

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF MARCH 2025 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; Laura Gilbert, Administrative Manager; 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 (*Clark/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 13th day of February, be approved as submitted. The motion was carried with a unanimous vote.

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

4. The application for primary approval of a 2-lot minor subdivision to be known as 102 MINOR, for CRN Real Estate LLC represented by Niblock Excavating, on property located on the south side of CR 102, 985 ft. west of CR 25, common address of 17900 CR 102 in Washington 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-0053-2025*.

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 primary approval of a 2-lot minor subdivision to be known as 102 MINOR be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 3-lot minor subdivision to be known as HABITAT HASTINGS STREET MINOR, for Habitat for Humanity Elkhart County Inc. represented by Abonmarche Consultants, on property located on the west side of Hastings St., 470 ft. north of E. Bristol St., in Osolo Township, zoned R-2, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0024-2025*.

Crystal Welsh, Abonmarche, 303 River Race Dr., Goshen, was present representing the petitioner. She mentioned that the proposed lots are under county jurisdiction, but there have been issues with groundwater contamination. She further stated that the lots will be serviced by city water and have their own septic systems. She indicated that any further development in this neighborhood would follow the same approach. Mrs. Welsh stated they are confident about the soil type and are requesting slightly smaller lots, since a well will not be needed on this lot. Mr. Warner inquired about

the lot sizes, noting that they appear similar to other lots in the neighborhood.

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

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Phil Barker that this request for primary approval of a 3-lot minor subdivision to be known as HABITAT HASTINGS STREET 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 2-lot minor subdivision to be known as BLESSED ACRES, for Mark Kritzman and Diane Kritzman, Husband and Wife represented by Abonmarche Consultants, on property located on the north side of CR 40, 1,950 ft. east of CR 31, common address of 15655 CR 40 in Clinton 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-0060-2025*.

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

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

7. The meeting was adjourned at 9:06 A.M.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 10, 2025

Transaction Number: MI-0119-2025.

Parcel Number(s): 20-06-26-251-011.000-009.

Existing Zoning: R-1.

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

Petitioner: Kim R. Daugherty, represented by Prince Land Surveying, LLC.

Location: North side of Forestview Ave., 480 ft. east of CR 113, southwest of US 33, in Concord Township.

Site Description: Proposed lot 1 is 1.16-acres, irregular in shape, with a proposed single-family 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

MI-0119-2025

Minor Subdivision - Primary

Date: 02/28/2025 Meeting Date: April 10, 2025 Transaction #: MI-0119-2025
Plan Commission Hearing (Subdivision)

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

Applicant	Authorized Agent	Land Owner	Private Surveyor
Prince Land Surveying Llc P.O. Box 805 Winonna Lake, IN 465900805	Prince Land Surveying Llc P.O. Box 805 Winonna Lake, IN 465900805	Kim R Daugherty 23415 Forrestview Ave. Elkhart, IN 46517-3633	Prince Land Surveying Llc P.O. Box 805 Winonna Lake, IN 465900805

Site Address: 00000 Forestview Ave ELKHART, IN 46517	Parcel Number: 20-06-26-251-011.000-009
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Township: Concord
Location: North side of Forestview Ave., 480 ft. East of CR 113, Southwest of US 33

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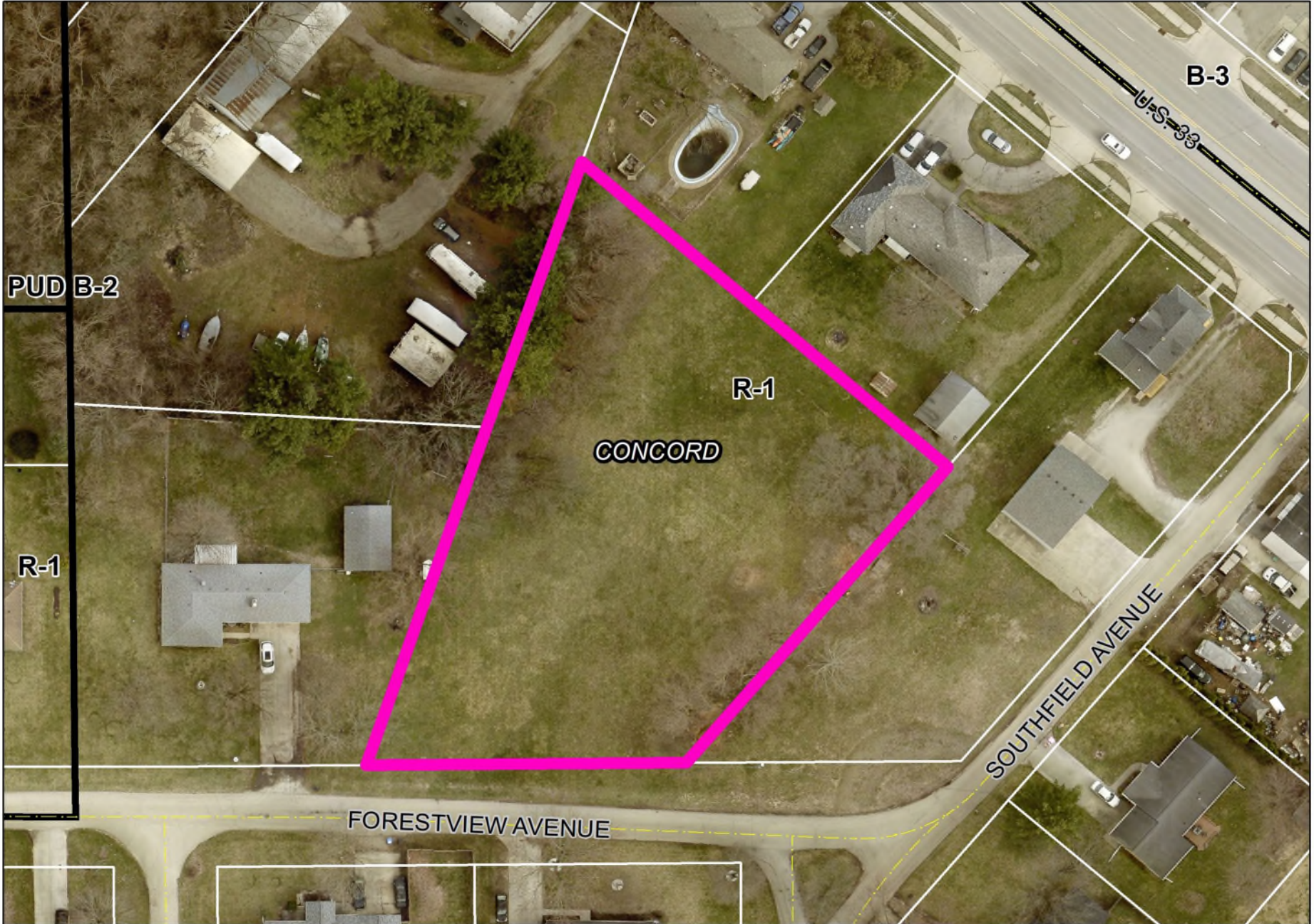
Present Use of Property:

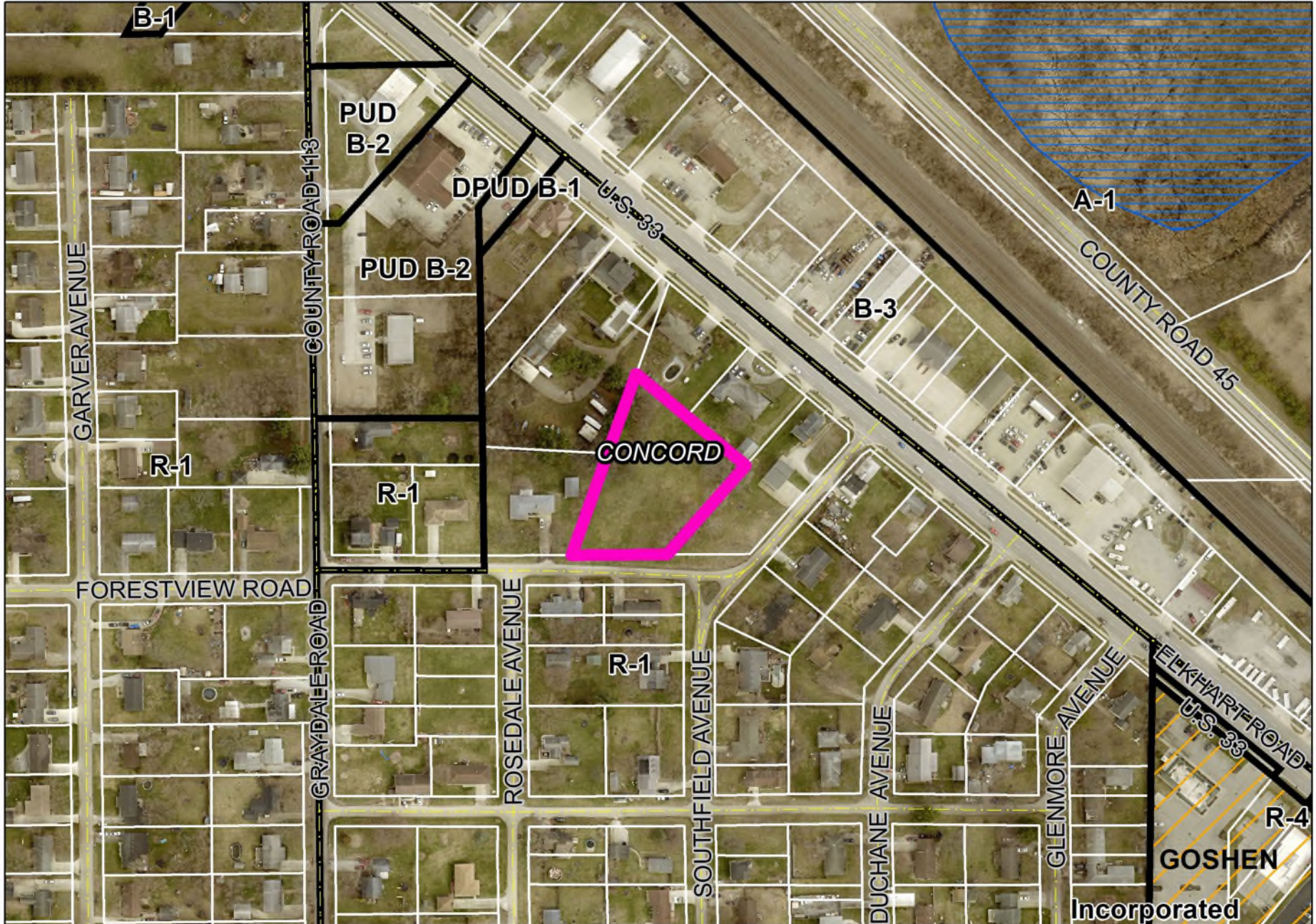
Legal Description:

