

March 14, 2024
9:00 A.M.

1

- D. Petitioner: Rudy D. & Lavonda R. Hartman cotrustees of the Rudy D. & Lavonda R. Hartman Joint Revocable Trust
 represented by Advanced Land Surveying of Northern Indiana, Inc.
Petition: for primary approval of a 1-lot minor subdivision to be known as ***DARYL & SARAH MILLER MINOR.***
Location: north side of CR 30, 840 ft. west of CR 3, common address of 29167 CR 30
 in Olive Township. (MI-0047-2024)

E. Petitioner: Nathan & Denise Schroeder
 represented by Land and Boundary, LLC. (page 5)
Petition: for primary approval of a 1-lot minor subdivision to be known as ***NDBC MINOR SUBDIVISION.***
Location: east side of CR 29, 320 ft. south of CR 56, common address of 72784 CR 29
 in Benton Township. (MI-0046-2024)

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 14, 2024

Transaction Number: MI-0002-2024.

Parcel Number(s): 20-02-33-278-002.000-026.

Existing Zoning: R-2.

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

Petitioner: Rodriguez Properties, represented by Wightman.

Location: Northeast corner of Independence St. & East Bristol St., in Osolo Township.

Site Description: This subdivision is in the southwest corner of an unrecorded subdivision known as Hasting's Park and will provide infill housing. Proposed lots 1 and 2 are both 0.35 acres, rectangular in shape, with proposed single-family residences. There will be no access to Bristol Street. A house in the southeast corner of the property was demolished in 2017.

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 Subdivision Control Ordinance.

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

Application for a Minor or Major Subdivision

Subdivision name: **Rodriguez Independence Street Minor Subdivision**

Approval: ☒ Primary ☐ Secondary Lots: 2 Type: ☒ Minor ☐ Major

Jurisdiction: ☒ Unincorporated ☐ Bristol ☐ Wakarusa ☐ Millersburg ☐ Middlebury

Location: N S E W corner side end Bristol Street ,
@ ft. N S E W Independence Street

Site Address: **1708 E. Bristol Street, Elkhart, IN 46514**

Parcel number(s): **02-33-278-002-026** ☐ Part of
 ☐ Part of
 ☐ Part of
 ☐ Part of

Jurisdiction: ☒ Agricultural ☐ Residential ☐ Commercial ☐ Manufacturing
☐ Mixed Use: _____
☐ Other: _____

Current landowner

Name: **Rodriguez Properties, LLC**
Address: **58975 County Road 9, Elkhart, Indiana 46517**
Phone: **574-971-0122** Email: **n/a**

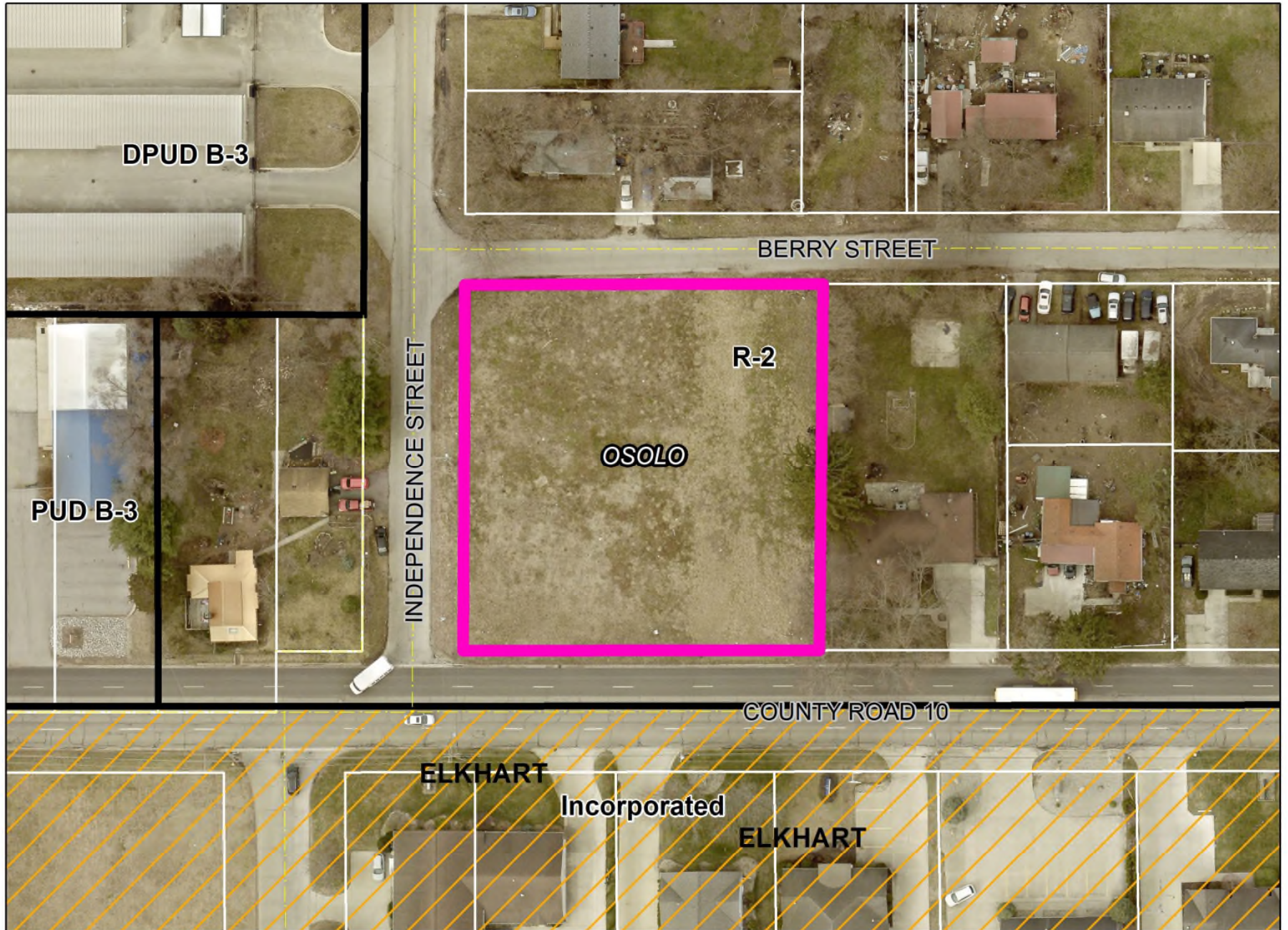
Other party 1 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: _____ State license no.: _____
Address: _____
Phone: _____ Email: _____

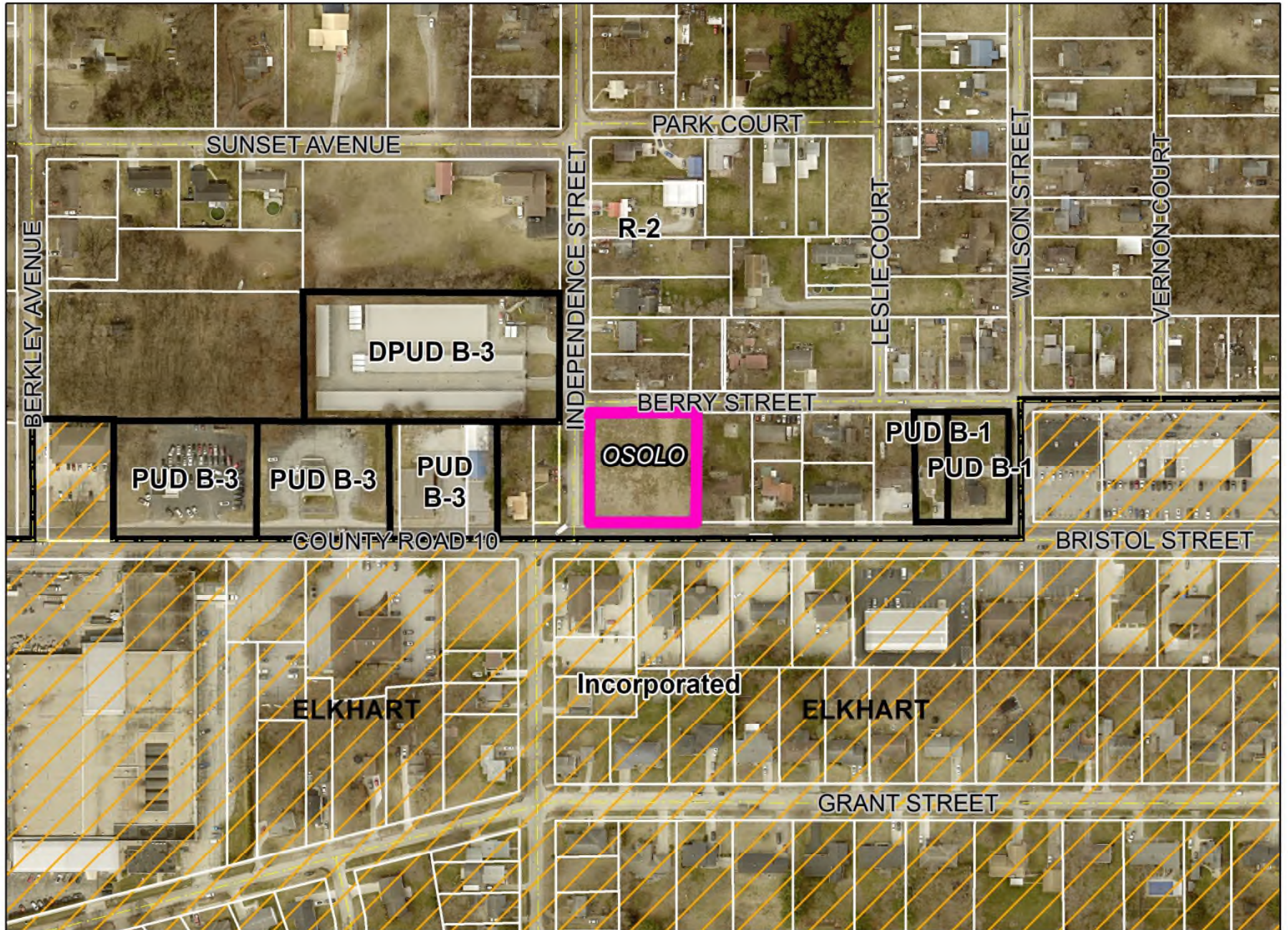
Other party ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: _____ State license no.: _____
Address: _____
Phone: _____ Email: _____

