

AGENDA
ELKHART COUNTY PLAT COMMITTEE

August 8, 2024
9:00 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd STREET, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of July 2024.

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

PRIMARY APPROVALS

9:00 A.M.

- A. Petitioner: Scott Tuttle **(page 1)**
 represented by Prince Land Surveying LLC
 Petition: for primary approval of a 2-lot minor subdivision to be known as ***TUTTLE MINOR SUBDIVISION.***
 Location: east side of CR 29, 3,160 ft. south of CR 50, in Jackson Township. *(MI-0448-2024)*
- B. Petitioner: Jeffrey Chupp **(page 2)**
 represented by Land & Boundary LLC
 Petition: for primary approval of a 2-lot minor subdivision to be known as ***JACOB'S CORNER MINOR SUBDIVISION.***
 Location: south side of CR 6, 2,260 ft. east of CR 17, common address of 21504 CR 6 in Washington Township. *(MI-0451-2024)*
- C. Petitioner: Jonathan Paul Davis **(page 3)**
 represented by Jone Petrie Rafinski
 Petition: for primary approval of a 2-lot minor subdivision to be known as ***DAVIS SUBDIVISION.***
 Location: north side of Lakeview Dr. 950 ft. west of SR 19/Cassopolis St., common address of 26587 Lakeview Dr. in Osolo Township. *(MI-0458-2024)*

D. Petitioner: Lejn, LLC(page 4)
 represented by Advanced Land Surveying of Northern Indiana, Inc.
Petition: for primary approval of a 3-lot minor subdivision to be known as ***LEJN***
MINOR SUBDIVISION.
Location: west side of SR 13, south of CR 12, common address of 55171 SR 13 in
Middlebury Township.(MI-0459-2024)

The Elkhart County Plat Committee is meeting on Thursday August 8, 2024, at **9:00 am** in Rooms 104, 106 & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:00 am** on August 8, 2024 If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678. <https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=me49879b63106858c7c77adf3968bb0b2>

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF JULY 2024 AT 9:00 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Lori Snyder. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder.

Absent: Steven Clark.

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of June 2024, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for primary approval of a 2-lot minor subdivision to be known as DENNIS R. SETTERBERG, for Galen D. Bontrager & Demetria A. Bontrager, Husband & Wife represented by Midwest Land Surveying, LLC, on property located on the east side of CR 127, 1,300 ft. north of CR 29, common address of 69234 CR 127 in Jackson Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0321-2024*.

Mr. Edwards stated his copy of the plat was blurry and could not make out what was on the site plan. Mrs. Richards explained the home was built. She stated there was a primary residence, an accessory dwelling, and a third residence was added.

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

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

5. The application for primary approval of a 1-lot minor subdivision to be known as DANIEL'S CR 50 MINOR, for Daniel F. Graber & Barbara Ann L. Graber, Husband & Wife represented by B. Doriot & Associates, Inc., on property located on the north side of CR 50, 260 ft. west of CR 35, common address of 14037 CR 50 in Benton 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-0376-2024*.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Phil Barker that this request for primary approval of a 1-lot minor subdivision to be known as DANIEL'S CR 50 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for primary approval of a 1-lot minor subdivision to be known as HARMONY HALL, for Yuriy & Tetyana Astakhov represented by Abonmarche Consultants, on property located on the north side of CR 20, 2,490 ft. west of CR 19, in Jefferson Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0311-2024*.

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

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

7. The application for primary approval of a 3-lot minor subdivision to be known as JEFFERSON FARMS, for Shawn R. Schrader & Erin E. Schrader Co-Trustees of the Shawn R. & Erin E. Schrader Trust represented by Abonmarche Consultants, on property located on the west side of CR 27, 2,290 ft. north of CR 24, common address of 59097 CR 27 in Jefferson Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0312-2024*.

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

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

8. The application for primary approval of a 1-lot minor subdivision to be known as GARY MILLER CR 38 MINOR SUBDIVISION, for AMMF Trustee Corporation represented by Wightman & Associates, Inc., on property located on the south side of CR 38, 800 ft. east of Ash Road, common address of 30846 CR 38 in Olive Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0313-2024*.

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

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Lori Snyder that this request for primary approval of a 1-lot minor subdivision to be known as GARY MILLER CR 38 MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

9. The application for secondary approval of a 34-lot major subdivision to be known as HIDEAWAY AT HERITAGE PINES, for Triple I Enterprises LLC represented by Abonmarche Consultants, on property located on the south side of SR 120, 3,620 ft. west of CR 35, in York Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0380-2024*.

Mr. Warner asked for details about the septic systems.

Crystal Welsh, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. She stated during the primary and secondary approval process, soil borings were taken as a sample. Mrs. Welsh explained that as the construction phase progresses and a building permit is applied for, they will obtain the septic permits individually. She also mentioned that soil borings were not conducted on each individual lot.

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

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Steve Edwards that this request for secondary approval of a 34-lot major subdivision to be known as HIDEAWAY AT HERITAGE PINES be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

10. The meeting was adjourned at 9:10 AM

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 8, 2024

Transaction Number: MI-0448-2024.

Parcel Number(s): 20-15-25-200-024.000-018.

Existing Zoning: A-1.

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

Petitioner: Scott Tuttle, represented by Prince Land Surveying.

Location: East side of CR 29, 3,160 ft. south of CR 50, in Jackson Township.

Site Description: Proposed lot 1 is 3 acres, rectangular in shape, with a proposed residence. Proposed lot 2 is 3 acres, rectangular in shape, with a proposed residence and easement access to CR 29 across lot 1.

History and General Notes:

- **August 14, 2024** – The Hearing Officer will consider a variance to allow a residence on property with no road frontage served by an access easement.

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: 06/28/2024

Meeting Date: August 08, 2024
Plan Commission Hearing (Subdivision)

Transaction #: MI-0448-2024

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

Contacts: Applicant

Scott J. Tuttle
13165 N Eastshore Dr.
Syracuse, IN 46567

Land Owner

Scott J. Tuttle
13165 N Eastshore Dr.
Syracuse, IN 46567

Private Surveyor

Prince Land Surveying Llc
P.O. Box 805
Winonna Lake, IN 465900805

Site Address: 00000 Cr 29
SYRACUSE, IN 46567

Parcel Number: 20-15-25-200-024.000-018

Township: Jackson

Location: EAST SIDE OF CR 29, 3,160 FT SOUTH OF CR 50

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

Department Signature:

MI-0448-2024



2021 Aerials

1 inch = 100 feet



MI-0448-2024



2021 Aerials

1 inch = 200 feet



MI-0448-2024



2021 Aerials

1 inch = 400 feet



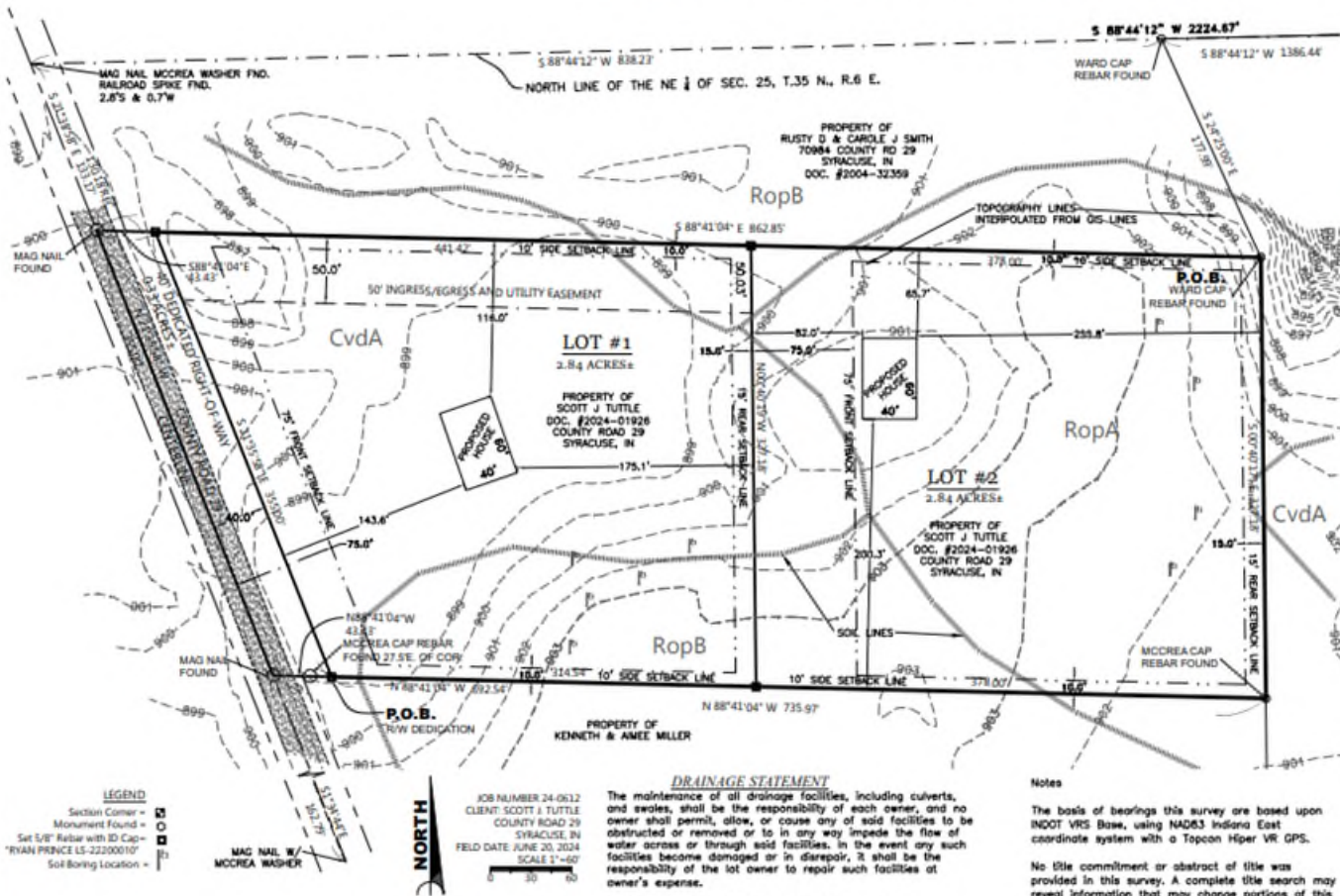


PRINCE LAND SURVEYING LLC
PO. BOX 805
WINONA LAKE IN 46590-0805
574-549-3029
princelandsurveying.com

