

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 – 2nd Floor DeKalb County Court House

Tuesday, March 5, 2024

8:30 AM

To view the livestream, click here: <https://tinyurl.com/YouTubeDCPC>

1. Roll call
2. Prayer
3. Pledge of Allegiance
4. Approval of Minutes: February 6, 2024
5. Old Business: None
6. New Business:

Petition #24-04 – Furman Eicher Jr requesting a 1 Lot Minor Subdivision known as Nature's Land. The proposed 1 lot subdivision will be a total of 20.068 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 40A, approximately one-half mile west of the intersection of County Road 40A and County Road 39, Auburn, Indiana and is zoned A2, Agricultural.

7. Adjournment

Next Meeting: April 02, 2024

If you cannot attend, please contact Meredith Reith:

mreith@co.dekalb.in.us or (260) 925-1923

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

****Cellphones, tablets, laptops, & weapons are prohibited****

MINUTES
DEKALB COUNTY PLAT COMMITTEE
Tuesday, February 6, 2024 @ 8:30 AM

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 Elysia Rodgers.

ROLL CALL:

Members Present: Elysia Rodgers, Sandy Harrison, Suzanne Davis, Jason Carnahan, and Frank Pulver

Members Absent: None

Staff Present: Director/Zoning Administrator Chris Gaumer and Secretary Meredith Reith

Staff Absent: None

Public in Attendance: Joe Herendeen and LeAnn Fultz

PRAYER:

Elysia Rodgers led prayer.

ELECTION OF OFFICERS:

Motion made by Sandy Harrison to nominate Elysia Rodgers as President with Suzanne Davis seconding the motion. None opposed. Motion carried.

Elysia Rodgers continued to preside over the meeting.

Motion made by Frank Pulver to nominate Sandy Harrison as Vice-President with Jason Carnahan seconding the motion. None opposed. Motion carried.

Motion made by Jason Carnahan to appoint Meredith Reith as Secretary with Suzanne Davis seconding the motion. None opposed. Motion carried.

PLEDGE OF ALLEGIANCE:

Elysia Rodgers led The Pledge of Allegiance.

APPROVAL OF MINUTES:

Jason Carnahan moved to approve the minutes from December 5, 2023; seconded by Sandy Harrison. None opposed. Motion carried.

OLD BUSINESS:

None.

NEW BUSINESS:

Petition #24-01 – LeAnn R. Fultz requesting a Replat of The Passage, Lot 1. This replat will be decreasing the acreage of Lot 1 and creating Lot 2. The property is located at southwest corner of County Road 54 & County Road 7, Garrett, Indiana and is zoned A2, Agricultural.

Chris Gaumer read the Staff Report and mentioned that there is a legal, county regulated drain located on the property and the Drainage Board covenants need to be added to the plat. He states a condition of approval will be added.

Elysia Rodgers asked if there was any discussion from the committee on the proposed petition.

Frank Pulver asked about the proposed wetlands on the property.

Chris Gaumer stating that it would need to be delineated from a wetland specialist to see were the wetland is located exactly.

Elysia Rodgers determined that there were no further questions or comments from the board or from the audience. Ms. Rodgers closed the public hearing portion of the petition.

Chris Gaumer read the Findings of Fact.

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 21, 2023**
2. Legal notice published in The Star on **January 26, 2024** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 9, 2024**
5. Letter from County Highway dated **December 26, 2023**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 2, 2024**
7. Letter from the Drainage Board, dated **January 4, 2024**
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 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/replat will be used for 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).
Yes. See Plat & Staff Report.
 - 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 54 & County Road 7. The right of way has been dedicated per the original The Passage subdivision. No additional right of way is required. The existing driveway for Lot 1 will be utilized and the driveway located for Lot 2 has been staked and approved by the DeKalb County Highway Dept.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
None Required. The existing Private Septic System is being utilized. The Health Department does recommend that a soil evaluation for Lot 1 be performed to ensure adequate area and soil conditions are available on the property for the installation of a replacement residential onsite sewage system if and when determined necessary. The property owner(s) or buyer(s) for Lot 2 will need to apply for and receive a permit for a residential onsite sewage system from the DeKalb County Board of Health
 - 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.
None required.

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, Drainage Board covenants and airport zone covenants shall be on the plat, if required.
5. That the three Drainage Board covenants shall be placed on the plat before the plat can be recorded.

