

# 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

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## AGENDA

### DeKalb County Plan Commission

#### Plat Committee

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

Tuesday, February 4, 2025

8:30 AM

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

1. Roll call
2. Prayer
3. Approval of Minutes: January 7, 2025
4. Old Business: None
5. New Business:

Petition #25-04 – Curtis Wittwer requesting a 1 Lot Subdivision known as Wittwer Woods. The proposed 1 lot subdivision will be a total of 16 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 68, approximately one-quarter mile west of the intersection of County Road 68 and State Road 101, Spencerville, Indiana and is zoned A2, Agricultural.

Petition #25-05 – Brent & Tammy McDonald requesting a 1 Lot Subdivision known as Our Place. The proposed 1 lot subdivision will be a total of 4.26 acres. The subdivision will be used for a single-family residence. The property is located on the south side of County Road 20, approximately four-tenths mile west of the intersection of County Road 20 and County Road 23, Waterloo, Indiana and is zoned A2, Agricultural.

Petition #25-06 – Harold J Stafford, as Trustee under a Trust Agreement dated 5/7/2020 known as the Harold J Stafford Revocable Living Trust requesting a 1 Lot Subdivision known as Ward Acres. The proposed 1 lot subdivision will be a total of 2.5 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 34, approximately one-quarter mile west of the intersection of County Road 34 and County Road 47, Waterloo, Indiana and is zoned A1, Conservation Agricultural.

Petition #25-07 – Rebag Family Limited Partnership requesting a RePlat of Our Lady of Hope subdivision. The proposed RePlat will be expanding Lot 1 from 3.68 acres to 31 acres. No new buildable lots are being created. The RePlat will be used for a single-family residence. The property is located at the northeast corner of County Road 41 & County Road 50, Auburn, Indiana and is zoned A2, Agricultural.

6. Adjournment

Next Meeting: March 4, 2025

**If you cannot attend, please contact Meredith Reith:**

**[mreith@co.dekalb.in.us](mailto: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, January 7, 2025 @ 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, Sandra Harrison, Jason Carnahan, Suzanne Davis, and Jerry Yoder

Members Absent: None

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

Staff Absent: None

Public in Attendance: Angie Wallace and Nolan Mark

**PRAYER:**

Jerry Yoder led prayer.

**ELECTION OF OFFICERS:**

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

Motion made by Sandra Harrison to nominate Suzanne Davis as Vice-President with Jerry Yoder seconding the motion. None opposed. Motion carried.

None opposed to appoint Meredith Reith as Secretary.

**APPROVAL OF MINUTES:**

None opposed approving the minutes from December 3, 2024.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Petition #25-01 – Jeffrey A & Susen A Chapman requesting a 1 Lot Subdivision known as Chapman Acres. The proposed 1 lot subdivision will be a total of 3 acres. The subdivision will be used for a single-family residence. The property is located on the east side of County Road 51, north of the intersection of County Road 51 and County Road 48, Auburn, Indiana and is zoned A2, Agricultural.

Elysia Rodgers read the proposed petition.

Chris Gaumer read the staff report.

Mrs. Rodgers asked if there were any questions or comments from the board or public. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer went over the proposed 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 9, 2024**
2. Legal notice published in The Star on **December 27, 2024** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **December 12, 2024**

5. Letter from County Highway dated **December 11, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 12, 2024**
7. Letter from the Drainage Board, dated **December 19, 2024**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Compass Land Surveying, Inc.**
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 subdivision will be used for residential use 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 51 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic system will be utilized.*
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, 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.

**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 REPLAT PETITION #25-01, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 7<sup>th</sup> DAY OF JANUARY 2025.

Motion made by Suzanne Davis, Seconded by Sandra Harrison.

Vote tally:      Yes: 5                      No: 0

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Elysia Rodgers

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Sandra Harrison

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Jason Carnahan

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Jerry Yoder

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Suzanne Davis

Petition #25-02 – John Dale Hovarter, Trustee of the 1999 Revocable Trust of John Dale Hovarter requesting a 1 Lot Subdivision known as Duval Acres. The proposed 1 lot subdivision will be a total of 5 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 28, east of the intersection of County Road 28 and County Road 17, Corunna, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report.