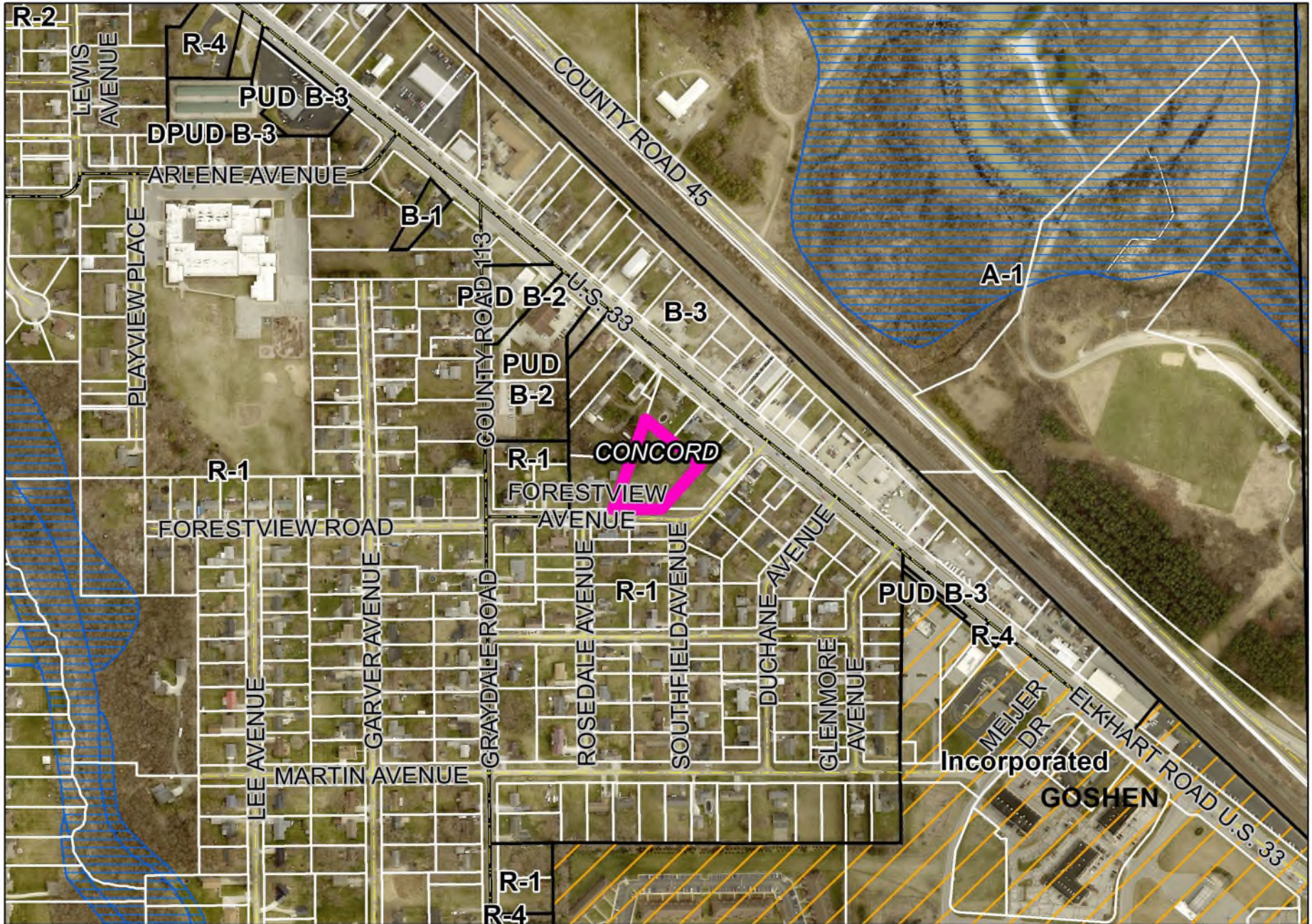
Comments:

Applicant Signature:

Department Signature:







PRIMARY VANCE MINOR PLAT

1.16 ACRE TRACT OF LAND IN THE EAST HALF OF SECTION 26,
 TOWNSHIP 37 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA

LOCATION MAP
 NOT TO SCALE

ELKHART COUNTY			
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000
10000	10000	10000	10000



HISTORIC DESCRIPTION DOCUMENT NUMBER 2017-21778

A part of the East Half of Section 26, Township 37 North, Range 5 East, more particularly described as follows:

Assuming the certificate of the corporate government as the Elkhart-Goshen Road (known as U.S. 33) where the same intersects the East line of the Northwest Quarter of Section 26 to have a bearing of South 48°26' East, and thence beginning at the intersection and going South 48°26' East along the centerline for 797 feet to a point; thence South 21°28' West, 212 feet to the place of beginning; thence South 21°28' West, 344.8 feet; thence South 80°12' East, 155.59 feet; thence North 41°12' East, 222 feet; thence North 48°26' West, 237 feet to the place of beginning.

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

DRAINAGE STATEMENT

The maintenance of all drainage facilities, including culverts, and swales, shall be the responsibility of each owner, and no owner shall permit, allow, or cause any of said facilities to be obstructed or removed or to in any way impede the flow of water across or through said facilities. In the event any such facilities 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 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 actions shall be maintained in the courts of general jurisdiction of the State of Indiana and shall be commenced in Elkhart County, Indiana.

Notes

No existing buildings are on the site.

Current zoning is R-1, Land use is residential for subject property and all surrounding properties.

No wells are located within 50' of subject property.

Nearest intersection is 220' West and 75' East from proposed driveway. Sight distance is 500' West and 190' East from proposed driveway.

The basis of bearings, topography, and temporary benchmark are based upon INDOT VRS Base, using NAD83 Indiana East coordinate system, NAVD 88 used for elevation datum, with a Topcon Hiper VR GPS.

No title commitment or abstract of title was provided in this survey. A complete title search may reveal information that may change portions of this survey.

This survey is subject to any building setback per Elkhart County zoning regulations and any drainage easement or restrictions.

Soil overlays were taken from Natural Resources Conservation Service, Elkhart County, Indiana.

This property is within Zone "X" as defined by the Flood Insurance Rate Map No. 18039C01430, dated 8/2/2011.

This tract was surveyed by Marbach, Brady & Weaver Inc. dated 8/20/2020 and recorded in Document Number 2020-14378.

SURVEY CERTIFICATION

I, Ryan Prince hereby certify that I am a land surveyor registered in compliance with the laws of the State of Indiana, and further certify that I have surveyed the property described and that I have subdivided the same into blocks and lots as shown. This plat correctly represents said survey and subdivision in every detail. Monuments shown are in place or will be installed as located in accordance with the platting ordinance.

All lot corners are marked as shown. Dimensions are in feet and decimal parts thereof.

Dated this 24th day of February 2025.

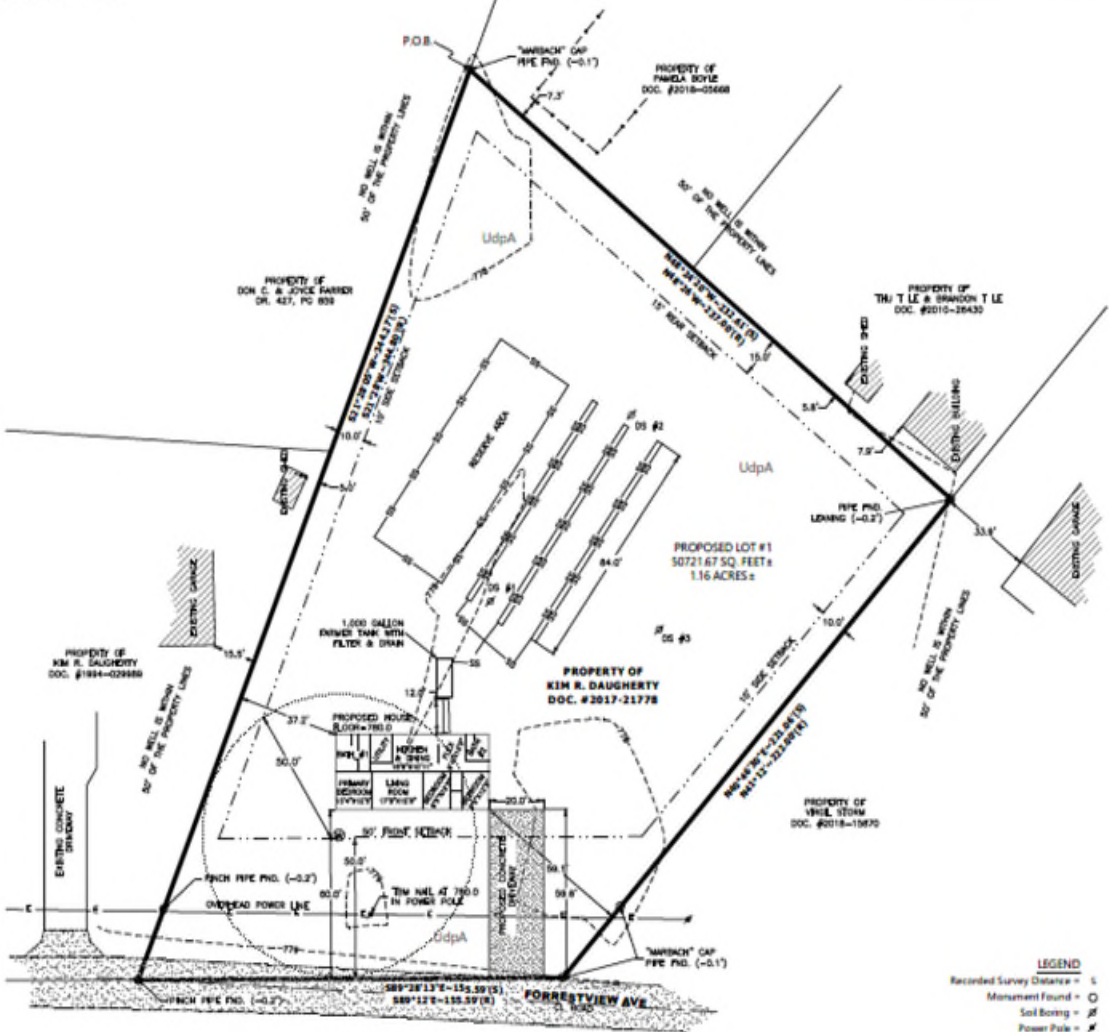


R1 ZONING SETBACKS

- 15,000 SQFT MIN. LOT AREA W/O SEWER
- 30' MAX. HEIGHT BUILDINGS
- 50' ROAD/FRONT SETBACK
- 15' REAR SETBACK
- 10' SIDELINE SETBACK
- MAX. LOT COVERAGE 25%
- 80' MIN. LOT WIDTH

SOILS LEGEND

- UdpA - Urban land-Bristol Complex
- 0 to 1 percent slopes
- Percent on site = 100%



CLIENT: Vance, Vance
PROJECT: FORESTVIEW AVE
 ELKHART, IN 46517
FIELD DATE: 2/7/2025
SCALE: 1"=30'

LEGEND

- Recorded Survey Datasheet = [Symbol]
- Monument Found = [Symbol]
- Soil Boring = [Symbol]
- Power Pole = [Symbol]

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 10, 2025

Transaction Number: MI-0121-2025.

Parcel Number(s): 20-08-21-100-012.000-034, 20-08-21-100-022.000-034, 20-08-21-100-019.000-034.

Existing Zoning: A-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as PUMPKINVINE PASTURES.

Petitioner: Marvin L. & Erma T. Miller & Verlin & Norma Schlabach Trust, represented by Abonmarche Consultants.

Location: East side of CR 35, 985 ft. south of CR 22, in Middlebury Township.

Site Description: Proposed lot 1 is 3.33 acres, irregular in shape, with an existing agribusiness building. Proposed lot 2 is 7.92 acres, rectangular in shape, with an existing residence, barn, and accessory structures. Proposed lot 3 is 47.37 acres, irregular in shape, with a proposed residence.

History and General Notes:

- **March 19, 1992** – The Hearing Officer approved a 10 ft. front yard variance to allow the enclosed porch of a replacement residence, which is the existing residence on proposed lot 2.
- **February 17, 2000** – The BZA approved a Special Use for a home workshop/business for a sharpening shop to be conducted in the south end of the existing east building on proposed lot 2.
- **April 15, 2004** – The BZA approved an Amendment to the Special Use to allow the business to be moved to a new building, which is the existing building on proposed lot 1, and a variance for accessory area.
- **May 14, 2008** – The BZA approved an Amendment to the variance for accessory area to allow a new accessory building, which is the existing north building on proposed lot 2.
- **May 21, 2015** – The BZA approved an Amendment to the Special Use to allow a rear addition to the existing building on proposed lot 1 and an added business activity of repair of tire shredding cutters.
- A new Special Use permit for the existing building on proposed lot 1 is required.

