AGENDA

ELKHART COUNTY PLAT COMMITTEE

December 12, 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 14th day of November 2024.

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

PRIMARY APPROVALS9:00 A.M.				
A.	Petitioner:	Clinton & Patricia G. Meade Co-Trustees	(page 1)	
		of the Clinton & Patricia Meade Trust		
		represented by Advanced Land Surveying of Northern Indiana, In	nc.	
	Petition:	for primary approval of a 2-lot minor subdivision to be known a	as REPLAT	
		OF LOT 9 OF PLEASANT PRAIRIE SUBDIVISION.		
	Location:	north side of CR 40, 1,685 ft. east of SR 15, common address of 1	8641 CR 40	
		in Elkhart Township. (M	1I-0808-2024)	
B.	Petitioner:	Glen J. Riegsecker, Trustee	(page 2)	
21		of the Glen J. Riegsecker Revocable Trust	(p •• B • =)	
		represented by Advanced Land Surveying of Northern Indiana, In	nc.	
	Petition:	for primary approval of a 1-lot minor subdivision to be known		
		JEANNE RIEGSECKER MINOR.		
	Location:	south side of the easement, east side of CR 33, 1,685 ft. north	n of CR 26,	
		common address of 59730 CR 33 in Middlebury Township. (M		
C.	Petitioner:	Catherine S. Sailor Trustee	(page 3)	
с.		of the Catherine S. Sailor Revocable Trust	(Puge c)	
		represented by Danch, Harner & Associates		
	Petition:	for primary approval of a 2-lot minor subdivision to be known as	SAILOR'S	
		CR 12 MINOR SUBDIVISION.		

Location: south side of CR 12, 410 ft. west of CR 3, common address of 28812 CR 12 in Cleveland Township. (*MI-0810-2024*)

The Elkhart County Plat Committee is meeting on Thursday December 12, 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 December 12, 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=me49879b63106858c7c77adf3968b b0b2

MINUTES ELKHART COUNTY PLAT COMMITTEE MEETING HELD ON THE 14TH DAY OF NOVEMBER 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, Steve Warner. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; Laura Gilbert, Administrative Manager; and James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Steve Edwards, Steve Warner, Lori Snyder, Steven Clark. Absent: Phil 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 10th day of October 2024, be approved as corrections are made to the minutes as discussed with staff. The motion was carried with a unanimous vote.

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

4. The application for primary approval of a 1-lot minor subdivision to be known as DOGWOOD HILLS MINOR SUBDIVISION, for Todd C. Lederman (Land Contract Holder), Cynthia J. Lederman (Land Contract Holder) & Curtis J. Bontrager & Melody J. Bontrager, Husband & Wife (Land Contract Purchaser) represented by Hand to the Plow Surveying, on property located on the west side of CR 39, 3,315 ft. north of CR 10, common address of 53945 CR 39 in York Township, zoned A-1, was presented at this time.

Danny Dean presented the request to withdraw Case #MI-0645-2024.

The Board examined said request, and after due consideration and deliberation: **Motion: Action:** Withdraw, **Moved by** Steven Clark, **Seconded by** Steve Warner that this request for primary approval of a 1-lot minor subdivision to be known as DOGWOOD HILLS MINOR SUBDIVISION be withdrawn at the request of staff. The motion was carried with a unanimous vote.

5. The application for primary approval of a 3-lot minor subdivision to be known as REPLAT OF LOT 1 MAPLECREST FARMS, for Miller Family Revocable Living Trust represented by Advanced Land Surveying of Northern Indiana, Inc, on property located on the south side of CR 126, 865 ft., east of SR 15, in Jefferson Township, zoned A-1, was presented at this time.

Dany Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case* #MI-0694-2024.

The Board examined said request, and after due consideration and deliberation: Motion: Action: Approve, Moved by Lori Snyder, Seconded by Steven Clark that this request for

PAGE 2 ELKHART COUNTY PLAT COMMITTEE MEETING 11/14/2024

primary approval of a 3-lot minor subdivision to be known as REPLAT OF LOT 1 MAPLECREST FARMS 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 OAK HILLS FARM, for Robert T. McCartney & Heather A. McCartney, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the west end of the easement, west of SR 13, 1,400 ft. south of SR 120, in York Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0693-2024*.

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 OAK HILLS FARM be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 2-lot minor subdivision to be known as CARPENTER'S CORNER, for Richard A. Carpenter & Carpenter Family Farm East LLC. represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the southeast corner of CR 33 & CR 42, common address of 14966 CR 42 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-0695-2024*.

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 CARPENTER'S CORNER be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The meeting was adjourned at 9:07 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 12, 2024

Transaction Number: MI-0808-2024.

Parcel Number(s): 20-11-27-376-009.000-014.

Existing Zoning: A-1.

Petition: for primary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 9 OF PLEASANT PRAIRIE SUBDIVISION.

Petitioner: Clinton & Patricia G. Meade, Co-Trustees of the Clinton & Patricia Meade Trust, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: North on CR 40, 1,685 ft. East of SR 15, in Elkhart Township.

Site Description: Proposed lot 9A is 0.5 acres (21,897 sq. ft.) and is rectangle in shape with an existing single-family residence and detached accessory structure. Proposed lot 9B is 0.433 acres (18,887 sq. ft.) and is rectangle in shape with a proposed single-family residence and detached accessory structure.

History and General Notes:

- August 6, 1948 PLEASANT PRAIRIE SUBDIVISION was recorded at the Elkhart County Recorder's office.
- December 18, 2024 Elkhart County Hearing Officer will hear a petition for a Developmental Variance for proposed lot 9B being under the allowed lot square footage.

