRICK KYLE B & LAUREN A CARRICK H&W, M & M LAND HOLDINGS LLC	

Plat Committee Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: November 12, 2026

Transaction Number: MI-0648-2026.

Parcel Number(s): 20-07-20-426-022.000-019.

Existing Zoning: A-1.

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

Petitioner: Leroy J. & Marilyn J. Nice, represented by B. Doriot & Associates, Inc.

Location: West side of CR 21, 700 ft. south of CR 20, in Jefferson Township.

Site Description: Proposed lot 1 is 1.5 acres with an existing home and accessory structure. Proposed lot 2 is 1.5 acres with a proposed home and direct access to CR 21.

History and General Notes:

- This minor subdivision includes a 75 ft. lot width variance for proposed 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

Minor Subdivision - Primary

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

MI-0648-2026

Date:	10/05/2026	Meeting Date:	November 12, 2026 Plan Commission Hearing (Subdivision)	Transaction #:	MI-0648-2026

Description: for primary approval of a 2-lot minor subdivision to be known as NICE n EASY MINOR

Contacts:	Applicant	Land Owner	Private Surveyor
	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	Leroy J. & Marilyn J. Nice 60992 Cr 19 Goshen, IN 465267408	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address:	58633 County Road 21 Goshen, IN 46528	Parcel Number:	Part of 20-07-20-426-022.000-019

Township: Jefferson

Location: West Side Of County Road 21, 700 ft. South Of County Road 20

Subdivision:	Lot #

Lot Area:	Frontage:	Depth:

Zoning: A-1	NPO List:

Present Use of Property:

Legal Description:

Comments: for a 75 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence

Applicant Signature:	Department Signature:

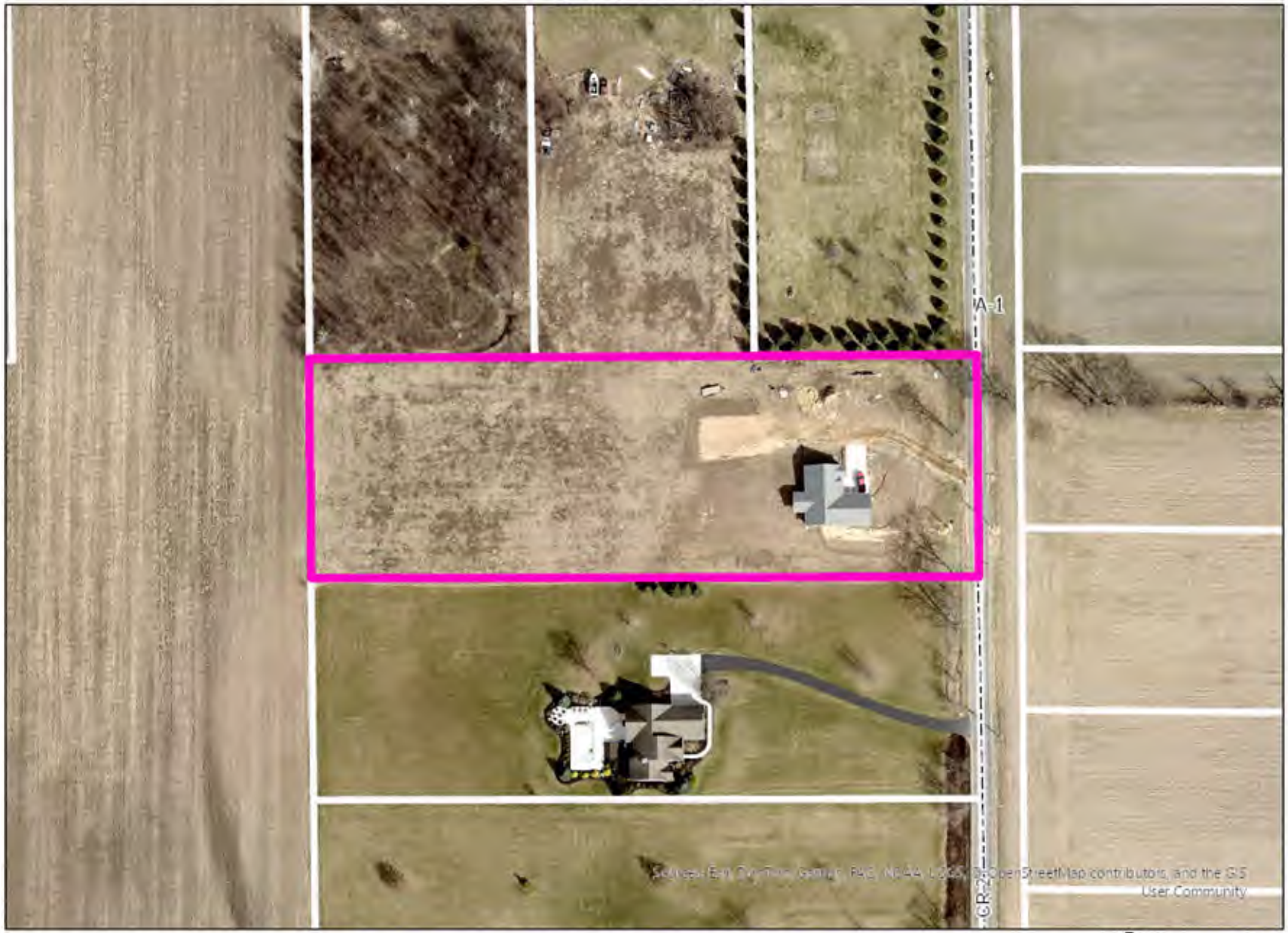
MI-0648-2026



2025 Aerials

1 inch equals 80 ft

MI-0648-2026



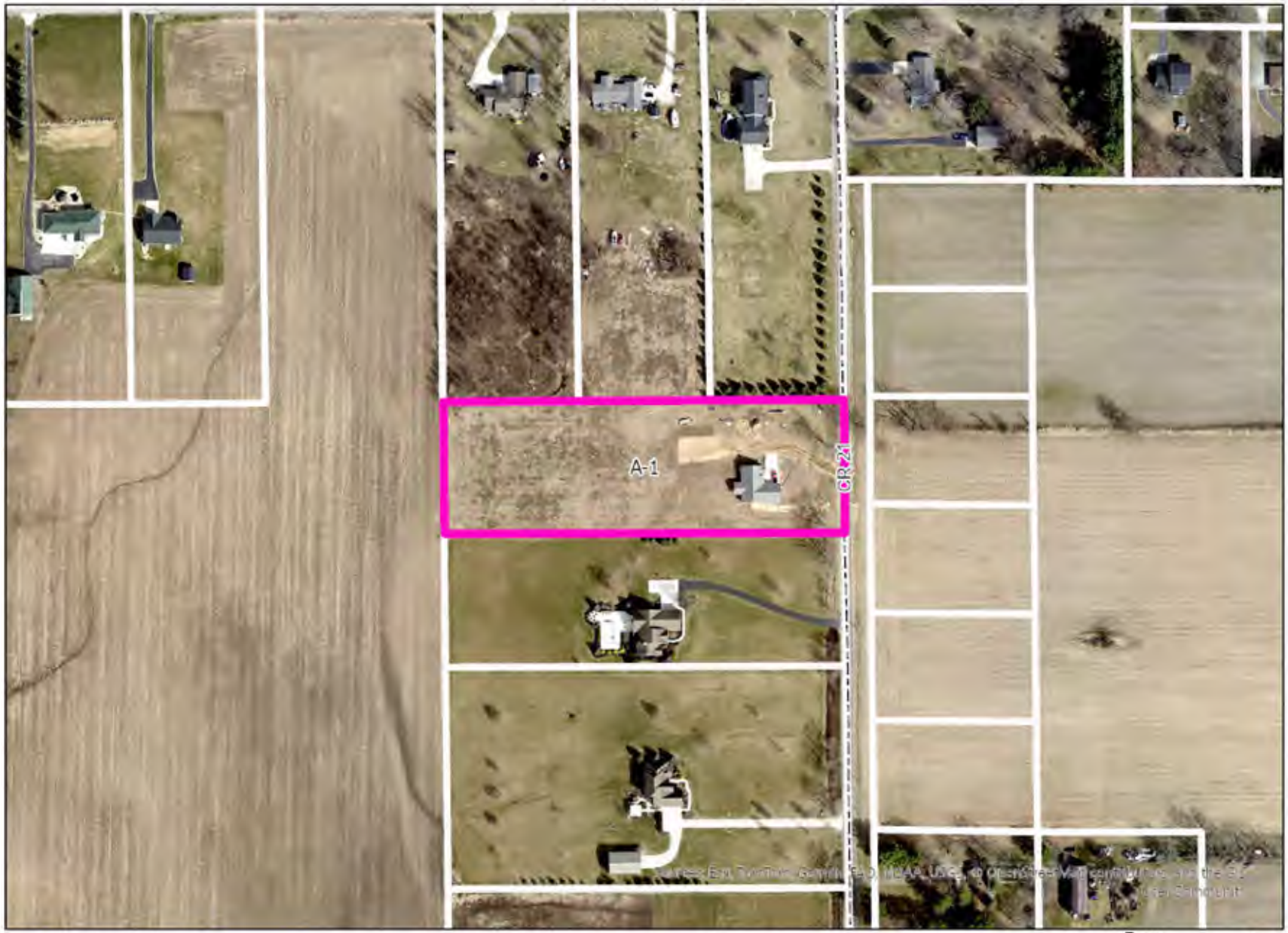
2025 Aerials

1 inch equals 120 ft

Feet
0 30 60 120

N

MI-0648-2026



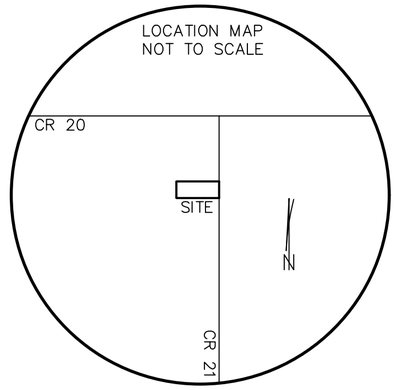
2025 Aerials

1 inch equals 200 ft

NICE n EASY MINOR

A Two Lot Minor Subdivision in the Southeast Quarter of Section 20, Township 37 North, Range 6 East, Jefferson Township, Elkhart County, Indiana.

PLAT BOOK _____ PAGE NUMBER _____



PLAT NOTES

LEGEND:
- ● - Iron Rebar
- ○ - Calculated Point
- Ⓐ - 35' Building Setback
- Ⓑ - 15' Building Setback
- Ⓒ - 10' Building Setback
- ⊕ - Soil Bore

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

-All monuments will be set after the harvest/foliage drop.

-Development shall begin ASAP.

-The Current land use is zone A-1.

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

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

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

EASEMENTS:
-Building Setbacks also serve as Utility Easements.

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'+ N to Intersection, 800'+ S.

SOILS:
-Soils are mapped as follows: CvdA, CvdB, VnxA
-Soil types taken from the Elkhart County GIS.
-See soil borings for SHWT.
-Soil borings are completed as shown on Plat.

VARIANCES:
-Lot 2 has less than 100 feet of frontage

SURVEYOR'S REPORT

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

General Information

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

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

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

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

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

Reference Monuments

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

DESCRIPTION

Instrument #2007-10092

A part of the Southeast Quarter of Section 20, Township 37 North, Range 6 East, Jefferson Township, Elkhart County, Indiana and more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 20, Township 37 North, Range 6 East, Jefferson Township, Elkhart County, Indiana;

thence due South (assumed bearing), on the East line of the Southeast Quarter of said Section 20, a distance of 627.00 feet to a PK nail at the point of beginning of this description;

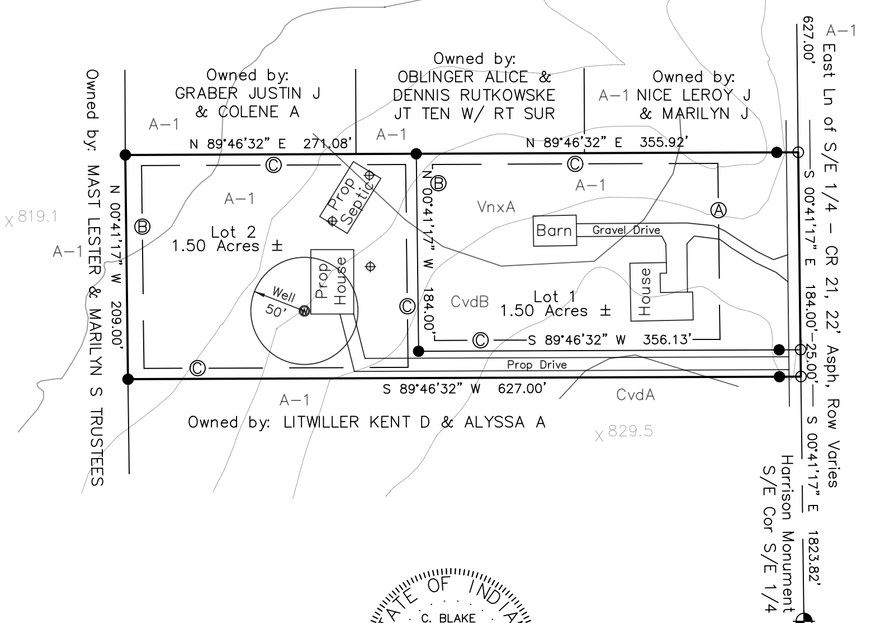
thence continuing due South on said East line, 209.00 feet to a cotton picker spindle;

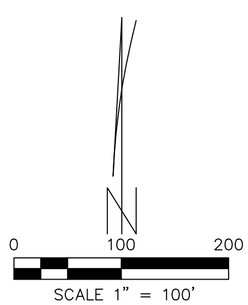
thence North 89°32'11" West parallel with the North line of the Southeast Quarter of said Section 20. a distance of 627 00 feet to a 5/8" capped rebar;

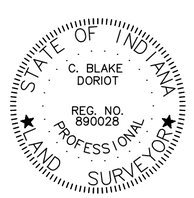
thence due North, parallel with said East line, 209.00 feet to a 5/8" capped rebar;

thence South 89°32'11" East 627.00 feet to the point of beginning.

Containing 3.01 acres, more or less.







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

PRO FORMA

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

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. 2026-059
	DATE: 10/2/2026	DWG. 2026-059.DWG
	Owner: NICE LEROY J & MARILYN J	

NICE n EASY MINOR

A Two Lot Minor Subdivision in the Southeast Quarter of Section 20, Township 37 North, Range 6 East, Jefferson 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'

NICE n EASY MINOR

SIGNED _____

PRINTED Nice, Leroy J

SIGNED _____

PRINTED Nice, Marilyn J

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

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

NICE LEROY J & MARILYN J

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

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

SIGNED: _____

PRINTED: _____

RESIDENT OF _____ COUNTY, INDIANA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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

PAGE 2 OF 2	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CREW: CEB	PROJ. NO. 2026-059
	DATE: 10/2/2026	DWG. 2026-059.DWG
	Owner: NICE LEROY J & MARILYN J	

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

DRAINAGE MAINTENANCE CERTIFICATE

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

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

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

ADDITIONAL NOTES

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

STATEMENT OF COMPLIANCE

This subdivision is found to be in compliance with the Elkhart County Development Ordinance and the dedications shown on this plat hereby approved and accepted to the benefit of Elkhart County this _____ day of _____, 20___.

