

May 9, 2024
9:00 A.M.

1

- D. Petitioner: Travis L. Conklin & Jennica R. Conklin, Husband & Wife (page 4)
 represented by Advanced Land Surveying of Northern Indiana, Inc.
 Petition: for primary approval of a 2-lot minor subdivision to be known as
 TREEHOUSE ACRES.
 Location: northwest end of Red Bud Place, 195 ft. north of Red Bud Lane, west of CR
 100, in Baugo Township. (MI-0209-2024)
- E. Petitioner: Miller Family Revocable Living Trust (page 5)
 represented by Advanced Land Surveying of Northern Indiana, Inc.
 Petition: for primary approval of a 3-lot minor subdivision to be known as
 MAPLECREST FARMS.
 Location: south side of CR 126, 900 ft. east of SR 15, in Jefferson Township.
 (MI-0210-2024)

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 11TH DAY OF APRIL 2024 AT 9:00 A.M.
MEETING ROOMS 104, 106, & 108 – ADMINISTRATION BUILDING
117 N. 2nd STREET, 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; Laura Gilbert, Administrative Manager; Danny Dean, Planner; Adam Coleson, Planner; and James W. Kolbus, Attorney for the Board.

Roll Call.

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

2. A motion was made and seconded (*Edwards/Clark*) that the minutes of the regular meeting of the Elkhart County Plat Committee held on the 14th day of March 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Barker*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control 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 PEACEFUL MEADOW, for Tri-County Land Trustee Corporation (Land Contract Holder) & Marcus & Ruth Ann Miller (Land Contract Purchasers) represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 4, 1,700 ft. east of CR 29, common address of 15638 CR 4 in York Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0123-2024*.

Steve Clark asked Mr. Coleson to indicate which lot would not have road frontage. Mr. Coleson stated there is an easement for a driveway to the lot without frontage.

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 PEACEFUL MEADOW 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 SR 13 & 120 MINOR SUBDIVISION, for Legacy Buildings LLC represented by Land and Boundary LLC, on property located on the south side of SR 120, 955 ft. west of SR 13, common address of 11482 SR 120 in York Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0121-2024*.

Mrs. Snyder asked what type of business is on this parcel. Mr. Dean stated he is unsure of the business type.

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

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Steven Clark that this request for primary approval of a 1-lot minor subdivision to be known as SR 13 & 120 MINOR SUBDIVISION 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 LAMBRIGHT'S COUNTY ROAD 39 MINOR SUBDIVISION, for Eric J. Lambright & Jenean F. Lambright, Husband & Wife represented by Land and Boundary LLC, on property located on the west side of CR 39, 3,990 ft. north of CR 32, common address of 60727 CR 39 in Middlebury 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-0120-2024*.

Mr. Warner pointed out that the wetlands seem to cover over 50% of the property. He then inquired about any potential issues related to setbacks or septic. In response, Mr. Dean mentioned that the project has already received primary approval from Bill Hartsuff, Environmental Health Department, and any concerns raised by him would be addressed in the secondary process.

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 LAMBRIGHT'S COUNTY ROAD 39 MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 1-lot minor subdivision to be known as CLEVELAND RETREAT, for Todd M. Cleveland & Melissa K. Cleveland, Husband & Wife represented by Abonmarche Consultants, on property located on the east side of CR 9, 850 ft. north of CR 52, in Union Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0110-2024*.

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

8. The meeting was adjourned at 9:09 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 9, 2024

Transaction Number: MI-0179-2024.

Parcel Number(s): 20-04-34-300-009.000-032.

Existing Zoning: A-1.

Petition: For primary approval of a 1-lot minor subdivision to be known as VON BLON HOMESTEAD.

Petitioner: Jeffrey L. Von Blon & Jo Ann Von Blon, represented by Midwest Land Surveying LLC & Anthony Glentz.

Location: North side of CR 12, 385 ft. east of CR 37, in York Township.

Site Description: Proposed lot 1 is 2 acres, rectangular in shape, with a proposed residence and existing agricultural buildings.

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.

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: 03/21/2024 Meeting Date: May 09, 2024
Plan Commission Hearing (Subdivision) Transaction #: MI-0179-2024

Description: for primary approval of a 1-lot minor subdivision to be known as VON BLON HOMESTEAD

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Anthony Glentz 613 Colorado St. Goshen, IN 46526	Jeffrey L & Jo Ann Von Blon 500 N Main St Middlebury, IN 465408974	Midwest Land Surveying, Llc 124 E Albion St Avilla, IN 46710

Site Address: 00000 County Road 12
MIDDLEBURY, IN 46540

Parcel Number: 20-04-34-300-009.000-032

Township: York
Location: NORTH SIDE OF CR 12, 385 FT. EAST OF CR 37

Subdivision: Lot #

Lot Area: Frontage: Depth:

Zoning: A-1 NPO List:

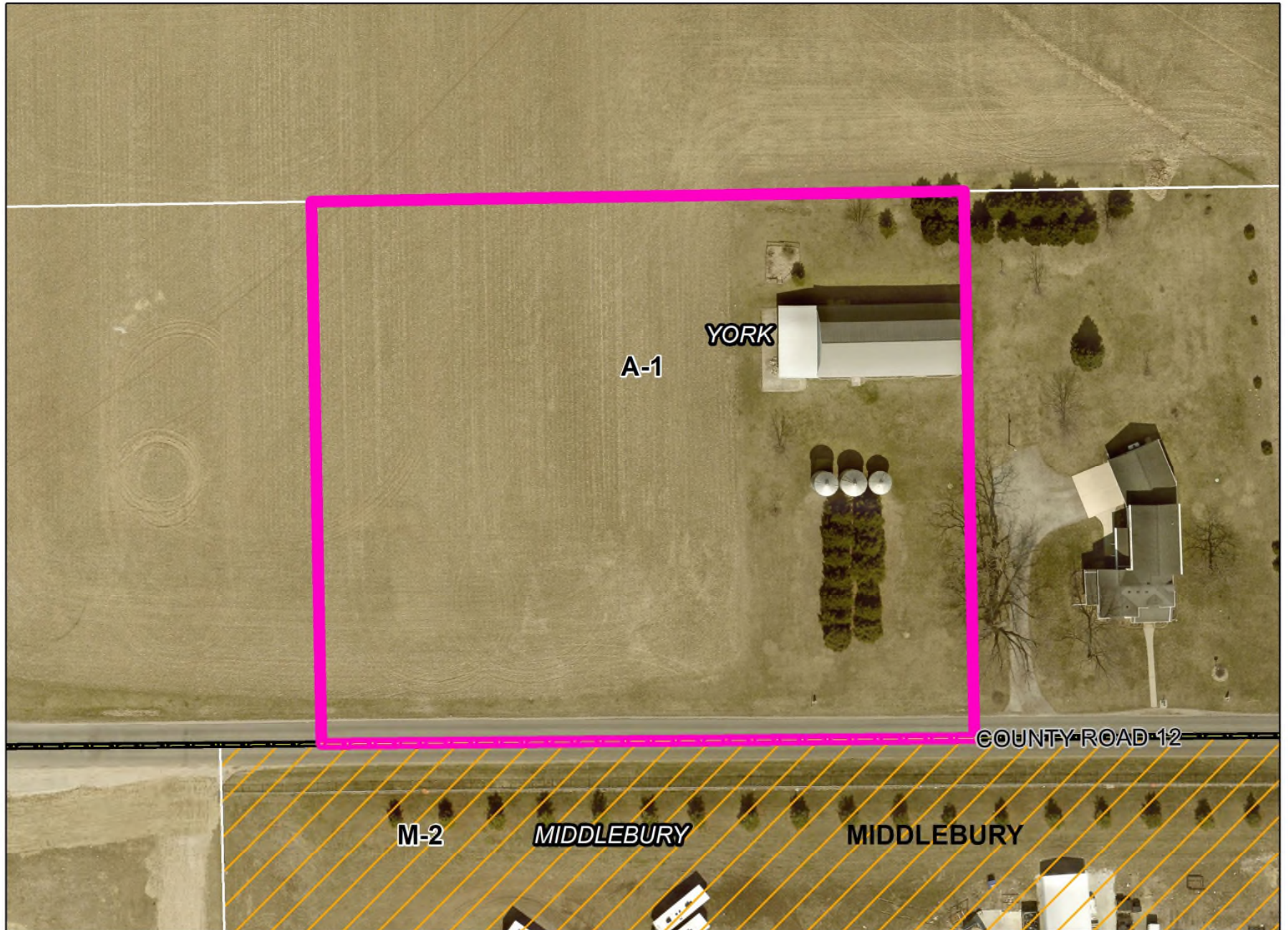
Present Use of Property:

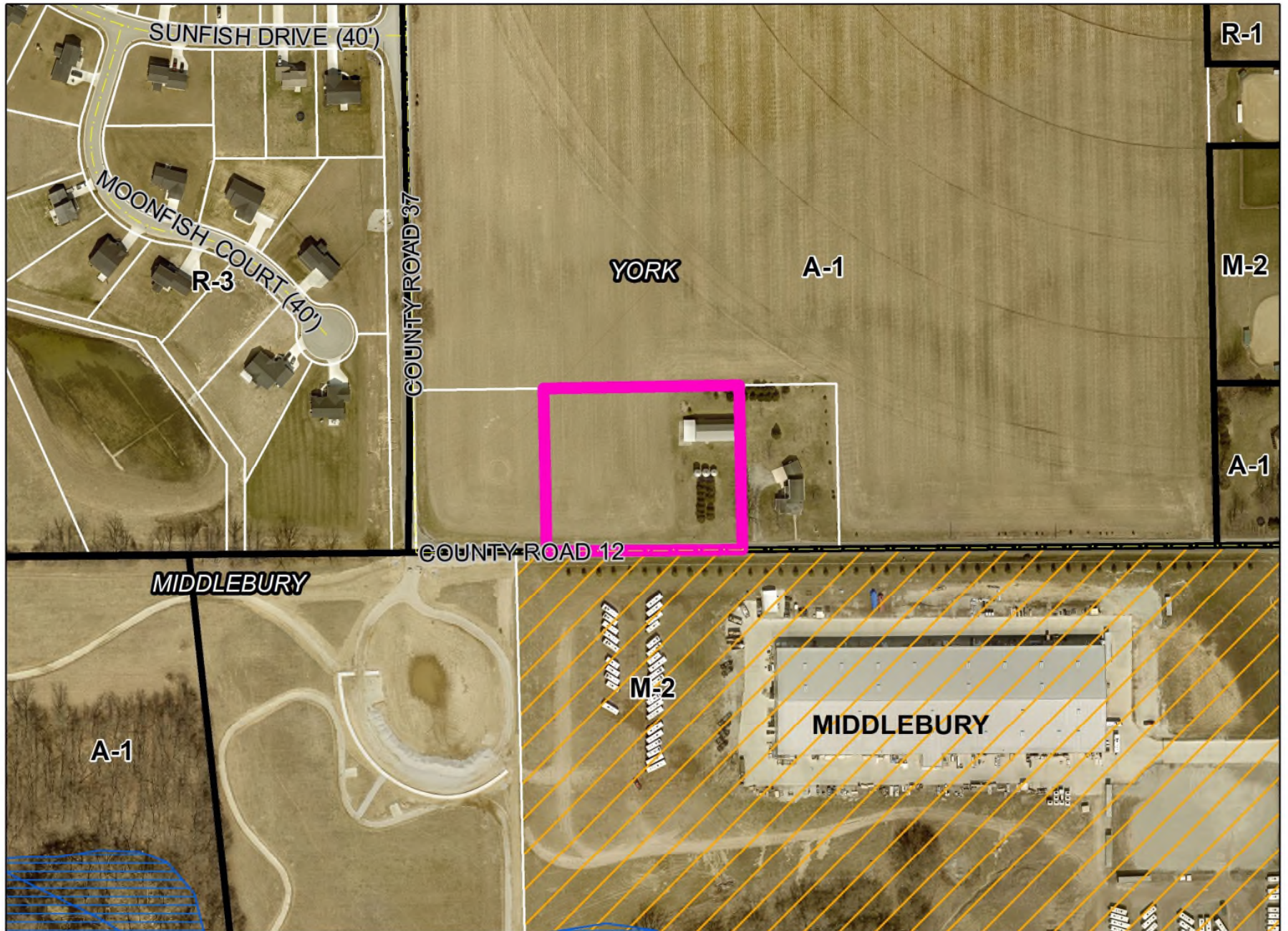
Legal Description:

Comments:

Applicant Signature:

Department Signature:







VON BLON HOMESTEAD

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 7 EAST YORK TOWNSHIP

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 7 EAST, ELKHART COUNTY, THE STATE OF INDIANA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER MARKED BY HARRISON MARKER FOUND; THENCE S 89°33'26" W (STATE PLANE MODEL, INDIANA ZONE EAST), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, FOR 782.25 FEET TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SUE ANN VON BLON PER ELKHART COUNTY DOCUMENT NUMBER 0099-288769 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S 89°33'26" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, FOR 323.27 FEET TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JEFFREY L. VON BLON AND JO ANN VON BLON PER ELKHART COUNTY DOCUMENT NUMBER 2011-07516; THENCE N 00°26'34" W, ALONG THE EAST LINE OF SAID VON BLON TRACT, FOR 269.04 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF SAID VON BLON TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO CULVER DUCK FARMS, INC. PER ELKHART COUNTY DOCUMENT NUMBER 2011011297; THENCE N 89°08'49" E, ALONG THE SOUTH LINE OF SAID CULVER DUCK FARMS TRACT, FOR 323.24 FEET TO REBAR SET AT THE NORTHEAST CORNER OF SAID VON BLON TRACT; THENCE S 00°27'08" E, ALONG THE WEST LINE OF VON BLON TRACT, FOR 271.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 2.01 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROAD RIGHTS-OF-WAY AND ALL EASEMENTS OF RECORD.

CERTIFICATE OF DEDICATION

I, WE, THE UNDERSIGNED OWNER(S) OF RECORD OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE THE SAME AS (VON BLON HOMESTEAD). EACH STREET, ALLEY, PARK, RECREATION AREA, LAKE ACCESS, OR PUBLIC USE SHOWN ON THE PLAT IS DEDICATED TO THE PUBLIC BUT SHALL NOT BE MAINTAINED BY ANY PUBLIC AGENCY UNTIL SPECIFICALLY ACCEPTED FOR MAINTENANCE BY LAWFUL RESOLUTION OF THE PUBLIC AGENCY. BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THE PLAT BETWEEN WHICH LINES AND THE PROPERTY LINE, THERE SHALL NOT BE ERECTED OR MAINTAINED ANY BUILDING OR STRUCTURE. STRIPS OF GROUND "EASEMENTS" ARE RESERVED FOR THE USE OF ALL PUBLIC UTILITIES SUBJECT AT ALL TIMES TO PROPER AUTHORITIES AND TO THE EASEMENTS THEREON RESERVED. NO STRUCTURE MAY BE MAINTAINED ON SAID EASEMENTS AND OWNERS OF THE LOT SHALL TAKE TITLE SUBJECT TO THE EASEMENTS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 20____

Text

JO ANN VON BLON
500 NORTH MAIN STREET
MIDDLEBURY, IN. 46540

PUBLIC IN AND FOR SAID
JEFFREY L. VON BLON
EDGED THE EXECUTION
A NEW VOLUNTARY ACT
PRESSED.

S _____ DAY OF _____

(NOTARY PUBLIC) _____

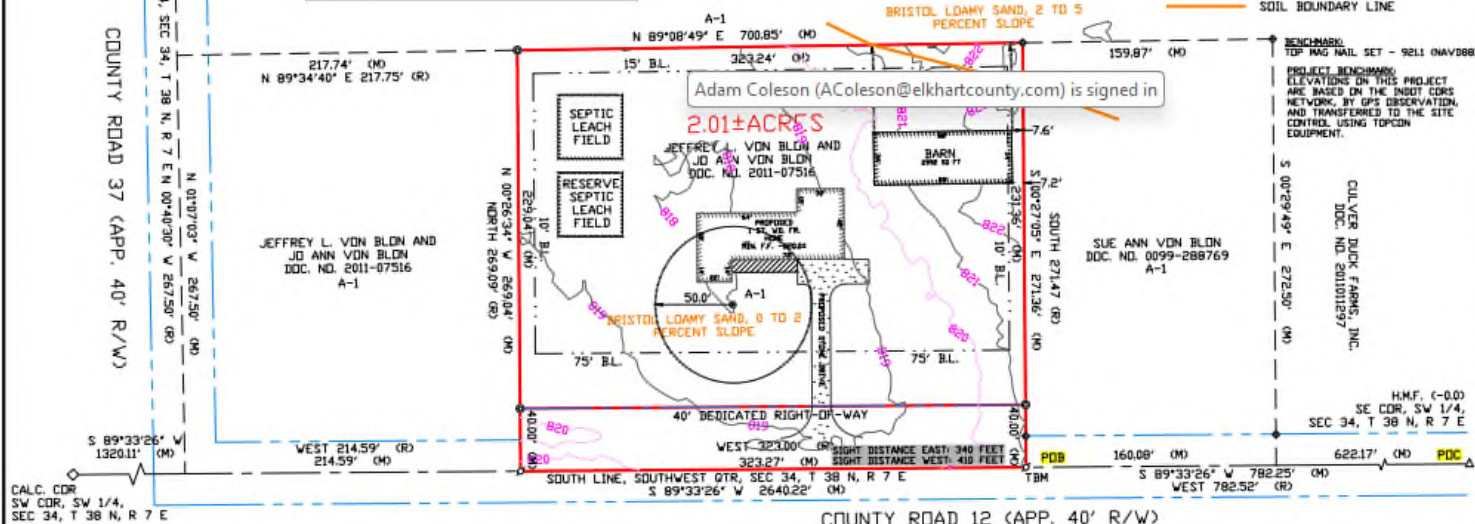
PRINTED NAME _____

MY COMMISSION EXPIRES: _____

FLOODPLAIN NOTE

FROM AN EXAMINATION OF FLOOD INSURANCE RATE MAP 18039C01790WITH EFFECTIVE DATE OF AUGUST 02, 2011 THE TRACT OF SURVEY IS LOCATED IN "OTHER AREAS ZONE X"; DEFINED AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

CULVER DUCK FARMS, INC.
DOC. NO. 201011297



ZONING DISTRICT (A-1) AGRICULTURAL DISTRICT
LOT SIZE (MIN)
AREA (SQ FT) 20,000
WIDTH (FT) 100
MINIMUM FRONT YARD SETBACK 75 FEET
MINIMUM SIDE YARD SETBACK 10 FEET
MINIMUM REAR YARD SETBACK 15 FEET
HEIGHT (MAX FT.) 30
BUILDING COVERAGE (MAX, %) 30
GROSS FLOOR AREA (MIN, SQ. FT.) SINGLE-STORY 900 TWO-STORY 600



LEGEND

- △ HARRISON MARKER FOUND
- ◆ PIPE FOUND
- ◇ CALCULATED SECTION CORNER
- REBAR SET
- ⊕ MAG NAIL SET
- BUILDING SETBACK LINE
- SECTION LINE
- RIGHT-OF-WAY
- BOUNDARY
- PROPERTY LINE
- SOIL BOUNDARY LINE



PROFESSIONAL SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE ABOVE IS A CORRECT PLAT AND DESCRIPTION OF A SURVEY COMPLETED BY ME, OR UNDER MY DIRECT SUPERVISION, ON: MARCH 13, 2024 AND WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS AS SET FORTH IN 865 IAC 1-12-13 (RETRACEMENT AND ORIGINAL SURVEY PLATS) AND 865 IAC 1-12-18 (ORIGINAL AND RETRACEMENT SURVEY MONUMENTATION). ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN; THE ACCEPTABLE RELATIVE POSITIONAL ACCURACIES FOR THIS ORIGINAL SURVEY PLAT IS 0.13 FEET PLUS 100 PARTS PER MILLION PER CLASSIFICATION AS A SUBURBAN SURVEY. THIS PLAT COMPLIES WITH THE PROVISIONS OF THE ELKHART COUNTY SUBDIVISION ORDINANCE.

THE BOUNDARY FOR THIS PLAT HAS BEEN PREVIOUSLY SURVEYED AND RECORDED PER ELKHART COUNTY DOCUMENT NUMBER _____. THE LOCATION OF THE BOUNDARY HAS REMAINED UNCHANGED FROM THE SURVEY IN THE RECORDED DOCUMENT.

SURVEY JOB NUMBER: 38-07-34-001

PREPARED FOR:
JEFFREY L. VON BLON &
JO ANN VON BLON
MIDDLEBURY, IN. 46540

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.



SIGNED: Joshua P. Lash
JOSHUA P. LASH,
PROFESSIONAL SURVEYOR LS20900180

PARCEL # 04-34-300-009-032

SECTION 34, TOWNSHIP 38 NORTH, RANGE 7 EAST
ELKHART COUNTY, INDIANA

2024 1 LOT MINOR SUBDIVISION
COUNTY ROAD 12
MIDDLEBURY, IN. 46540

SURVEY JOB NO. 38-07-34-001

REVISIONS

DATE	REVISION

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 9, 2024

Transaction Number: MI-0203-2024.

Parcel Number(s): Part of 20-02-35-351-017.000-026, part of 20-02-35-352-032.000-026, 20-02-35-352-033.000-026.

Existing Zoning: R-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as GREENLEAF GRAND DELUXE.

Petitioner: Wrangler Real Estate Inc. (owner/buyer) & Jenway Majestic LLC (seller), represented by Abonmarche Consultants.

Location: North side of Greenleaf Blvd., 970 ft. east of Marguerite Ave., south of Bristol St., in Osolo Township.

Site Description: This subdivision contains portions of an unrecorded subdivision done before 1962, a portion of a plat done in 2021 but never developed, and unplatted area. Proposed lot 1 is 1.52 acres, irregular in shape, with a proposed residence. Proposed lot 2 is 2.68 acres, irregular in shape, with an existing foundation to be reused for a residence. Proposed lot 3 is 0.42 acres, irregular in shape, with a proposed residence.

History and General Notes:

- **2022** – The house on proposed lot 2 was demolished.

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.

