

AGENDA

ELKHART COUNTY PLAT COMMITTEE

December 11, 2025
9:00 A.M.

Public Service Building
MEETING ROOMS A & B
4230 Elkhart Road, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meetings of the Elkhart County Plat Committee, held on the 13th day of November 2025.

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

PRIMARY APPROVALS

9:00 A.M.

- A. Petitioner: Martin Brothers Contracting (Buyer) **(page 1)**
 & Thor Wakarusa, LLC (Seller)
 represented by Surveying and Mapping LLC
 Petition: for primary approval of a 1-lot minor subdivision to be known as **MARTIN THOR MINOR SUBDIVISION.**
 Location: east side of South Indiana St., 1,000 ft. south of E. Waterford St., in Olive Township. *(MI-0701-2025)*
- B. Petitioner: Caleb Andrew Bontrager **(page 2)**
 represented by Advanced Land Surveying of Northern Indiana, Inc.
 Petition: for primary approval of a 1-lot minor subdivision to be known as **JENNINGS MINOR.**
 Location: east side of CR 33, 265 ft. south of CR 20, common address of 58578 CR 33, Goshen, IN 46528 in Middlebury Township. *(MI-0703-2025)*

SECONDARY APPROVAL

- C. Petitioner: Spartin Development LLC **(page 3)**
 represented by Abonmarche Consultants
 Petition: for secondary approval of 9-lot major subdivision to be known as **INDIAN CREEK-PHASE ONE.**
 Location: west side of CR 23, 1,670 ft. north of CR 18, in Jefferson Township. *(MA-0702-2025)*

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26

Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark – County Council Liaison: no term

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 13TH DAY OF NOVEMBER 2025 AT 9:00 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., 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 Coordinator and Don Shuler, Attorney for the Board.

Roll Call.

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

2. A motion was made and seconded (*Barker/Clark*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of October 2025, 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 KENO MINOR SUBDIVISION, for Chad A. Rohrer Trustee of the Chad A. Rohrer Trust represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of Greenleaf Blvd., 700 ft. east of Homeland Rd. south of CR 10 (E. Bristol St.), the common address of 23146 Greenleaf Blvd. in Osolo Township, zoned R-1, was presented at this time.

Daniel Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0644-2025*.

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

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

5. The application for primary approval of a 2-lot minor subdivision to be known as RORCO MINOR SUBDIVISION, for Gwen S. Turk & Diana L. Gibson represented by Jones Petrie Rafinski, on property located on the south side of CR 4, 2,540 ft. east of CR 13, common address of 23522 CR 4 in Osolo 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-0645-2025*.

Mr. Dean went on to describe that an accessory building, which is not up to code for residential living, is being used as a home. He went on to say it was agreed that the primary subdivision process could move ahead with the Technical Committee's support to move forward. He went on to say that the final mylar will be held at the secondary phase until the requirements of the Development Ordinance and Building Code have been met. He stated the petitioner will need a building permit to

bring the building up to residential code and will also need a Developmental Variance due to being over the allowed personal storage space. He went on to say there is an additional 50 ft. lot-width Developmental Variance for lot 2, to have only 50 ft. of frontage.

Lori Snyder asked if the house sat on over an acre of land. Mr. Dean stated that it is correct.

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

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

*****It should be noted Mr. Warner recused himself and stepped down*****

6. The application for secondary approval of a 6-lot major subdivision to be known as ROCK POINTE SECOND, for Warner Farms represented by INNOVATIVE COMMUNITIES, INC. & LAND & BOUNDARY, LLC, on property located on the east side of CR 29, 2,140 ft. north of CR 34, in Elkhart Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0635-2025*.

Mr. Dean also indicated that all lots will be responsible for the drainage easement.

Phil Barker stated he is not opposed to going forward. He mentioned there is still an investigation by the Health Department regarding illicit discharge.

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

Motion: Action: Approve, **Moved by** Steven Edwards, **Seconded by** Steve Clark that this request for secondary approval of a 6-lot major subdivision to be known as ROCK POINTE SECOND be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The meeting was adjourned at 9:11 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 11, 2025

Transaction Number: MI-0701-2025.

Parcel Number(s): Part of 20-09-36-127-035.000-025.

Existing Zoning: M-2.

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

Petitioner: Martin Brothers Contracting (Buyer) & Thor Wakarusa, LLC (Seller), represented by Surveying and Mapping LLC.

Location: East side of South Indiana St., 1,000 ft. south of E. Waterford St., in Olive Township.

Site Description: Proposed lot 1 is 1.105 acres, rectangular in shape, with a proposed building for offices and storage for Martin Brothers Contracting. The lot is in a mixed-use area of Wakarusa. Site drainage will be routed to an existing basin on Thor property immediately east.

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

Fax - (574) 971-4578

Date: 10/31/2025 Meeting Date: December 11, 2025 Transaction #: MI-0701-2025
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 1 lot minor subdivision to be known as MARTIN THOR MINOR SUBDIVISION

Contacts: <u>Applicant</u>	<u>Contract Purchaser</u>	<u>Land Owner</u>	<u>Land Owner</u>
Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514	Martin Brothers (Buyer) 26262 Cr 40 Goshen, IN 46526	Martin Brothers (Buyer) 26262 Cr 40 Goshen, IN 46526	Thor Wakarusa Llc (Seller) 211 Industrial Drive Wakarusa, IN 46573
<u>Private Surveyor</u> Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514			

Site Address: 000 South Indiana Ave Wakarusa, IN 46573	Parcel Number: Part of 20-09-36-127-035.000-025
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Township: Olive
Location: East side of South Indiana Street, 1000 ft. South of E. Waterford Street

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: M-2	NPO List:
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Present Use of Property:

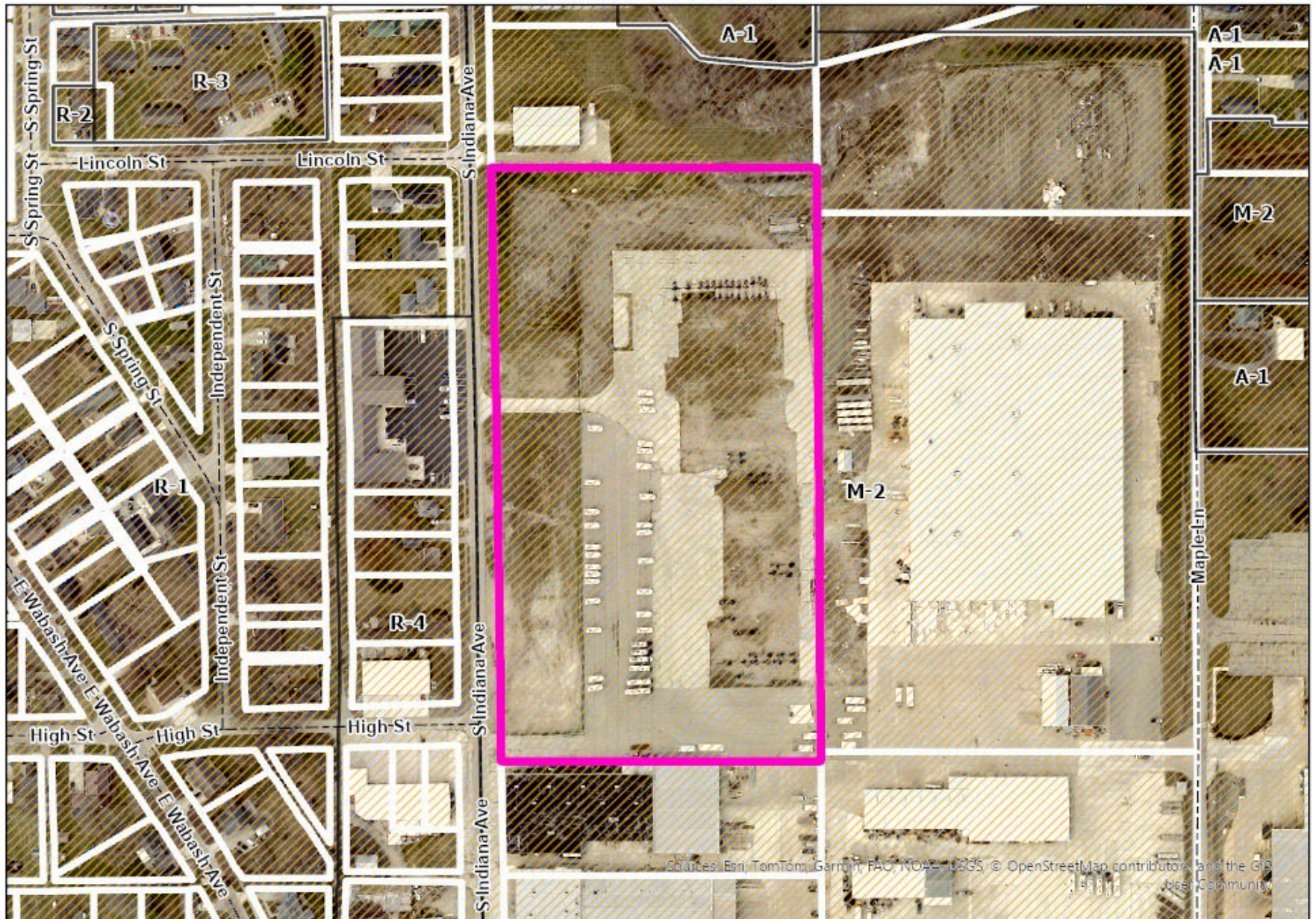
Legal Description:

Comments:

Applicant Signature:

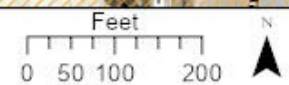
Department Signature:

MI-0701-2025



2025 Aerials

1 inch equals 200 ft

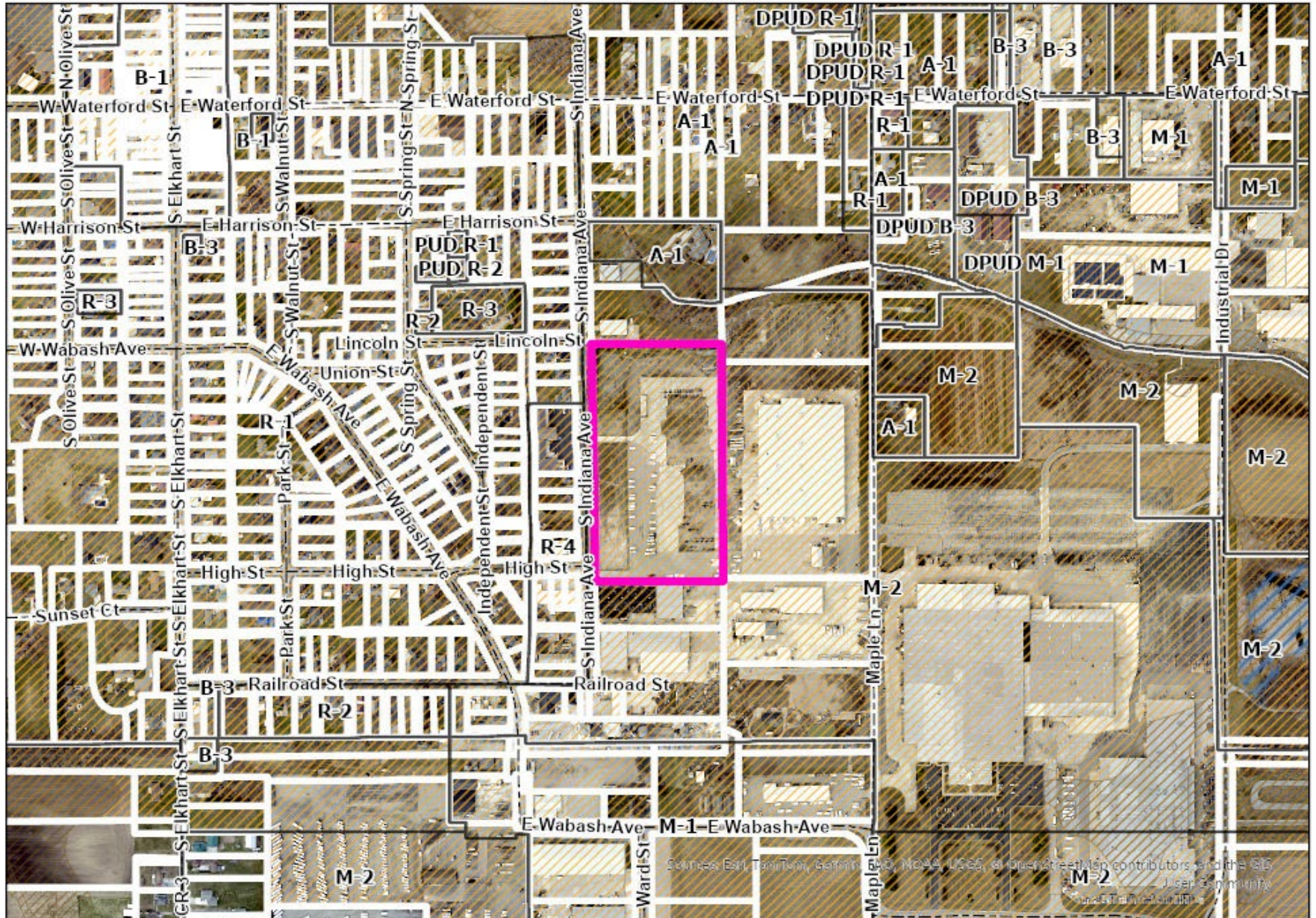


[illegible]

1 inch equals 400 ft

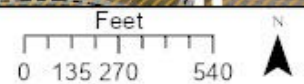


MI-0701-2025

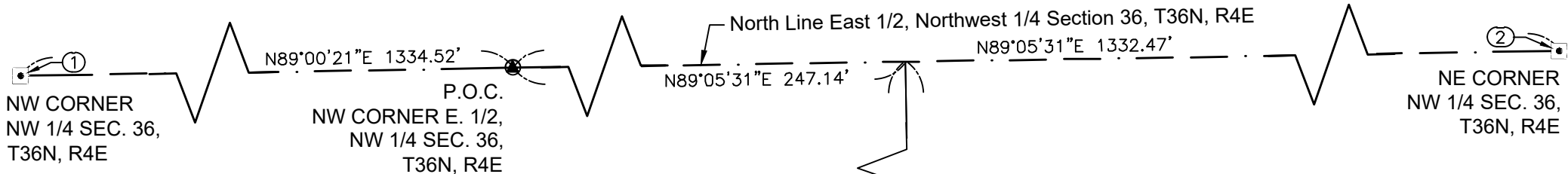


2025 Aerials

1 inch equals 500 ft



Sources: Esri, TomTom, Garmin, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

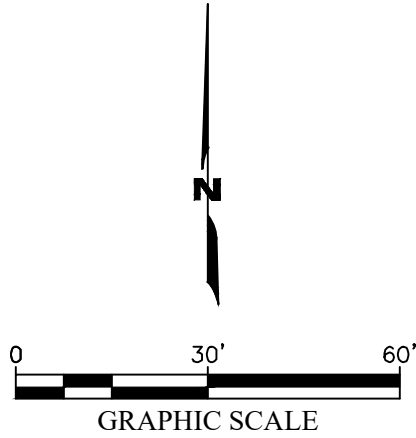
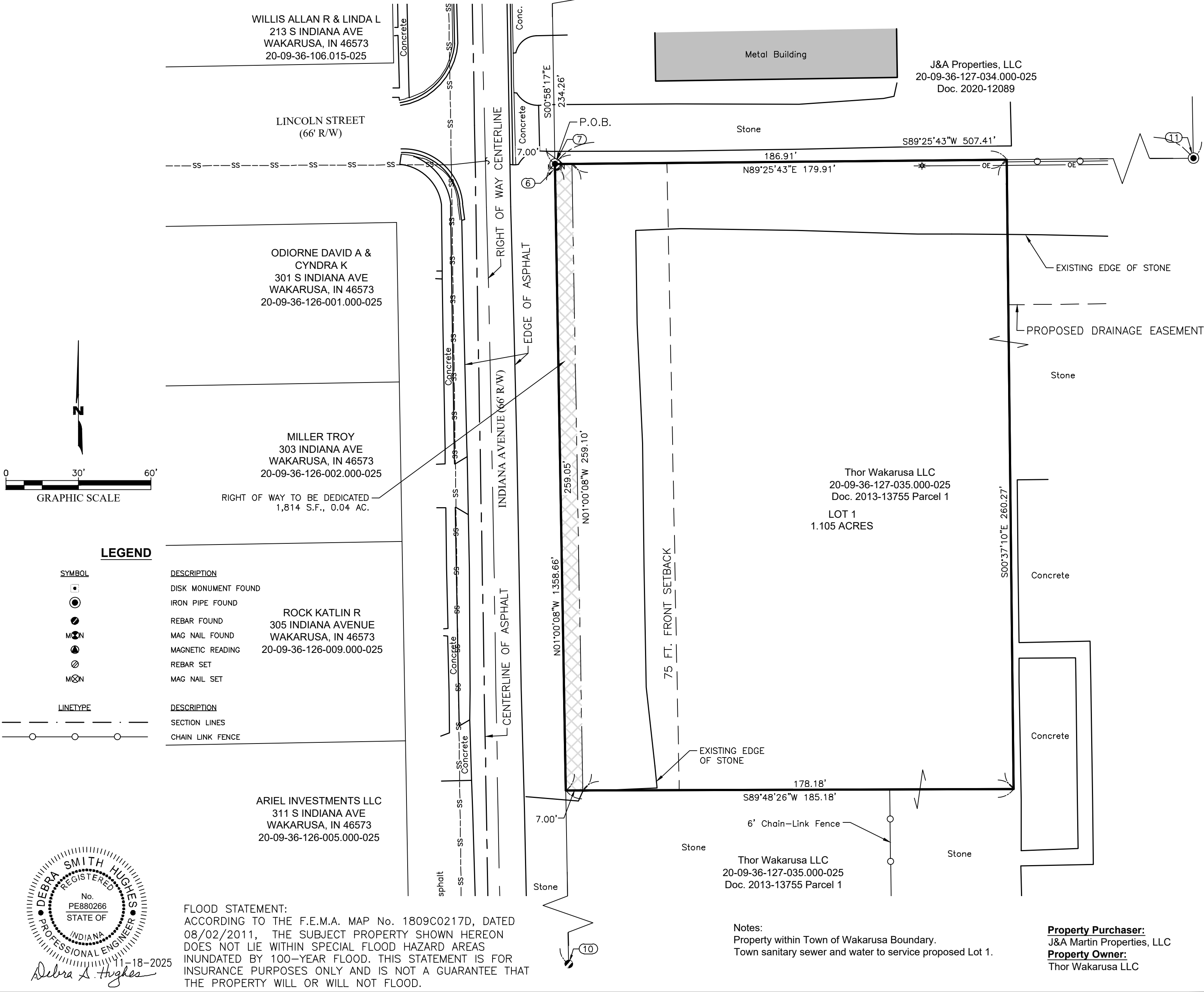