Elkhart County Plan Commission

By: _____
Mae Hope, Plan Director

AUDITOR

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

SIGNED: _____
Tiara Jackson

AUDITOR OF ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20___, AT

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

FEE: $_____

SIGNED: _____
Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

DOCUMENT NUMBER: _____

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

SURVEYOR CERTIFICATION

COUNTY of ELKHART)
STATE OF INDIANA)

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

STATE OF INDIANA
C. BLAKE DORIOT
REG. NO. 890028
PROFESSIONAL LAND SURVEYOR

PRO FORMA

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

DATED _____

Plat Committee Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: November 12, 2026

Transaction Number: MI-0650-2026.

Parcel Number(s): 20-13-36-376-002.000-020.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as HOCHSTETLER'S SOUTH LINE MINOR.

Petitioner: Ray Hochstetler & Leona Hochstetler, Husband & Wife, represented by B. Doriot & Associates, Inc.

Location: South side of Baltimore Ave., 830 ft. west of South Williams St., in Locke Township.

Site Description: Proposed lot 1 is 17.15 acres and irregular in shape with an existing single-family residence and detached barns. Proposed lot 2 is 0.67 acres and irregular in shape with an existing single-family residence. Proposed lot 2 will be accessed via an easement through part of proposed lot 1 to the east.

History and General Notes:

- With this approval there are several setback Developmental Variances for the existing residences on both proposed lots.
- With this approval there is a Developmental Variance for the lack of road frontage to be served by an access easement on 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

Minor Subdivision - Primary

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

MI-0650-2026

Date:	10/05/2026	Meeting Date:	November 12, 2026 Plan Commission Hearing (Subdivision)	Transaction #:	MI-0650-2026

Description: for primary approval of a 2-lot subdivision to be known as HOCHSTETLERS SOUTHLINE MINOR

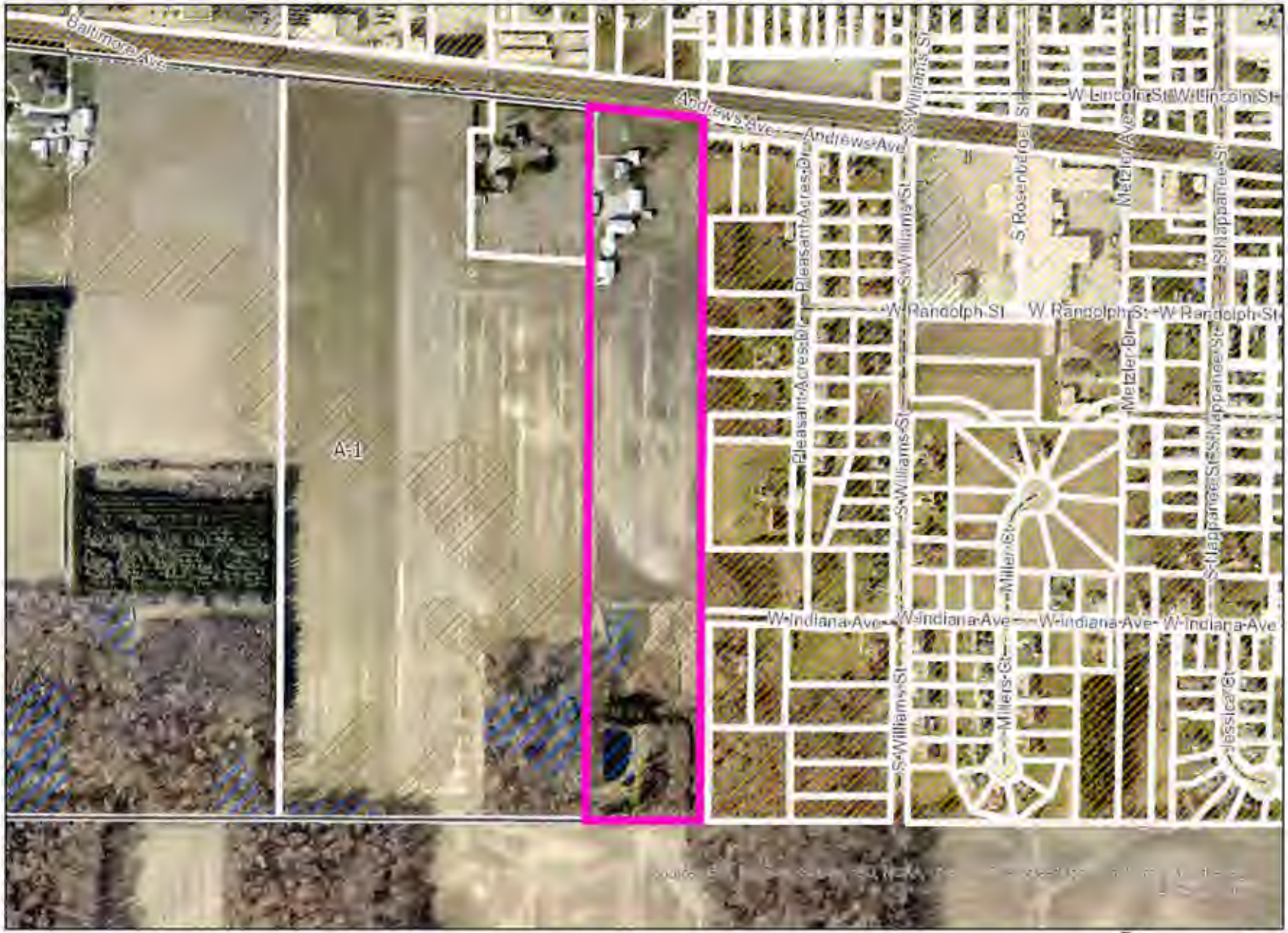
Contacts:	Applicant	Land Owner	Private Surveyor
	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	Ray & Leona Hochstetler 955 Baltimore Ave Nappanee, IN 46550	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 955 Baltimore Avenue Nappanee, IN 46550	Parcel Number: 20-13-36-376-002.000-020
Township: Locke	
Location: SOUTH SIDE OF BALTIMORE AVENUE, 640 FT WEST OF SOUTH WILLIAMS STREET	
Subdivision:	Lot #
Lot Area:	Frontage: Depth:
Zoning: A-1	NPO List:
Present Use of Property:	
Legal Description:	

Comments: DV INFORMATION TO BE EMAILED TO DPS BY CHARLIE. OK'D PER LG. AW
for a/an 2 ft. Developmental Variance (Ordinance requires 5 ft.) to allow for the existing accessory structures 3 ft. from the west property line.

Applicant Signature:	Department Signature:

MI-0650-2026



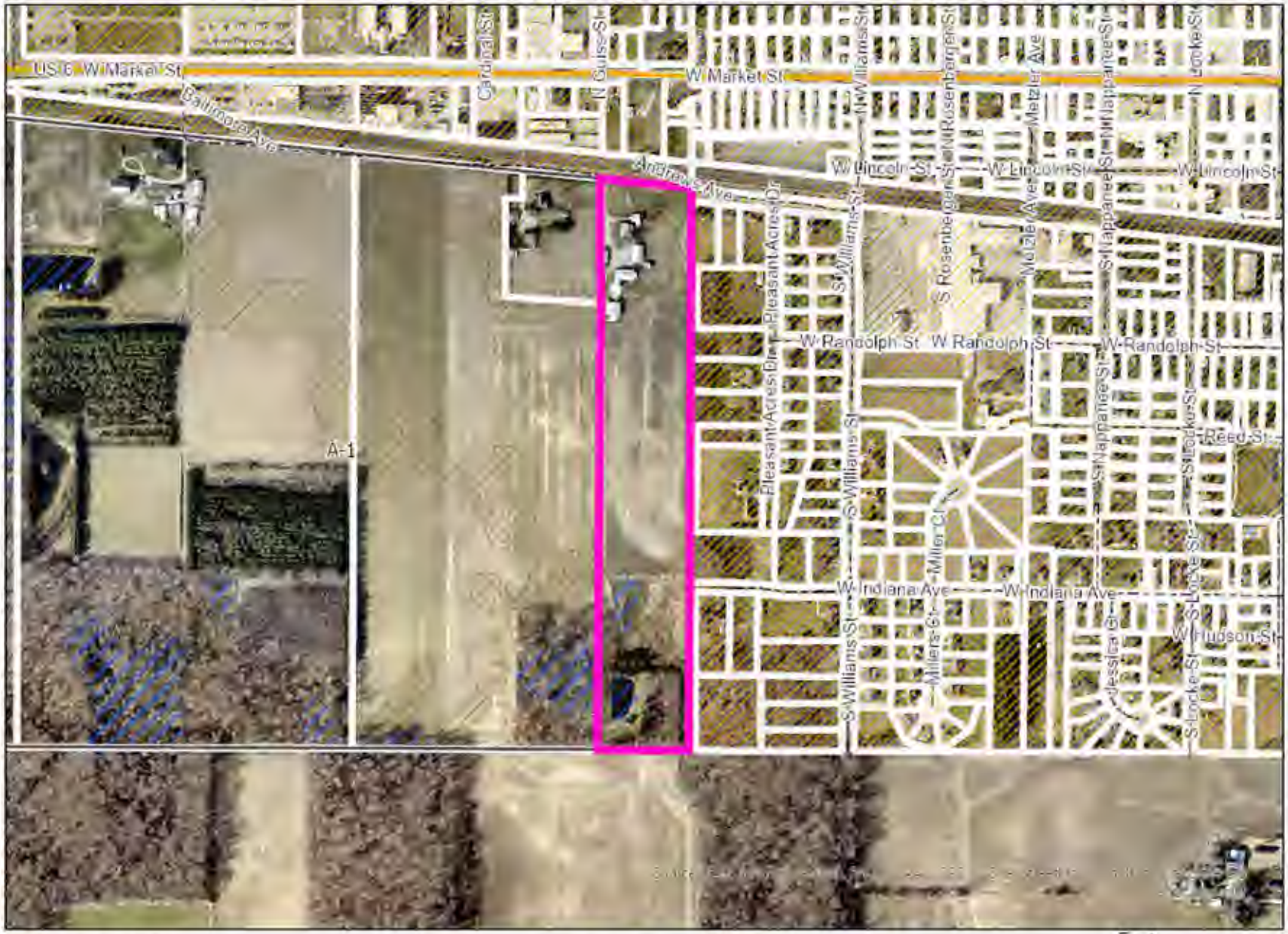
2025 Aerials

1 inch equals 400 ft

Feet

0 105 210 420

MI-0650-2026



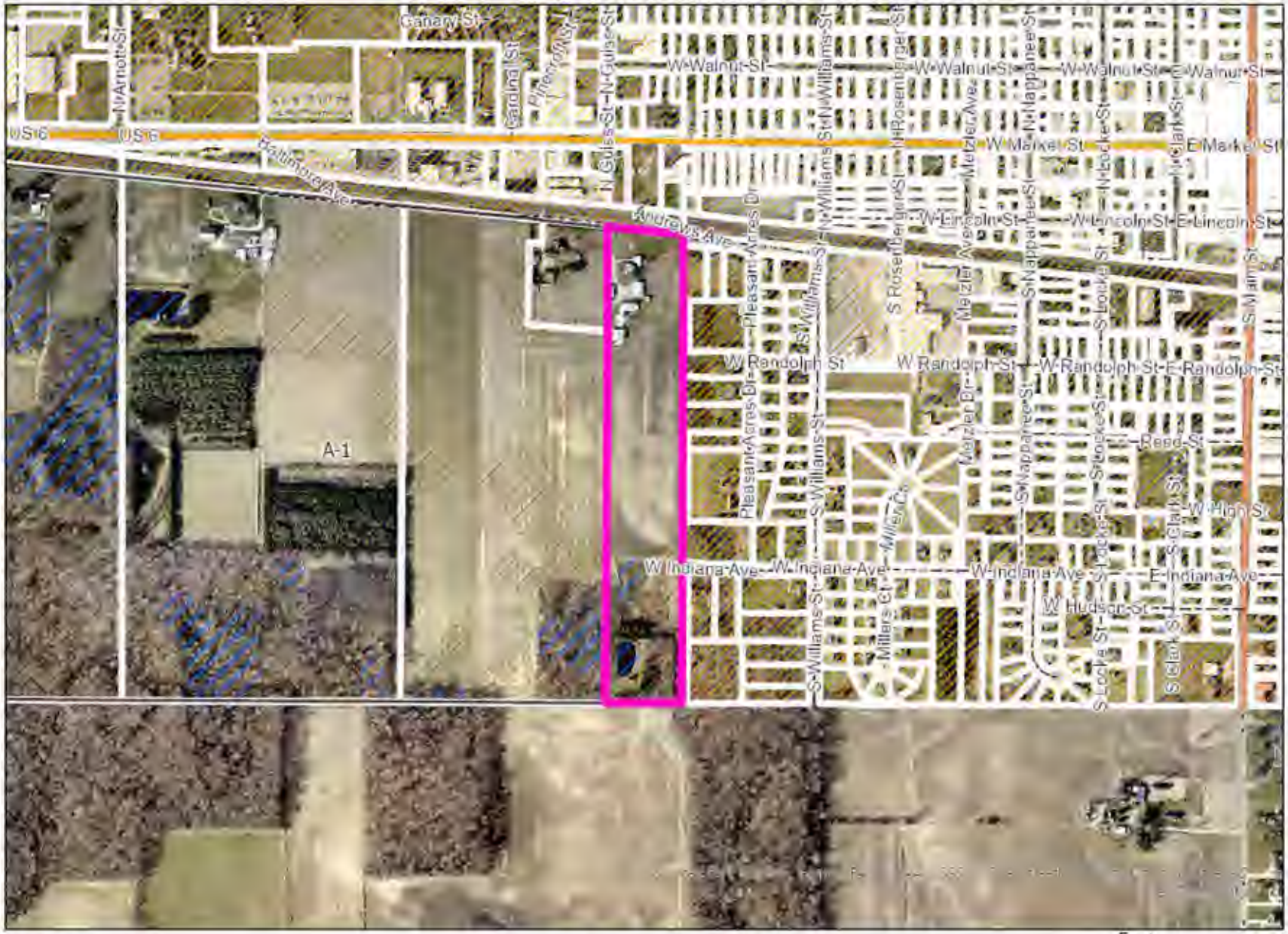
2025 Aerials

1 inch equals 500 ft

Feet

0 135 270 540

MI-0650-2026



2025 Aerials

1 inch equals 600 ft

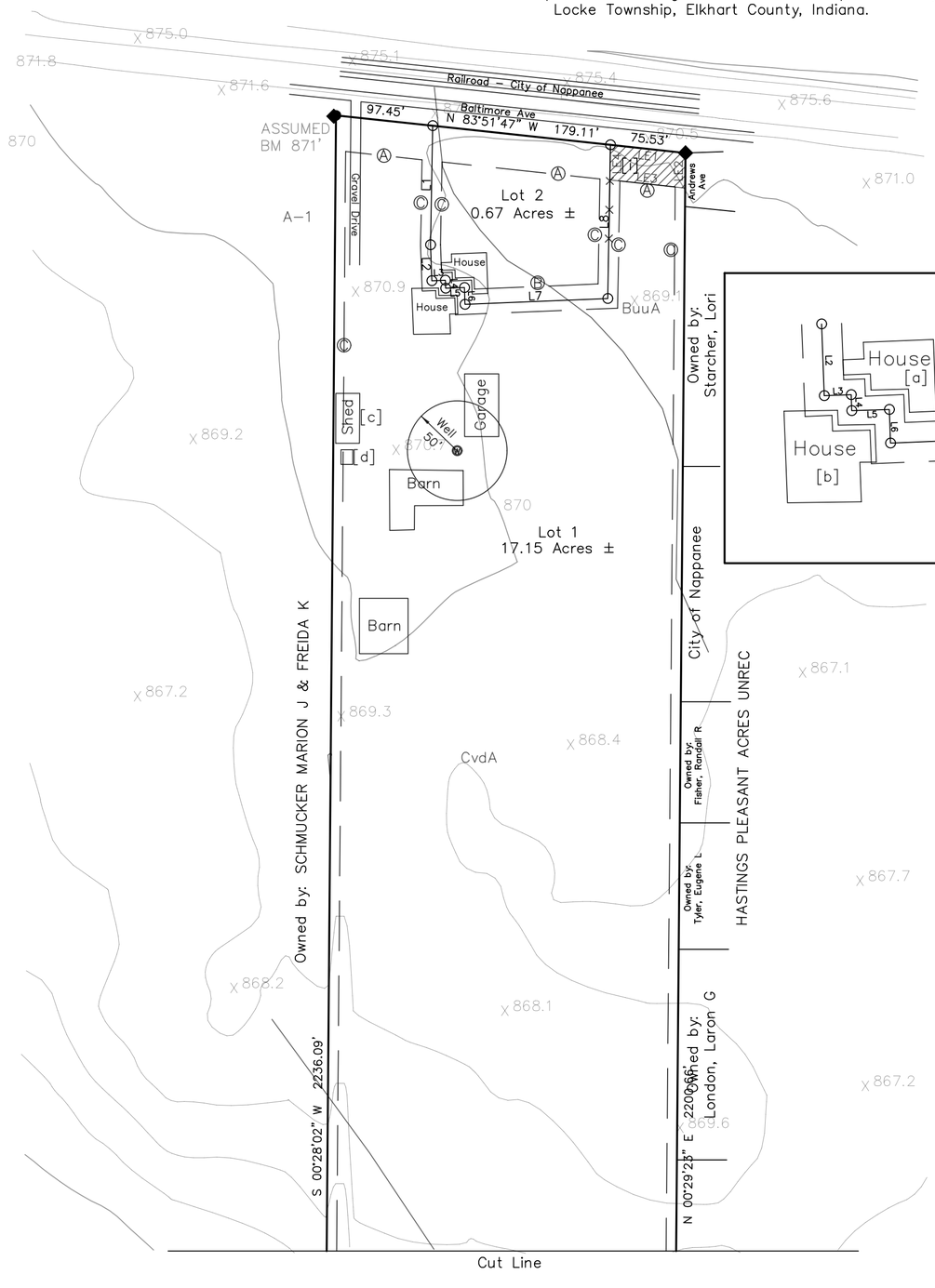