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: 04/01/2024

Meeting Date: May 09, 2024
Plan Commission Hearing (Subdivision)

Transaction #: MI-0203-2024

Description: for primary approval of a 3-lot minor subdivision to be known as GREENLEAF GRAND DELUXE

Contacts: Applicant

Abonmarche Consultants
303 River Race Dr. Suite 206
Goshen, IN 46526

Land Owner

Jenway Majestic Llc (Seller)
21063 Chelton Blvd
Bristol, IN 46507

Land Owner

Wrangler Real Estate Inc
1701 Elkhart Road
Goshen, IN 46526

Private Surveyor

Abonmarche Consultants
303 River Race Dr. Suite 206
Goshen, IN 46526

Site Address: 23901 Greenleaf Boulevard
ELKHART, IN 46514

Parcel Number: Part of 20-02-35-351-017.000-026
Part of 20-02-35-352-032.000-026
20-02-35-352-033.000-026

Township: Osolo

Location: NORTH SIDE OF GREENLEAF BLVD., 970 FT. EAST OF MARGUERITE AVE., SOUTH OF BRISTOL ST

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: R-1

NPO List:

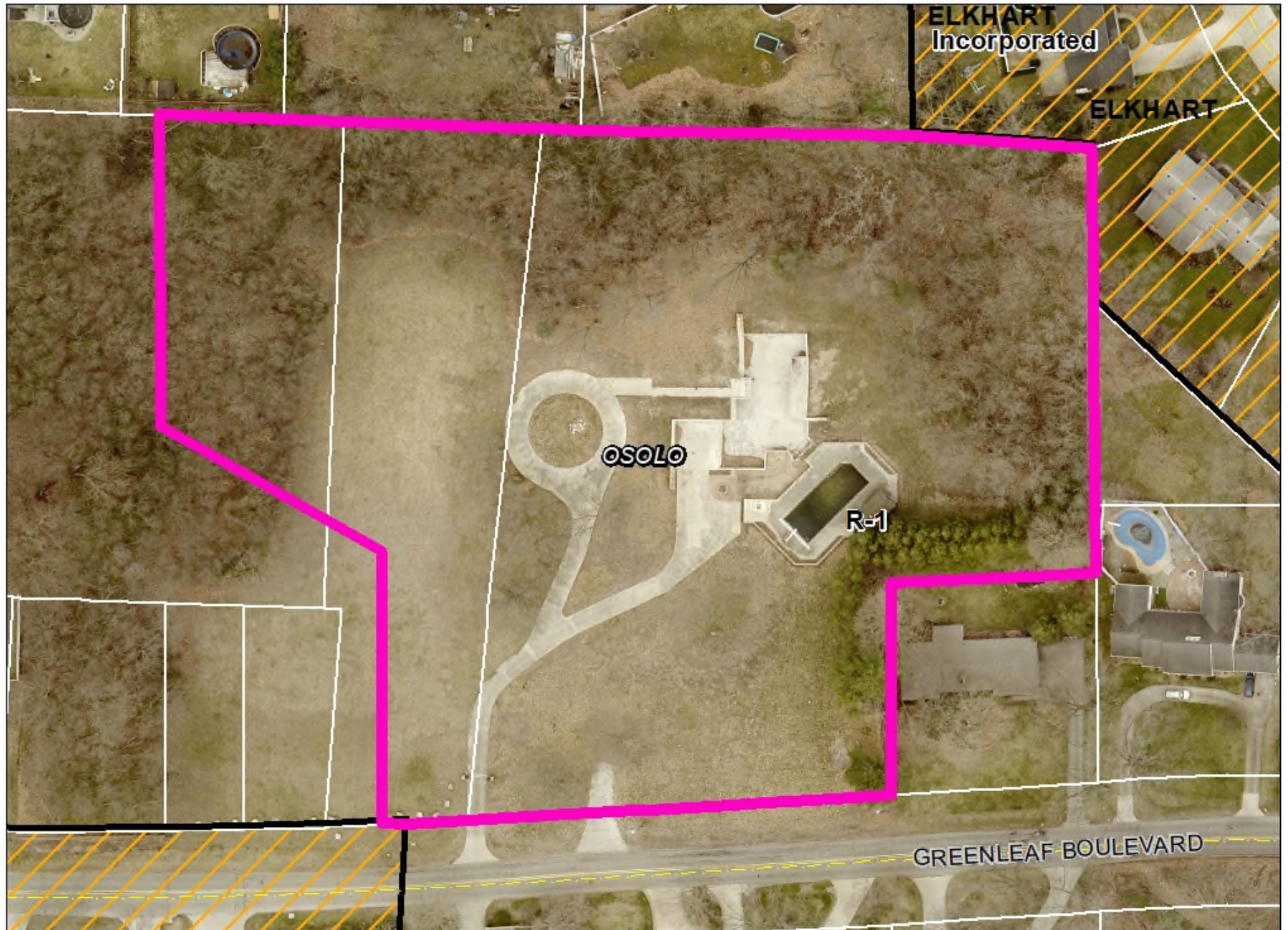
Present Use of Property:

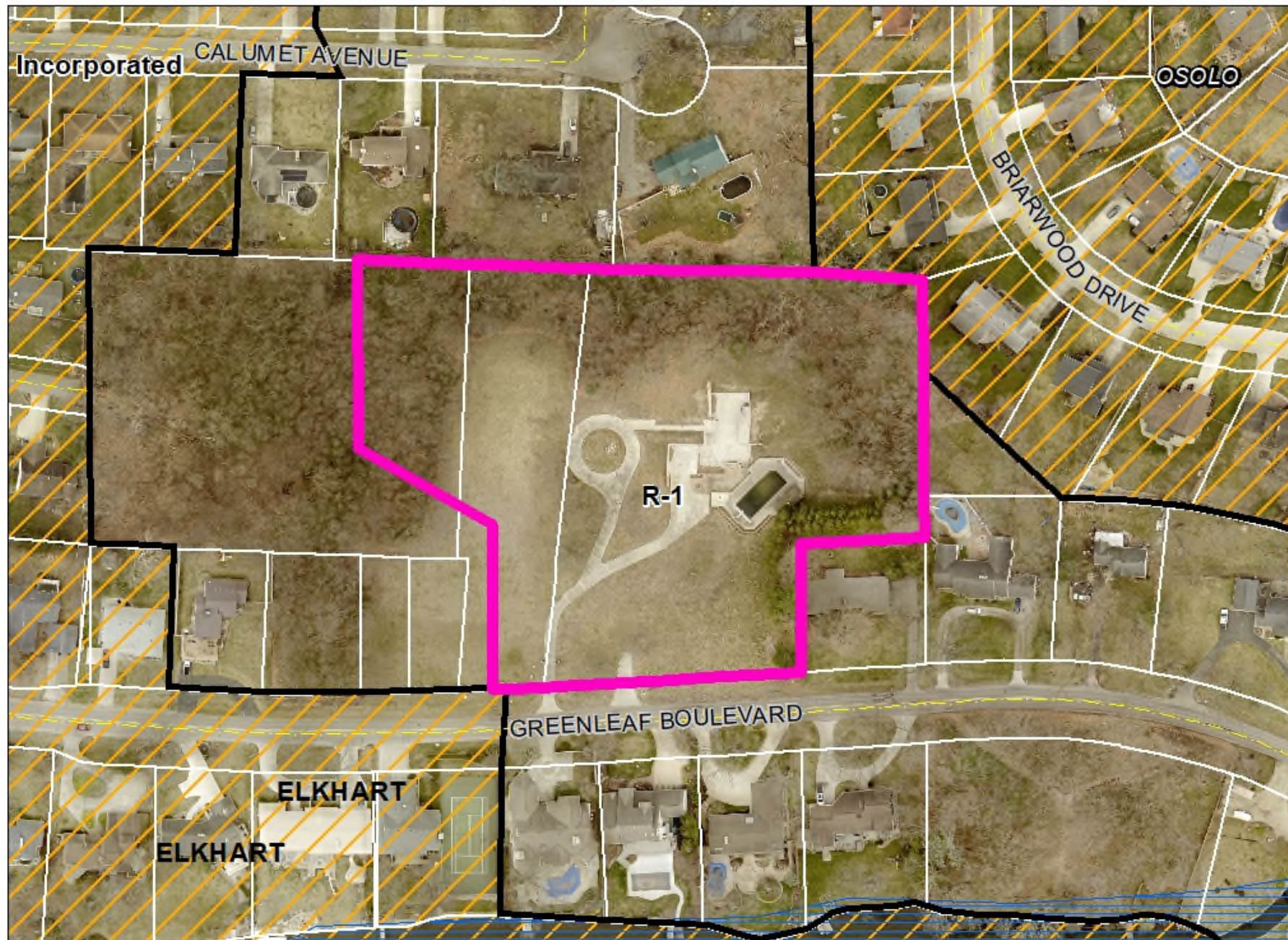
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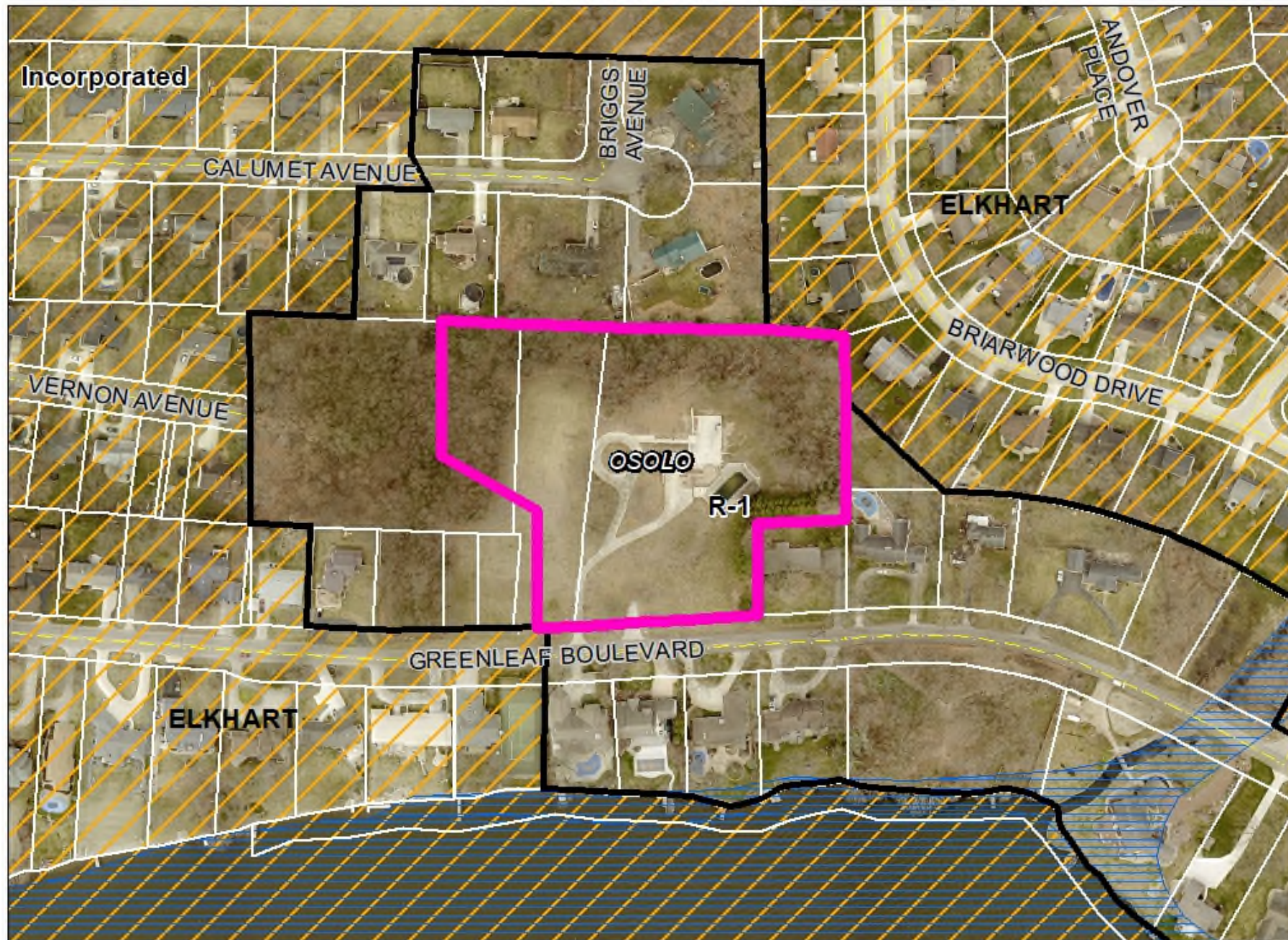
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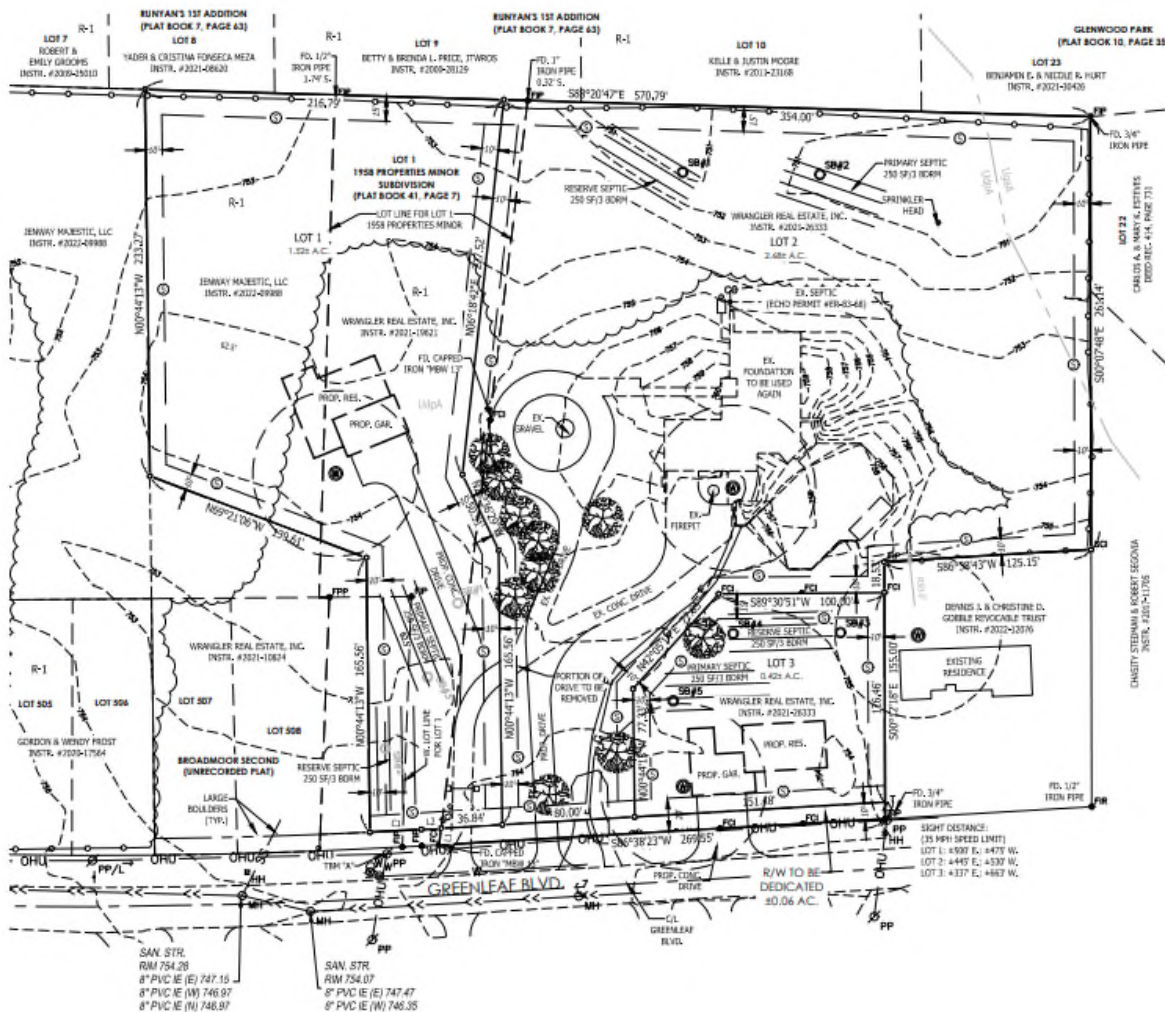
Applicant Signature:

Department Signature:









PRIMARY PLAT GREENLEAF GRAND DELUXE

A PART OF THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 38 NORTH, RANGE 5 EAST,
OSOLO TOWNSHIP, ELKHART COUNTY, INDIANA.
OWNER: WRANGLER REAL ESTATE & JENWAY MAJESTIC, LLC
TAX ID#: 20-02-35-352-033.000-026; 20-02-35-352-032.000-026
& 20-02-35-351-017.000-026

BENCHMARKS

TBM "A"
BENCHMARK IN NORTH FACE OF POWER POLE LOCATED
ON THE NORTH SIDE OF THE RIGHT OF WAY OF
GREENLEAF BLVD. @ ELEVATION 754.63 FEET (NWD88)

Line Table

Line #	Bearing	Length
L1	N6°48'30"E	10.16'
L2	S88°30'33"W	11.82'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	31.24'	126.11'	0°52'54"	N08°43'30"E	31.24'

TOTAL SUBDIVISION AREA
204,198 S.F.
4.49 ACRES

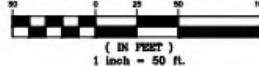
AREA IN RIGHT OF WAY
2,689 S.F.
.06 ACRES

AREA IN LOT
201,509 S.F.
4.43 ACRES

LEGEND

- SC1 = SET 5/8" REBAR MARKED ABONMARCHÉ FROM DSS
- FIP = FOUND IRON PIPE
- FCI = FOUND CAPPED IRON
- FR = FOUND REBAR
- TBM "A" = BENCHMARK LOCATION
- SMH = SANITARY MARKHOLE
- QZ = QUARRY
- HH = HANDHOLE
- PP/L = POWER POLE LIGHT
- W = WATER LINE
- OHU = OVERHEAD POWER LINE
- CHN = CHAIN LINK FENCE
- SS = SANITARY SEWER LINE
- W = WATER LINE
- DT = DECIDUOUS TREE
- CONTOURS
- PP = POWER POLE
- HAULBOX
- DSSN
- ZONING
- SOIL DESIGNATION
- OHU = OVERHEAD POWER LINE
- CHN = CHAIN LINK FENCE
- SS = SANITARY SEWER LINE
- W = WATER LINE
- DT = DECIDUOUS TREE

GRAPHIC SCALE



I, the undersigned, an Indiana Registered Land Surveyor hereby certify that on the date shown, a survey was completed under my supervision and to the best of my knowledge and belief this plat is a representation of said survey.

Craig S. Batdorf
CRAIG S. BATDORF, P.S.
PROFESSIONAL LAND SURVEYOR #21200006
STATE OF INDIANA

03/26/24
DATE



PROJECT:

SHEET TITLE:

DRAWN BY:
TRM

DESIGNED BY:

PM REVIEW:
CMWE

QA/QC REVIEW:
CSB

DATE:
3/26/24

SCALE:

HORIZ: 1" = 50'

VERT:

ADD JOB #
24-0066

SHEET NO.

ABONMARCHÉ
303 River Rock Drive, Unit 214
Crawfordsville, IN 46038
Phone: 317.533.9111
Email: abonmarche@abonmarche.com
Website: www.abonmarche.com
Professional Land Surveyor
No. 21200006
State of Indiana

PRIMARY PLAT
GREENLEAF
GRAND DELUXE

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 9, 2024

Transaction Number: MI-0207-2024.

Parcel Number(s): 20-03-16-200-018.000-030.

Existing Zoning: A-1.

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

Petitioner: Kenneth Newman & Betty Newman, Husband & Wife, represented by Land and Boundary, LLC.

Location: east side of CR 21, 775 ft. south of CR 2, in Washington Township.

Site Description: Proposed lot 1 and 2 are both 1.55 acres, rectangular in shape, and each 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 Subdivision Control 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: 04/01/2024 Meeting Date: May 09, 2024
Plan Commission Hearing (Subdivision) Transaction #: MI-0207-2024

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

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Private Surveyor</u>
Land And Boundary Llc 401 S 3Rd Street Goshen, IN 46526	Kenneth Newman & Betty Newman, Husband & Wife 506 Ridgemoor Drive Apt 1 Fort Wayne, IN 46825	Land And Boundary Llc 401 S 3Rd Street Goshen, IN 46526

Site Address: 00000 County Road 21 BRISTOL, IN 46507	Parcel Number: 20-03-16-200-018.000-030
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Township: Washington
Location: EAST SIDE OF COUNTY ROAD 21, 775 FT SOUTH OF CR 2

