

ELKHART COUNTY PLAT COMMITTEE

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

Roll Call

Approval of the minutes of the last regular meetings of the Elkhart County Plat Committee, held on the 13th day of August.

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

9:00 A.M.

- A. Petitioner: Julie Pierce & James S. Pierce (page 1)
 represented by Abonmarche Consultants
Petition: for primary approval of a 1-lot minor subdivision to be known as ***PIERCE***
LANDING.
Location: north side of CR 22, 1,350 ft. southeast of CR 3, in Baugo Township.
(MI-0498-2026)

B. Petitioner: Collins Farms LLC Attn: Roxanne H. Collins (page 2)
 represented by Abonmarche Consultants
Petition: for primary approval of a 2-lot minor subdivision to be known as
BALLYBRISTOL FARM.
Location: northwest corner of CR 23 and CR 2, common address of 50991 CR 23,
Bristol, IN 46507 in Washington Township.
(MI-0503-2026)

C. Petitioner: Ronnie L. & Amy J. Weatherholt (page 3)
 represented by Advanced Land Surveying of Northern Indiana, Inc.
Petition: for primary approval of a 1-lot minor subdivision to be known as
WEATHERHOLT COMPOUND MINOR.
Location: west end of the easement, west of CR 27, 1,320 ft. north of CR 126, common
address of 60201 CR 27, Goshen, IN 46528 in Jefferson Township.
(MI-0501-2026)

- D. Petitioner: Daniel Armbruster and Deborah Armbruster, Husband and Wife **(page 4)**
 Petition: represented by Advanced Land Surveying of Northern Indiana, Inc.
 for primary approval of a 2-lot minor subdivision to be known as **ARMBRUSTER ACRES.**
 Location: south side of CR 56, 2,780 ft. west of CR 29, common address of 16224 CR
 56, Syracuse, IN 46567 in Jackson Township. (MI-0502-2026)
- E. Petitioner: Lawrence M. & Linda O. Martin **(page 5)**
 Petition: represented by Land & Boundary LLC
 for primary approval of a 2-lot minor subdivision to be known as **STATE**
 ROAD 19 MINOR SUBDIVISION.
 Location: east side of SR 19, 2,880 ft. north of CR 38, common address of 64444 SR 19,
 Goshen, IN 46526 in Harrison Township. (MI-0505-2026)

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 13TH DAY OF AUGUST 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: Ian Henderson (representing for Phil Barker), Steve Edwards, Steve Warner, Lori Snyder, Steve Clark.

Absent: Philip Barker.

2. A motion was made and seconded (*Edwards/Warner*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of July 2026, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for primary approval of a 1-lot minor subdivision to be known as BRUBACHER MINOR, for Wayne & Joyce A. Brubacher represented by Abonmarche Consultants, on property located on the east side of CR 11, 650 ft. south of SR 119, in Harrison 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-0421-2026*.

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

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

5. The application for primary approval of a 2-lot minor subdivision to be known as COUNTY ROAD 9 MINOR SUBDIVISION, for LJ Builders represented by Land & Boundary LLC, on property located on the west side of CR 9, 415 ft. south of CR 4, in Osolo 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-0435-2026*.

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 COUNTY ROAD 9 MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The meeting was adjourned at 9:03 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: MI-0498-2026.

Parcel Number(s): 20-05-25-101-020.000-001, 20-05-25-101-026.000-001.

Existing Zoning: GPUD A-1 & A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as PIERCE LANDING.

Petitioner: Julie Pierce & James S. Pierce, represented by Abonmarche Consultants.

Location: North side of CR 22, 1,350 ft. southeast of CR 3, in Baugo Township.

Site Description: Proposed lot 1 is composed of lot 1 of Kallimani Acres and 6.35 acres of additional land at the rear for a total of 9.05 acres. A single-family home is proposed. The drainage and nonaccess easements on lot 1 of Kallimani Acres will be removed to accommodate the proposed home and drive locations.

History and General Notes:

- **December 17, 2007** – The BCC approved a rezoning from A-1 to a GPUD A-1 known as Kallimani GPUD A-1 for the 36.5 acres at the rear of the Kallimani Acres 4-lot subdivision. The GPUD was intended for a low-density residential subdivision with a community horse barn and horse paths and a single access point on CR 22, but it was never developed.
- **December 1, 2008** – The Kallimani Acres 4-lot subdivision was recorded showing a single access point on CR 22, drainage easements, and nonaccess easements. The 4 lots totaling 10.25 acres are the only portion of the Kallimani land that has been developed.
- **September 10, 2026** – The PC will consider a rezoning from GPUD A-1 back to A-1 for the rear 6.35 acres of Pierce Landing.

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-0498-2026

Date: 07/31/2026 Meeting Date: September 10, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0498-2026

Description: for primary approval of a 1 lot minor subdivision to be known as PIERCE LANDING

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Julie Pierce & James S. Pierce 29343 County Road 28 Elkart, IN 46517	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 22 Elkhart, IN 46517	Parcel Number: 20-05-25-101-020.000-001 20-05-25-101-026.000-001
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Township: Baugo
Location: north side of CR 22 1,350 ft. southeast of CR 3

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

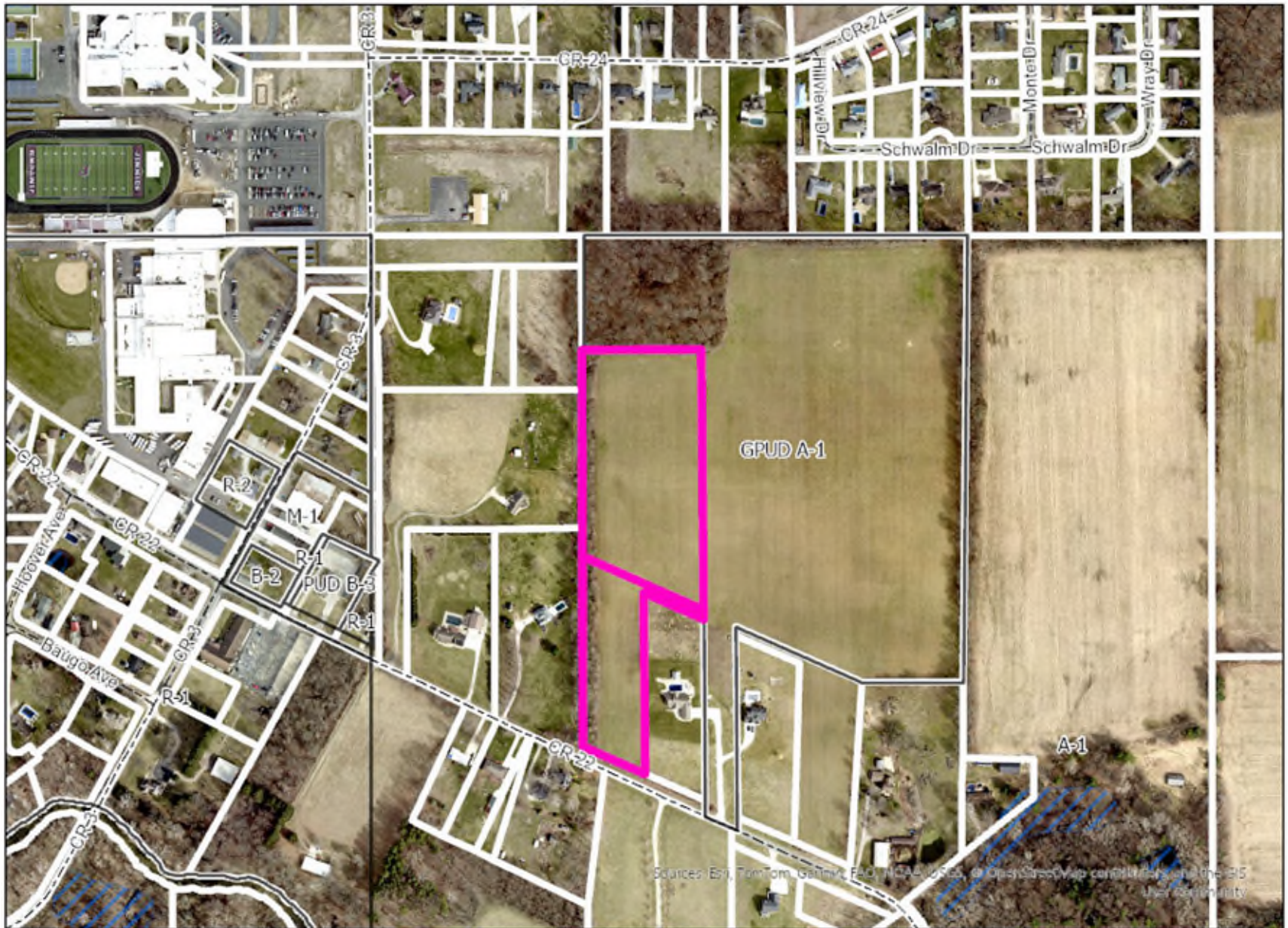
Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0498-2026



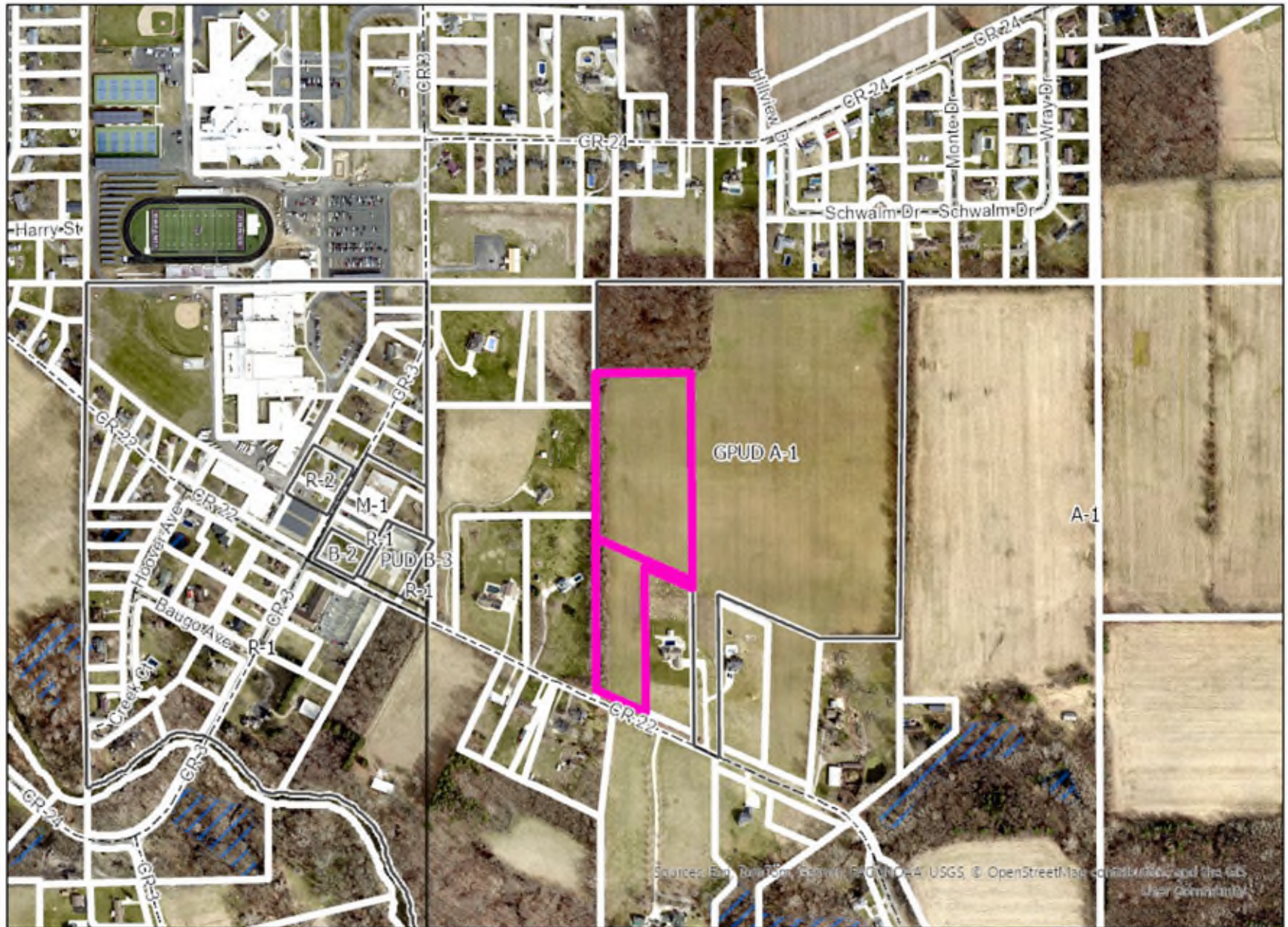
2025 Aerials

1 inch equals 400 ft



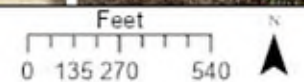
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User community

MI-0498-2026



2025 Aerials

1 inch equals 500 ft



BAUGO COMMUNITY SCHOOLS
INSTR. #2022-06573

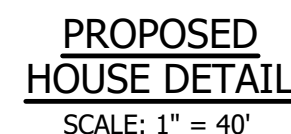
N. LINE, NW 1/4, SEC. 25-T37N-R4E

FD. CAPPED IRON
"JUSTICE" (+0.1')

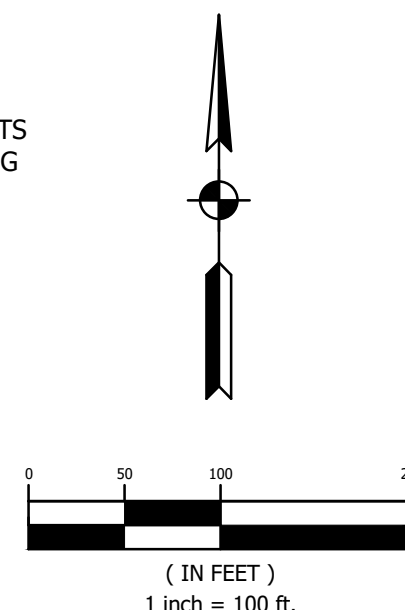
HELEN E. KALLIMANI
LIVING TRUST
INSTR. #2015-23524

TOTAL SUBDIVISION AREA
394,210 S.F.
9.050± ACRES

LOT 1 KALLIMANI ACRES; SAID SUBDIVISION BEING
RECORDED IN PLAT BOOK 32, PAGE 91, AND ALSO A
PART OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 37 NORTH, RANGE 4 EAST, BAUGO
TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 22, ELKHART, IN 46517
TAX ID#: PT. OF 20-05-25-101-026.000-001 &
20-05-25-101-020.000-001



OWNER/DEVELOPER
JULIE AND JAMES S. PIERCE
29343 COUNTY ROAD 28
ELKHART, IN. 46517



LEGEND

- The legend consists of two columns. The left column contains symbols, and the right column contains their descriptions.

