

# DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

Planning: 260.925.1923 • Building: 260.925.3021 • GIS: 260.927.2356 • Fax: 260.927.4791

---

## AGENDA

DeKalb County Plan Commission

Plat Committee

Commissioners Court – 2<sup>nd</sup> Floor DeKalb County Court House

February 11, 2020

8:30 AM

1. Roll call
2. Approval of Minutes: January 14, 2020
3. Old Business:

None

4. New Business:

Petition #20-03 – Jameson Curry requesting a 1 Lot Minor Subdivision of Utopia Planitia. The property is located at 4452 County Road 00 N, Waterloo and is zoned A1 – Conservation Agricultural.

Petition #20-04 – Bruce and Kriss Stackhouse requesting a 1 Lot Minor Subdivision – of Shearer Subdivision to create 1 buildable lot. The property is located at 0032 County Road 8, Corunna and is zoned A1 - Conservation Agricultural.

Petition #20-05 – Jason & Malinda Girod and Michael Girod requesting a RePlat of Lot 2 – Krafft-Crabill Addition to create 2 buildable lots. The property is located at the northwest corner of County Road 60 & County Road 55, St. Joe and is zone A2 – Agricultural.

5. Adjournment

Next Meeting: March 9, 2020

**If you cannot attend, please contact Isabella Mowan:**

**[imowan@co.dekalb.in.us](mailto:imowan@co.dekalb.in.us) or 260-925-1923**

**\*PLEASE ENTER THROUGH THE NORTH DOOR OF COURTHOUSE LOCATED ON SEVENTH STREET.**

**\*\*No cellphones, tablets, laptops or weapons permitted.**

**MINUTES**  
**DEKALB COUNTY PLAT COMMITTEE**  
**Tuesday, January 14, 2020**

The Regular Meeting of the DeKalb County Plat Committee was called to order at 8:30 A.M. in the DeKalb County Commissioner's Court by Tim Griffin.

**ROLL CALL:**

Members Present: Bill Van Wye, Sandra Harrison, Tim Griffin, Jackie Rowan

Members Absent: Elysia Rodgers

Staff Present: Director/Zoning Administrator Chris Gaumer and Secretary, Isabella Mowan

Public in Attendance: Jack Wallace, Nancy Wallace, Angela Wallace, Shane Perfect, Leslie Warstler, Clinton Stephens, Dan Pfister and Colette Swathwood

**APPROVAL OF MINUTES:**

Motion was made by Sandra Harrison and seconded by Bill Van Wye to approve December 10, 2019.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Petition #20-01 – Jack L. & Nancy L. Wallace requesting a Re-Plat of Lot 1 of Amended Plat of Maple Hill. The property is located at 4173 County Road 28, Waterloo, Indiana and is zoned A2 – Agricultural.

A public hearing was conducted pursuant to proper legal notice.

Director Chris Gaumer read the report.

Mr. Gaumer inquired if there were any questions from the Members.

There were none.

Mr. Gaumer invited Ms. Angela Wallace to the podium.

Ms. Wallace approached the podium and stated her name and address. She further stated that the reason the lot is being reduced is Mr. and Mrs. Jack Wallace are in the process of getting their estate together and dividing the land for their children and they desire to make it smaller because their children already have existing residences.

Mr. Gaumer inquired if there were any questions.

Mr. Van Wye inquired if a septic system is required and if they will have 2 septic systems.

Mr. Gaumer replied that it would not be a requirement.

Mr. Van Wye inquired if there were wetlands.

Mr. Gaumer replied it was and it is located on the west side.

Mr. Griffin closed the Public Hearing.

**JURISDICTIONAL FINDINGS:**

**The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.**

1. Application completed and filed on **December 5, 2019**
2. Legal notice published in The Star on **January 2, 2020** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **December 12, 2019**

5. Letter from County Highway dated **December 9, 2019**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 9, 2019**
7. Letter from the Drainage Board, dated **December 13, 2019**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Compass Land Surveying**
10. The real estate to be developed is in Zoning District A2, which permits the requested development.

**FINDINGS OF FACT:**

**1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?**

*Yes, the minor subdivision will be used for a residential use, which is compatible to the existing and adjacent land use.*

**2. Does the Minor Subdivision conform to the following UDO standards:**

- a. *Minimum width, depth & area of lot(s).*
- b. *Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Existing access off County Road 28.*
- c. *The extension of water, sewer & other municipal services, if applicable or required. Or private septic system and water. Private Septic System exists.*
- d. *The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.*

*Yes, all applicable standards conform to the UDO requirements.*

**STANDARD CONDITIONS TO BE RECORDED ON OR WITH THE PLAT:**

- a. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.
- b. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
- c. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
- d. The appropriate agricultural covenants shall be on the plat, if required.
- e. The appropriate drainage covenants shall be on the plat, if required.
- f. The appropriate airport zone covenants shall be on the plat, if required.

**CONDITIONS THAT WILL NOT BE RECORDED BUT MUST BE MET:**

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.

3. Comply with any Flood Hazard Area for DeKalb County Ordinance, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide Covenant for compliance with Airport Board requirements, if required.
6. No Certificate of Occupancy or Certificate of Completion shall be issued until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation, or other agency as applicable. Further, where applicable, file written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS RE-PLAT OF LOT 1 OF AMENDED PLAT OF MAPLE HILL PETITION #20-01, 2<sup>ND</sup> AMENDED PLAT OF MAPLE HILL IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 14<sup>TH</sup> DAY OF JANUARY, 2020.

Motion made by Jackie Rowan, Seconded by Sandra Harrison

Vote tally: Yes: 4      No: 0

\_\_\_\_\_  
Tim Griffin

\_\_\_\_\_  
Jackie Rowan

\_\_\_\_\_  
Bill Van Wye

\_\_\_\_\_  
Sandra Harrison

Petition #20-02 – Dan and Karen Pfister requesting 1 Lot Minor Subdivision of JacobLevi Manor to create 1 buildable lot. The property is located at 5188 County Road 39, Auburn, Indiana and is zoned A2 - Agricultural.

A public hearing was conducted pursuant to proper legal notice.

Director Chris Gaumer read the report.

Mr. Gaumer inquired if there were any questions from the Members.

There were none.

Mr. Gaumer invited Mr. Shane Perfect to the podium.

Mr. Perfect approached the podium and stated his name and address. Mr. Perfect gave a brief reason for Mr. Pfister's Petition.

Mr. Gaumer inquired if there were any questions.

There were none.

Mr. Griffin closed the Public Hearing.

**JURISDICTIONAL FINDINGS:**

**The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.**

1. Application completed and filed on **December 18, 2019**
2. Legal notice published in The Star on **January 3, 2020** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.

4. Letter from the County Board of Health, dated **January 3, 2020**
5. Letter from County Highway dated **December 18, 2019**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 19, 2019**
7. Letter from the Drainage Board, dated **January 2, 2020**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Gouloff-Jordan Surveying & Design**
10. The real estate to be developed is in Zoning District A2, which permits the requested development.

**FINDINGS OF FACT:**

1. **Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?**

*Yes, the minor subdivision will be used for a residential use, which is compatible to the existing and adjacent land use.*

2. **Does the Minor Subdivision conform to the following UDO standards:**

- a. *Minimum width, depth & area of lot(s).*
- b. *Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off County Road 39.*
- c. *The extension of water, sewer & other municipal services, if applicable or required. Or private septic system and water. Private Septic System will be used.*
- d. *The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.*

*Yes, all applicable standards conform to the UDO requirements.*

**STANDARD CONDITIONS TO BE RECORDED ON OR WITH THE PLAT:**

- a. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.
- b. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
- c. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
- d. The appropriate agricultural covenants shall be on the plat, if required.
- e. The appropriate drainage covenants shall be on the plat, if required.
- f. The appropriate airport zone covenants shall be on the plat, if required.

**CONDITIONS THAT WILL NOT BE RECORDED BUT MUST BE MET:**

1. Comply with the Staff Report.

2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with any Flood Hazard Area for DeKalb County Ordinance, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide Covenant for compliance with Airport Board requirements, if required.
6. No Certificate of Occupancy or Certificate of Completion shall be issued until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation, or other agency as applicable. Further, where applicable, file written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS 1 LOT MINOR SUBDIVISION OF JACOBLEVI MANOR PETITION #20-02 IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 14<sup>TH</sup> DAY OF JANUARY, 2020.

Motion made by Sandra Harrison, Seconded by Bill Van Wye

Vote tally: Yes: 4      No : 0

\_\_\_\_\_  
Tim Griffin

\_\_\_\_\_  
Jackie Rowan

\_\_\_\_\_  
Bill Van Wye

\_\_\_\_\_  
Sandra Harrison

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:49 a.m.