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

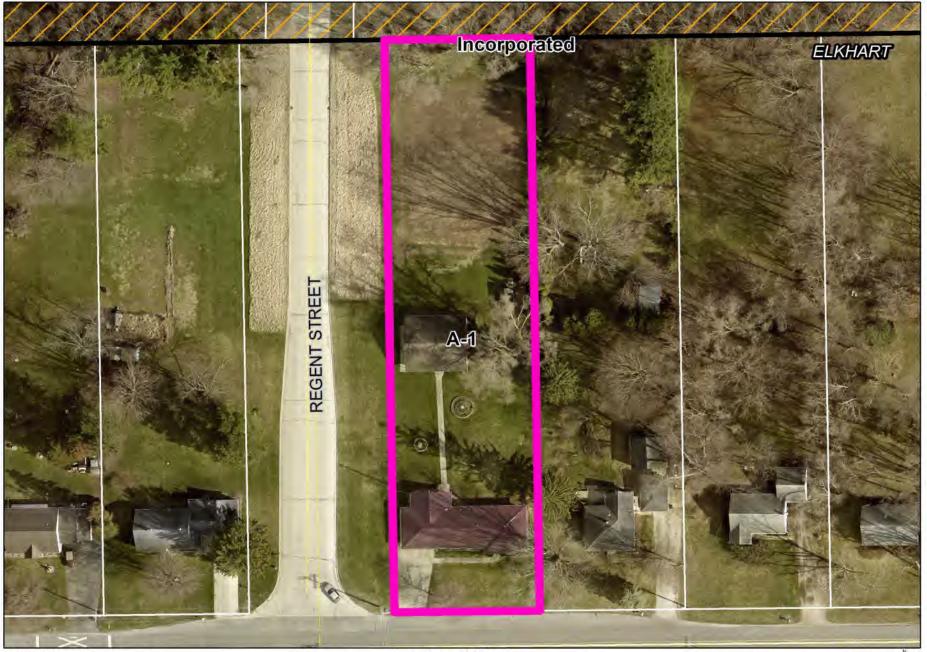
Minor Subdivision - Primary

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526 Phone - (574) 971-4678 Fax - (574) 971-4578

Date: 11/04/2024 Med	ating Data:	ber 12, 2024 Hearing (Subdivision)	nsaction #: MI-0808-2024	
Description: for primary approval of a 2-lot minor subdivision to be known as REPLAT OF LOT 9 OF PLEASANT PRAIRIE SUBDIVISION				
Contacts: <u>Applicant</u> Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Authorized Agent Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Land Owner The Clinton & Patricia G. Co-Trustees (Life Estate) 18641 Cr 40 Goshen, IN 46526	<u>Private Surveyor</u> Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	
Site Address: 18641 County Road 40 Goshen, IN 46526)	Parcel Number:	20-11-27-376-009.000-014	
Township:ElkhartLocation:NORTH ON CR 40, 1,685	FT EAST OF SR 15			
Subdivision: PLEASANT PRARIE		Lot # 9		
Lot Area:	Frontage:		Depth:	
Zoning:		NPO List:		
Present Use of Property:				
Legal Description:				
Comments:				
Applicant Signature:		Department Signature:		

MI-0808-2024



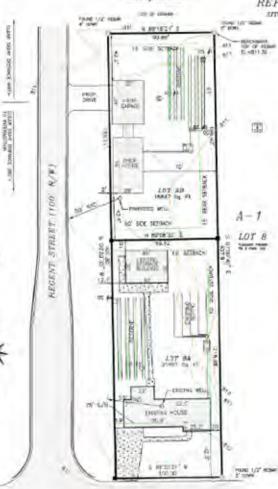
MI-0808-2024



MI-0808-2024



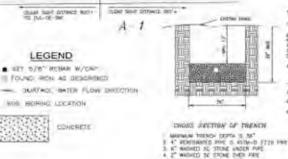
incorporated



 $\Lambda = 1$

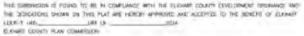
1

COUNTY ROAD 40 (50 R/W)



REPLAT OF LOT 9 OF PLEASANT PRAIRIE SUBDIVISION ESTUATED IN THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP IN NORTH, BANCE & EAST. ELEMART TOWNSHIP, ELEMART COUNTY, INDIANA

STATEMENT OF COMPLIANCE



MAY MANATOR, PLAN CRECKOS

ACCOUNTS &

TELEVED TOR MICHAE THES __

AAAA DAVID - RECORDER OF CAMP COUNTS

ALC: DO

- SULV ENTERED FOR TAAATION THE ON OF 7174
- PATRICK & PYSIENE ADDITOR OF GLAMART COMMITY

DRAMADE MAINTENANCE STATEMENT:

THE HAMPEDWAVE OF ALL BRANNEE FROLED. HISLUDINI DULKERS HAD SMALLS SHALL SET IN EPOTODELITY OF EADI LOT DIANCE AND NOT SHALL FORMER ALLOW OF DATE ANY OF SHALL SET ALLOW STATEMENTS IN REMARD OF THE ALMOST MATTER THE FLOW OF WALLS ANY OF SHALL ANY OF SHALL SET ALLOWS. IN THE SHORT DATE IN ALMOST AND ADDRESS TO THE STATEMENT AND ADDRESS AND FOWAR, IS DRIVING AN EASEMENT ADACTS A LOT COMMEN'S INFAL ESLATE FOR THE FLIPPIDGE OF REPAIRING MAT REINAL IS DIVISED IN TRUCKET ADDOCT A LUT DAMARTS TRAK CLARE FOR THE FURNING THE THE ADDOCT STATE ADDOCT ADDOCT THE LUT DAMARTS ADDOCT ADDOCT

DEED OF DEDICATION and OWNERS CERTFICATION

DAS IS 20 CERTIFY THAT WE THE UNDERSPACE ARE SHE OWNERS OF THE LAND DISCHMED IN THE FLAT HEREIN, AND THAT WE LAND RANGE THE SALE IS SUPPORT AND SARDWIDE AS INCOMENT THEORY. TO THE USES AND FUNCTIONS THEORY OF JOINT, AND DO HEREIP SARDWIDEDS AND REAL SALES IN THE STILL AND THAT THE BUDRY INDICATED.