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 and any wetland laws and regulations, if required.
4. The plat shall not be recorded 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 District, or other agency as 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 MINOR SUBDIVISION PETITION #24-01, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 6TH DAY OF February 2024.

Motion made by Suzanne Davis, Seconded by Frank Pulver.

Vote tally: Yes: 5 No: 0

Elysia Rodgers

Sandra Harrison

Suzanne Davis

Jason Carnahan

Frank Pulver

ADJOURNMENT:

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:45 a.m.

Elysia Rodgers

Meredith Reith - Secretary

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: 24-04
Date Application Filed: 2/12/2024
Fee Paid: ✓ cash + CC

Application for SUBDIVISION
Conservation Agricultural (A1 only) ___ Minor X
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: Furman Eicher, Jr.
Mailing Address: 17835 Scipio Rd. Spencerville, IN. 46788
Telephone Number: 260-387-8178 E-Mail: furmaneicher16@gmail.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Same
Address: _____
Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: Bill Etzler - Abonmarche Consultants, Inc.
Address: 229 W. Berry St. Suite 100
Fort Wayne, IN. 46802
Telephone Number: 260-218-2500 E-Mail: betzler@abonmarche.com

Legal Ad Payment & Public Hearing Notifications: Applicant X Owner ___ Representative ___

Name of Proposed Subdivision: Nature's Land

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

1 - Parcel, 20.068 ac. gross area, 19.554 ac. net area

Address or Parcel ID # of property:

0 County Road 40A, Auburn, IN. 46706

Parcel Number 17-06-27-200-019.000-024

Legal description of property affected:

See attached Deed of Record

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: Furman Eicher
(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:

APPLICANT: Furman Eicher, Jr.
SUBJECT SITE: north side of County Road 40A, approximately one-half mile west of the intersection of County Road 40A and County Road 39, Auburn
REQUEST: 1 Lot Minor Subdivision – Nature’s Land
EXISTING ZONING: A2: Agricultural
SURROUNDING LAND USES AND ZONING: North: Farm Ground (A2)
South: Single Family Residential (A2)
East: Farm Ground (A2)
West: Farm Ground (R2)

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 6.08 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract.

- Parcel 14-06-27-200-001 is considered the parent parcel. This is the 2nd buildable split from parent parcel -001.
- The Petitioner is meeting the standards of the UDO as follows:
 - *Minimum Lot Area: 2 net acres (not including any dedicated right-of-way or recorded easements)*
 - Proposed Lot 1 Area: 19.554 net acres
 - *Minimum Lot Width: 160 feet*
 - Proposed Lot 1 Width: 425.01 feet
 - *Minimum Lot Frontage: 120 Feet or 40 feet if the lot or lots are designed to conserve land used for agricultural crop production.*
 - Proposed Lot 1 Frontage: 120 feet
- This division of land fronts the following roads:
 - County Road 40A is considered a County Arterial Road with a projected total right-of-way width of 100 feet.
 - Proposed right-of-way dedication: 50 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 **February 12, 2024**
2. Legal notice published in The Star on **February 23, 2024** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **February 22, 2024**
5. Letter from County Highway dated **February 12, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **February 12, 2024**
7. Letter from the Drainage Board, dated **February 22, 2024**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Abonmarche-Donovan**
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 the Zoning Administrator 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 personal storage purposes only, which is compatible with 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).
Yes. See Plat & Staff Report.
 - 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 40A with dedication of right of way. The driveway has been staked and approved by the DeKalb County Highway Dept.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
None Required. The property owner(s) or buyer(s) will need to apply for and receive a permit for a residential onsite sewage system from the DeKalb County Board of Health.
 - 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.
None required.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