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

MI-0121-2025

Date: 02/28/2025 Meeting Date: April 10, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0121-2025

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

<u>Applicant</u>	<u>Land Owner</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Marvin L & Erma T Miller 13750 Cr 22 Middlebury, IN 46540	Verlin & Norma Schlabach Trust 58304 County Road 35 Middlebury, IN 46540	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 58304 County Road 35 Middlebury, IN 46540	Parcel Number: Part of 20-08-21-100-012.000-034 Part of 20-08-21-100-022.000-034
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Township: Middlebury
Location: East Side of CR 35, 985 Ft South of CR 22

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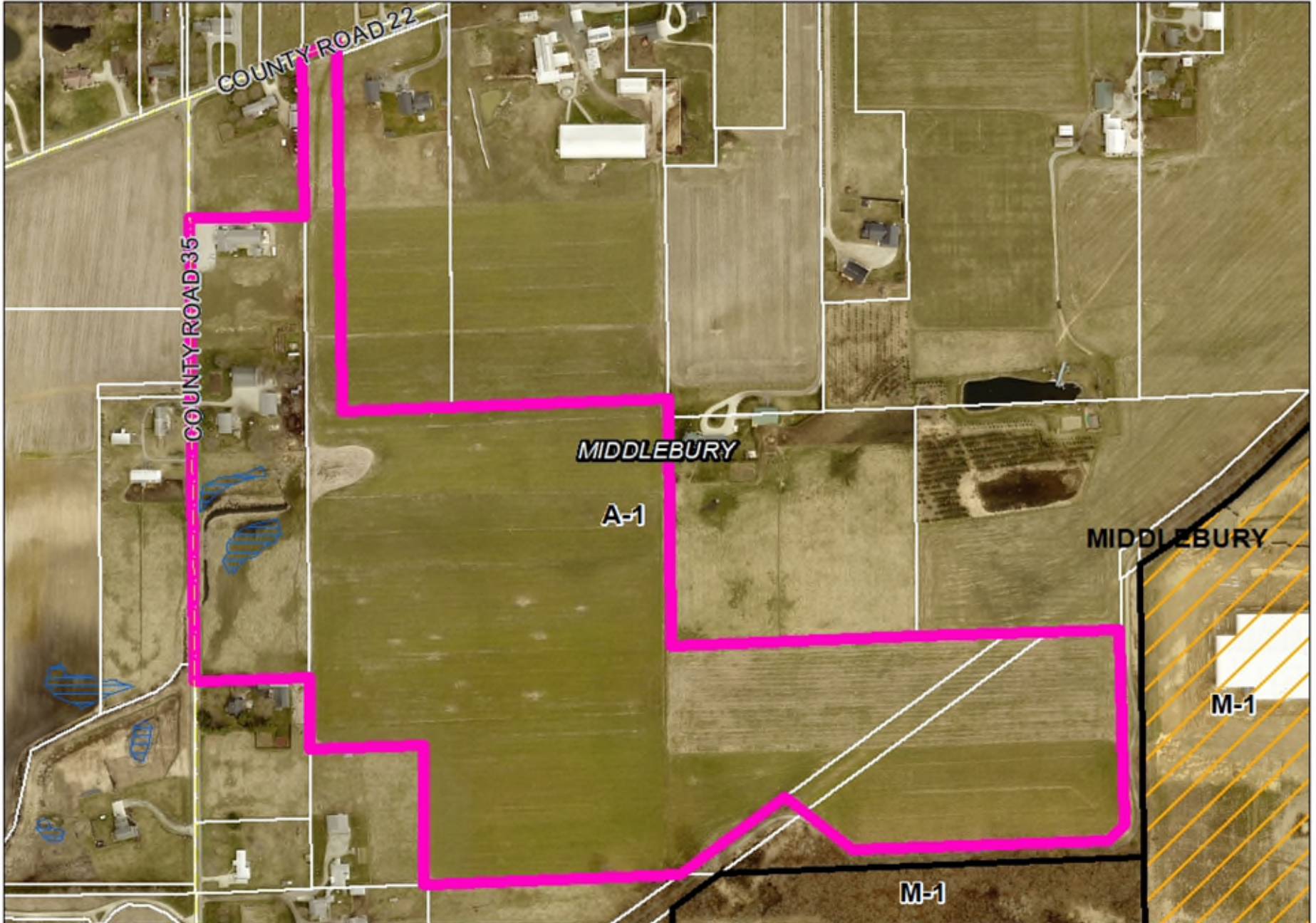
Present Use of Property:

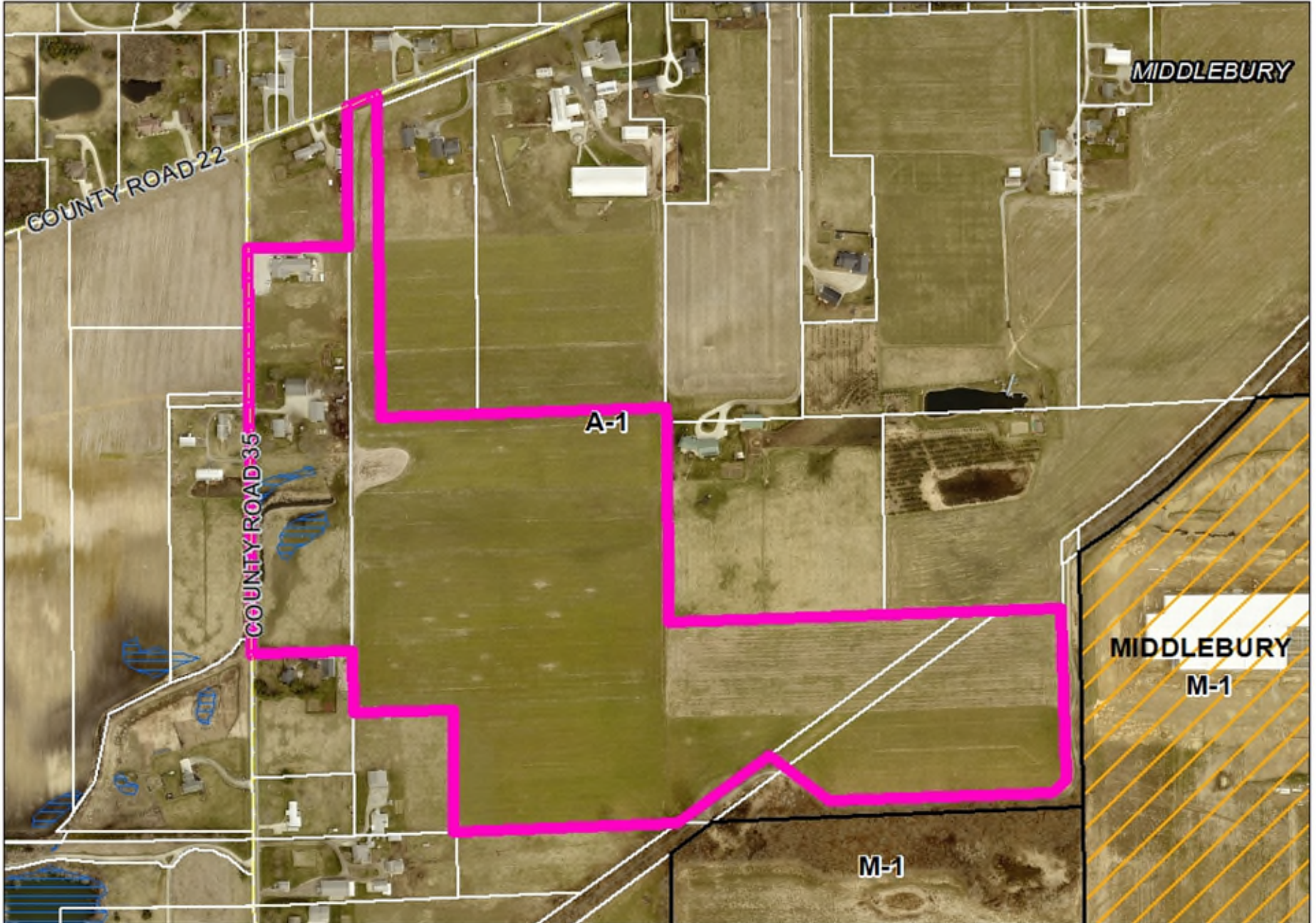
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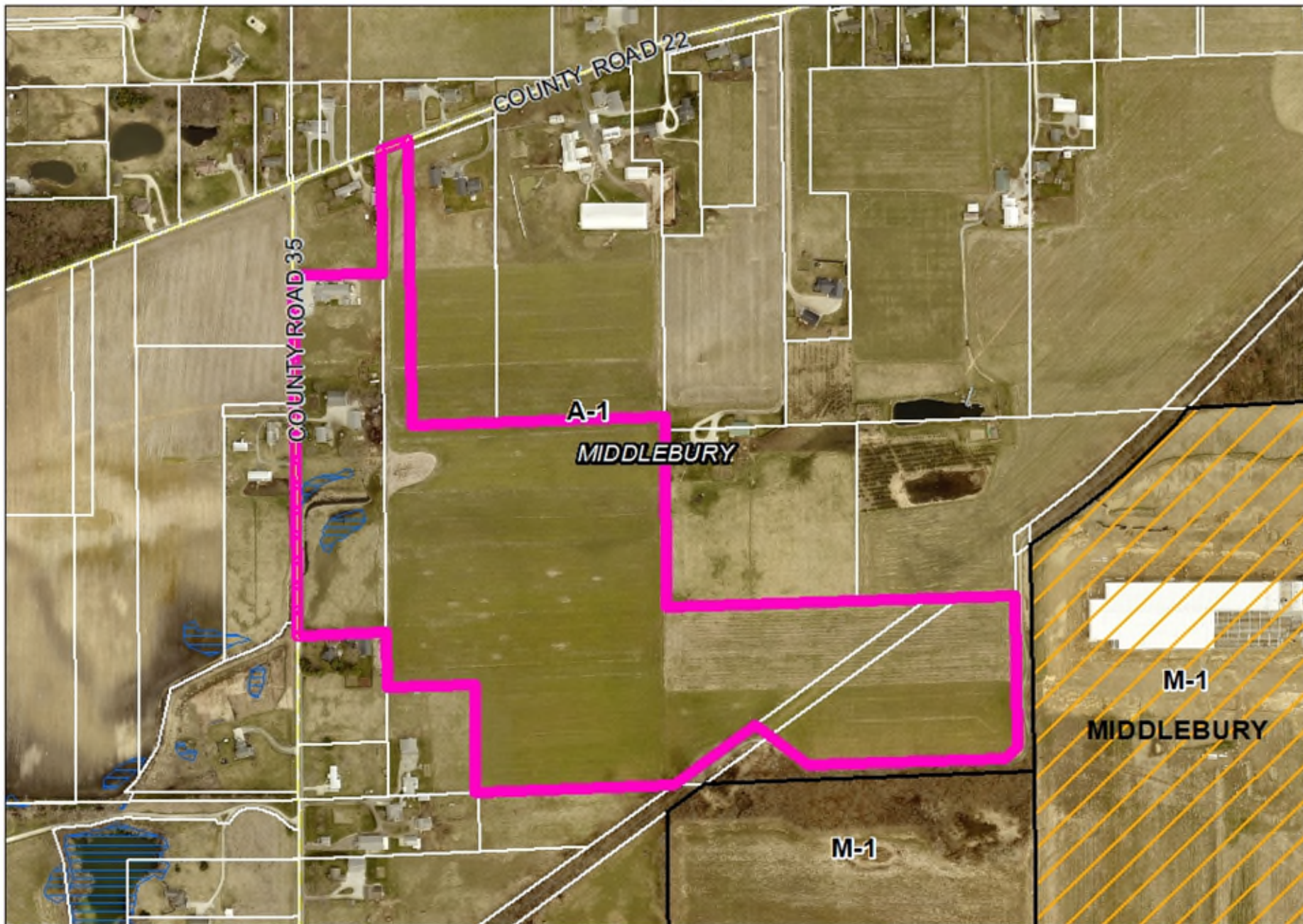
Comments:

Applicant Signature:

Department Signature:







PUMPKINVINE PASTURES

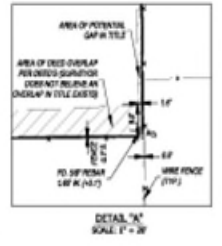
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA
 ADDRESS: 5830 C.R. 35, MIDDLEBURY, IN. 46540
 (TAX ID#: 20-08-21-100-012,000-034)
 V.L. C.R. 22, MIDDLEBURY, IN. 46540 (TAX ID#: 20-08-21-100-022,000-034) & 20-08-21-100-019,000-034

TOTAL SUBDIVISION AREA	3,643,936 S.F.
	82.844 ACRES
AREA IN LOT #1	1,06,397 S.F.
	3.375 ACRES
AREA IN LOT #2	346,075 S.F.
	7.921 ACRES
AREA IN LOT #3	2,231,564 S.F.
	47.527 ACRES

- LEGEND**
- BRK = 1" BY 1" BRK. WALL, WINDSHIELD "BREAKAWAY" FROM BODY
 - SW = SET SWP ASHRA 90.1-2009 (ACH50) FROM BEST
 - = CENTERLINE
 - = JOINT
 - = SOIL OBSERVATION
 - = PROPOSED WELL
 - = SOIL BORING LOCATION
 - = FENCE MARK LOCATION
 - = APPROX. LOWEST FINISHED FLOOR SLAB, THIS GENERAL NOTES "TYP. OF BELOW"
 - = TELEPHONE PREWIRE
 - = GAS PIPING
 - = WINDBROKEN VALVE
 - = SECONDARY VALVE
 - = CALCULATED WALK
 - = 10' MIN. FRONT YARD BUILDING SETBACK
 - = 10' MIN. SIDE YARD BUILDING SETBACK
 - = 10' MIN. REAR YARD BUILDING SETBACK



LOCATION MAP
(NOT TO SCALE)



DETAIL 'A'
SCALE 1/4" = 1'-0"

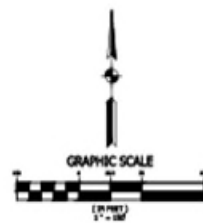
LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	184.58'	N60°41'46"E
L2	58.12'	S0°57'57"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	114.01'	72.00'	90°00'00"	S45°12'57"W	144.00'

SEE SHEET 2 OF 2 FOR DETAIL "B"
(LOT 1 & 2 HOUSE DETAILS)



PRIMARY PLAT
PUMPKINVINE PASTURES

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 NORTH,
RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 5824 C.R. 25, MIDDLEBURY, IN 46540
(TAX ID# 20-08-21-100-011,000-036)
N., C.R. 22, MIDDLEBURY, IN 46540 (TAX ID# 20-09-21-100-032,000-034) &
20-09-21-100-018,000-034

GENERAL NOTES

ZONING AND PROPOSED LAND USE
ZONING FOR THIS ENTIRE PROJECT IS CURRENTLY A-1 AND IS USED AS AN AGRICULTURAL FARM/RESIDENCES CURRENTLY. THE AREA IMMEDIATELY TO THE EAST AND SOUTH IS ZONED A-1 & A-1-L, THE AREA AND NORTH AND WEST OF THE SUBJECT PARCEL IS ZONED A-1 AND INCLUDES FARM HOMES AND/OR RESIDENCES.