Feet

0 162.5325 650

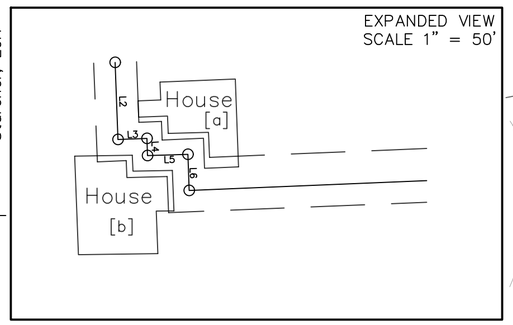
HOCHSTETLERS SOUTH LINE MINOR

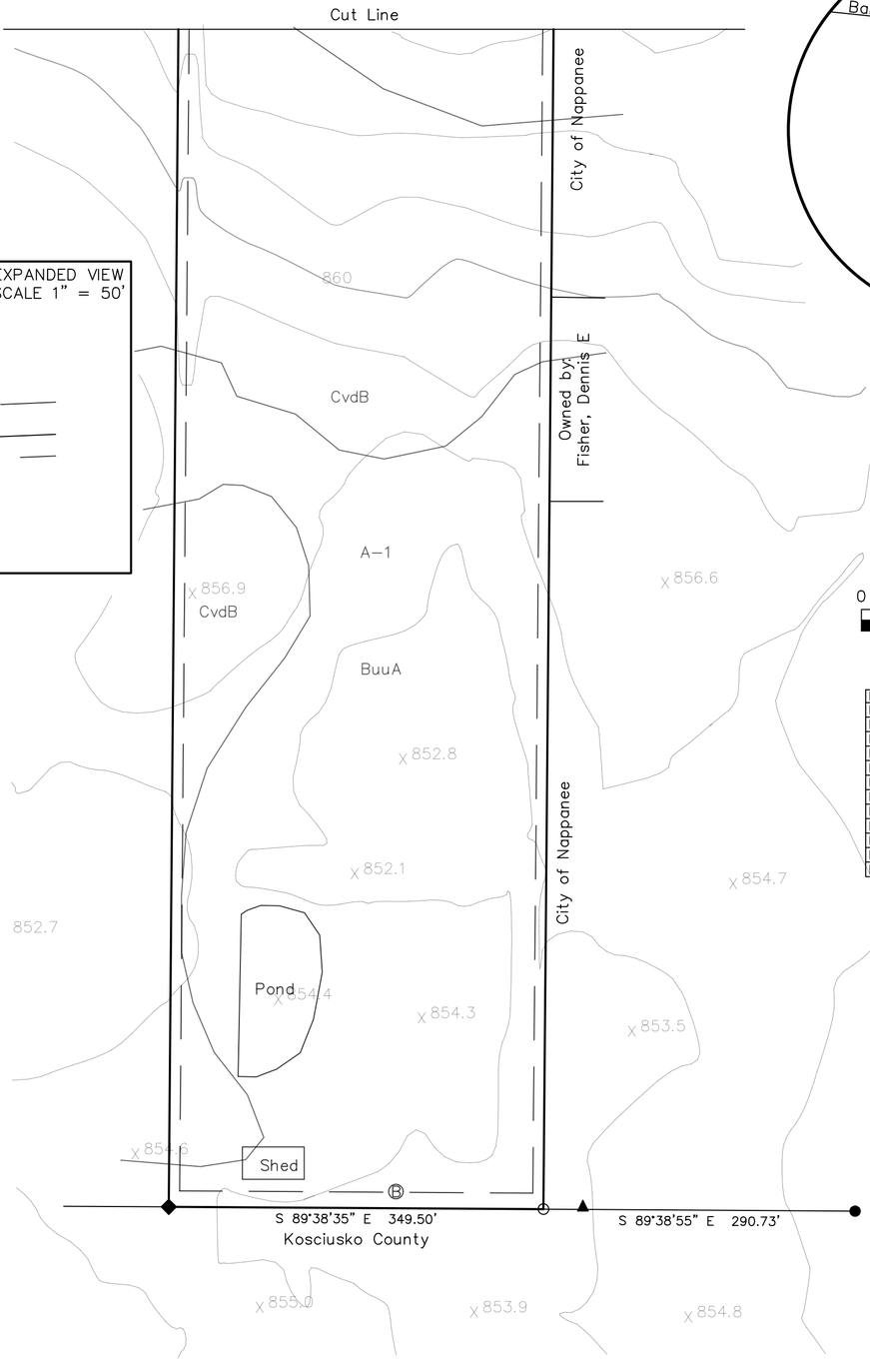
A Two Lot Minor Subdivision in the Southwest Quarter of Section 36,
Township 35 North Range 4 East, 2nd Principal Meridian,
Locke Township, Elkhart County, Indiana.