Mrs. Rodgers asked if there were any questions or comments from the board or public. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer went over the proposed 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 16, 2024**
2. Legal notice published in The Star on **December 27, 2024** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **December 19, 2024**
5. Letter from County Highway dated **December 19, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 18, 2024**
7. Letter from the Drainage Board, dated **December 19, 2024**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **On The Mark Land Surveying, Inc.**
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 subdivision will be used for residential use 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 28 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.

- c. The extension of water, sewer & other municipal services, if applicable or required.

Not applicable. Private septic system will be utilized.

- d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, 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 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.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #25-02, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 7<sup>th</sup> DAY OF JANUARY 2025.

Motion made by Jason Carnahan, Seconded by Sandra Harrison.

Vote tally:      Yes: 5                      No: 0

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Elysia Rodgers

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Sandra Harrison

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Jason Carnahan

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Jerry Yoder

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Suzanne Davis

**ADJOURNMENT:**

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:55 a.m.

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Elysia Rodgers

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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: 25-04  
Date Application Filed: 12/16/2024  
Fee Paid: pd cc

**Application for SUBDIVISION**  
**Conservation Agricultural (A1 only) \_\_\_ 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: Joe Gabet  
Mailing Address: 1910 St. Joe Center Road, Fort Wayne, Indiana 46825

Telephone Number: 260-484-9900 E-Mail: Joe@4site.biz

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

Owner's Name: Curtis Wittwer  
Address: 6717 County Road 68, Spencerville, Indiana 46788

Telephone Number: 260-446-5544 E-Mail: cwittwer@metalink.net

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

Representative: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Legal Ad Payment & Public Hearing Notifications:** Applicant ☒ Owner \_\_\_ Representative \_\_\_

**Name of Proposed Subdivision:** Wittwer Woods

**Number of Parcels & Total Area (square feet or acreage):** 1 Parcel, 16 Acres

**Address or Parcel ID # of property:** 6717 County Road 68, Spencerville, Indiana 46788

**Legal description of property affected:** Part of the East 1/2 of the Southeast 1/4 of Section 26, Township 33 North, Range 14 East.

**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: Joe Gabet

(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:** Curtis Wittwer

**SUBJECT SITE:** north side of County Road 68, approximately one-quarter mile west of the intersection of County Road 68 and State Road 101, Spencerville

**REQUEST:** 1 Lot Minor Subdivision – Wittwer Woods

**EXISTING ZONING:** A2: Agricultural

**SURROUNDING LAND USES AND ZONING:** North: Single Family Residential (A2)  
South: Farm Ground (A2)  
East: Single Family Residential (A2)  
West: Farm Ground/Single Family Residential (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 6.08 Maximum of 4 total lots** *(including residual parent tract of land) may be generated from any single parent tract.*

- Parcel 11-11-26-400-003 is considered the parent parcel. This is the 2<sup>nd</sup> buildable split from parent parcel -003. Two additional buildable splits may be created.
- 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: 15.458 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 521.47 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: 40 feet
- This division of land fronts the following roads:
  - County Road 68 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 **December 16, 2024**
2. Legal notice published in The Star on **January 24, 2025** 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, 2025**
5. Letter from County Highway dated **January 22, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 8, 2025**
7. Letter from the Drainage Board, dated **January 16, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **ForeSight Consulting**
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 subdivision will be used for residential use 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 68 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept. No driveway permit is needed as they will utilize the existing driveway.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic system will be utilized.*
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, 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:

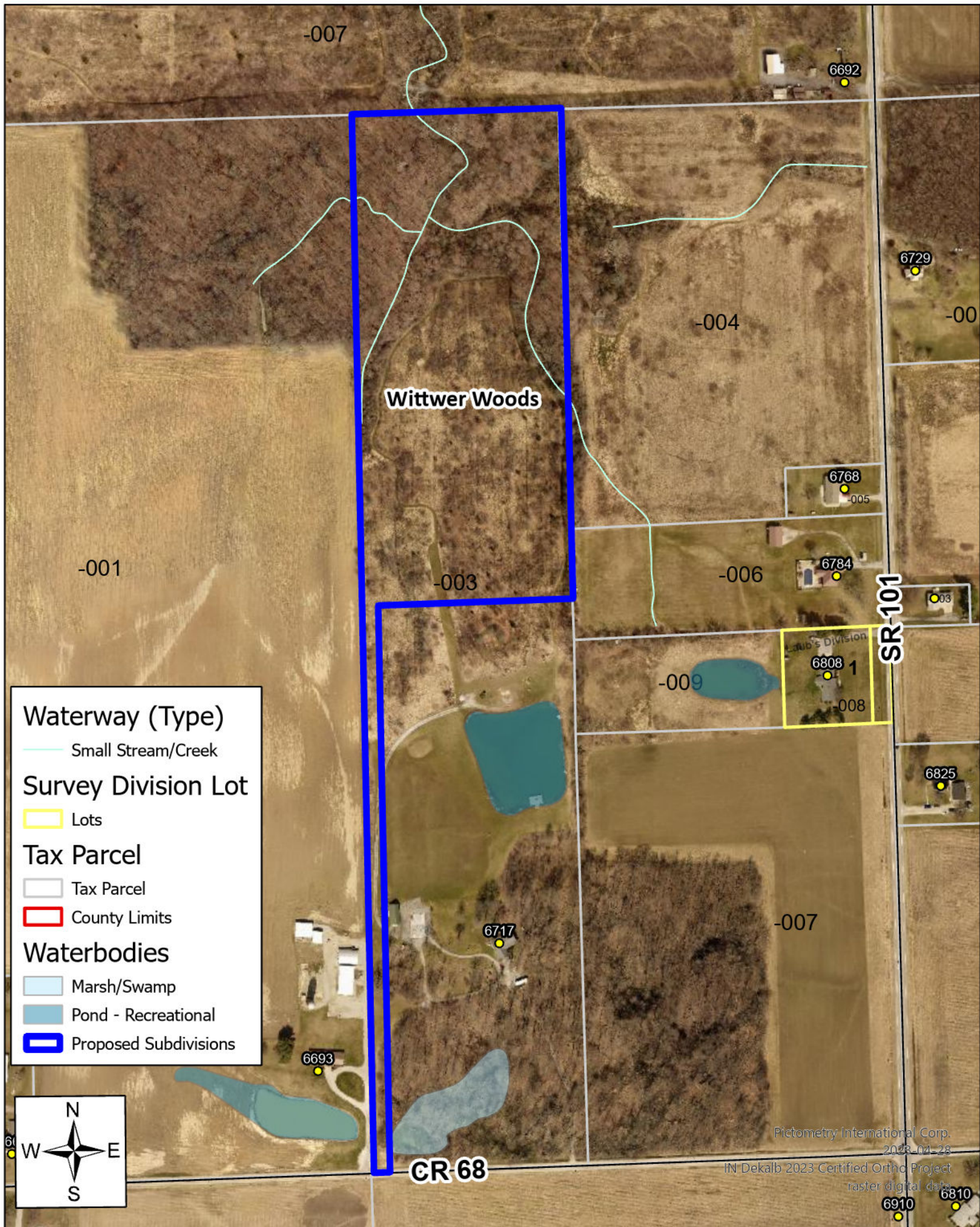
#### **Standard Conditions to be recorded on or with the plat:**

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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.

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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.