CONTON MEMORY, IRISTOL OF THE CLINTON AND PATHODA O, MOADE TRUST MATED AVIIL 17, 2003

AATHCUA C. HEADY, PRINTER OF THE CLINION MAD PATHICK C. HEADY THUS' DATED APRIL 17, 2003

STATE OF INSIMA) 150 TELEVITY INT. PLANAET 5.

RETORE WE THE UNDERSONED WITHIN THIS IS AND FOR TAKE LEGANY AND STATE.

Sec.

Autom?



READENT OF ELEVENT IDENTY.

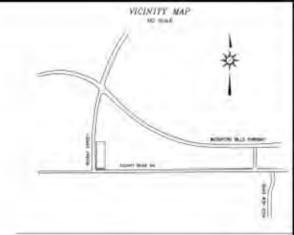
OF LOASTING COMME ANY IN 2019



7

2

MULTIONE LEVEN IS 12" RU THONGHIS MUST BE CONDED WITH A MEMBER OF 12" OF FUL DOS



- 1) THIS LOT MILL BE DEVELOPED TO MUT IMPEDIE THE MATURAL NUMB OF STORN WRITER ON THE TRECT.
- 2) THE LAND USE IS RESCENSE.
- 3) THE DUNNENT CONING IS \$-1, AGRICULTURAL
- 4) THE LOT IS TO BE SUPPLIED BY A KELL AND SEPTIC FOR ELADARST COLARY DWINDSMOVIE, HEALTS DOWITMENT APPROVE.
- 5) SHE THE BY
 - VolA Volinio loom. O to 15 ebs. >6.0' to what table sector
- 4) THIS AREA IS NOT IN A FUDDOILAIN AS YOR REPORTATION DESIGNE YIELD COMMANY PANEL NUMBER 180054 DEGS C. STRETTYE OWY: OF
- RNG-I DRAFE OF 101 TO REAR AS GLOCE AS MODBLE TO EXEMPLE RADE. CONTINUE SATA REPAINED UTLICES 2PS (RECE CONS) BY THE INVERT DATA *) ELEMANT COUNTY RESTRICTORS ARE IN OTTOT
- 10) DOMLORWENT TWE TO BE AN SOON AS POLICIES.E.

- (1) LOWEST FLOWS ELEVANDY APPROXIMUTELY MOD 1/-

LEGAL DESCRIPTION

INF-AUMENTED & N IN CAMANT PEAKS SUIDANTALY LOCATES IN THE SOUTH RANGE IS EAST

I, ROBALE L. JUSTICI, HEREIT COMPTITUATI I AN A LAND SUPPORT. LODGED IN COMPUNICS WITH THE LANS OF THE STATE OF Advance I SERVET HAS THIS PLAT AREVESSION & DURVED MUSE OF ME DR ORDER MY DIRECT SUPERVISION IN ACCORDANCE WITH MISS AND L. I. DUMPTRY L. SECTION I THROUGH & 10 FT THE MISSING ADMEDIATING CODE



TREAT COUNTY READ AN GOGHEN, MOMMA 40520 CHART CLEATER AND PATRICIA G. MEADE

809000

PROPERTY AUDRESS.

STATE UP

A NUMBER	ADVANCED LANC SURVEYONG OF HORIGATIN HOAMA, HIC. 17120 COUNTY FOAD 46, 4EW PARS, HDAMA, 18253 18743 B43-4125 RONNE L. AUSTRE PE
----------	--

SCALE: 1* - 40'	CONTRACTOR AND A	PROJECT IN MIDEN.	
DATE: 10/38/2004	APPROVED BY: 454	SHEET NUMBER	

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 12, 2024

Transaction Number: MI-0814-2024.

Parcel Number(s): 20-08-29-301-005.000-034.

Existing Zoning: A-1.

Petition: for primary approval of a 1-lot minor subdivision to be known as GLEN & JEANNE RIEGSECKER MINOR.

Petitioner: Glen J. Riegsecker, Trustee of the Glen J. Riegsecker Revocable Trust, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: South side of the easement, East side of CR 33, 1,685 ft. North of CR 26, in Middlebury Township.

Site Description: Proposed lot 1 is 2 acres and square in shape, with a proposed single-family residence and detached accessory structure.

History and General Notes:

November 20, 2024 – The Hearing Officer heard and approved a petition for access of a lot by an access easement due to no road frontage (DV-0765-2024).