MARTIN THOR MINOR SUBDIVISION
PT. NW 1/4, SEC. 36, T36N, R4E,
OLIVE TWP., ELKHART CO., INDIANA

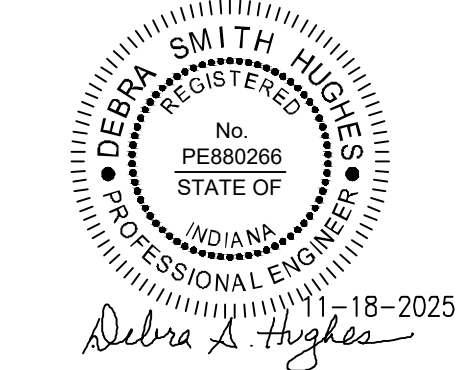
MONUMENT TABLE	
1	HARRISON MONUMENT FOUND DOWN 18"
2	HARRISON MONUMENT FOUND FLUSH
3	MAGNETIC READING
4	5/8" PINCHED TOP IRON PIPE FOUND DOWN 7" (HELD)
5	3/4" IRON PIPE CAPPED "M&B 13" FOUND DOWN 1" (HELD)
6	MAG NAIL FOUND DOWN 4" (1.02' S., 0.71' E. OF CORNER)
7	3/4" IRON PIPE CAPPED "M&B 13" FOUND DOWN 5" (HELD)
10	5/8" REBAR CAPPED "KY2431 IN0365 ISGRIGG" FOUND DOWN 2" (HELD)
11	3/4" IRON PIPE CAPPED "M&B 13" FOUND FLUSH (HELD)
	5/8" REBAR CAPPED "SAM, LLC FIRM 112" SET FLUSH
	5/8" REBAR CAPPED "SAM, LLC FIRM 112" SET FLUSH
	5/8" REBAR CAPPED "SAM, LLC FIRM 112" SET FLUSH

Legal Description Lot 1
A part of the East Half of the Northwest Quarter of Section 36, Township 36 North, Range 4 East, Olive Township, Elkhart County, Indiana, prepared by Mikel Currier, Registration Number LS20800152, with SAM, LLC, for Job Number 1025100934, certified on September 26, 2025, more particularly described as follows:
Commencing at the northwest corner of the East Half of said Quarter Section; thence North 89°05'31" East, along the north line of the East Half of said Quarter Section, a distance of 247.14 feet; thence along the east right of way line of Indiana Avenue the following two (2) courses:
1. South 00°51'08" East a distance of 733.61 feet to an iron pipe capped "M&B 13";
2. South 00°58'17" East a distance of 234.26 feet an iron pipe capped "M&B 13", said point also being the southwest corner of a parcel of land conveyed to J&A Properties, LLC in a Trustee's Deed recorded in Document Number 2020-12089 in the Office of the Recorder of Elkhart County, Indiana, said point also being the Point of Beginning of this description;
thence North 89°25'43" East, along the south line of said J&A Properties, LLC land, a distance of 186.91 feet to a rebar capped "SAM, LLC FIRM 112"; thence South 00°37'10" East, a distance of 260.27 feet to a rebar capped "SAM, LLC FIRM 112"; thence South 89°48'26" West, along an existing chain-link fence, a distance of 185.18 feet to a rebar capped "SAM, LLC FIRM 112" on the east right of way line of Indiana Avenue; thence North 01°00'08" West, along said east right of way line, a distance of 259.05 feet to the Point of Beginning.
Containing 1.109 acres of land, more or less.

WETLANDS NOTE:
ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP, THERE ARE NO DESIGNATED WETLANDS ON THE PROPERTY AS OF JULY 10, 2025.



LEGEND	
SYMBOL	DESCRIPTION
	DISK MONUMENT FOUND
	IRON PIPE FOUND
	REBAR FOUND
	MAG NAIL FOUND
	MAGNETIC READING
	REBAR SET
	MAG NAIL SET
LINETYPE	DESCRIPTION
	SECTION LINES
	CHAIN LINK FENCE



FLOOD STATEMENT:
ACCORDING TO THE F.E.M.A. MAP No. 1809C0217D, DATED 08/02/2011, THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

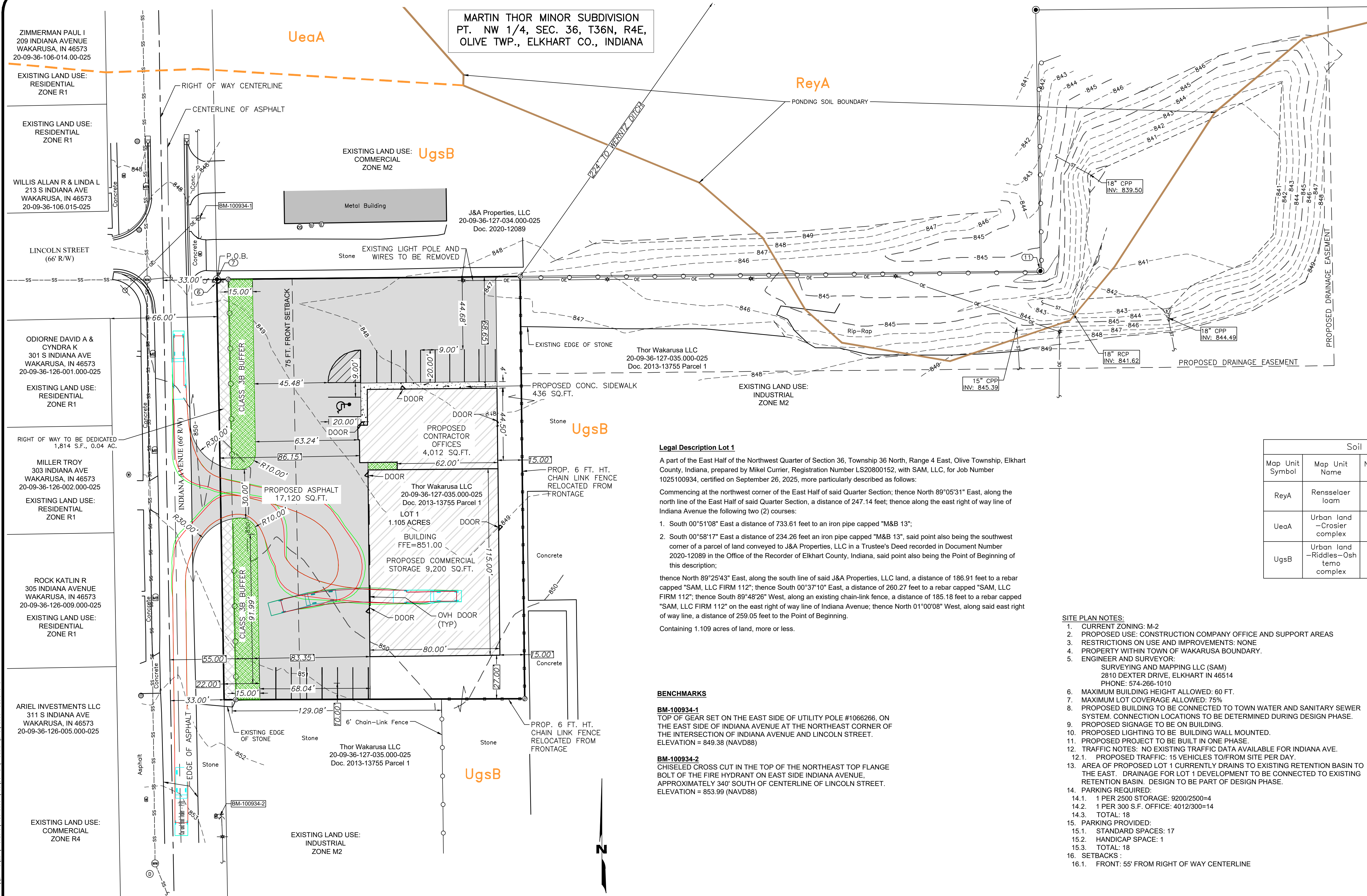
Notes:
Property within Town of Wakarusa Boundary.
Town sanitary sewer and water to service proposed Lot 1.
Property Purchaser:
J&A Martin Properties, LLC
Property Owner:
Thor Wakarusa LLC

2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

PROJECT:	J&A Martin Properties LLC Martin Minor Subdivision
JOB NUMBER:	1025100934
DATE:	8/20/2025
SCALE:	1"=30'
SURVEYOR:	Mikel Currier, PS
TECHNICIAN:	VW
DRAWING:	100934 DESIGN.dwg
TRACT ID:	20-09-36-127-035.000-025
PARTYCHIEF:	JDS
FIELDBOOKS:	45073

Primary Subdivision Plan
Martin Thor Minor Subdivision
NW 1/4 Section 36, T36N, R4E
Olive Township, Elkhart County, Indiana