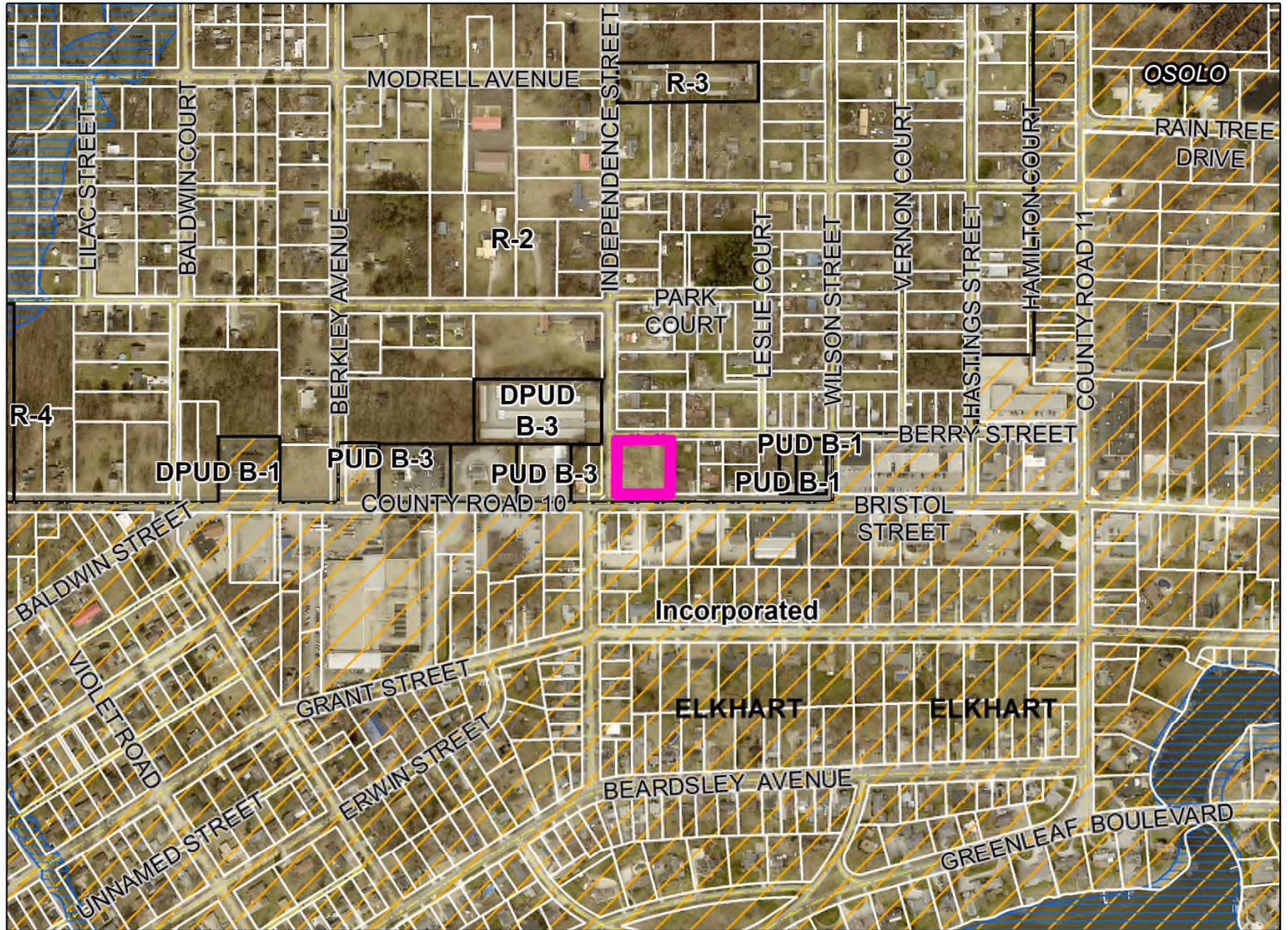
Other party 3 ☐ Other current landowner ☒ Surveyor, engineer, or agent ☐ Developer
Name: **Wightman attn. Terry Lang, PS** State license no.: **80040523**
Address: **1402 Mishawaka Avenue, South Bend, Indiana 46615**
Phone: **574-233-1841** Email: **tlang@gowightman.com**

Signature of current property owner or agent: _____

Notes: _____









RODRIGUEZ INDEPENDENCE STREET MINOR SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH,
RANGE 5 EAST, OSOLO TOWNSHIP, ELKHART COUNTY, INDIANA.

LEGAL DESCRIPTION

PART OF NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 5 EAST, OSOLO TOWNSHIP, ELKHART COUNTY, INDIANA AND BEING THAT 0.76 ACRE PARCEL SURVEYED BY WIGHTMAN, TERENCE D. LANG, INDIANA PROFESSIONAL SURVEYOR NO. 80040523 AND SHOWN ON A 236613 CERTIFIED ON DECEMBER 20, 2023 AS 236613 (ALL MONUMENTS REFERENCED HEREIN ARE SET OR FOUND ON THE AFORESAID LANG SURVEY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 90°00'00" WEST ON THE SOUTH LINE OF SAID QUARTER, A DISTANCE OF 1535.00 FEET; THENCE NORTH 00°27'13" EAST, A DISTANCE OF 22.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°27'13" EAST, A DISTANCE OF 188.96 FEET; THENCE NORTH 89°53'49" EAST, A DISTANCE OF 175.58 FEET; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 189.27 FEET; THENCE NORTH 90°00'00" WEST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 176.77 FEET TO THE POINT OF BEGINNING.
SUBJECT TO THE LEGAL RIGHTS OF A PUBLIC HIGHWAY, ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

DRAINAGE MAINTENANCE CERTIFICATION

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES, SHALL BE THE RESPONSIBILITY OF EACH OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITY AT OWNER'S EXPENSE.
IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER, ELKHART COUNTY, INDIANA IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATES FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.
ELKHART COUNTY, INDIANA, IS FURTHER GRANTED RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

OWNER:

RODRIGUEZ PROPERTIES, LLC
58975 COUNTY ROAD 9
ELKHART, INDIANA 46517

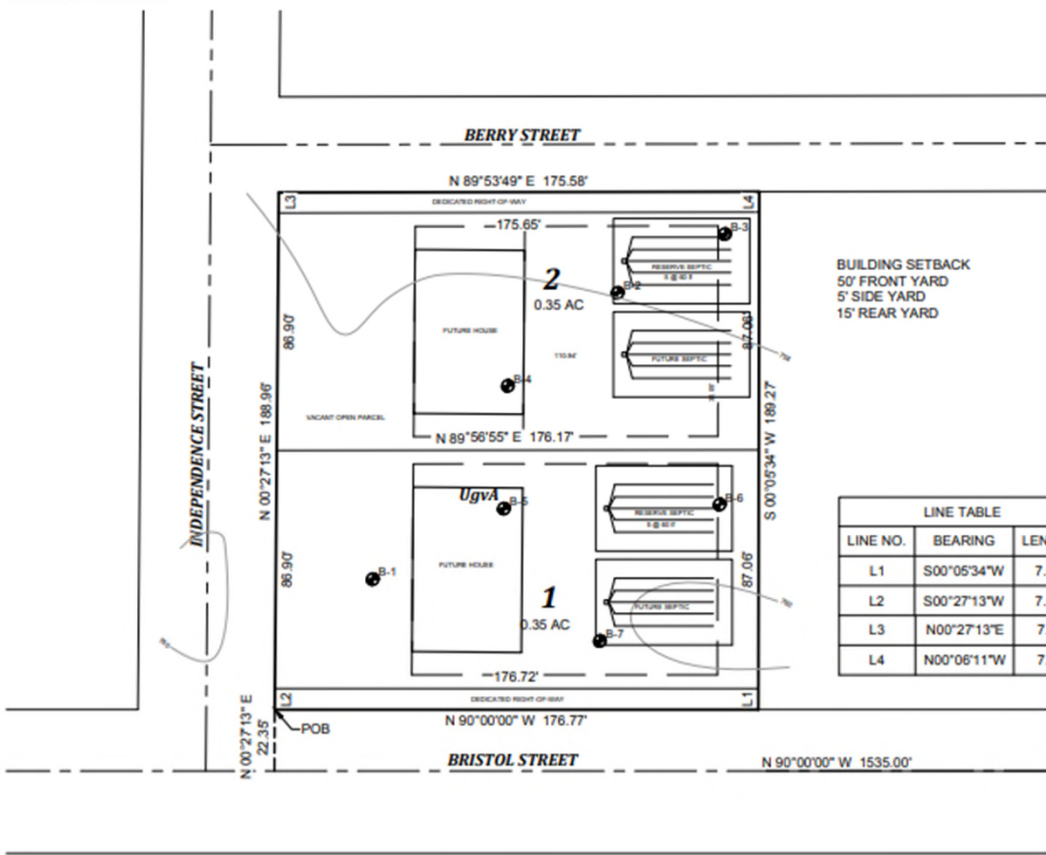
SOIL CLASSIFICATION

Ugva: URBAN LAND-TYNER COMPLEX, 0 TO 1 PERCENT SLOPES, URBAN GROUP I

WIGHTMAN
1402 MISHAWAKA AVE.
SOUTH BEND, IN. 46615
574.233.1841

www.goalightman.com

PROJECT NAME:



SURVEYOR'S CERTIFICATION

I, TERENCE D. LANG, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON DECEMBER 19, 2023 THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE ELKHART COUNTY, INDIANA. FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Terence D. Lang
TERENCE D. LANG, PS No. 80040523



POC
SOUTHEAST CORNER,
NORTHEAST QUARTER,
SECTION 33, TWP. 38
NORTH, RANGE 5 EAST.



01/26/24 UPDATED

REVISIONS

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2023 WIGHTMAN & ASSOCIATES, INC.

DATE: 12/28/23

SCALE: 1" = 50'

DRAWN BY: JMS

CHECKED BY:

JOB No. 236569

Primary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 14, 2024

Transaction Number: MI-0014-2024.

Parcel Number(s): 20-16-09-400-011.000-003.

Existing Zoning: A-1.

Petition: for primary approval of a 1-lot minor subdivision to be known as MAST'S COUNTY ROAD 37 MINOR.

Petitioner: Ryan E. Mast & Jayne Mast, Husband & Wife, represented by B. Doriot & Associates, Inc. .

Location: west side of CR 37, 420 ft. south of CR 46, in Benton Township.

Site Description: Proposed Lot 1 is 3.97 acres and irregular in shape. There is an existing house and barn with a few existing accessory structures and one proposed accessory structure.

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 Subdivision Control Ordinance.