\_\_\_\_\_  
Plat Committee Member

\_\_\_\_\_  
Plat Committee Member

DeKalb County Department of Development Services  
Planning, Building & GIS  
301 S. Union St.  
Auburn, IN 46706  
Ph: 260-925-1923  
Fax: 260-927-4791

FOR OFFICE USE ONLY:  
File Number: 20-03  
Date Application Filed: 1/9/2020  
Fee Paid: 150 ✓

**Application for SUBDIVISION**  
**Minor** \_\_\_ **Conventional** \_\_\_ **Conservation** \_\_\_ **Traditional** \_\_\_  
**Strip** \_\_\_ **Commercial District** \_\_\_ **Industrial Park** \_\_\_  
**(Section 9.22)**

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

**APPLICANT INFORMATION**

Applicant's Name: Jameson Curry  
Mailing Address: 4452 County Road 00 North Waterloo, Indiana 46793  
Telephone Number: 260-229-6833 E-Mail: mason@codefist.com

**OWNER INFORMATION (if different from applicant information)**

Owner's Name: Curry Family Farm, LLC - Bruce Curry  
Address: 4452 County Road 00 North Waterloo, Indiana 46793  
Telephone Number: 260-235-1470 E-Mail: brucecurry1950@gmail.com

**REPRESENTATIVE INFORMATION (if different from applicant information)**

Representative: Todd Bauer - Foresight Consulting, LLC  
Address: 1910 St. Joe Center Road, Fort Wayne, Indiana 46825  
Telephone Number: 260-484-9900 E-Mail: todd@4site.biz

**Name of Proposed Subdivision:** Utopia Planitia

**Number of Parcels & Total Area (square feet or acreage):**

**One lot with a net of 2.864 acres.**

**Address or common description of property:**

**4452 County Road 00 North, Waterloo, Indiana 46793**

**Legal description of property affected:**

A part of the northwest quarter of section 1, township 35 north, range 13 east, Dekalb County, Indiana.

**Proposed Use of Subdivision (i.e.: Single or Multi-Family Residential, Commercial or Industrial)**

Single Family Residential

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

Applicant's Signature: \_\_\_\_\_

(If signed by representative for applicant, state capacity)

*This Staff Report is prepared by the DeKalb County Planning Department to provide information to the Plan Commission to assist them in making a decision on this Application. It may also be useful to members of the public interested in this Application.*

**SUMMARY FACTS:**

**PROPERTY OWNER:** Jameson Curry

**SUBJECT SITE:** 4452 County Road 00 N, Waterloo

**REQUEST:** 1 Lot Minor Subdivision – Utopia Planitia

**PURPOSE:** Create 1 buildable lot

**EXISTING ZONING:** A1 – Conservation Agricultural

**SURROUNDING LAND USES AND ZONING:** North: Single Family Residential/Farmground (Steuben County - A)  
 South: Farmground (A1)  
 East: Single Family Residential/Farmground (A1)  
 West: Single Family Residential/Farmground (A1)

**ANALYSIS:**

*Definition of Subdivision: The division or partial division of a parent tract (as defined) or any parcel of land into at least two or more smaller lots, parcels, sites, units, plats, or interests or the combination of two or more smaller lots into one lot for the purpose of offer, sale, lease, transfer of ownership, or development. It also includes replat or vacation of plat. Divisions of parent tracts which meet the standards of an exempt division (9.22 D) shall not be counted in determining whether or not a further division qualifies as an exempt subdivision. No division shall create the original, parent parcel to be a nonconforming lot*

*UDO 1.19 Establishing Buildable Lots - No structure shall be permitted on a lot unless the lot:*

- A. Resulted from a legal subdivision of land approved by the Plan Commission, or*
- B. Was legally established prior to January 1, 2009 but is not the result of a split of a platted lot not approved by the Plan Commission.*
- C. Is otherwise allowed by recorded covenants and/or restrictions of a platted subdivision which was approved by the Plan Commission.*

***Minor Subdivision Standards:***

*UDO 6.05 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract*

- Parcel 10-02-01-100-001 is the parent parcel. This split will be considered the first buildable split from parent -001.
- The Petitioner is meeting the standards of the UDO as follows:
  - *Minimum Lot Area: 2 net acres (not including any dedicated rights of way and recorded easements)*
    - Proposed Lot Area: 2.864 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot Width: 331.09 feet
  - *Minimum Lot Frontage: 120 Feet*
    - Proposed Lot Frontage: 331.09 feet

- This division of land fronts the following roads:
  - County Road 00 N is considered County Collector road with a projected total right-of-way width of 80 feet.
    - Proposed right-of-way dedication: 40 feet

**JURISDICTIONAL FINDINGS:**

The Petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **January 9, 2019**
2. Legal notice published in The Star on **January 31, 2020** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 10, 2020**
5. Letter from County Highway dated **January 10, 2020**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 10, 2020**
7. Letter from the Drainage Board, dated **January 21, 2020**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Foresight Consulting, LLC**
10. The real estate to be developed is in Zoning District A1, which permits the requested development.

**PROPOSED FINDINGS OF FACT:**

*These Findings of Fact proposed by staff are based off the knowledge and understanding of the proposed project.*

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?  
*Yes, the minor subdivision will be used for a residential use, which is compatible to the existing and adjacent land uses.*
2. Does the Minor Subdivision conform to the following UDO standards:
  - a. Minimum width, depth & area of lot(s)
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off County Road 00 N
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
Not required: Private Septic System will be utilized.
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.  
*Yes, all applicable standards conform to the UDO requirements.*

**PLANNING STAFF RECOMMENDATIONS/COMMENTS:**

Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

**Standard Conditions to be recorded on or with the plat:**

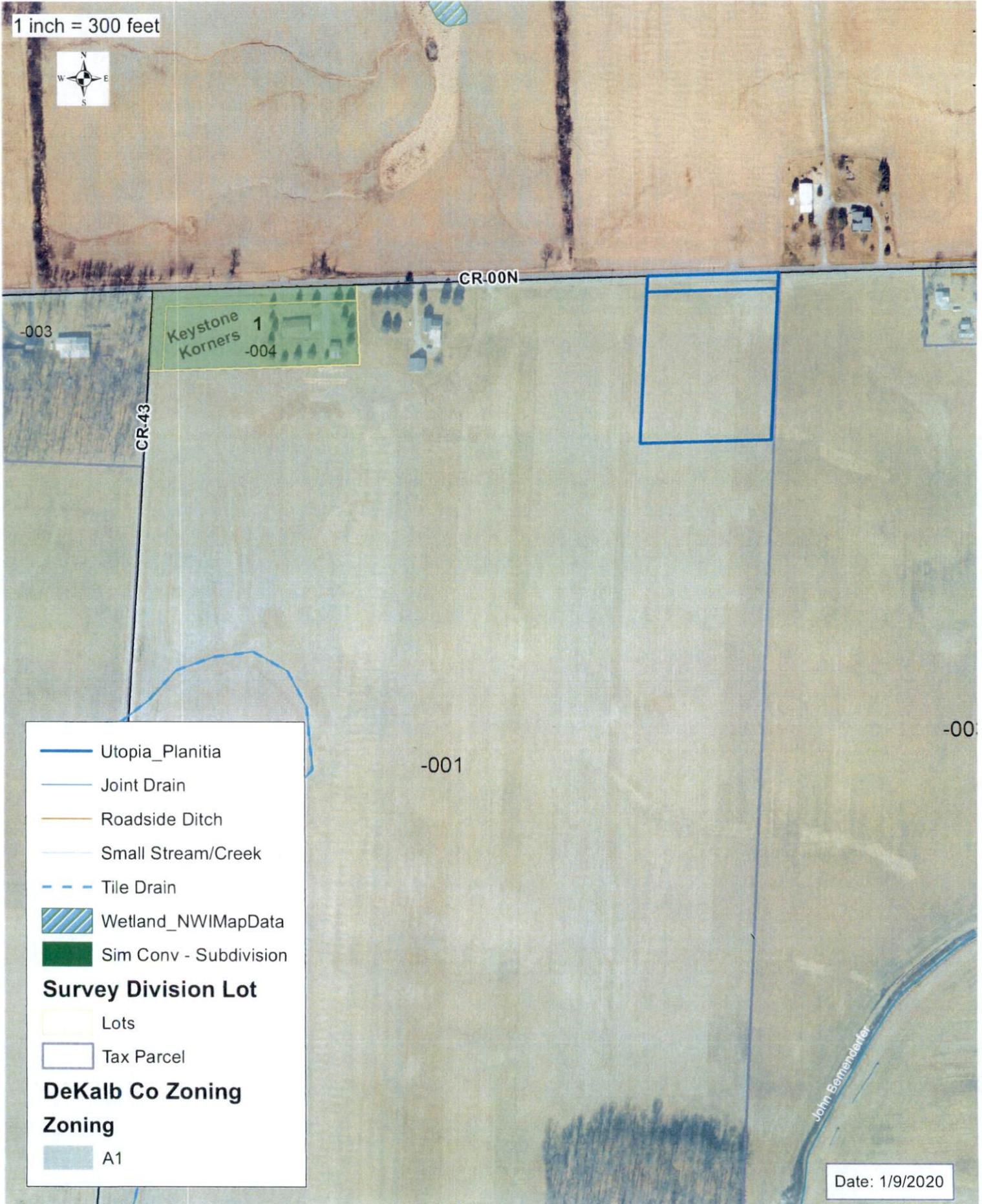
1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants shall be on the plat, if required.

5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate airport zone covenants shall be on the plat, if required.