THE PROJECT IS LOCATED EAST OF COUNTY ROAD 35 AND SOUTH OF COUNTY ROAD 22. THE PROJECT SITES ARE 26.84 ACRES, MORE OR LESS AND ARE UNDER THE OWNERSHIP OF VIRGIN & NORMA SCHLABACH AND FRANK & GRINA MILLER.

SETBACKS - A-1 ZONE SUBURBAN COUNTY
FRONT YARD = 75 FEET FROM CENTERLINE OF COUNTY ROADS 22 & 35
SIDE YARD = 10 FEET
REAR YARD = 15 FEET

ADJACENT
TOTAL PROJECT AREA = 26.84 ACRES
AREA IN LOT #1 = 3.574 ACRES
AREA IN LOT #2 = 7.924 ACRES
AREA IN LOT #3 = 47.371 ACRES

LANDSCAPING - NA - NO LANDSCAPING WILL BE INSTALLED WITH THIS SUBDIVISION.

SEWER - NA - NO NEW SEWERS WILL BE INSTALLED WITH THIS SUBDIVISION.

LIGHTING - NA - NO NEW LIGHTING WILL BE INSTALLED WITH THIS SUBDIVISION.

PARKING - NA - NO NEW PARKING IS PROPOSED WITH THIS SUBDIVISION.

STREETS - NA - NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION. NEW DRIVES SHOULD BE LOCATED BY WORKING WITH THE ELKHART COUNTY HIGHWAY TO DETERMINE SUCH PLACEMENT AND ARE REQUESTED TO HAVE A ROAD IMPACT AGREEMENT.

A REVIEW FROM THE REQUIREMENT TO DEDICATE RIGHT OF WAY FOR COMMERCIAL PROPERTIES WILL BE REQUESTED FROM THE ELKHART COUNTY HIGHWAY DEPARTMENT DUE TO LIMITED TURNING RADIUS FOR VEHICLES.

DEVELOPMENT - NA - NEW DEVELOPMENTS NEED TO COMPLY WITH ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (TABLE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE.

COMMERCIAL DEVELOPMENTS NEED TO COMPLY WITH ELKHART COUNTY COMMERCIAL DRIVE STANDARDS (TABLE 6) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE.

SEWERAGE SYSTEMS
PROPOSED LOTS 1 AND 2 ARE CURRENTLY SERVICED BY PRIVATE SEWER SYSTEMS. LOT 3 WILL REMAIN UNSEWERED UNTIL DEVELOPED AT WHICH TIME IT WILL BE SERVICED BY A PRIVATE SEWER SYSTEM. WORKING MORE THAN FOR THE VIABILITY OF THE SOILS FOR FUTURE DEVELOPMENT.

WATER SUPPLY
PROPOSED LOTS 1 AND 2 ARE CURRENTLY SERVICED BY PRIVATE WELLS. LOT 3 WILL BE SERVICED BY A PRIVATE WELL AT THE POINT THAT IT IS DEVELOPED.

SOILS
THE SUBJECT SITE IS COMPOSED OF
A) Bm, BmB & BmC (SLOTTED LOAMY SAND, 0-1% SLOPE, 2-1% SLOPES AND 5-10% SLOPES) AND ALL ARE EXCESSIVELY DRAINED SOILS WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 36 INCHES.
B) BmB & BmC (SLOTTED LOAMY SAND, 0-1% SLOPES) AND IS A WELL DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF MORE THAN 36 INCHES.
C) Cw (CROSSER LOAM, 0-1% SLOPES) AND IS A SLOTTED POORLY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 6 TO 24 INCHES.
D) HmB (SLOTTED CLAY, 0-1% SLOPES) AND IS A VERY POORLY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 6 TO 24 INCHES.
E) BmC (SLOTTED CLAY, 0-1% SLOPES, SLOTTED) AND IS A WELL DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF GREATER THAN 36 INCHES.
F) BmB (SLOTTED LOAM, 0-1% SLOPES) AND IS A POORLY DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 24 INCHES.
G) BmB (SLOTTED CLAY, 0-1% SLOPES) AND IS A MODERATELY WELL DRAINED SOIL WITH A SEASONAL HIGH WATER TABLE OF ABOUT 18 TO 30 INCHES.

SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND MGS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SITES ARE BASED ON SOIL BOUNDARIES PERFORMED BY SOIL SOLUTIONS DATED 04/20/21.

ENCROACHMENTS
TYPICAL ENCROACHMENT MONUMENT AT THE SW CORNER, NW 1/4 SEC. 20-TOWNSHIP 37-N-RANGE 7-E ELEVATION 881.14 FEET (MAGNET)

CONTOURS
CONTOURS WERE GENERATED FROM LIDAR. VERTICAL DATUM IS NAVD83.

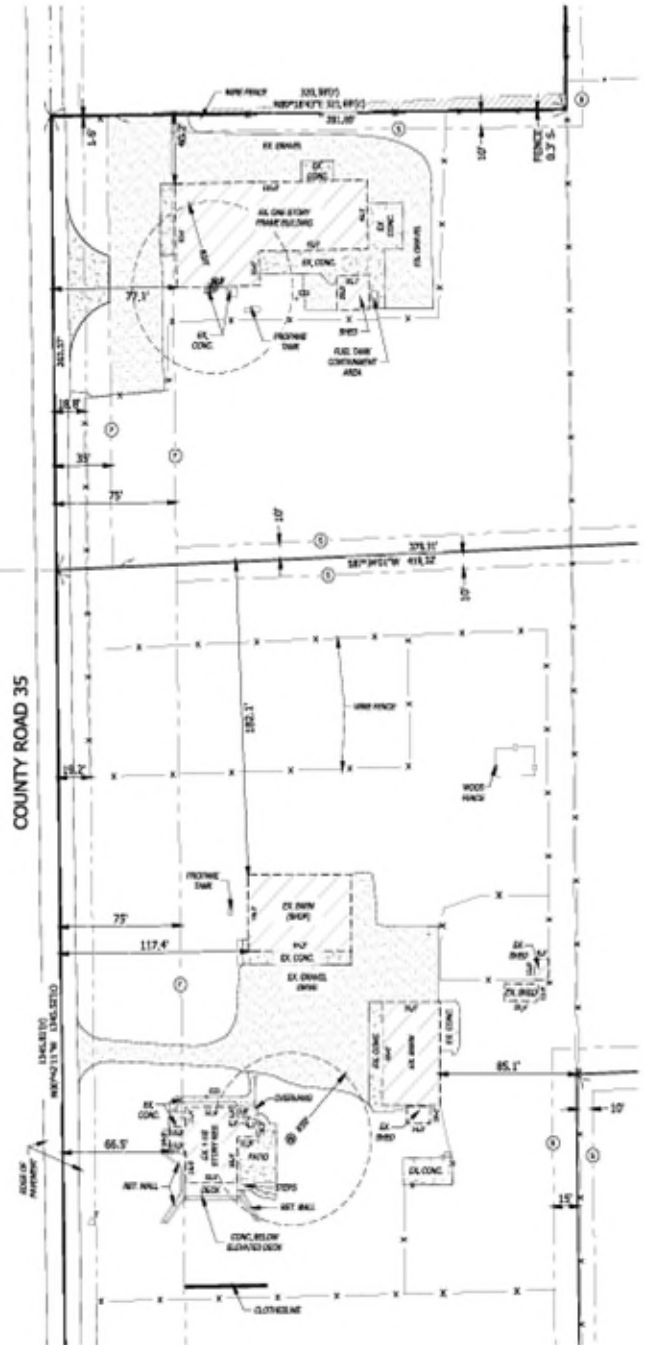
FLOODING
LOTS 1 AND 3 ARE NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SHOWN AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 38030C002 WITH AN EFFECT MAP DATE OF AUGUST 2, 2011.

A PORTION OF LOT 2 IS WITHIN THE DMR BEST AVAILABLE FLOODPLAIN AND FLOOD PRINCE PER THE INDIANA DEPARTMENT OF NATURAL RESOURCES MAP FOUND AT THE LINK BELOW.
(<https://www.in.gov/dnr/water/surface-water/watershed/38030c002-mapping/index-4-captain-information>)

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

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

EROSION CONTROL PLAN
NO EROSION CONTROL, PAVEMENT/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, DUE TO LOW DISTURBANCE IS ANTICIPATED TO BE LESS THAN AN ACRE OF LAND THAT WILL BE DISTURBED DURING CONSTRUCTION.



COUNTY ROAD 35

ENCROACHMENT MONUMENT

DETAIL "B"
LOT 1 & 2 BUILDING DETAILS
SCALE: 1" = 4'



Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 10, 2025

Transaction Number: MI-0122-2025.

Parcel Number(s): Part of 20-03-11-400-001.000-030.

Existing Zoning: A-1.

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

Petitioner: Presser Properties LLC, represented by Abonmarche Consultants.

Location: West side of CR 25, 1,440 ft. northeast of CR 2, in Washington Township.

Site Description: Proposed lot 1 is 5 acres, rectangular in shape, with a proposed (replacement) 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

MI-0122-2025

Date: 02/28/2025 Meeting Date: April 10, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0122-2025

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

<u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>
Abonmarche Consultants 303 River Race Dr Goshen, IN 46526	Abonmarche Consultants 303 River Race Dr Goshen, IN 46526	Presser Properties Llc 50920 Cr 25 Bristol, IN 465079780

Site Address: 50803 County Road 25 Bristol, IN 46507	Parcel Number: 20-03-11-400-001.000-030
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Township: Washington
Location: WEST SIDE CR 25, 1,440 FT. NORTH WEST 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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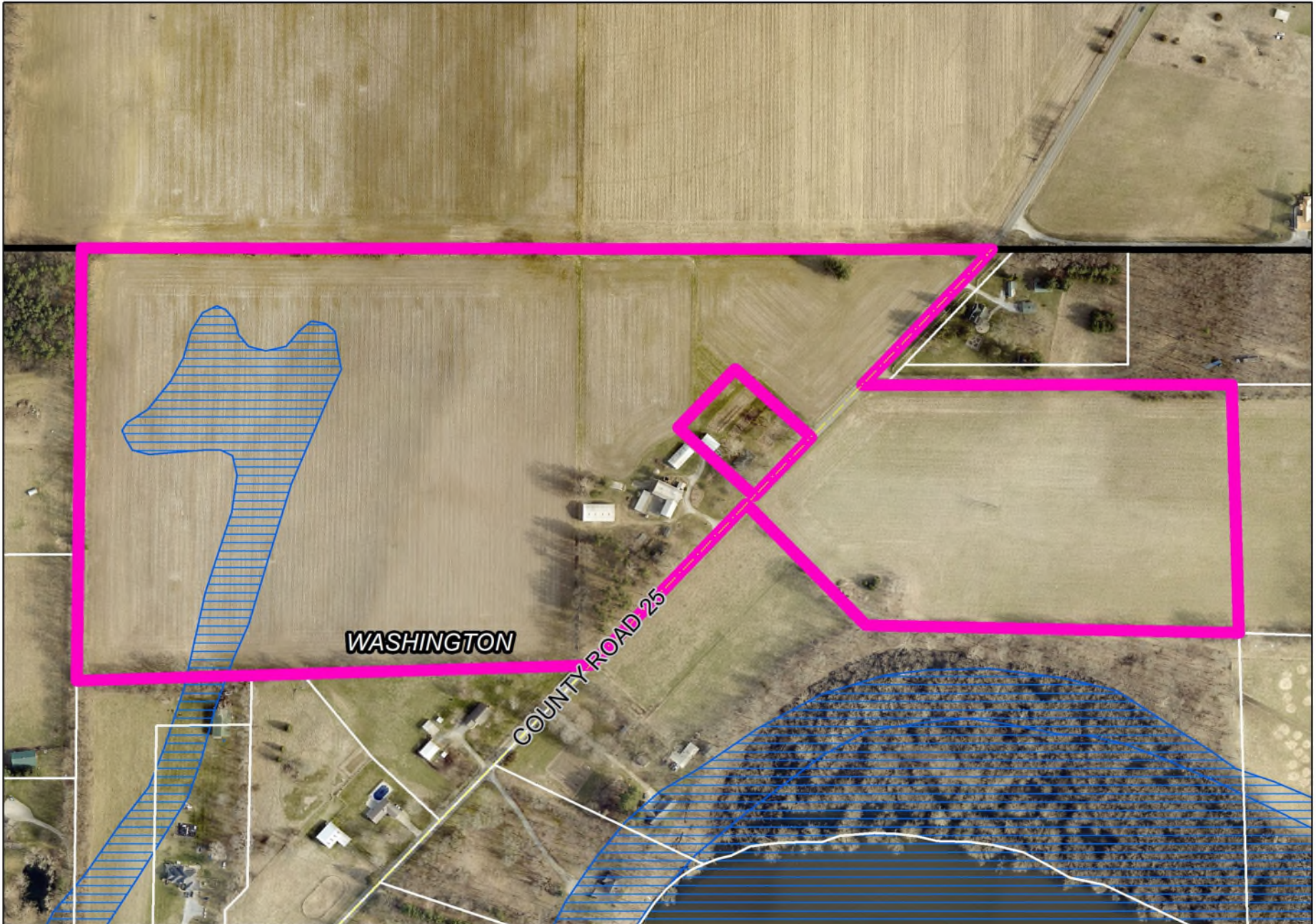
Present Use of Property:

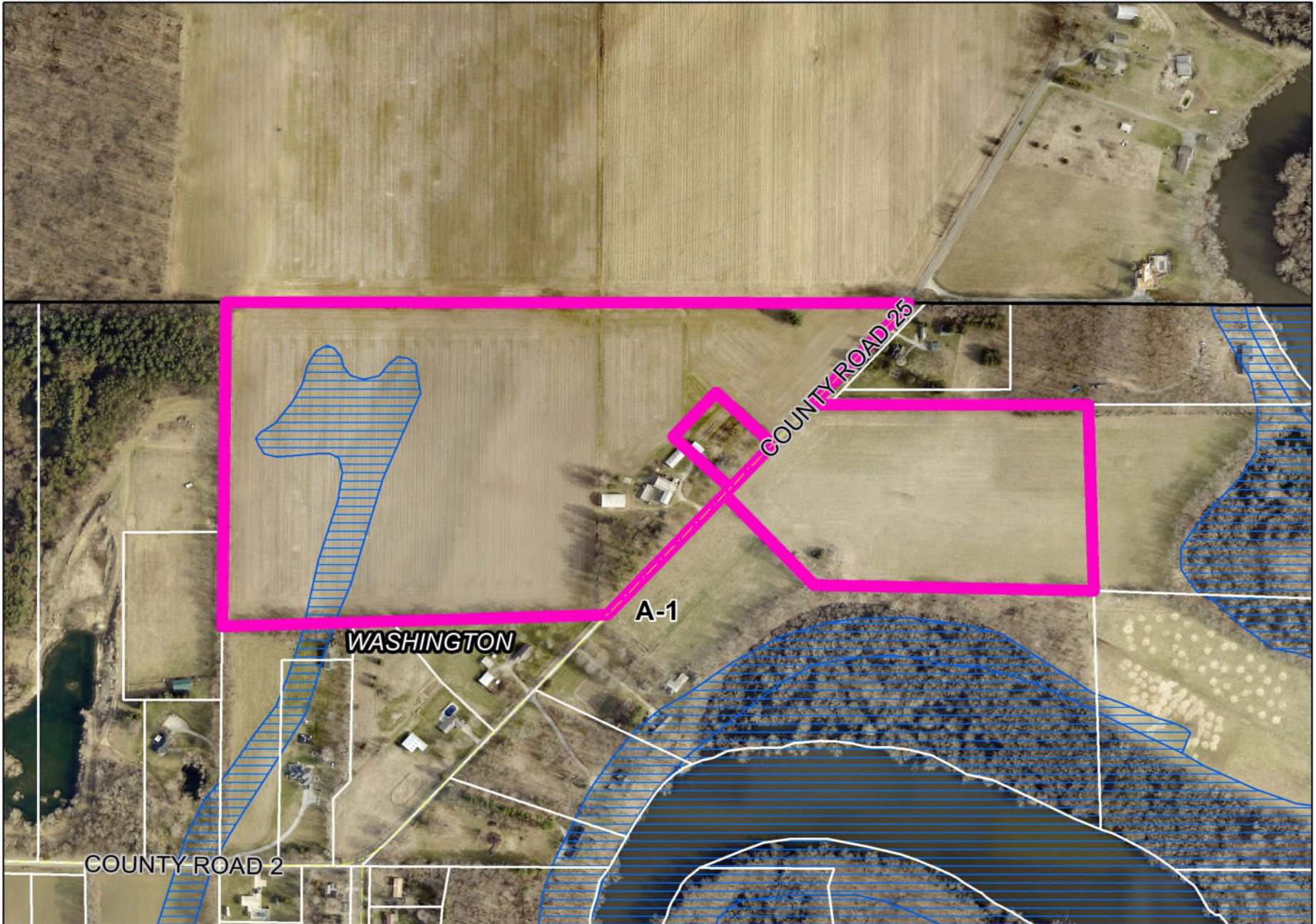
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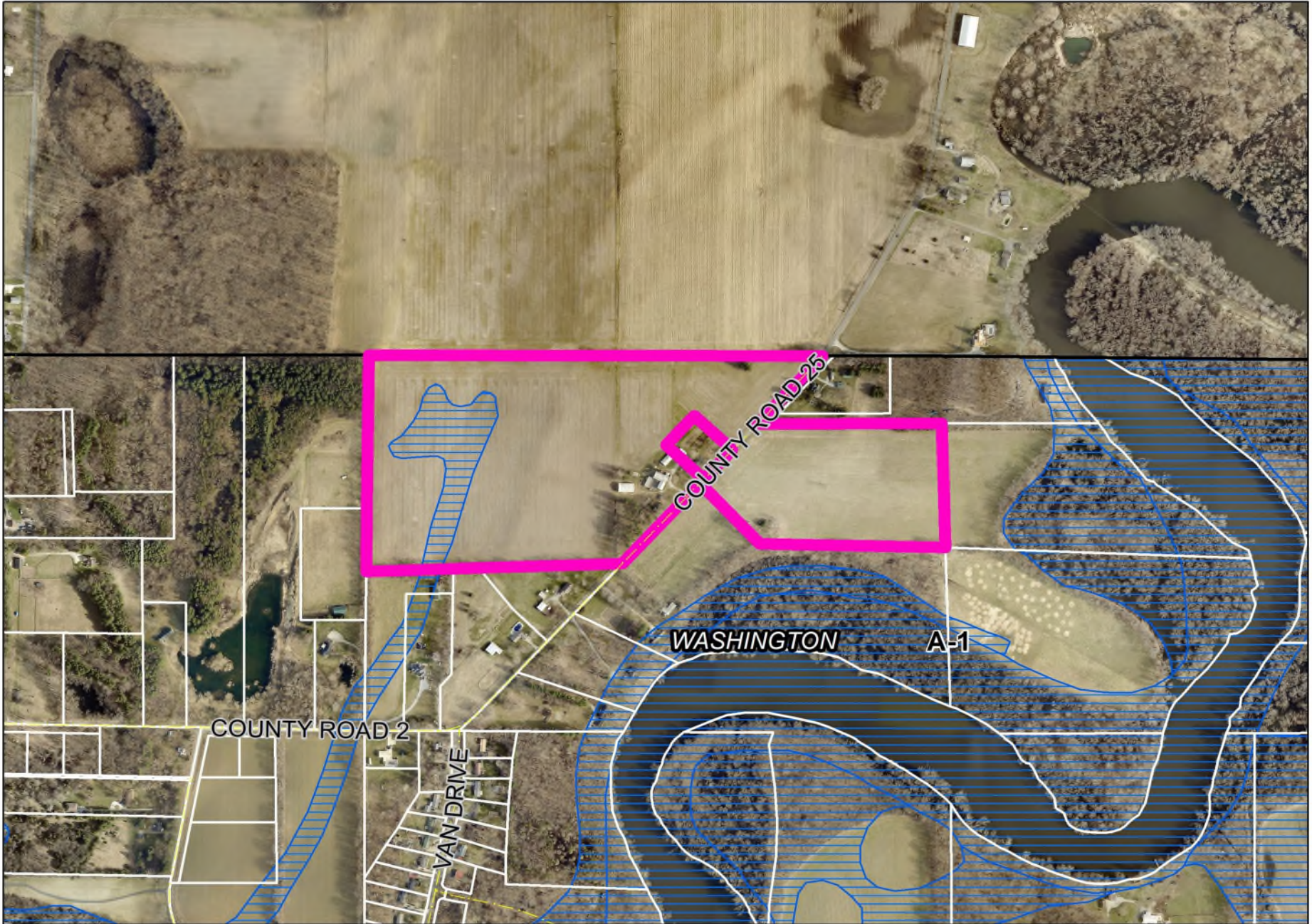
Comments:

Applicant Signature:

Department Signature:



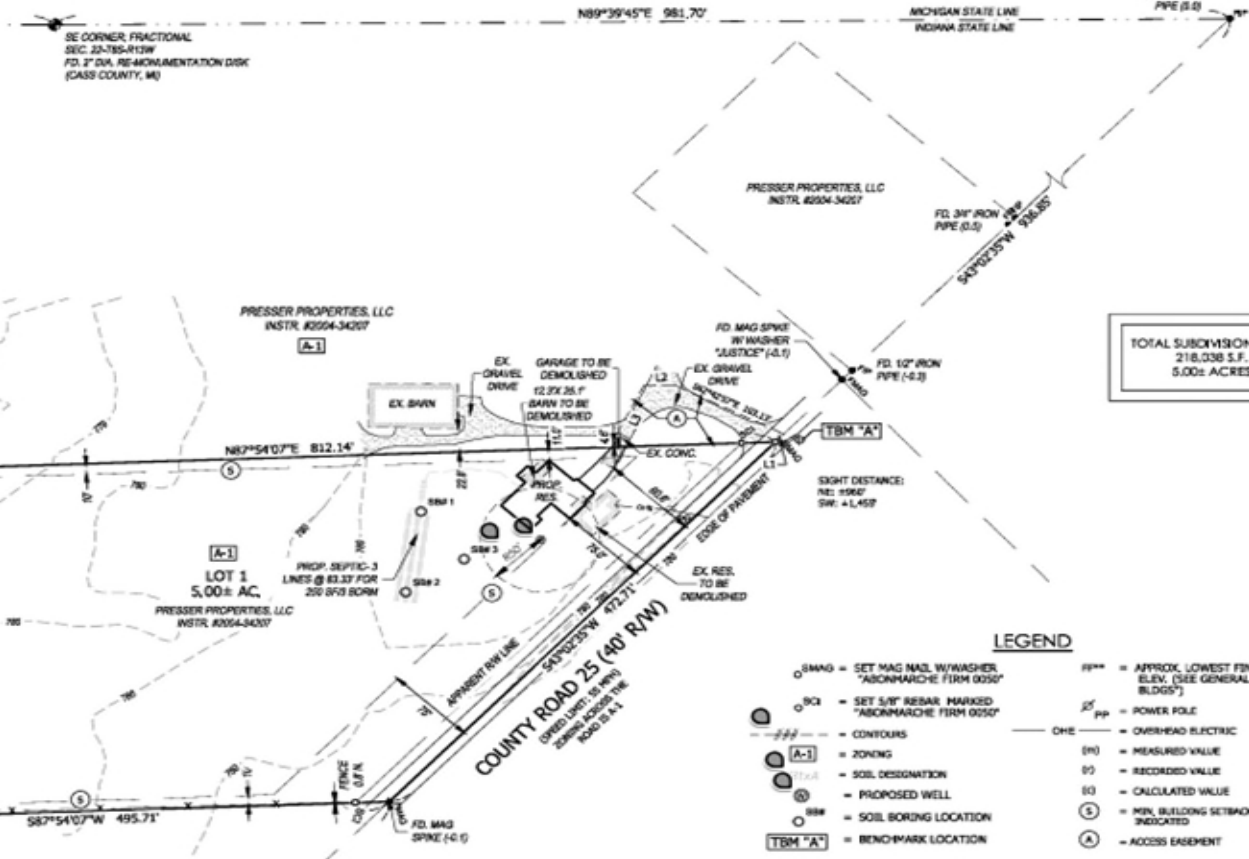




PRIMARY PLAT

DOUBLE R HOMESTEAD

A PART OF THE EAST HALF OF FRACTIONAL SECTION 11,
TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON
TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 50803 C.R. 25, BRISTOL, IN. 46507
(TAX ID#: 20-03-11-400-001.000-030)