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

Application for a Minor or Major Subdivision

Subdivision name: MAST'S COUNTY ROAD 37 MINOR

Approval: ☒ Primary ☐ Secondary **Lots:** 1 **Type:** ☒ Minor ☐ Major

Jurisdiction: ☒ Unincorporated ☐ Bristol ☐ Middlebury ☐ Millersburg ☐ Wakarusa

Location: N S E ☒ corner side end of CR 37,
16.5 ft. N S E W of CR 46

Site address: 68637 COUNTY ROAD 37, MILLERSBURG, IN 46543

Parcel numbers: 20-16-09-400-011.000-003 ☐ Part of

_____ ☐ Part of
_____ ☐ Part of
_____ ☐ Part of

Proposed land use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Manufacturing
☐ Mixed use: _____
☐ Other: _____

Current landowner

Name: MAST RYAN E

Address: 68637 COUNTY ROAD 37, MILLERSBURG, IN 46543

Phone: 574-642-3090

Email: _____

Other party 1 ☐ Other current landowner ☒ Surveyor, engineer, or agent ☐ Developer

Name: B Doriot & Associates State license no.: 890028

Address: PO Box 456, New Paris, IN 46553

Phone: 574-343-3483

Email: doriotsurveyjobs@gmail.com

Other party 2 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer

Name: _____ State license no.: _____

Address: _____

Phone: _____ Email: _____

Other party 3 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer

Name: _____ State license no.: _____

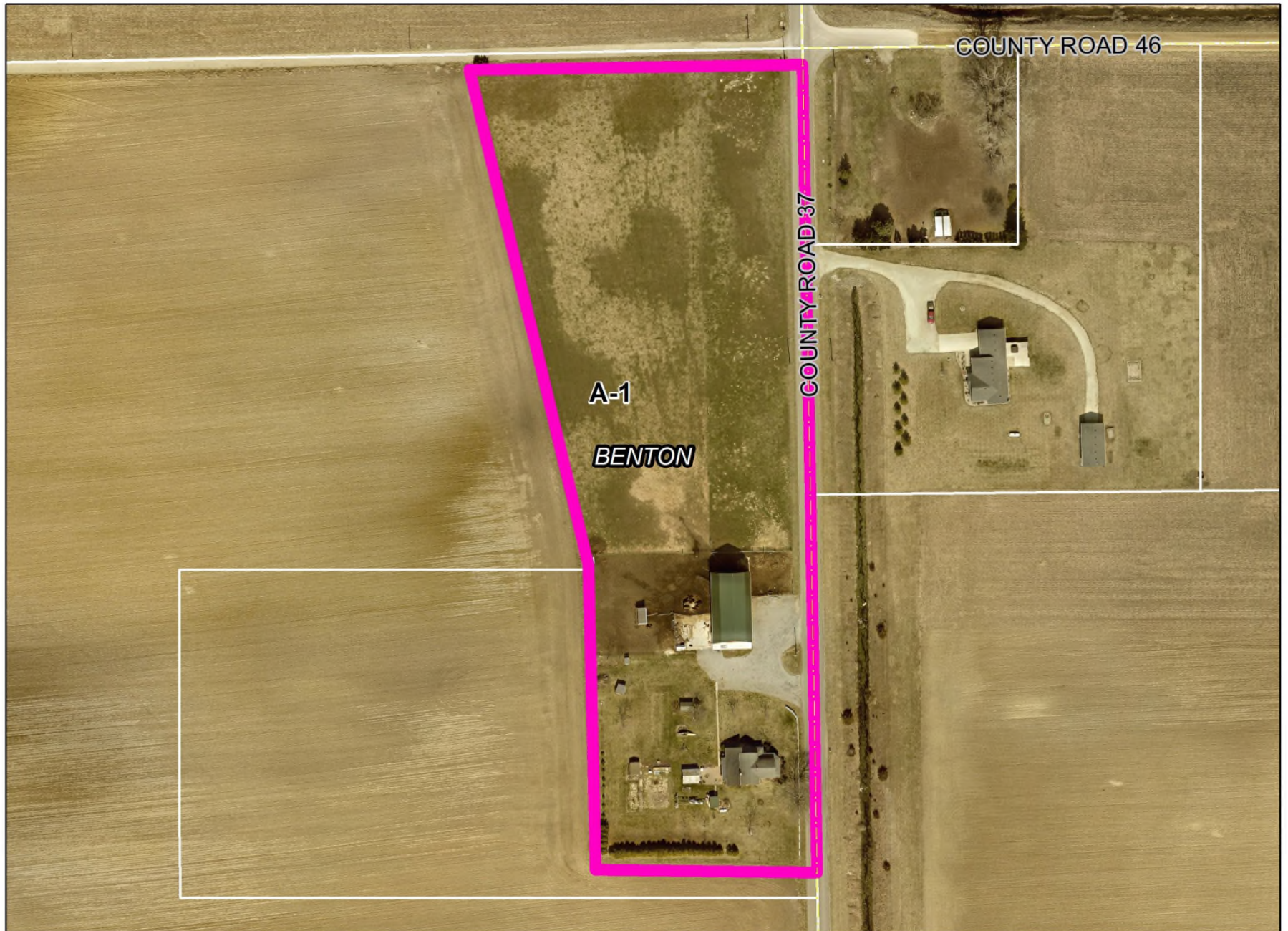
Address: _____

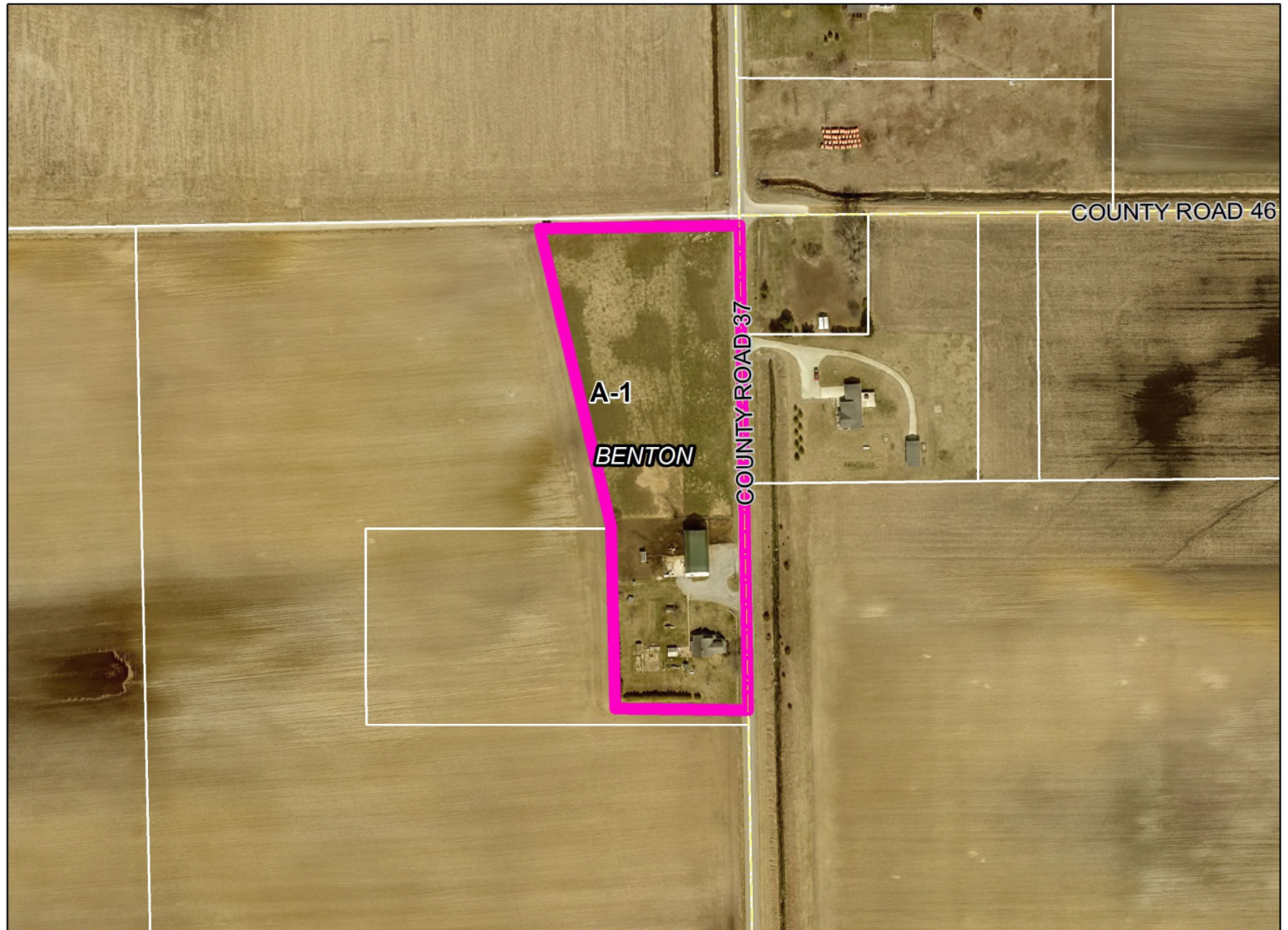
Phone: _____ Email: _____

Signature of current landowner or agent: _____



Notes: _____







MAST'S COUNTY ROAD 37 MINOR

A 1 Lot Minor Subdivision in the Southeast Quarter of Section 9,
Township 35 North, Range 7 East, 2nd Principal Meridian,
Benton Township, Elkhart County, Indiana.

PLAT BOOK _____ PAGE NUMBER _____

PLAT NOTES

LEGEND:

- = Iron Rebar
- ⊙ = 35" Building Setback
- ⊙ = 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.

-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 not labeled proposed are existing.

DEVIATIONS:

-Septic existing structure locations do not conform to the subdivision standards.

DRAINAGE:

- Not in the 100 year flood zone (National Flood Hazard Layer).
- Drainage pattern will remain unchanged.
- This development will have no effect on any regulated drain.
- 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.

HEALTH:

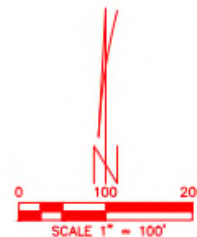
- No municipal services available within one mile.
- Site is served by septic and well.

HIGHWAY:

- Existing road shall be used.
- Existing drive shall be used.
- No curb cut required.
- Sight distance for proposed/existing drive: 40'; N, 800' S.
- 40' Dedicated Right-of-Way contains 0.73 Acres ±.
- This development will add no new traffic.

SOILS:

- Soils are mapped as follows: BshA, ScuA
- Soil types taken from the Elkhart County GIS.