**Conditions that will not be recorded but must be met:**

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. No Certificate of Occupancy or Certificate of Completion shall be issued until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation, or other agency as applicable. Further, where applicable, file written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

1 inch = 300 feet



- Utopia\_Planitia
- Joint Drain
- Roadside Ditch
- Small Stream/Creek
- Tile Drain
- Wetland\_NWIMapData
- Sim Conv - Subdivision

**Survey Division Lot**

- Lots
- Tax Parcel

**DeKalb Co Zoning**

**Zoning**

- A1

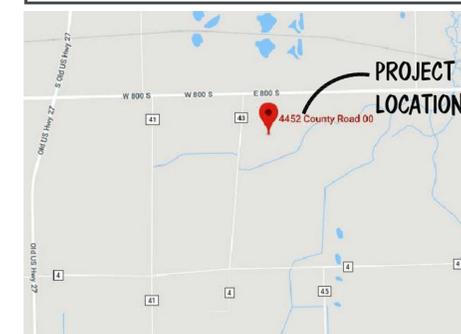
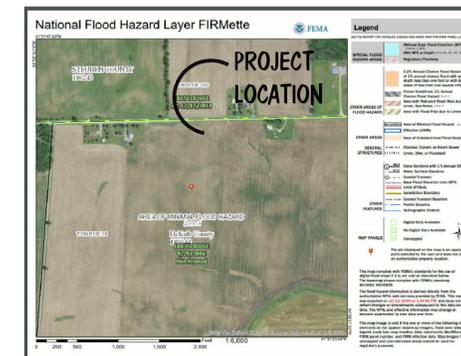
Date: 1/9/2020

CoCiGIS and/or its partnering agencies do not warrant or make any representations as to the quality, content, accuracy, or completeness of the information, text, graphics, links and other items contained on this document. The information and materials contained on this document have been compiled from a variety of sources and, as such, are subject to change without notice. In no event will CoCiGIS and/or its partnering agencies, or their officers, agents or employees, be liable for any damages, whether direct, indirect, general, consequential, incidental, exemplary or special arising from the use of information provided on this document. For more information, visit the CoCiGIS website at <http://www.ci.auburn.in.us/cocigis>.

**PROJECT LAND SURVEYOR:**  
**ForeSight Consulting, LLC**  
 500 North Street, Suite 3  
 Auburn, Indiana 46706  
 260.925.2013 phone  
 260.484.9900 fax  
 www.4site.biz

**PROJECT OWNER/DEVELOPER:**  
**Curry Family Farm, LLC**  
 Bruce Curry  
 4452 County Road 00  
 Waterloo, Indiana 46793

# Minor Plat of: Utopia Planitia Residential Subdivision



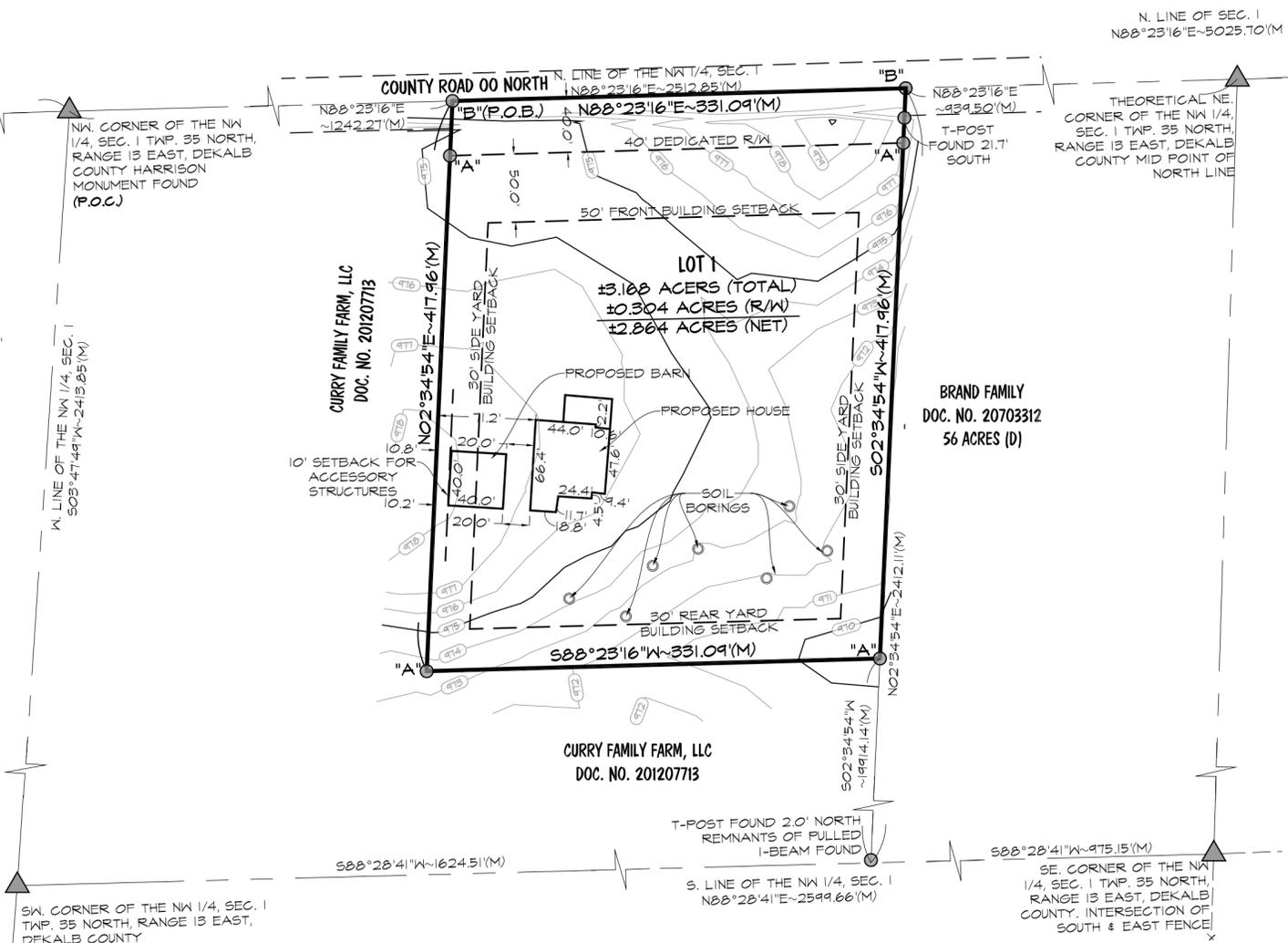
**Site Location Map**  
 Not To Scale

**MONUMENT LEGEND:**

"A" - 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP SET  
 "B" - MAG NAIL WITH "FORESIGHT-BOUNDARY" IDENTIFICATION RING SET

**ANNOTATION LEGEND:**

P. = PLATTED/PLAN DIMENSION  
 D. = DEED DIMENSION  
 M. = MEASURED DIMENSION  
 M-GEOD. = MEASURED DIMENSION - GEODETIC BEARING, BASED ON INDIANA STATE PLANE COORDINATES, ZONE EAST  
 C. = CALCULATED DIMENSION  
 RC = REFERENCE CORNER  
 C.M. = CONTROLLING MONUMENT  
 +/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.  
 G.C. = MONUMENT FOUND IN GOOD CONDITION  
 C.L. = CENTERLINE OF ROADWAY  
 POB = POINT OF BEGINNING  
 R/W = RIGHT OF WAY  
 F.F.T.F. = FARM FIELD TYPE FENCE  
 C.L.F. = CHAIN LINK FENCE  
 O.L. = ON LINE



**The Minor Plat of Utopia Planitia**  
 SCALE: 1" = 80'

**DEED OF DEDICATION**

I, THE UNDERSIGNED, BRUCE CURRY, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "UTOPIA PLANITIA" AN ADDITION TO DEKALB COUNTY, ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. "FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. "THERE ARE STRIPS OF GROUND AS (N/A) FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES NOW TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION, SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

STATE OF INDIANA  
 COUNTY OF DEKALB

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED BRUCE CURRY, ACKNOWLEDGING THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PRINT NAME \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**RESTRICTIONS**

1. THE OWNERS OF THE LOTS IN THIS SUBDIVISION AGREE TO RECOGNIZE THE EXISTING AGRICULTURAL LAND USAGE SURROUNDING THE SUBDIVISION AND FURTHER AGREE TO NOT OBJECT TO THE SURROUNDING AGRICULTURAL USE OR CHANGES THEREIN AS PERMITTED BY LAWS, IE 34-152-4.
2. THIS LOT SHALL BE INCLUDED IN ANY SUBDIVISION ARISING FROM ANY FURTHER DEVELOPMENT OF THE LAND INVOLVED. HOWEVER, THERE IS NO INTENTION THAT ANY TERMS, CONDITIONS, OR RESTRICTIONS ON A FUTURE PLAT WOULD HAVE ANY RETROACTIVE APPLICABILITY TO THIS DIVISION OF LAND.
3. THERE SHALL BE COMPLIANCE WITH THE LAWS AND REGULATIONS OF ANY FEDERAL, STATE OR LOCAL AGENCY.
4. NO OFF SITE DRAINAGE, EXISTING SURFACE WATER OR EXISTING TILLED WATER DRAINAGE, CROSSING OVER SAID REALTY SHALL BE OBSTRUCTED BY ANY DEVELOPMENT ON THIS SITE. THE PLAN COMMISSION MAY ENFORCE THESE CONDITIONS BY INJUNCTIVE RELIEF WITH ATTORNEY FEES.

**COMMISSION CERTIFICATE**  
 UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DEKALB COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF DEKALB AS FOLLOWS:

APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TIMOTHY B. GRIFFIN, CHAIRMAN      CHRIS GAUMER, ZONING ADMINISTRATOR

**LAND SURVEYOR CERTIFICATION:**

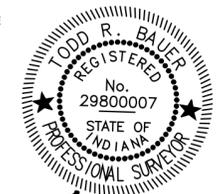
THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A RETRACEMENT SURVEY OF THE REAL ESTATE DESCRIBED AND DESCRIBED THERON. MEASUREMENTS WERE MADE AND MONUMENTS WERE AS SHOWN ON THE RECORDED "RETRACEMENT" SURVEY FOR CURRY AS RECORDED IN DOCUMENT NUMBER 201906621 IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA. NO ENCROACHMENTS EXIST EXCEPT AS SHOWN THERON. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 365, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE.