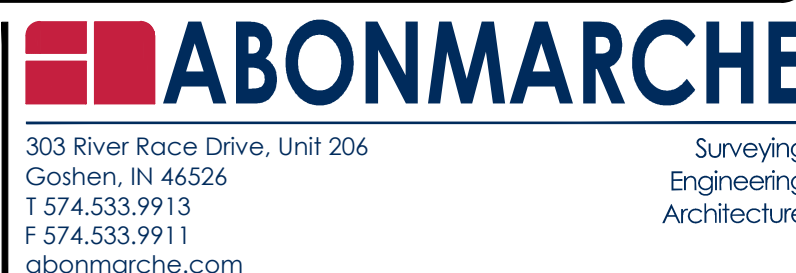
 - TBM "A"**: A circle with a crosshair inside.
 - 785**: A horizontal line with wavy lines above and below it.
 - RopA & RopB**: A horizontal line with wavy lines above and below it.
 - SB# 100.00**: A solid black circle.
 - FCI**: A circle with a 'V' inside.
 - FIR**: A solid black circle.
 - FIP**: A solid black circle.
 - TREELINE**: A horizontal line with a series of small, connected semi-circles above it.
 - WOVEN WIRE FENCE**: A horizontal line with 'x' marks at regular intervals.
 - 75' MINIMUM FRONT BUILDING SETBACK (FROM CENTERLINE)**: A circle with the letter 'F' inside.
 - 15' MINIMUM REAR YARD BUILDING SETBACK**: A circle with the letter 'R' inside.
 - 10' MINIMUM SIDE YARD BUILDING SETBACK**: A circle with the letter 'S' inside.

The right column contains the following text labels:

 - SECTION CORNER
 - TEMPORARY BENCHMARK
 - EXISTING GROUND CONTOURS
 - SOIL DESIGNATION
 - SOIL BORING LOCATION
 - PROPOSED WELL
 - FOUND CAPPED IRON
 - FOUND REBAR
 - FOUND IRON PIPE
 - TREELINE
 - WOVEN WIRE FENCE
 - 75' MINIMUM FRONT BUILDING SETBACK (FROM CENTERLINE)
 - 15' MINIMUM REAR YARD BUILDING SETBACK
 - 10' MINIMUM SIDE YARD BUILDING SETBACK

JULIE PIERCE
**LOT #1 KALLIMANI ACRES & PT OF THE NW1/4
 OF SECTION 25-T37N-R4E, BAUGO TWP.,
 ELKHART COUNTY, IN.**
 VL, COUNTY ROAD 22, ELKHART, INDIANA 46517

PRIMARY PLAT



© 2026

ABONMARCHE CONSULTANTS, INC.

PRIMARY PLAT
PIERCE LANDING

LOT 1 KALLIMANI ACRES; SAID SUBDIVISION BEING
RECORDED IN PLAT BOOK 32, PAGE 91 AND ALSO A PART
OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 37 NORTH, RANGE 4 EAST,
BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 22, ELKHART, IN 46517
TAX ID#: PT. OF 20-05-25-101-026.000-001 &
20-05-25-101-020.000-001

GENERAL NOTES

ZONING & PROPOSED LAND USE

LOT 1 KALLIMANI ACRES IS CURRENTLY ZONED A-1, PARCEL #20-05-25-101-026.000-001 IS ZONED GPUD A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ZONED A-1 TO THE SOUTH AND WEST. EAST OF LOT 1 KALLIMANI ACRES IS ZONED A-1 AND EAST AND NORTH OF LAND BEING COMBINED WITH LOT 1 KALLIMANI ACRES IS GPUD A-1. THE SUBJECT PARCEL IS CURRENTLY VACANT FARMLAND.

THE PROJECT IS LOCATED ON THE NORTH SIDE OF COUNTY ROAD 22, APPROXIMATELY 1372 FEET SOUTHEAST FROM THE INTERSECTION OF COUNTY ROAD 3 AND COUNTY ROAD 22. THE PROJECT SITE TOTALS 9.050 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF JULIE AND JAMES PIERCE BY INSTR. #2022-23148 AND #2026-02424.

SETBACKS - A-1 ZONE ELKHART COUNTY

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

DENSITY

TOTAL PROJECT AREA = 394,210 S.F. / 9.050± ACRES

STREETS

NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

DRIVEWAY

THE NEWLY CREATED LOT WILL HAVE A DRIVEWAY THAT WILL NEED TO COMPLY WITH THE ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE.

EXISTING NON-ACCESS EASEMENT ON LOT 1 KALLIMANI ACRES WILL BE RELEASED WITH THE PLATTING OF THIS SUBDIVISION TO CONSTRUCT A NEW DRIVE FOR THE PROPOSED LOT 1.

SANITARY SEWER

THE PROPOSED LOT WILL BE SERVICED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

WATER SUPPLY

THE PROPOSED LOT WILL BE SERVICED BY PRIVATE WATER WELLS.

SOILS

THE SUBJECT SITE CONSISTS OF:
RopA & RopB (RIDDLES-OSHTEMO FIND SANDY LOAMS, 0-5% SLOPES) IS A WELL DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES. SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SCHNOEBELEN'S SOIL CONSULTING DATED JULY 30, 2026.

CONTOURS

EXISTING ELEVATIONS ARE CREATED BY LIDAR ARE DERIVED FROM INDIANA INCORS. VERTICAL DATUM IS NAVD88.

TEMPORARY BENCHMARK "A"

FOUND CAPPED REBAR "BRADS-KO" (SE CORNER LOT 1 KALLIMANI ACRES - PLAT BOOK 32, PAGE 91) @ ELEV. 793.48'

FLOOD NOTE

THIS PARCEL IS NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0119D WITH AN EFFECT MAP DATE OF AUGUST 2, 2011.

ELEVATIONS OF BUILDINGS

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

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

EROSION CONTROL PLAN

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

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

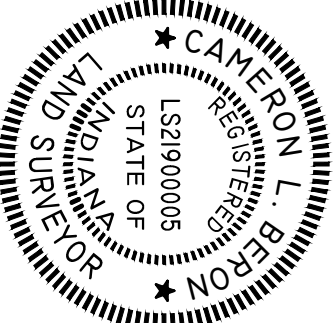
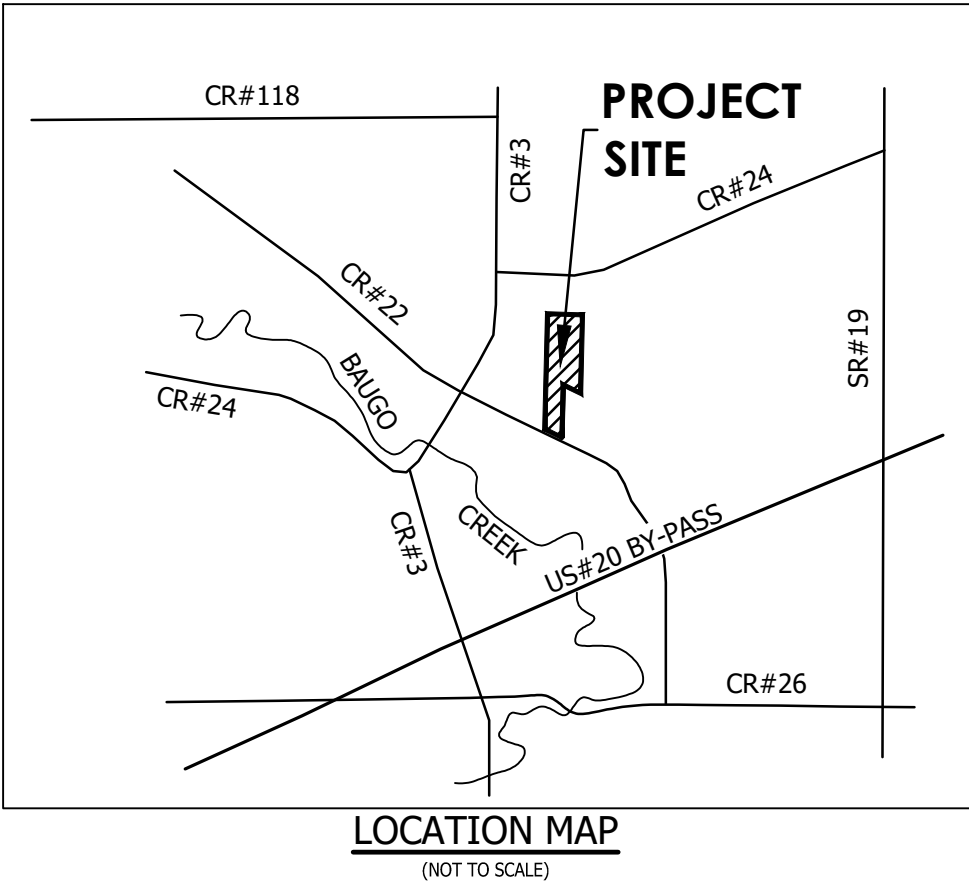
LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN KALLIMANI ACRES; SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, IN PLAT BOOK 32, PAGE 91.

ALSO:

A PART OF THE NORTHWEST QUARTER SECTION 25, TOWNSHIP 37 NORTH, RANGE 4 EAST, IN BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA, (BASED ON A SURVEY PERFORMED IN DECEMBER OF 2025 BY ABONMARCHE CONSULTANTS, JOB #25-1887) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, KALLIMANI ACRES AS RECORDED IN PLAT BOOK 32, PAGE 91 (INSTRUMENT #2008-27859), BEING A POINT ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00°30'34" WEST (BEARING BASED ON THE RECORD BEARINGS OF KALLIMANI ACRES PLAT) ALONG SAID WEST LINE, 646.82 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "ABONMARCHE FIRM 0050"; THENCE NORTH 89°45'09" EAST, 377.64 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "ABONMARCHE FIRM 0050" AT THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 2, KALLIMANI ACRES; THENCE SOUTH 00°30'34" EAST ALONG SAID NORTHERLY PROJECTION, 817.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 66°00'49" WEST ALONG THE NORTH LINE OF LOT 1, 414.99 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION. CONTAINING 6.346 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.



Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: MI-0503-2026.

Parcel Number(s): 20-03-10-352-011.000-030.

Existing Zoning: R-2.

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

Petitioner: Collins Farms LLC, Attn. Roxanne H. Collins, represented by Abonmarche Consultants.

Location: Northwest corner of CR 23 and CR 2, in Washington Township.

Site Description: Proposed lot 1 is 5.576 acres with a proposed home, existing accessory structures, and proposed access to CR 23. Proposed lot 2 is 1.487 acres with an existing home and accessory structure and existing access to CR 23.

History and General Notes:

- This minor subdivision includes (1) a 1 ft. variance to allow an existing accessory structure 9 ft. from the rear property line of proposed lot 1, (2) a 14 ft. variance to allow an existing home 61 ft. from the centerline of CR 23 on proposed lot 2, and (3) a 39 ft. variance to allow an existing accessory structure 36 ft. from the centerline of CR 2 on 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-0503-2026

Date: 08/03/2026 Meeting Date: September 10, 2026 Transaction #: MI-0503-2026
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 2-lot minor subdivision to be known as BALLYBRISTOL FARM.

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Collins Farm Llc Attn Roxanne H Collins 333 S Madison Ave La Grange, IL 60525	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 50991 County Road 23 Bristol, IN 46507	Parcel Number: 20-03-10-352-011.000-030
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Township: Washington
Location: Northwest Corner Of County Road 2 And County Road 23

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: A-1, R-2	NPO List:
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Present Use of Property:

Legal Description:

Comments: Lot 1 for a 9 ft Developmental Variance (Ordinance requires 10 ft.) to allow for an existing barn 1 ft to rear property line, Lot 2 for a 14 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 61 ft. from the centerline of the right-of-way of CR 23, and for a 39 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing garage 36 ft. from the centerline of the right-of-way of CR 2

Applicant Signature:

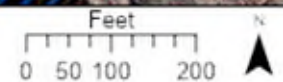
Department Signature:

MI-0503-2026



2025 Aerials

1 inch equals 200 ft

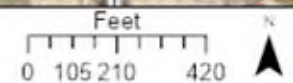


MI-0503-2026

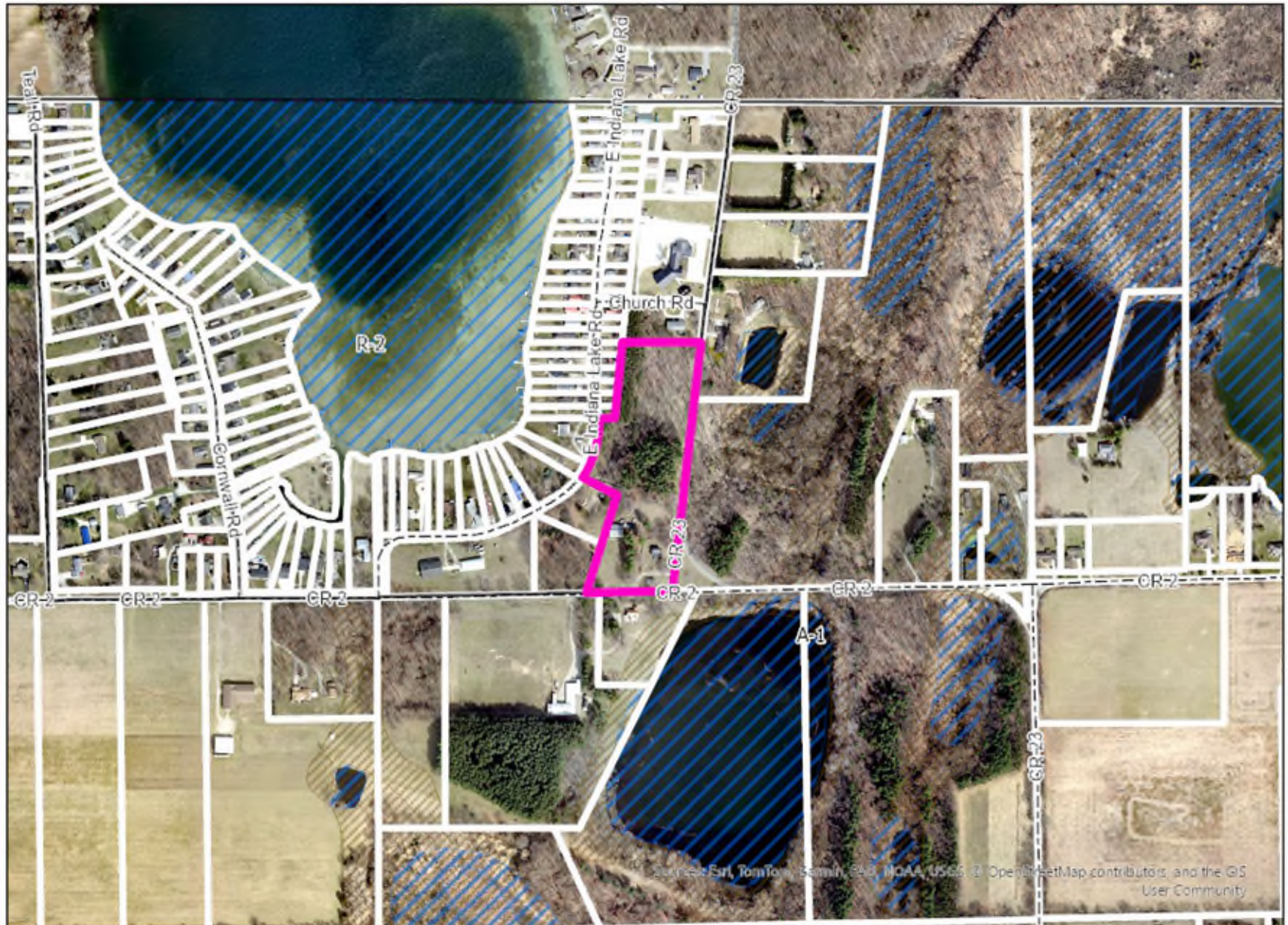


2025 Aerials

1 inch equals 400 ft

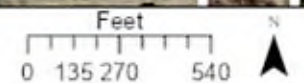


MI-0503-2026



2025 Aerials

1 inch equals 500 ft



PRIMARY PLAT
BALLYBRISTOL FARM

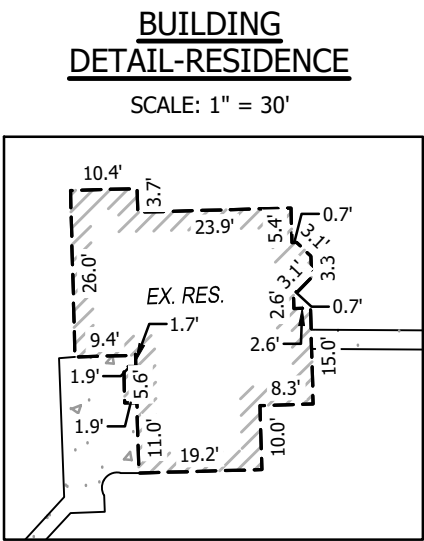
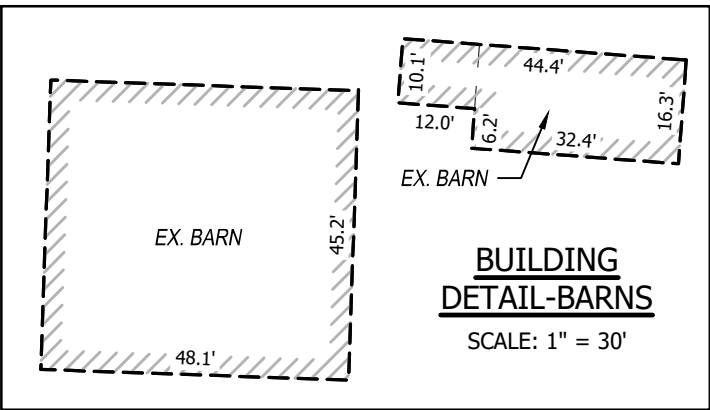
A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 38 NORTH, RANGE 6 EAST,
WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 50991 COUNTY ROAD 23, BRISTOL, IN 46507
TAX PARCEL ID#: 20-03-10-352-011.000-030

CURVE TABLE

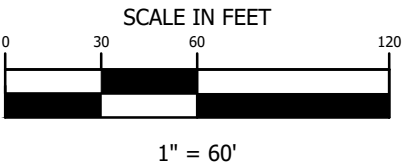
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	198.42'	304.66'	37°18'53"	N18°05'36"E	194.93'

LEGEND

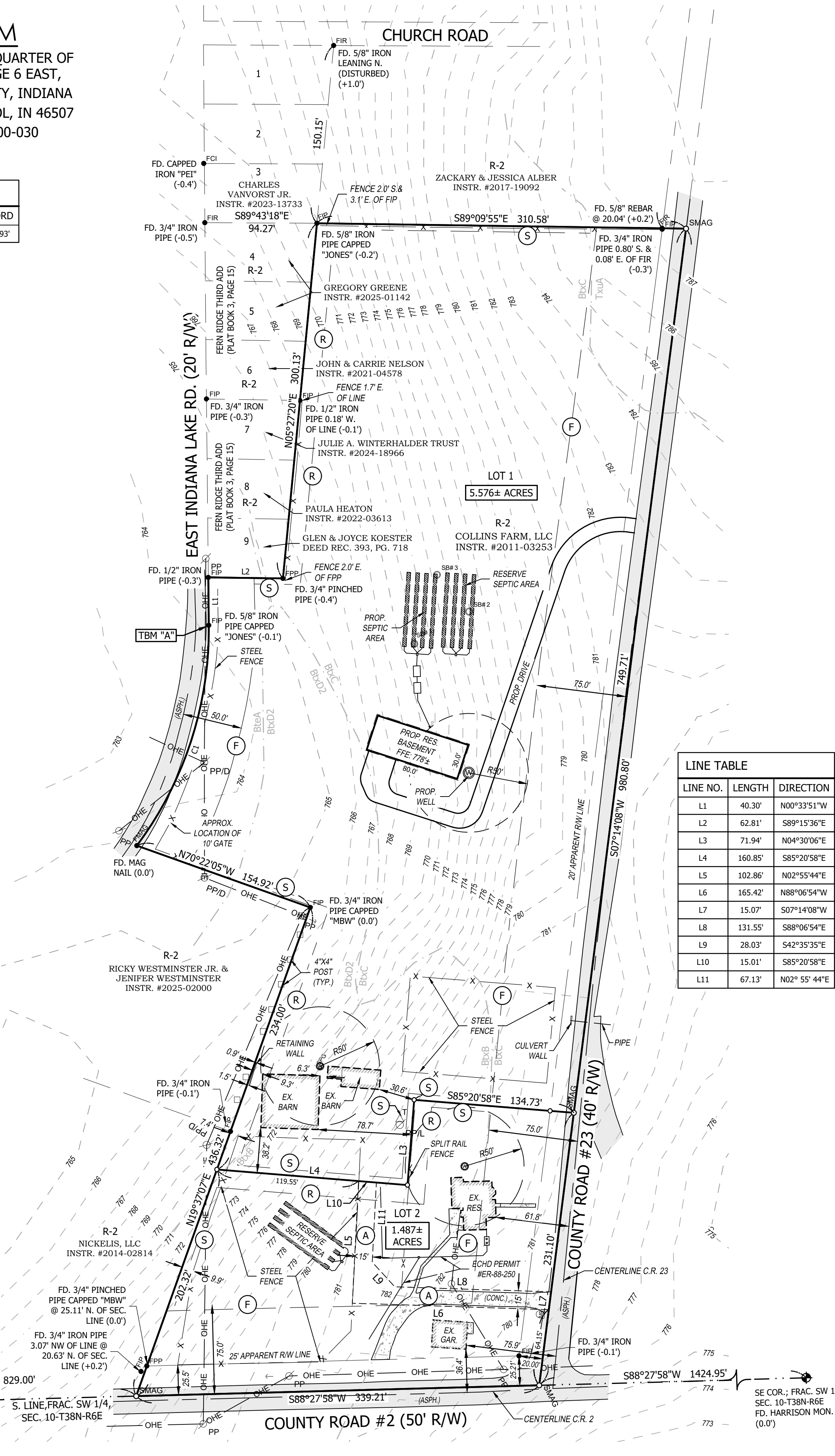
	ASPHALT
	CONCRETE
	SET 5/8" CAPPED REBAR, "ABONMARCHÉ FIRM #0050"
	SET MAG NAIL
	SECTION CORNER
	FOUND CAPPED IRON
	FOUND IRON PIPE
	FOUND PINCHTOP IRON PIPE
	FOUND MAG NAIL
	FOUND IRON ROD
	POWER POLE
	POWER POLE W/ DROP
	POWER POLE W/ LIGHT
	MAILBOX
	GAS MARKER
	GUY ANCHOR
	TELEPHONE PEDESTAL
	4X4 WOOD POST
	WELL
	SPIGOT
	SOIL BORING LOCATION
	SOIL BORING LOCATION
	WOVEN WIRE FENCE
	OVERHEAD ELECTRIC
	MINIMUM FRONT BUILDING SETBACK AT DISTANCE SHOWN
	15' MINIMUM REAR YARD BUILDING SETBACK
	5' MINIMUM SIDE YARD BUILDING SETBACK
	ACCESS EASEMENT FOR THE BENEFIT OF LOT 1 AT DISTANCES SHOWN



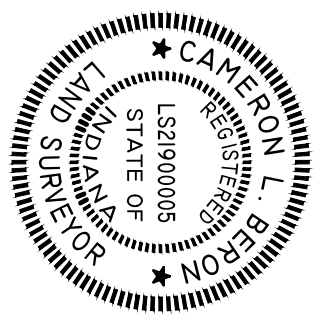
TOTAL SUBDIVISION AREA
307,661 S.F.
7.063± ACRES



1" = 60'



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	40.30'	N00°33'51"W
L2	62.81'	S89°15'36"E
L3	71.94'	N04°30'06"E
L4	160.85'	S85°20'58"E
L5	102.86'	N02°55'44"E
L6	165.42'	N88°06'54"W
L7	15.07'	S07°14'08"W
L8	131.55'	S88°06'54"E
L9	28.03'	S42°35'35"E
L10	15.01'	S85°20'58"E
L11	67.13'	N02° 55' 44"E



TOM COLLINS

PART OF THE FRAC. SW 1/4 SEC. 10-T38N-R6E,
WASHINGTON TOWNSHIP, ELKHART CO., IN.

50991 COUNTY ROAD 23, BRISTOL, IN 46507

PRIMARY PLAT



ABONMARCHÉ

303 River Race Drive, Unit 206
Goshen, IN 46526
T 574.533.9913
F 574.533.9911
abonmarche.com

Surveying
Engineering
Architecture

PRIMARY PLAT
BALLYBRISTOL FARM
A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 38 NORTH, RANGE 6 EAST,
WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 50991 COUNTY ROAD 23, BRISTOL, IN 46507
TAX PARCEL ID#: 20-03-10-352-011.000-030

LEGAL DESCRIPTION PER INSTRUMENT #2011-03253

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TEN (10), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 88°49' EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, AND THE CENTERLINE OF COUNTY ROAD NUMBER 2, A DISTANCE OF 828.73 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 19°52' EAST, A DISTANCE OF 436.45 FEET TO THE NORTHEAST CORNER OF A 97 ACRE TRACT; THENCE NORTH 70°08' WEST, A DISTANCE OF 154.81 FEET TO A POINT ON A CURVE BEARING TO THE LEFT, SAID CURVE OF 18.693°, AND A RADIUS OF 298.98 FEET; THENCE NORTHEASTWARDLY, ALONG SAID CURVE, A DISTANCE OF 197.97 FEET TO THE POINT OF TANGENT; THENCE NORTH 0°12' WEST, A DISTANCE OF 40.5 FEET TO THE SOUTH LINE OF LOT NUMBER NINE (9) AS SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF FERN RIDGE THIRD TO INDIANA LAKE; THENCE SOUTH 88°54' EAST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 62.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 5°44' EAST, ALONG THE EAST LINE OF SAID PLAT OF FERN RIDGE THIRD, A DISTANCE OF 300 FEET TO THE SOUTHWEST CORNER OF A 1.03 ACRE TRACT IN DEED RECORD 88-017889, DATED SEPTEMBER 23, 1988, THENCE SOUTH 88°54' EAST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 311.05 FEET TO THE CENTER LINE OF COUNTY ROAD 23; THENCE SOUTH 7°30' WEST, ALONG THE CENTER LINE OF SAID COUNTY ROAD NUMBER 23, A DISTANCE OF 981.25 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION AND THE CENTER LINE OF COUNTY ROAD NUMBER 2; THENCE SOUTH 88°49' WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 339.77 FEET TO THE PLACE OF BEGINNING.

GENERAL NOTES

ZONING & PROPOSED LAND USE

THE SUBJECT PARCEL IS CURRENTLY ZONED R-2. THE AREA TO THE EAST (ACROSS C.R. 23) AND SOUTH (ACROSS C.R. 2) ARE BOTH ZONED A-1. PARCELS TO THE NORTH AND WEST ARE ALL ZONED R-2. THE SUBJECT PARCEL IS CURRENTLY A WOODED RESIDENTIAL PROPERTY.

THE PROJECT IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 23 AND COUNTY ROAD 2. THE PROJECT SITE TOTALS 7.063 ACRES, MORE OR LESS AND IS UNDER THE OWNERSHIP OF COLLINS FARM, LLC BY INSTRUMENT #2011-03253.

SETBACKS - R-2 ZONE ELKHART COUNTY

FRONT YARD = 75 FEET FROM THE CENTERLINE OF COUNTY ROAD 23 & COUNTY ROAD 2
50 FEET FROM THE CENTERLINE OF EAST INDIANA LAKE ROAD
SIDE YARD = 5 FEET
REAR YARD = 15 FEET

DENSITY

TOTAL PROJECT AREA = 307,661 S.F. / 7.063± ACRES

STREETS

NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

AGRICULTRUAL NOTE

THE EXISTING STRUCTURES ON LOT 1 MAY ONLY BE USED AS ACCESSORY STRUCTURES WITH A PRIMARY STRUCTURE UNLESS A SPECIAL USE PERMIT IS OBTAINED FOR AGRICULTURAL USE OR ANOTHER PROCEEDING SUCH AS A SPECIAL USE PERMIT OR A REZONING THAT GIVES PRIMARY STATUS.

DRIVEWAYS

THE NEWLY CREATED LOT 1 WILL HAVE A NEW DRIVEWAY THAT WILL NEED TO COMPLY WITH THE ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE. LOT 2 HAS AN EXISTING DRIVE THAT WILL CONTINUE TO BE UTILIZED OFF OF COUNTY ROAD 23.

SANITARY SEWER

THE PROPOSED LOT 1 WILL BE SERVICED BY A NEW PRIVATE INDIVIDUAL SEPTIC SYSTEM. LOT 2 HAS AN EXISTING SEPTIC SYSTEM THAT IT WILL CONTINUE TO UTILIZE.

WATER SUPPLY

THE PROPOSED LOT 1 WILL BE SERVICED BY A PRIVATE WATER WELL, THE EXISTING WELL FOR THE BARN WILL CONTINUE TO BE UTILIZED AS WELL. LOT 2 HAS AN EXISTING PRIVATE WATER WELL THAT IT WILL CONTINUE TO UTILIZE.

SOILS

THE SUBJECT SITE CONSISTS OF:
BtxB & BtxC (BRISTOL LOAMY SAND, 2-10% SLOPES) IS AN EXCESSIVELY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES. BtxD2 (BRISTOL LOAMY SAND, 10-18% SLOPES, ERODED) IS AN EXCESSIVELY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES. BteA (BREMS LOAMY SAND, 0-1% SLOPES) IS A MODERATELY WELL DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 24 TO 36 INCHES. TxuA (TYNER LOAMY SAND, 0-1% SLOPES) IS AN EXCESSIVELY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 80 INCHES. SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SCHNOEBELEN'S SOIL CONSULTING DATED JULY 21, 2026.

CONTOURS

EXISTING ELEVATIONS ARE CREATED BY LIDAR AND ARE DERIVED FROM INDIANA INCORS. VERTICAL DATUM IS NAVD88.

TEMPORARY BENCHMARK "A"

FOUND IRON PIPE CAPPED "JONES" @ ELEV. 763.50' (NAVD 88).