### Waterway (Type)

Small Stream/Creek

### Survey Division Lot

Lots

### Tax Parcel

Tax Parcel

County Limits

### Waterbodies

Marsh/Swamp

Pond - Recreational

Proposed Subdivisions

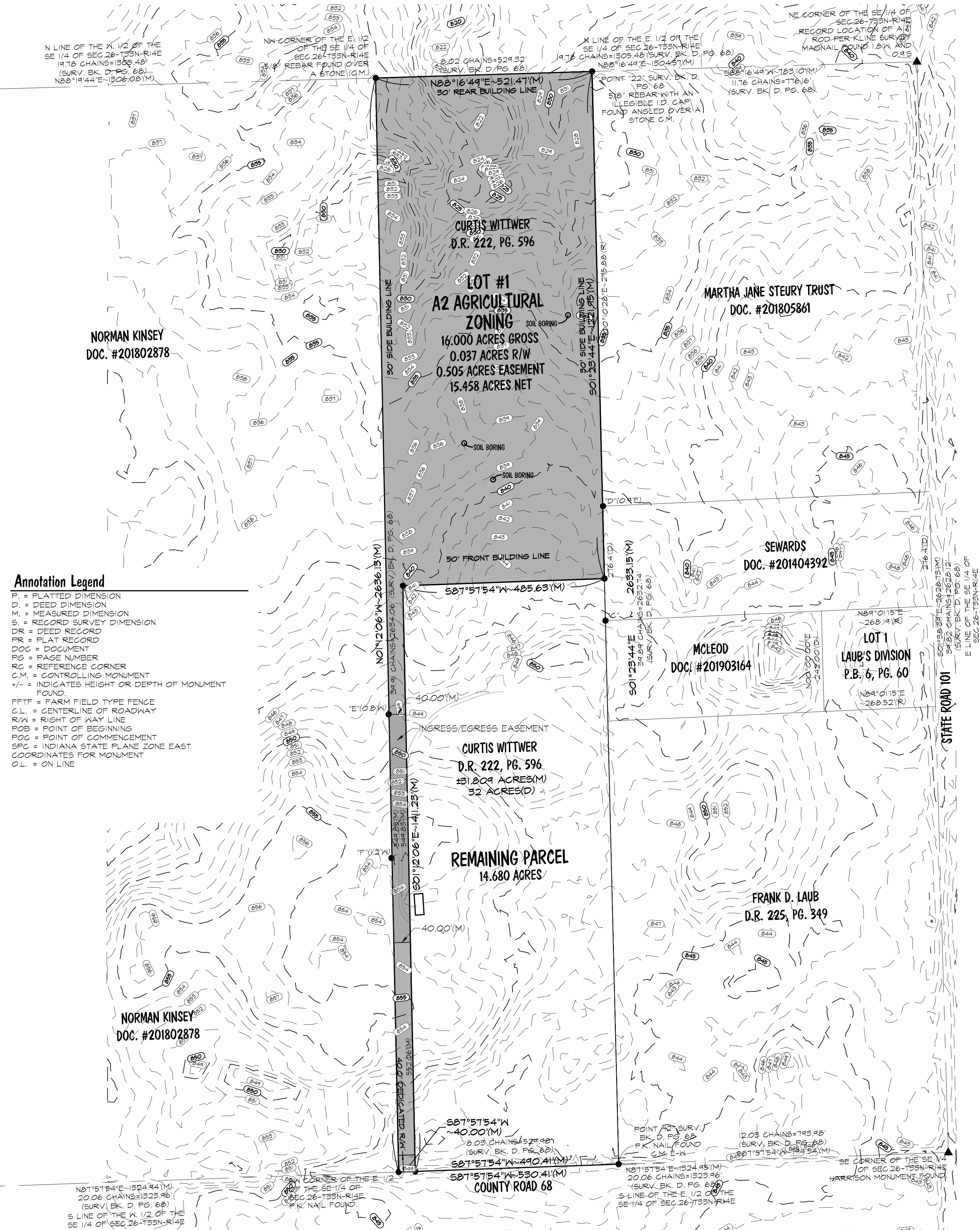


PROJECT SURVEYOR:  
**ForeSight Consulting, LLC**  
1910 St. Joe Center Road Suite 61  
Fort Wayne, IN 46825  
260.484.9900 phone  
260.484.9900 fax  
www.4site.biz