DECLARATION/CERTIFICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS SURVEY IS VALID ONLY WITH THE SURVEYOR'S ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL, FULL PAYMENT OF THE INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY.

COMMISSION NUMBER: 192655  
 CLIENT: MASON CURRY  
 DATES OF FIELD WORK: DECEMBER 12TH, 2019  
 FIELD WORK COMPLETED: DECEMBER 12TH, 2019

IN WITNESS WHEREOF, I HEREUNTO PLACE MY HAND AND SEAL THIS 2ND DAY OF JANUARY 2019.

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.



Todd R. Bauer, PS No. 29800007  
 todd@4site.biz

**REAL ESTATE DESCRIPTION**

A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST, DEKALB COUNTY INDIANA LYING WITHIN THE LANDS OF CURRY FAMILY FARM, LLC AS DESCRIBED IN DOCUMENT NUMBER 20207713 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA PURSUANT TO A BOUNDARY SURVEY BY FORESIGHT CONSULTING, LLC AS COMMISSION NUMBER 192655, COMPLETED DECEMBER 23RD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1, SAID CORNER BEING MARKED BY A HARRISON MONUMENT FOUND; THENCE NORTH 88 DEGREES 23 MINUTES 16 SECONDS EAST, ON AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING ONE AND THE SAME AS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST, STEUBEN COUNTY, INDIANA AND THE NORTH LINE OF SAID LANDS OF CURRY FAMILY FARM, LLC, A DISTANCE OF 1242.27 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT OF BEGINNING BEING MARKED BY A MAGNAIL WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION WASHER; THENCE CONTINUING ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID SOUTH LINE OF SAID SOUTHWEST QUARTER, AND SAID NORTH LINE OF CURRY FAMILY FARM, LLC, A DISTANCE OF 331.09 FEET TO THE NORTHEAST CORNER OF SAID LANDS OF CURRY FAMILY FARM, LLC, SAID CORNER BEING MARKED BY A MAGNAIL WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION WASHER; THENCE SOUTH 02 DEGREES 34 MINUTES 54 SECONDS WEST, ON AND ALONG THE EAST LINE OF SAID CURRY FAMILY FARM, LLC, A DISTANCE OF 417.96 FEET TO A 5/8" X 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP; THENCE SOUTH 88 DEGREES 23 MINUTES 16 SECONDS WEST, PARALLEL WITH SAID NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 331.09 FEET TO A 5/8" X 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP; THENCE NORTH 02 DEGREES 34 MINUTES 54 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID CURRY FAMILY FARM, LLC, A DISTANCE OF 417.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.168 ACRES OF LAND MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

**DRAINAGE COVENANT**

A. NO PRIVATE OR MUTUAL DRAIN OF ANY TYPE SHALL BE CONNECTED FROM WITHIN ANY LOT WITHIN THIS SUBDIVISION TO THE JOHN BEMENDERFER DRAIN NO. 44-00-0 WITHOUT FIRST SUBMITTING WRITTEN REQUEST ALONG WITH PLANS AND SPECIFICATIONS FOR SAID CONNECTION, AND OBTAINING THE WRITTEN APPROVAL OF THE DEKALB COUNTY SURVEYOR FOR SAID DRAIN CONNECTION.

B. NO PERMANENT STRUCTURE OF ANY TYPE SHALL BE PLACED WITHIN THE RIGHT OF WAY OF THE JOHN BEMENDERFER DRAIN NO. 44-00-0 WITHOUT FIRST ENTERING INTO A CONSENT FOR VARIANCE FOR PERMANENT STRUCTURE WITHIN THE RIGHT-OF-WAY OF A REGULATED DRAIN, BY AND BETWEEN THE OWNER OF THE LAND UPON WHICH THE PERMANENT STRUCTURE IS TO BE LOCATED AND THE DEKALB COUNTY DRAINAGE BOARD.

C. NO PRIVATE CROSSING, CONTROL DAMN OR OTHER PERMANENT STRUCTURE SHALL BE PLACED ON, OVER, OR THROUGH THE JOHN BEMENDERFER DRAIN NO. 44-00-0 WITHOUT FIRST SUBMITTING A WRITTEN REQUEST ALONG WITH PLANS AND SPECIFICATIONS FOR SAID PERMANENT STRUCTURE, AND OBTAINING THE WRITTEN APPROVAL OF THE DEKALB COUNTY SURVEYOR FOR SAID PERMANENT STRUCTURE.

**ForeSight Consulting, LLC**  
 Professional Engineers & Surveyors  
 1910 St. Joe Center Road, Suite #51  
 Fort Wayne, Indiana 46825  
 260.484.9900 phone  
 260.484.9980 fax  
 www.4site.biz



Certification:

This is an original design created by ForeSight Consulting, LLC. The concepts, ideas, plans and details are the sole property of ForeSight Consulting, LLC. None of the concepts, ideas, plans or details shall be used by or disclosed to an person, firm or corporation for any purpose without the prior written permission of ForeSight Consulting, LLC. Written dimensions on these drawings shall have precedence over the scale dimensions. The contractor shall verify and be responsible for any all dimensions and conditions on the job and ForeSight Consulting, LLC must be notified of variation from the dimensions and conditions shown on these drawings. Shop drawings shall be submitted to ForeSight Consulting, LLC for approval before construction.

Performed for:

Minor Plat for:  
**Mason Curry**  
 4452 County Road 00 North, Waterloo, IN 46793

Drawing Revisions

Commission Number  
 192655  
 Date  
 January 2nd, 2019  
 Title

Sheet Number  
**S1.1**  
 SHEET 1 OF 1

EXPERIENCE. INNOVATION. RESULTS.

DeKalb County Department of Development Services  
Planning, Building & GIS  
301 S. Union St.  
Auburn, IN 46706  
Ph: 260-925-1923  
Fax: 260-927-4791

FOR OFFICE USE ONLY:  
File Number: 20-04  
Date Application Filed: 1/9/2020  
Fee Paid: 150 ✓

**Application for SUBDIVISION**  
**Minor  Conventional \_\_\_ Conservation \_\_\_ Traditional \_\_\_**  
**Strip \_\_\_ Commercial District \_\_\_ Industrial Park \_\_\_**  
**(Section 9.22)**

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

**APPLICANT INFORMATION**

Applicant's Name: Bruce Stackhouse  
Mailing Address: 32 Co Rd B  
Corunna IN 46730  
Telephone Number: 260-541-1511 E-Mail: shousebkgmail.com

**OWNER INFORMATION (if different from applicant information)**

Owner's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**REPRESENTATIVE INFORMATION (if different from applicant information)**

Representative: Sauer Land Surveying (Joe)  
Address: \_\_\_\_\_  
Telephone Number: 260-469-3300 E-Mail: \_\_\_\_\_

Name of Proposed Subdivision: Shearer Subdivision

Number of Parcels & Total Area (square feet or acreage):  
1 4.226 acres

Address or common description of property: \_\_\_\_\_

Legal description of property affected: \_\_\_\_\_

**Proposed Use of Subdivision (i.e.: Single or Multi-Family Residential, Commercial or Industrial)**

Single Family Home

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

Applicant's Signature: Bruce Stackhouse  
(If signed by representative for applicant, state capacity)

*This Staff Report is prepared by the DeKalb County Planning Department to provide information to the Plan Commission to assist them in making a decision on this Application. It may also be useful to members of the public interested in this Application.*

**SUMMARY FACTS:**

**PROPERTY OWNER:** Bruce & Kriss Stackhouse

**SUBJECT SITE:** 0032 County Road 8, Corunna

**REQUEST:** 1 Lot Minor Subdivision – Shearer Subdivision

**PURPOSE:** Create 1 buildable lot

**EXISTING ZONING:** A1 – Conservation Agricultural

**SURROUNDING LAND USES AND ZONING:** North: Single Family Residential/Farmground (A1)  
 South: Farmground (A1)  
 East: Single Family Residential/Farmground (Noble County – A1)  
 West: Single Family Residential/Farmground (A1)

**ANALYSIS:**

*Definition of Subdivision: The division or partial division of a parent tract (as defined) or any parcel of land into at least two or more smaller lots, parcels, sites, units, plats, or interests or the combination of two or more smaller lots into one lot for the purpose of offer, sale, lease, transfer of ownership, or development. It also includes replat or vacation of plat. Divisions of parent tracts which meet the standards of an exempt division (9.22 D) shall not be counted in determining whether or not a further division qualifies as an exempt subdivision. No division shall create the original, parent parcel to be a nonconforming lot*

*UDO 1.19 Establishing Buildable Lots - No structure shall be permitted on a lot unless the lot:*

- A. Resulted from a legal subdivision of land approved by the Plan Commission, or*
- B. Was legally established prior to January 1, 2009 but is not the result of a split of a platted lot not approved by the Plan Commission.*
- C. Is otherwise allowed by recorded covenants and/or restrictions of a platted subdivision which was approved by the Plan Commission.*

***Minor Subdivision Standards:***

*UDO 6.05 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract*

- Parcel 03-01-18-100-001 is the parent parcel. This split will be considered the first buildable split from parent -001.
- The Petitioner is meeting the standards of the UDO as follows:
  - *Minimum Lot Area: 2 net acres (not including any dedicated rights of way and recorded easements)*
    - Proposed Lot Area: 4.226 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot Width: 335 feet
  - *Minimum Lot Frontage: 120 Feet*
    - Proposed Lot Frontage: 335 feet

- This division of land fronts the following roads:
  - County Road 8 is considered County Local road with a projected total right-of-way width of 60 feet.
    - Proposed right-of-way dedication: 30 feet

**JURISDICTIONAL FINDINGS:**

The Petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **January 9, 2020**
2. Legal notice published in The Star on **January 31, 2020** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 15, 2020**
5. Letter from County Highway dated **January 10, 2020**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 10, 2020**
7. Letter from the Drainage Board, dated **January 31, 2020**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Sauer Land Surveying**
10. The real estate to be developed is in Zoning District A1, which permits the requested development.