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**

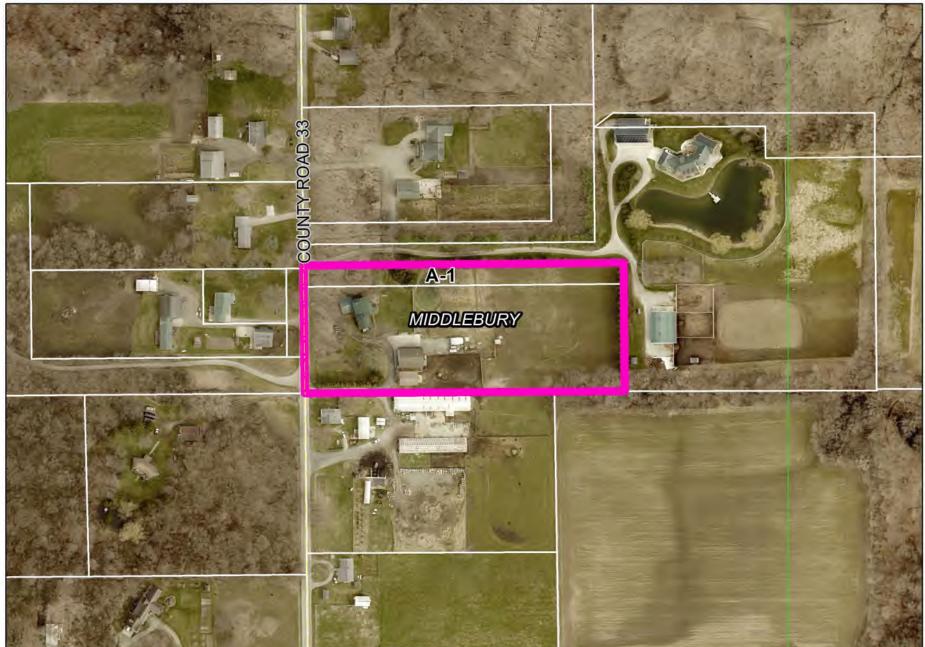
4230 Elkhart Road, Goshen, Indiana, 46526 Phone - (574) 971-4678

Minor Subdivision - Primary Fax - (574) 971-4578			
Data 1///////// Maating Data	ber 12, 2024 h Hearing (Subdivision) Transaction #: MI-0814-2024		
Description: for primary approval of a 1-lot minor subdivision to be known as GLEN & JEANNE RIEGSECKER MINOR			
Contacts:ApplicantAuthorized AgentAdvanced Land Surveying OfAdvanced Land Surveying OfNorthern Indiana, Inc.Northern Indiana, Inc.17120 County Road 4617120 County Road 46New Paris, IN 46553New Paris, IN 46553	Land OwnerPrivate SurveyorGlen J. Riegsecker, Trustee Of Glen J. Riegsecker Rev TrAdvanced Land Surveying Of Northern Indiana, Inc.59530 County Road 3317120 County Road 46 New Paris, IN 46553		
Site Address: 59730 County Road 33 Middlebury, IN 46540	Parcel Number: 20-08-29-301-005.000-034		
Township:MiddleburyLocation:East Side Of County Road 33, 2,800 Feet North Of County R	toad 26		
Subdivision:	Lot #		
Lot Area: Frontage:	Depth:		
Zoning:	NPO List:		
Present Use of Property:			
Legal Description:			
Comments: SEE DV-0765-2024. AW			
Applicant Signature:	Department Signature:		