PRIMARY PLAT TUTTLE MINOR SUBDIVISION

6.0 ACRE TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA

PAGE 1 OF 1
JOB NUMBER 24-0612



DESCRIPTION DOCUMENT NUMBER 2024-01926

This original description is part of the property conveyed to Jerry D. Whetten in Document Number 2021-27917 in the Records Office of Elkhart County, Indiana, being a tract of land in the Northeast Quarter of Section 25, Township 35 North, Range 6 East, Jackson Township, Elkhart County, Indiana and is from a survey by Christopher W. McCrea dated January 15, 2024, Job Number JK-23516 with John Kimpel & Associates and is more particularly described as follows:

Commencing at a Mag nail with a McCrea Washer at the Northeast corner of the Northeast Quarter of said Section 25 and within the right-of-way of County Road 31; thence South 88°44'12" West (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the North line of said Northeast Quarter, 1306.44 feet to the Northeast corner of Rusty and Corale Smith's property recorded in Document Number 2004-32359; thence South 24°25'00" East, along the East line of said Smith property, 177.99 feet (recorded 175.66 feet) to a Ward cap pin at the Southeast corner of said Smith property being on the West line of the East Half of said Northeast Quarter and the Point of Beginning; thence South 00°40'19" East, along said West line, 327.18 feet to a McCrea cap pin; thence North 88°41'04" West, 735.97 feet to a Mag nail with a McCrea washer on the centerline of County Road 29; thence North 21°35'58" West, along said centerline, 355.00 feet to a Mag nail with a McCrea washer at the Southwest corner of said Smith property; thence South 88°41'04" East, along the South line of said Smith property, 862.85 feet (recorded 860.74 feet) to the Point of Beginning, containing 6.00 acres more or less.

Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights-of-way and rights of the land and drainage ditches.

RIGHT-OF-WAY DEDICATION DESCRIPTION

This original description is part of property conveyed to Scott J. Tuttle in Document Number 2024-01926 in the Records Office of Elkhart County, Indiana, being a tract of land in the Northeast Quarter of Section 25, Township 35 North, Range 6 East, Jackson Township, Elkhart County, Indiana and is more particularly described as follows:

Commencing at a Mag Nail with a McCrea washer at the Northeast corner of the Northeast Quarter of said Section 25 and within the right-of-way of County Road 31; thence South 88°44'12" West (basis of bearing established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the North line of said Northeast Quarter, 1306.44 feet to the Northeast corner of Rusty and Corale Smith's property recorded in Document Number 2004-32359; thence South 24°25'00" East, along the East line of said Smith property, 177.99 feet (recorded 175.66 feet) to a Ward cap rebar at the Southeast corner of said Smith property being on the West line of the East Half of said Northeast Quarter; thence South 00°40'19" East, along said West line, 327.18 feet to a McCrea cap rebar; thence North 88°41'04" West, 692.54 feet to a Prince cap rebar at the Point of Beginning; thence North 88°41'04" West, 43.43 feet to a Mag nail with a McCrea washer on the centerline of County Road 29; thence North 21°35'58" West, along said centerline, 355.00 feet to a Mag nail with a McCrea washer at the Southwest corner of said Smith property; thence South 88°41'04" East, along the South line of said Smith property, 43.43 feet to a Prince cap rebar; thence South 21°35'58" East, 355.00 feet to the Point of Beginning, containing 0.33 acres more or less.

PLAN COMMISSION APPROVAL

This Subdivision is found to be in compliance with the Elkhart County Subdivision Control Ordinance and the dedications shown on this Plat are hereby approved and accepted to the benefit of Elkhart County this _____ day of _____, 2024.

ELKHART COUNTY PLAN COMMISSION

Moae Krotzer, Plan Director

LEGEND
Section Corner =
Monument Found =
Set 5/8" Rebar with ID Cap =
"RYAN PRINCE LS-22200010"
Soil Boring Location =

A1 ZONING SETBACKS
20,000 SOFT MM. LOT AREA W/O SEWER
30' MAX. HEIGHT BUILDINGS
75' ROAD/FRONT SETBACK
15' REAR SETBACK
10' SIDELINE SETBACK
MAX. LOT COVERAGE 25%
100' MIN. LOT WIDTH

CERTIFICATION
I, Ryan Prince, hereby certify that I am a registered Professional Surveyor, licensed in compliance with the laws of the State of Indiana. That this plat correctly represents a survey completed and certified by me dated this 24th day of June 2024. The location, size, and material of all monuments are accurately shown, and monuments will be installed in accordance with the provisions of the Platting Ordinance.

RYAN PRINCE
INDIANA LAND SURVEYOR # 22200010

JOB NUMBER 24-0612
CLIENT: SCOTT J. TUTTLE
COUNTY ROAD 29
SYRACUSE, IN
FIELD DATE: JUNE 20, 2024
SCALE: 1" = 40'

SOILS LEGEND
CvdA - Crozier loam,
0 to 1 percent slopes
RopA - Riddles-Oakham fine sandy loams,
0 to 1 percent slopes
RopB - Riddles-Oakham fine sandy loams,
0 to 5 percent slopes

DRAINAGE STATEMENT

The maintenance of all drainage facilities, including culverts, and sewers, shall be the responsibility of each owner, and no owner shall permit, allow, or cause any of said facilities to be obstructed or removed or to in any way impede the flow of water across or through said facilities. In the event any such facilities become damaged or in disrepair, it shall be the responsibility of the lot owner to repair such facilities at owner's expense.

In the event of an 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 lot owner. Elkhart County, Indiana, is granted an easement across a lot owner's real estate for the purpose of repairing any drainage facilities on said lot owner's real estate. The amount of any assessment for the costs of such repair, as assessed by said governmental authority, shall constitute a lien upon the real estate of the lot owner and an encumbrance upon the title to said lot.

Elkhart County, Indiana, is further granted a right of action for the collection of said indebtedness from the lot owner and for the foreclosure of said lien in the manner in which mortgages are foreclosed under the laws of the State of Indiana. Any such collection and/or foreclosure actions shall be maintained in the courts of general jurisdiction of the State of Indiana and shall be commenced in Elkhart County, Indiana.

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect such Social Security Number in this document, unless required by law.



Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 8, 2024

Transaction Number: MI-0451-2024.

Parcel Number(s): 20-03-30-201-001.000-030.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as JACOB'S CORNER MINOR SUBDIVISION.

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

Location: South side of CR 6, 2,260 ft. east of CR 17, in Washington Township.

Site Description: Proposed lot 1 is 0.5 acres, rectangular in shape, with an existing residence. Proposed lot 2 is 0.5 acres, rectangular in shape, with a proposed residence.