FLOOD NOTE

THE SUBJECT PARCEL IS NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0065D WITH AN EFFECT MAP DATE OF AUGUST 2, 2011.

ELEVATIONS OF BUILDINGS

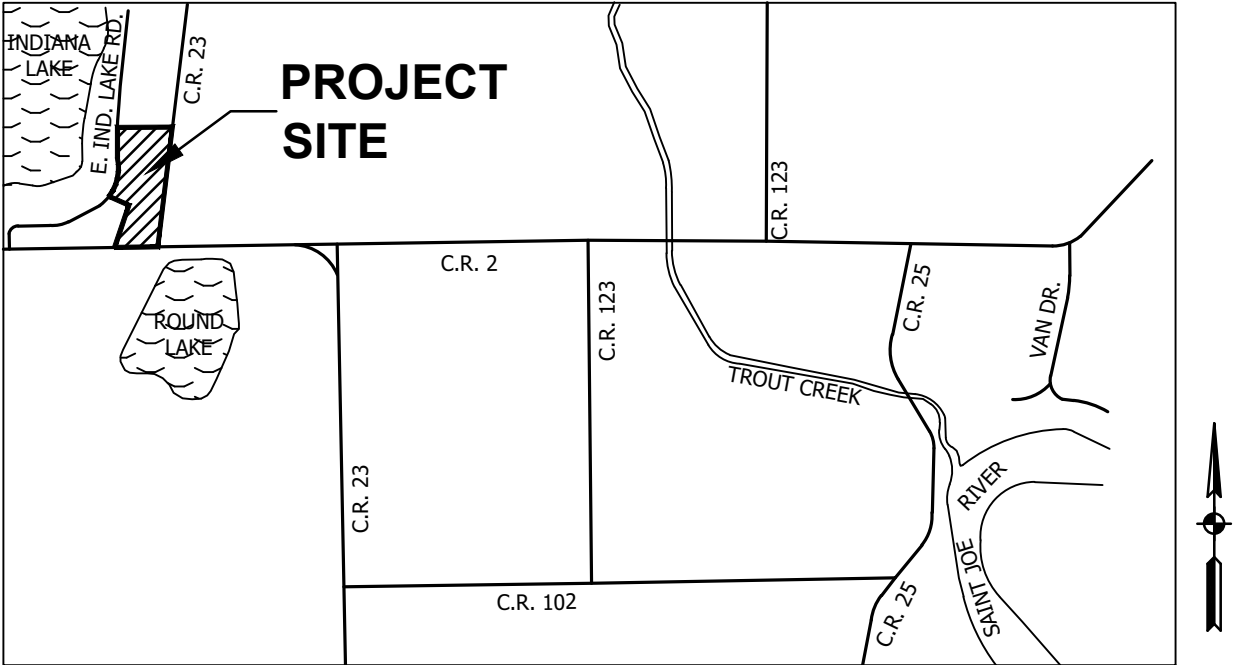
FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE BUILDING. BUILDINGS ARE ANTICIPATED TO BE OF STANDARD CONSTRUCTION (BY OTHERS).

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

EROSION CONTROL PLAN

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

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



LOCATION MAP
(NOT TO SCALE)

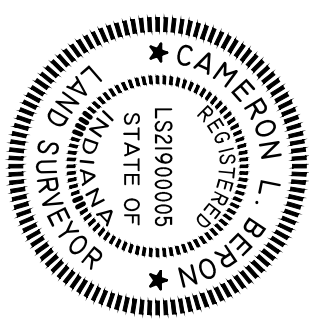
OWNER/DEVELOPER
COLLINS FARM LLC
333 MADISON AVE.
LA GRANGE, IL 60525-6303

TOM COLLINS

PART OF THE FRAC. SW 1/4 SEC. 10-T38N-R6E,
WASHINGTON TOWNSHIP, ELKHART CO., IN.

50991 COUNTY ROAD 23, BRISTOL, IN 46507

PRIMARY PLAT



ISSUE DATE: 08/03/2026
P.M. C.M.W.E. OA / QC: C.L.B.
FIELDBOOK: C.L.B. 17, PG. 34

1 ELK CO. TECH CORR. 08/19/2026
ISSUANCE / REVISION DATE

ORIGINAL SHEET IS 18"x24" USE DIMENSIONS
SHOWN, DO NOT SCALE DRAWINGS.

PROJECT NO.: 26-0787

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: MI-0501-2026.

Parcel Number(s): Part of 20-07-35-100-015.000-019.

Existing Zoning: A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as WEATHERHOLT COMPOUND MINOR.

Petitioner: Ronnie L. & Amy J. Weatherholt, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: West end of the easement, west of CR 27, 1,320 ft. north of CR 126, in Jefferson Township.

Site Description: Proposed lot 1 is 1.46 acres, irregular in shape, with a proposed single-family residence, and will be served by an access easement.

History and General Notes:

- Approval of the subdivision will also approve a Developmental Variance for no road frontage on this property.

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-0501-2026

Date: 08/03/2026 Meeting Date: September 10, 2026
Plan Commission Hearing (Subdivision) Transaction #: MI-0501-2026

Description: for primary approval of a 1-lot minor subdivision to be known as WEATHERHOLT COMPOUND MINOR

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Ronnie L & Amy J Weatherholt 60201 County Road 27 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 60201 County Road 27 Goshen, IN 46528	Parcel Number: Part of 20-07-35-100-015.000-019
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Township: Jefferson
Location: West End of the Easement, West of CR 27, 1,320 Ft. North of CR 126

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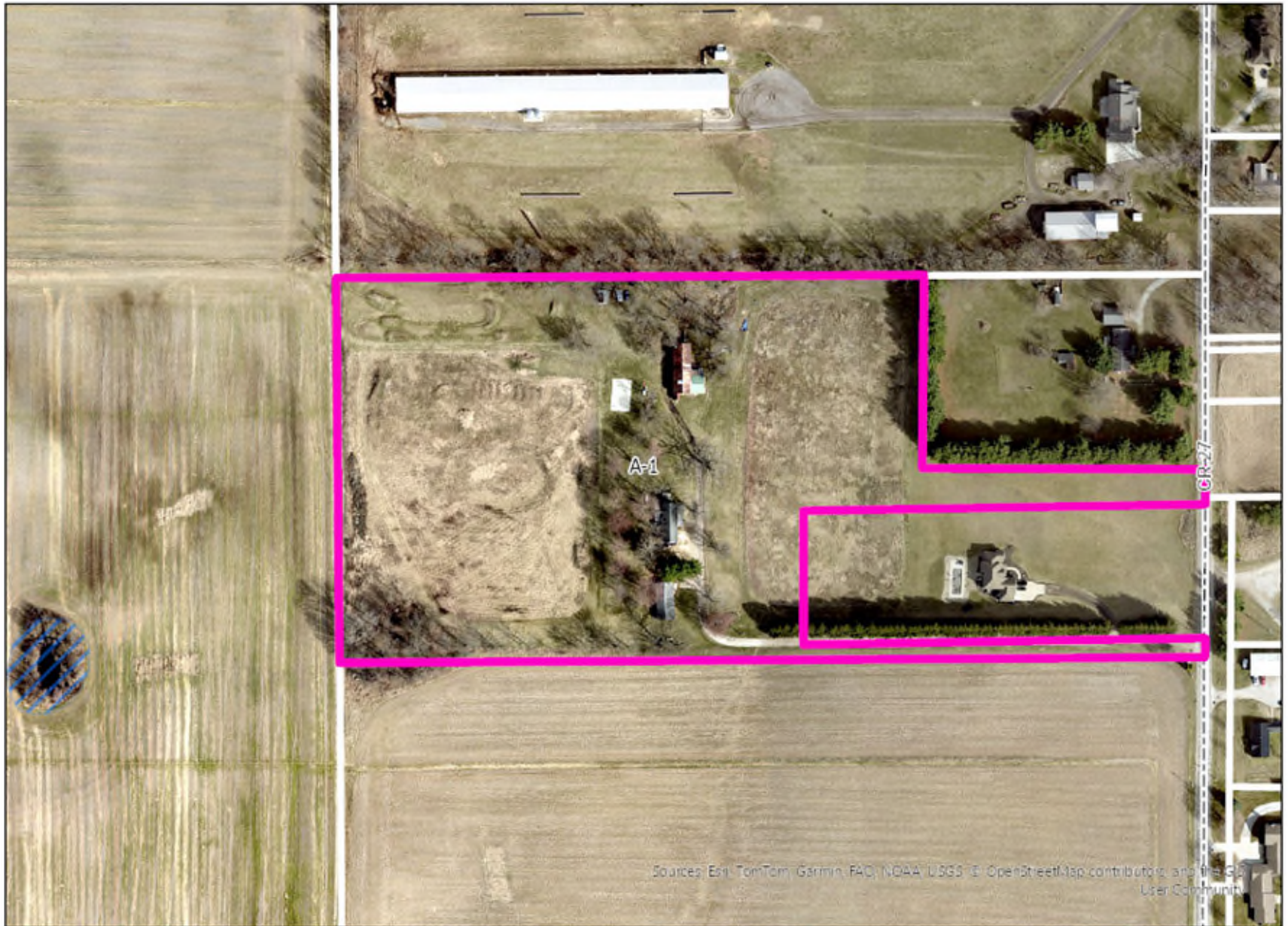
Present Use of Property:

Legal Description:

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

Applicant Signature:	Department Signature:
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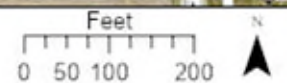
MI-0501-2026



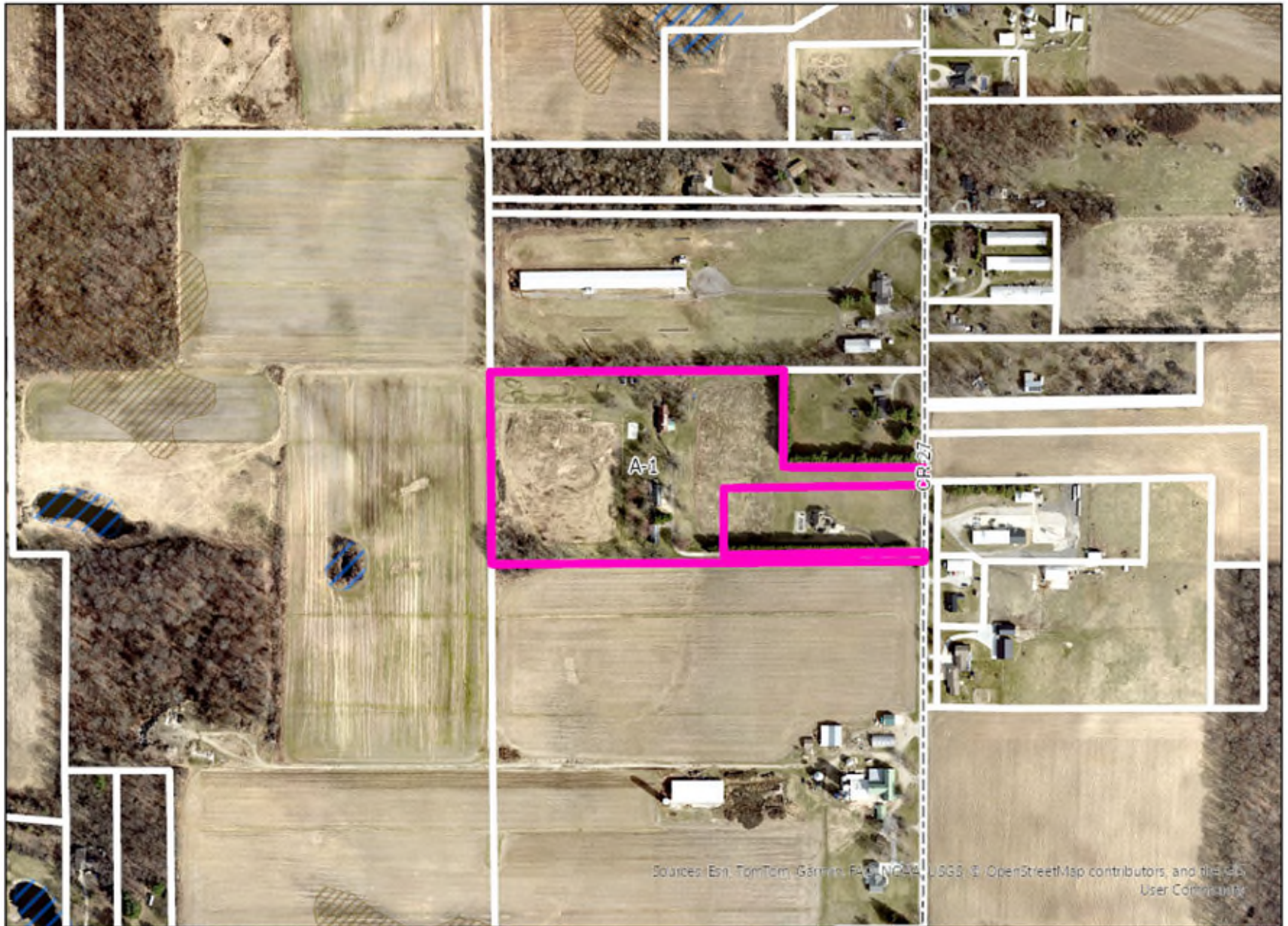
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 200 ft