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

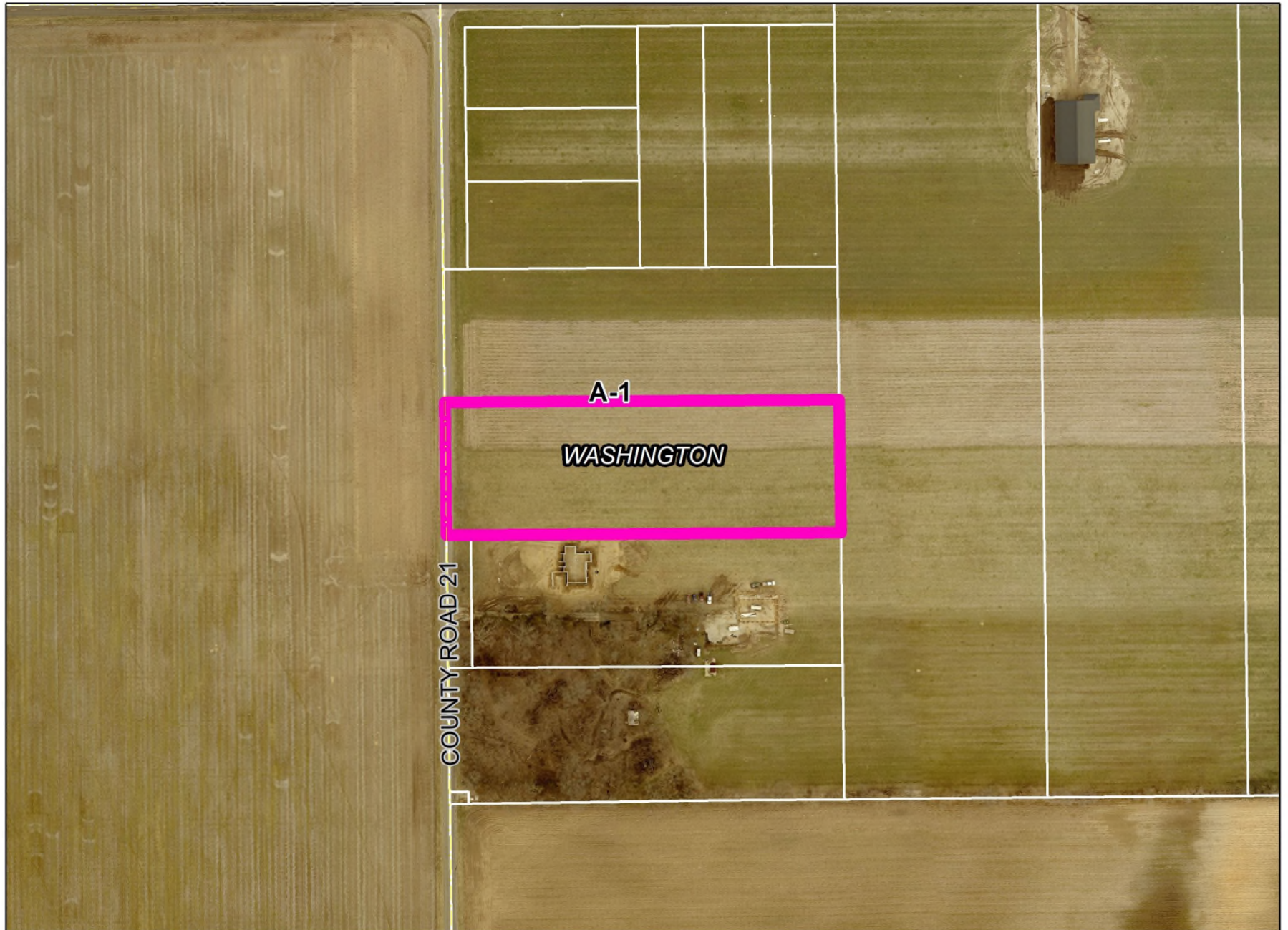
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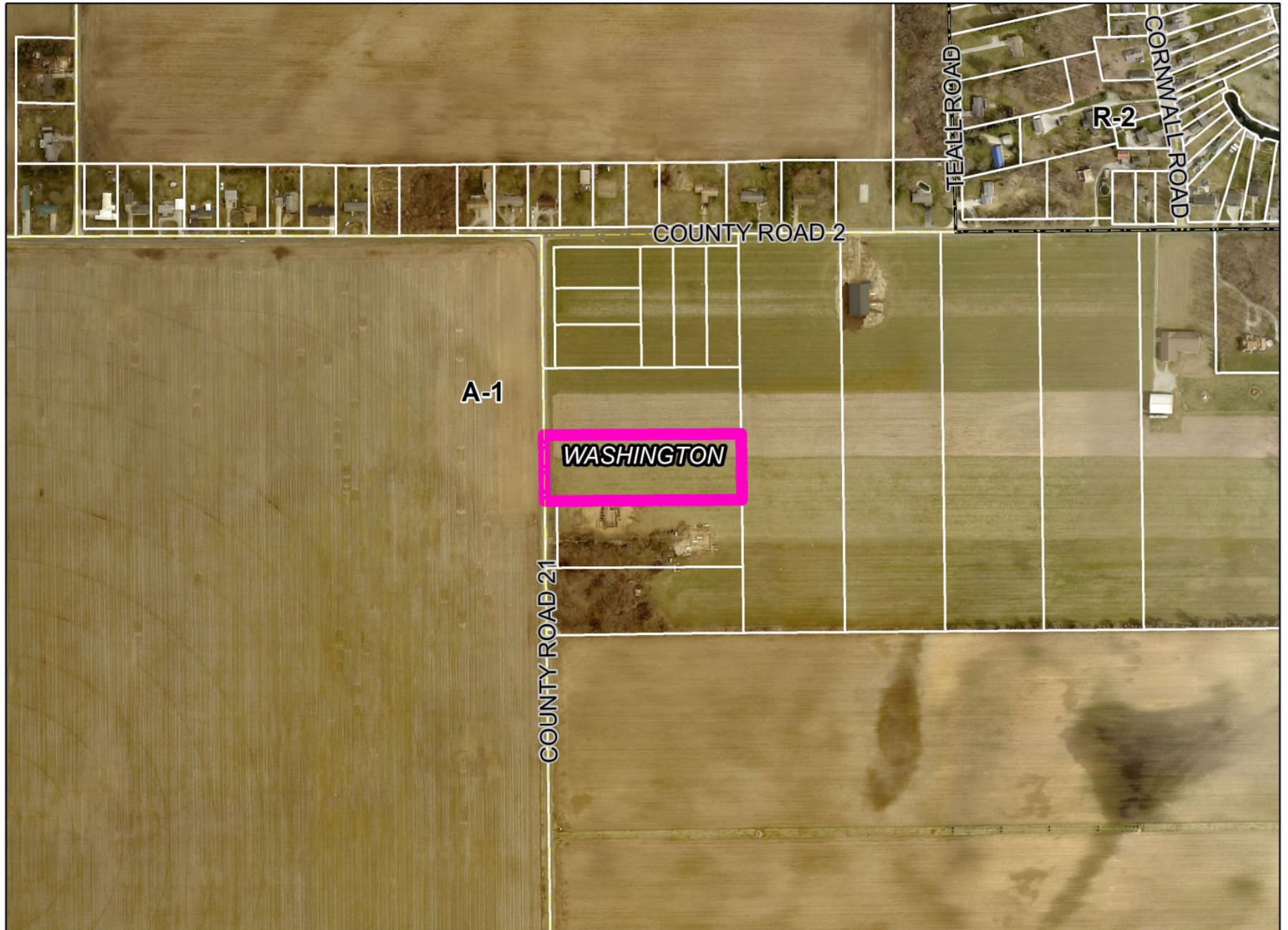
Comments:

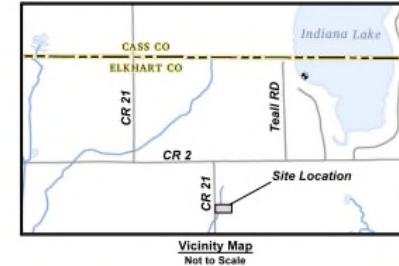
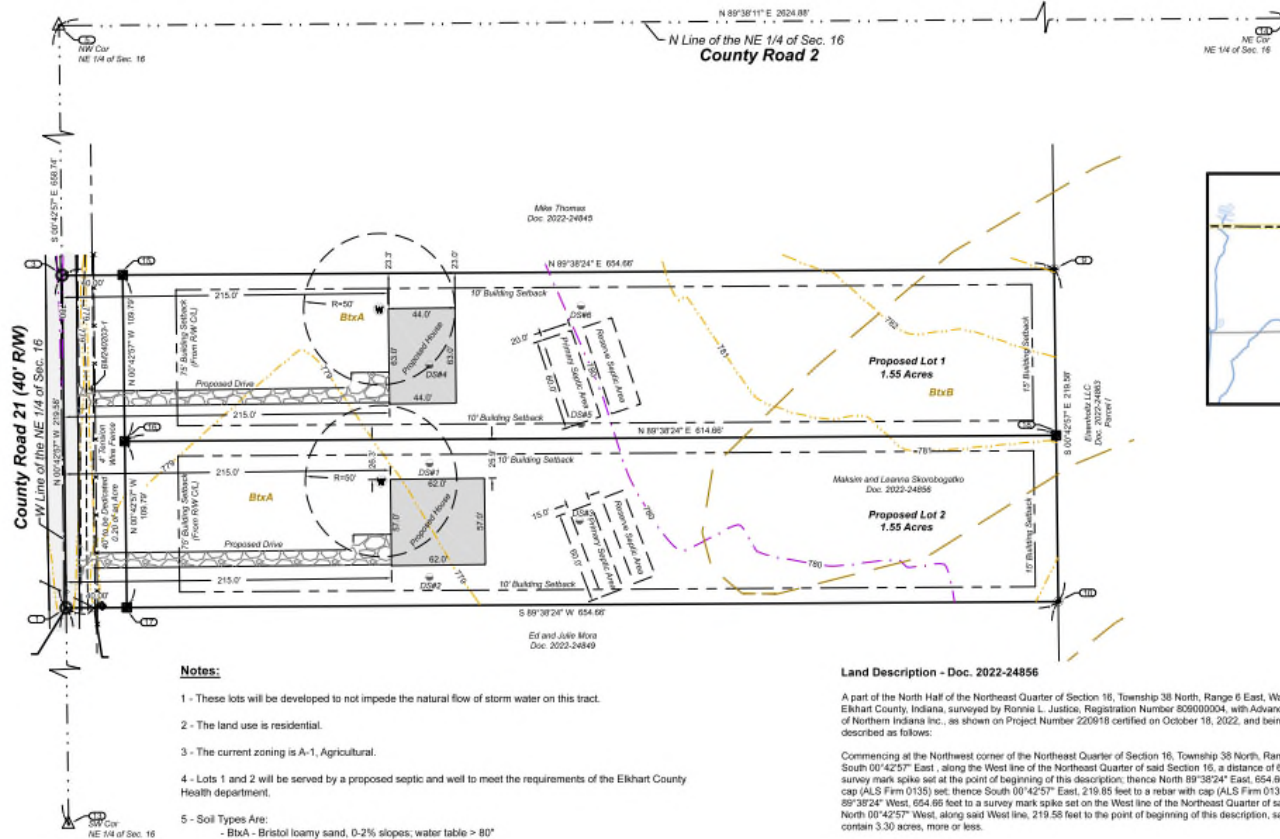
Applicant Signature:	Department Signature:
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MI-0207-2024







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, Agricultural.
- Lots 1 and 2 will be served by a proposed septic and well to meet the requirements of the Elkhart County Health department.
- Soil Types Are:
 - BtxA - Bristol loamy sand, 0-2% slopes; water table > 80"
 - BtxB - Bristol loamy sand, 2-5% slopes; water table > 80"(Source: USDA Web Soil Survey)
- Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0065D, 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.
- 40' of County Road 21 will be dedicated to Elkhart County Highway.
- Sight distance to the North is 500 feet plus and to the South is 500 feet plus for both proposed drives along County Road 21. Both proposed drives to adhere to Figure 5 of the Elkhart County Highway "Street Standards" Manual.
- Building Setbacks
 - 75' Front (from R/W CL)
 - 10' Side
 - 15' Rear
- Site benchmark BM 240203 - 1
Hub with tack set along the East edge of the County Road 21.
Elevation - 779.23'

Land Description - Doc. 2022-24856

A part of the North Half of the Northeast Quarter of Section 16, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana, surveyed by Ronnie L. Justice, Registration Number 809000004, with Advanced Land Surveying of Northern Indiana Inc., as shown on Project Number 220918 certified on October 18, 2022, and being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 16, Township 38 North, Range 6 East, thence South 00°42'57" East, along the West line of the Northeast Quarter of said Section 16, a distance of 656.74 feet to a survey mark spike set at the point of beginning of this description; thence North 89°38'24" East, 654.66 feet to a rebar with cap (ALS Firm 0135) set; thence South 00°42'57" East, 219.85 feet to a rebar with cap (ALS Firm 0135) set; thence South 89°38'24" West, 654.66 feet to a survey mark spike set on the West line of the Northeast Quarter of said Section 16; thence North 00°42'57" West, along said West line, 219.58 feet to the point of beginning of this description, said in prior survey to contain 3.30 acres, more or less.

MONUMENT DESCRIPTIONS

1	SURVEY SPIKE SHAFT FOUND FLUSH ON COR
2	SURVEY SPIKE SHAFT FOUND FLUSH ON COR
3	HARRISON MONUMENT FOUND FLUSH FIELD
4	5" REBAR FOUND 7' DEEP ON COR
5	REBAR W/ CAP "ALS" FOUND 7' DEEP ON COR
6	HARRISON MONUMENT FOUND FLUSH FIELD
7	REBAR W/ CAP INSCRIBED "LANDBRO" SET
8	REBAR W/ CAP INSCRIBED "LANDBRO" SET
9	REBAR W/ CAP INSCRIBED "LANDBRO" SET
10	REBAR W/ CAP INSCRIBED "LANDBRO" SET
11	REBAR W/ CAP INSCRIBED "LANDBRO" SET
12	REBAR W/ CAP INSCRIBED "LANDBRO" SET
13	REBAR W/ CAP INSCRIBED "LANDBRO" SET
14	REBAR W/ CAP INSCRIBED "LANDBRO" SET
15	REBAR W/ CAP INSCRIBED "LANDBRO" SET
16	REBAR W/ CAP INSCRIBED "LANDBRO" SET
17	REBAR W/ CAP INSCRIBED "LANDBRO" SET
18	REBAR W/ CAP INSCRIBED "LANDBRO" SET

LEGEND

△	HARRISON MONUMENT FOUND
*	REBAR FOUND
○	SURVEY SPIKE FOUND
■	REBAR W/ CAP INSCRIBED "LANDBRO" SET
W	WELL
W	SOIL BORING
U	UTILITY POLE
◆	ELECTRIC PEDESTAL
x	FENCE
—	OVERHEAD ELECTRIC

Client:
Kenneth Newman
Owner:
Maksim and Leanna Skorobogatko (Doc. 2022-24856)
Site Location:
Vacant Land County Road 21 Bristol, Indiana 46507

Tumbleweed Minor Subdivision
A 2 Lot Minor Subdivision located in the
Northeast Quarter (NE 1/4) of Section 16,
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, GOSHEN, IN 46526
INFO@LANDBOUNDARY.COM

PROJECT NUMBER: 240203
DATE OF FIELD WORK: 11/1/2024
SCALE: 1" = 30'
SHEET 1 OF 1

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 9, 2024

Transaction Number: MI-0209-2024.