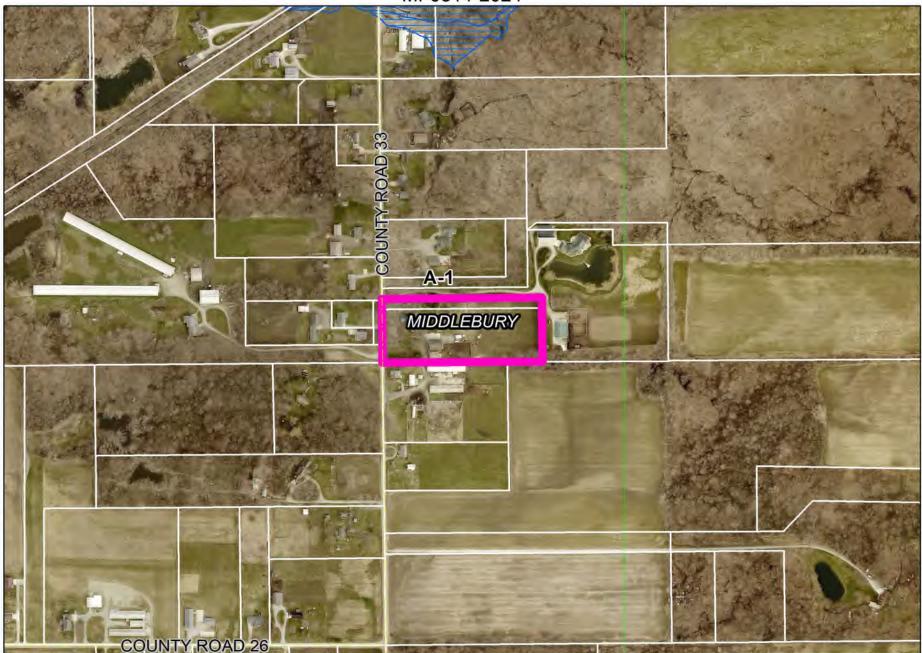
MI-0814-2024

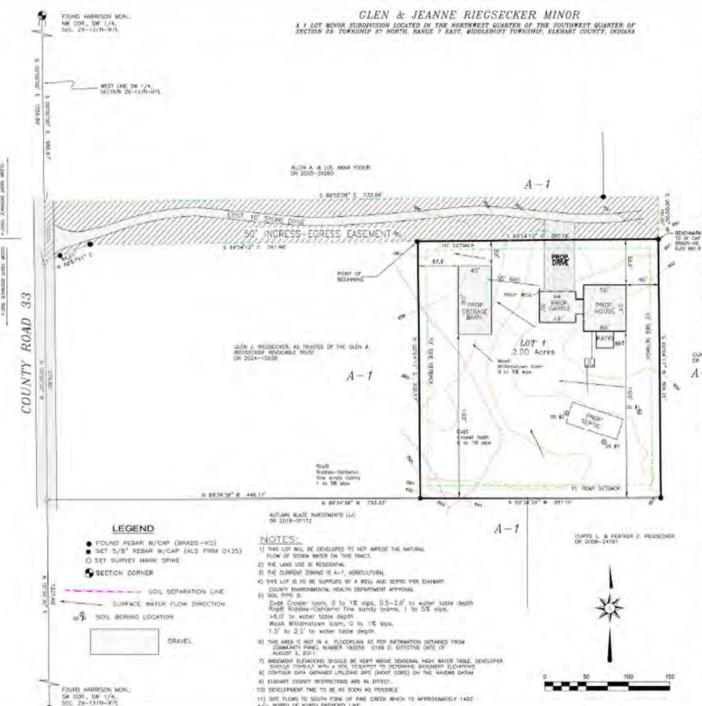


MI-0814-2024



MI-0814-2024





+/- NORDS OF NORDS PROFERING LAR.

LEGAL DESURIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 7 EAST, MODULERURY TOWNSHIP, ELROWAT COUNTY, INDIANA, SUPPLYED IN RONNE L JUSTICE, REGISTRATION NUMBER BOBOODICH, WITH ADVANCED LAND SURVEYIND OF NORTHERN INDIANA, NC., AS SHOWN DR PROJECT MUMBER 241013 CORTIFIED ON MOVEMBER I 2024 AND BEING MORE PARTICLEARLY DESCRIBED AS FOLLOWS:

DOMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CONFIRM OF THE SOUTHWEST CUANTOR OF SECTION 29, TOWNSHIP 37 MORTH, RANGE ? CAST, THENCE SOUTH GO DEGREES DO MINUTES DO SECONDS EAST, ALONG THE WEST LINE OF THE SAD SOUTHEAST QUARTER AND COUNTY ROAD 33, A OFTANCE OF 1055-BO FEET TO A MAG SPIKE; THENCE NORTH 48 DEGREES 37 MINUTES D1 SECONDS GAST, 58.61 FEET TO A REBAR WITH CAP (BRACS-KO); THENCE SOUTH NO DEGREES 54 MINUTES 12 SECONDS EAST, 301.48 FEET TO A REBAR WITH CAP (ALS FIRM 0135) AT THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING SOUTH IN DEGREES 54 MINUTES 12 SECONDS EAST, 287.16 FEET TO A REBAR WITH CAP (BRADS-RO), THENCE SOUTH OD DEGREES DA MINUTES 17. EPPENDENCY, THE SECOND CONCEPTS ON WHITE'S THE SCONDE BEST, WITH THE WEST LIKE ON A TRACT OF LAND CONVEYED TO CLARING L AND HEATHER C RESERVER IN LEXIMAR COUNTY DEED RECORD 2005-25158. A DESTRUCT OF 304 27 FEIT TO A BEAM WITH CAP (BRASS-HO); THENCE MORTH RE DECREES) A MINITE'S A SCOND WEST, WITH RESERVER LAND LAND RECORDED IN ELKHART COUNTY DEED RECORD 2008-24791 AND THE NORTH LINE OF A TRACT OF LAND 2018-24747 AND THE NORTH VIEW OF ANY THE TO A VECTOR LAND CONVEYED TO AUTIVANE MALE EVALUATIONS, LLO IN ELEMANT COUNTY DEED RECORD 2018-07172. A DESTANCE OF 2017.16 TEET TO A REDAR WITH CAP (ALS FIRM 0135), THENCE NORTH OO GEREES & MINUTES I'S SECOND EAST, X02.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINING 2:00 ACRES. MORE OR LESS.

CURTIS C. A HEATHER C. REGSECKER DR 2005-27138

A-1

INGRESS-EGRESS DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 7 LAST, MIDDLEBURY TOWNSHIP, ELICHART COUNTY, INDIANA, SURVEYED BY RONNE L. JUSTICE, RECISTRATION NUMBER ROODOOD4, WITH ADVANCED LAND SURVEYING OF MORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 241013 CERTIFIED ON NOVEMBER 1 2024 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE ANORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 37 NUBTIC INVICE 7 EAST THENCE SOUTH DO DEGREES OF MINUTES OF SECOND'S EAST, ALONG THE WEST LINE OF THE SAID SOUTHEAST DUARTER, 986.81 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THONCE SOUTH B9 DEGREES MINUTES DE SECONDS EAST, 733 E9 FEET, THENCE SOUTH OD DEGREES OD MINUTES CO SECONDS WEST, 50,00 FEET TO A REBAR MTH CAP (BRADS-HO), THENCE NORTH BE DEDREES 54 MINUTES 13 SECONDS WEST, 078.64 FEET TO A REBAR MTH CAP (BRADS-KO); THENCE SOUTH AD DECREES 37 MINUTES 01 SECONDS WISH, 58.01 FEET TO A MAG SPIRE ON THE BEST LINE OF THE BOUTHWEST QUARTER OF SHD SECTION 29: THENCE NORTH DO DIGREES DO WINUTES OD SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 70.001 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SP73D COLIVITY HOAD 33 MICOLEBURY, INDIANA 48840 PROPERTY ADDRESS. DRIVER GLEN J REGISTOREN AN TRUSTER OF THE OLEN J. RIEDGEICKER REVOCABLE TRUST



GLEN & JEANNE RIEGSECKER MINOR a 2 lot minge subsidiation located in the northwest quarter of the southwest quarter of section 39, township 39 north, range 7 less, middleburgt township, element county, induan