History and General Notes:

➤ None.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 07/01/2024

Meeting Date:

August 08, 2024

Plan Commission Hearing (Subdivision)

Transaction #:

MI-0451-2024

Description: for primary approval of a 2-lot minor subdivision to be known as JACOB'S CORNER MINOR SUBDIVISION

Contacts: Applicant

Land & Boundary Llc
401 South 3Rd St
Goshen, IN 46526

Authorized Agent

Land & Boundary Llc
401 South 3Rd St
Goshen, IN 46526

Land Owner

Jeffrey Chupp
69710 Sunset Blvd
Union, IN 49130

Private Surveyor

Land & Boundary Llc
401 South 3Rd St
Goshen, IN 46526

Site Address: 21504 Cr 6
BRISTOL, IN 46507

Parcel Number: 20-03-30-201-001.000-030

Township: Washington

Location: SOUTH SIDE OF CR 6. 2260 FT. EAST OF CR 17

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

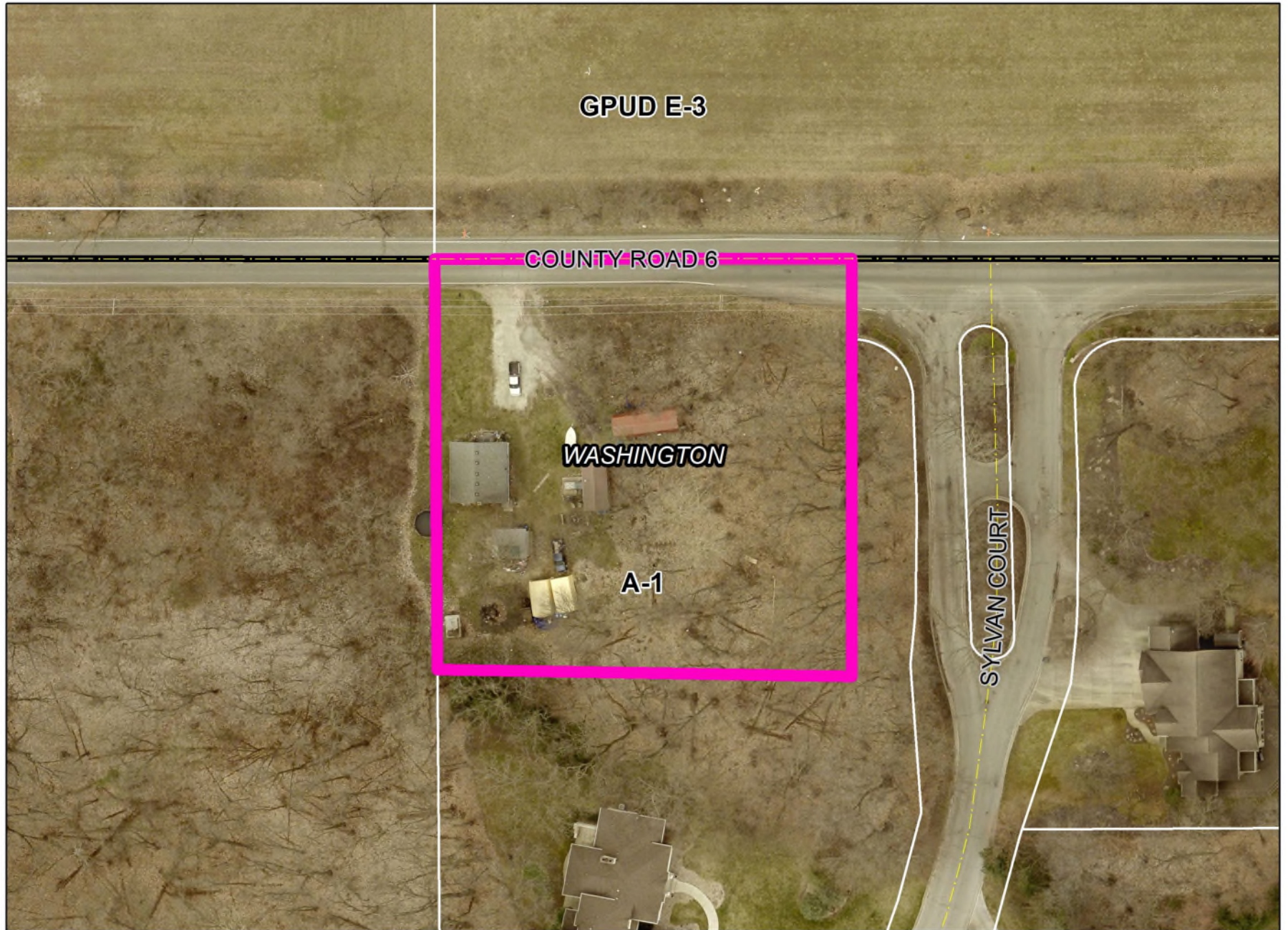
Present Use of Property:

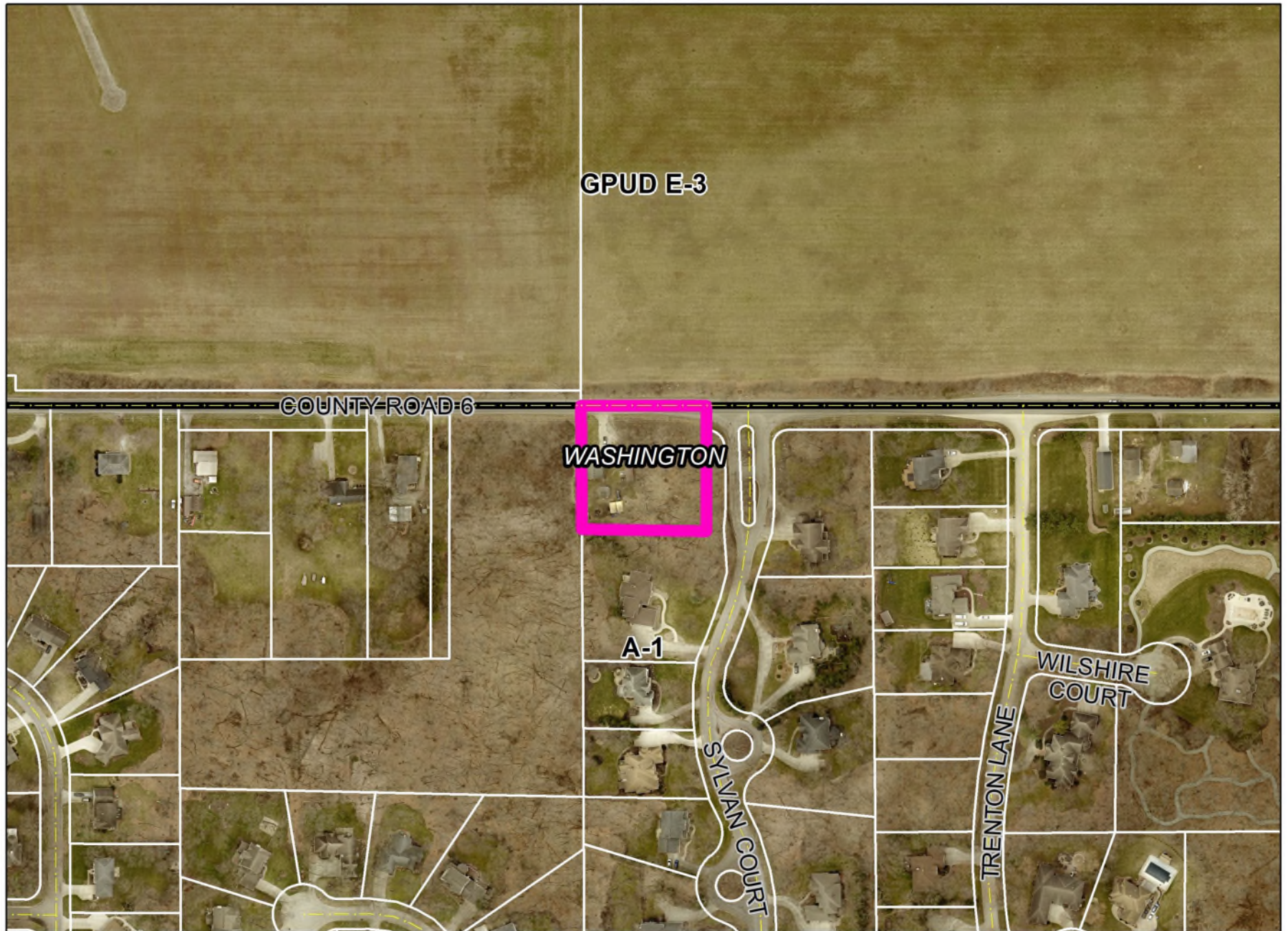
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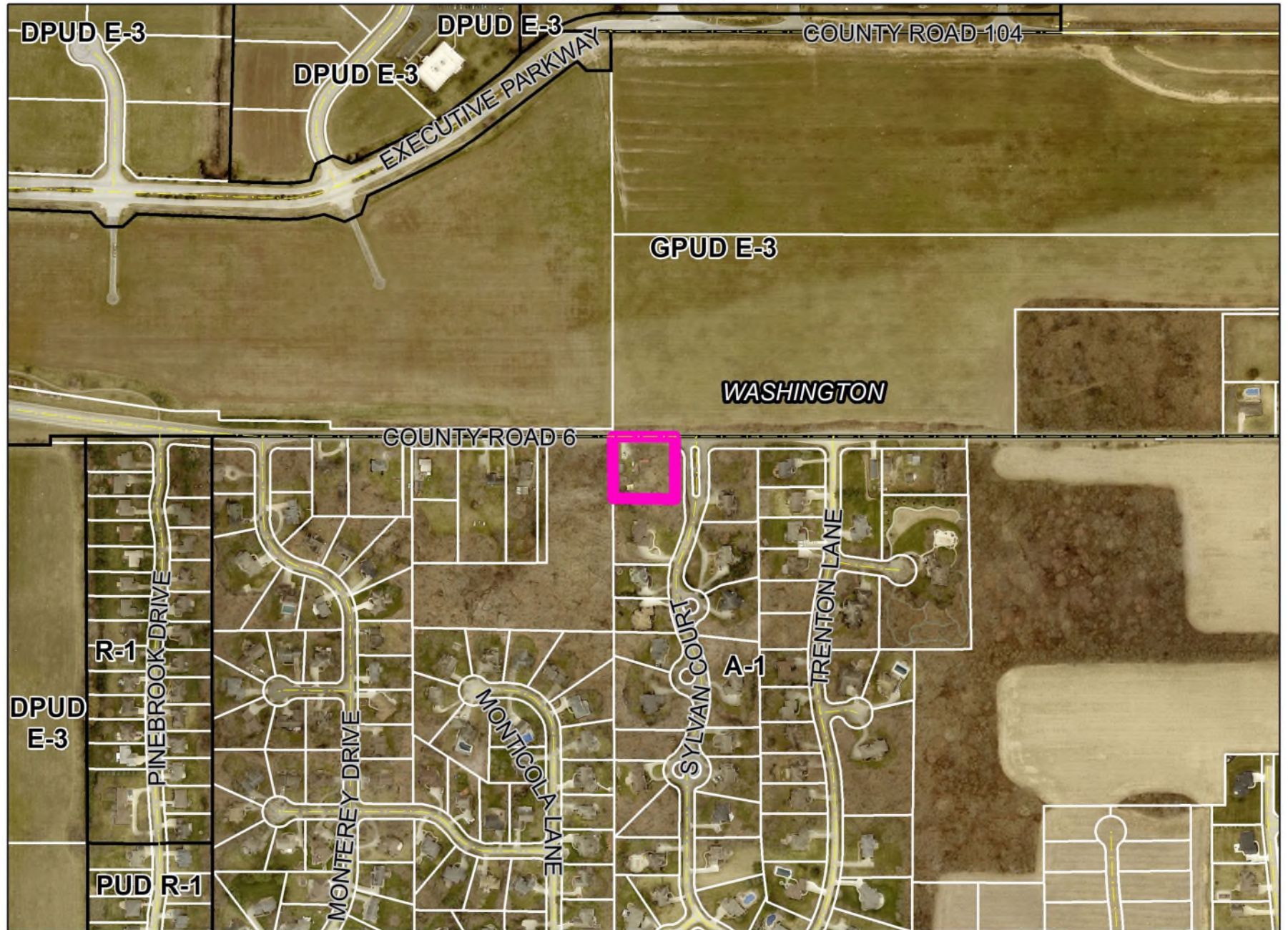
Comments: PERMITS BR-0720-2024, BR-0721-2024