MI-0501-2026



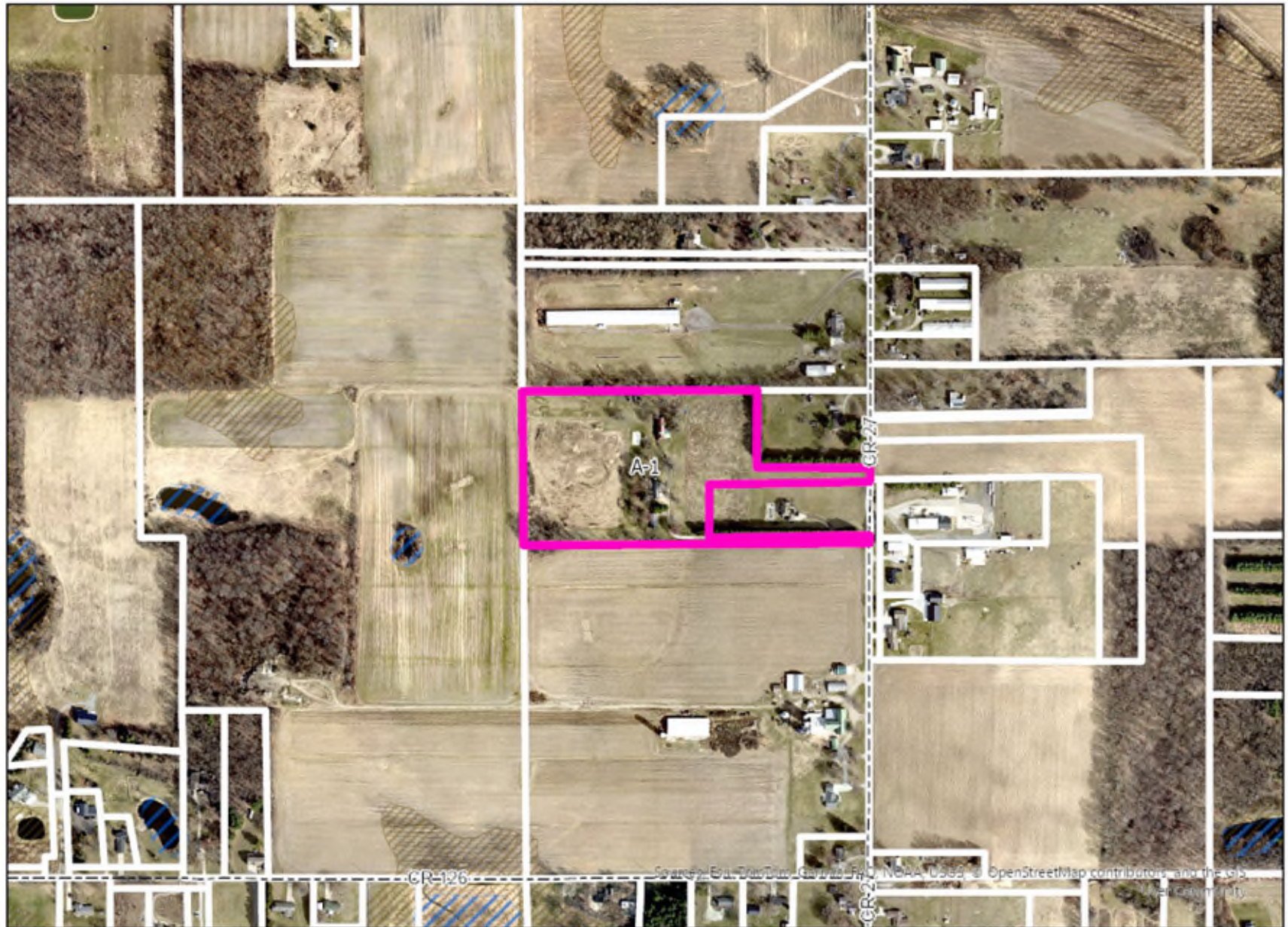
Sources: Esri, TomTom, Garmin, Esri, NOAA, USGS, & OpenStreetMap contributors, and the GIS User Community

2025 Aerials

1 inch equals 400 ft

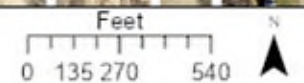


MI-0501-2026



2025 Aerials

1 inch equals 500 ft



WEATHERHOLT COMPOUND MINOR
A 1 LOT MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

FOUND PIPE, 5"
DOWN, NE CORNER, W 1/2,
NW QUARTER, SECTION
35-T37N-R6E

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 35 TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 260709 CERTIFIED ON JULY 31 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PINCHED PIPE MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 20 MINUTES 31 SECONDS EAST (INDIANA STATE PLANE GRID) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1320.30 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 21 SECONDS EAST, WITH THE NORTH LINE OF A TRACT OF LAND CONVEYED TO LINFORD A. AND WANDA M. BONTRAGER IN ELKHART COUNTY DEED RECORD 2022-11948, A DISTANCE OF 147.18 FEET TO A REBAR WITH CAP (ALS FIRM 0135) SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 180.00 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 89 DEGREES 40 MINUTES 21 SECONDS EAST, A DISTANCE OF 230.00 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 89 DEGREES 40 MINUTES 21 SECONDS EAST, A DISTANCE OF 170.00 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO LINFORD A. AND WANDA M. BONTRAGER IN ELKHART COUNTY DEED RECORD 2022-11948; THENCE SOUTH 89 DEGREES 40 MINUTES 21 SECONDS WEST WITH THE NORTH LINE OF SAID BONTRAGER LAND, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINING 1.46 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 35 TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 260709 CERTIFIED ON JULY 31 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PINCHED PIPE MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 6 EAST; THENCE SOUTH 00 DEGREES 20 MINUTES 31 SECONDS EAST (INDIANA STATE PLANE GRID) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1320.30 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 21 SECONDS EAST, WITH THE NORTH LINE OF A TRACT OF LAND CONVEYED TO LINFORD A. AND WANDA M. BONTRAGER IN ELKHART COUNTY DEED RECORD 2022-11948, A DISTANCE OF 547.18 FEET TO A REBAR WITH CAP (ALS FIRM 0135) SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 40 MINUTES 21 SECONDS EAST, A DISTANCE OF 799.86 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOSHUA S. AND TIFFANY J. HILE IN ELKHART COUNTY DEED RECORD 2014-17866; THENCE SOUTH 89 DEGREES 40 MINUTES 21 SECONDS WEST, WITH THE SOUTH LINE OF SAID HILE LAND, A DISTANCE OF 799.86 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

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:
CvdA CROSIER loam, 0 to 1% slps, 0.5 - 2.0' to water table depth
RopB, Riddles Oshstemo complex, 0 to 1% slps, > 6' to water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 256 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA OBTAINED UTILIZING GPS (INCORS) ON THE NAVD88 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE
- 11) SITE FLOWS TO KESSLER DITCH APPROXIMATELY 2500 +/- NORTHEAST

THIS DEVELOPMENT IS PART OF ORDINANCE NUMBER PC 2016-25a AND IS PART OF THAT ORDINANCE BY THIS REFERENCE.

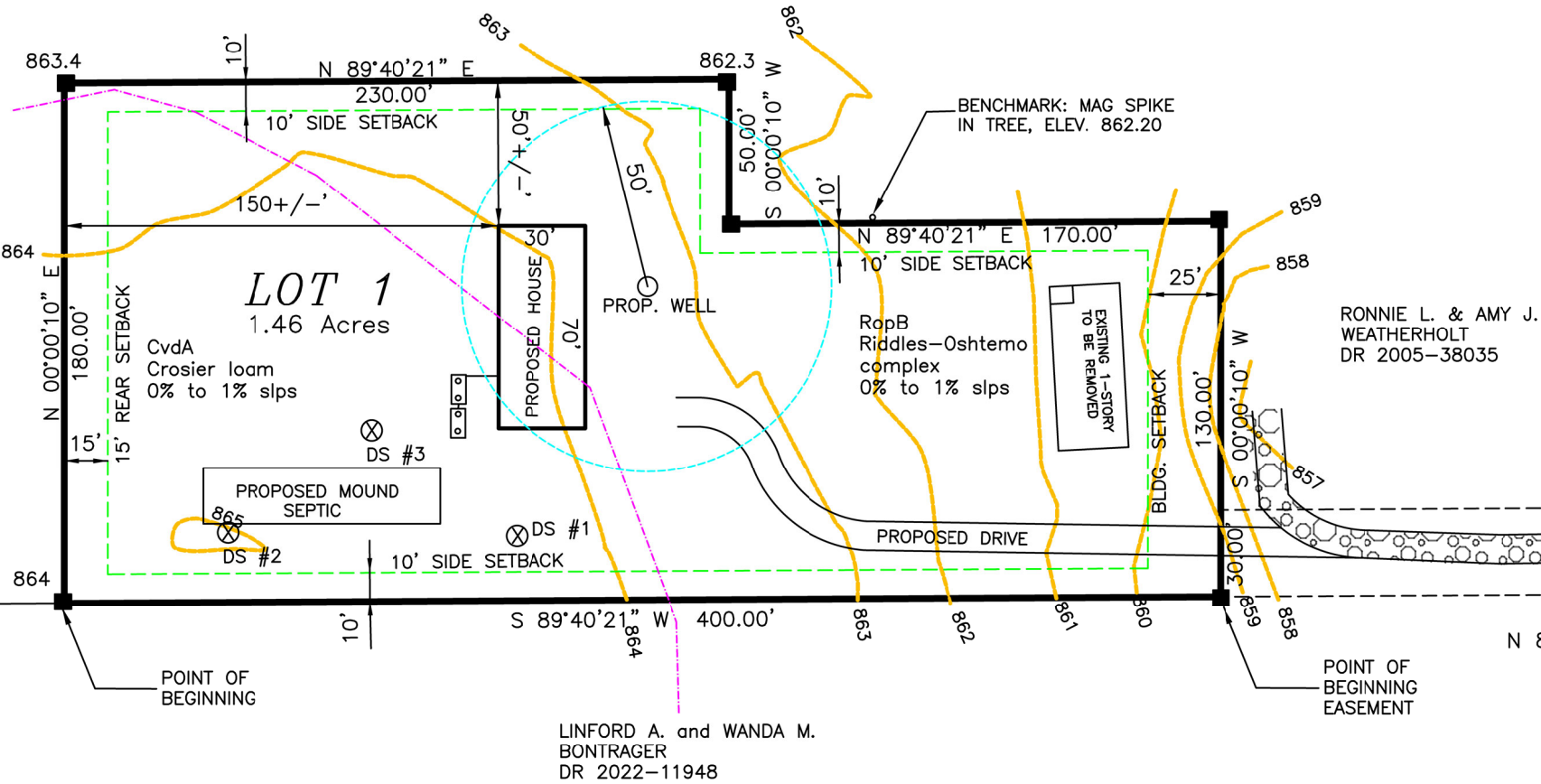
PINCHED PIPE, NW CORNER,
NW QUARTER, SECTION
35-T37N-R6E



RONNIE L. & AMY J.
WEATHERHOLT
DR 2005-38035

WEST LINE NW 1/4 SECTION 35-T37N-R6E
1320.30' E
S 00°20'31" E

RONNIE L. & AMY J.
WEATHERHOLT
DR 2005-38035



LEGEND

- SET 5/8" REBAR W/CAP (ALS FIRM 0135)
- FOUND IRON
- SECTION CORNER
- ⊗ DS #1 SOIL BORING LOCATION
- SOIL SEPARATION LINE
- STONE

PROPERTY ADDRESS: 60201 COUNTY ROAD 27
GOSHEN, IN 46528
OWNER: RONNIE L. and AMY J. WEATHERHOLT



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" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 260709
DATE: JULY 31, 2026	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

FOUND RR SPIKE, 6"
DOWN, SE CORNER, W 1/2,
NW QUARTER, SECTION
35-T37N-R6E

COUNTY ROAD 27

CLEAR SIGHT DISTANCE SOUTH 585' +
S 00°15'35" W
1328.08'

1328.08'
N 00°15'35" E

CLEAR SIGHT DISTANCE NORTH 880' +

HARRISON MONUMENT, SW
CORNER, NW QUARTER,
SECTION 35-T37N-R6E

WEATHERHOLT COMPOUND MINOR
A 1 LOT MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON 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 NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA. THIS SURVEY IS BASED ON DEEDS OF THE SUBJECT TRACT AND ADJOINING TRACTS. SURVEYS BY THIS COMPANY RECORDED IN ELKHART COUNTY DEED RECORD 2017-23874 AND 2023-18145 WERE USED. A SURVEY BY WIGHTMAN PETRIE RECORDED IN 2013-06452 AND A SURVEY BY PROGRESSIVE ENGINEERING RECORDED IN DEED RECORD 2000-23851 WERE USED.

REFERENCE MONUMENTS:
SECTION CORNERS: A HARRISON MONUMENT WAS FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER. A BARNES CAP WAS FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER PER WIGHTMAN SURVEY. A PIPE WAS FOUND 32 FEET NORTH AND USED ON PROGRESSIVE SURVEY. A THIRD PIPE WAS FOUND 51 FEET NORTH OF CORNER BY WIGHTMAN.

THEORY OF LOCATION: IT APPEARS THAT THE SURVEYS IN THIS NORTHWEST QUARTER MUST HAVE USED ALL THREE IRONS FOR DIFFERENT SURVEYS IN THIS QUARTER. THE WIGHTMAN SHOWED THAT THE SOUTH LINE OF SECTION 26 WAS 32 FEET NORTH OF THE NORTH LINE OF SECTION 35. FOR THIS SURVEY ONLY MY SOUTH LINE FELL ON AN ADJOINERS LINE. I USED A SPLIT OF THE SECTION LINE AT THE SOUTHEAST CORNER OF THE PARENT TRACT. AND THE SPLIT AT THE SOUTHWEST QUARTER USING THE BARNES IRON WHICH WAS THE MOST SOUTHERN CO

VARIANCES IN POSSESSION LINES: FENCE ON SOUTH LINE IS NEAR LINE.

VARIANCES IN THE RECORD DESCRIPTIONS ARE 32'+/-.

BASIS OF BEARINGS IS TAKEN FROM INDIANA STATE PLANE COORDINATES, (CORS NETWORK) INDIANA EAST ZONE.

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 WEATHERHOLT COMPOUND MINOR, 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.

RONNIE L. WEATHERHOLT

AMY J. WEATHERHOLT

STATE OF INDIANA)
COUNTY OF ELKHART)SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RONNIE L. WEATHERHOLT AND AMY J. WEATHERHOLT 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.

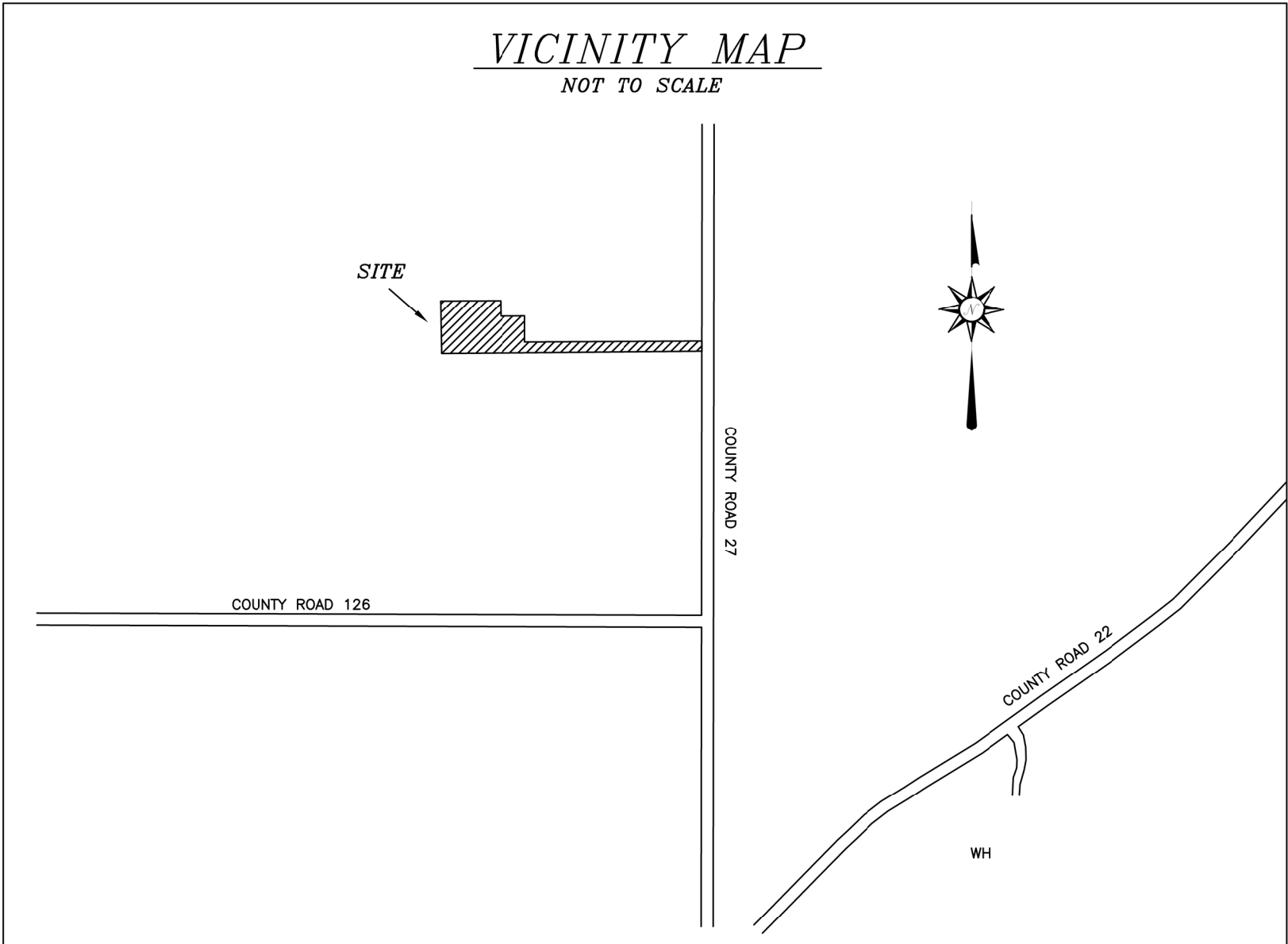
NOTARY

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



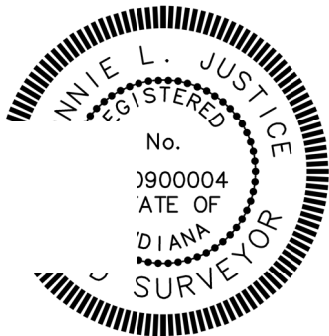
PROPERTY ADDRESS: 60201 COUNTY ROAD 27,
GOSHEN, IN 46528

OWNER: RONNIE L. and AMY J. WEATHERHOLT



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" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 260709
DATE: JULY 31, 2026	APPROVED BY: RLJ	SHEET NUMBER: 2 OF 2



Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: MI-0502-2026.