TOTAL SUBDIVISION AREA
218,038 S.F.
5.00± ACRES

[A-1]
PRESSER PROPERTIES, LLC
INSTR. #2004-34207

PRESSER PROPERTIES, LLC
INSTR. #2004-34207
[A-1]

[A-1]
LOT 1
5.00± AC.
PRESSER PROPERTIES, LLC
INSTR. #2004-34207

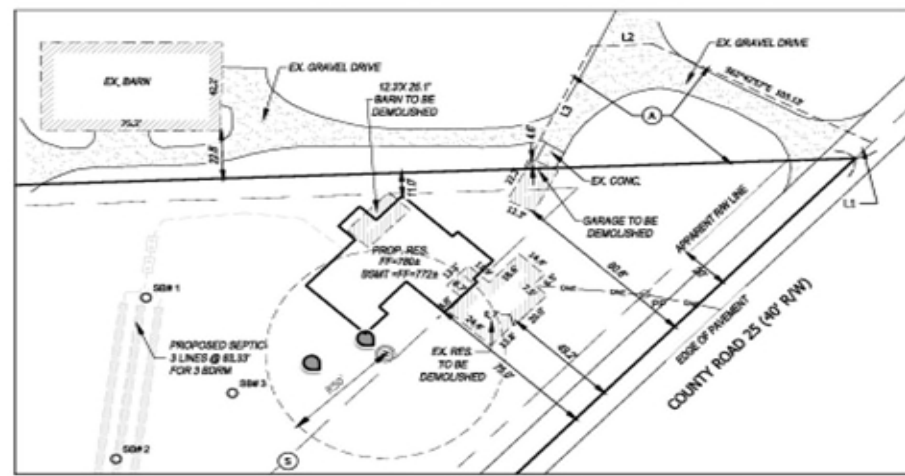
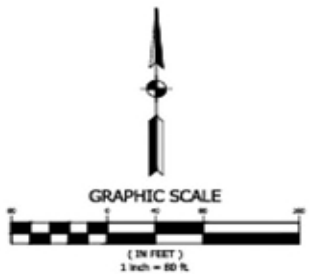
[A-1]
PRESSER PROPERTIES, LLC
INSTR. #2004-34207

LYNN & DEBBIE SCALESBERGER
INSTR. #2003-12897
[A-1]

LEGEND

- SMAG = SET MAG NAIL W/WASHER "ABONMARCHE FIRM 0050"
- RC = SET 5/8" REBAR MARKED "ABONMARCHE FIRM 0050"
- - - = CONTOURS
- [A-1] = ZONING
- (1x1) = SOIL DESIGNATION
- (1x1) = PROPOSED WELL
- (1x1) = SOIL BORING LOCATION
- [TBM "A"] = BEND/MARK LOCATION
- FF** = APPROX. LOWEST FINISHED FLOOR ELEV. (SEE GENERAL NOTES "ELEV. OF BLDGS")
- PP = POWER POLE
- OHE = OVERHEAD ELECTRIC
- EV0 = MEASURED VALUE
- EV1 = RECORDED VALUE
- EV2 = CALCULATED VALUE
- S = MIN. BUILDING SETBACK LINE AT DISTANCES INDICATED
- A = ACCESS EASEMENT

LINE NO.	LENGTH	DIRECTION
L1	10.27'	N43°02'35"E
L2	25.44'	S87°54'07"W
L3	65.42'	N25°45'26"E



BUILDING DETAIL
SCALE: 1" = 40'

PRIMARY PLAT DOUBLE R HOMESTEAD

A PART OF THE EAST HALF OF FRACTIONAL SECTION 11,
TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON
TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 50803 C.R. 25, BRISTOL, IN. 46507
(TAX ID#: 20-03-11-400-001,000-030)

GENERAL NOTES

ZONING & PROPOSED LAND USE

ZONING FOR THIS ENTIRE PROJECT IS CURRENTLY A-1 AND IS USED AS AN AGRICULTURAL FARM/RESIDENCES CURRENTLY. THE AREA IMMEDIATELY SURROUNDING IS ALL ZONED A-1.

THE PROJECT IS LOCATED WEST OF COUNTY ROAD 25 JUST SOUTH OF THE INDIANA-MICHIGAN LINE. THE PROJECT SITE IS 5.00 ACRES, MORE OR LESS AND ARE UNDER THE OWNERSHIP OF PRESSER PROPERTIES, LLC.

SETBACKS - A-1 ZONE ELKHART COUNTY

FRONT YARD = 75 FEET FROM CENTERLINE OF COUNTY ROAD 25
SIDE YARD = 10 FEET
REAR YARD = 15 FEET

DENSITY

TOTAL PROJECT AREA = 5.00+ ACRES

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

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

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

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

STREETS - N/A - NO NEW STREETS WILL BE CREATED WITH THIS SUBDIVISION. NEW DRIVES SHOULD BE LOCATED BY WORKING WITH THE ELKHART COUNTY HIGHWAY TO DETERMINE SUCH PLACEMENT AND ARE REQUIRED TO HAVE A ROAD IMPACT AGREEMENT.

RESIDENTIAL DRIVEWAYS - NEW DRIVEWAYS NEED TO COMPLY WITH ELKHART COUNTY RESIDENTIAL DRIVE STANDARDS (FIGURE 5) OF THE ELKHART COUNTY HIGHWAY STREET STANDARDS AND MUST HAVE AN APPROVED ROAD IMPACT AGREEMENT IN PLACE PRIOR TO CONSTRUCTION OF THE DRIVE.

SANITARY SEWER

PROPOSED LOT 1 CURRENTLY IS SERVICED BY PRIVATE SEPTIC SYSTEM THAT WILL BE ABANDONED. DOCUMENTATION OF PROPER ABANDONMENT PROVIDED TO THE ELKHART COUNTY HEALTH DEPARTMENT, AND A NEW PRIVATE SEPTIC SYSTEM WILL BE INSTALLED WHEN THE NEW HOME IS BUILT.

WATER SUPPLY

PROPOSED LOT 1 IS CURRENTLY SERVICED BY A PRIVATE WELL. THIS WELL WILL BE ABANDONED. DOCUMENTATION OF PROPER ABANDONMENT PROVIDED TO THE ELKHART COUNTY HEALTH DEPARTMENT, AND A NEW PRIVATE WELL WILL BE INSTALLED WHEN THE NEW HOME IS BUILT.

SOILS

THE SUBJECT SITE IS COMPOSED OF
A) B6A (BRISTOL LOAMY SAND, 0-2% SLOPES) AND IS AN EXCESSIVELY DRAINED SOIL WITH A HIGH WATER TABLE OF MORE THAN 60 INCHES.

SOIL INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

THE PROPOSED SEPTICS ARE BASED ON SOIL BORINGS PERFORMED BY SOIL SOLUTIONS DATED 02/22/25.

BENCHMARK

TBM "K" - TRAVERSE NAIL AT THE NE CORNER OF SUBJECT PARCEL @ ELEVATION 779.07 FEET (NAVD88)

CONTOURS

CONTOURS WERE GENERATED FROM LIDAR. VERTICAL DATUM IS NAVD88.

FLOOD NOTE

THIS PARCEL IS NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C00700 WITH AN EFFECT MAP DATE OF AUGUST 2, 2011.

ELEVATIONS OF BUILDINGS

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

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

EROSION CONTROL PLAN

NO EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, DUE TO LAND DISTURBANCE IS ANTICIPATED TO BE LESS THAN AN ACRE OF LAND THAT WILL BE DISTURBED DURING CONSTRUCTION.

LEGAL DESCRIPTION-PER 2004-34207

A PART OF THE SOUTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT MARKED BY A STONE 42.5 DEGREES WEST, 6.88 CHAINS FROM A POINT EAST 32.90 CHAINS FROM THE CENTER CORNER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 6 EAST; THENCE SOUTH 42.5 DEGREES WEST, 4.08 CHAINS; THENCE SOUTH 41.75 DEGREES EAST, 4 CHAINS; THENCE SOUTH 88.5 DEGREES EAST, 35.10 CHAINS TO THE ST. JOSEPH RIVER; THENCE ALONG SAID RIVER UP STREAM TO A POINT EAST 25 CHAINS FROM THE POINT OF BEGINNING; THENCE WEST 25 CHAINS TO THE POINT OF BEGINNING, CONTAINING 27.65 ACRES.

ALSO, COMMENCING TO A POINT IN THE CENTER OF THE HIGHWAY EAST 32.90 CHAINS FROM THE CENTER CORNER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 6 EAST; THENCE SOUTH 42.5 DEGREES WEST ALONG THE CENTER OF SAID HIGHWAY 21 CHAINS; THENCE WEST 60 LINKS; THENCE NORTH TO THE QUARTER SECTION LINE; THENCE EAST TO THE POINT OF BEGINNING CONTAINING 12.03 ACRES.

ALSO, COMMENCING AT THE CENTER CORNER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 6 EAST; THENCE EAST 18 CHAINS; THENCE SOUTH 15.90 CHAINS; THENCE EAST 25 LINKS; THENCE SOUTH 42.5 DEGREES WEST 25 LINKS; THENCE WEST 18.25 CHAINS TO THE QUARTER LINE; THENCE NORTH ON THE QUARTER LINE 16.15 CHAINS TO THE POINT OF BEGINNING CONTAINING 29.27 ACRES.



LOCATION MAP
(NOT TO SCALE)

CAMERON L. BERON, P.S.
PROFESSIONAL LAND SURVEYOR #LS21900005
STATE OF INDIANA



ABONMARCHÉ
300 River Road Drive, Unit 206
Goshen, IN 46526
P: 764.533.9113
F: 764.533.9114
www.abonmarche.com

Professional Engineer
Professional Architect
Professional Surveyor

PROJECT:
PRIMARY PLAT
PRESSER PROPERTIES, LLC
50803 C.R. 25, BRISTOL, IN 46507

SHEET FILE:
DRAWN BY: TRM
WELDPOCK: CLR#14, PG 18
FM REVIEW: CLR
QA/QC REVIEW: CMWE
DATE: 02/28/25
SCALE: 1" = 80'
ACI JOB #: 25-0090
SHEET NO. 2 of 2

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: April 10, 2025

Transaction Number: MI-0126-2025.

Parcel Number(s): 20-04-21-176-002.000-032, 20-04-21-176-006.000-032.

Existing Zoning: A-1.

Petition: For primary approval of a 3-lot minor subdivision to be known as M & K TROYER 2ND AND REPLAT OF M & K TROYER MINOR.

Petitioner: Myron Troyer and Kayla J. Troyer, Husband and Wife, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: West side of CR 35, 1,725 ft. south of CR 4, in York Township.

Site Description: Proposed lot 1 is 5 acres, square in shape, with an existing residence and detached barn. Proposed lot 2 is 6.33 acres, irregular in shape, with a proposed single-family residence. Proposed lot 3 is 12.22 acres, flag shaped, with a proposed residence and detached barn.

History and General Notes:

- **June 25, 2020** – A 1-lot minor subdivision known as M & K Troyer Minor Subdivision was recorded.
- **March 19, 2025** – The Hearing Officer granted a 50 ft. lot width Developmental Variance (Ordinance requires 100 ft.) to allow for the construction of a residence on proposed lot 2 (DV-0099-2025).