Applicant Signature:

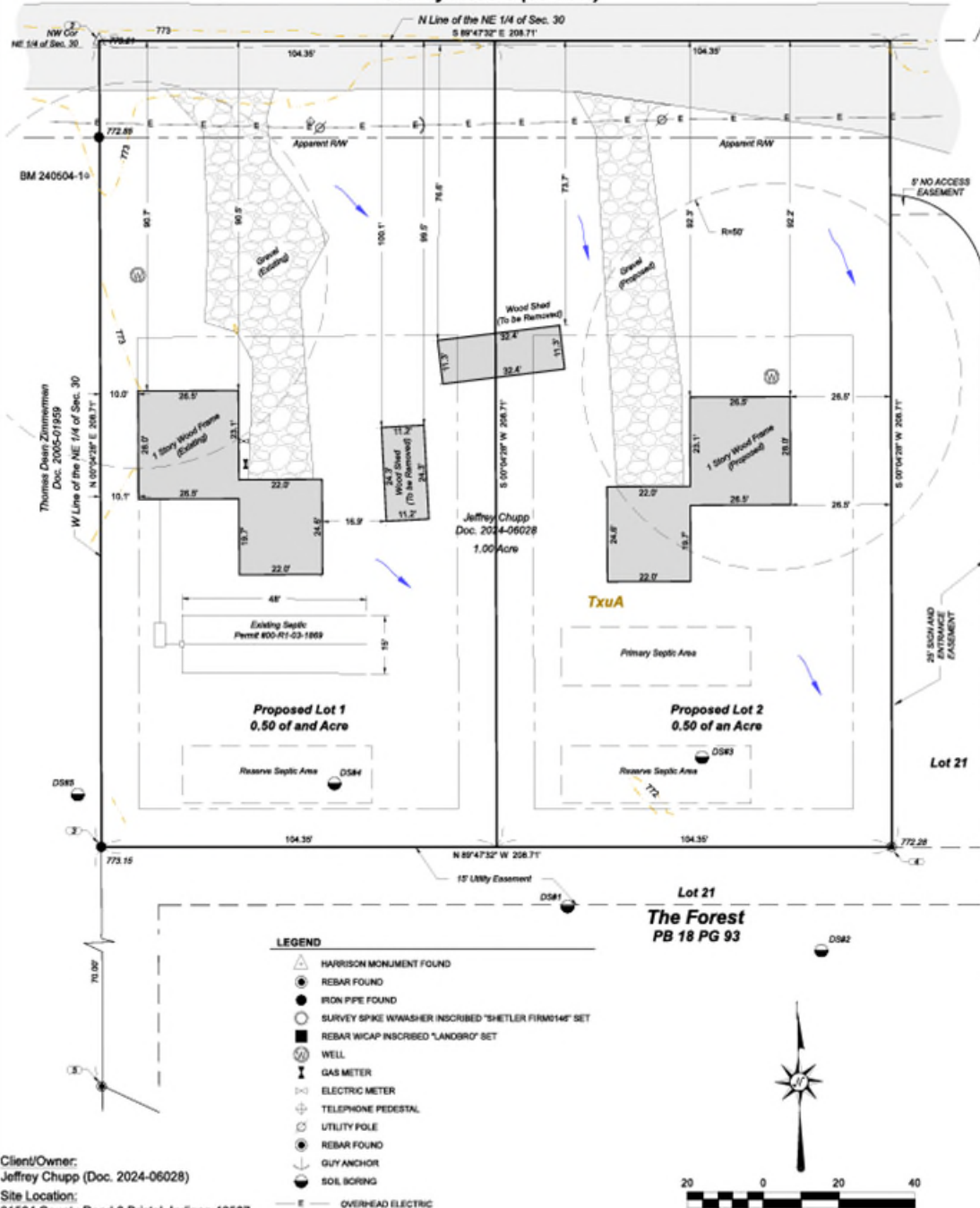
Department Signature:



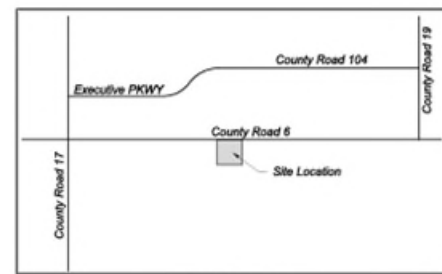




County Road 6 (50' R/W)



MONUMENT DESCRIPTIONS	
1	IRON PIPE W/ CAP INSCRIBED "CIN" FOUND 2" DEEP, 0.1" W OF LINE
2	HARRISON MONUMENT FOUND FLUSH, HELD
3	3/4" IRON PIPE FOUND 4" DEEP, ON COR
4	5/8" REBAR FOUND 2" DEEP, ON COR
5	REBAR W/ CAP INSCRIBED "SHADRO" FOUND 9" DEEP, ON COR
6	HARRISON MONUMENT FOUND FLUSH, HELD
7	REBAR W/ CAP INSCRIBED "LANDRO" SET
8	REBAR W/ CAP INSCRIBED "LANDRO" SET
9	REBAR W/ CAP INSCRIBED "LANDRO" SET
10	SURVEY SPIKE W/ W/ASHER INSCRIBED "SHETLER FIRM 0146" SET
11	SURVEY SPIKE W/ W/ASHER INSCRIBED "SHETLER FIRM 0146" SET



Sylvan Court (50' R/W)

Notes:

- These lots will be developed to not impede the natural flow of storm water on this tract.
- The land use is residential.
- The current zoning is A-1.
- Lot 1 has an existing septic that has been pumped and inspected. Lot 1 has an existing well. Lot 2 will be served by a proposed septic and well to meet the requirements of the Elkhart County Health department.
- Proposed residence main level floor elevation will be between 24"-36" above existing grade, 772.5'. Proposed basement will be approximately 8' below the main floor elevation, 764.5'.
- Soil Types Are:
 - TxuA - Tyner loamy sand, 0-1% slopes; water table > 80"
 - (Source: USDA Web Soil Survey)
- Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0135D, dated 8-2-2011, the property is located zone "X".
- The vertical datum for this survey is NAVD88 taken utilizing GPS equipment and Elkhart County GIS.
- Elkhart County Restrictions are in effect.
- Development time to be as soon as possible.
- Sight distance to the East and West is 610 feet plus for both existing and proposed drives along County Road 6. Proposed drive to be constructed to follow the minimum standards of Figure 5 per the Elkhart County Highway "Street Standards" manual.
- Building Setbacks
 - 75' Front (from R/W C/L)
 - 10' Side
 - 15' Rear
- Site benchmark BM240504 - 1
Rebar with cap "LANDRO TRAV" set near the Northwest corner of the subject parcel.
Elevation - 772.89'

Land Description - Document No. 2024-06028

Part of the Northeast Quarter of Section 30, Township 38 North, Range 6 East, situate in Washington Township, Elkhart County, State of Indiana, described as follows: One acre in the form of a square in the northwest corner of the West Half of the Northeast Quarter of said Section 30, being more particularly described as follows: Beginning at the northwest corner of the Northeast Quarter of said Section 30; thence Eastwardly along the north line of the Northeast Quarter of said Section 30, a distance of 208.71 feet to a point; thence Southwardly parallel with the west line of the Northeast Quarter of said Section 30, a distance of 208.71 feet to a point; thence Westwardly parallel with the north line of the Northeast Quarter of said Section 30, a distance of 208.71 feet to a point on the west line of the Northeast Quarter of said Section 30; thence Northwardly along the west line of the Northeast Quarter of said Section 30, a distance of 208.71 feet to the place of beginning of this description.