PRINTED: Tuesday, November 18, 2025 5:59:02 AM
DRAWN: SAMUEL ELIA PROJECTS: 1025100934-100 SURVEY, 11/15/2025 DWS, 100934-1 DESIGN DWS



LEGEND	
SYMBOL	DESCRIPTION
•	DISK MONUMENT FOUND
○	IRON PIPE FOUND
⊙	REBAR FOUND
⊙	MAG NAIL FOUND
⊙	MAGNETIC READING
⊙	REBAR SET
⊙	MAG NAIL SET
⊙	BENCHMARK SET
⊙	POLE
⊙	LIGHT POLE
⊙	GUY WIRE ANCHOR
⊙	ELECTRIC METER
⊙	GAS METER
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	STORM MANHOLE
⊙	ROUND INLET
⊙	CURB INLET
⊙	HYDRANT
⊙	WATER METER
⊙	WATER VALVE
⊙	MAILBOX
LINETYPE	
---	SECTION LINES
---	CHAIN LINK FENCE
---	CENTERLINE ASPHALT
---	OVERHEAD ELECTRIC
---	TOE OF SLOPE
---	TOP OF BANK
---	SANITARY SEWER

Soil Map Legend (Web Soil Survey—NRCS)					
Map Unit Symbol	Map Unit Name	Natural Drainage Class	Runoff Class	Capacity of the most limiting layer to transmit water	Depth to Water Table
ReyA	Rensselaer loam	Poorly drained	Negligible	Moderately low to moderately high (0.06–0.2 in/hr)	0–6 inches
UeaA	Urban land –Crosier complex	Medium	Medium	Moderately low to moderately high (0.06–0.2 in/hr)	6–18 inches
UgsB	Urban land –Riddles–Osh temo complex	Well drained	Low	Low to moderately high (0.01–0.2 in/hr)	More than 80 inches

Legal Description Lot 1
A part of the East Half of the Northwest Quarter of Section 36, Township 36 North, Range 4 East, Olive Township, Elkhart County, Indiana, prepared by Mikel Currier, Registration Number LS20800152, with SAM, LLC, for Job Number 1025100934, certified on September 26, 2025, more particularly described as follows:
Commencing at the northwest corner of the East Half of said Quarter Section; thence North 89°05'31" East, along the north line of the East Half of said Quarter Section, a distance of 247.14 feet; thence along the east right of way line of Indiana Avenue the following two (2) courses:
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Containing 1.109 acres of land, more or less.

BENCHMARKS

BM-100934-1
TOP OF GEAR SET ON THE EAST SIDE OF UTILITY POLE #1066266, ON THE EAST SIDE OF INDIANA AVENUE AT THE NORTHEAST CORNER OF THE INTERSECTION OF INDIANA AVENUE AND LINCOLN STREET. ELEVATION = 849.38 (NAVD88)

BM-100934-2
CHISELED CROSS CUT IN THE TOP OF THE NORTHEAST TOP FLANGE BOLT OF THE FIRE HYDRANT ON EAST SIDE INDIANA AVENUE, APPROXIMATELY 340' SOUTH OF CENTERLINE OF LINCOLN STREET. ELEVATION = 853.99 (NAVD88)

BEARING BASIS:

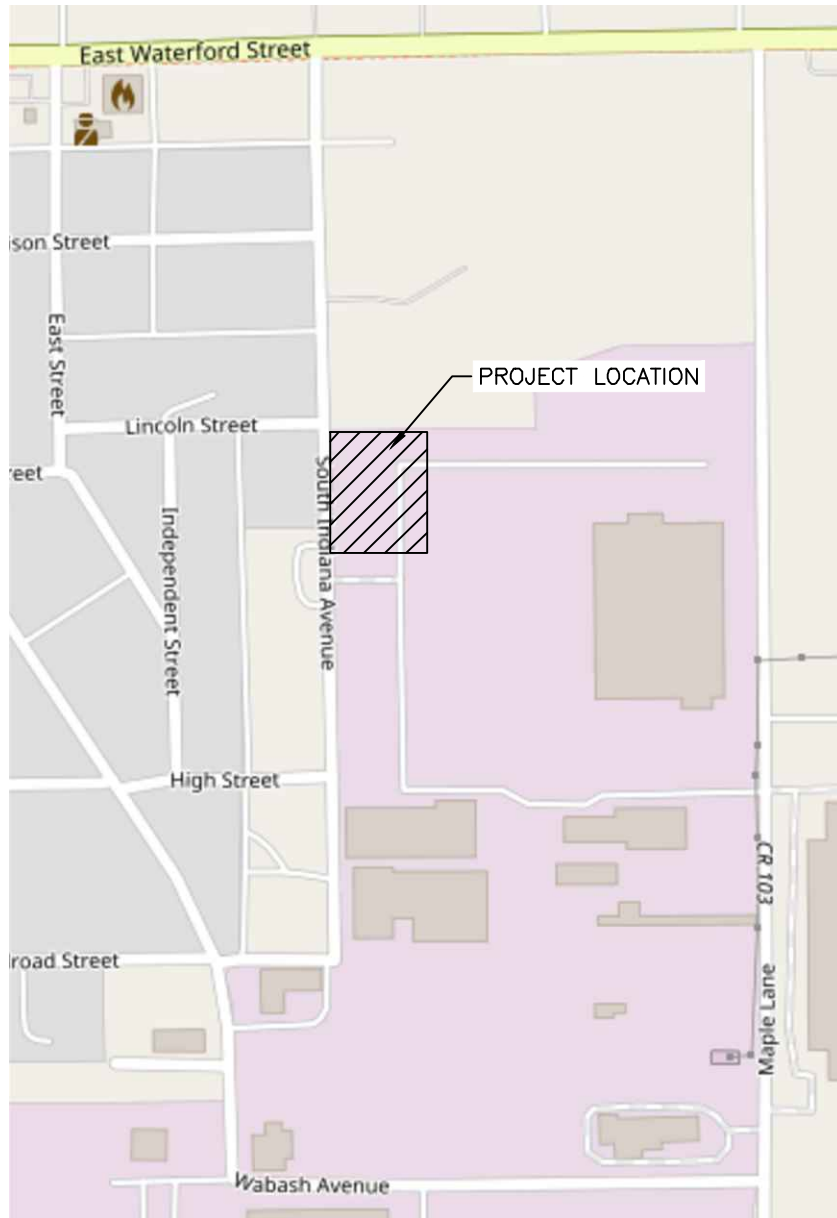
BEARINGS ARE BASED ON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983 (CORS).

SITE PLAN NOTES:

- CURRENT ZONING: M-2
- PROPOSED USE: CONSTRUCTION COMPANY OFFICE AND SUPPORT AREAS
- RESTRICTIONS ON USE AND IMPROVEMENTS: NONE
- PROPERTY WITHIN TOWN OF WAKARUSA BOUNDARY.
- ENGINEER AND SURVEYOR:
SURVEYING AND MAPPING LLC (SAM)
2810 DEXTER DRIVE, ELKHART IN 46514
PHONE: 574-266-1010
- MAXIMUM BUILDING HEIGHT ALLOWED: 60 FT.
- MAXIMUM LOT COVERAGE ALLOWED: 75%
- PROPOSED BUILDING TO BE CONNECTED TO TOWN WATER AND SANITARY SEWER SYSTEM. CONNECTION LOCATIONS TO BE DETERMINED DURING DESIGN PHASE.
- PROPOSED SIGNAGE TO BE ON BUILDING.
- PROPOSED LIGHTING TO BE BUILDING WALL MOUNTED.
- PROPOSED PROJECT TO BE BUILT IN ONE PHASE.
- TRAFFIC NOTES: NO EXISTING TRAFFIC DATA AVAILABLE FOR INDIANA AVE.
12.1. PROPOSED TRAFFIC: 15 VEHICLES TO/FROM SITE PER DAY.
- AREA OF PROPOSED LOT 1 CURRENTLY DRAINS TO EXISTING RETENTION BASIN TO THE EAST. DRAINAGE FOR LOT 1 DEVELOPMENT TO BE CONNECTED TO EXISTING RETENTION BASIN. DESIGN TO BE PART OF DESIGN PHASE.
- PARKING REQUIRED:
14.1. 1 PER 2500 STORAGE: 9200/2500=4
14.2. 1 PER 300 S.F. OFFICE: 4012/300=14
14.3. TOTAL: 18
15. PARKING PROVIDED:
15.1. STANDARD SPACES: 17
15.2. HANDICAP SPACE: 1
15.3. TOTAL: 18
16. SETBACKS:
16.1. FRONT: 55' FROM RIGHT OF WAY CENTERLINE

FLOOD STATEMENT:

ACCORDING TO THE F.E.M.A. MAP No. 1809C0217D, DATED 08/02/2011, THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.