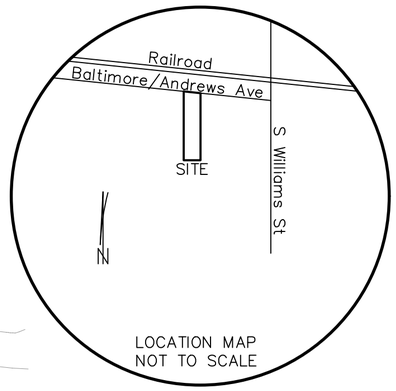
PLAT BOOK _____ PAGE NUMBER _____



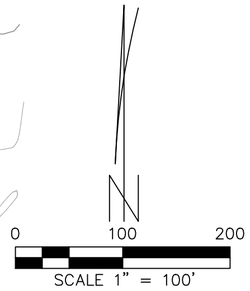
EXPANDED VIEW
SCALE 1" = 50'







LOCATION MAP
NOT TO SCALE



SCALE 1" = 100'

LINE	BEARING	DISTANCE
L1	S 01°00'30" W	119.34'
L2	S 02°05'20" E	35.96'
L3	N 87°39'46" E	13.48'
L4	S 02°04'26" E	8.00'
L5	S 88°24'49" W	18.82'
L6	S 02°05'20" E	16.79'
L7	N 87°39'46" E	143.11'
L8	N 01°00'30" E	154.01'
LE1	S 83°51'47" E	75.53'
LE2	S 00°29'23" W	35.17'
LE3	N 83°51'47" W	75.85'
LE4	N 01°00'30" E	35.14'

STATE OF INDIANA
C. BLAKE DORIOT
REG. NO. 890028
PROFESSIONAL LAND SURVEYOR

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

PAGE 1 OF 3	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CREW: CEB	PROJ. NO. 2026-060
	DATE: 10/2/2026	DWG. 2026-060.DWG
	Owner: HOCHSTETLER RAY & LEONA HOCHSTETLER H&W	

Revised 10/20/2026

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

HOCHSTETLERS SOUTH LINE MINOR

A Two Lot Minor Subdivision in the Southwest Quarter of Section 36,
Township 35 North Range 4 East, 2nd Principal Meridian,
Locke Township, Elkhart County, Indiana.

PLAT BOOK _____ PAGE NUMBER _____

PLAT NOTES

LEGEND:
● - Iron Rebar
◆ - Railroad Rail Post
○ - Calculated Point
Ⓐ - 35' Building Setback
Ⓑ - 15' Building Setback
Ⓒ - 10' Building Setback
× - Farm Type Fence
▲ - Stone

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 bearings are assumed, unless noted.
-All distances and bearings on this plat are noted as follows:
M=Measured, R=Recorded, C=Calculated.
-Call 811 before digging.

-All monuments will be set after the harvest/foliage drop.

-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.

-Easement Unknown. Contact service provider before any construction.

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

EASEMENTS:
-Building Setbacks also serve as Utility Easements.

HEALTH:
-Site is served by septic and well.

HIGHWAY:
-Existing road shall be used.
-Existing drive shall be used.

SOILS:
-Soils are mapped as follows: BuuA, CvdA, CvdB
-Soil types taken from the Elkhart County GIS.

VARIANCES:
-Existing buildings encroach on building setbacks as shown.
[a] - House, South face 5'± over setback, all other faces 3'± over setback.
[b] - House, all faces 3'± over setback.
[c] - Shed, 8'± over setback.
[d] - Shed, 3'± over setback.

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.

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

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

Reference Monuments

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

Theory of Location

x

Discrepancies

x

DESCRIPTION

Instrument #2009-28143

A part of the Southwest Quarter (SW 1/4) of Section 36, Township 35 North, Range 4 East, Elkhart County, more fully described as follows, to-wit: Beginning at the Southeast corner of said Quarter Section before named; running thence West 21 rods and 3 feet; thence North to the Baltimore & Ohio Railroad right-of-way; thence in an Easterly direction along the South side of said right-of-way to the East line of said Southwest Quarter (SW 1/4) before named; thence South on the East line of said Southwest Quarter (SW 1/4) to the point of beginning.

STATE OF INDIANA
C. BLAKE DORIOT
REG. NO. 890028
PROFESSIONAL LAND SURVEYOR

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

PRO FORMA

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

B. DORIOT & ASSOCIATES INC.
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DRAWN BY: CEB	APPROVED BY: CBD
FIELD CREW: CEB	PROJ. NO. 2026-060
DATE: 10/2/2026	DWG. 2026-060.DWG
Owner: HOCHSTETLER RAY & LEONA HOCHSTETLER H&W	

HOCHSTETLERS SOUTH LINE MINOR

A Two Lot Minor Subdivision in the Southwest Quarter of Section 36,
Township 35 North Range 4 East, 2nd Principal Meridian,
Locke 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'

HOCHSTETLERS SOUTH LINE MINOR

SIGNED _____

PRINTED Hochstetler, Ray, Husband

SIGNED _____

PRINTED Hochstetler, Leona, Wife

NOTARY CERTIFICATION

COUNTY OF ELKHART)
STATE OF INDIANA)

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

HOCHSTETLER RAY & LEONA HOCHSTETLER H&W

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT.

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

SIGNED: _____

PRINTED: _____

RESIDENT OF _____ COUNTY, INDIANA

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

DEED OF DEDICATION

I, THE ABOVE DESCRIBED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED "HOCHSTETLERS SOUTH LINE MINOR". ALL STREETS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND AND THE PROPERTY LINES THERE SHALL BE ERECTED OR MAINTAINED, NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED TO THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER LINES, POLES, DUCT LINES, WIRES AND DRAINAGE FACILITIES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREON RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED IN SAID EASEMENT, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

DRAINAGE MAINTENANCE CERTIFICATE

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

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

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

ADDITIONAL NOTES

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

STATEMENT OF COMPLIANCE

This subdivision is found to be in compliance with the Elkhart County Development Ordinance and the dedications shown on this plat hereby approved and accepted to the benefit of Elkhart County this _____ day of _____, 20___.

Elkhart County Plan Commission

By: _____
Mae Hope, Plan Director

AUDITOR

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

SIGNED: _____
Tiara Jackson

AUDITOR OF ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 20___, AT

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

FEE: $_____

SIGNED: _____
Kaala Baker

RECORDER OF ELKHART COUNTY, INDIANA

DOCUMENT NUMBER: _____

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

SURVEYOR CERTIFICATION

COUNTY of ELKHART)
STATE OF INDIANA)

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

STATE OF INDIANA
C. BLAKE DORIOT
REG. NO. 890028
PROFESSIONAL LAND SURVEYOR

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

DRAWN BY: CEB	APPROVED BY: CBD
FIELD CREW: CEB	PROJ. NO. 2026-060
DATE: 10/2/2026	DWG. 2026-060.DWG
Owner: HOCHSTETLER RAY & LEONA HOCHSTETLER H&W	

Plat Committee Staff Report

Prepared by the ***Department of Planning and Development***

Hearing Date: November 12, 2026

Transaction Number: MI-0634-2026.

Parcel Number(s): 20-03-15-451-004.000-030.

Existing Zoning: A-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as NOAH'S LANDING.

Petitioner: Jeffrey A. Chupp, represented by Land & Boundary LLC.

Location: East side of CR 23, 1,720 ft. south of CR 102, in Washington Township.