**PROPOSED FINDINGS OF FACT:**

*These Findings of Fact proposed by staff are based off the knowledge and understanding of the proposed project.*

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?  
*Yes, the minor subdivision will be used for a residential use, which is compatible to the existing and adjacent land uses.*
2. Does the Minor Subdivision conform to the following UDO standards:
  - a. Minimum width, depth & area of lot(s)
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off County Road 8
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
Not required: Private Septic System will be utilized.
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.  
*Yes, all applicable standards conform to the UDO requirements.*

**PLANNING STAFF RECOMMENDATIONS/COMMENTS:**

Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

**Standard Conditions to be recorded on or with the plat:**

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants shall be on the plat, if required.

5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate airport zone covenants shall be on the plat, if required.

**Conditions that will not be recorded but must be met:**

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. No Certificate of Occupancy or Certificate of Completion shall be issued until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation, or other agency as applicable. Further, where applicable, file written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

1 inch = 300 feet



Eugene Krehl

-003

-001

CR-8

CR-00W

-  Shearer Subdivision
-  Joint Drain
-  Small Stream/Creek
-  Tile Drain
-  Wetland\_NWIMapData
-  Sim Conv - Subdivision

**Survey Division Lot**

-  Lots
-  Tax Parcel

**DeKalb Co Zoning**

-  Zoning
-  A1

Date: 12/30/2019

CoCiGIS and/or its partnering agencies do not warrant or make any representations as to the quality, content, accuracy, or completeness of the information, text, graphics, links and other items contained on this document. The information and materials contained on this document have been compiled from a variety of sources and, as such, are subject to change without notice. In no event will CoCiGIS and/or its partnering agencies, or their officers, agents or employees, be liable for any damages, whether direct, indirect, general, consequential, incidental, exemplary or special arising from the use of information provided on this document. For more information, visit the CoCiGIS website at <http://www.ci.auburn.in.us/cocigis>.

# SHEARER SUBDIVISION

A subdivision of part of the Fractional Northwest Quarter of Section 18,  
Township 35 North, Range 12 East, DeKalb County, Indiana.

Owner & Developer:  
Bruce Edward & Kriss Ann Stackhouse  
0032 County Road 8  
Corunna, IN 46730

Surveyor - Planner:  
Sauer Land Surveying, Inc.  
14033 Illinois Road, Suite C  
Fort Wayne, IN 46814  
Tel: 260/469-3300

**DESCRIPTION:** (part of a tract described in Deed Record 198, page 329)

Part of the Fractional Northwest Quarter of Section 18, Township 35 North, Range 12 East, DeKalb County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North Quarter corner of said Section 18, being marked by a cast iron monument; thence South 87 degrees 11 minutes 26 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the North line of said Fractional Northwest Quarter, being within the right-of-way of County Road 8, a distance of 331.94 feet to a survey spike at the true point of beginning; thence South 87 degrees 11 minutes 41 seconds West, continuing on and along said North line and within said right-of-way, a distance of 335.00 feet to a survey spike; thence South 00 degrees 31 minutes 41 seconds East and parallel with the West line of said Fractional Northwest Quarter, a distance of 550.00 feet to a #5 rebar; thence North 87 degrees 11 minutes 26 seconds East and parallel with the North line of said Fractional Northwest Quarter, a distance of 335.00 feet to a #5 rebar; thence North 00 degrees 31 minutes 41 seconds West and parallel with the West line of said Fractional Northwest Quarter, a distance of 550.00 feet to the true point of beginning, containing 4.226 acres of land, subject to legal right-of-way for County Road 8, and subject to all easements of record.

### DEED OF DEDICATION

I, the undersigned Bruce Edward Stackhouse and Kriss Ann Stackhouse, as joint tenants with right of survivorship and not as tenants in common, owners of said real estate shown and described herein, do hereby layoff, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as "SHEARER SUBDIVISION", an addition to DeKalb County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public. Front, side, and rear yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets, there shall be erected or maintained no building or structure. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision, shall take their titles subject to all easements of record.

Witness my Hand and Seal this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Bruce Edward Stackhouse

\_\_\_\_\_  
Kriss Ann Stackhouse

State of Indiana )  
                          ) §  
County of \_\_\_\_\_ )

Before me the undersigned Notary Public, in and for the County and State, personally appeared BRUCE EDWARD STACKHOUSE and KRISS ANN STACKHOUSE acknowledging the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public

Printed Name \_\_\_\_\_  
Resident of \_\_\_\_\_ County

My commission expires: \_\_\_\_\_

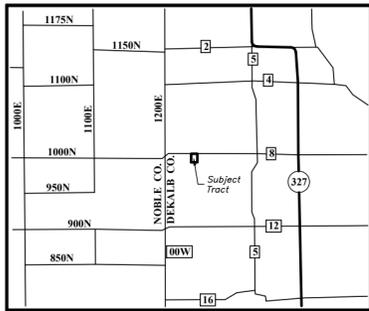
### PLAN COMMISSION CERTIFICATE

Under authority provided by Chapter 174- Acts of 1947, enacted by the General Assembly of the State of Indiana and all acts amendatory thereto, and in ordinance adopted by the Board of County Commissioners of DeKalb County, Indiana, this plat was given approval by the County of DeKalb as follows:

Approved by the County Plan Commission at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Timothy B. Griffin, Chairman

\_\_\_\_\_  
Zoning Administrator



Location Map

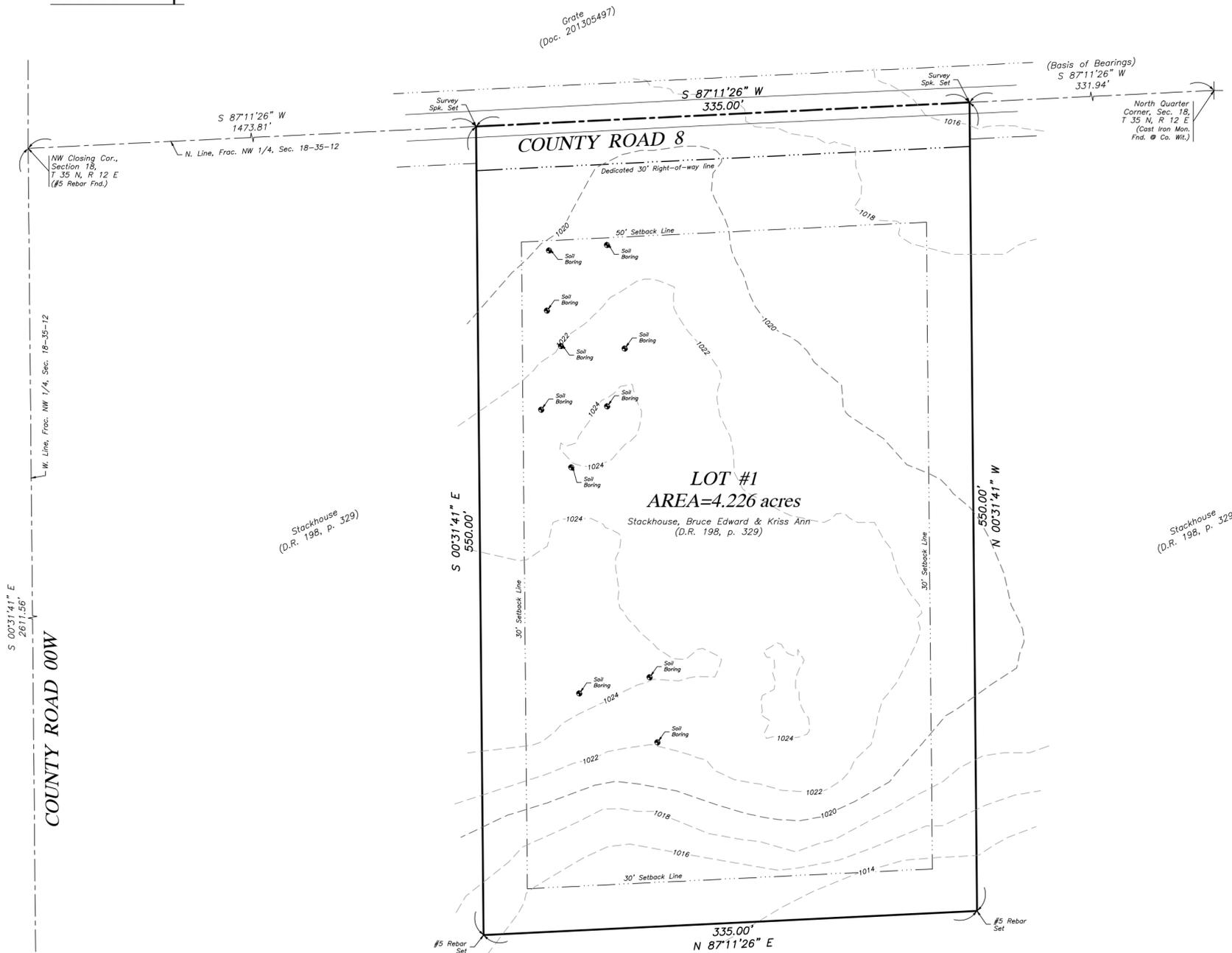
**Zone A1: Agricultural**

**Setbacks:**  
Front: 50'  
Side: 30' for primary structure, 10' for accessory structure.  
Rear: 30' for primary structure, 10' for accessory structure.