Parcel Number(s): 20-05-15-153-009.000-001.

Existing Zoning: A-1.

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

Petitioner: Travis L. Conklin & Jennica R. Conklin, Husband & Wife, represented by Advanced Land Surveying of Northern Indiana, Inc. .

Location: northwest end of Red Bud Place, 195 ft. north of Red Bud Lane. West of CR 100 , in Baugo Township.

Site Description: Proposed lot 1 is 1.21 acres and rectangular in shape at the end of a cul-de-sac. Proposed lot 1 contains a proposed residence. Proposed lot 2 is 8.09 acres, irregular in shape and accesses the cul-de-sac from an access easement. Proposed lot 2 contains a proposed residence.

History and General Notes:

- **May 15th, 2024** – The Hearing Officer will hear a petition to allow for the construction of a residence with no road frontage on proposed lot 2.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Subdivision Control 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: 04/01/2024 Meeting Date: May 09, 2024
Plan Commission Hearing (Subdivision) Transaction #: MI-0209-2024

Description: for primary approval of a 2-lot Minor Subdivision to be known as TREEHOUSE ACRES

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Travis L. Conklin & Jennica R. Conklin, Husband & Wife 207 Island View Dr. Goshen, IN 46526	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 00000 Red Bud Place ELKHART, IN 46517	Parcel Number: 20-05-15-153-009.000-001
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Township: Baugo
Location: NORTHWEST END OF RED BUD PLACE, 195 FT. NORTH OF RED BUD LANE, WEST OF CR 100, SOUTH OF CR 20

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

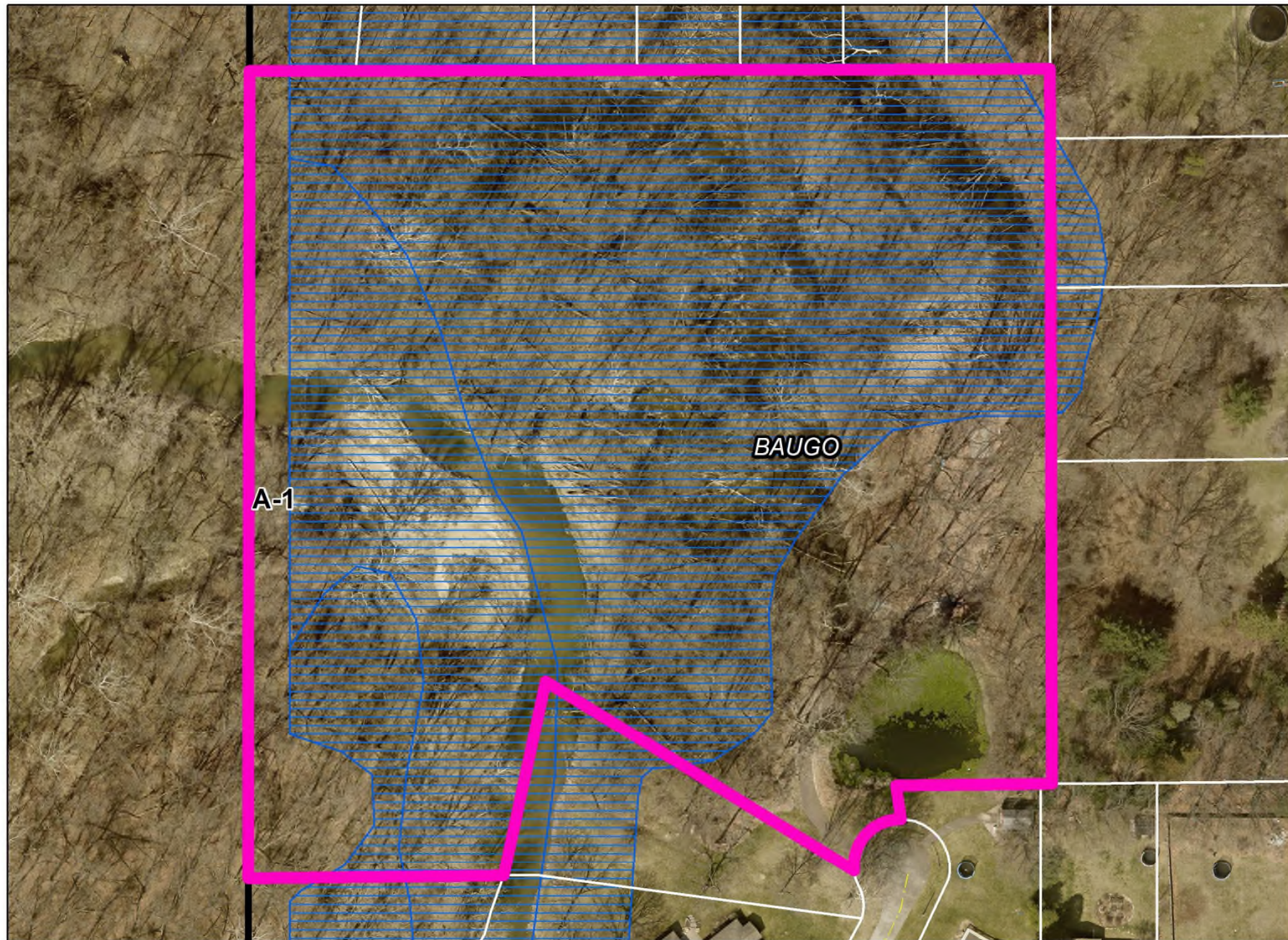
Legal Description:

Comments:

Applicant Signature:

Department Signature:

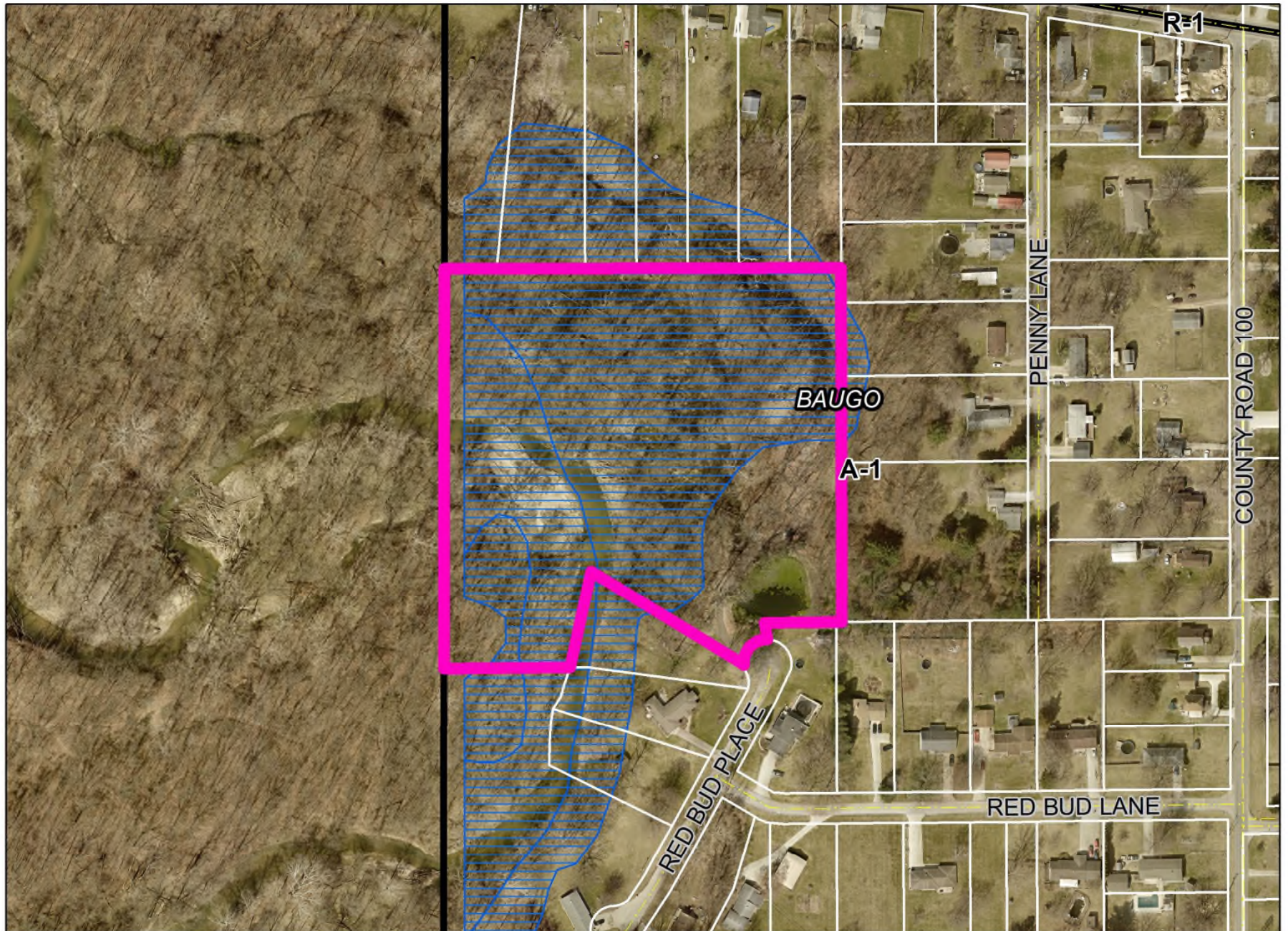
MI-0209-2024

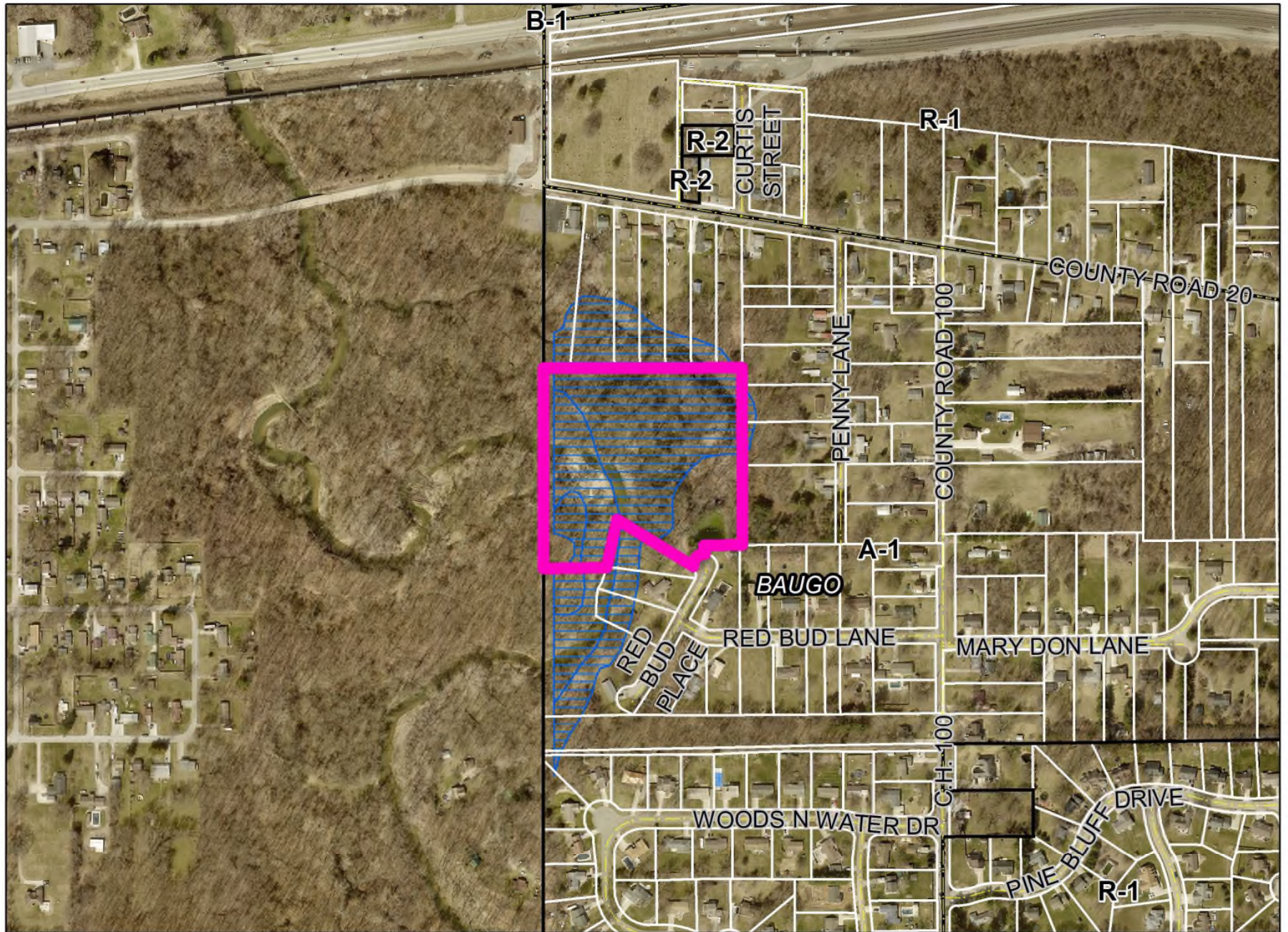


2021 Aerials

1 inch = 100 feet

N





TREEHOUSE ACRES

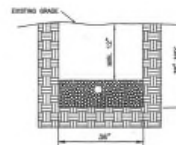
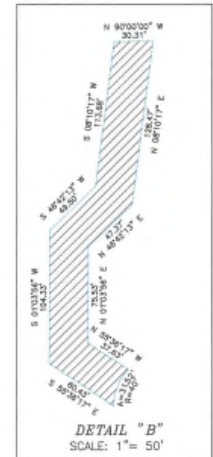
A 2 LOT MINOR SUBDIVISION LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 37 NORTH,
RANGE 4 EAST, BAUGO TOWNSHIP, ELKHART COUNTY, INDIANA

LEGAL DESCRIPTION

A PART OF LOT LETTERED "A" IN OSCEOLA LUMBER COMPANY'S ADDITION AND A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 4 EAST, BAUGO 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 240306 CERTIFIED ON MARCH 29, 2024 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH CAP (FIRM I.D. #0111) MARKING THE NORTHWEST CORNER OF LOT NUMBER 14 AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF RED BUD PLACE AS RECORDED IN PLAT BOOK 9, PAGE 83 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE SOUTH 01 DEGREES 01 MINUTES 14 SECONDS WEST ON THE WEST LINE OF SAID LOT 15, A DISTANCE OF 18.81 FEET TO A NON-TANGENT CURVE, THE RADIUS OF WHICH IS 40 FEET; THENCE SOUTHWESTERLY ON SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 71.40 FEET, HAVING A CHORD BEARING SOUTH 39 DEGREES 49 MINUTES 57 SECONDS WEST, A CHORD DISTANCE OF 62.29 FEET AND A DELTA ANGLE OF 102 DEGREES 16 MINUTES 30 SECONDS TO A REBAR; THENCE NORTH 57 DEGREES 53 MINUTES 27 SECONDS WEST, 291.32 FEET TO THE CENTER OF BAUGO CREEK; THENCE SOUTH 12 DEGREES 54 MINUTES 52 SECONDS WEST, ALONG BAUGO CREEK, 162.30 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JGP ENTERPRISES IN ELKHART COUNTY INSTRUMENT NUMBER 2018-24886; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST WITH SAID LAND, 208.53 FEET TO A REBAR; THENCE NORTH 00 DEGREES 45 MINUTES 39 SECONDS EAST, 678.92 FEET TO A REBAR; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST, 231.55 TO A 3/4 INCH PIPE; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 49 SECONDS EAST, 416.52 FEET TO A 3/4 INCH PINCHPIPE; THENCE SOUTH 00 DEGREES 55 MINUTES 11 SECONDS WEST, 604.00 FEET TO A 3/4 INCH PINCHPIPE ON THE NORTH LINE OF LOT 14 OF RED BUD PLACE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 115.52 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINING 9.30 ACRES, MORE OR LESS.

- 1) THIS LOT WILL BE DEVELOPED TO NOT IMPIDE 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:
AhaK Abacata loamy sand, 0 to 2% slps, occasionally flooded brief duration, 1.5' to 3.0' to water table depth
TsuB Tyner loamy sand, >6.0' to water table depth
- 6) PART OF THIS PROPERTY IS IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0116 D, EFFECTIVE DATE OF AUGUST 2, 2011. FLOODPLAIN IS OUTLINED ON DRAWING.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA OBTAINED UTILIZING GPS (NOOT COCK) ON THE NAVD83 DATUM AND ELEVATE
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE
- 11) SITE FLOWS TO BAUGO CREEK WHICH IS ON THIS PROPERTY
- 12) ROAD ACCESS IS ON A CULDESAC



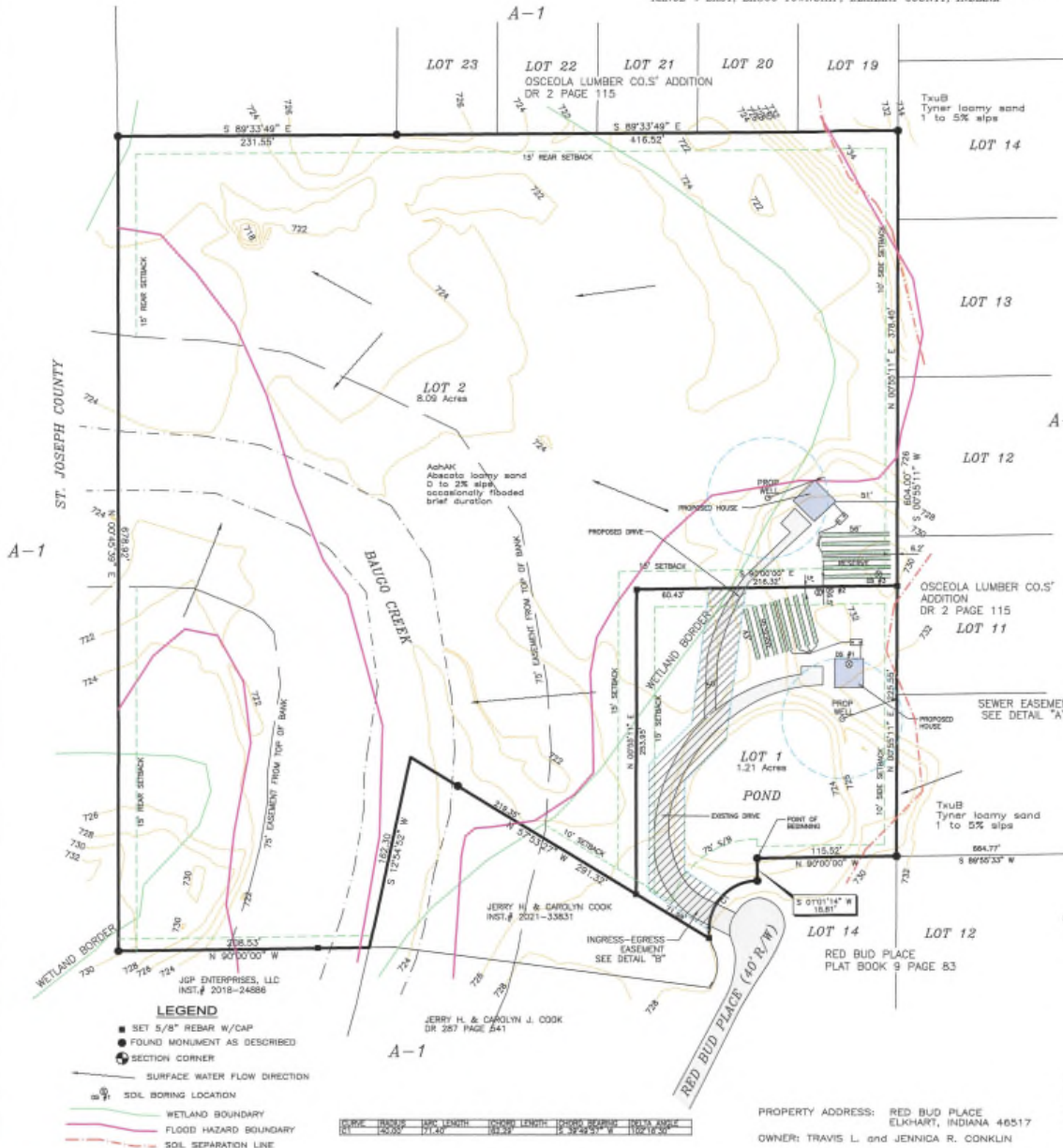
- CROSS SECTION OF TRENCH
1. USUAL TRENCH DEPTH IS 24"
 2. 4" PERFORATED PIPE IS ASTM-D 2728 PIPE
 3. 4" WAGGED 3C STONE UNDER PIPE
 4. 2" WAGGED 3C STONE OVER PIPE
 5. TOTAL STONE DEPTH IS 12"
 6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL

PROPERTY ADDRESS: RED BUD PLACE
ELKHART, INDIANA 46517
OWNER: TRAVIS L. and JENNICA R. CONKLEN



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: 240306
DATE: MARCH 28, 2024	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2



LEGEND

- SET 5/8" REBAR W/CAP
- FOUND MONUMENT AS DESCRIBED
- SECTION CORNER
- SURFACE WATER FLOW DIRECTION
- SOIL BORING LOCATION
- WETLAND BOUNDARY
- FLOOD HAZARD BOUNDARY
- SOIL SEPARATION LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
1	40.00	71.40	62.29	S 39°49'57" W	102°16'30"

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 9, 2024

Transaction Number: MI-0210-2024.

Parcel Number(s): 20-07-34-300-021.000-019.

Existing Zoning: A-1.

Petition: for primary approval of a 3-lot minor subdivision to be known as MAPLECREST FARMS.

Petitioner: Miller Family Revocable Living Trust, represented by Advanced Land Surveying of Northern Indiana, Inc. .

Location: south side of CR 126, 900 ft. east of SR 15, in Jefferson Township.

Site Description: Proposed lot 1 is 8 acres and rectangular in shape, with a proposed residence. Proposed lot 2 is 4 acres and rectangular in shape, with a proposed residence. Both proposed lots 1 and 2 will be accessed by an access easement. Proposed lot 3 is 12 acres and irregular in shape, with a proposed residence.

History and General Notes:

- Proposed lots 1 and 2 will need developmental variances for no road frontage.

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.

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: 04/01/2024 Meeting Date: May 09, 2024
Plan Commission Hearing (Subdivision) Transaction #: MI-0210-2024

Description: for primary approval of a 3-lot minor subdivision to be known as MAPLECREST FARMS

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Miller Family Revocable Living Trust 59661 State Road 15 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 00000 Cr 126
GOSHEN, IN 46528

Parcel Number: 20-07-34-300-021.000-019

Township: Jefferson
Location: SOUTH SIDE OF CR 126, 900 FT. EAST OF SR 15.