Jacob's Corner Minor Subdivision
A 2 Lot Minor Subdivision located in the Northeast Quarter (NE1/4) of Section 30, Township 38 North, Range 6 East, Washington Township, Elkhart County State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office
407 SOUTH 3RD STREET, COVINGTON, IN 46038
(317) 325-2514
INFO@LANDANDBOUNDARY.COM

PROJECT NUMBER: 2024-06028

DATE OF FIELD WORK: 5-3-2024

SCALE: 1" = 20'

SHEET 1 OF 2

AUTHORIZED BY: TBS

DRAWN BY: LAR

Client/Owner:
Jeffrey Chupp (Doc. 2024-06028)
Site Location:
21504 County Road 6 Bristol, Indiana 46507

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 8, 2024

Transaction Number: MI-0458-2024.

Parcel Number(s): 20-02-17-326-026.000-026, 20-02-17-326-025.000-026.

Existing Zoning: R-2.

Petition: for primary approval of a 2-lot minor subdivision to be known as DAVIS SUBDIVISION.

Petitioner: Jonathan Paul Davis, represented by Jone Petrie Rafinski.

Location: north side of Lakeview Dr., 950 ft. west of SR 19/Cassopolis St., in Osolo Township.

Site Description: Proposed lot 1 is 1.61 acres and irregular in shape, with an existing residence and detached accessory structures. Proposed lot 2 is 0.46 acres, rectangular in shape, with an existing residence, existing detached accessory structures, and an existing pool.

History and General Notes:

➤ None.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

Date: 07/01/2024

Meeting Date: August 08, 2024
Plan Commission Hearing (Subdivision)

Transaction #: MI-0458-2024

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

Contacts: Applicant

Jones Petrie Rafinski
325 S Lafayette Blvd
South Bend, IN 46601

Land Owner

Jonathan Paul Davis
26587 Lakeview Dr
Elkhart, IN 46514

Private Surveyor

Jones Petrie Rafinski
325 S Lafayette Blvd
South Bend, IN 46601

Site Address: 26587 Lakeview Dr
ELKHART, IN 46514

Parcel Number: 20-02-17-326-025.000-026
20-02-17-326-026.000-026

Township: Osolo

Location: NORTH SIDE OF LAKEVIEW DRIVE, 950 FEET WEST OF SR 19 / CASSOPOLIS ST

Subdivision: LAKE VIEW ADD

Lot # 97

Lot Area:

Frontage:

Depth:

Zoning: R-2, R-2

NPO List:

Present Use of Property:

Legal Description:

Comments: OK TO PROCEED PER MAE - KB 7/1/2024

Applicant Signature:

Department Signature:

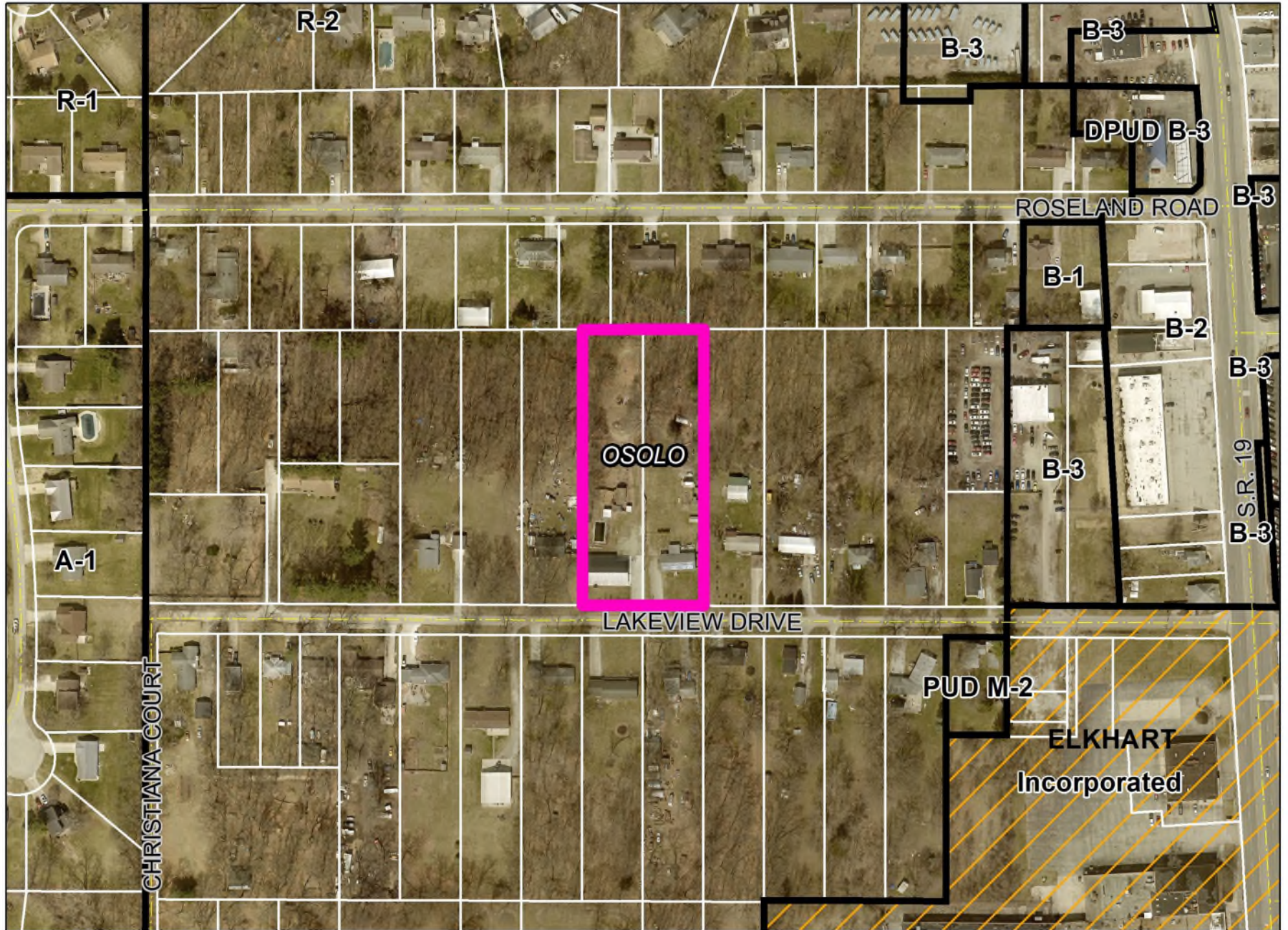
MI-0458-2024

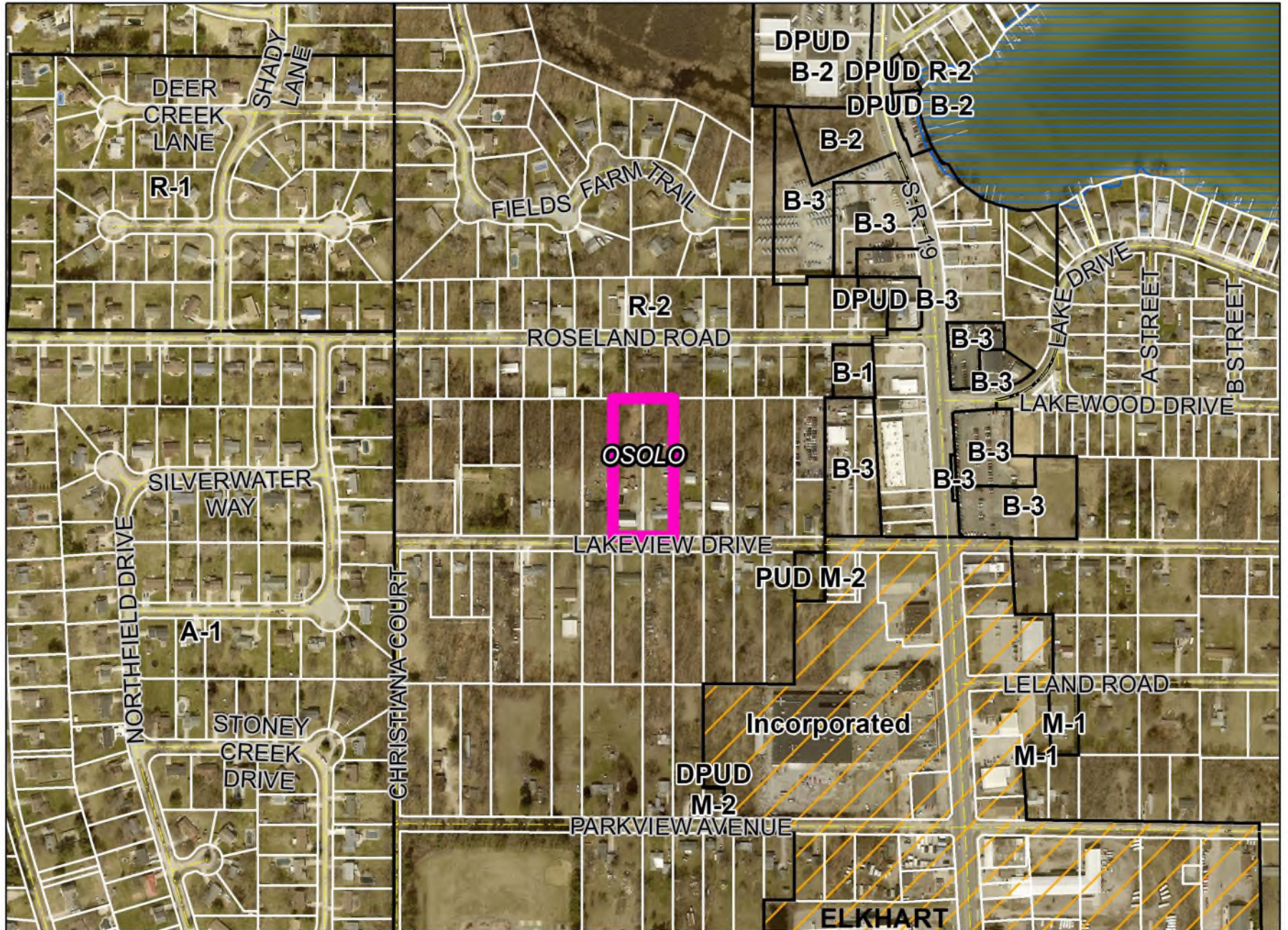


R-2

OSOLO

LAKEVIEW DRIVE







Owner's Certification

This is to certify that the undersigned is the owner of property herein described in the above caption, and have caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, thereon indicated.

Dated this _____ day of _____, 2024.

Jon Davis, Owner

Notary Public Certificate

State of Indiana)
) ss;
County of Elkhart)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ and acknowledged the execution of this instrument.

Witness my hand and seal this _____ day of _____, 2023.

Notary Public, residing in _____ County

My commission expires: _____

General Notes

The proposed subdivision is currently zoned R-2 (Residential Two-Family District). Adjoining parcels are R-2.

R-2 Primary Structure
50' Front Yard (from centerline of Right of Way)
5' Side Yard
10' Rear Yard (C)

Accessory Structure
Same as Primary
5' Side Yard
10' Rear Yard

Access to the proposed Lots will be from Lakeview Dr.

Contours and soils are depicted per the Elkhart County GIS.

Intended land use is residential.

Elkhart County Restrictions are in effect, no other restrictions.

Legend

- Existing Monument (Origin Unknown Unless Otherwise Noted)
- X 'X' Scribed Fnd. In Conc
- (V) Record Dimension
- (M) Measured Dimension
- FL Mon. Flush with Ground
- 0.1' Elev. of Mon. above Ground (Typ.)
- ① Septic
- ⊗ Gas Meter
- ⊗ Air Conditioner Unit
- ⊗ Electric Meter
- ⊗ Power Pole
- ⊗ Well
- ⊗ Pole
- ⊗ Mailbox
- Overhead Line
- Wood Fence
- Chain Link Type Fence
- Farm Field Type Fence
- Tree Line
- Brush Line

Flood Classification

This property is not located within the floodplain as per information obtained from Flood Insurance Rate Map, National Flood Insurance Program, Community-Panel Number 18039C01260, effective date August 2, 2011.

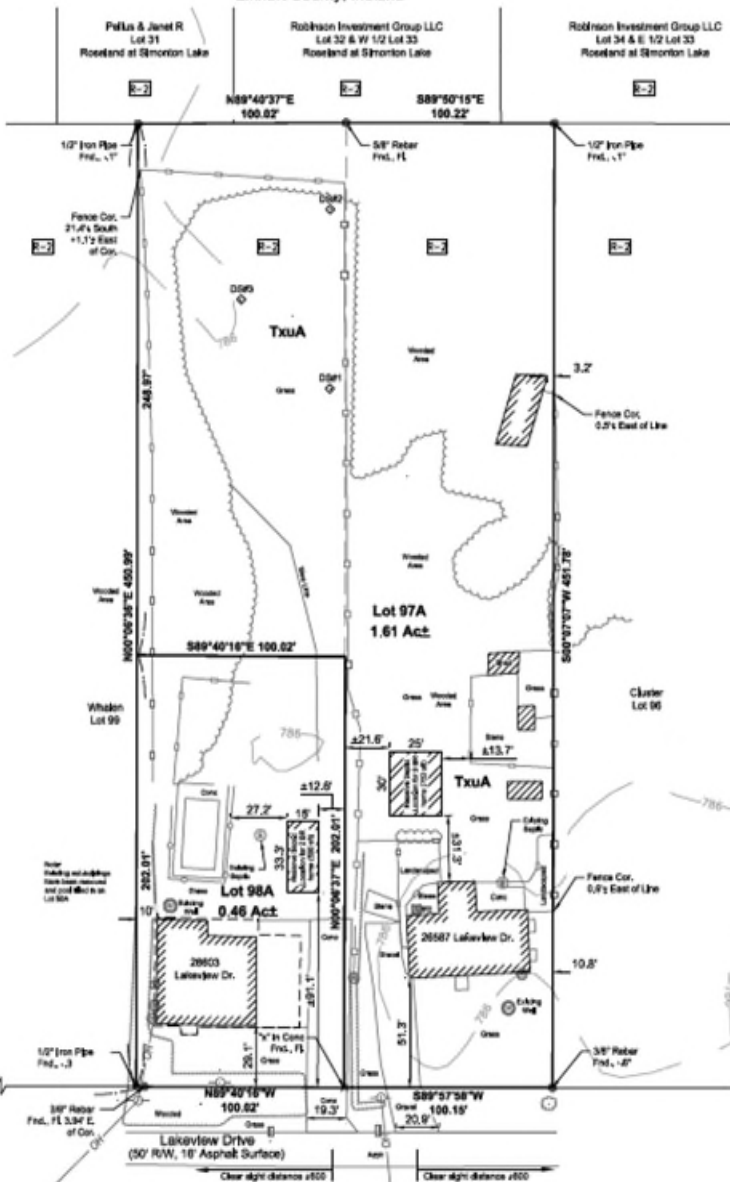
Record Legal Description

DR 2013-14366:
Lot Numbered 97 in Lakeview Addition, in Osolo Township; as per plat thereof recorded in Plat Book 2, Page 98 in the Office of the Recorder of Elkhart County, Indiana.

DR 2020-26552
Lot Numbered 98 in Lakeview Addition, in Osolo Township; as per plat thereof recorded in Plat Book 2, Page 97 in the Office of the Recorder of Elkhart County, Indiana.

DAVIS SUBDIVISION

A Part of the Southwest Quarter of Osolo Township, Section 17 Township 38 North, Range 5 East, Elkhart County, Indiana



Surveyor's Statement

This plat is in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code with the laws of this state conforming to a survey made under JPR supervision in March, 2024 and being recorded on May 10, 2024 in the Office of the Recorder of Elkhart County in Instrument No. 2024-XXXX.

Surveyor's Certificate

I, Jeffrey S. Barnes, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, that all the monuments will be installed in accordance with the provisions of the platting ordinance; and that their location, size, type and material are accurately shown.

I 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.

Jeffrey S. Barnes
Jeffrey S. Barnes PS 20200064 Date 7/19/2024



Auditor

Duly entered for taxation this _____ day of _____, 2024.

Patrice A. Pickens Auditor, Elkhart County, Indiana

Recorder

Received for record this _____ day of _____, 2024, at _____ and recorded in Plat Book _____ Page _____ Instrument No. _____

Kasla Bauer Recorder, Elkhart County, Indiana

Elkhart County Plan Commission Approval

This subdivision is found to be in compliance with the Elkhart County Subdivision Control Ordinance and the dedications shown on this plat are hereby approved and accepted to the benefit of Elkhart County.

_____ day of _____, 2024.

Mae Kratzer, Plan Director

Deed of Dedication

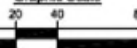
We the undersigned, owner(s) of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the requirements of the Elkhart County, Indiana, Subdivision Ordinance. This subdivision shall be known as DAVIS SUBDIVISION. All streets, alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.



South Branch
P.O. Box 1000
New Village, IN 46554-1000
Tel: 413-455-1000

CLIENT	Jon Davis 26587 Lakeview Drive Elkhart, 46514	
	Jon Davis 26587 Lakeview Drive Elkhart, 46514	
CONTRACT	DATE: 07/19/2024 CHECKED BY: JMB JOB NO: 2024-01267	
	PROJECT: Jon Davis Survey DESK: Primary Plat LOC: SW 1/4 Sec 17-38N-2E, Osolo Twp.	
© 2024 JPR - All Rights Reserved REF. DOC. NO.: 2013-14366 SCALE: 1"=40' DRAWING BY: JMB SURVEYED: 07/19/2024 DATE: 07/19/2024 CHECKED BY: JMB JOB NO: 2024-01267 PROJECT: Jon Davis Survey DESK: Primary Plat LOC: SW 1/4 Sec 17-38N-2E, Osolo Twp.		C-1713P

Graphic Scale



(In Feet)
1 inch = 40 ft.