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

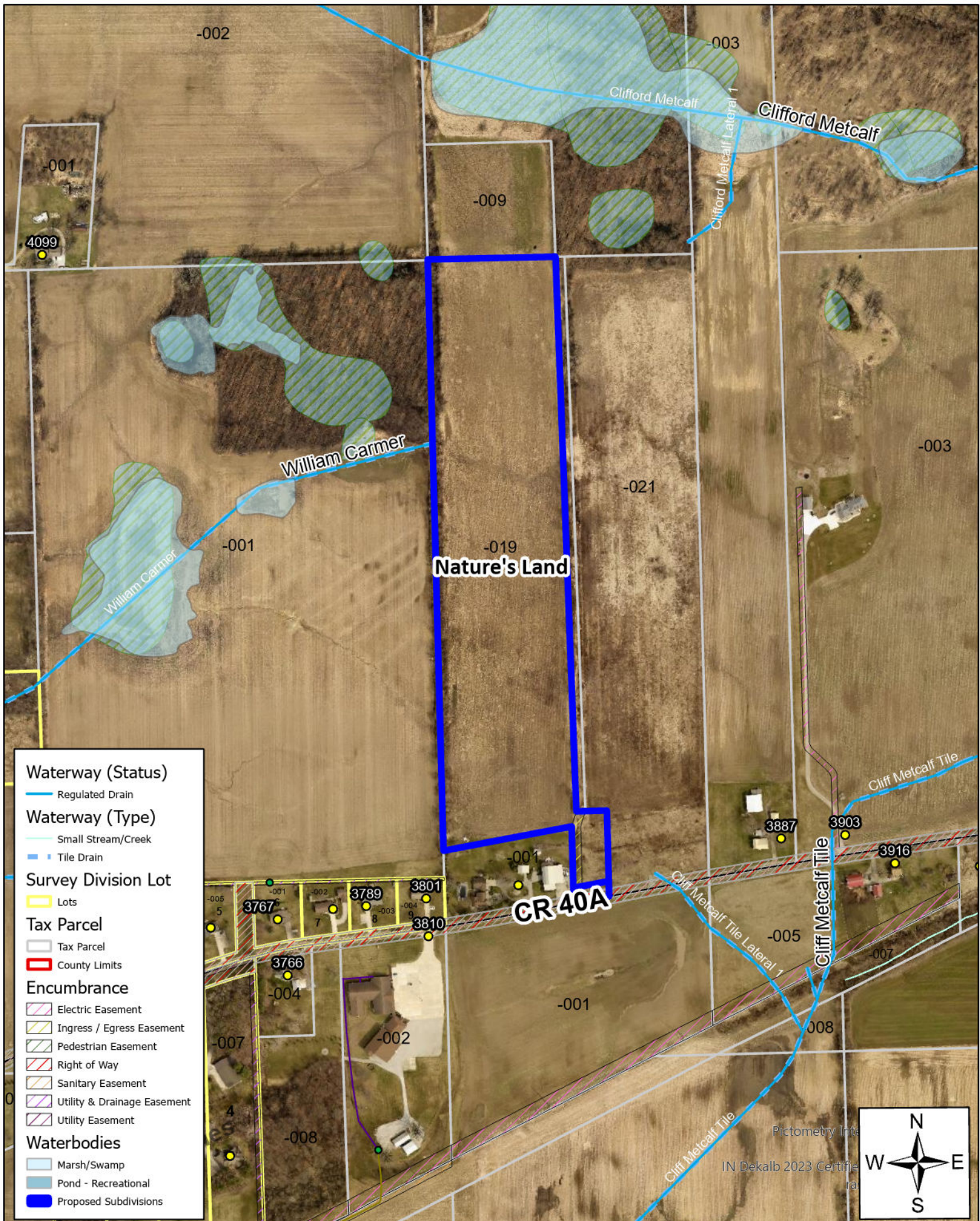
Standard Conditions to be recorded on or with the plat:

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, drainage covenants and 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 and any wetland laws and regulations, if required.
4. The plat shall not be recorded 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 District, or other agency as 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.



MINOR PLAT OF

NATURE'S LAND

Part of the Northeast Quarter of Section 27, Township 34 North, Range 13 East, DeKalb County, Indiana.

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 27, Township 34 North, Range 13 East, DeKalb County, Indiana, being part of the real estate conveyed to Furman Eicher, Jr., also being that 20.068-acre parcel surveyed by Kenneth W. Harris, Indiana Professional Surveyor No. 29500021 and shown on a Minor Plat certified January 15, 2024, as Abonmarche-Donovan Job No. 24-0041, being more particularly described as follows:

Commencing at a Harrison Monument at the Southwest corner of the Northeast Quarter of said Section 27; thence North 01 degrees 31 minutes 36 seconds West (Indiana State Plane Coordinate System East Zone GPS Grid bearing and the basis of the bearings in this description), along the West line of the Northeast Quarter of said Section 27, a distance of 700.46 feet to a 5/8-inch diameter rebar (FIRM #0027 cap) at the Point of Beginning, said point being the Southwest corner of said Eicher parcel; thence continuing North 01 degrees 31 minutes 36 seconds West along the West line of the Northeast Quarter of said Section 27, a distance of 1966.17 feet to a stone found marking the Northwest corner of the Northeast Quarter of said Section 27, said point also being the Northwest corner of said Eicher parcel; thence North 88 degrees 48 minutes 09 seconds East along the North line of the Northeast Quarter of said Section 27, a distance of 425.01 feet to the Northeast corner of said Eicher parcel; thence South 02 degrees 09 minutes 12 seconds East along the East line of said Eicher parcel, a distance of 1844.70 feet to a 5/8-inch diameter rebar (FIRM #0027 cap) at a boundary corner of said Eicher parcel; thence North 88 degrees 28 minutes 24 seconds East along a boundary line of said Eicher parcel, a distance of 101.54 feet to a 5/8-inch diameter rebar (FIRM #0027 cap) at a boundary corner thereof; thence South 01 degrees 31 minutes 36 seconds East along a boundary line of said Eicher parcel, a distance of 285.43 feet to a point on the centerline of County Road 40A at a boundary corner of said Eicher parcel; thence South 79 degrees 16 minutes 04 seconds West along the centerline of County Road 40A, a distance of 120.00 feet to a boundary corner of said Eicher parcel; thence North 01 degrees 31 minutes 36 seconds West along a boundary line of said Eicher parcel, a distance of 254.90 feet to a 5/8-inch diameter rebar (FIRM #0027 cap) at a boundary corner thereof; thence South 79 degrees 16 minutes 04 seconds West along a boundary line of said Eicher parcel, a distance of 433.85 feet to the point of beginning, containing 20.068 acres, subject to road rights of way and easements.

SUBJECT TO: An easement for ingress and egress being more particularly described as follows:

Commencing at a Harrison Monument at the Southwest corner of the Northeast Quarter of said Section 27; thence North 01 degrees 31 minutes 36 seconds West (Indiana State Plane Coordinate System East Zone GPS Grid bearing and the basis of the bearings in this description), along the West line of the Northeast Quarter of said Section 27, a distance of 449.69 feet to a Mag Nail at a point on the centerline of County Road 40A; thence North 81 degrees 05 minutes 27 seconds East along said centerline, a distance of 128.25 feet; thence North 79 degrees 16 minutes 04 seconds East, a distance of 305.00 feet to the Point of Beginning; thence continuing North 79 degrees 16 minutes 04 seconds East, a distance of 30.39 feet; thence North 01 degrees 31 minutes 36 seconds West, a distance of 250.03 feet; thence North 17 degrees 15 minutes 23 seconds East, a distance of 52.54 feet; thence South 88 degrees 28 minutes 24 seconds West, a distance of 30.00 feet; thence South 17 degrees 15 minutes 23 seconds West, a distance of 52.53 feet; thence South 01 degrees 31 minutes 36 seconds East, a distance of 52.53 feet to the point of beginning, containing 0.208 acres.

SOIL BORING LOCATIONS TAKEN FROM REPORT PREPARED BY EICKHOLTZ, INC. SOIL & ENVIRONMENTAL CONSULTING, DATED 7-13-2022.