Subdivision: Lot #

Lot Area: Frontage: Depth:

Zoning: A-1 NPO List:

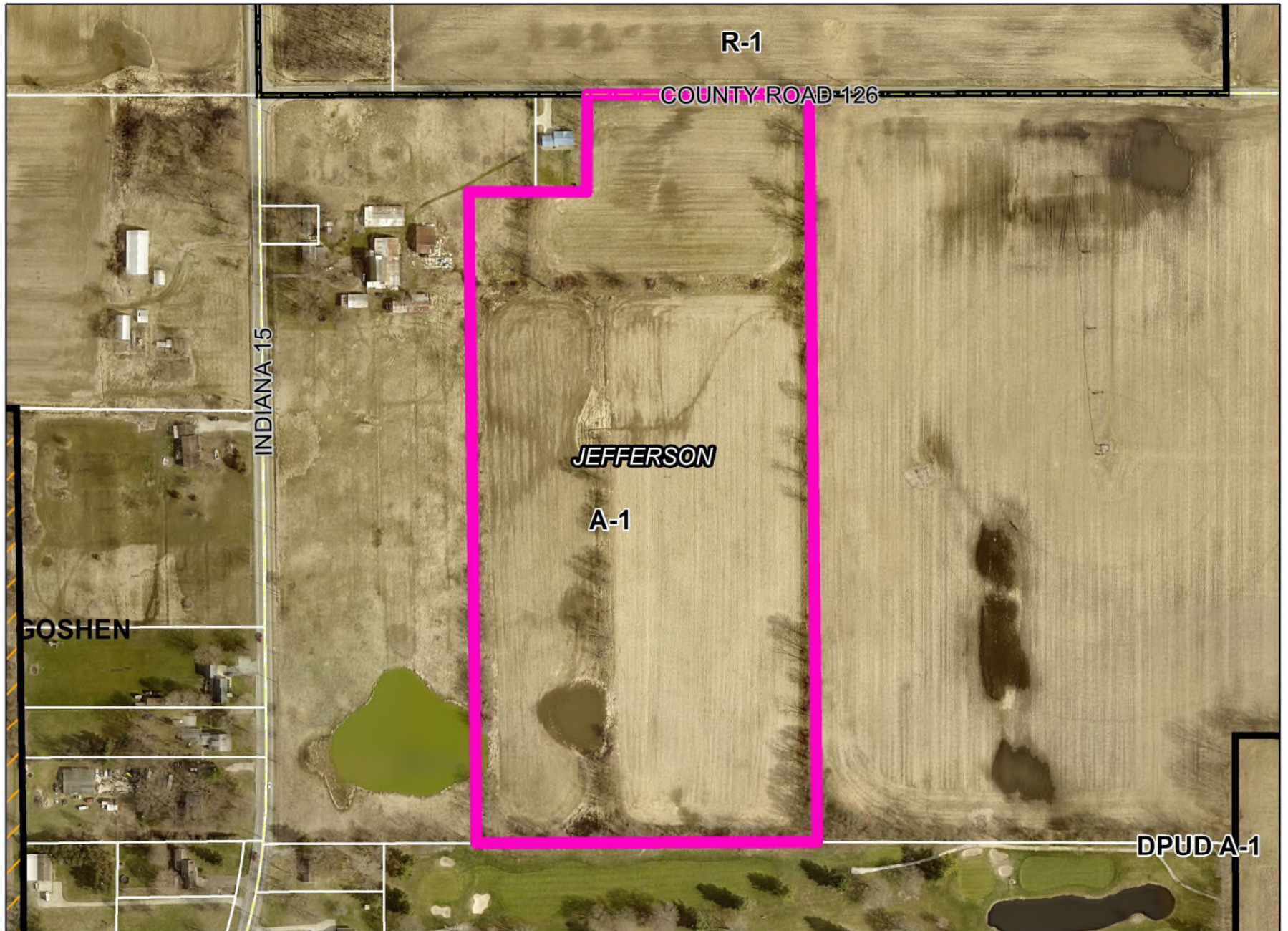
Present Use of Property:

Legal Description:

Comments: REF DV-0170-2024

Applicant Signature:

Department Signature:







MAPLECREST FARMS

A 3 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

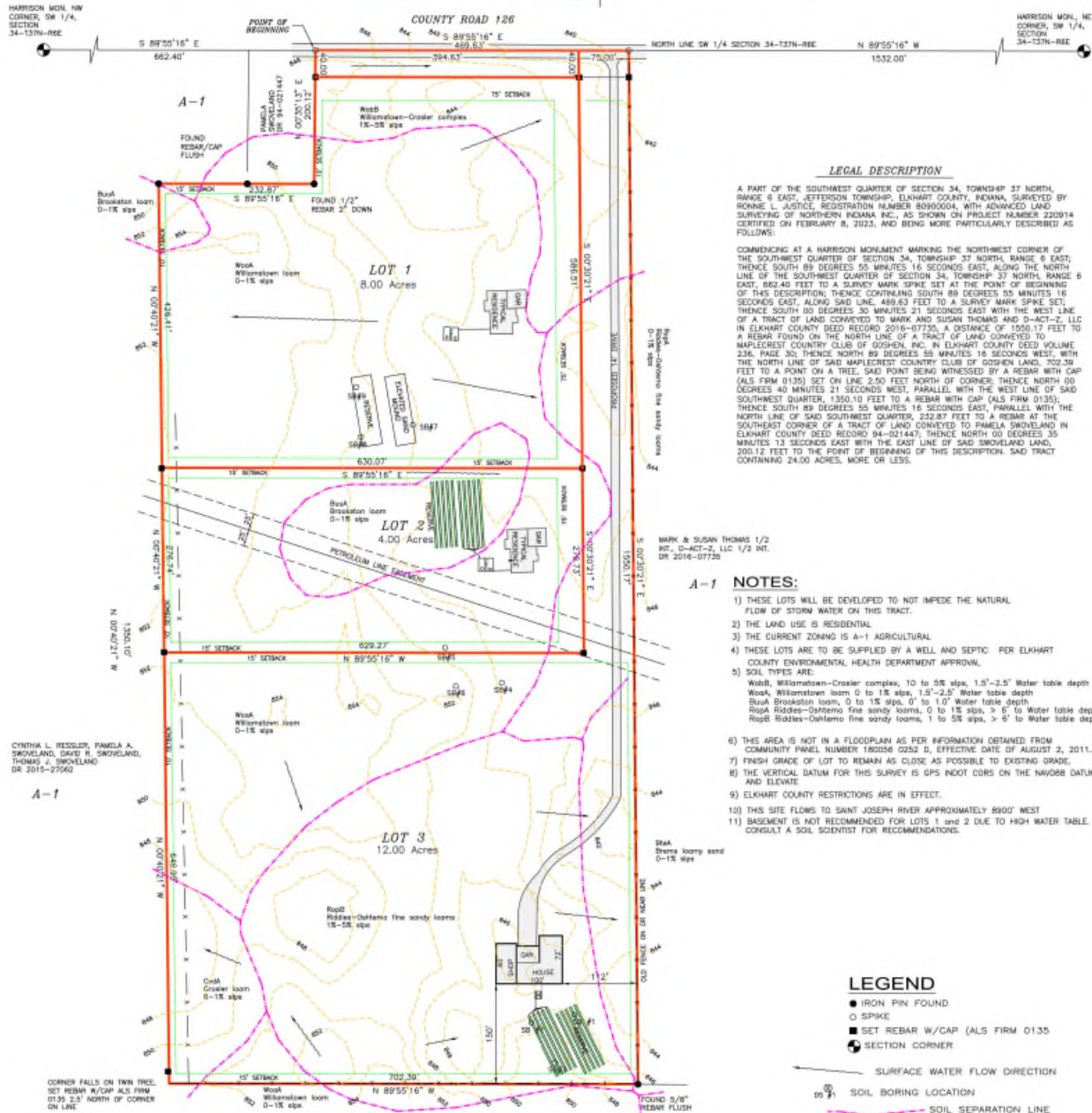
A-1

CLEAR SIGHT DISTANCE 1100+/- TO STATE ROAD 15

CLEAR SIGHT DISTANCE GREATER THAN 700'

HARRISON MON. NW CORNER SW 1/4, SECTION 34-137N-8EE

HARRISON MON. NE CORNER SW 1/4, SECTION 34-137N-8EE



LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80960004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC., AS SHOWN ON PROJECT NUMBER 220014 CERTIFIED ON FEBRUARY 8, 2023, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST, THENCE SOUTH 89 DEGREES 55 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST, 662.40 FEET TO A SURVEY MARK SPIKE SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUED SOUTH 89 DEGREES 55 MINUTES 16 SECONDS EAST, ALONG SAID LINE, 488.63 FEET TO A SURVEY MARK SPIKE SET, THENCE SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST WITH THE WEST LINE OF A TRACT OF LAND CONVEYED TO MARK AND SUSAN THOMAS AND D-ACT-2, LLC IN ELKHART COUNTY DEED RECORD 2016-07730, A DISTANCE OF 1500.17 FEET TO A REBAR FOUND ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO MAPLECREST COUNTRY CLUB OF GOSHEN, INC. IN ELKHART COUNTY DEED VOLUME 236, PAGE 30; THENCE NORTH 89 DEGREES 55 MINUTES 16 SECONDS WEST, WITH THE NORTH LINE OF SAID MAPLECREST COUNTRY CLUB OF GOSHEN LAND, 702.39 FEET TO A POINT ON A TREE, SAID POINT BEING WITNESSED BY A REBAR WITH CAP (ALS FIRM 0135) SET ON LINE 2.50 FEET NORTH OF CORNER; THENCE NORTH 00 DEGREES 40 MINUTES 21 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 1350.10 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 89 DEGREES 55 MINUTES 16 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 222.87 FEET TO A REBAR AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PAMELA SNOVELAND IN ELKHART COUNTY DEED RECORD 94-021447; THENCE NORTH 00 DEGREES 35 MINUTES 13 SECONDS EAST WITH THE EAST LINE OF SAID SNOVELAND LAND, 200.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINING 24.00 ACRES, MORE OR LESS.

MARK & SUSAN THOMAS 1/2 INT., D-ACT-2, LLC 1/2 INT. DR 2016-07730

A-1 NOTES:

- 1) THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL.
- 3) THE CURRENT ZONING IS A-1 AGRICULTURAL.
- 4) THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
- 5) SOIL TYPES ARE:
Woolk, Wilcox-Crozier complex, 10 to 5% slope, 1.5'-3.5' Water table depth
Woolk, Wilcox-Crozier complex, 10 to 5% slope, 1.5'-2.5' Water table depth
Woolk, Wilcox-Crozier complex, 10 to 5% slope, 1.5'-2.5' Water table depth
Woolk, Wilcox-Crozier complex, 10 to 5% slope, 1.5'-2.5' Water table depth
Woolk, Wilcox-Crozier complex, 10 to 5% slope, 1.5'-2.5' Water table depth
Woolk, Wilcox-Crozier complex, 10 to 5% slope, 1.5'-2.5' Water table depth
Woolk, Wilcox-Crozier complex, 10 to 5% slope, 1.5'-2.5' Water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0252 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FRESH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) THE VERTICAL DATUM FOR THIS SURVEY IS GPS INDOT CORRS ON THE NAVD83 DATUM AND ELEVATE.
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) THIS SITE FLOWS TO SAINT JOSEPH RIVER APPROXIMATELY 9600' WEST.
- 11) BASEMENT IS NOT RECOMMENDED FOR LOTS 1 and 2 DUE TO HIGH WATER TABLE. CONSULT A SOIL SCIENTIST FOR RECOMMENDATIONS.

LEGEND

- IRON PIN FOUND
- SPIKE
- SET REBAR W/CAP (ALS FIRM 0135)
- SECTION CORNER

→ SURFACE WATER FLOW DIRECTION

● SOIL BORING LOCATION

— SOIL SEPARATION LINE

CYNTHIA L. BESSLER, PAMELA A. SNOVELAND, SAUNDY H. SNOVELAND, THOMAS J. SNOVELAND DR 2015-27562

A-1

CORNER FALLS ON TWIN TREE, SET REBAR W/CAP ALS FIRM 0135 2.3' NORTH OF CORNER ON LINE