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 8, 2024

Transaction Number: MI-0459-2024.

Parcel Number(s): 20-08-02-100-003.000-034, 20-08-02-100-004.000-034.

Existing Zoning: A-1.

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

Petitioner: Lejn, LLC, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: west side of SR 13, 1,060 ft. south of CR 12, in Middlebury Township.

Site Description: Proposed lot 1 is 5.73 acres and irregular in shape, with existing accessory structures. Proposed lot 2 is 0.66 acres and irregular in shape, with an existing single-family residence. Proposed lot 3 is 0.64 acres and irregular in shape, with an existing single-family residence and detached 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 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: 07/01/2024

Meeting Date: August 08, 2024
Plan Commission Hearing (Subdivision)

Transaction #: MI-0459-2024

Description: for primary approval of a 3-lot minor subdivision to be known as LEJN MINOR SUBDIVISION

Contacts: Applicant

Advanced Land Surveying Of
Northern Indiana, Inc.
17120 County Road 46
New Paris, IN 46553

Land Owner

Lejn, Llc
11751 County Road 12
Middlebury, IN 46540

Private Surveyor

Advanced Land Surveying Of
Northern Indiana, Inc.
17120 County Road 46
New Paris, IN 46553

Site Address: 55215 Sr 13
MIDDLEBURY, IN 46540

Parcel Number: 20-08-02-100-003.000-034
20-08-02-100-004.000-034

Township: Middlebury

Location: WEST SIDE OF SR 13, 1,150 FEET SOUTH OF CR 12

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

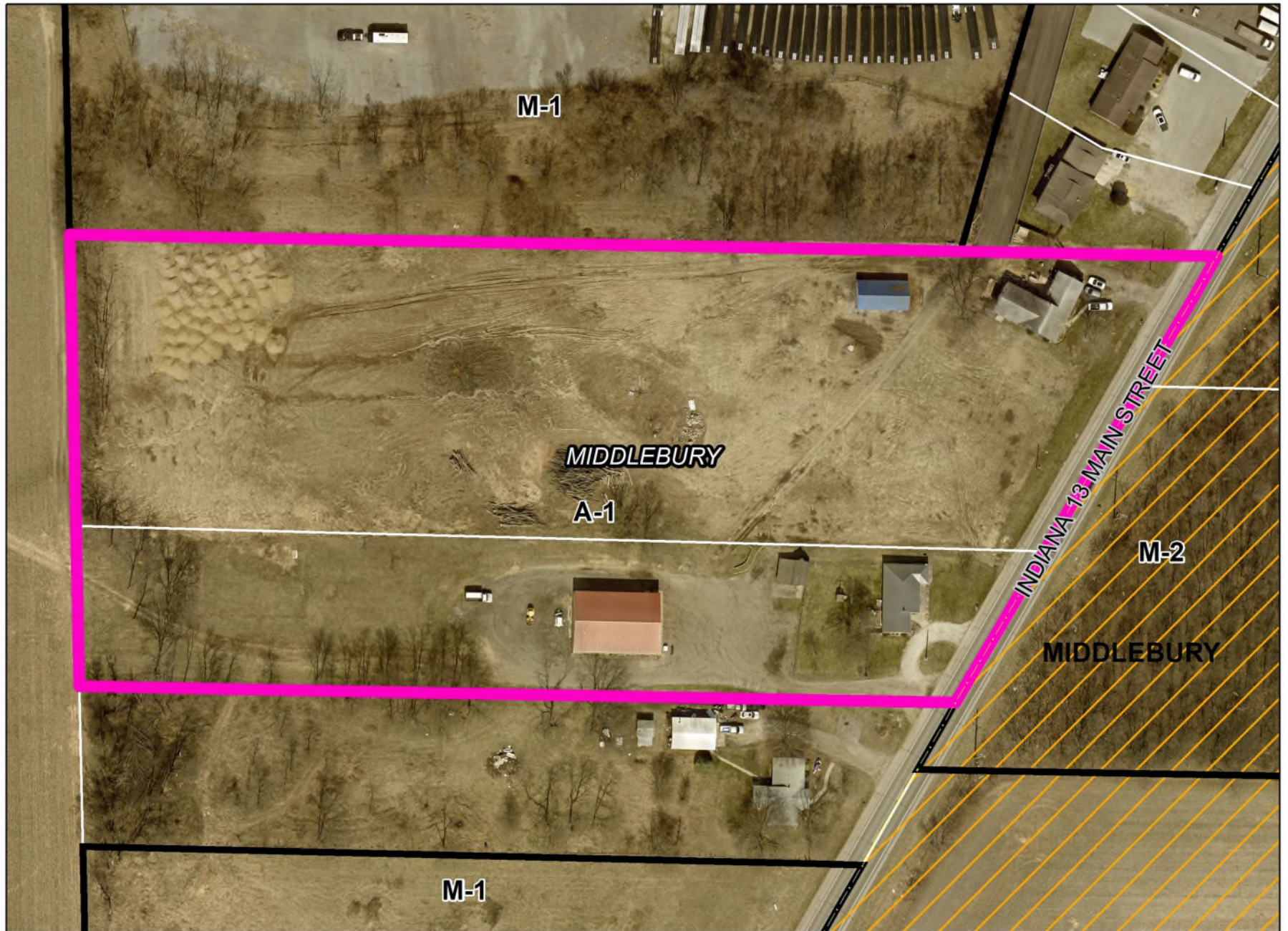
Present Use of Property:

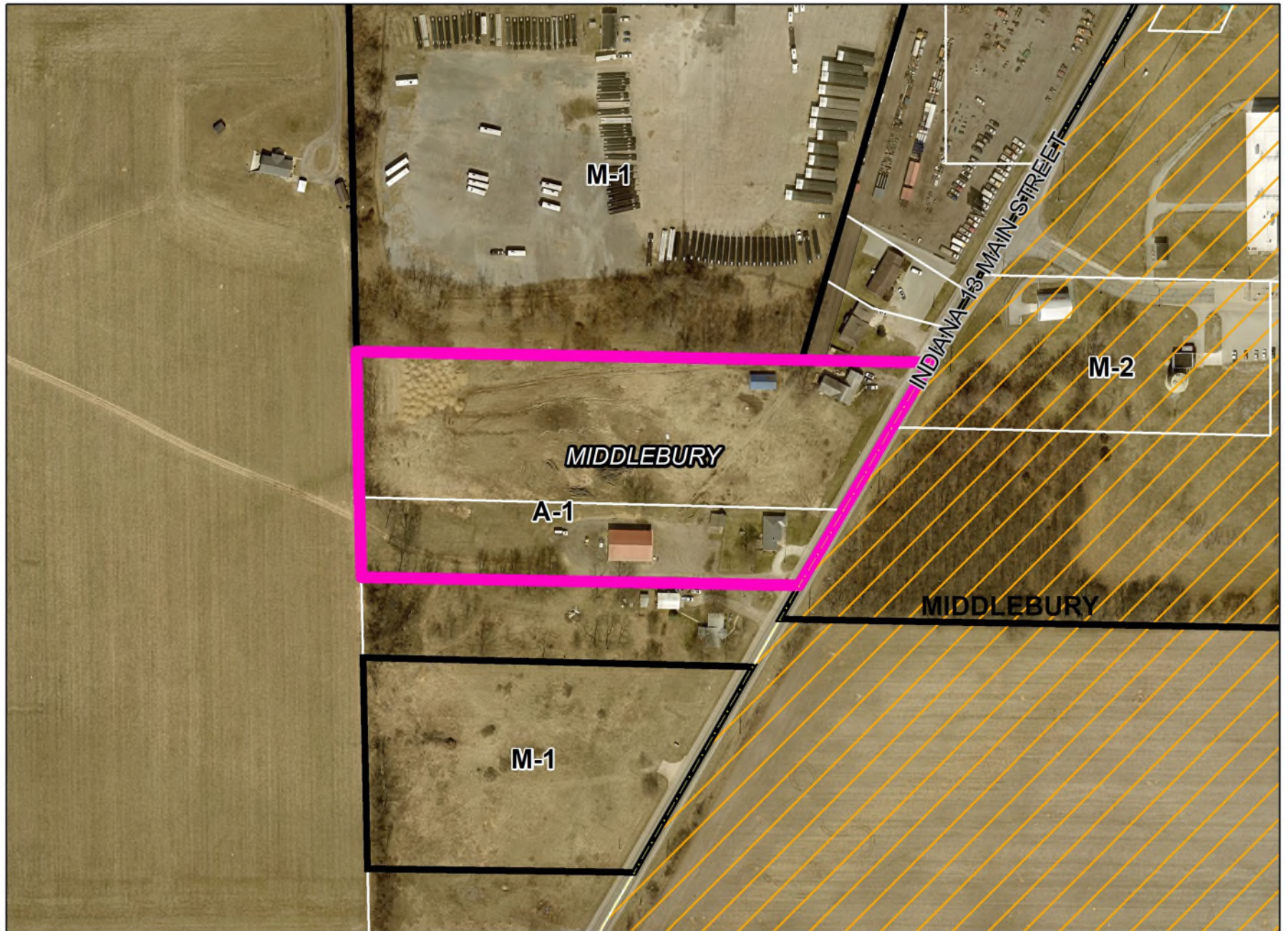
Legal Description:

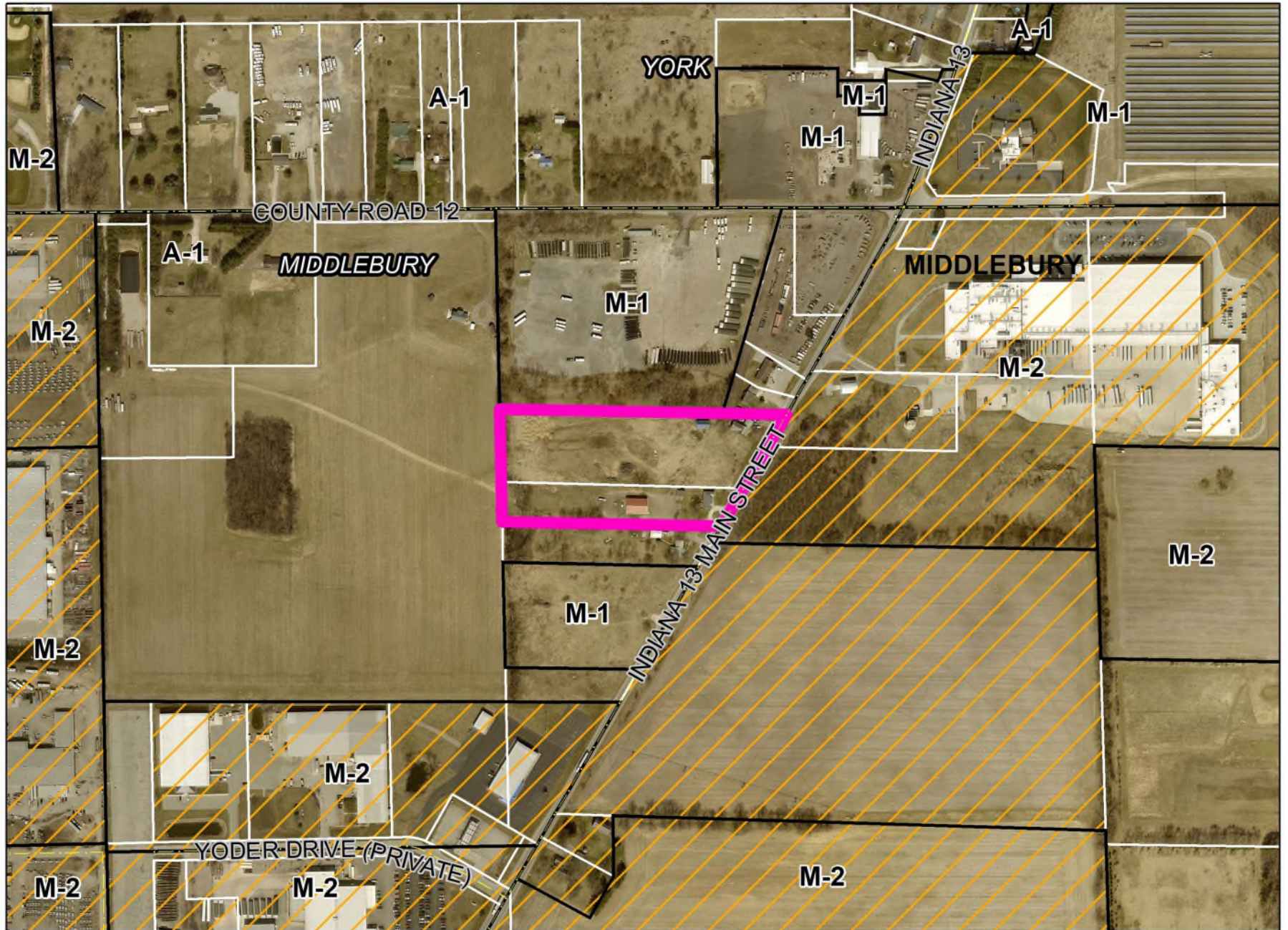
Comments:

Applicant Signature:

Department Signature:







FOUND HARRISON
MONUMENT, NW CORNER
SECTION 2, T37N, R7E

LEJN MINOR SUBDIVISION

A 3 LOT MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 37
NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

MARCIA GARRISON TAYLOR, TRUSTEE
OF THE MARCIA GARRISON TAYLOR
REVOCABLE TRUST
DR 2014-15977

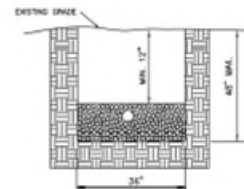
LEJN, LLC
DR 2021-34760

A-1

LOT 1
KAYWOOD ACRES MINOR
SUBDIVISION
PLAT BOOK 43 PAGE 6
REV. 8/2023-08310

M-1

A-1



CROSS SECTION OF TRENCH

1. MAXIMUM TRENCH DEPTH IS 48"
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

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY 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 240810 AND CERTIFIED ON JUNE 30, 2024 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 01 DEGREES 59 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 662.00 FEET TO A REBAR WITH CAP AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 12 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO MARCIA GARRISON TAYLOR REVOCABLE TRUST IN ELKHART COUNTY DEED RECORD 2014-15977 AND A TRACT OF LAND CONVEYED TO LEJN, LLC IN ELKHART COUNTY DEED RECORD 2021-34760, A DISTANCE OF 537.01 TO THE CENTER OF STATE ROAD 13; THENCE SOUTH 30 DEGREES 00 MINUTES 43 SECONDS WEST, ALONG THE CENTER OF STATE ROAD 13, A DISTANCE OF 430.62 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO LEJN, LLC IN ELKHART COUNTY DEED RECORD 2020-06185; THENCE NORTH 88 DEGREES 42 MINUTES 04 SECONDS WEST WITH THE NORTH LINE OF SAID LEJN, LLC LAND, 708.85 FEET (608.2 FEET RECORDED) TO A REBAR WITH CAP (ALS FROM 01135 ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 59 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 370.09 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID PARCEL CONTAINING 7.03 ACRES, MORE OR LESS.

PROPERTY ADDRESS: 55171 & 55215 STATE ROAD 13
MIDDLEBURY, INDIANA 46540

OWNER: LEJN, LLC

LEGEND

- SET 5/8" REBAR W/CAP
- FOUND MONUMENT AS DESCRIBED
- SURVEY MARK SPIKE
- SECTION CORNER
- SURFACE WATER FLOW DIRECTION
- SOIL SEPARATION LINE
- BORE 1 SOIL BORING LOCATION
- STONE DRIVE

A-1

- 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:
BtkD1 Bristol loamy sand, 2 to 5% slips, >6.0' to water table depth
BtkL1 Hristol sandy loam, 5 to 10% slips, >6.0' to water table depth
BtkA1 Bristol sandy loam, 0 to 2% slips, >6.0' to water table depth
BtkD2 Bristol sandy loam, 10 to 18% slips, >6.0' to water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0179 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA IS ELEVATE
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) NO NEW DEVELOPMENT PLANNED AT THIS TIME.
- 11) SITE FLOWS TO MATHER DITCH WHICH IS APPROXIMATELY 300' +/- SOUTH OF PROPERTY WHICH FLOWS TO LITTLE ELKHART RIVER
- 12) THE BUILDINGS ON LOT 1 WILL BE NON-CONFORMING STAND ALONE STORAGE BUILDINGS ON A LOT WITH NO RESIDENCE. NO PERMITS WILL BE ISSUED FOR THESE BUILDINGS UNLESS ACTION IS TAKEN TO RECTIFY THE SITUATION.

FOUND 5/8" PINCH PIPE
+0.5'



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

DATE: JUNE 30, 2024

PROJECT NUMBER: 240810

SCALE: 1" = 60'

AUTHORIZED BY: R. L. J.

SHEET 1 OF 2

DRAFTING BY: R. L. J.

LEJN MINOR SUBDIVISION

A 3 LOT MINOR SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY SUBDIVISION CONTROL ORDINANCE AND THAT DEVIATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS _____ DAY OF _____, 2024.

ELKHART COUNTY PLAN COMMISSION

BY: _____
MAR. KHAIZUM, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2024

AT _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

KARLA BAKER - RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____, 2024

PATRICIA A. PICKENS - 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.

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.

THE BOUNDARY SURVEY FOR THIS BOUNDARY IS RECORDED IN INSTRUMENT NUMBER 2024- _____ IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

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 LEJN 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.

LOREN D. BEACHY

STATE OF INDIANA)
COUNTY OF ELKHART) SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LOREN D. BEACHY 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 _____, 2024.

_____, NOTARY

JENNIFER L. JUSTICE

RESIDENT OF ELKHART COUNTY

MY COMMISSION EXPIRES MAY 30, 2030



PROPERTY ADDRESS: 55171 & 55215 STATE ROAD 13
MIDDLEBURY, INDIANA 46540

OWNER: LEJN, LLC



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 36S, 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



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

DATE: JUNE 30, 2024

PROJECT NUMBER: 240610

SCALE: 1" = 60'

AUTHORIZED BY: R. L. J.

SHEET 2 OF 2

DRAWING BY: R. L. J.