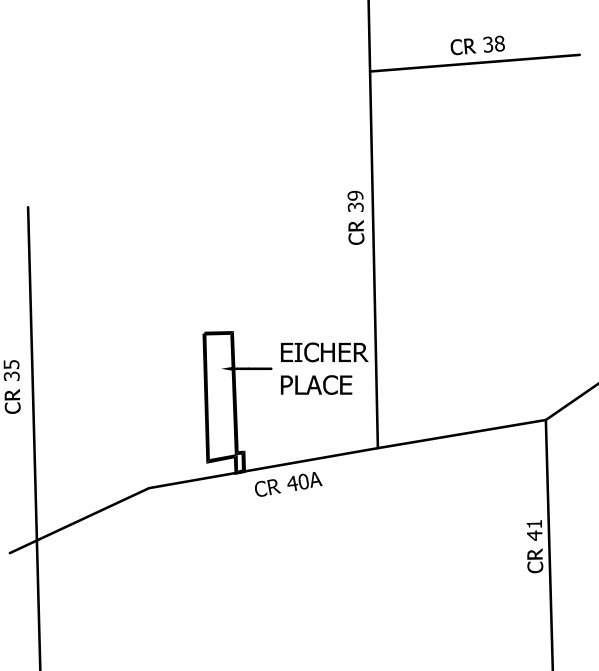
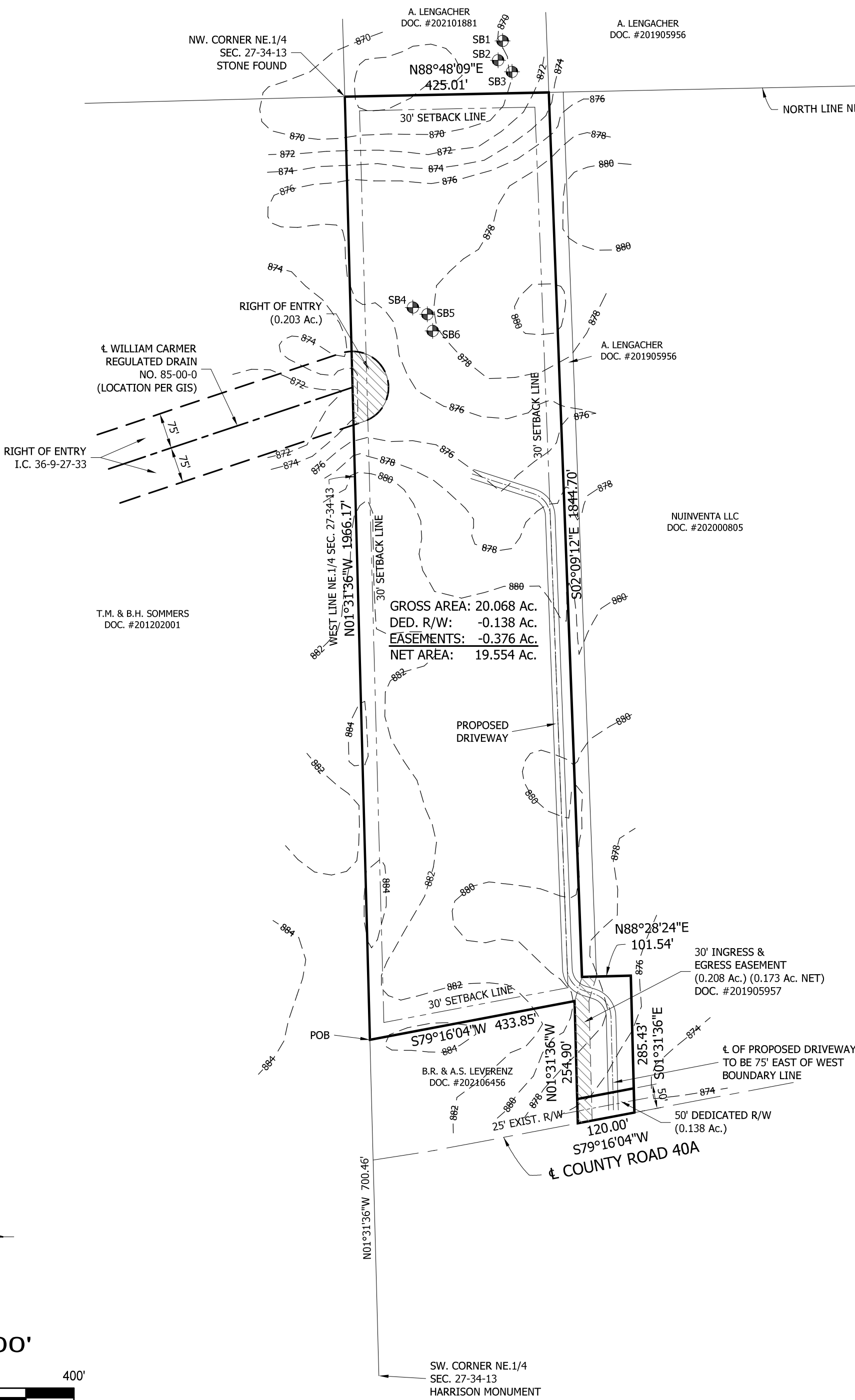
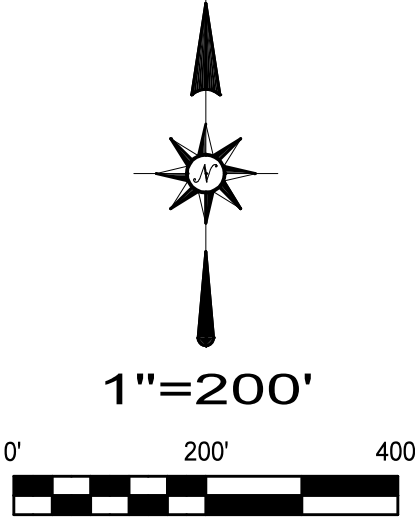
SURVEY LEGEND:

- IPF Iron Pin (Rebar) Found
- PF Iron Pipe Found
- IPS 5/8"x 24" rebar set with cap stamped "ABONMARCHE #0050"
- PKF P.K. Nail Found or (S) Set
- MNF Mag Nail Found or (S) Set
- (M) Measured
- (R) Recorded
- (C) Calculated
- Soil Boring Location
- DeKalb County GIS Countour Line

All monuments are at grade except as noted.

All Property line distances are recorded dimensions, except as noted.

Monuments found have no documented history, except as noted.



FLOOD NOTE

According to the Flood Insurance Rate Map (FIRM) number 18033C0144E, dated September 29, 2006, the herein described real estate is located in Zone "X", and is not within a Special Flood Hazard Area. The accuracy of this flood hazard statement is subject to map scale uncertainty.

OWNERS

FURMAN EICHER, JR.
17835 SCIPIO ROAD
SPENCERVILLE, IN 46788

CERTIFICATION

I, Kenneth W. Harris, hereby certify that I am a registered Professional Surveyor, licensed in compliance with the laws of the State of Indiana.

That this plat correctly represents a survey completed by me on January 15, 2024; that all the monuments shown thereon actually exist; and that their size, type and material are accurately shown.

I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 IAC 1-12.

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.

THIS PLAT PREPARED BY Kenneth W. Harris.



ABONMARCHE-DONOVAN
229 W. Berry Street, Suite 100
Fort Wayne, IN 46802
T 260.424.7418
abonmarche.com

SHEET 1 OF 2
REV. JANUARY 31, 2024
ACT JOB NO.: 24-0041

MINOR PLAT OF

NATURE'S LAND

Part of the Northeast Quarter of Section 27, Township 34 North, Range 13 East, DeKalb County, Indiana.

DEED OF DEDICATION:

"I, the undersigned, Furman Eicher, Jr., 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 Nature's Land, an addition located in the Northeast Quarter of Section 27, Township 34 North, Range 13 East, DeKalb County, Indiana. 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 erected or maintained no building or structure."

Witness our hands and seals this _____ day of _____, 2024.

Furman Eicher, Jr.

ZONING:

The described property is zoned A2, Agricultural.

RESTRICTIVE COVENANTS:

Each lot shall have One Primary Residence. Minimum dwelling size is 1200 square feet. Minimum Front Yard Setback is 50 feet from the dedicated right-of-way line. Minimum Side Yard Setback for Primary Structure is 30 feet from property line. Minimum Rear Yard Setback for Primary Structure is 30 feet from property line.

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

These lots 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 this conditions by injunctive relief with attorney fees.

AVIATION COVENANT:

Airport Zone: This development lies within the AC7 zone of the DeKalb County Airport and is subject to certain limitations and restrictions as set out and specified in the "DeKalb County Airport Zoning Ordinance". The maximum allowable height for any building, structure or tree in this development is limited to 200 feet above ground level at the site unless a variance is first obtained from the DeKalb County Board of Aviation.

DRAINAGE BOARD COVENANT:

No private or mutual drain of any type shall be connected from within this subdivision to the William Carver Drain No. 85-00-0 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.

No permanent structure of any type shall be placed within the right-of-way of the William Carver Drain No. 85-00-0 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.

No private crossing, control dam or other permanent structure shall be placed on, over, or through the William Carver Drain No. 85-00-0 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.

NOTARY:

State of Indiana)
County of DeKalb)

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Furman Eicher, Jr., acknowledging the execution of the foregoing instrument as our voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this _____ day of _____, 2024.

_____ notary, resident of

_____ County, Indiana.

My commission expires: _____

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 Primary Plat was given general approval by the County of DeKalb as follows:

Approved by the County Plan Commission at a hearing held _____, 2024.

DeKalb County Plan Commission

Chairperson

Zoning Administrator

ABONMARCHE-DONOVAN
229 W. Berry Street, Suite 100
Fort Wayne, IN 46802
T 260.424.7418
abonmarche.com

SHEET 2 OF 2
REV. JANUARY 31, 2024
ACT JOB NO.: 24-0041