Minor Plat of:  
**Wittwer Woods**  
Residential Subdivision  
6717 County Road 68, Spencerville, Indiana 46788

Monument Legend

- "A" - 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP SET.  
"B" - SURVEY MARKER NAIL WITH "FORESIGHT CONSULTING, LLC" IDENTIFICATION WASHER SET.  
"C" - 5/8" REBAR WITH "KLINE" IDENTIFICATION CAP FOUND.  
"D" - LEANING ANGLE IRON FOUND.  
"E" - 5"X3" WOOD FENCE POST FOUND.  
"F" - 10"X10" WOOD FENCE POST FOUND.

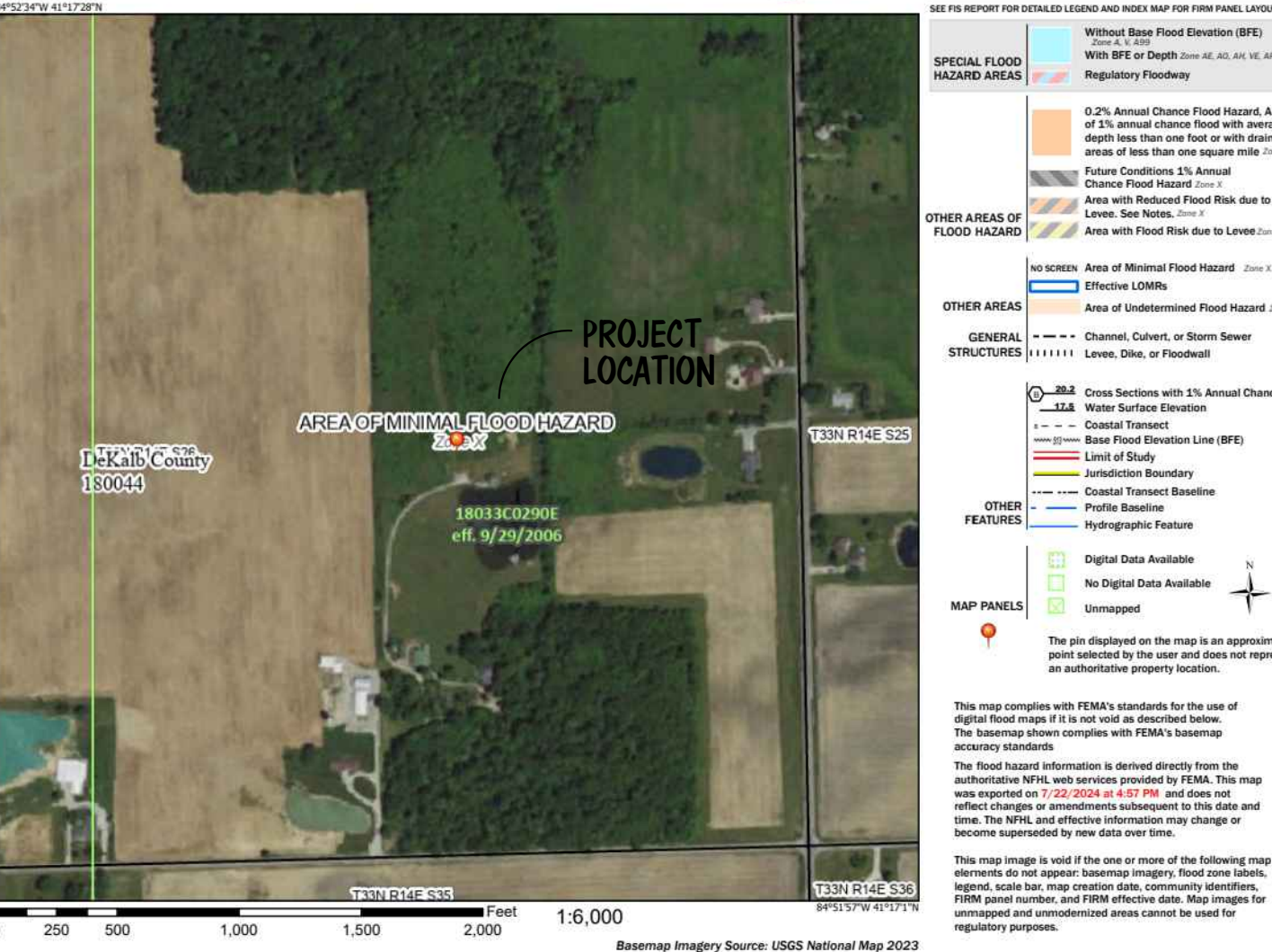


Annotation Legend

- P = FLATTED DIMENSION  
D = DEED DIMENSION  
M = MEASURED DIMENSION  
S = RECORD SURVEY DIMENSION  
DR = DEED RECORD  
FR = PLAT RECORD  
DOC = DOCUMENT  
PG = PAGE NUMBER  
RC = REFERENCE CORNER  
C.M. = CONTROLLING MONUMENT  
+/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.  
FFTF = FARM FIELD TYPE FENCE  
C.L. = CENTERLINE OF ROADWAY  
R/W = RIGHT OF WAY LINE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
SPC = INDIANA STATE PLANNING ZONE EAST COORDINATES FOR MONUMENT  
O.L. = ON LINE



National Flood Hazard Layer FIRMette



Flood Insurance Rate Map  
NOT TO SCALE

Parent Parcel Real Estate Description per D.R. 222, PG. 596

THIRTY-TWO (32) ACRES OF LAND OFF OF THE WEST SIDE OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE FOURTEEN (14) EAST, DEKALB COUNTY, INDIANA, CONTAINING 32.0 ACRES OF LAND, MORE OR LESS.

Real Estate Description - Wittwer Woods

A PORTION OF THE LANDS OF CURTIS D. WITTWER AS RECORDED IN DEED RECORD 222, PAGE 596 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, BEING A PORTION OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 14 EAST, DEKALB COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 14 EAST, DEKALB COUNTY, INDIANA, SAID SOUTHEAST CORNER BEING MARKED BY A HARRISON MONUMENT; THENCE SOUTH 81 DEGREES 51 MINUTES 54 SECONDS WEST ON AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 144.54 FEET TO THE SOUTHWEST