**AREAS:**  
Net: 3.995 acres  
Easements: 0.000 acres  
Dedicated Right-of-Way: 0.231 acres  
Total: 4.226 acres

### PLAT LEGEND

- Plat Boundary Line
- Dedicated Road Right-of-Way Line
- - - Building Set-back Line



# SHEARER SUBDIVISION

A subdivision of part of the Fractional Northwest Quarter of Section 18,  
Township 35 North, Range 12 East, DeKalb County, Indiana.

Owner & Developer:  
Bruce Edward & Kriss Ann Stackhouse  
0032 County Road 8  
Corunna, IN 46730

Surveyor - Planner:  
Sauer Land Surveying, Inc.  
14033 Illinois Road, Suite C  
Fort Wayne, IN 46814  
Tel: 260/469-3300

## SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: County Road 8, Corunna, IN 46730

This survey is intended to create a new tax parcel lying entirely within the record boundaries of a tract of real estate described in a Warranty Deed from Sarah J. Stackhouse to Bruce Edward Stackhouse and Kriss Ann Stackhouse, dated March 18, 1991 and recorded in Deed Record 198, page 329, in the Office of the Recorder of DeKalb County, Indiana.

In Accordance with Title 865, Article 1.1, Chapter 12, Sec. 1 et. seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference monuments, (b) lines of occupation, (c) record descriptions, and (d) those uncertainties due to random errors in measurement ("relative positional accuracy"). There may be unwritten rights associated with these uncertainties.

REFERENCES: A copy of the following documents were reviewed in completion of this survey:

- The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
- DeKalb County Surveyor's Section Corner Records.

### (A) AVAILABILITY OF REFERENCE MONUMENTS:

The existing monuments of the Public Land Survey corners were held as controlling corners and were used as the basis for this survey. The found monuments are considered by the undersigned surveyor to be "local corners" which are subject to undiscovered evidence regarding the true location of said corners. The corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments. Uncertainties based on existing monuments are not readily determinable due to the use of said local corners. The following monument was accepted as the location of the Public Land Survey corners:

- The North Quarter corner of Section 18.....County witnessed cast iron monument found.
- The West closing Quarter corner of Section 18...Undocumented #5 rebar found.
- The Northwest closing corner of Section 18.....Undocumented #5 rebar found.

The North and West lines of the Fractional Northwest Quarter of Section 18 were established by using the above-referenced monuments. Uncertainties due to variances between measured distances and plat distances were found to be less than the Relative Positional Accuracy and are considered to be negligible.

### (B) OCCUPATION AND/OR POSSESSION LINES:

Occupation and/or possession lines near the perimeter of subject tract are shown on the plat of survey with the variances from the boundary lines as established in this survey. Encroachments and/or discrepancies may be buried or otherwise obscured by natural or man-made obstructions. There are no observable uncertainties in occupation and/or possession lines.

### (C) AMBIGUITY OF RECORD DESCRIPTIONS:

Upon review of the most current deeds of record, the base tract description does not contain any ambiguity with any of the adjoining descriptions. Therefore, there are no uncertainties based upon record descriptions.

### (D) RELATIVE POSITIONAL ACCURACY:

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Suburban Survey (0.13 feet plus 100 ppm) as defined by IAC 865.

### (E) ESTABLISHMENT OF LINES AND CORNERS:

1. The North line of subject tract was established on and along the North line of the Fractional Northwest Quarter.
2. The remaining lines of subject tract were established at the direction of the client

(continued on right)

## SURVEYOR'S REPORT

(continued from left)

### (F) NOTES:

1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. A survey cannot resolve uncertainties in the position of the original boundaries that exist. Only courts may establish property lines. The boundaries were established from the most current recorded descriptions. An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review.
3. The flood statement hereon is for informational purposes only. Accurate determination of the flood hazard status of the property can only be made by an elevation study which is beyond the scope of this survey.
4. No attempt has been made to review or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional.
5. Unplatted easements, setback lines, restrictive covenants, or land use regulations affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
6. All documents of record and information from other public sources referred to in this survey are hereby incorporated as part of this survey as if fully set out.
7. No attempt has been made to determine the zoning status of the property. It is the responsibility of the parties involved in the real estate transaction to determine compliance with zoning regulations.
8. Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or prescriptive rights.
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Any acreage shown is based on the boundaries established from the deed description and no certification is made that the land area shown on the survey is the exact acreage owned by the client.
11. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distances nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision than the relative positional accuracy stated in Part (D) of the Surveyor's Report.
12. Since the last date of fieldwork of this survey, conditions beyond the knowledge or control of Sauer Land Surveying, Inc. may have altered the validity and circumstances of matters shown or noted hereon.
13. Declaration is made to original purchaser of the survey and is not transferable to additional institutions or subsequent owners. This survey is valid only with the surveyor's original or electronic signature and seal, full payment of invoice, and complete with all pages of survey.
14. No statement made by any employee or agent of Sauer Land Surveying, Inc. is valid unless written herein.

### RESTRICTIVE COVENANTS:

The owner(s) of the lot within this subdivision agrees to recognize the existing agricultural land usage surrounding this subdivision and further agrees to not object to the surrounding agricultural land use or changes therein as permitted by law, i.e., I.C. 34-1-52-4.

This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.

There shall be compliance with the laws and regulations of any Federal, State, or local agency.

No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The plan commission may enforce these conditions by injunctive relief with attorney fees.

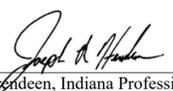
Note: An abstract or title search may reveal the existence of matters of ownership and rights of others not otherwise apparent. As of this date, no title commitment has been provided for review.

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Maps Numbered 18033C 0105E and 18033C 0110E, both effective September 29, 2006.

### CERTIFICATE OF SURVEYOR

I, Joseph R. Herendeen, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that based on my knowledge, experience and belief this plat and accompanying legal description accurately depicts a survey completed and certified by the undersigned; that all corners are marked with 24 inch long #5 rebars bearing plastic caps imprinted "SLSI Firm 048".

I, Joseph R. Herendeen, certify the above statements to be correct to the best of my information, knowledge, and belief. 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.

  
Joseph R. Herendeen, Indiana Professional Surveyor Date: 01/09/2020



DeKalb County Planning Department  
301 S. Union St.  
Auburn, IN 46706  
Ph: 260-925-1923  
Fax: 260-927-4791

FOR OFFICE USE ONLY:  
File Number: 20-05  
Date Application Filed: 1/27/2020  
Paid

Application for SUBDIVISION  
Minor  Conventional  Conservation  Traditional   
Strip  Commercial District  Industrial Park   
(Section 9.22)

This application must be completed and filed with the DeKalb County Planning Department in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: Jason + Malinda Girod & Michael Girod  
Address: 13413 Hursttown Rd 15835 Irving Rd  
Grabill IN 46741 New Haven IN 46774  
Telephone Number: 260-438-1818 260-579-2431

OWNER INFORMATION (if different from applicant information)

\*Owner's Name: \_\_\_\_\_  
\*Address: \_\_\_\_\_  
\*Telephone Number: \_\_\_\_\_

RESPESENTATIVE INFORMATION (if different from applicant information)

\*Representative: KERRY FEDERS, TRI-COUNTY LAND SURVEYING, P.C.  
\*Address: 114 N. COWEN STREET  
GARRETT, IN. 46738  
\*Telephone Number: (260) 357-5454

Name of Proposed Subdivision: REPEAT OF LOT 2, KRAFFT-CRABILL ADD.

Number of Parcels & Total Area (square feet or acreage):  
16.34 AC., 2 PARCELS (5.00, + 11.34)

Address or common description of property:  
LOT 2, KRAFFT-CRABILL ADDITION

Legal description of property affected:  
LOT 2, KRAFFT-CRABILL ADDITION

Proposed Use of Subdivision (i.e.: Single or Multi-Family Residential, Commercial or Industrial)  
RESIDENTIAL

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

Applicant's Signature: x Jason Girod x Michael Girod  
(If signed by representative for applicant, state capacity)  
x Malinda Girod

*This Staff Report is prepared by the DeKalb County Planning Department to provide information to the Plan Commission to assist them in making a decision on this Application. It may also be useful to members of the public interested in this Application.*

**SUMMARY FACTS:**

**PROPERTY OWNER:** Jason & Malinda Girod and Michael Girod

**SUBJECT SITE:** located at the northwest corner of County Road 60 & County Road 55, St. Joe

**REQUEST:** RePlat of Lot 2 – Krafft-Crabill Addition

**PURPOSE:** Create 2 buildable lots

**EXISTING ZONING:** A2 – Agricultural

**SURROUNDING LAND USES AND ZONING:** North: Single Family Residential/Farmground (A2)  
 South: Single Family Residential/Farmground (A2)  
 East: Farmground (A2)  
 West: Single Family Residential/Farmground (A2)