STATEMENT OF COMPLIANCE

THIS BURGINGER IS FOLKE TO BE IN COMPLICATE WHI THE BURGINGER DODAYD BOYL DOMEDIA DEDWARDER AND THE DEBUGINES SHOWN ON THIS FULLY REFERENCE AND ACCEPTED TO INC. SEMILITION FULLY OF SUPPORT ODDAYD HIS DAY DO DOTATION OF SUPPORT

ELEMENT COLINTY PLAN COMMISSION

RECEIVED FOR REDORD THIS __

MAE KRATZER, PLAN DIRECTOR

REDORDER

DAY OF

31074

AT ____ WED RECORDED IN PLAT BOOK _____PAGE

KAALA BAKER - RECORDER OF ELKHART DOWNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____DAY OF ______2024

PATRICIA A. PICKENS - ALERTOP OF ELKNART COUNTY

DRAMAGE MAINTENANCE CERTIFICATION:

THE WARTDWICE OF ALL ORDINASE FADLINES, INCLUDING DULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF FAD-I LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW DR DALARE ANY OF SAD FADLINES TO BE ORSTRUCTED OR FEDURED OR TO IN ANY MY IMPEDE THE FLOW OF WATER ACKESS OR THROUGH SAD FACLINES.

IN THE DVENT ANY SUCH FACILITIES RECOMES DAMAGED ON IN DEGREPAIR, IT SHALL HE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF DWERT'S FALLIES IT DO MANIAR SUCH BRANDER FACILITIES IN GOOD OWNER'S AND REFAIR, APPROPRIATE DOVERNMENTA, ANTRORITY OF DUALANT, COUNTY, NOWAL, MAY REFAIR SUCH DRAWARE FACILITIES AND INVOET HE COSTS OF SUCH REPAIR TO THE LAST OWNER HAMMET COUNTY, INCOMIN, IS GRANDED AN LEGENST ACROSS A LOT OWNER'S REAL ESTATE TOR THE FLOREDS OF REPAIRING AN DRAWING FACILITIES ON SADA DOT OWNERS REAL ESTATE. THE AMOUNT OF MAY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SADA OWNERFANDING ALTIMETER SHOULD FACILITIES ON SADA DOT OWNERS REAL ESTATE. THE AMOUNT OF MAY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SADA OWNERFANDING ALTIMETER SHOULD FACILITIES ON SADA DOT OWNERS REAL ESTATE. THE AMOUNT OF MAY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SADA OWNERFANDING ALTIMETER SHOULD FACILITIES ON SADA DOT OWNERS REAL ESTATE OWNERS AND ADDRAWNE AND AND THE REAL ESTATE OF THE LOT OWNER AND AN DE DAVIDABLE FACILITIES ON SADA DOTS.

EARWARD COLMAY, MEMARA, IS FURTHER GRANTED A REAT OF ACTION FOR THE COLLISION OF SAD INSERTED STREM THE OF OWNER AND FOR THE FRECORDER OF SAD LEAR IN THE MANNER IN WHICH MONTANCE AND TORICLOSED LACER THE LARS OF THE STATE OF PADARA ANY SUCH COLLISION AND FORECLOSED LACER THE LARS OF THE STATE OF PADARA ANY SUCH COLLISION OF THE STATE OF INDIANA, AND SHALL BE WARKING IN THE COLMATION OF CREAKL JARDICTON OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELEVANT.

THIS SURVEY IS LOCATED IN AN AREA THAT IS CURRENTLY ZONED A-1 (ADROLUTURAL). AS SUCH NORMAL ADROLUTURAL OPERATION INCLUENCE THE OPERATION OF MACHINER, THE DRIMARY REACESSING OF ADROLUTURAL PRODUCTS, MAL ALL NORMAL ADROLUTURAL, OPERATIONS PERFERENCE IN ACCOUNTER WITH COOL HASDANDRY PHACTICES AND PERFERTED TO BE DIRECTED OF ADDORMACE WITH COOL HASDANDRY PHACTICES AND PERFERTED TO BE

THE BOLINGARY SUBVEY YOR THE BOLINGARY IS RECORDED IN INSTRUMENT NUMBER 2024-_____IN THE OFFICE OF THE RECORDER OF ELKNAMT COUNTY, INCOME. DEED OF DEDICATION and OWNERS CERTIFICATION

THE IS TO CERTPY THAT WE, THE UNDERSCHIED, ARE THE OWNERE'S) OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREIN, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREIT ADMINISTERSE AND ADDPT THE PLAT UNDER THE STILE AND TITLE THEREON INDICATED.

NINOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPHIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT DPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS DLEN & JEANNE REDSECKER MINOR, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GAME IN FEET AND CENTRAL PARTS THEREOF, AND THAT THE PROLITES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

GLEN J. REGSECKER, TRUSTEE OF THE GLEN J. REGSECKER REVOCABLE TRUST



COUNTY OF ELIQUART) 155:

BETHE ME THE IMPERIATION MEMORY PUBLIC IN HEP FOR GAD CAMPY AND STATE. PERSONALLY IMPERSION OF A RELEXCIPTE, TRUTHER OF THE GAD CAMPY AND STATE. RECOMPLET THE ARE DATE STATEMENTLY AND STATEMENT AND ADDRESS MEMORY RETEMANTION AND THE ARE ADDRESS AND THE ADDRESS MEMORY ADDRESS RETEMANTION IN ADDRESS AND ADDRESS ADDRESS ADDRESS AND ADDRESS ADDRESS

NOTATI

JONNETR L JUSTICE

RESIDENT OF ELKINKT DURITY

MY COMMITTION EXPERED MET 30, 2130



I, REFORE & AVETCE, AFTER WERE THE PONCINE FOR TENJUM, THAT I HAVE THON READANCE ONE TO REALT DON SOCIAL SECURITY ADDRER IN THE DOCUMENT, UNLESS REDURED BY JAN.