CORNER OF THE LANDS OF CURTIS D. WITTWER AS RECORDED IN DEED RECORD 222, PAGE 596 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA; THENCE CONTINUING SOUTH 81 DEGREES 51 MINUTES 54 SECONDS WEST ON AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, SAID SOUTH LINE BEING COINCIDENT WITH THE SOUTH LINE OF THE AFOREMENTIONED LANDS OF WITTWER, A DISTANCE OF 490.41 FEET TO A POINT FORTY (40.00) FEET NORMALLY DISTANT FROM THE WEST LINE OF THE LANDS OF WITTWER AND THE SOUTHWEST CORNER THEREOF; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE AND MARKED BY A SURVEY MARKER NAIL WITH "FORESIGHT-BOUNDARY" IDENTIFICATION WASHER; THENCE CONTINUING SOUTH 81 DEGREES 51 MINUTES 54 SECONDS WEST ON AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER, SAID SOUTH LINE BEING COINCIDENT WITH THE SOUTH LINE OF THE AFOREMENTIONED LANDS OF WITTWER, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS OF WITTWER, SAID SOUTHWEST CORNER BEING MARKED BY A P.K. NAIL; THENCE NORTH 01 DEGREES 12 MINUTES 06 SECONDS WEST ON AND ALONG THE WEST LINE OF THE LANDS OF WITTWER, BEING COINCIDENT WITH THE WEST LINE OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 2636.15 FEET TO THE NORTHWEST CORNER OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 26, SAID POINT BEING MARKED BY A 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP; THENCE SOUTH 81 DEGREES 51 MINUTES 54 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 485.63 FEET TO A POINT 40.00 FEET NORMALLY DISTANT FROM THE WEST LINE OF THE LANDS OF WITTWER, SAID POINT BEING MARKED BY 5/8" BY 24" REBAR WITH "FORESIGHT CONSULTING, LLC - BOUNDARY" IDENTIFICATION CAP; THENCE SOUTH 01 DEGREES 12 MINUTES 06 SECONDS EAST FORTY (40.00) FEET NORMALLY DISTANT EAST OF AND PARALLEL WITH THE WEST LINE OF THE LANDS OF WITTWER, A DISTANCE OF 1411.23 FEET TO THE POINT OF BEGINNING, CONTAINING 16.000 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