**ANALYSIS:**

*Definition of Subdivision: The division or partial division of a parent tract (as defined) or any parcel of land into at least two or more smaller lots, parcels, sites, units, plats, or interests or the combination of two or more smaller lots into one lot for the purpose of offer, sale, lease, transfer of ownership, or development. It also includes replat or vacation of plat. Divisions of parent tracts which meet the standards of an exempt division (9.22 D) shall not be counted in determining whether or not a further division qualifies as an exempt subdivision. No division shall create the original, parent parcel to be a nonconforming lot*

*UDO 1.19 Establishing Buildable Lots - No structure shall be permitted on a lot unless the lot:*

- A. Resulted from a legal subdivision of land approved by the Plan Commission, or*
- B. Was legally established prior to January 1, 2009 but is not the result of a split of a platted lot not approved by the Plan Commission.*
- C. Is otherwise allowed by recorded covenants and/or restrictions of a platted subdivision which was approved by the Plan Commission.*

***Minor Subdivision Standards:***

*UDO 6.05 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract*

- Parcel 02-11-17-400-005 is the parent parcel. This split will be considered the 2<sup>nd</sup> and 3<sup>rd</sup> buildable splits from parent -005, which is the maximum permitted splits.
- The Petitioner is meeting the standards of the UDO as follows:
  - *Minimum Lot Area: 2 net acres (not including any dedicated rights of way and recorded easements)*
    - Proposed Lot 2 Area: 11.34 net acres
    - Proposed Lot 3 Area: 5 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 2 Width: 868.81 feet
    - Proposed Lot 3 Width: 406.70 feet
  - *Minimum Lot Frontage: 120 Feet*
    - Proposed Lot 2 Frontage: 640.82 feet
    - Proposed Lot 2 Frontage: 286 feet (CR 55) & 658.11 (CR 60)

- This division of land fronts the following roads:
  - County Road 55 which is considered a County Local road with a projected total right-of-way width of 60 feet. County Road 60 is considered County Collector road with a projected total right-of-way width of 80 feet.
    - Proposed right-of-way dedication is established for both County Road 55 & County Road 60: no additional right-of-way is dedicated

**JURISDICTIONAL FINDINGS:**

The Petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **January 23, 2020**
2. Legal notice published in The Star on **January 31, 2020** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 29, 2020**
5. Letter from County Highway dated **January 23, 2020**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 23, 2020**
7. Letter from the Drainage Board, dated **January 31, 2020**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Tri-County Land Surveying**
10. The real estate to be developed is in Zoning District A2, which permits the requested development.

**PROPOSED FINDINGS OF FACT:**

*These Findings of Fact proposed by staff are based off the knowledge and understanding of the proposed project.*

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?  
*Yes, the minor subdivision will be used for a residential use, which is compatible to the existing and adjacent land uses.*
2. Does the Minor Subdivision conform to the following UDO standards:
  - a. Minimum width, depth & area of lot(s)
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off County Road 55 & County Road 60
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
Not required: Private Septic Systems will be utilized.
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.  
*Yes, all applicable standards conform to the UDO requirements.*

**PLANNING STAFF RECOMMENDATIONS/COMMENTS:**

Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

**Standard Conditions to be recorded on or with the plat:**

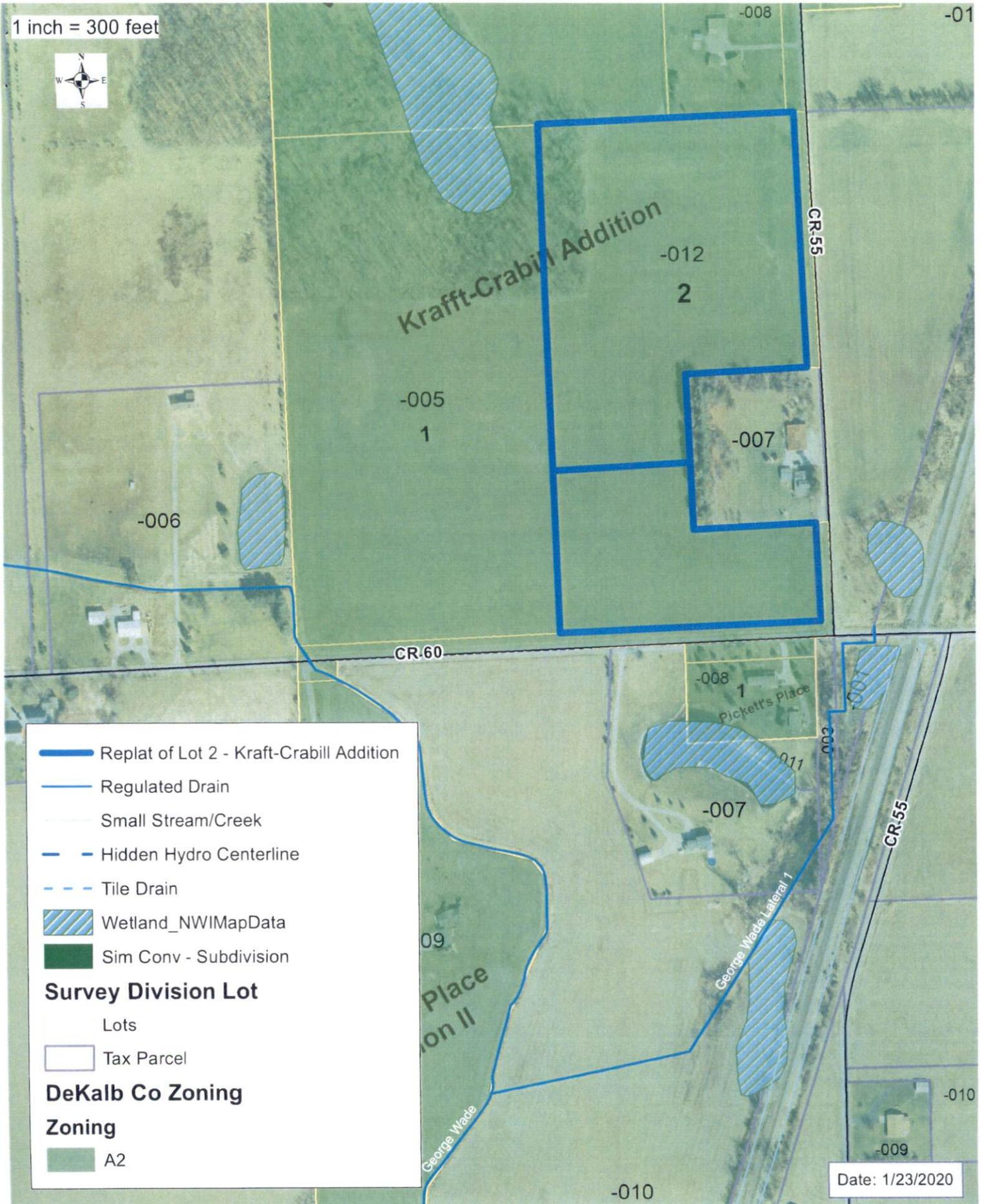
1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.

4. The appropriate agricultural covenants shall be on the plat, if required.
5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate airport zone covenants shall be on the plat, if required.

**Conditions that will not be recorded but must be met:**

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. No Certificate of Occupancy or Certificate of Completion shall be issued until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation, or other agency as applicable. Further, where applicable, file written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

1 inch = 300 feet



- Replat of Lot 2 - Kraft-Crabill Addition
- Regulated Drain
- Small Stream/Creek
- Hidden Hydro Centerline
- Tile Drain
- Wetland\_NWIMapData
- Sim Conv - Subdivision