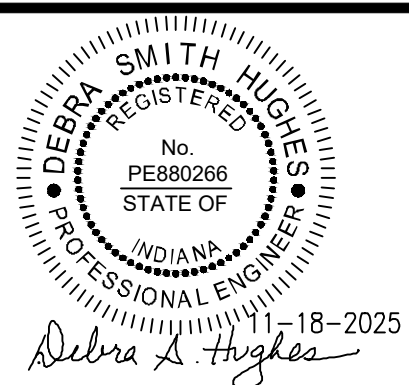
LOCATION MAP
NOT TO SCALE

NO.	REVISIONS	DATE
1	REVISIONS FOR TECHNICAL REVIEW COMMENTS	11/18/2025
2		
3		
4		
5		
6		
7		
8		



2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 100934 DESIGN.DWG
CERTIFICATION DATE: 11/19/2025
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: VW



PROPOSED SITE PLAN
J&A MARTIN PROPERTIES, LLC, 313 INDIANA AVE., WAKARUSA
PT. NW 1/4, SEC. 36, T36N, R4E,
OLIVE TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025100934

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 11, 2025

Transaction Number: MI-0703-2025.

Parcel Number(s): Part of 20-08-19-401-003.000-034.

Existing Zoning: A-1.

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

Petitioner: Caleb Andrew Bontrager, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: East side of CR 33, 265 ft. south of CR 20, in Middlebury Township.

Site Description: Proposed lot 1 is 1 acre and square in shape with an existing 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

Minor Subdivision - Primary

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0703-2025

Date: 11/03/2025 Meeting Date: December 11, 2025
Plan Commission Hearing (Subdivision) Transaction #: MI-0703-2025

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

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	Caleb Andrew Bontrager 59285 County Road 33 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 58578 County Road 33 Goshen, IN 46528	Parcel Number: Part of 20-08-19-401-003.000-034
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Township: Middlebury
Location: East Side Of County Road 33, 265 ft. South of CR 20

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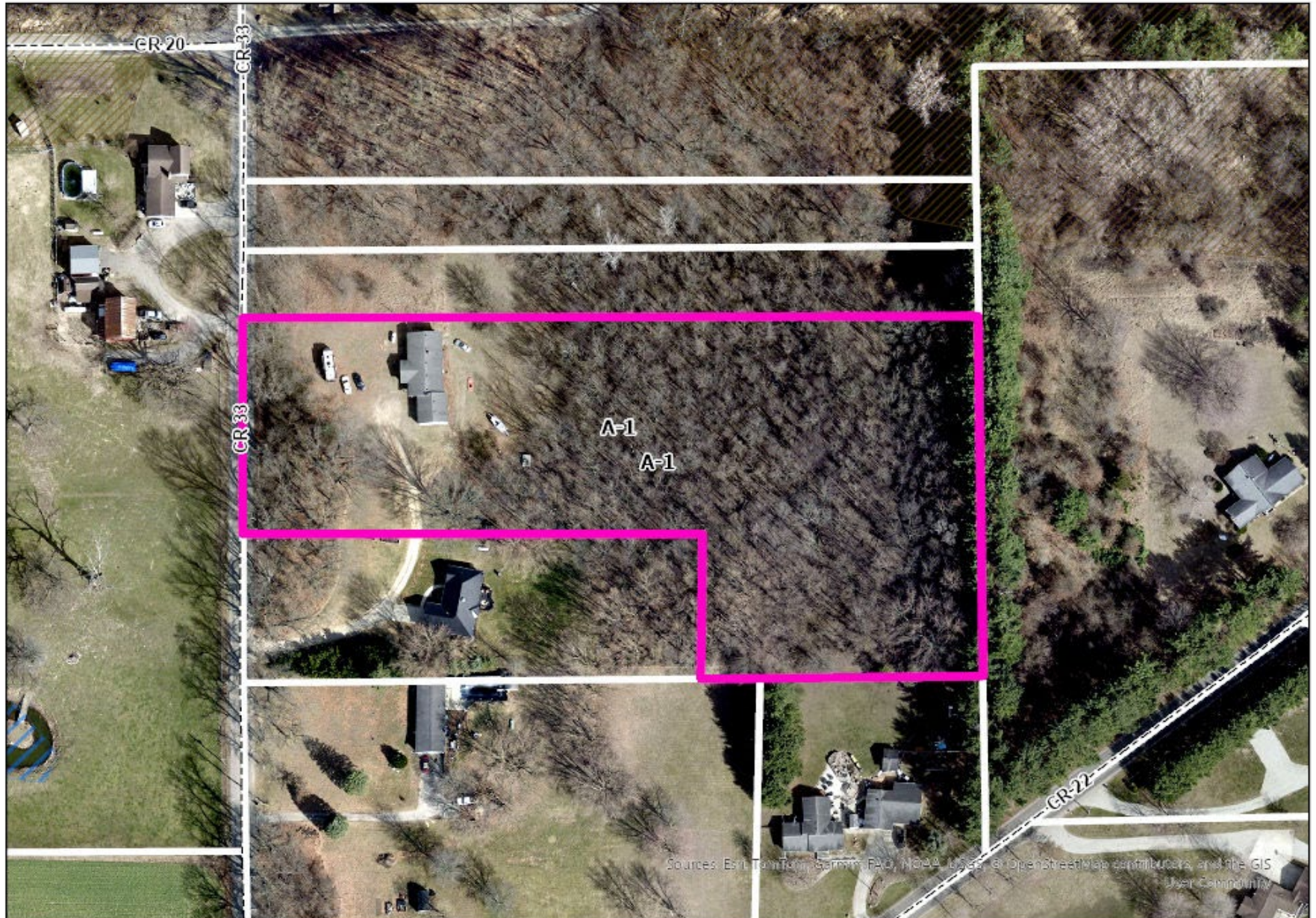
Present Use of Property:

Legal Description:

Comments:

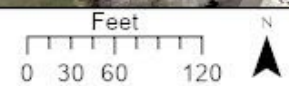
Applicant Signature:	Department Signature:
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MI-0703-2025



2025 Aerials

1 inch equals 120 ft



MI-0703-2025



2025 Aerials

1 inch equals 200 ft



MI-0703-2025



2025 Aerials

1 inch equals 400 ft



FOUND HARRISON
MONUMENT, NW CORNER,
SOUTHEAST QUARTER,
SECTION 19, T37N, R7E

NORTH LINE SE 1/4, SECTION 19-T37N-R7E

N 89°30'00" E 2666.04'

FOUND HARRISON
MONUMENT, NW CORNER,
SOUTHEAST QUARTER,
SECTION 19, T37N, R7E

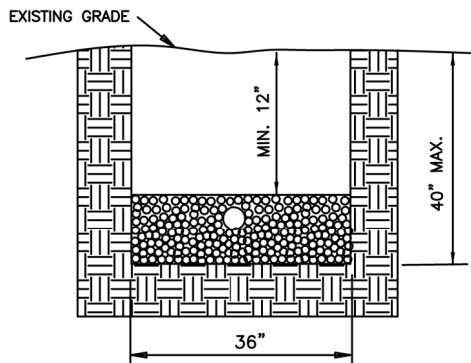
JENNINGS MINOR

A 1 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37
NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH,
RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY
RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND
SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 251012
CERTIFIED ON OCTOBER 31, 2025, AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF
THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST;
THENCE SOUTH 01 DEGREES 01 MINUTES 00 SECONDS EAST, ALONG THE WEST
LINE OF SAID SOUTHEAST QUARTER, 261.21 FEET TO A SURVEY MAG SPIKE AT
THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE
WEST LINE OF SAID SOUTHEAST QUARTER 186.51 FEET TO A MAG SPIKE AT THE
NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LORRAINE YODER IN
ELKHART COUNTY DEED RECORD 2017-01928; THENCE NORTH 89 DEGREES 00
MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID YODER LAND, 233.56
FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 01 DEGREES 01
MINUTES 00 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST
QUARTER, 186.51 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH
89 DEGREES 30 MINUTES 00 SECONDS WEST, 233.56 FEET TO THE POINT OF
BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINING 1.00 ACRES, MORE OR
LESS.



CROSS SECTION OF TRENCH

1. MAXIMUM TRENCH DEPTH IS 40"
2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
3. 6" WASHED 5C STONE UNDER PIPE
4. 2" WASHED 5C 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: 58578 COUNTY ROAD 33
COSHEN, INDIANA 46528

OWNER: CALEB ANDREW BONTRAGER



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

DATE: OCTOBER 31, 2025

PROJECT NUMBER: 251012

SCALE: 1" = 30'

AUTHORIZED BY: R. L. J.

SHEET 1 OF 2

DRAFTING BY: R. L. J.

A-1

CALEB ANDREW BONTRAGER
DR 2025-14217

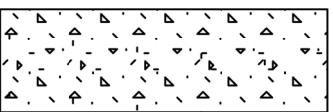
A-1

CALEB ANDREW BONTRAGER
DR 2025-14217

LORRAINE YODER
DR 2017-01928

A-1

LEGEND



CONCRETE

■ SET 5/8" REBAR W/CAP

○ MAG SPIKE SET

● FOUND IRON

⊗ SECTION CORNER

- - - EXISTING CONTOURS

— SOIL SEPARATION LINE

NOTES:

- 1) THIS LOT WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL
- 3) THE CURRENT ZONING IS A-1, AGRICULTURAL
- 4) THIS LOT IS TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL
- 5) SOIL TYPE IS:
CnbC COLOMA SAND, 5 to 10% slps, > 6' to water table depth
CnbB COLOMA SAND, 2 to 5% slps, > 6' to water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0169D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) ELEVATION DATA IS GPS, INDIANA CORRS, NAVD 83, INDIANA EAST ZONE
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT PLANNED AS SOON AS POSSIBLE.
- 11) LOCATE DRIVEWAY TO MAINTAIN SAFE SIGHT DISTANCE TO NORTH.