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

MI-0126-2025

Date: 03/03/2025 Meeting Date: April 10, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0126-2025

Description: for primary approval of a 3-lot minor subdivision to be known as M & K TROYER 2ND AND REPLAT OF
M & K TROYER MINOR

<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	Myron Troyer And Kayla J. Troyer, Husband And Wife 52335 County Road 35 Bristol, IN 46507	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 52335 County Road 35 Bristol, IN 46507	Parcel Number: Part of 20-04-21-176-002.000-032 Part of 20-04-21-176-006.000-032
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Township: York
Location: West Side of CR 35, 1725 FT South of CR 4

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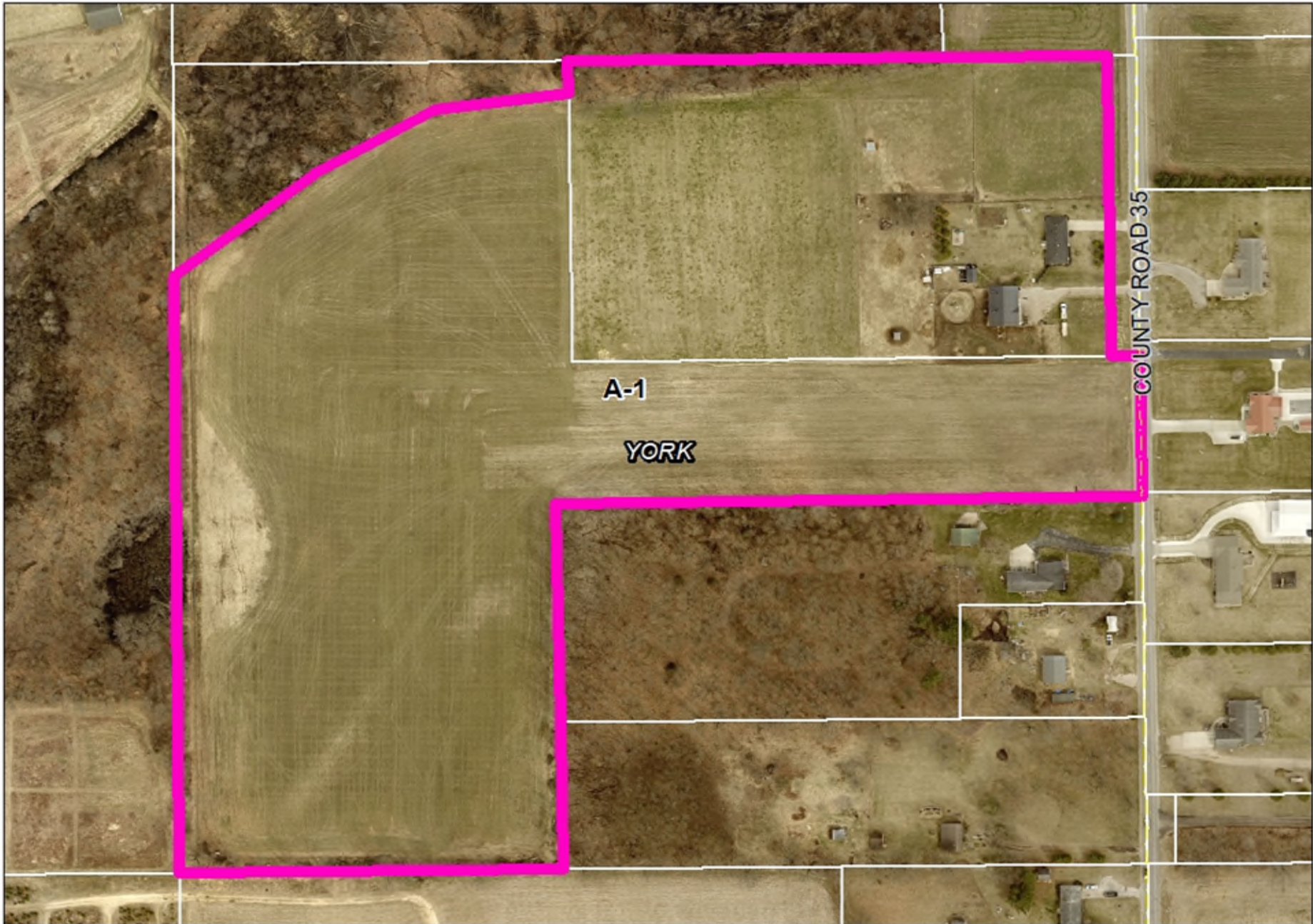
Present Use of Property:

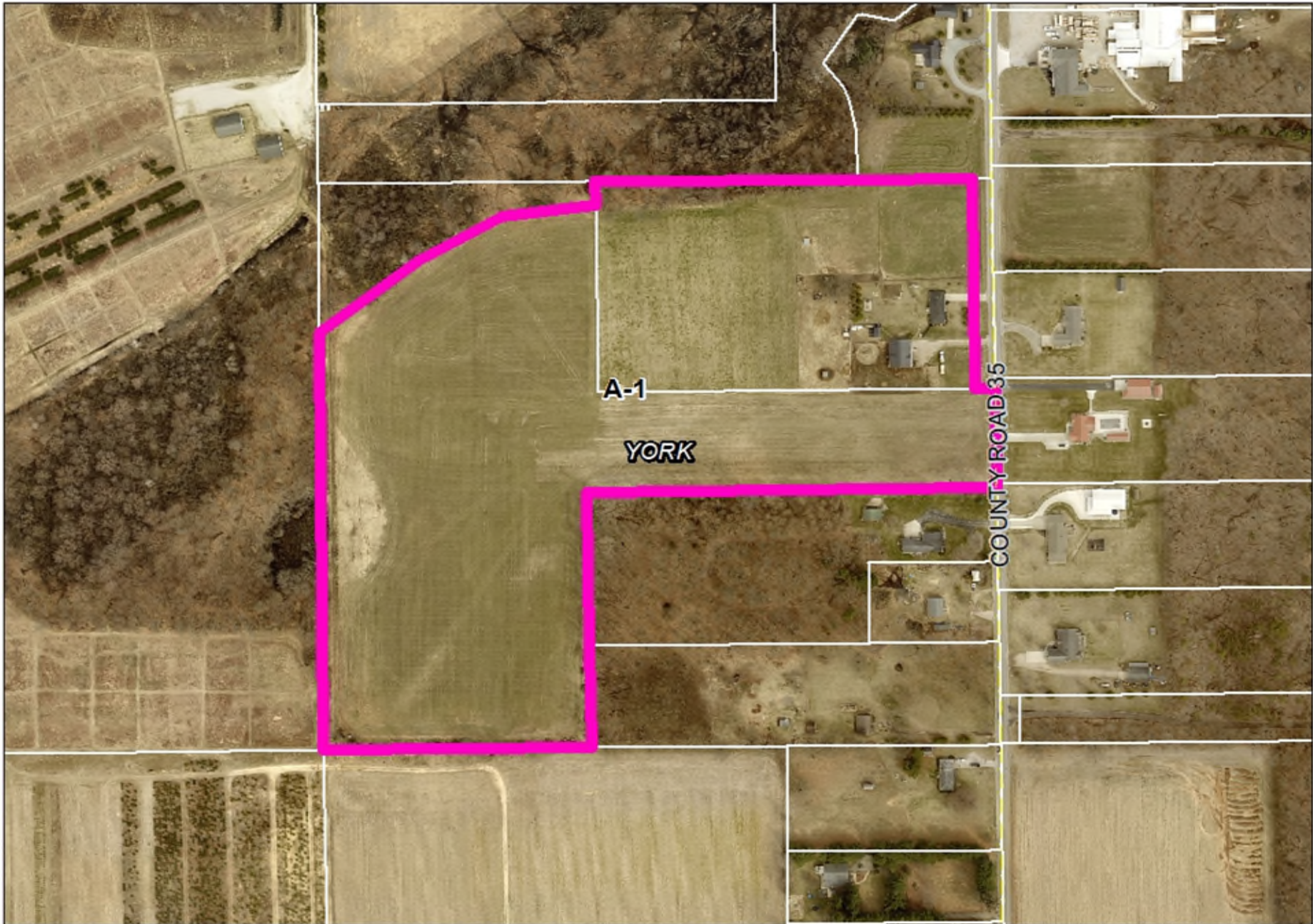
Legal Description:

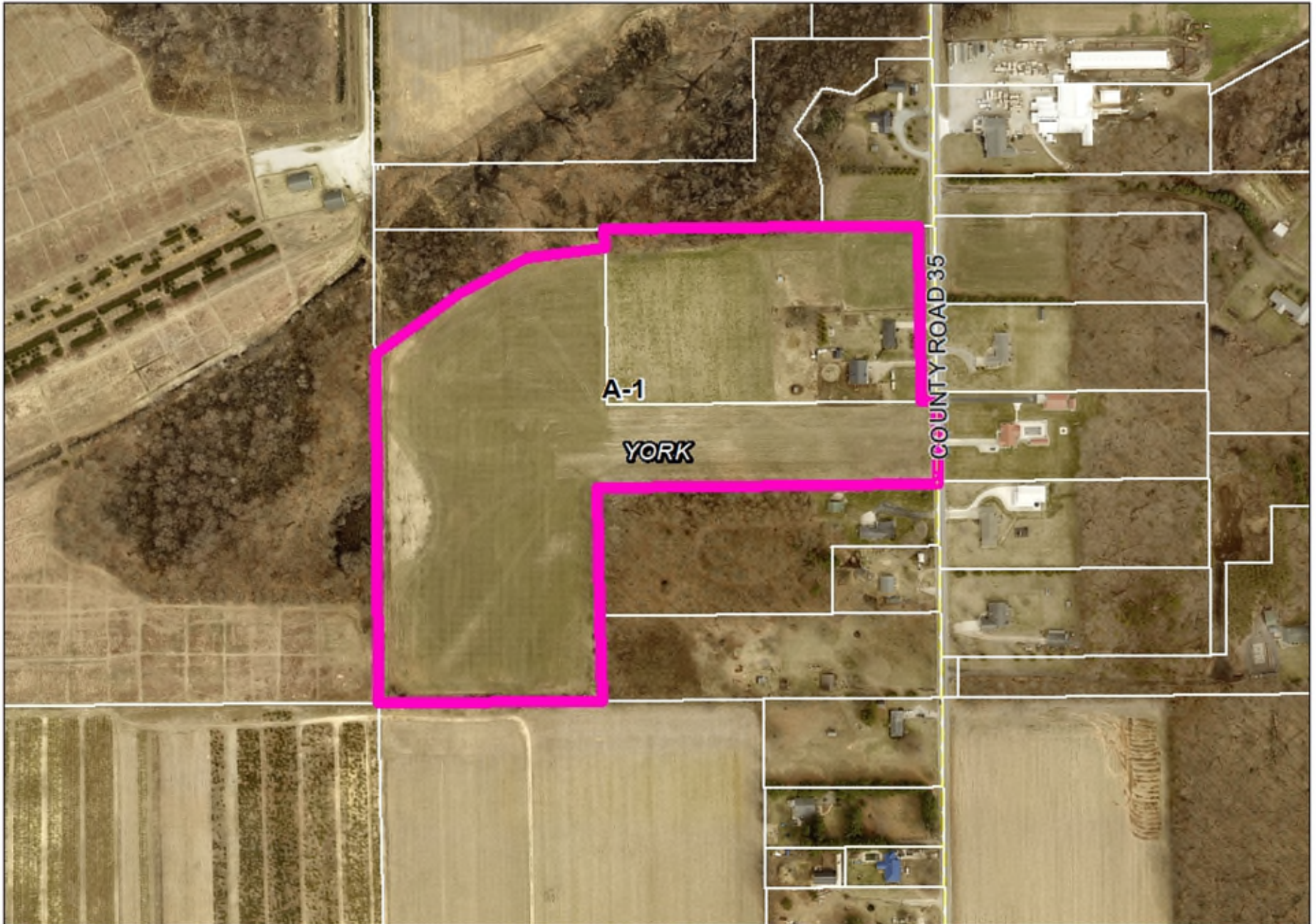
Comments:

Applicant Signature:

Department Signature:







M & K TROYER 2ND ANL REPLAT OF M & K TROYER MINOR
 A 3 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA

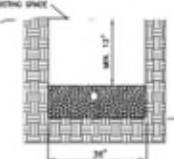
FOUND HARRISON
 MONUMENT FLUSH,
 NE CORNER, NW
 1/4, SECTION 21,
 T00N4, R7E