**Survey Division Lot**

Lots

Tax Parcel

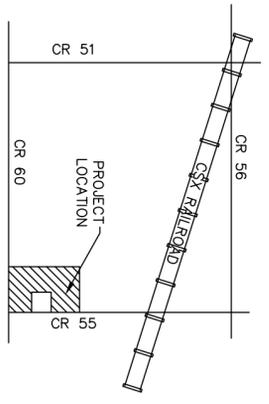
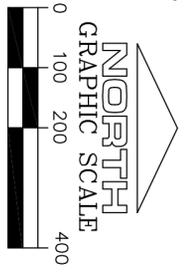
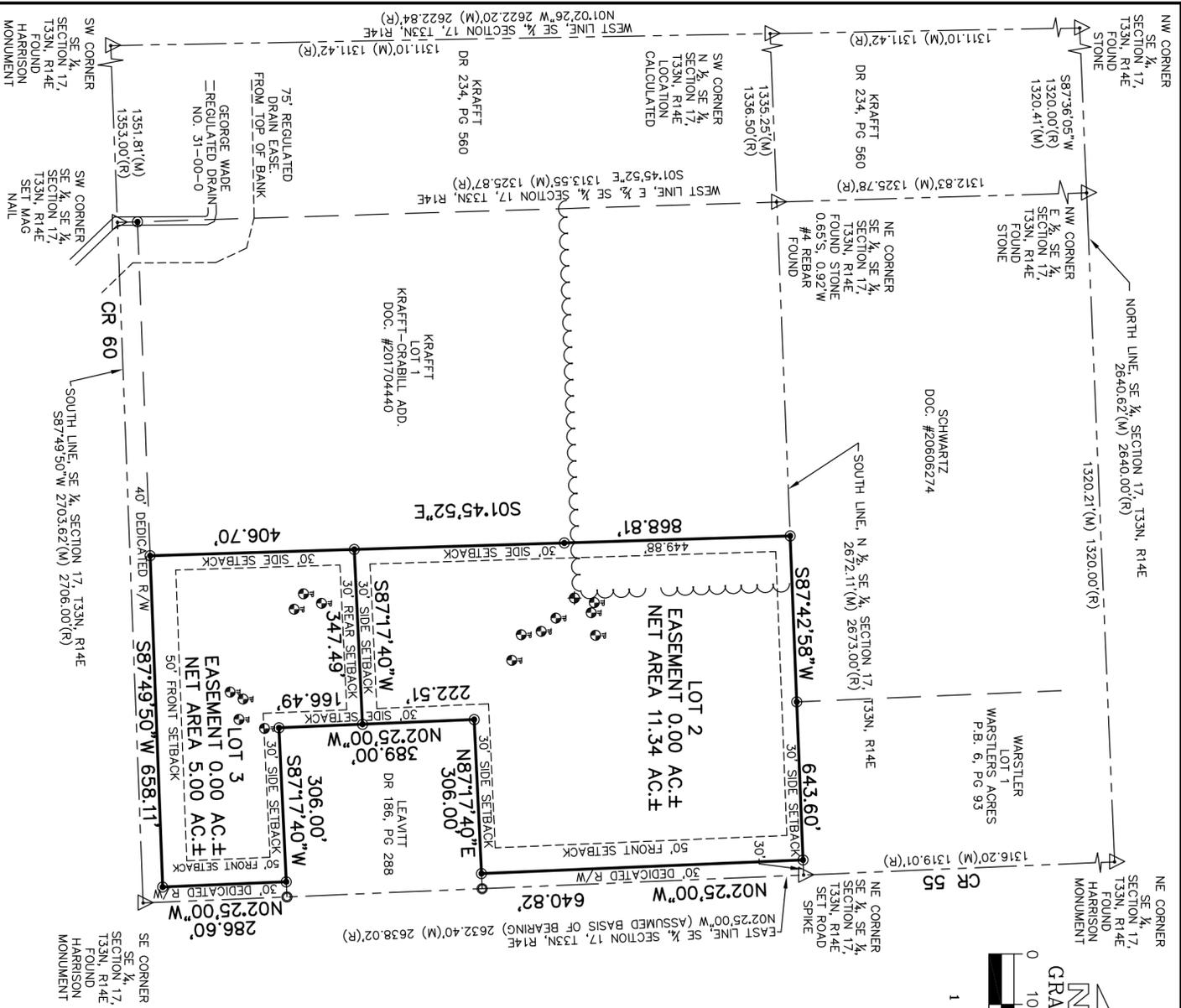
**DeKalb Co Zoning**

**Zoning**

A2

Date: 1/23/2020

CoCiGIS and/or its partnering agencies do not warrant or make any representations as to the quality, content, accuracy, or completeness of the information, text, graphics, links and other items contained on this document. The information and materials contained on this document have been compiled from a variety of sources and, as such, are subject to change without notice. In no event will CoCiGIS and/or its partnering agencies, or their officers, agents or employees, be liable for any damages, whether direct, indirect, general, consequential, incidental, exemplary or special arising from the use of information provided on this document. For more information, visit the CoCiGIS website at <http://www.ci.auburn.in.us/cocigis>.



**LOCATION MAP**

**RESTRICTIVE COVENANTS**

The owner(s) of the lot within this subdivision agrees to recognize the existing agricultural land usage surrounding this subdivision and further agrees to not object to the surrounding agricultural land use or changes therein as permitted by law, i.e., I.C. 34-1-52-4.

This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plot would have any retroactive applicability to this division of land.

There shall be compliance with the laws and regulations of any Federal, State, or local agency.

No off site drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.

**SURVEYOR'S REPORT**

1) IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 1 THROUGH 34 OF INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

A) VARIANCES IN THE REFERENCE MONUMENTS;

B) DISCREPANCIES IN THE RECORD DESCRIPTIONS AND PLATS;

C) INCONSISTENCIES IN LINES OF OCCUPATION;

D) RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY);

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN MILLION (0.73) FEET AS DEFINED IN IAC 865.

THIS IS AN ORIGINAL SURVEY OF A 37.58 ACRES TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD 205, PAGE 432, PUBLIC RECORDS OF DEKALB COUNTY, INDIANA, FOR THE PURPOSE OF SUBDIVIDING INTO TWO BUILDING LOTS.

MONUMENTATION: THE MONUMENTATION THESOUTHEAST QUARTER OF SECTION 17, T33N, R14E IS AS SHOWN ON THE ATTACHED SURVEY. THE HARRISON MONUMENTS ARE PERPETUATION'S OF STONES SET DURING A LEGAL SURVEY OF THIS SECTION, AND THE STONES ARE POINTS SET DURING SAID LEGAL SURVEY, DATED JANUARY 31, AND FEBRUARY 1 & 2, 1859 AND IS RECORDED IN SURVEY BOOK "C", PAGE 48, IN THE OFFICE OF THE DEKALB COUNTY SURVEYOR.

**State of Indiana**  
**County of Dekalb**

Before me the undersigned Notary Public, in and for the County and State, personally appeared JASON & MALINDA GIROD, & MICHAEL ALAN GIROD, acknowledging the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public \_\_\_\_\_

My Commission Expires \_\_\_\_\_  
Printed Name \_\_\_\_\_

**REPLAT OF LOT 2  
KRAFT-CRABILL ADDITION  
AN ADDITION TO THE  
SE 1/4, SECTION 17, T33N, R14E, CONCORD TWP,  
DEKALB COUNTY, INDIANA**

LAND DESCRIPTION  
PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 14 EAST, LOCATED IN CONCORD TOWNSHIP, DEKALB COUNTY, INDIANA AND BEING DESCRIBED AS FOLLOWS:  
LOT 2, IN KRAFT-CRABILL ADDITION, AS PER PLAT THEREOF RECORDED AS DOCUMENT 201704440, PUBLIC RECORDS OF DEKALB COUNTY, INDIANA.

**DEED OF DEDICATION**

We the undersigned JASON & MALINDA GIROD, & MICHAEL ALAN GIROD, owner of said real estate shown and described herein, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as "REPLAT OF LOT 2, KRAFT-CRABILL ADDITION", on addition to Dekalb County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground (NA) feet in width as shown on this plat and marked, reserved for the use of local utility companies for the installation of utility lines subject of all times to the proper authorities and to the easement herein reserved. No permanent or other structures now to be erected or maintained upon said strips of land, but owners of lots in this subdivision, shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

Witness our Hands and Seals this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

JASON GIROD \_\_\_\_\_  
MALINDA GIROD \_\_\_\_\_  
MICHAEL ALAN GIROD \_\_\_\_\_

PLAN COMMISSION CERTIFICATE  
UNDER AUTHORITY PROVIDED BY CHAPTER 174- ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO, AND IN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DEKALB COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF DEKALB AS FOLLOWS:

APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIRMAN \_\_\_\_\_  
ZONING ADMINISTRATOR \_\_\_\_\_

**BENCHMARK:**

PROJECT BM = HARRISON MONUMENT  
MARKING THE SE CORNER OF THE SE 1/4,  
SECTION 17, T33N, R14E.  
ELEV. = 831.54  
SITE BM = TOP OF #5 REBAR AT THE  
SE CORNER OF WOODS.  
ELEV. = 836.04

ZONE: A2, AGRICULTURAL  
SETBACKS: FRONT 50'-  
SIDE 30' FOR PRIMARY STRUCTURE, 10' FOR  
ACCESSORY STRUCTURE  
REAR 30' FOR PRIMARY STRUCTURE, 10' FOR  
ACCESSORY STRUCTURE

**LEGEND**

- = SET IRC LS9700007
- = OR AS NOTED
- (M) = MEASURED DISTANCE
- (D) = DEED DISTANCE
- (R) = RECORD DISTANCE
- = SET RR SPIKE OR MAG NAIL
- = TELEPHONE/CABLE TV BOX
- IRC = 24" LONG #5 REBAR CAPPED
- ⊙ = TEST HOLE
- ⊕ = BENCHMARK
- = UNDERGROUND CABLE MARKER
- ⊖ = DRAIN INLET

**DEVELOPER & OWNER:**  
**JASON & MALINDA GIROD, MICHAEL ALAN GIROD**  
13413 HURSHOWN ROAD  
GRABILL, INDIANA 46741

**SURVEYOR:**  
**GERALD E. TEDERS P.L.S.**  
TRI-COUNTY LAND SURVEYING P.C.  
114 N. COWEN STREET  
GARRETT, INDIANA 46738

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A SCHEDULE "A" OR SCHEDULE "B" OF A TITLE POLICY WHICH MAY REVEAL INFORMATION ABOUT THIS REAL ESTATE WHICH IS NOT SHOWN ON THIS SURVEY.

FLOOD HAZARD STATEMENT:  
ALL OF THE ABOVE DESCRIBED LAND DOES LIE WITHIN FLOOD HAZARD ZONE "X", NOT A FLOOD HAZARD AREA, AS SAID LANDS PLOT BY SCALE ON COMMUNITY PANEL NO. 1803300290E OF THE FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, INDIANA, DATED 9-29-2006.

NO.	DATE	REVISION SETBACK LINES	GET	BY
1	1-22-20	REVISION SETBACK LINES	GET	

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. GERALD E. TEDERS

JASON & MALINDA GIROD, MICHAEL ALAN GIROD  
STATE OF INDIANA  
PROFESSIONAL LAND SURVEYOR NO. 9700007

DATE \_\_\_\_\_

W.O. 19-068  
SHEET 1 OF 1