DESCRIPTION - Document #2015-03172

A part of the Southeast Quarter of Section 9, Township 35 North, Range 7 East, Second Principal Meridian, Benton Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at a Harrison Section Corner Monument at the Northeast Corner of the Southeast Quarter of Section 9; thence South 0 degrees 00 minutes 00 seconds East (record bearing Deed 2000-31742) along the East line of said Southeast Quarter of Section 9, a distance of 16.50 feet to a mag nail with brass washer (DORIOT 890028) at the POINT OF BEGINNING of this description; thence continuing South 0 degrees 00 minutes 00 seconds East along said East line of said Southeast Quarter of Section 9, a distance of 800.14 feet to a mag nail with brass washer (DORIOT 890028); thence North 89 degrees 20 minutes 15 seconds West, a distance of 219.13 feet to an iron rebar with cap (DORIOT 890028); thence North 1 degree 21 minutes 17 seconds West, a distance of 301.31 feet to an iron rebar with cap (DORIOT 890028); thence North 11 degrees 54 minutes 28 seconds West, a distance of 502.31 feet to an iron rebar with cap (DORIOT 890028) being 16.50 feet South of the North line of said Southeast Quarter of Section 9; thence North 89 degrees 09 minutes 11 seconds East, 16.50' South of and parallel to the North line of said Southeast Quarter of Section 9, a distance of 329.92 feet to the POINT OF BEGINNING; said described tract containing 4.70 acres, more or less. The above described tract is subject to a perpetual Deed Restriction from using said tract for any confined or intense animal agriculture such as but not limited to broiler house, confined hog house, dairy, or stock yard. This does not limit the keeping of animals for normal light agriculture practice. The tract is also subject to an encroachment of irrigation water over spray and the possibility of irrigation equipment overhang. Subject to all other easements, restrictions, right of ways, private tiles and legal drains of record.

SURVEYORS REPORT

In accordance with Title 865, of the Indiana Administrative Code 1-12 (Revision of 864 IAC 1.1-13), the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;
- b) Discrepancies in record description and plats;
- c) Inconsistencies in lines of occupation;
- d) Random errors in measurement (relative positional accuracy).

The relative positional accuracy (due to random errors in measurements) of the corners of the subject tract meets the standards for a Rural Survey.

Comments: The purpose of this survey was to reconfigure an existing parcel of land to allow for a center pivot irrigation system. Information used to create this survey were deed records and a previous survey by Ron Justice, Project #2002775. All corners and monuments were found or set as shown on the drawing. Section corner monuments are per the County Surveyor's Office.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ON THIS SURVEY ARE AS FOLLOWS:

- Due to variances in reference monuments: None.
- Due to discrepancies in the record description: None.
- Due to inconsistencies in lines of occupation: None found.



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 46353
574-536-3031

DRAWN BY: CEB	APPROVED BY: CBD
FIELD CREW: CEB	PROJ. NO. 2023-080
DATE: 12-27-2023	DWG. 2023-080.dwg
Owner: MAST RYAN E	

Revised: 2/29/2024

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 14, 2024

Transaction Number: MI-0045-2024.

Parcel Number(s): 20-08-20-400-003.000-034, 20-08-20-400-023.000-034, 20-08-20-400-036.000-034.

Existing Zoning: A-1.

Petition: for primary approval of a 1-lot minor subdivision to be known as MILLER MINOR SUBDIVISION AT CR 20.

Petitioner: Melvin D. Miller & Carrie A. Miller, represented by Abonmarche Consultants .

Location: north side of CR 20, 1,905 ft. west of CR 35, in Middlebury Township.

Site Description: Proposed Lot 1 is 9.1 acres with an existing residence and multiple existing barns and accessory structures. The Pumpkinvine trail wraps around the north portion of the property.

History and General Notes:

- **March 29, 2023** – Miller Minor Subdivision was submitted and withdrawn.

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 Subdivision Control Ordinance.

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

Application for a Minor or Major Subdivision

Subdivision name: Miller Minor Subdivision at CR 20

Approval: ☒ Primary ☐ Secondary Lots: 2 lots Type: ☒ Minor ☐ Major

Jurisdiction: ☒ Unincorporated ☐ Bristol ☐ Middlebury ☐ Millersburg ☐ Wakarusa

Location: (N) S E W corner (side) end of County Road 20 ,
+/-1740 ft. N S E (W) of County Road 35

Site address: 14293 County Road 20, Middlebury, IN; Middlebury Township

Parcel numbers: 20-08-20-400-003.000-034 ☐ Part of
20-08-20-400-036.000-034 ☐ Part of
20-08-20-400-023.000-034 ☐ Part of
☐ Part of

Proposed land use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Manufacturing
☐ Mixed use:
☐ Other:

Current landowner

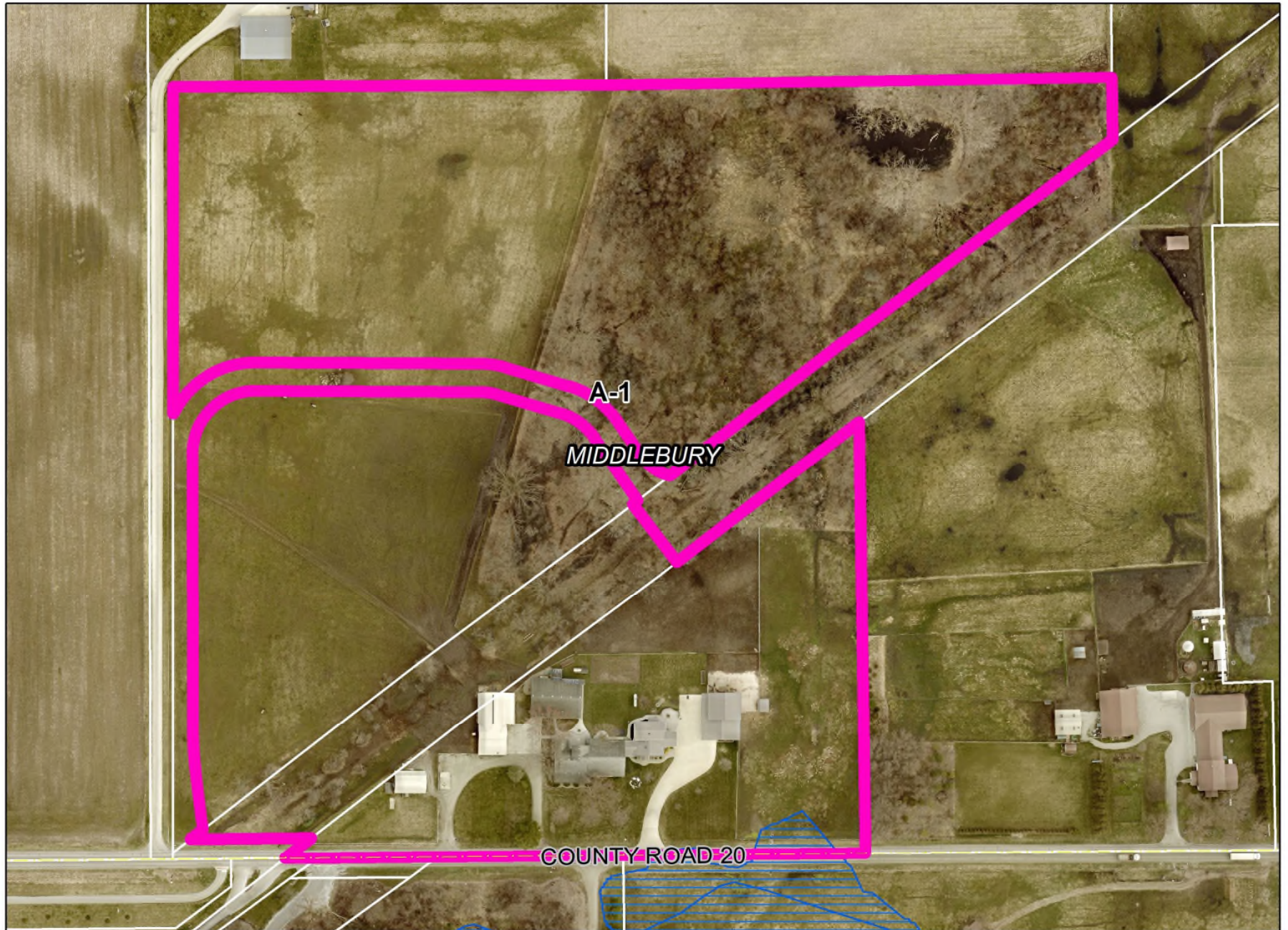
Name: Melvin D. & Carrie A. Miller
Address: 14293 County Road 20, Middlebury, IN 46540
Phone: N/A Email: N/A

Other party 1 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: Abonmarche Consultants, Crystal Welsh State license no.:
Address: 303 River Race Drive, Unit 206, Goshen, IN 46526
Phone: 574-314-1027 Email: cwelsh@abonmarche.com

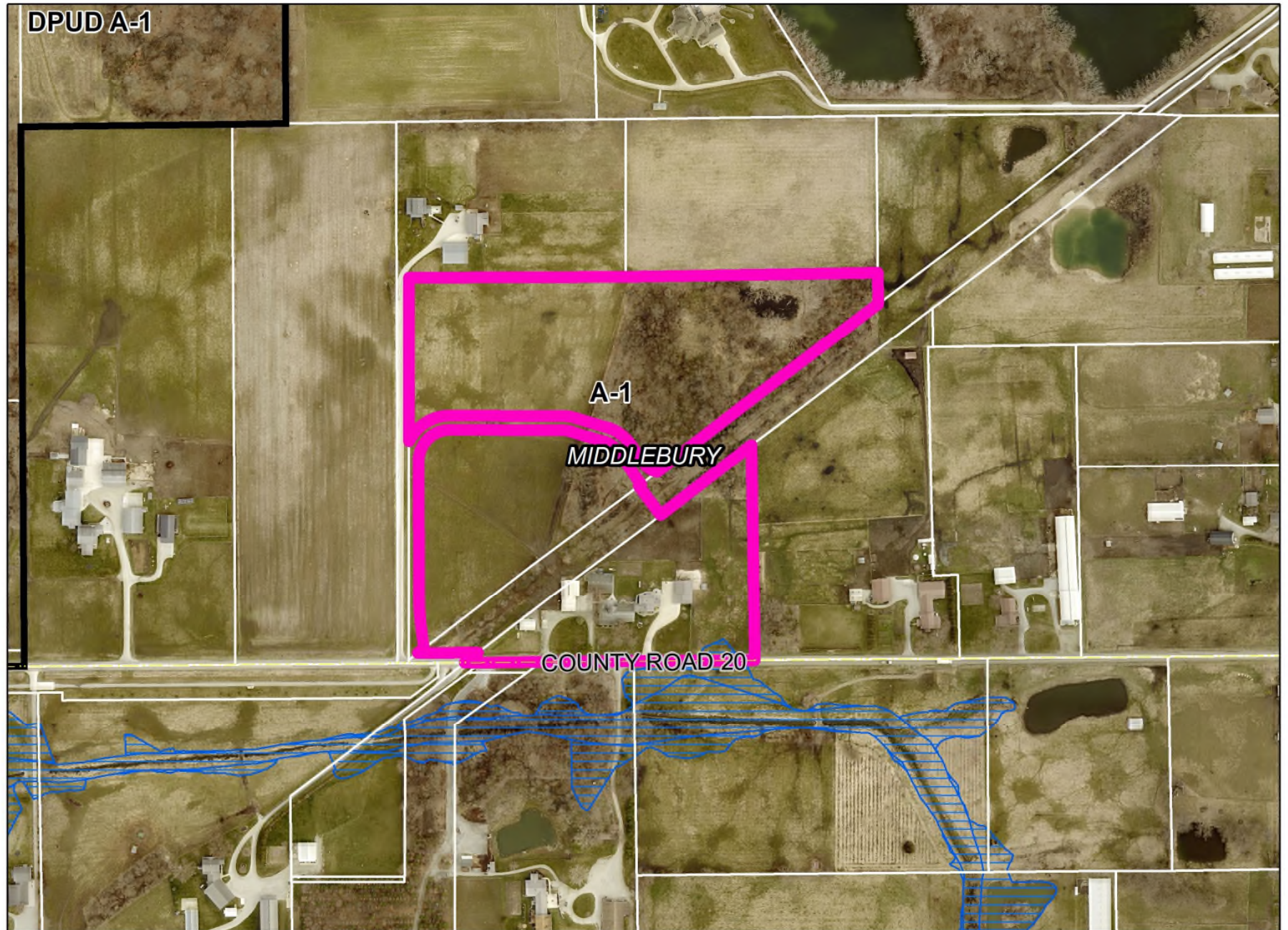
Other party 2 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: State license no.:
Address:
Phone: Email:

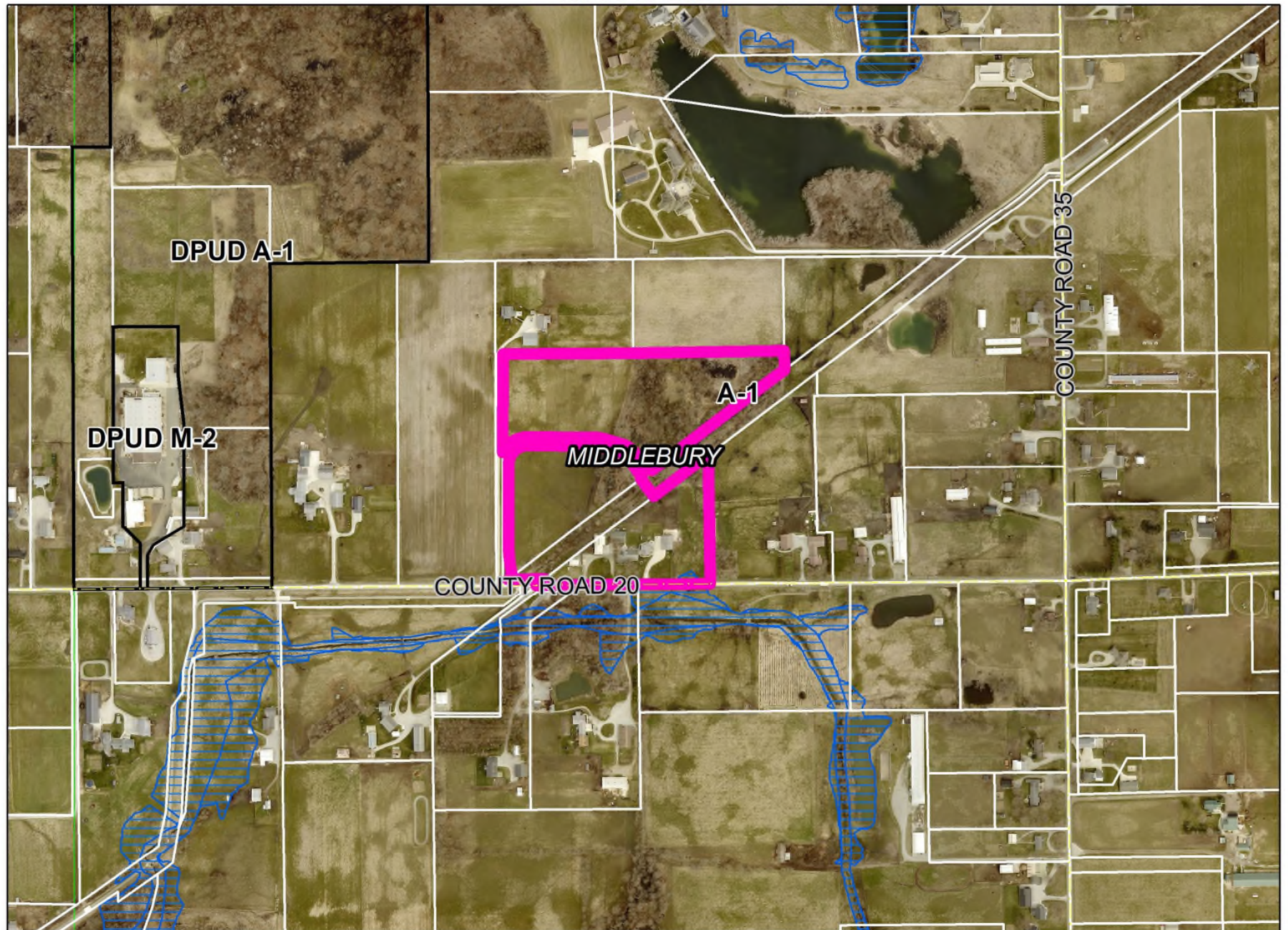
Other party 3 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: State license no.:
Address:
Phone: Email:

Signature of current landowner or agent: Crystal Welsh
Notes:



DPUD A-1





PRIMARY PLAT

MILLER MINOR SUBDIVISION AT C.R. 20

A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH,
RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA.

TOTAL SUBDIVISION AREA
425.633 S.F.
29.77 ACRES

AREA IN RIGHT OF WAY
29,317 S.F.
20.67 ACRE

AREA IN LOT 1
396,316 S.F.
29.10 ACRES

LINE #	BEARING	LENGTH
L1	N52°42'52"E	50.92'
L2	S89°23'01"W	133.96'
L3	N6°58'20"W	57.10'
L4	S34°30'11"E	94.04'
L5	S37°17'08"E	80.00'

CURVE #	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.38'	222.50'	3°57'33"	N4°56'33"W	15.37'
C2	56.86'	477.50'	6°49'20"	N3°33'40"W	56.82'
C3	122.48'	77.50'	90°32'01"	N45°07'26"E	110.12'
C4	21.75'	77.50'	16°04'53"	S61°33'43"E	21.68'
C5	52.78'	77.50'	39°01'08"	S54°00'44"E	51.76'
C6	9.61'	222.50'	2°28'30"	N41°00'02"W	9.61'
C7	5.76'	222.50'	1°29'03"	N61°34'48"W	5.76'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°23'01" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,482.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°23'01" WEST ALONG SAID SOUTH LINE, 728.03 FEET; THENCE NORTH 84°42'52" EAST, 50.92 FEET; THENCE SOUTH 89°23'01" WEST, 133.96 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 222.50 FEET, SUBTENDED BY A CHORD LENGTH OF 15.37 FEET, BEARING NORTH 04°56'33" WEST; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE 18.38 FEET; THENCE NORTH 04°56'33" WEST, 57.10 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 477.50 FEET, SUBTENDED BY A CHORD LENGTH OF 56.82 FEET, BEARING NORTH 03°33'40" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE 56.88 FEET; THENCE NORTH 00°09'50" WEST, 586.08 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 77.50 FEET, SUBTENDED BY A CHORD LENGTH OF 110.12 FEET, BEARING NORTH 45°07'26" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE 122.48 FEET; THENCE SOUTH 89°23'01" WEST, 278.53 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 77.50 FEET, SUBTENDED BY A CHORD LENGTH OF 21.68 FEET, BEARING SOUTH 61°33'43" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE 21.75 FEET; THENCE SOUTH 73°11'18" EAST, 80.86 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 77.50 FEET, SUBTENDED BY A CHORD LENGTH OF 51.76 FEET, BEARING SOUTH 54°00'44" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE 52.78 FEET; THENCE SOUTH 34°30'11" EAST, 94.04 FEET; THENCE SOUTH 37°17'08" EAST, 80.00 FEET; THENCE NORTH 30°42'52" EAST, 205.81 FEET; THENCE SOUTH 00°32'01" EAST, 540.87 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 9.77 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

GENERAL NOTES

EXISTING & PROPOSED LAND USE

ZONING FOR THIS PROJECT IS CURRENTLY A-1. THE AREA IMMEDIATELY SURROUNDING THE SUBJECT PARCEL IS ALL A-1.

THE PROJECT IS LOCATED ON THE NORTH SIDE OF COUNTY ROAD 20. THE PROJECTED ALUM ACREAGE IS 1.00 ACRE. THE SUBJECT PARCEL IS UNDER THE OWNERSHIP OF MELVIN D. & CARRIE A. MILLER PER INSTRUMENTS 2015-18774, 2015-18775, AND 2015-03457.

SETBACKS - A-1 ZONE ELKHART COUNTY
FRONT YARD = 75 FEET FROM CENTERLINE PER ELKHART CO. ZONING ORD.
SIDE YARD = 10 FEET
REAR YARD = 15 FEET

DENSITY
TOTAL PROJECT AREA = ±8.77 ACRES
AREA IN LOTS = ±8.10 ACRES
AREA IN R/W = ±0.67 ACRES

LANDSCAPING - N/A
NO NEW LANDSCAPING WILL BE INSTALLED WITH THIS SUBDIVISION.

SIGNS - N/A
NO NEW SIGNS WILL BE INSTALLED WITH THIS SUBDIVISION.

PARKING - N/A
NO NEW PARKING IS PROPOSED WITH THIS SUBDIVISION.

STREETS - N/A
NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION.

SANITARY SEWER
PROPOSED LOT 1 WILL UTILIZE EXISTING PRIVATE SEPTIC SYSTEM.

WATER SUPPLY
PROPOSED LOT 1 WILL UTILIZE EXISTING PRIVATE WELL.

SOILS
THE SITE IS COMPOSED ENTIRELY OF CvdA (CROSSER LOAM, 0 TO 1% SLOPES), BuAa (BROOKSTON LOAM, 0 TO 1% SLOPES) & AdwA (ADRAIN MUCK, DRAINED DISINTEGRATION MORANE, 0 TO 1% SLOPES). THESE SOILS HAVE A SEASONAL HIGH WATER TABLE OF GREATER 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.

LIGHTING - N/A
NO NEW LIGHTING WILL BE INSTALLED WITH THIS SUBDIVISION.

BENCHMARK
POWER POLE #675/470 MAG NAIL IN NORTH FACE, SOUTH SIDE OF CR 20 ACROSS FROM SW COR. OF PROPERTY. ELEV=680.17

CONTIGUOUS
TOPOGRAPHIC MAPPING UNITS ARE PER NAVD83 DATUM COLLECTED IN THE FIELD.

FLOOD NOTE
THIS PARCEL IS BOTH WITHIN AND NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18030C0180, EFFECTIVE MAP DATE: AUGUST 2, 2011.

ELEVATIONS OF BUILDINGS
FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM PROPOSED BUILDINGS. ANY FUTURE BUILDING SHALL BE OF STANDARD CONSTRUCTION.

EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, LESS THAN AN ACRE OF LAND WILL BE DISTURBED DURING CONSTRUCTION.

P.O.C.
SE CORNER: SE 1/4
SEC. 20-137N-7E
FD. HARRISON MON.
GRAPHIC SCALE

1 inch = 60 feet

OWNER/DEVELOPER
MELVIN D. & CARRIE A. MILLER
14293 C.R. 20
MIDDLEBURY, IN 46540-8844

1	REVISED PER PLANNING TECH REPORT & ADDED ADOT, BORING	CMB	8/1/23
2	REVISED SUBD. AREA AND LOT 1 AREA	CMB	1/12/24

ABONMARCHÉ

A PART OF THE SOUTHEAST
QUARTER OF SECTION 20,
TOWNSHIP 37 NORTH, RANGE 7
EAST, MIDDLEBURY TOWNSHIP,
ELKHART COUNTY, INDIANA

PROJECT

SHEET FILE

MILLER MINOR SUBDIVISION AT C.R. 20

DESIGNED BY

DESIGNED BY

DESIGNED BY

DATE

SCALE

HORIZ. 1" = 60'

VERT.

SHEET NO.

21-1740

1 of 1

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 14, 2024

Transaction Number: MI-0047-2024.

Parcel Number(s): Part of 20-09-02-400-016.000-024.

Existing Zoning: A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as DARYL & SARAH MILLER MINOR.

Petitioner: Rudy D. & Lavonda R. Hartman, cotrustees of the Rudy D. & Lavonda R. Hartman Joint Revocable Trust, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: North side of CR 30, 840 ft. west of CR 3, in Olive Township.

Site Description: Proposed lot 1 is 3 acres, rectangular in shape, with an existing residence, barn, and accessory structures.

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 Subdivision Control Ordinance.

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

Application for a Minor or Major Subdivision

Subdivision name: Daryl & Sarah Miller Minor

Approval: ☒ Primary ☐ Secondary Lots: 1 Type: ☒ Minor ☐ Major

Jurisdiction: ☒ Unincorporated ☐ Bristol ☐ Middlebury ☐ Millersburg ☐ Wakarusa

Location: **N** S E W corner **side** end of County Road 30 ,
840 ft. N S E **W** of County Road 3

Site address: 29167 County Road 30, Elkhart, IN 46517

Parcel numbers: 20-09-02-400-016.000-024 ☒ Part of

☐ Part of

☐ Part of

☐ Part of

Proposed land use: ☐ Agricultural ☒ Residential ☐ Commercial ☐ Manufacturing

☐ Mixed use:

☐ Other:

Current landowner

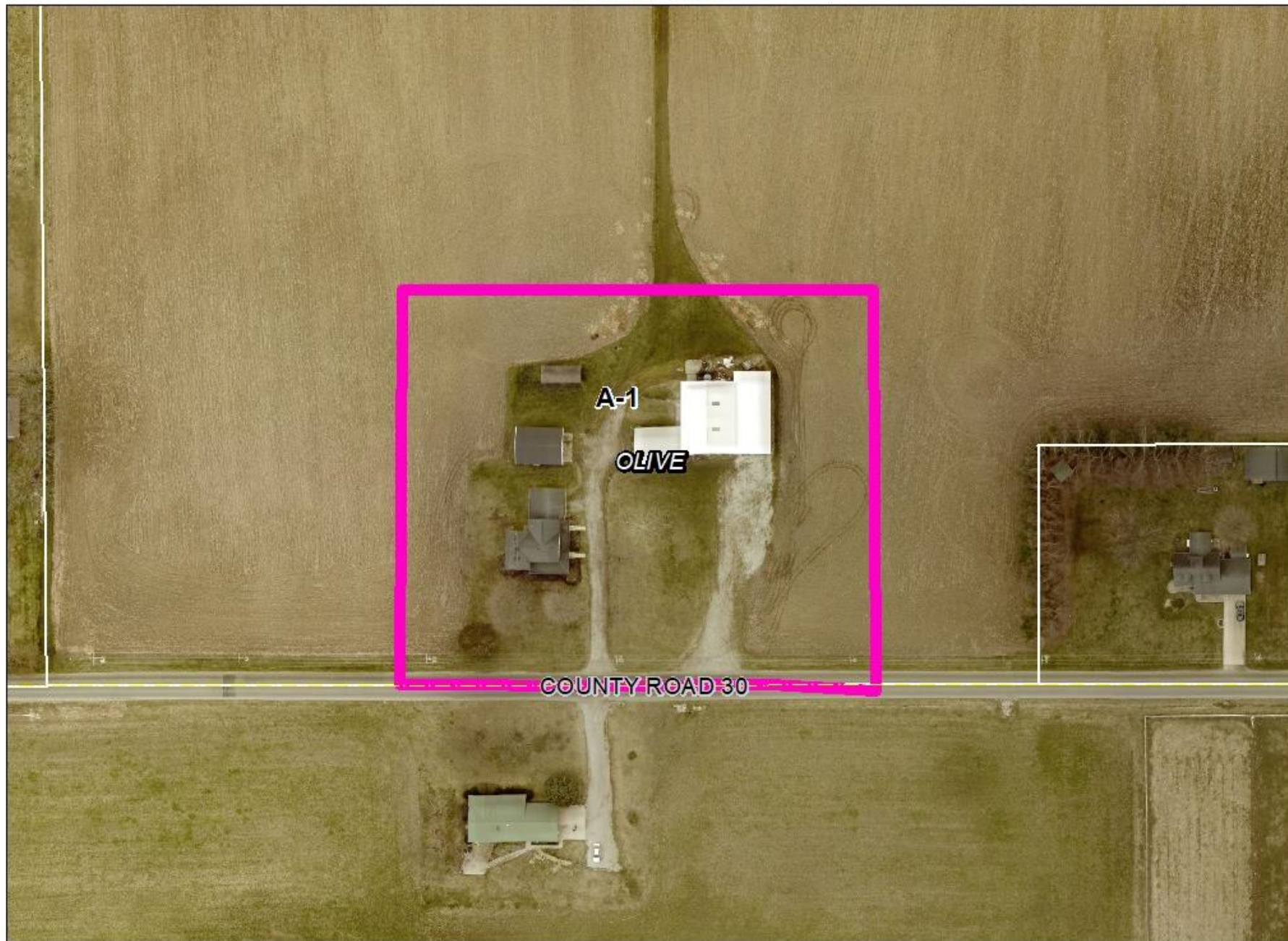
Name: Rudy D. and Lavonda R. Hartman
Address: 30546 County Road 32, Wakarusa, IN 46573
Phone: Email:

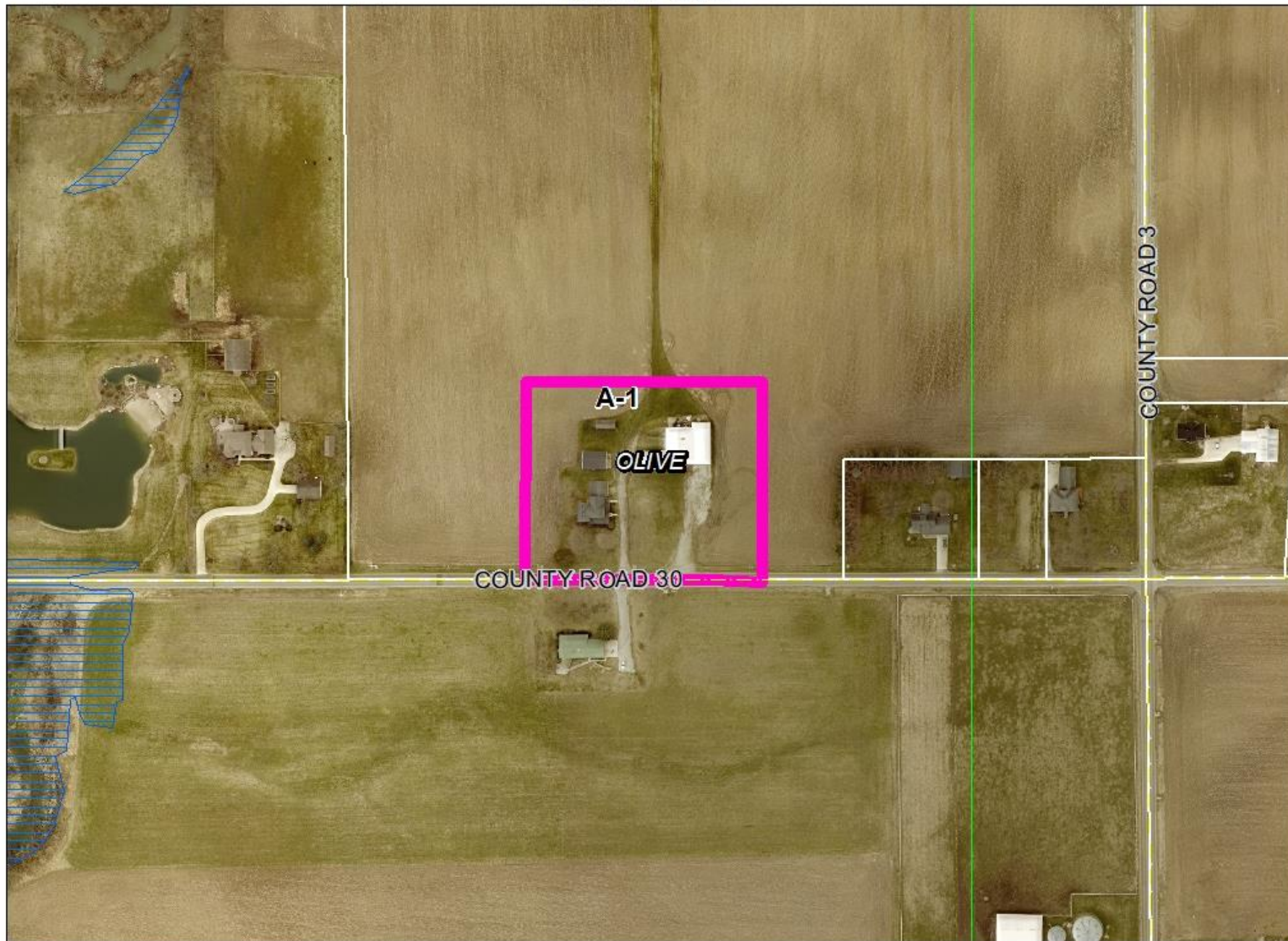
Other party 1 ☐ Other current landowner ☒ Surveyor, engineer, or agent ☐ Developer
Name: Ronnie Justice PS / Advanced Land Surveying State license no.: 80900004
Address: 17120 County Road 46, New Paris, IN 46553
Phone: 574-849-4728 Email: Ron@advancedlandsurveying.net

Other party 2 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: State license no.:
Address:
Phone: Email:

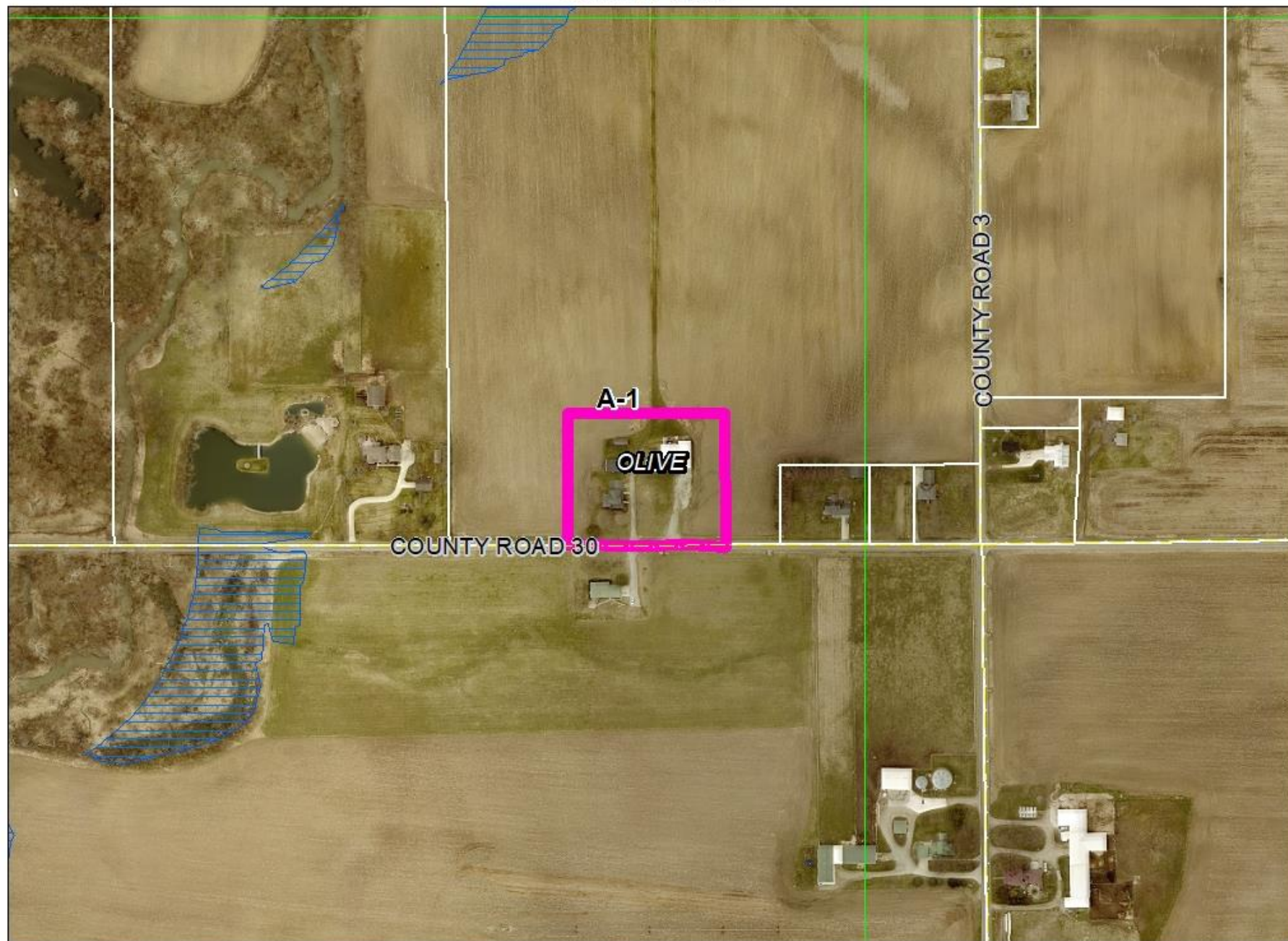
Other party 3 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: State license no.:
Address:
Phone: Email:

Signature of current landowner or agent:
Notes:





MI-0047-2024



2021 Aerials

1 inch = 300 feet



DARYL & SARAH MILLER MINOR
A 1 LOT MINOR SUBDIVISION LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 36 NORTH, RANGE 4 EAST, OLIVE TOWNSHIP, ELKHART COUNTY, INDIANA

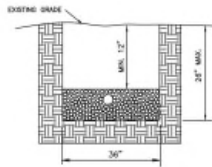
FOUND HARRISON MON.,
NE COR., SE 1/4,
SEC. 2-136N-14E

LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 4 EAST, OLIVE 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 240113 CERTIFIED ON FEBRUARY 3, 2024 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 4 EAST; THENCE SOUTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER AND COUNTY ROAD 30, A DISTANCE OF 645.91 FEET TO A SURVEY MARK SPIKE AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 386.92 FEET TO A SURVEY MARK SPIKE; THENCE NORTH 00 DEGREES 22 MINUTES 24 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 337.69 FEET TO A REBAR WITH CAP STAMPED ALS FIRM 0130; THENCE NORTH 89 DEGREES 53 MINUTES 56 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 386.92 FEET TO A REBAR WITH CAP STAMPED ALS FIRM 0130; THENCE SOUTH 00 DEGREES 22 MINUTES 24 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 337.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID TRACT CONTAINING 3.00 ACRES, MORE OR LESS.

- 1) THIS LOT 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) THIS LOT IS TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
- 5) SOIL TYPE IS:
Btx1 Bristol loamy sand, 2 to 5% silt, >6.0' to water table depth
Rsp8 Riddles-Oshtemo fine sandy loams, 1 to 5% silt, >6.0' to water table depth
Wub3 Willamstown-Crozier complex, 1 to 5% silt, 1.5' to 2.5' to water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0207 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 (INDOT CORRS) ON THE NAVD83 DATUM.
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE.
- 11) SITE FLOWS TO BAUDO CREEK WHICH IS APPROXIMATELY 1000' +/- WEST OF WEST PROPERTY LINE.

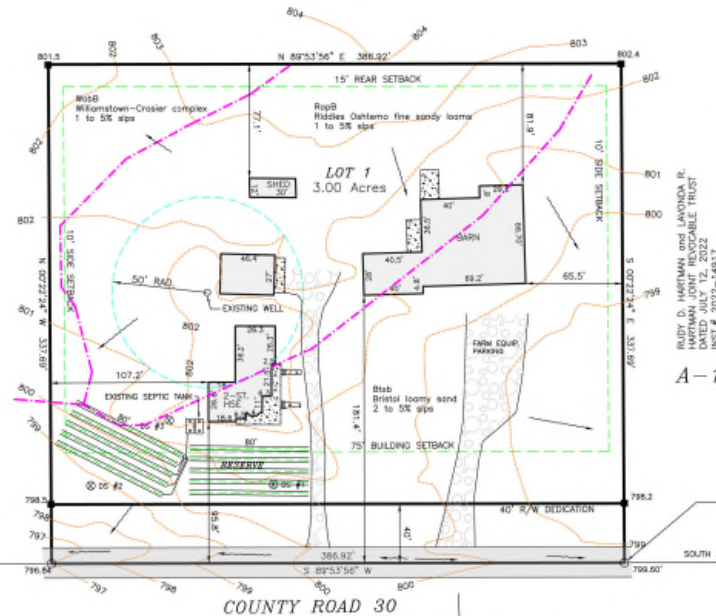


CROSS SECTION OF TRENCH

1. MAXIMUM TRENCH DEPTH IS 24"
2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
3. 6" WASHED 50 STONE UNDER PIPE
4. 2" WASHED 50 STONE OVER PIPE
5. TOTAL STONE DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL

RUDY D. HARTMAN and LAVONDA R.
HARTMAN JOINT REVOCABLE TRUST
DATED JULY 12, 2022
INST. # 2022-14917

A-1



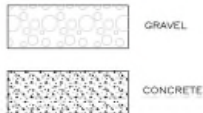
A-1

RUDY D. HARTMAN and LAVONDA R.
HARTMAN JOINT REVOCABLE TRUST
DATED JULY 12, 2022
INST. # 2022-14917

LEGEND

- SET 5/8" REBAR W/CAP
- SET SURVEY MARK SPIKE
- SECTION CORNER

— SOIL SEPARATION LINE
— SURFACE WATER FLOW DIRECTION
○ SOIL BORING LOCATION



COUNTY ROAD 30

A-1



PROPERTY ADDRESS: 29167 COUNTY ROAD 30
ELKHART, INDIANA 46517
OWNER: RUDY D. and LAVONDA R. HARTMAN

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

SCALE: 1" = 50'	DRAWN BY: RLJ	PROJECT NUMBER: 240113
DATE: FEB. 3, 2024	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: March 14, 2024

Transaction Number: MI-0046-2024.

Parcel Number(s): 20-16-31-300-027.000-003.

Existing Zoning: A-1.

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

Petitioner: Nathan & Denise Schroeder, represented by Land and Boundary, LLC.

Location: East side of CR 29, 320 ft. south of CR 56, in Benton Township.

Site Description: Proposed lot 1 is 2.27 acres, triangular in shape, with an existing residence, existing accessory structures, and a proposed accessory structure at the north.

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 Subdivision Control Ordinance.

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

Application for a Minor or Major Subdivision

Subdivision name: NDBC Minor Subdivision

Approval: ☒ Primary ☐ Secondary Lots: 1 Type: ☒ Minor ☐ Major

Jurisdiction: ☒ Unincorporated ☐ Bristol ☐ Middlebury ☐ Millersburg ☐ Wakarusa

Location: N S E W corner side end of County Road 29 ,
320 ft. N S E W of County Road 56

Site address: 72784 County Road 29 Syracuse, Indiana

Parcel numbers: 20-16-31-300-027.000-003 ☐ Part of
☐ Part of
☐ Part of
☐ Part of

Proposed land use: ☒ Agricultural ☐ Residential ☐ Commercial ☐ Manufacturing
☐ Mixed use:
☐ Other:

Current landowner

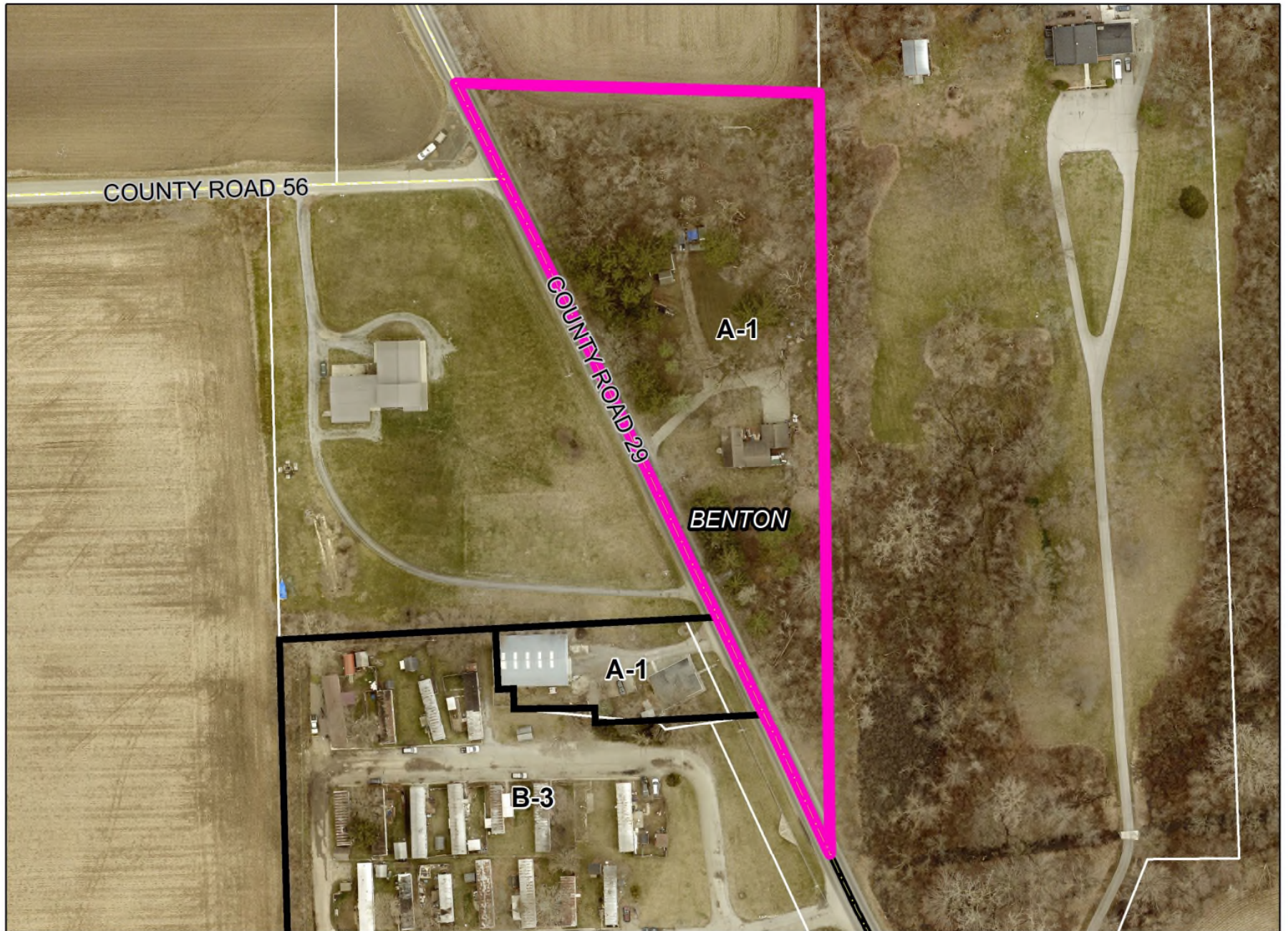
Name: Nathan and Denise Schroeder
Address: 406 S Syracuse Webster Road Syracuse, Indiana 46567
Phone: 574-529-0045 Email: nathanschroeder89@yahoo.com

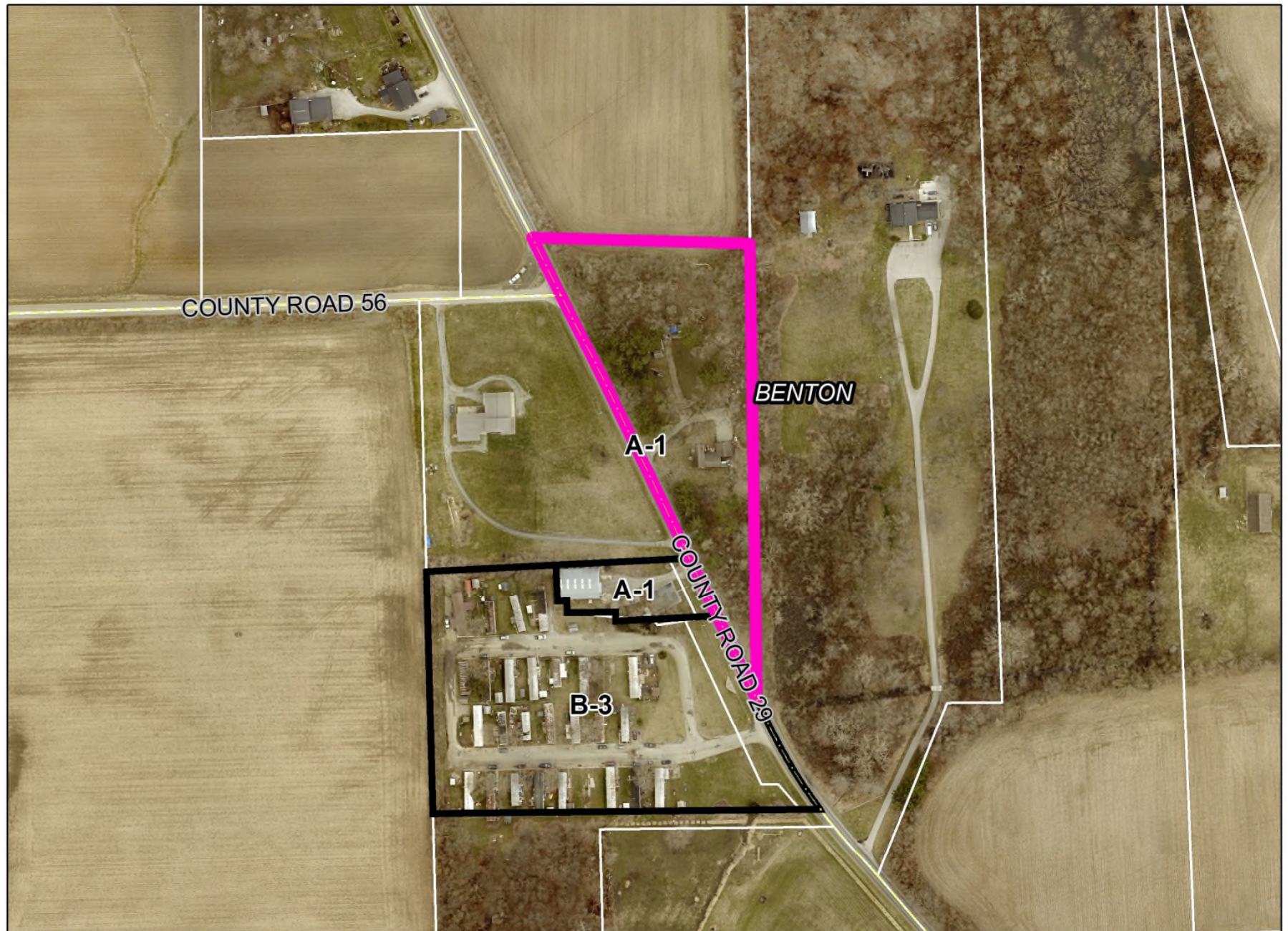
Other party 1 ☐ Other current landowner ☒ Surveyor, engineer, or agent ☐ Developer
Name: Levi Rednour, SI State license no.: ST42200006
Address: 401 S Third Street Goshen, Indiana 46526
Phone: 574-320-5514 Email: levi@landbro.com

Other party 2 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: State license no.:
Address:
Phone: Email:

Other party 3 ☐ Other current landowner ☐ Surveyor, engineer, or agent ☐ Developer
Name: State license no.:
Address:
Phone: Email:

Signature of current landowner or agent:
Notes:





JACKSON



A 1 Lot Minor Subdivision located in the
East Half (E1/2) of the Fractional Southwest Quarter (SW1/4) of Section 31,
Township 35 North, Range 7 East,
Benton Township, Elkhart County, State of Indiana

MONUMENT DESCRIPTIONS	
1	RESAR WCAP "LEGIBLE" FOUND 7' LP 0.9' W OF COR
2	1" IRON PIPE FOUND 7' LP 0.9' E OF COR
3	RESAR WCAP INSCRIBED "DOROT" FOUND FLUSH 1.1E S AND 1.7E W OF DEED CO
4	RESAR WCAP INSCRIBED "SHELTER FIRM0146" SET
5	RESAR WCAP INSCRIBED "SHELTER FIRM0146" SET
6	RESAR WCAP INSCRIBED "SHELTER FIRM0146" SET

- IRON PIPE FOUND
- REBAR FOUND
- REBAR W/CAP "SHETLER FIRM 140" SET
- WELL (SPIGOT)
- SOIL BORING
- LIGHT POLE
- TELEPHONE PEDESTAL
- POST (UNDERGROUND CABLE)
- GUY POLE
- GUY ANCHOR
- SIGN
- FENCE

- 1 - This lot 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 - There are no plans to add septic on this site. Soil borings were taken, as shown, for the possibility of adding septic in the future. The potential primary and reserve area are at a higher elevation than the existing house and will require a flood dose in the possibility of the existing house requires a new septic. A hand pump spigot was located at the Northeast corner of the house.
- 5 - Soil Types Are:
 - G2A - Gifford sandy loam, 0-2% slopes, gravelly subsoil, water table 0"
 - R6B - Robbins-Oshtemo fine sandy loams, 1-5% slopes, water table 50"(Source: USDA Web Soil Survey)
- 6 - Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C03600, dated 8-2-2011, this property is located zone "X".
- 7 - The vertical datum for the survey is NAVD83 taken utilizing GPS equipment and Elkhart County GIS.
- 8 - Elkhart County Restrictions are in effect.
- 9 - Development time to be as soon as possible.
- 10 - 40' of County Road 29 will be dedicated to Elkhart County Highway.
- 13 - Sight distance to the Northwest is 300', more or less, and to the Southeast is 500 feet, more or less, along County Road 29. Sight distance for a road that is 45 MPH is 550 feet.
- 14 - Building Setbacks
 - 75' Front (from RW C/L)
 - 10' Side
 - 15' Rear
- 15 - Site benchmark BM 241002 - 1
Hub with tack set along the North line of the subject parcel. Elevation - 890.0'



LAND & BOUNDARY
The Land and Boundary Resource Office

401 SOUTH 3RD STREET OOSHEN, IN 46626

(574) 320-5514
INFO@LANDRERO.COM

DATE OF FIELDWORK: 5.25.2024	PROJECT NUMBER: 24
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DATE OF FIELD WORK: 12-21-2008	PROJECT NUMBER: 240

SCALE: 1" = 50'	AUTHORIZED BY TRC
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A 1 Lot Minor Subdivision located in the
Part of the Fractional Southwest Quarter (SW1/4) of Section 31,
Township 35 North, Range 7 East,
Benton Township, Elkhart County
State of Indiana

Client/Owner:
Nathan and Denise Schroeder (Doc. 2016-17957)

Site Location:
72784 County Road 29 Syracuse, Indiana 46567