Site Description: Proposed lot 1 is 1.27 acres and rectangular in shape with an existing residence and detached accessory structures. Proposed lot 2 is 0.97 acres and is rectangular in shape with a proposed single-family residence and detached accessory structure. Proposed lot 3 is 2.25 acres and square in shape with a proposed 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

Minor Subdivision - Primary

Elkhart County Planning & Development
Public Services Building
4230 Elkhart Road, Goshen, Indiana, 46526
Phone - (574) 971-4678
Fax - (574) 971-4578

MI-0634-2026

Date: 09/23/2026 Meeting Date: November 12, 2026 Plan Commission Hearing (Subdivision) Transaction #: MI-0634-2026

Description: for primary approval of a 3-lot minor subdivision to be known as NOAH'S LANDING

Contacts:	Applicant	Authorized Agent	Land Owner	Private Surveyor
	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526	Jeffrey A. Chupp 54560 Cr 17 Elkhart, IN 46516	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526

Site Address: 51798 County Road 23
Bristol, IN 46507

Parcel Number: 20-03-15-451-004.000-030

Township: Washington

Location: EAST SIDE OF CR 23, 1,720 FT SOUTH OF CR 102

Subdivision:

Lot #

Lot Area: Frontage: Depth:

Zoning: A-1

NPO List:

Present Use of Property:

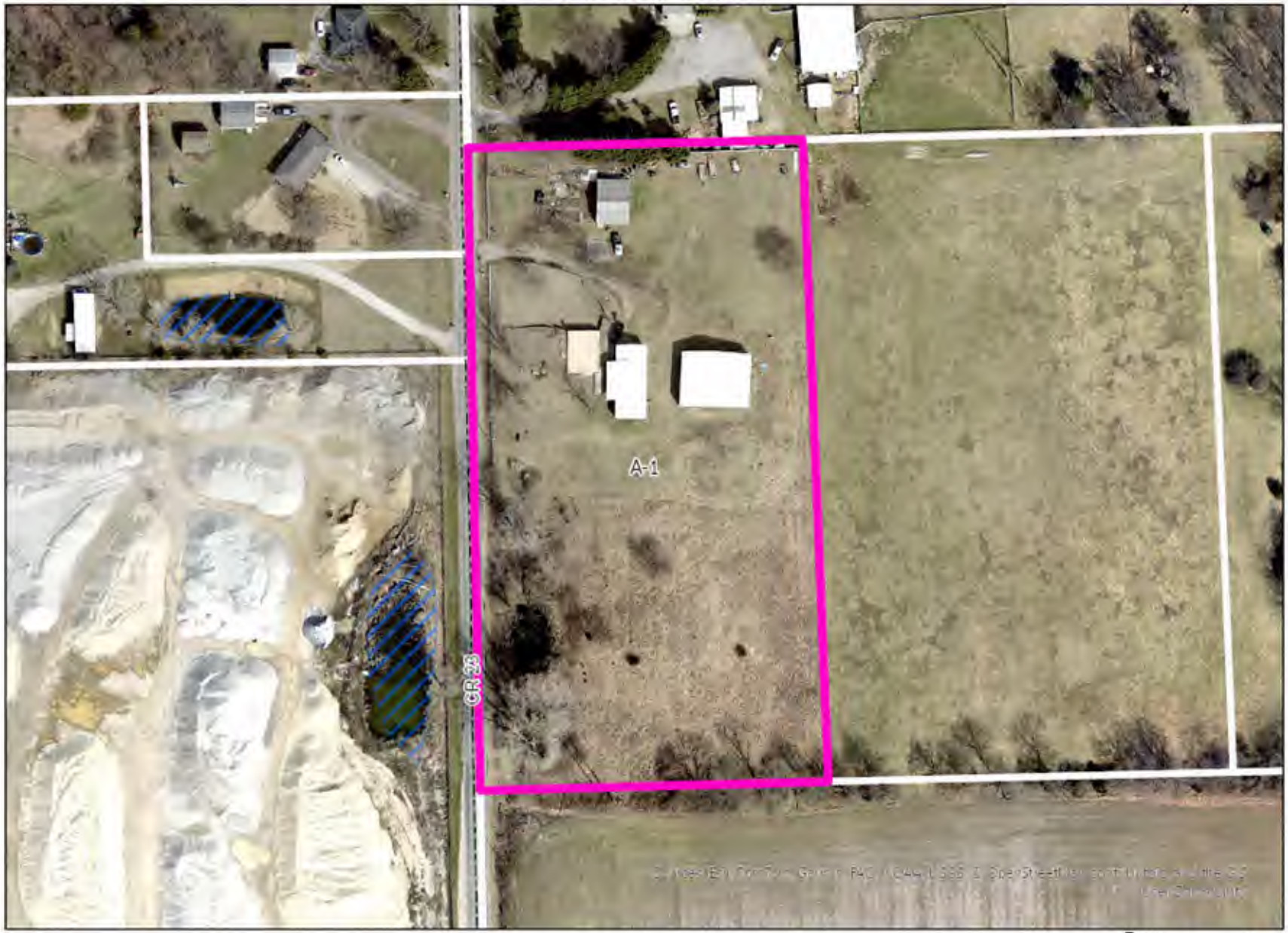
Legal Description:

Comments: a DV for no road frontage was requested along with the DV for over the square footage of accessory structures allowed by right. aw RESIDENTIAL DWELLING AREA 343 SQFT X 110 % = 377.3 SQFT MINUS BARN 3, 149 SQFT = -2,771.7 SQFT CODE-0698-2026 PEOPLE LIVING IN A PERSONAL STORAGE BUILDING. BR-1799-2026 NEW ACCESSORY DWELLING, BR-1098-2026 NEW ACCESSORY BUILDING FOR PERSONAL STORAGE.

Applicant Signature:

Department Signature:

MI-0634-2026



2025 Aerials

1 inch equals 120 ft

MI-0634-2026



2025 Aerials

1 inch equals 200 ft

Feet
0 50 100 200

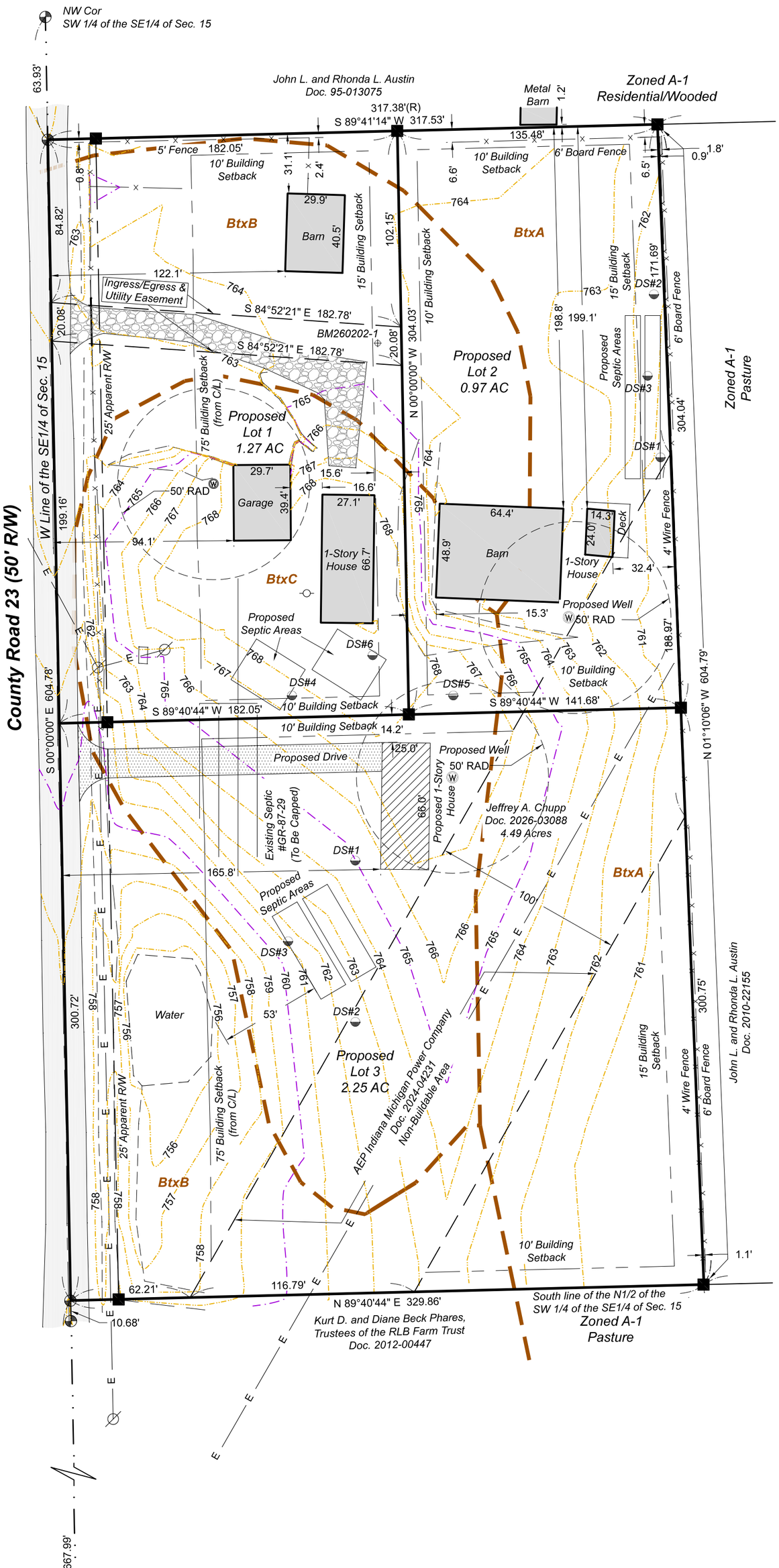
N

MI-0634-2026



2025 Aerials

1 inch equals 400 ft



Land Description - Doc. 2026-03088

A part of the North Half of the Southwest Quarter of the Southeast Quarter of Section 15, Township 38 North, Range 6 East, being in Washington Township, Elkhart County, Indiana, and being more particularly described as (the bearings in this description are based on a line connecting the monument at the Southwest corner and the monument at the Northwest corner of said Southeast Quarter Section, being North 00°00'00" East):

Commencing at a Harrison Monument marking the Southwest corner of the Southeast Quarter of said Section 15; thence North 00°00'00" East along the West line of said Quarter Section, a distance of 667.99 feet (667.93 feet recorded) to a railroad spike marking the Southwest corner of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 15 and being the POINT OF BEGINNING OF THIS DESCRIPTION; thence North 89°40'44" East (North 89°40'30" East recorded) along the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 15, a distance of 329.86 feet to a re-bar with a cap (Justice 900004); thence North 01°10'06" West, a distance of 604.79 feet to a re-bar with cap (Justice 900004) on the South line of the land conveyed to John L. and Rhonda L. Austin in Deed Instrument No. 95-013075, in the Office of the Recorder of Elkhart County; thence South 89°41'14" West (South 89°40'30" West recorded) along the South line of said Austin land, a distance of 317.38 feet to a railroad spike on the West line of said Quarter Section; thence South 00°00'00" West along the West line of said Quarter Section, a distance of 604.78 feet to the Point of the Beginning of this description, containing 4.5 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.

4 - Lot 1 will be served by and existing well and a proposed septic, to be designed by others, to meet the requirements of the Elkhart County Environmental Health Department. Lots 2 & 3 will be served by a proposed well and septic, to be designed by others, to meet the requirements of the Elkhart County Environmental Health Department.

5 - Proposed residence main level floor elevation will be determined at the time of construction.

6 - Soil Types Are:
- 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
- BtxC - Bristol loamy sand, 5%-10% slopes More than 80" to water table

(Source: USDA Web Soil Survey)

7 - Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0152D, 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 North and South is more than 610 feet at the existing drive on County Road 23. There will be approximately 130 feet feet between the proposed and existing drive on the parcel. The proposed drive on Lot 3 will be required to follow Figure 5, per Elkhart County Highway Department.

10 - Development time to be as soon as possible.

11 - Elkhart County Restrictions are in effect.

12 - Building Setbacks
- 75' Front (from C/L)
- 10' Side
- 15' Rear

13 - Site benchmarks
BM260202 - 1 2-11-26
Hub set 36 feet South and 19.5 feet East of the Southeast corner of the Northern most barn.
Elevation - 764.83'

Deviations from the Zoning Ordinance:

A developmental variance will be required for the following on Lot 1:
- Accessory Structure Size, 110% of Primary Dwelling allowed (1988 SF); 132% exists (2,381 SF)

A developmental variance will be required for the following on Lot 2:
- A Lot with no road frontage; Proposing access through 20' Easement on existing drive
- Accessory Structure Size, 110% of Primary Dwelling allowed (378 SF); 918% exists (3,150 SF)

LEGEND
- HARRISON MONUMENT FOUND
- REBAR FOUND
- RAILROAD SPIKE FOUND
- REBAR W/CAP INSCRIBED "LANDBRO" SET
- UTILITY POLE
- SOIL BORINGS
- FENCE
- OVERHEAD ELECTRIC

50 0 50 100

Client/Owner:
Jeffrey A. Chupp (Doc. 2026-03088)

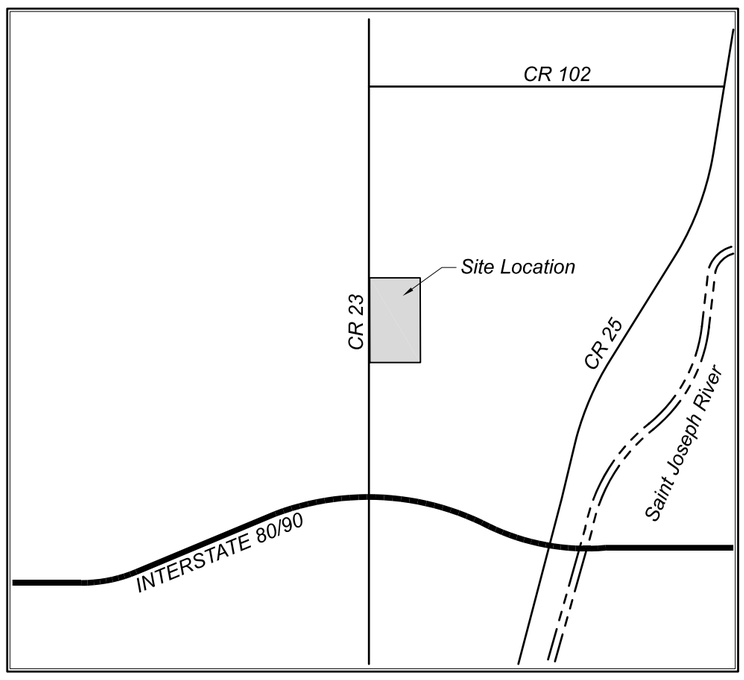
Site Location:
51798 County Road 23 Bristol, Indiana 46507

LAND & BOUNDARY
The Land and Boundary Resource Office
401 SOUTH 3RD STREET GOSHEN, IN 46526
(574) 320-5514
INFO@LANDBRO.COM

DATE OF FIELD WORK: 9-21-2026	PROJECT NUMBER: 260202
SCALE: 1" = 50'	AUTHORIZED BY: TRS
SHEET 1 OF 2	DRAFTING BY: LRR

Noah's Landing
Primary Plat

Part of the Southeast Quarter (SE1/4) of Section 15,
Township 38 North, Range 6 East,
Washington Township, Elkhart County
State of Indiana



Vicinity Map
Not to Scale

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 NOAH'S LANDING, 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.

_____
JEFFREY A. CHUPP

STATE OF INDIANA)
) ss:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared JEFFREY A. CHUPP 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, PS #LS21400008

Noah's Landing

Part of the Southeast Quarter (SE1/4) of Section 15, Township 38 North, Range 6 East, Washington Township, Elkhart County

State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office
401 SOUTH 3RD STREET GOSHEN, IN 46526
(574) 320-5514
INFO@LANDBRO.COM

DATE OF FIELD WORK: 9-21-2026
PROJECT NUMBER: 260202
SCALE: N/A
AUTHORIZED BY: TRS
SHEET 2 OF 2
DRAFTING BY: LRR

PRINTED : 10/21/2026 2:16 PM FILE NAME: 260202.DWG