L RONNE L JUSTICE, HEREBY CERTEY THAT I AM A UND SURVEYOR , LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NIXMAN. I CERTINY THAT THIS RAT REPRESENTS A SURVEY MARE BY UE OR LINERY MY DIRECT SUFERVISION IN ACCORDANCE WITH THE RES, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDINA ADMINISTRATIVE CODE, THAT JUSTICE AND RESTATES OF THE SUBMASCA DEDWARED OF LINERALED IN ACCORDANCE WITH THE MONSTORS OF THE SUBMASCA DEDWARED OF LINERAL

Romme L. Justice

SIGNATURE.

RONNIE L. JUSTICE, PS

PROPERTY ADDRESS. 59730 COUNTY ROAD 33 MODILIBURT, NOANA 46540 OWNER: GLEN J. REGSECKER AS TRUSTEE OF THE GLEN J. REGSECKER AS TRUST

	ADVANCED LAND
ADVANCED	INDIANA, INC. 17120 DOUNTY INDIANA 46553
	(574) 849-472 RONNE 1 JUST

DWWIDED LAND SURVEYING OF NORTHERN NDAMA, NC. 7120 DOUNTY ROAD 46, NEW PARS. NDAMA 46553 574) 849-4728 NDAMA 46555

SCALE: 1" = 50'	DRAWN BY: RL)	PROJECT NUMBER: 241013
DATE: NOV. 1, 2024	ARPROVED BT: RLJ	SHEFT NUMBER: 2 OF 2



Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 12, 2024

Transaction Number: MI-0810-2024.

Parcel Number(s): 20-05-01-101-007.000-005.

Existing Zoning: R-1.

Petition: for primary approval of a 2-lot minor subdivision to be known as SAILOR'S CR 12 MINOR SUBDIVISION.

Petitioner: Catherine S. Sailor, Trustee of the Catherine S. Sailor Revocable Trust, represented by Danch, Harner & Associates.

Location: South side of CR 12, 410 ft. West of CR 3, in Cleveland Township.

Site Description: Proposed lot 1 is 0.76 acres and rectangular in shape with a proposed single-family residence. Proposed lot 2 is 0.97 acres and rectangular 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

Minor Subdivision - Primary

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526 Phone - (574) 971-4678 Eax - (574) 971-4578

Winter Subarvision - Trinary			Fax - (5/4) 9/1-45/8
Date: 11/04/2024 Mo	antima Data.	ber 12, 2024 Hearing (Subdivision)	Transaction #: MI-0810-2024
Description: for primary approval of a 2-lot minor subdivision to be known as SAILOR'S CR-12 MINOR SUBDIVISION			
Contacts: Applicant	Land Owner	Private Surveyor	
Danch, Harner & Associates	Catherine S. Sailor	Danch, Harner & Associate	es
1643 Commerce Drive	28812 County Road 12	1643 Commerce Drive	
South Bend, IN 46628	Elkhart, IN 46514	South Bend, IN 46628	
Site Address: 28812 County Road 1 Elkhart, IN 46514	2	Parcel Number:	20-05-01-101-007.000-005
Township: Cleveland		•	
	410 FT. WEST OF CR 3 N		
Subdivision:		Lot #	
Lot Area:	Frontage:		Depth:
Zoning:		NPO List:	
Present Use of Property:			
Legal Description:			
Comments:			
Applicant Signature:		Department Signature:	

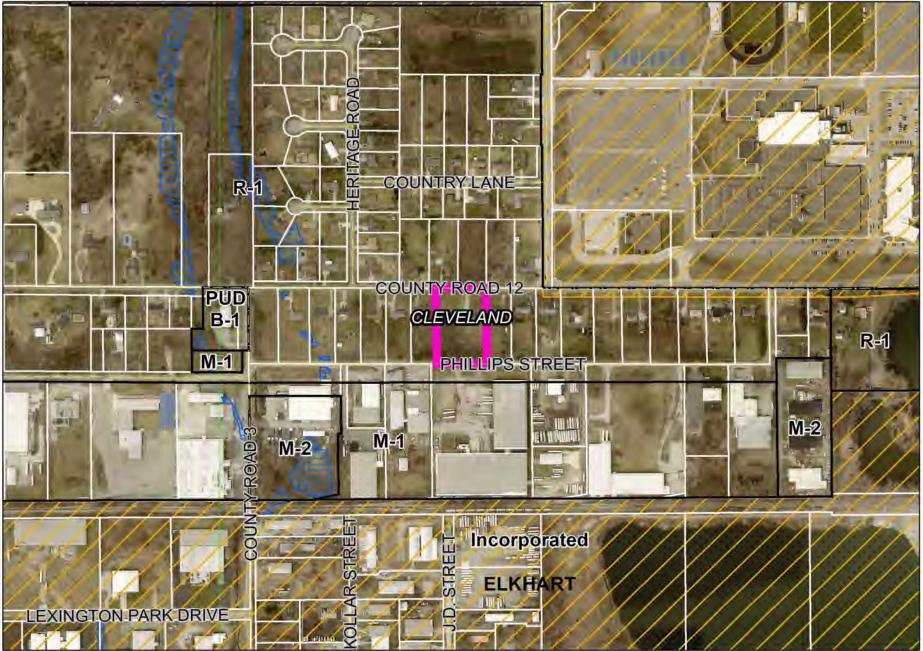
MI-0810-2024



MI-0810-2024



MI-0810-2024



LEGAL DESCRIPTION:

A PART OF THE MORTH HALF (M) OF THE TRACTIONAL HORTHWEST QUARTER (N) OF SECTION ONE (1), TOWNSHIP THINTY-SEVEN (37) HOATH, BANCE FOUR (4) EAST, M CLEVELAND TOWNSHIP, ELKHANT COUNTY, NOANA, AND BEING WORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN FICH STAKE IN THE BLACKTOP PAVENENT AT THE NORTHEAST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER THENCE N BRIDG DO" W. ALONG THE NORTH OF SAID NORTHWEST QUARTER ALSO BEING THE CENTERLINE OF C.R. 12. A DISTANCE OF 1582.00 FEET (REC. N 90'00'00" W, 1582 00 FEET) TU THE TRUE POINT OF BEGINNING. THENCE S. DOT26'29" E., A DISTANCE OF 329.98 FEET TO AN INON STAKE (REC. 5. CO'28'00" E PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL WORTHWEST QUARTER, 330.00 FEET). TO THE NORTH RIGHT-OF-WAY LINE OF PHILUPS STREET; THENCE N. 89:35'27' W. ALONG SAID NORTH LINE, A DISTANCE OF 277.60 FEET TO AN FION STAKE, (REC. N. W700'00" W, PARALLEL WITH THE NORTH UNE OF SHO FRACTIONAL NORTHWEST DUARTER. 228.00 FEET); THENCE HI ST27'A2" W., A DISTANCE OF 328.80 FEET THE N OF 28'DO" W. PARALLEL WITH THE CAST LINE OF SAID FRACTIONAL NONTHINEST DUARTER, 238.00 FEET) TO THE NORTH LINE. OF SAID FRACTIONAL NOWTHWEST QUARTER AND THE CENTERLINE OF SAID C.R. 12 THINKE 5. HE'SE'DE" E. ALONG SAD NORTH LINE MID CENTERINE, A DETANCE OF 236.00 FET (REC. 5. 90'00'00' E. 228.00 TEET TO THE POINT OF BEGINNING. CONTAINING 1.72 ACRES MORE OR LESS AND

COMPREED OF TWO (2) LOTS, SUBJECT TO ALL LEGAL HICHWAYS. EASEMENTS AND RESTRICTIONS OF RECORD.

ZONING SUBJECT PROPERTY:

R-1 SHILE-TAMILY NEWENTIAL DISTRICT

ZONING ADJACENT PROPERTIES:

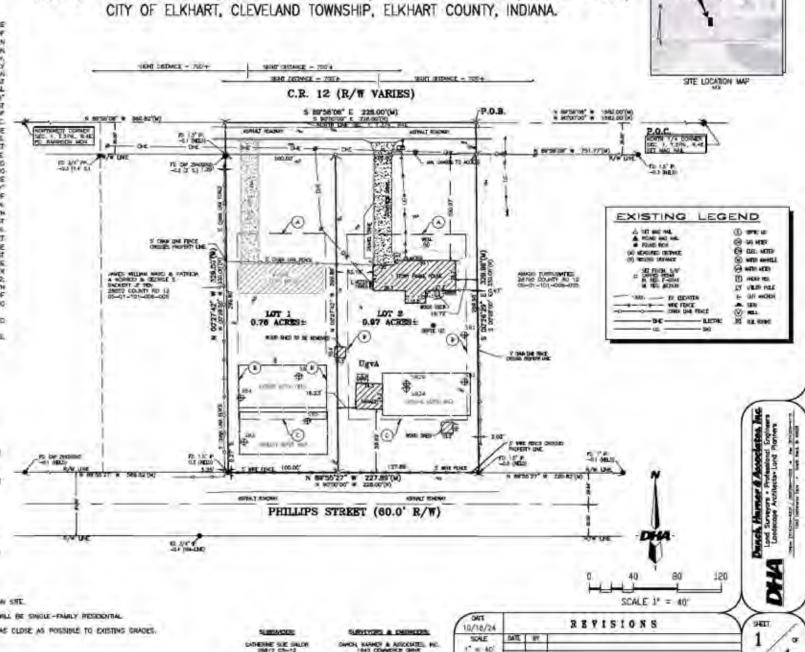
IV-1 SINGLE-FRAILY RESIDENTIAL DISTRICT

SETERACKS:

- A) 75 FT. FRONT-YARD BULDING SETBACK B) 18 FT. SIDE-YARD BUILDING SETTIACK
- SO FT. FRONT-YARD BUILDING SETBACK (SECONDARY FRONTAGE)

LOOD PLAN HOTE

HIS SLIBOMISION MAY FALL WITHIN THE LOOD HAZARD AREA AS DEPEND ON AND CALED FROM THE COMMUNITY PANEL MAPS STABUSHED OF HUD FOR FLOOD UD2:57 2ND, 2011 (ZONE "X")



SITE

SAILOR'S CR-12 MINOR SUBDIVISION PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 4 EAST,

) ALL STORM WATER MILL HE CONTAINED DW SHE.

ENERAL MOTIS:

THE LAND USE FOR LITE I AND LOT 2 WILL BE STADLE -FRAILY RESIDENTIAL.

EXISTING PUBLIC STREET SHALL REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADES.

) ELKHART COUNTY RESTRICTIONS APPLY

10017 Ch-12

1043 COMMERCE ORINE SOUTH BORD IN MISSIN (374) 734-4003 ATTN METHER EANOR

FILE #

26022