Parcel Number(s): 20-15-36-400-015.000-018.

Existing Zoning: A-1.

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

Petitioner: Daniel Armbruster and Deborah Armbruster, Husband and Wife, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: South side of CR 56, 2,780 ft. west of CR 29, in Jackson Township.

Site Description: Proposed lot 1 is 0.64 acres, square in shape, with an existing single-family residence. Proposed lot 2 is 0.548 acres, square in shape, with a proposed mobile home.

History and General Notes:

- **August 19, 2026** – Hearing Officer approved a Special Use for a mobile home to be allowed on the proposed lot 2 and a Developmental Variance to allow said mobile home within 300 ft. of a residence (SUP-0454-2026).
- Approval of lot 1 will also approve a Developmental Variance for the existing residence being too close to the centerline of the right-of-way of CR 56.

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

Date: 08/03/2026 Meeting Date: September 10, 2026 Transaction #: MI-0502-2026
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 2-lot minor subdivision to be known as ARMBRUSTER ACRES

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Daniel Armbruster And Deborah Armsbruster, Husband And Wife 16224 County Road 56 Syracuse, IN 46567	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 16224 County Road 56 Syracuse, IN 46567	Parcel Number: 20-15-36-400-015.000-018
--	---

Township: Jackson
Location: SOUTH SIDE OF CR 56, 2,780 ft. WEST OF CR 29

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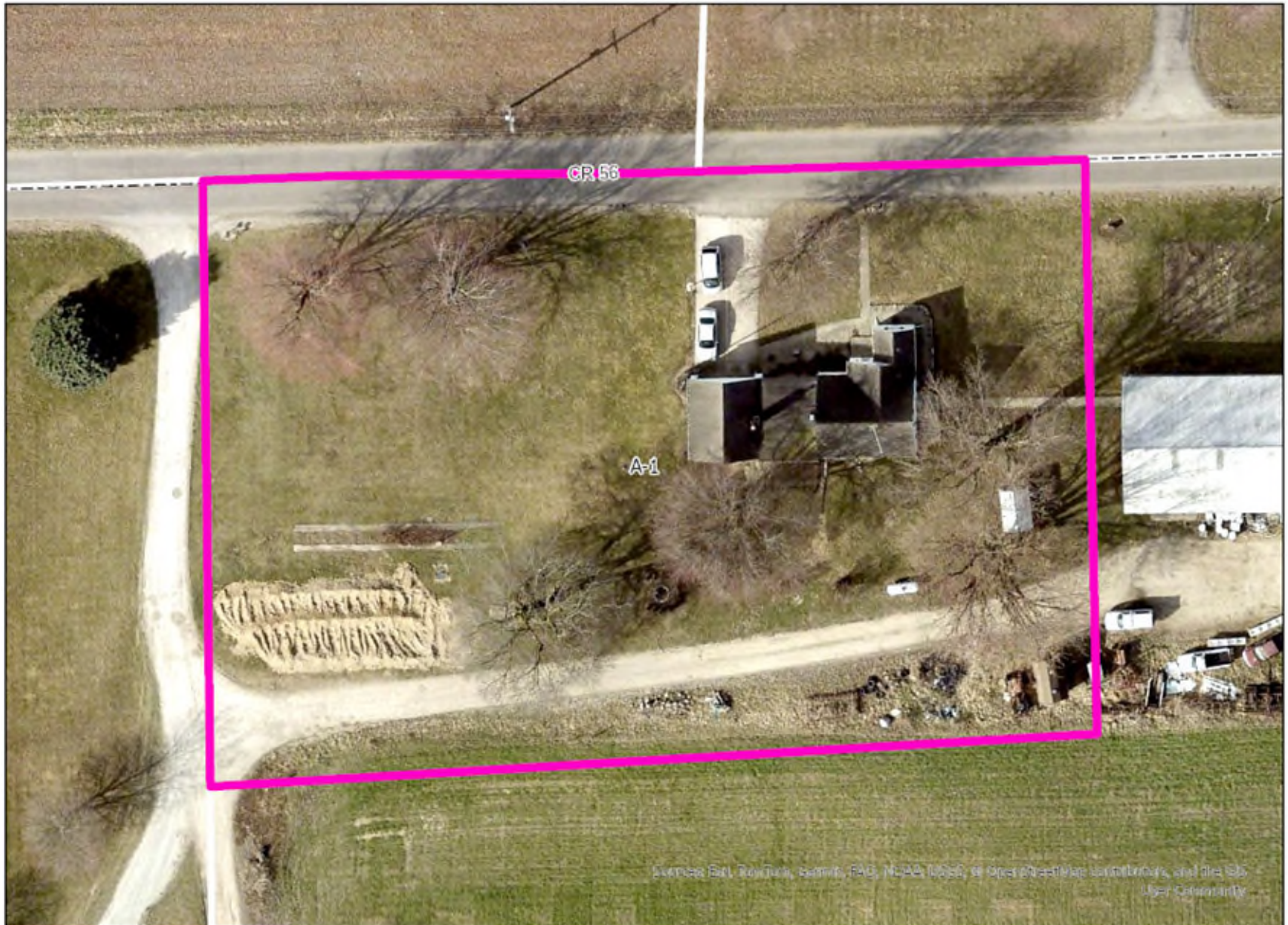
Present Use of Property:

Legal Description:

Comments: SEE SUP-0454-2026, UV-0381-2026
for a 21 ft. Developmental Variance (Ordinance requires 75 ft.) to allow for an existing residence 54 ft. from the centerline of the right-of-way

Applicant Signature:	Department Signature:
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MI-0502-2026

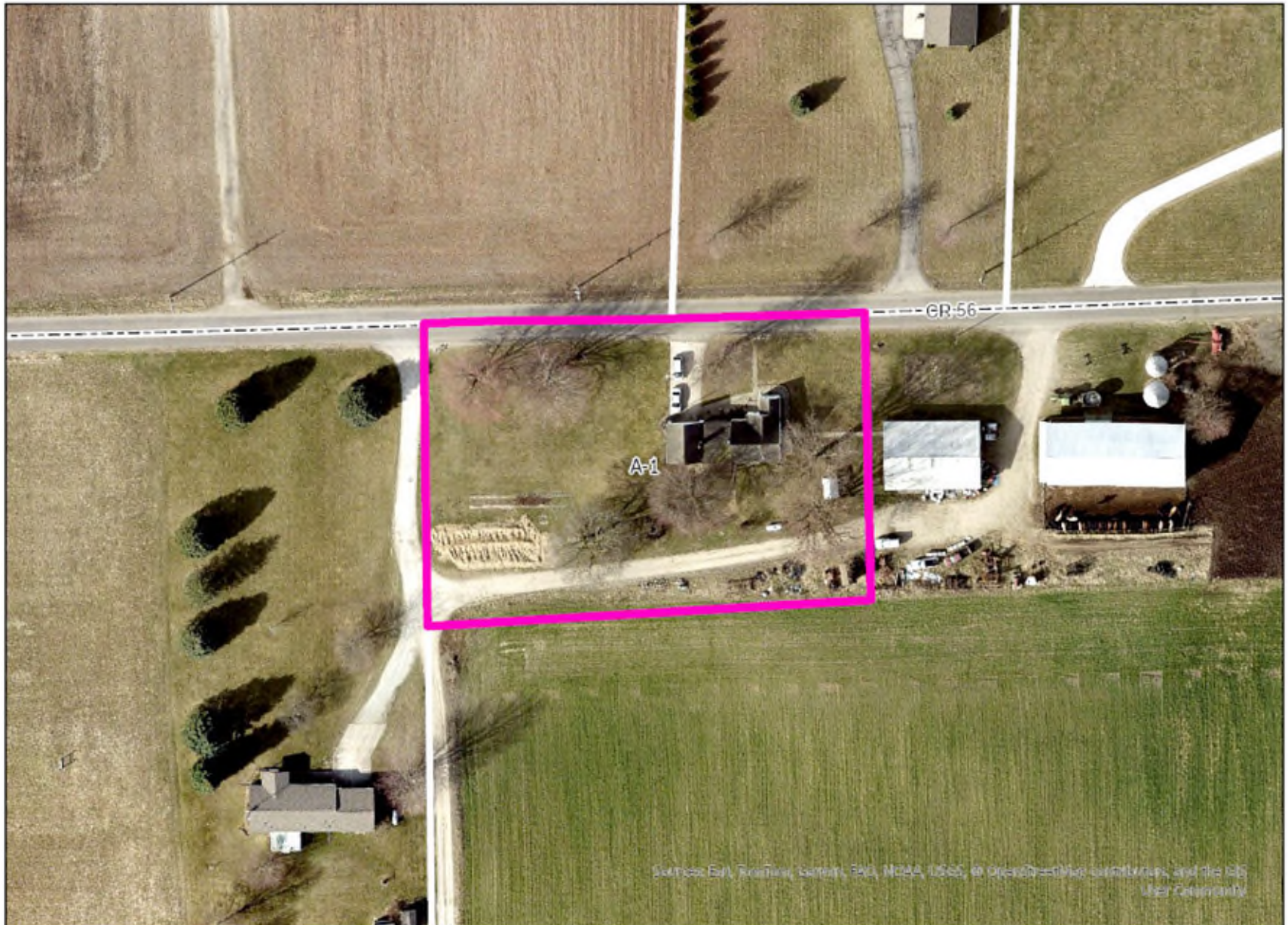


2025 Aerials

1 inch equals 40 ft

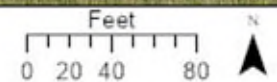
Feet
0 10 20 40 N

MI-0502-2026



2025 Aerials

1 inch equals 80 ft



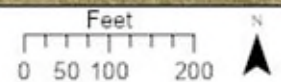
MI-0502-2026



Sources: Esri, DeLorme, Garmin, FAD, NOAA, USGS, & OpenStreetMap contributors, and the GIS User Community

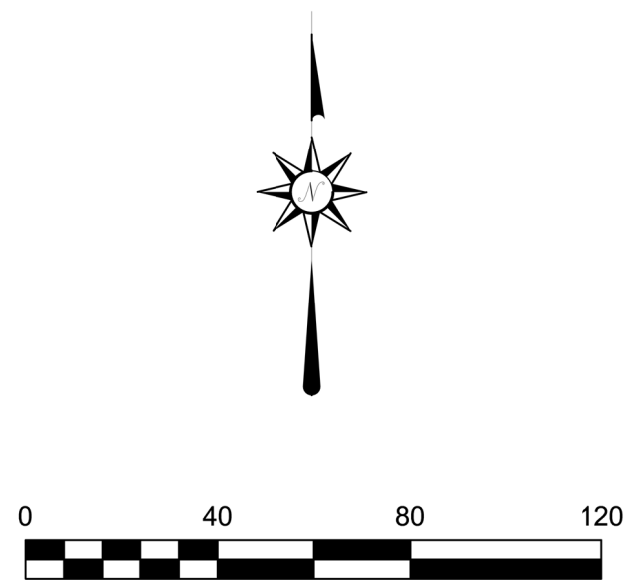
2025 Aerials

1 inch equals 200 ft



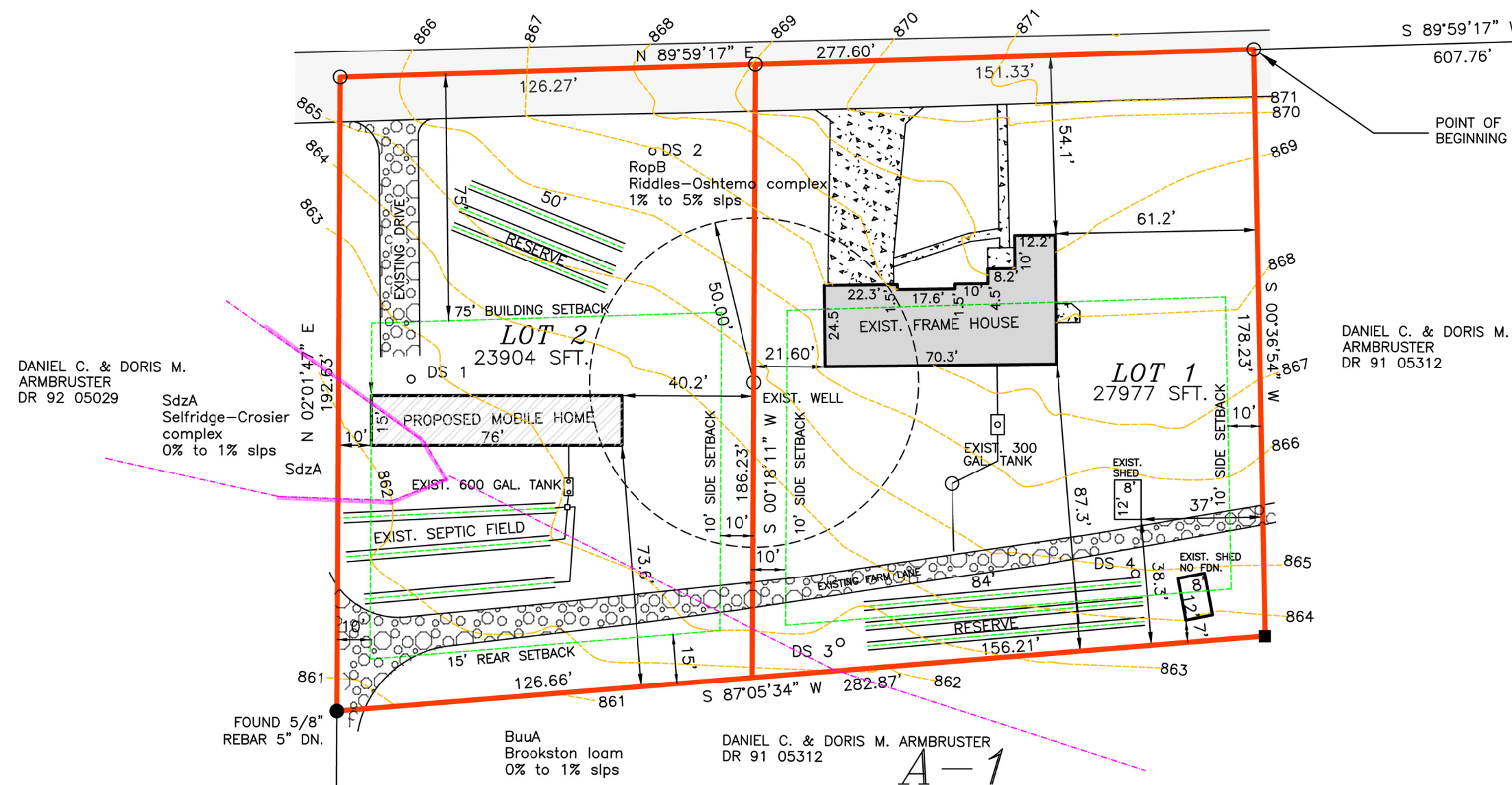
22

ARMBRUSTER MINOR SUBDIVISION
A 2 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36
TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA



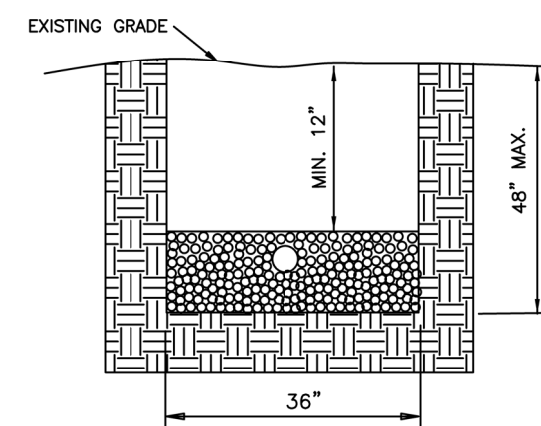
CLEAR SIGHT DISTANCE GREATER THAN 900'

COUNTY ROAD 56



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:
BuA Brookston loam, 0 to 1% slps, 0.0-1.0 to water table depth
SdA Selfridge-Crosier complex, 0 to 1% slps, 0.5-2.0 to water table depth
RopB Riddles Osherno complex, 1 to 5% slps, > 6.0 feet to water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0360 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 (INDIANA CORS NETWORK) ON THE NAVD88 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE
- 11) SITE FLOWS TO KITSON DITCH 1300 +/- SOUTHWEST



CROSS SECTION OF TRENCH

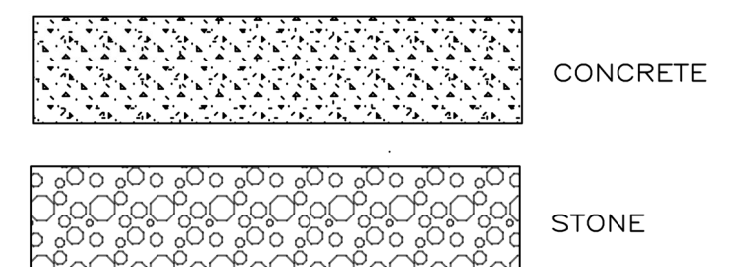
1. MAXIMUM TRENCH DEPTH IS 48"
2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
3. 6" WASHED 5C STONE UNDER PIPE
4. 2" WASHED 5C STONE OVER PIPE
5. TOTAL STONE DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL
7. INSTALL TRENCHES ON CONTOUR. PROVIDE SURFACE ELEVATIONS AT BEGINNING, MIDDLE AND END OF TRENCHES.

EAST QUARTER CORNER
(NE CORNER, SE
QUARTER, SECTION
36-T35N-R6E)

LEGAL DESCRIPTION

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
- SOIL SEPARATION LINE



PROPERTY ADDRESS: 16224 COUNTY ROAD 56
SYRACUSE, INDIANA 46567

OWNER: DANIEL and DEBORAH ARMBRUSTER



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" = 40'

DRAWN BY: RLJ

PROJECT NUMBER:
260702

DATE: JULY 30, 2026

APPROVED BY: RLJ

SHEET NUMBER:
1 OF 2

ARMBRUSTER MINOR SUBDIVISION
A 2 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36
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

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 ARMBRUSTER 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.

DANIEL ARMBRUSTER

DEBORAH ARMBRUSTER

STATE OF INDIANA)
COUNTY OF ELKHART)SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL ARMBRUSTER and DEBORAH ARMBRUSTER 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

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 APART 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 WEST, 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 DEED BEARING AND DISTANCE SINCE NOTHING WAS FOUND. THE SOUTHEAST AND SOUTHWEST CORNERS ARE SET ON LINE AT CLIENT INSTRUCTIONS. 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.



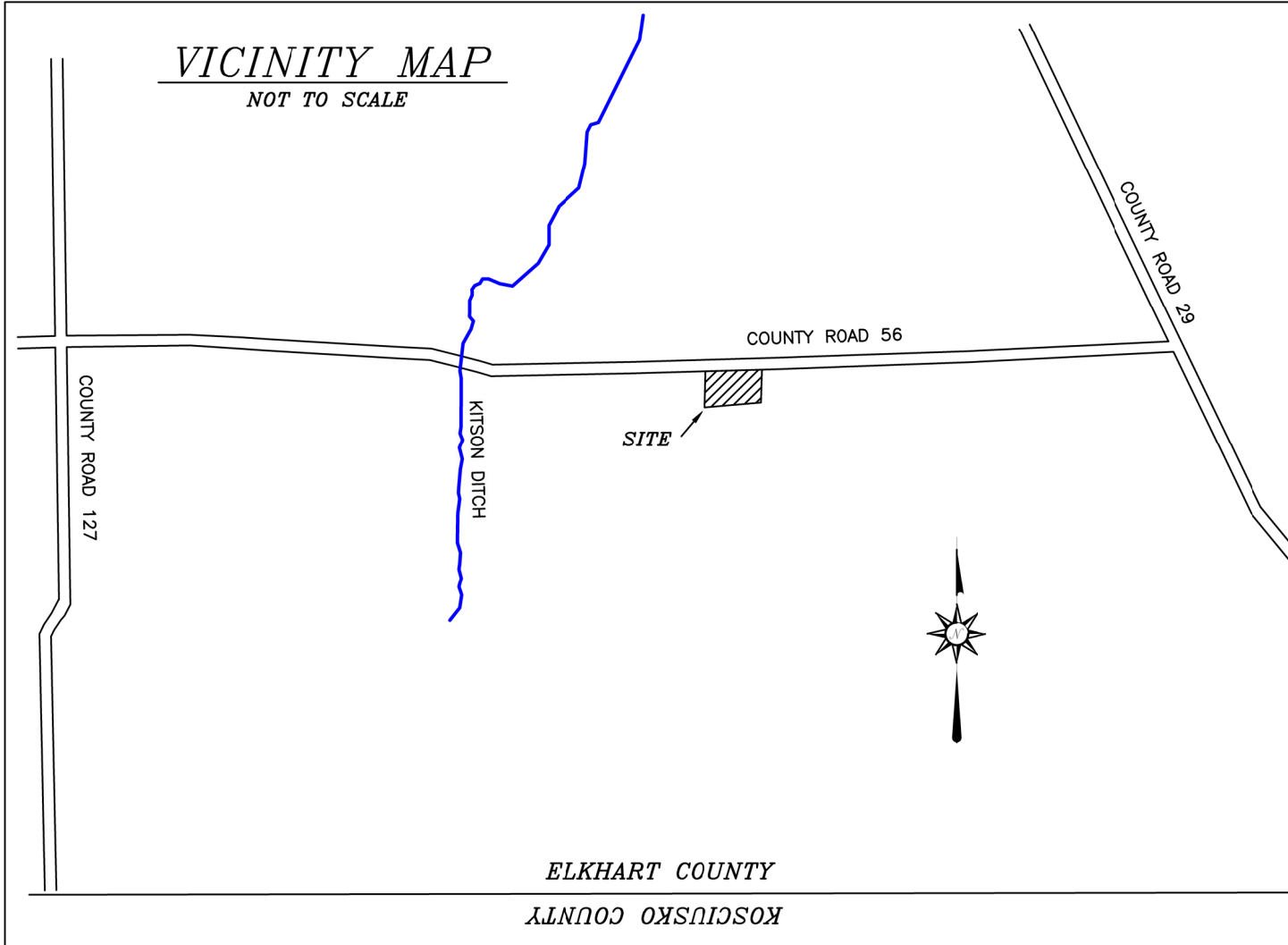
THIS SURVEY IS LOCATED IN AN AREA THAT IS CURRENTLY ZONED A-1 (AGRICULTURAL). AS SUCH NORMAL AGRICULTURAL OPERATION INCLUDING THE OPERATION OF MACHINERY, THE PRIMARY PROCESSING OF AGRICULTURAL PRODUCTS, AND ALL NORMAL AGRICULTURAL OPERATIONS PERFORMED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES ARE PERMITTED 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, PS
IN REG. NO. 80900004



PROPERTY ADDRESS: 16224 COUNTY ROAD 56
SYRACUSE, INDIANA 46567
OWNER: DANIEL and DEBORAH ARMBRUSTER



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" = 40'	DRAWN BY: RLJ	PROJECT NUMBER: 260702
DATE: JULY 30, 2026	APPROVED BY: RLJ	SHEET NUMBER: 2 OF 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 10, 2026

Transaction Number: MI-0505-2026.

Parcel Number(s): Part of 20-10-19-151-005.000-016, 20-10-19-151-006.000-016.

Existing Zoning: M-1 & A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as STATE ROAD 19 MINOR SUBDIVISION.

Petitioner: Lawrence M. & Linda O. Martin, represented by Land & Boundary LLC.

Location: East side of SR 19, 2,880 ft. north of CR 38, in Harrison Township.

Site Description: Proposed lot 1 is 1.88 acres with an existing home and accessory structure. Proposed lot 2 is 0.38 acres with an existing home.

History and General Notes:

- **January 18, 1965** – The BCC approved a rezoning from A-1 to M-1 for a 3.8-acre area to allow the rebuilding of a nonconforming manufacturing building that had burned. The rezoning rendered two existing homes nonconforming.
- **October 4, 1999** – The BCC approved a rezoning from A-1 to M-1 to lengthen the M-1 area south of the subject property by approximately 118 ft.
- **September 10, 2026** – The PC will consider a rezoning from M-1 back to A-1 for the south portion of State Road 19 Minor Subdivision.
- This minor subdivision includes the following variances for proposed lot 1: (1) a variance to allow the total square footage of accessory structures to exceed that allowed by right (the request is 2,106 sq. ft., or 161 percent, over what is allowed), (2) a 3 ft. variance to allow the existing home 7 ft. from the west property line, and (3) a 70 ft. lot width variance.
- This minor subdivision includes the following variances for proposed lot 2: (1) an 8 ft. variance to allow the existing home 7 ft. from the rear property line, (2) a 48 ft. variance to allow the existing home 72 ft. from the centerline of SR 19, and (3) a 3,447 sq. ft. lot area variance to allow a lot area of 16,553 sq. ft.

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

Date: 08/03/2026 Meeting Date: September 10, 2026 Transaction #: MI-0505-2026
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 2-lot minor subdivision to be known as STATE ROAD 19 MINOR SUBDIVISION

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Land & Boundary Llc	Lawrence M & Linda Martin	Land & Boundary Llc
401 South 3Rd St	64394 Sr 19	401 South 3Rd St
Goshen, IN 46526	Goshen, IN 46526	Goshen, IN 46526

Site Address: 64444 State Road 19 Goshen, IN 46526	Parcel Number: Part of 20-10-19-151-005.000-016 20-10-19-151-006.000-016
---	---

Township: Harrison
Location: East Side Of Sr 19, 2,880 Ft. North of CR 38

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

Lot Area:	Frontage:	Depth:
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Zoning: A-1, M-1	NPO List:
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Present Use of Property:

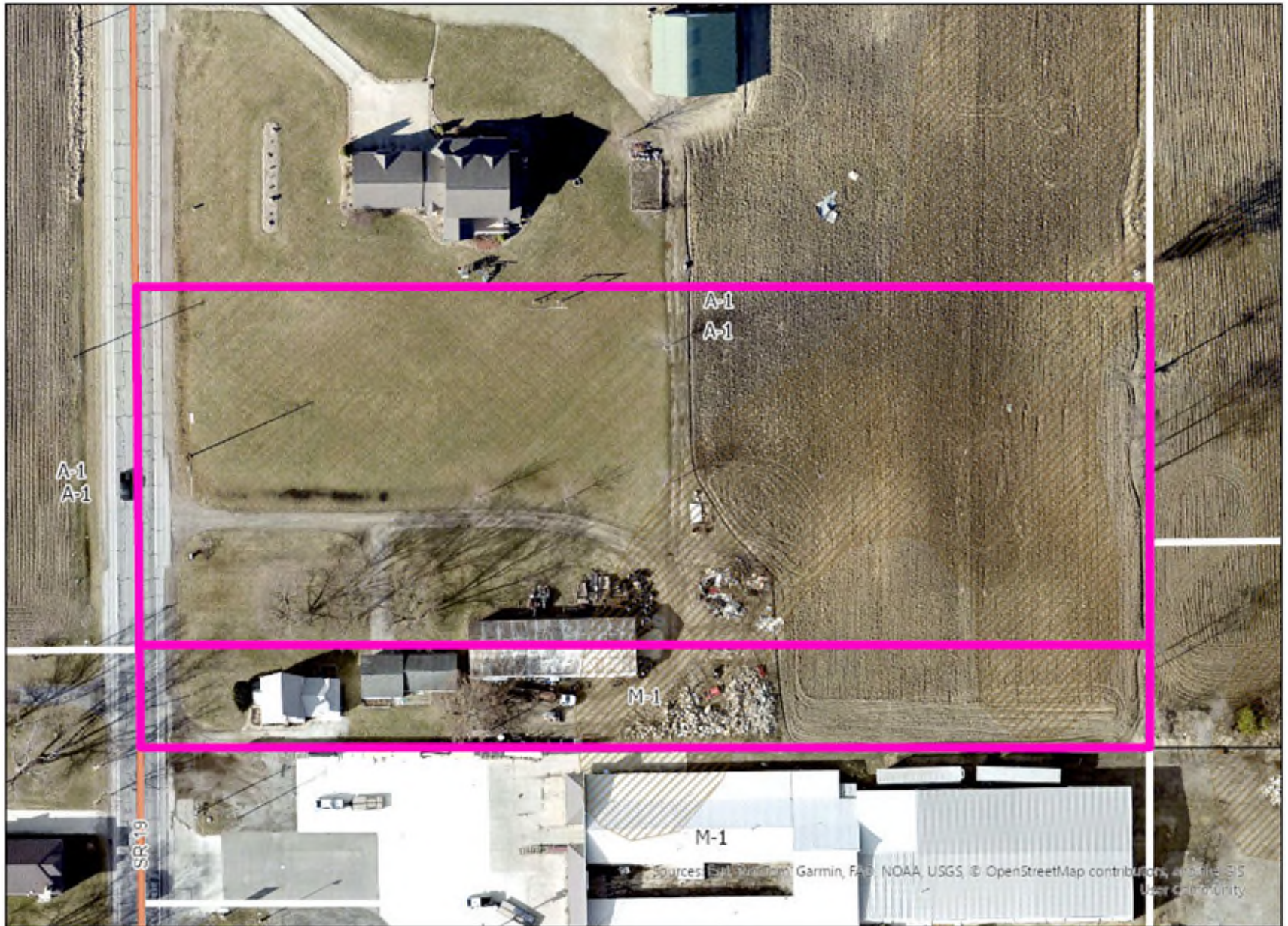
Legal Description:

Comments: SEE RE-ZONING #RZ-0504-2026
For Proposed Lot 1: for a 70 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for an existing residence, for a 7 ft. Developmental Variance (Ordinance requires 10 ft.) to allow for an existing residence 3 ft. from the west property line.
For Proposed Lot 2: for a 73 ft. Developmental Variance (Ordinance requires 120 ft.) to allow for an existing residence 47 ft. from the centerline of the right-of-way, for an 8 ft. Developmental Variance (Ordinance requires 15 ft.) to allow for an existing residence 7 ft. rear property line, and for a 3,447 sq ft lot width Developmental Variance (Ordinance requires 20,000 sq ft ft.) to allow for an existing residence

Applicant Signature:

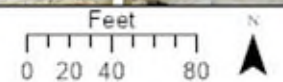
Department Signature:

MI-0505-2026



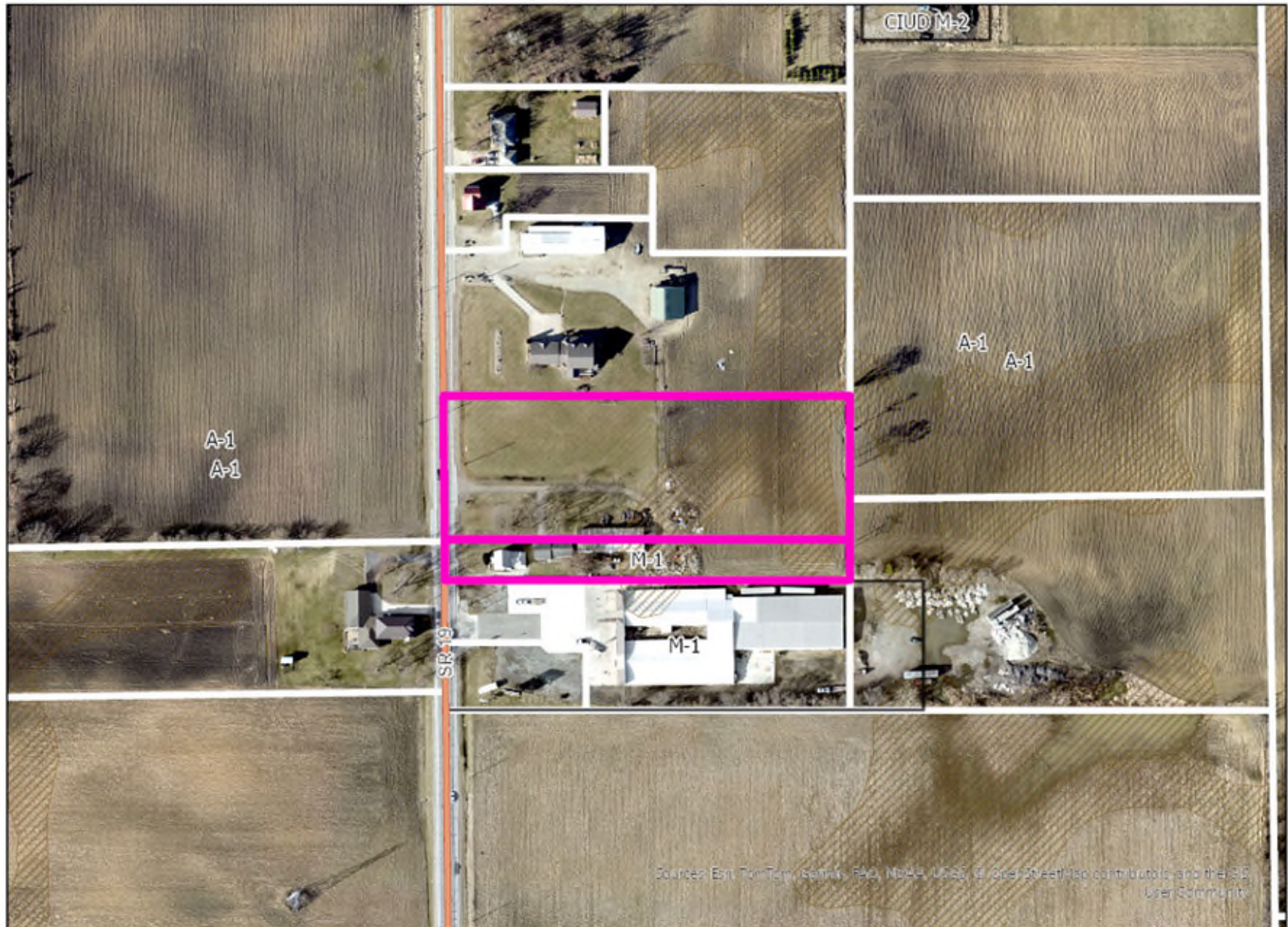
2025 Aerials

1 inch equals 80 ft



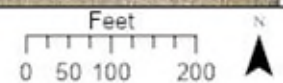
Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

MI-0505-2026



2025 Aerials

1 inch equals 200 ft

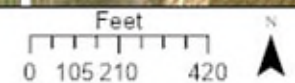


MI-0505-2026

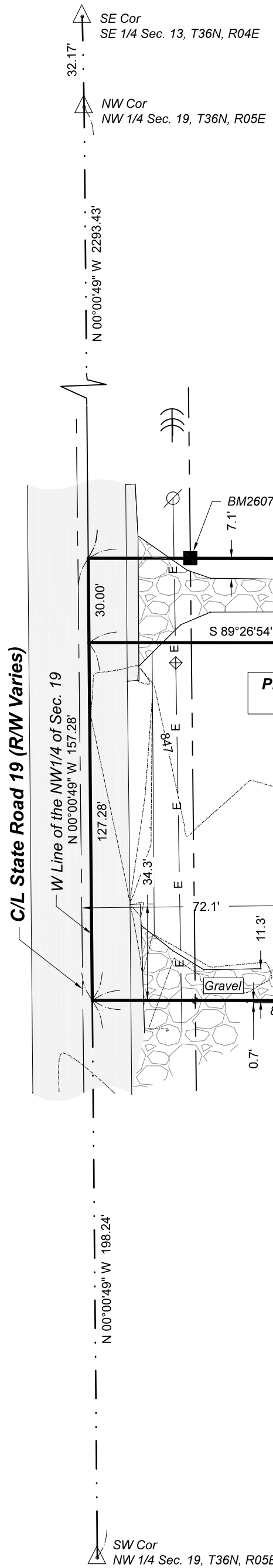


2025 Aerials

1 inch equals 400 ft



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



Land Description

A part of the Northwest Quarter (NW1/4) of Section 19, Township 36 North, Range 5 East, Harrison Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetler, Registration No. LS21400008 with Land and Boundary, LLC, as shown on a survey drawing for Project No. 250804, certified on October 15, 2025 and being more particularly described as follows:

Commencing at a Harrison monument marking the Northwest corner of the Northwest Quarter (NW1/4) of said Section 19; thence South 00°00'49" East along the West line of said Northwest Quarter (NW1/4) a distance of 2293.43 feet to the Point of Beginning of this description; thence South 89°26'54" East a distance of 626.57 feet to the East line of land deeded to Lawrence M. and Linda O. Martin in Documents No. 96-026035 and 2018-02574 and recorded in the Office of the Recorder of Elkhart County, Indiana, marked by a rebar with cap inscribed "LANDBRO"; thence South 00°00'49" East parallel with the West line of aforesaid Northwest Quarter (NW1/4) and along the East line of said Martin land a distance of 157.28 feet to the Southeast corner thereof, marked by a rebar with cap inscribed "LANDBRO"; thence North 89°26'54" West along the South line of said Martin land a distance of 626.57 feet to the West line of said Northwest Quarter (NW1/4); thence North 00°00'49" West along the West line of said Northwest Quarter (NW1/4) a distance of 157.28 feet to the Point of Beginning of this description.

Containing 2.26 Acres of Land.

Notes:

- 1 - These lots will be developed to not impede the natural flow of storm water on this tract.
- 2 - Proposed Lots 1 and 2 shall be served by a shared well and shared on-site sewage disposal system located upon Lot 1. The owners of Lots 1 and 2 shall each have a perpetual, non-exclusive easement for the use, operation, inspection, maintenance, repair, replacement and access to the shared well, sewage disposal system, service lines, and replacement area.
- 3 - Soil Types Are:
 - BuuA - Brookston loam, 0%-1% slopes; About 0" to water table
 - CvdA - Crosier loam, 0%-1% slopes; About 6" to 18" to water table
- 4 - Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0217D and 18039C240D, dated 8-2-2011, the property is located zone "X".
- 5 - The vertical datum for this survey is NAVD88 taken utilizing GPS equipment and Elkhart County GIS published data.
- 6 - Sight distance to the North and South from both existing drives is more than 610 feet. There's 114 feet between the existing drives.
- 7 - Elkhart County Restrictions are in effect.
- 8 - No use of Lot 1 accessory structure other than personal storage is authorized without compliance with the Elkhart County development ordinance.
- 9 - Site benchmarks
BM260702 - 1 7-23-2026
Rebar with cap inscribed "LANDBRO" at the intersection of the East right-of-way line and the North line of proposed Lot 1.
Elevation - 846.61'

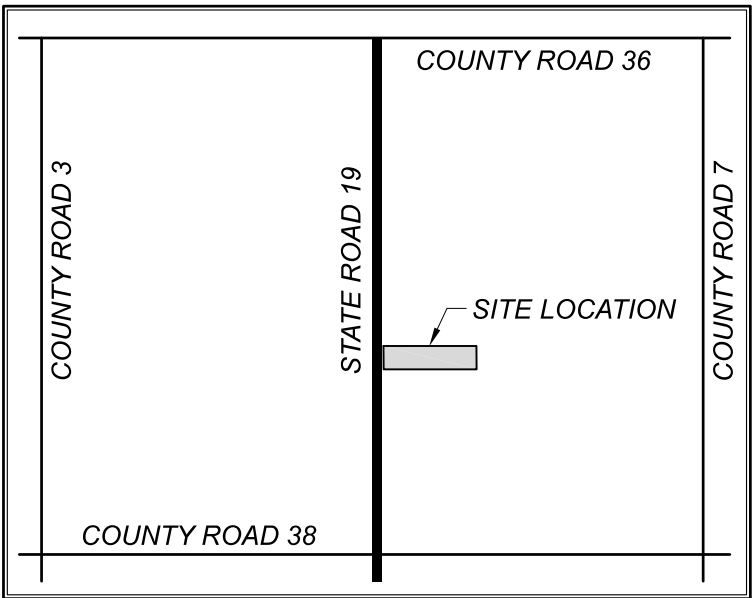
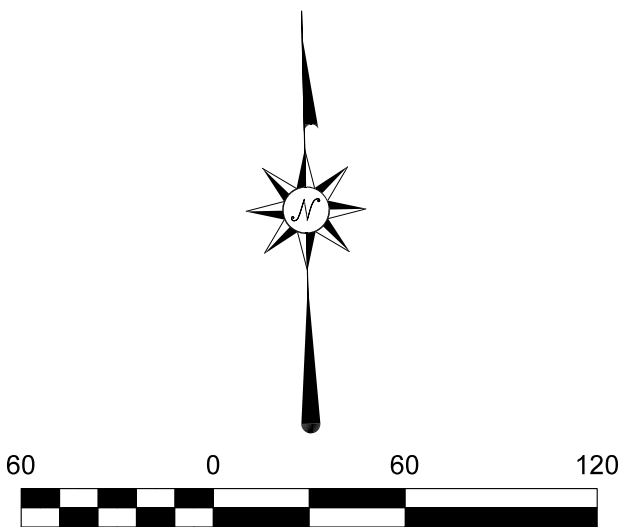
Deviations from the Zoning Ordinance:

A developmental variance will be required for the following on Lot 1:

- A 7.0 feet side setback for the existing house, 10 feet required.
- A 30.0 feet wide Lot width, 100 feet required.
- Storage overage, 1487.2 SFT allowed.

A developmental variance will be required for the following on Lot 2:

- A 72.1 feet front setback for the existing house, 120 feet required.
- A 7.4' feet rear setback for the existing house, 15 feet required.
- A minimum Lot size of 16,553 SFT, 20,000 SFT required.



Vicinity Map
Not to Scale

LEGEND

- △ HARRISON MONUMENT FOUND
- ⚡ RAILROAD SPIKE FOUND
- REBAR W/CAP INSCRIBED "LANDBRO" SET
- ⊙ WELL
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ TELEPHONE PEDESTAL
- x — FENCE
- E — OVERHEAD ELECTRIC

Client:
Nate Kauffman

Owner:
Lawrence M. and Linda O. Martin

Site Address:
64444 State Road 19 Goshen, Indiana 46526

State Road 19 Minor Subdivision
A part of the Northwest Quarter (NW1/4) of Section 19,
Township 36 North, Range 5 East,
Harrison Township, Elkhart County
State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office

Land and Boundary, LLC - 401 South 3rd Street Goshen, IN 46526
P: 574.320.5514 E: info@landbro.com

DATE OF FIELD WORK: 7-23-2025 PROJECT NUMBER: 260702

SCALE: 1" = 40' AUTHORIZED BY: TRS

SHEET 1 OF 2 DRAFTING BY: LRR

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 STATE ROAD 19 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.

LAWRENCE M. MARTIN

LINDA O. MARTIN

STATE OF INDIANA)
) ss:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public in and for said County and State, personally appeared LAWRENCE M. MARTIN AND LINDA O. MARTIN 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

State Road 19 Minor Subdivision
A part of the Northwest Quarter (NW1/4) of Section 19,
Township 36 North, Range 5 East,
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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: 8-21-2026 PROJECT NUMBER: 260702

SCALE: N/A AUTHORIZED BY: TRS

SHEET 2 OF 2 DRAFTING BY: LRR