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 000004, WITH ADVANCED LAD SURVEYING 17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46551, ON FEBRUARY 28, 2025, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (REGARDS ARE BASED ON THE EAST LINE OF SAID NORTHWEST QUARTER HAVING A BEARING OF NORTH 01 DEGREES 52 MINUTES 16 SECONDS WEST): COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST, THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 527.83 FEET TO A SURVEY MARK SPIKE (JUSTICE 000004) AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RANDALL J. AND PEGGY BRINKLEY IN ELKHART COUNTY DEED VOL. 402, PAGE 775, LAND POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 89 DEGREES 25 MINUTES 47 SECONDS WEST, WITH THE NORTH LINE OF SAID BRINKLEY LAND, A DISTANCE OF 827.57 FEET TO A FINCHED PIPE FOUND AT THE NORTHWEST CORNER OF SAID BRINKLEY LAND, THENCE SOUTH 05 DEGREES 55 MINUTES 05 SECONDS WEST, WITH THE WEST LINE OF SAID BRINKLEY LAND AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO SHELLANE J. GIST IN ELKHART COUNTY DEED RECORD 2023-0440, A DISTANCE OF 528.28 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, THENCE SOUTH 49 DEGREES 23 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 508.33 FEET TO A REBAR WITH CAP (JUSTICE 000004) AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, THENCE NORTH 26 DEGREES 42 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 840.70 FEET TO A REBAR WITH CAP (ALS FIRM 0135) AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MICHAEL J. AND ROSABETH LAMBRIGHT IN ELKHART COUNTY DEED RECORD 2023-04773, THENCE NORTH 51 DEGREES 18 MINUTES 16 SECONDS EAST WITH THE SOUTH LINE OF SAID LAMBRIGHT LAND, A DISTANCE OF 214.88 FEET TO A REBAR WITH CAP (ALS FIRM 0135), THENCE NORTH 26 DEGREES 52 MINUTES 27 SECONDS EAST, WITH SAID LAMBRIGHT LAND, A DISTANCE OF 18.80 FEET TO A REBAR WITH CAP (ALS FIRM 0135), THENCE NORTH 82 DEGREES 58 MINUTES 36 SECONDS EAST, WITH SAID LAMBRIGHT LAND, A DISTANCE OF 181.21 FEET TO A REBAR WITH CAP (ALS FIRM 0135), THENCE NORTH 00 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 48.48 FEET TO A REBAR WITH CAP (ALS FIRM 0135), THENCE NORTH 83 DEGREES 18 MINUTES 16 SECONDS EAST, WITH THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO MICHAEL LAMBRIGHT IN ELKHART COUNTY DEED RECORD 2019-06444 AND THE NORTH LINE OF A TRACT OF LAND CONVEYED TO TR- COUNTY LAND TRUSTS CORPORATION IN ELKHART COUNTY DEED RECORD 2023-08706, A DISTANCE OF 755.27 FEET TO A REBAR IN THE WEST RIGHT OF ANY OF COUNTY ROAD 35, THENCE SOUTH 00 DEGREES 52 MINUTES 36 SECONDS EAST, ALONG THE RIGHT OF WAY OF SAID COUNTY ROAD 35, A DISTANCE OF 181.22 FEET TO A REBAR WITH CAP (JUSTICE 000004) THENCE NORTH 84 DEGREES 18 MINUTES 05 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A SURVEY MARK SPIKE ON THE EAST LINE OF SAID NORTHWEST QUARTER, THENCE SOUTH 00 DEGREES 52 MINUTES 36 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 203.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 23.68 ACRES, MORE OR LESS.

NOTES:

- 1) THIS LOT WILL BE DEVELOPED TO NOT IMPED THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS SINGLE FAMILY RESIDENTIAL.
- 3) THE CURRENT ZONING IS A-1 AGRICULTURAL.
- 4) THIS LOT IS TO BE SERVED BY A WELL AND SEPTIC. PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
- 5) PER 4-10-2025 H&C.
- 6) 0-20" GRADE W/ 3" TO 5" SLOPE. WATER TABLE DEPTH 34.0'
- 7) 0-20" GRADE W/ 3" TO 5" SLOPE. WATER TABLE DEPTH 34.0'
- 8) 0-20" GRADE W/ 3" TO 5" SLOPE. WATER TABLE DEPTH 34.0'
- 9) 0-20" GRADE W/ 3" TO 5" SLOPE. WATER TABLE DEPTH 34.0'
- 10) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION RETAINED FROM COMMUNITY PANEL NUMBER 100004. DTW IS EFFECTIVE DATE OF 04-01-2011.
- 11) FINISH GRADE OF LOT TO REBAR AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 12) THE VERTICAL DATUM FOR THE SURVEY IS NAD83 WITH UNLDED GPS EQUIPMENT AND ELEVATE.
- 13) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 14) DEVELOPMENT TO BEHOLD ASHLEY.
- 15) LITTLE ELKHART RIVER IS APPROXIMATELY 400' SOUTHWEST.
- 16) FLOOR ELEVATION APPROXIMATELY 758.



CROSS SECTION OF TRENCH

1. MINIMUM TRENCH DEPTH IS 36"
2. 12" OF FILLWORK TO BE 12" MINIMUM TO 12" MAXIMUM
3. 12" OF FILLWORK TO BE 12" MINIMUM TO 12" MAXIMUM
4. 12" OF FILLWORK TO BE 12" MINIMUM TO 12" MAXIMUM
5. TOTAL TRENCH DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILLWORK.

- LEGEND
- FOUND IRON AS DESCRIBED
 - 5/8" REBAR W/CAP
 - SURVEY MARK SPIKE SET
 - ⊠ SECTION CORNER

PROPERTY ADDRESS: 52.335 COUNTY ROAD 35
 BRISTOL, INDIANA 46507

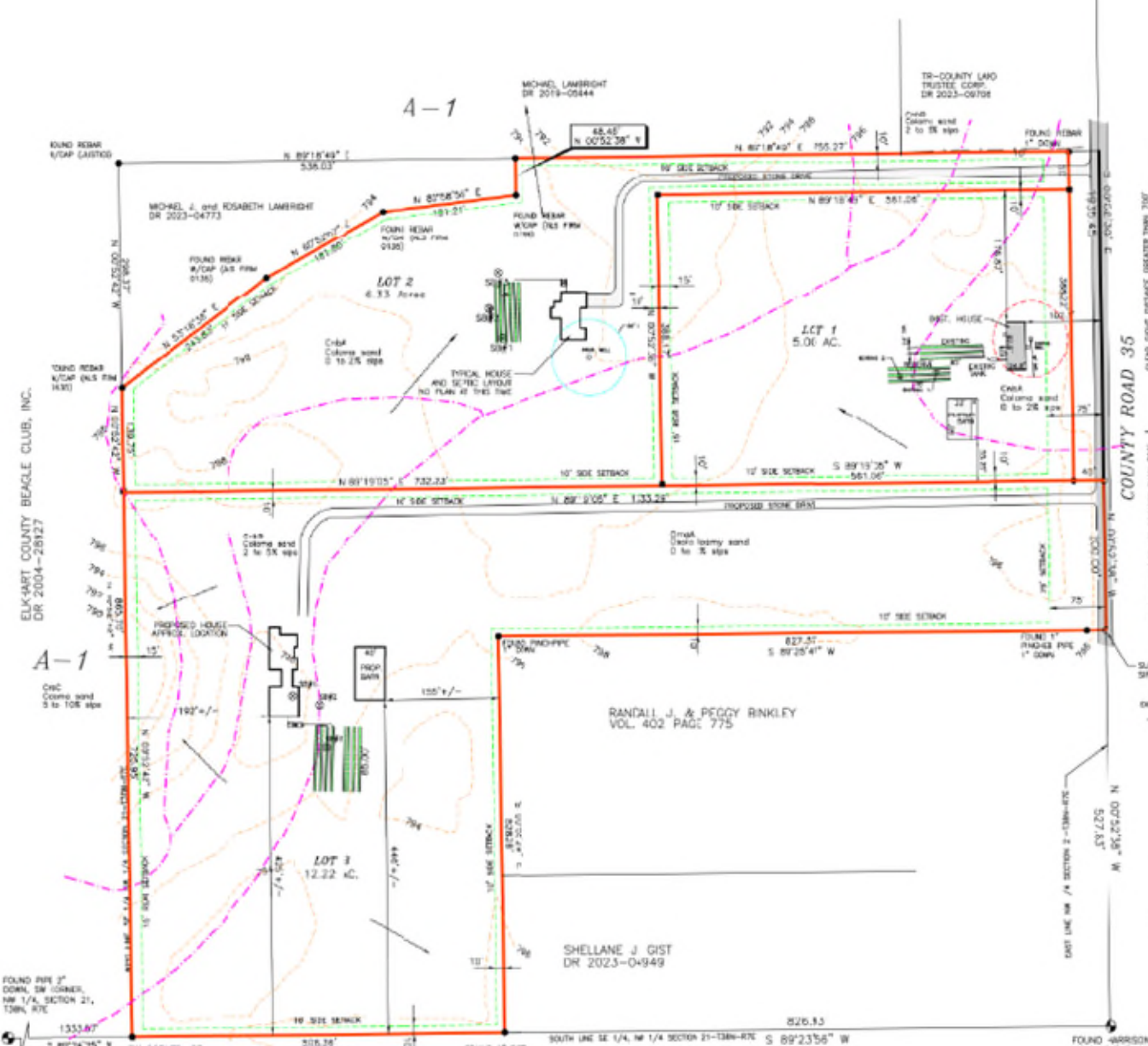
OWNERS MYRON L. AND KAYLA J. TROYER

ADVANCED LAD SURVEYING
 OF NORTHERN INDIANA, INC.
 17120 COUNTY ROAD 46, NEW PARIS,
 INDIANA 46551
 (317) 649-4125
 RONNIE L. JUSTICE P.S.

DATE FEBRUARY 28, 2025 PROJECT NUMBER 250108

SCALE: 1" = 100' AUTHORIZED BY: R. L. J.

SHEET 1 OF 2 DRAWING NO. R. L. J.



ELKHART COUNTY BEACLE CLUB, INC.
 DR 2004-28127

FOUND PIPE 2"
 DOWN, SW CORNER,
 NW 1/4, SECTION 21,
 T38N, R7E

SW CORNER, SE
 1/4, NW 1/4,
 SECTION 21, T38N,
 R7E
 EBY'S ENGINEERING PLANNING INC. A
 REGULAR CORPORATION
 DR 2002-05234

A-1

M & K TROYER 2ND AND REPLAT OF M & K TROYER MINOR
 A 3 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 41, TOWNSHIP 38 NORTH, RANGE 7 EAST, BATA TOWNSHIP, ELKHART COUNTY, INDIANA

VICINITY MAP
 NOT TO SCALE

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS _____ DAY OF _____ 2025.

ELKHART COUNTY PLAN COMMISSION

By _____
 MAJORITY PLAN EFFECTIVE

RECORDED

RECEIVED FOR RECORD THIS _____ DAY OF _____ 2025
 AT _____ AND RECORDED IN PLAT BOOK _____ PAGE _____

KAYLA BAKER - RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 2025

PATRICIA A. PICKENS - AUDITOR OF ELKHART COUNTY

DEED OF DEDICATION and OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOT 1 OF M & K TROYER MINOR AND M & K TROYER SECOND 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.

 MYRON L. TROYER

 KAYLA J. TROYER

STATE OF INDIANA)
 COUNTY OF ELKHART) SS:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MYRON L. TROYER and KAYLA J. TROYER 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 _____ 2025.

 NOTARY

JENNIFER L. JUSTICE

RESIDENT OF ELKHART COUNTY

MY COMMISSION EXPIRES MAY 30, 2030

DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

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 PROPERTY IS RECORDED IN ELKHART COUNTY INSTRUMENT NUMBERS 2020-12735 AND 2023-0817.



I, RONNIE L. JUSTICE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO SECURE A TRUE AND CORRECT COPY OF THIS DOCUMENT, UNLESS REQUIRED BY LAW.

I, RONNIE L. JUSTICE HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA.

SIGNATURE _____ *Ronnie L. Justice*

RONNIE L. JUSTICE, PS
 IN REC. NO. 80900004



SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY. THE RELATIVE POSITIONAL ACCURACY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN (0.13 FEET PLUS 1.00 RATE PER MILLIO) SURVEY. THE PURPOSE OF THIS SURVEY IS TO PERFORM A RESURVEY OF A PROPERTY BY THIS COMPANY. PREVIOUS SURVEYS ARE RECORDED IN INSTRUMENT NUMBERS 2020-12735 AND 2023-0817 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA AND SUBDIVISE PROPERTY INTO 3 LOTS. THIS PROPERTY IS A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST, BATA TOWNSHIP, ELKHART COUNTY, INDIANA.

NO SURVEY MATTERS OF THESE SURVEYS HAS CHANGED

BASIS OF BEARINGS IS FROM INDIANA STATE PLANE COORDINATES, NAD 83, INDIANA EAST ZONE UTILIZING INDIANA CORS NETWORK.

PROPERTY ADDRESS: 52335 COUNTY ROAD 35
 BRISTOL, INDIANA 46507

OWNERS: MYRON L. and KAYLA J. TROYER

ADVANCED LAND SURVEYING
 OF NORTHERN INDIANA, INC.
 17120 COUNTY ROAD 46, LEWIS PARK,
 INDIANA 46551
 (317) 849-4125
 RONNIE L. JUSTICE P.S.

DATE: FEBRUARY 28, 2025 PROJECT NUMBER: 250109

SCALE: 1" = 100' AUTHORIZED BY: R. L. J.

SHEET 2 OF 2 DRAFTING BY: R. L. J.