JENNINGS MINOR
A 1 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY 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: _____
MAE KRATZER, PLAN DIRECTOR

RECORDER

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

KAALA BAKER — RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS _____ DAY OF _____ 2025

PATRICIA A. PICKENS — AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

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

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

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

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 100 PARTS PER MILLION) SURVEY. THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ORIGINAL SURVEY OF A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST. THIS SURVEY IS TO ESTABLISH AND PLAT A ONE (1) ACRE PARCEL AN PLAT A ONE (1) LOT MINOR. THIS SURVEY IS BASED ON THE OWNER'S DEED AS RECORDED IN INSTRUMENT NUMBER 2025-14217 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

MONUMENTS FOUND: HARRISON MONUMENTS WERE FOUND AT THE NORTHWEST, NORTHEAST, AND SOUTHEAST CORNERS OF SAID SECTION 19. A REBAR WITH CAP WAS FOUND ON THE SOUTH LINE OF THE OWNERS PROPERTY AS SHOWN AND DESCRIBED ON DRAWING.

THEORY OF LOCATION: THE SOUTH LINE WAS ESTABLISHED FROM DEED DISTANCE FROM THE SECTION CORNER ALONG THE WEST LINE OF SECTION 19 AND REBAR FOUND TO THE EAST ON THE SOUTH LINE OF THE OWNER'S PROPERTY. NORTH AND EAST LINES ARE SET AT CLIENT INSTRUCTIONS. OWNER OWNS THE LAND NORTH AND EAST OF THIS PROPERTY.

BASIS OF BEARINGS IS NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 7 EAST FROM DEED RECORD 2025-14217 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.



DEED OF DEDICATION and OWNERS CERTIFICATION

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

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS JENNINGS MINOR, 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.

CALEB ANDREW BONTRAGER

STATE OF INDIANA)
COUNTY OF ELKHART)SS:

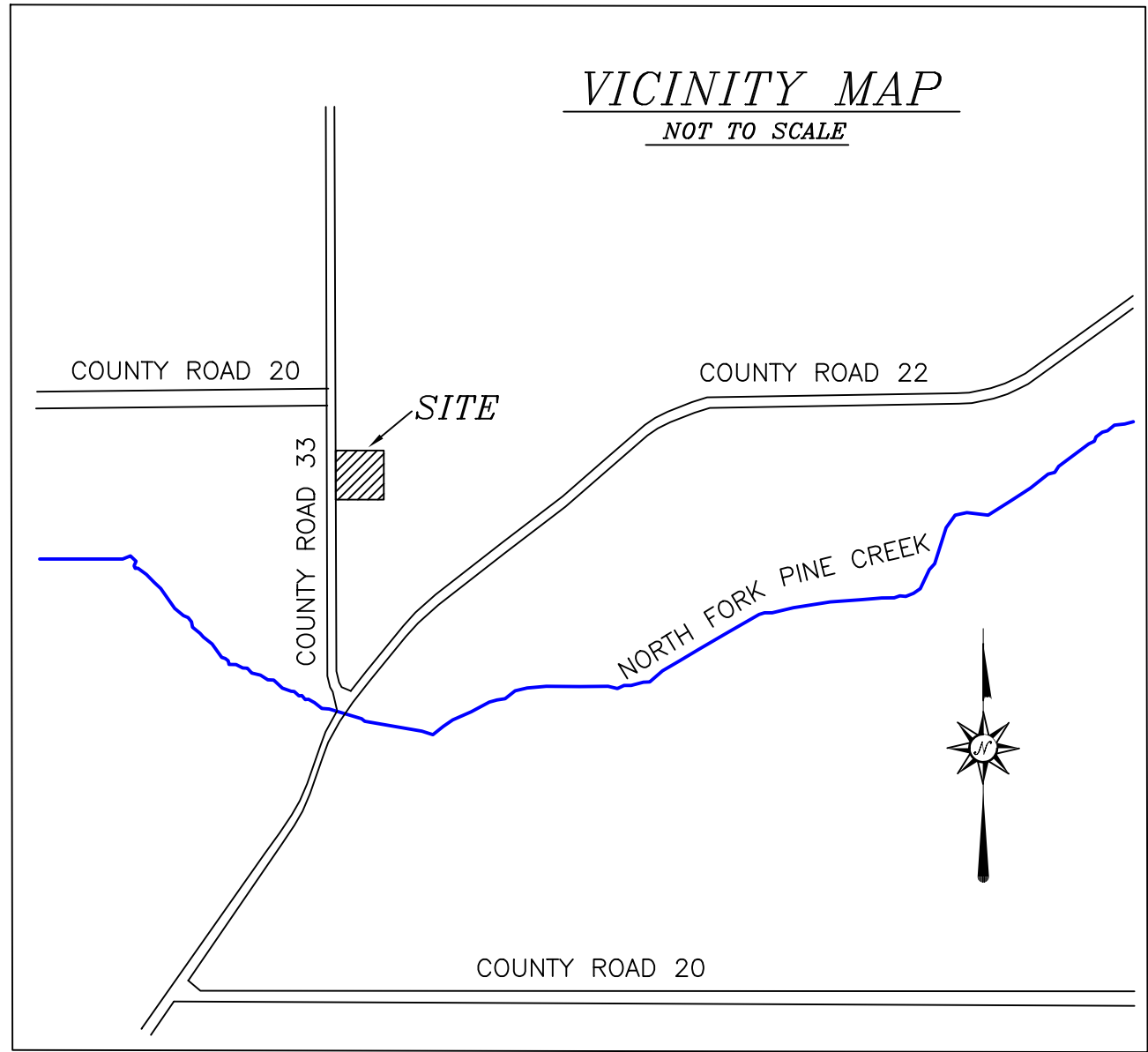
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CALEB ANDREW BONTRAGER AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2025.

NOTARY

JENNIFER L. JUSTICE

RESIDENT OF ELKHART COUNTY

MY COMMISSION EXPIRES MAY 30, 2030



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.

PROPERTY ADDRESS: 58578 COUNTY ROAD 33
GOSHEN, INDIANA 46528

OWNER: CALEB ANDREW BONTRAGER



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

DATE: OCTOBER 31, 2025

PROJECT NUMBER: 251012

SCALE: 1" = 30'

AUTHORIZED BY: R. L. J.

SHEET 2 OF 2

DRAFTING BY: R. L. J.

SIGNATURE _____
RONNIE L. JUSTICE, PS
IN REG. NO. 80900004

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 11, 2025

Transaction Number: MA-0702-2025.

Parcel Number(s): Part of 20-07-16-451-006.000-019.

Existing Zoning: A-1.

Petition: For secondary approval of 9-lot major subdivision to be known as INDIAN CREEK - PHASE ONE.

Petitioner: Spartin Development LLC, represented by Abonmarche Consultants.

Location: West side of CR 23, 1,670 ft. north of CR 18, in Jefferson Township.

Site Description: The subject property is the 11.88-acre first phase of Indian Creek, which received primary approval for 72 lots in October. This first phase is 9 lots along CR 23 and no new streets will be constructed for this phase. The first common area for stormwater retention is also included at the west side.

History and General Notes:

- **October 9, 2025** – Indian Creek received primary approval from the Plan Commission.
- **January 20, 2026** – The Board of County Commissioners will consider the right-of-way dedication for this first phase.

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

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

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

Major Subdivision - Secondary

Date: 10/31/2025 Meeting Date: December 11, 2025
Plan Commission Hearing (Subdivision) Transaction #: MA-0702-2025

Description: for secondary approval of 9-lot major subdivision to be known as INDIAN CREEK - PHASE ONE

Contacts: <u>Applicant</u>	<u>Developer</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Triple I Enterprises Llc 1849 W. Lincoln Ave. Goshen, IN 46526	Spartin Development Llc 69071 Turnwood Court New Paris, IN 46553	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 County Road 18 Goshen, IN 46528	Parcel Number: Part of 20-07-16-451-006.000-019
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Township: Jefferson
Location: west side of CR 23, 1,670 ft. north of CR 18

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:

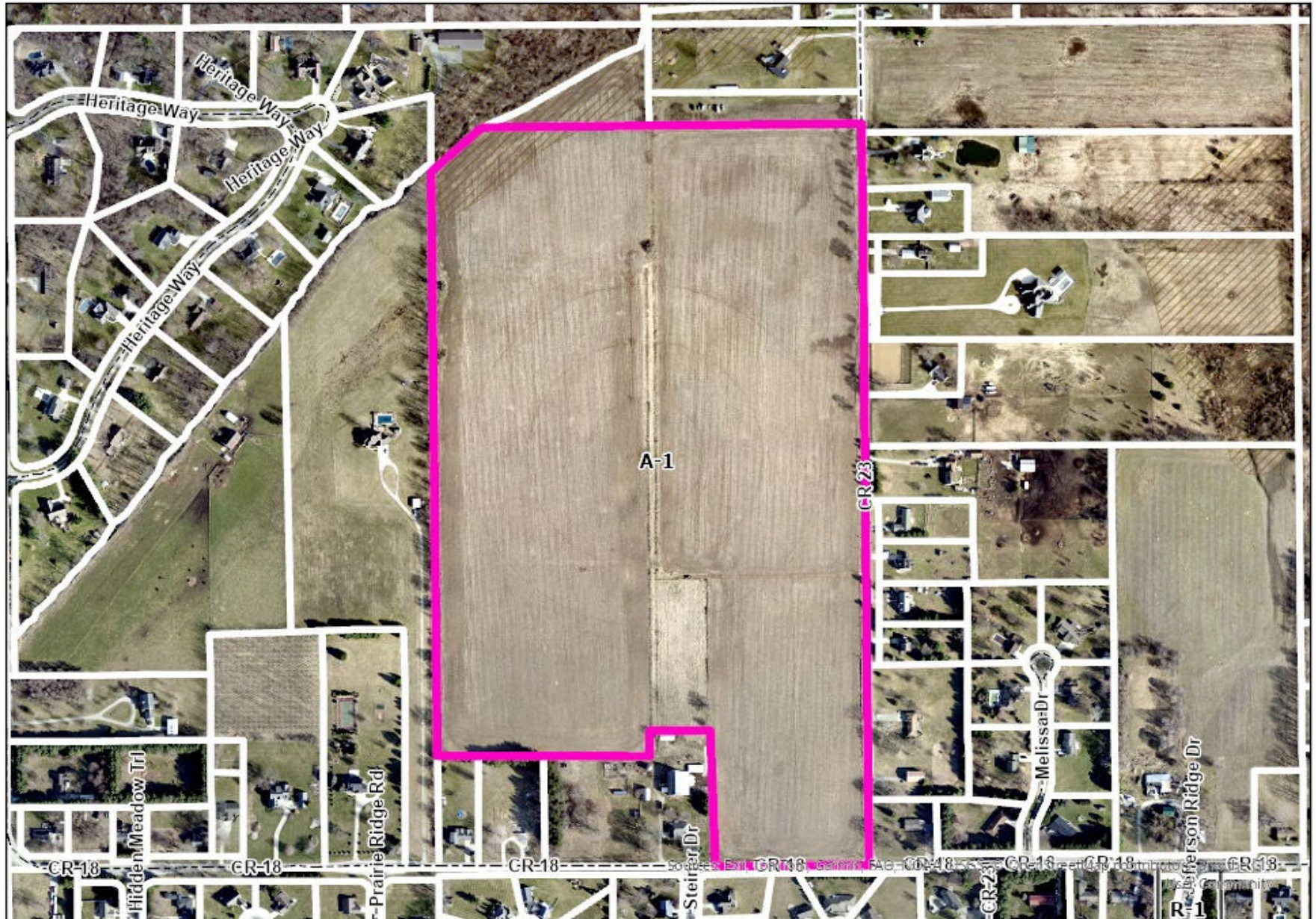
Legal Description:

Comments:

Applicant Signature:

Department Signature:

MA-0702-2025

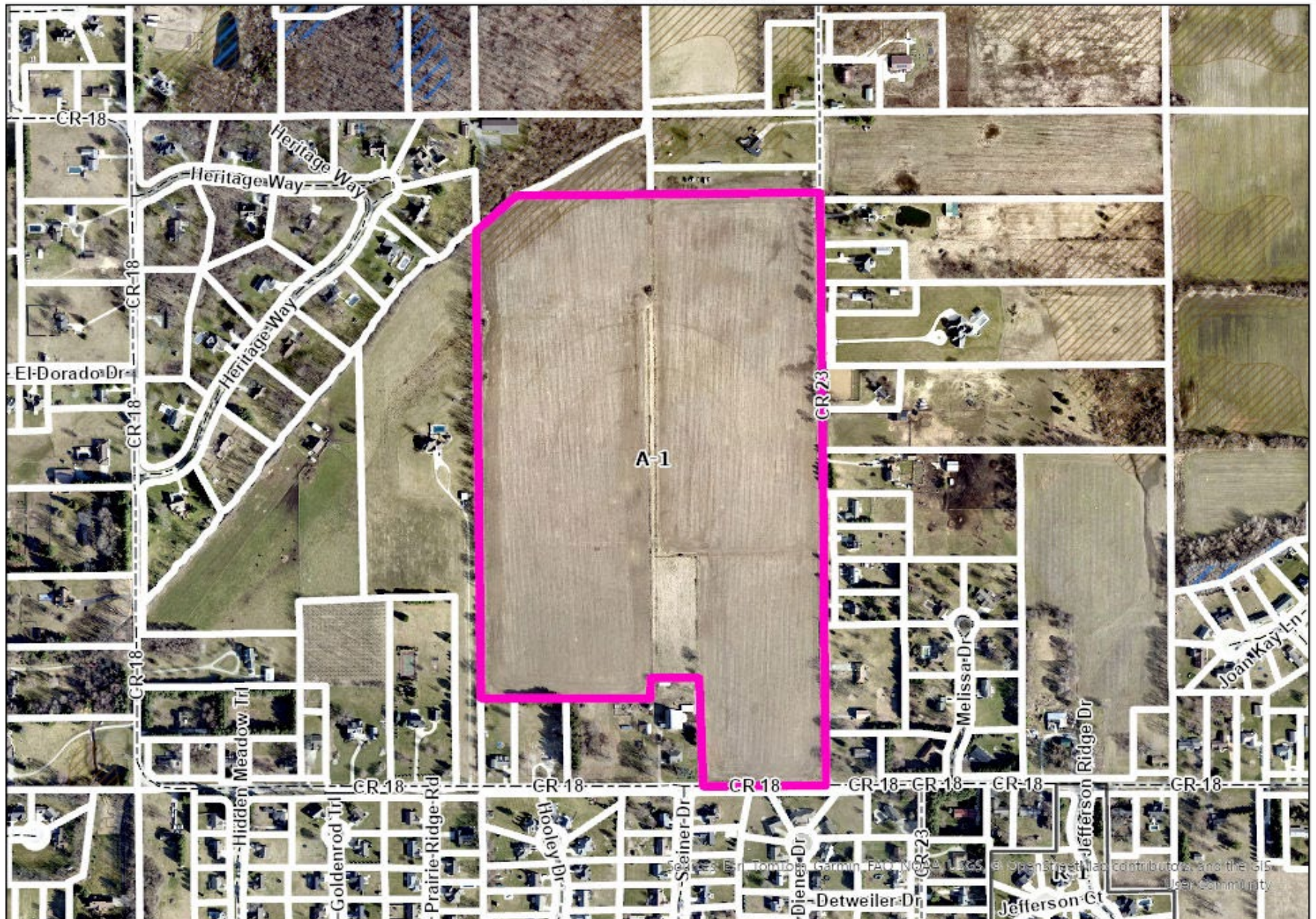


2025 Aerials

1 inch equals 400 ft

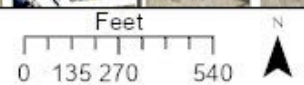


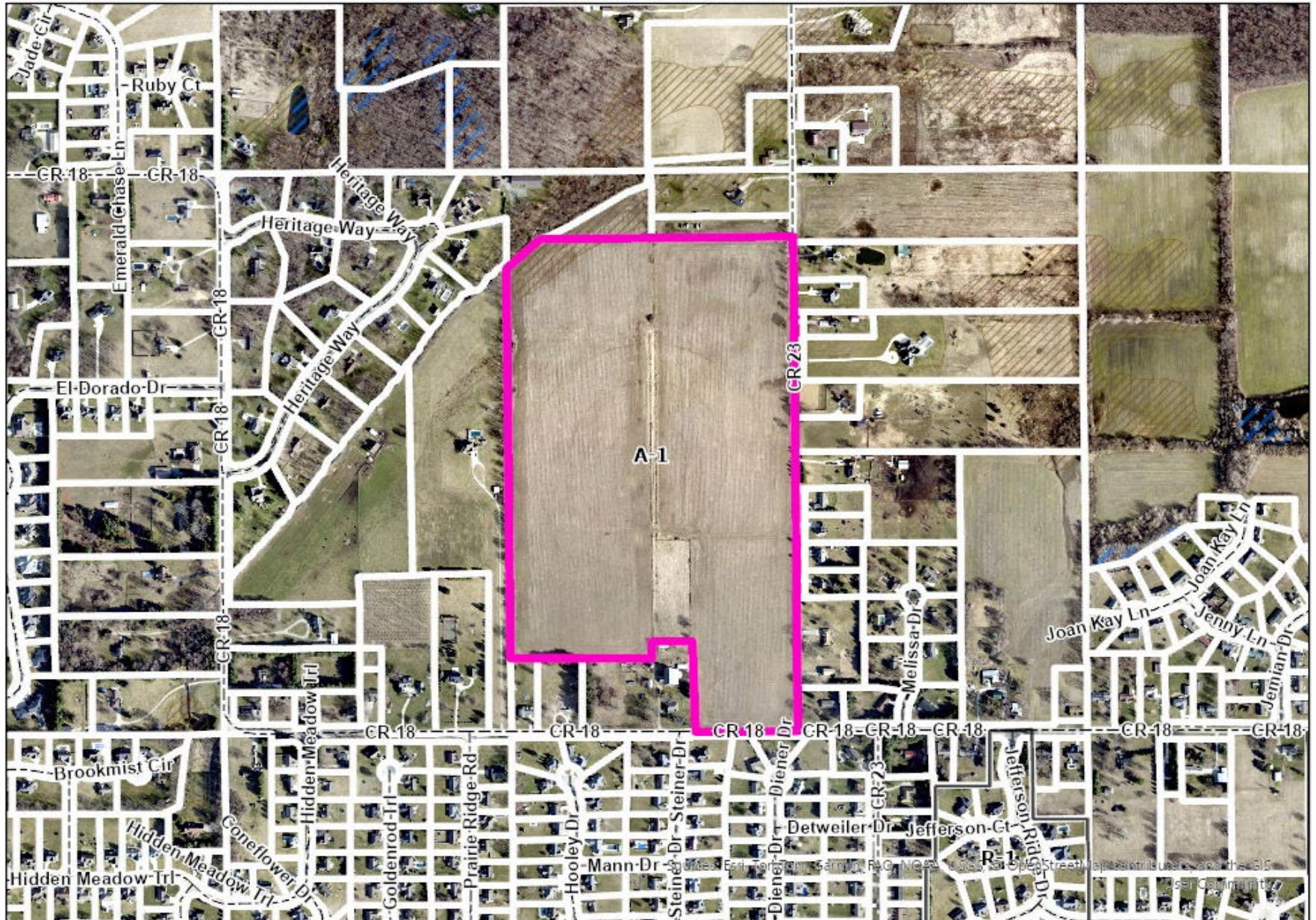
MA-0702-2025



2025 Aerials

1 inch equals 500 ft





INDIAN CREEK - PHASE ONE

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, (BASED ON A SURVEY PERFORMED IN JUNE OF 2025 BY CAMERON BERON, INDIANA PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 21900005, WITH ABONMARCHE CONSULTANTS, JOB NUMBER 25-0775) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°43'12" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1324.33 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°44'39" WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, 1097.52 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89°14'38" WEST, 365.00 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "ABONMARCHE 0050"; THENCE NORTH 00°44'39" WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, 530.00 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "ABONMARCHE 0050"; THENCE SOUTH 89°14'38" WEST TO A 5/8 INCH REBAR WITH CAP STAMPED "ABONMARCHE 0050"; THENCE NORTH 00°44'39" WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, 366.99 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "ABONMARCHE 0050" BEING A POINT ON THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO JOHNATHON AND RACHEL ZARSE IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT #2022-23409; THENCE NORTH 89°14'38" EAST ALONG THE SOUTH LINE OF SAID ZARSE PARCEL, 379.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00°44'39" EAST ALONG SAID EAST LINE OF THE WEST HALF, 1226.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 11.88 ACRES, MORE OR LESS, AND SUBJECT TO ALL COVENANTS, RIGHT-OF-WAY, AND EASEMENTS OF RECORD.

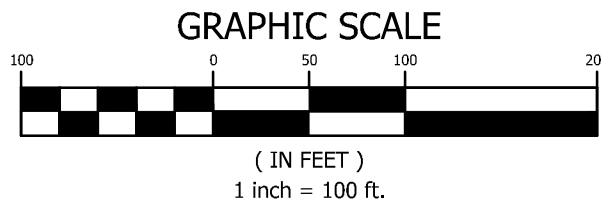
LEGEND

- SECTION CORNER
- SET 5/8" CAPPED REBAR, "ABONMARCHE FIRM #0050"
- FOUND CAPPED IRON
- FOUND REBAR
- FOUND IRON PIPE
- FOUND MAG NAIL
- MINIMUM BUILDING SETBACK (AS NOTED)
- 10' ROADWAY MAINTENANCE, DRAINAGE & UTILITY EASEMENT
- 10' DRAINAGE EASEMENT
- RETENTION AREA/Common Area
- 15' UTILITY EASEMENT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	104.33'	1,020.00'	5°51'37"	N02°09'12"W	104.28'

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 18039C0162D AND 18039C0164D, BOTH WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.



ABONMARCHE

303 River Race Drive, Unit 206
Goshen, IN 46526
T 574.533.9913
F 574.533.9911
abonmarche.com

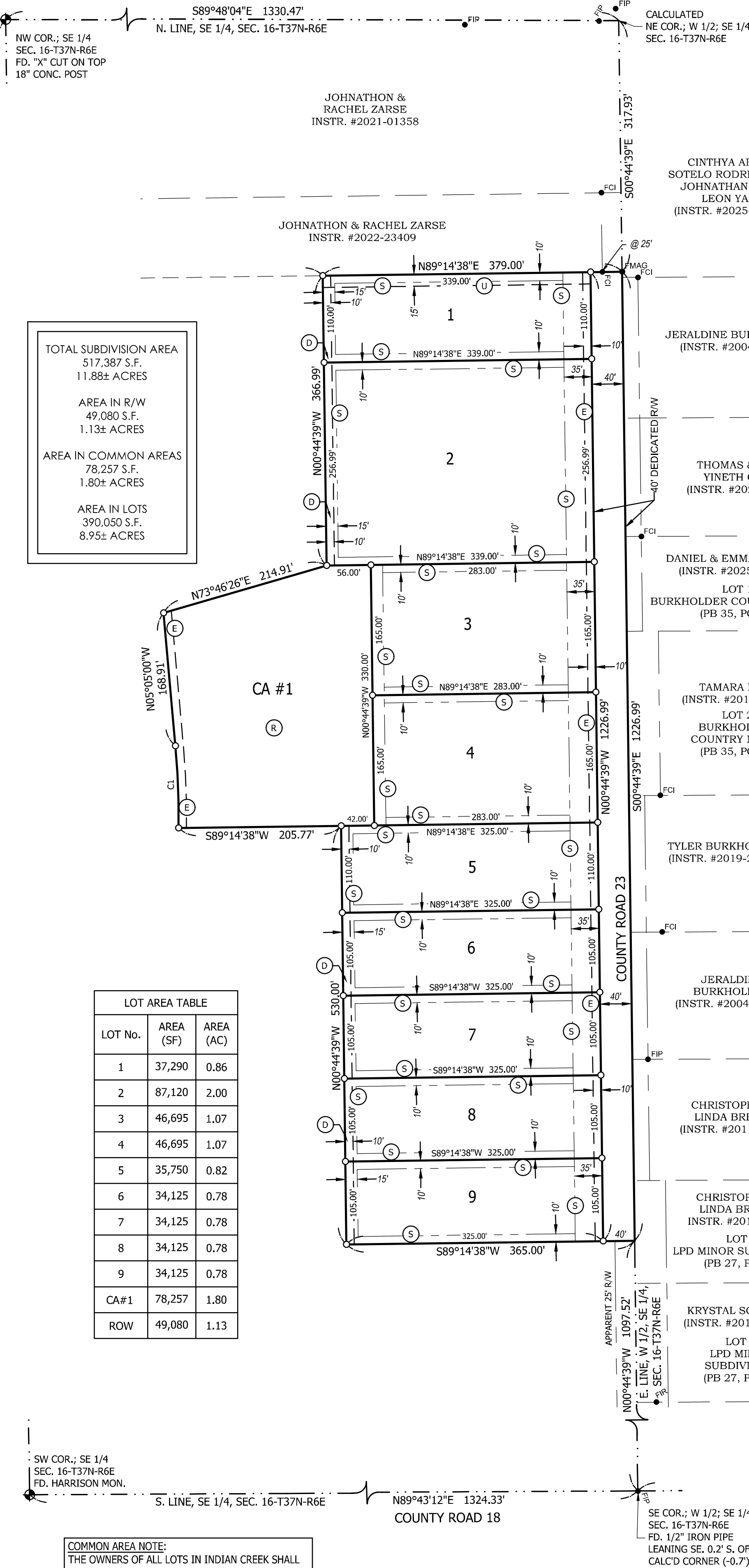
Surveying
Engineering
Architecture

JOB NO.: 25-0775
DATE: DECEMBER, 2025

SHEET 1 OF 2

© 2025

ABONMARCHE CONSULTANTS, INC.



LOT AREA TABLE		
LOT No.	AREA (SF)	AREA (AC)
1	37,290	0.86
2	87,120	2.00
3	46,695	1.07
4	46,695	1.07
5	35,750	0.82
6	34,125	0.78
7	34,125	0.78
8	34,125	0.78
9	34,125	0.78
CA#1	78,257	1.80
ROW	49,080	1.13

COMMON AREA NOTE:
THE OWNERS OF ALL LOTS IN INDIAN CREEK SHALL HAVE EQUAL AND UNDIVIDED OWNERSHIP OF THE PARCELS OF LAND DESIGNATED AS COMMON AREAS.

NOTE:
ONE DRIVE IS ALLOWED FOR EACH LOT WITH A MAXIMUM SAFE SIGHT DISTANCE PROVIDED TO THE ELKHART COUNTY HIGHWAY DEPARTMENT FOR REVIEW AND ISSUANCE OF A DRIVE PERMIT.



A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF
SECTION 16, TOWNSHIP 37 NORTH, RANGE 6 EAST,
JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS (AS DESCRIBED BELOW) OF THE REAL ESTATE, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT CALLED **INDIAN CREEK - PHASE ONE** AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND THAT THE LOTS HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT RIGHTS-OF-WAY FOR THE STREETS INCLUDED IN SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC, NO PERMANENT STRUCTURES SHALL BE INSTALLED ON STRIPS OF GROUND MARKED "EASEMENT" AND THE RESPECTIVE LAND OWNERS SHALL TAKE THEIR TITLES TO THE LAND SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND OTHER OWNERS OF LOTS IN THIS SUBDIVISION.

LORI SNYDER