DEED OF DEDICATION

I, THE UNDERSIGNED, CURTIS D. WITTWER, 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 "WITTWER WOODS" 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 \_\_\_\_, 2025.

CURTIS D. WITTWER (OWNER)

WITNESS (SIGN & PRINT NAME)

STATE OF INDIANA  
COUNTY OF DEKALB

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED CURTIS D. WITTWER AND (WITNESS) 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 \_\_\_\_, 2025.

\_\_\_\_\_, NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES

RESTRICTIONS

- 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 LAW, I.E. 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 OFF SITE DRAINAGE, EXISTING SURFACE WATER OR EXISTING TILLED 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.

COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1941, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL 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 \_\_\_\_, 2025.

CHAIRPERSON

CHRIS GAUMER, ZONING ADMINISTRATOR

PROFESSIONAL SURVEYOR CERTIFICATION:

THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A SURVEY AND PLAT OF THE REAL ESTATE DEPICTED AND DESCRIBED THEREON, MEASUREMENTS WERE MADE AND MONUMENTS WERE AS SHOWN ON THE RECORDED "RETACEMENT" SURVEY FOR WITTWER AS RECORDED IN DOCUMENT NUMBER XXXXX IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, NO ENCROACHMENTS EXIST, EXCEPT AS SHOWN THEREON. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A SURVEY UNDERTAKEN BY MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 36S, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 50 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: 243865  
CLIENT: CURTIS D. WITTWER  
DATES OF FIELD WORK: JULY 11TH, 2024  
FIELD WORK COMPLETED: JULY 11TH, 2024

IN WITNESS WHEREOF, I HERETO PLACE MY HAND AND SEAL THIS 20TH DAY OF DECEMBER 2024.

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.



MINOR PLAT FOR: WITTWER WOODS

Part of the East 1/2 of the Southeast 1/4 of  
Section 26, Township 33 North, Range 14 East  
6717 County Road 68, Spencerville, Indiana 46788

Drawing Revisions

Commission Number

243865

Date

December 20th, 2024

Title

Sheet Number

S2.1  
SHEET 1 OF 1

ForeSight Consulting, LLC  
Professional Engineers & Surveyors  
1910 St. Joe Center Road, Suite #61  
Fort Wayne, Indiana 46825  
260.484.9900 phone  
260.484.9900 fax  
www.4site.biz



EXPERIENCE. INNOVATION. RESULTS.

THE PLAT OF SURVEY INCLUDING BUT NOT LIMITED TO PLANS, NOTES, SPECIFICATIONS, LEGENDS, REPORTS, CERTIFICATIONS AND ANY RELATED PRODUCTS, IS AN ORIGINAL CREATIVE WORKS PRODUCT OF FORESIGHT CONSULTING, LLC. IT IS THE PROPERTY OF FORESIGHT CONSULTING, LLC. THIS ORIGINAL CREATIVE WORKS PRODUCT IS THE SOLE PROPERTY OF FORESIGHT CONSULTING, LLC. NO PART OF THIS PLAT OF SURVEY OR ANY INFORMATION SHOWN HEREIN, SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORESIGHT CONSULTING, LLC. ADDITIONALLY, THE SURVEY CERTIFICATION AND DECLARATION MADE HEREON ARE LIMITED TO THE IDENTIFIED PARTIES AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. ANY UNAUTHORIZED USE OF THIS PLAT OF SURVEY OR ANY INFORMATION SHOWN HEREIN, SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL SURVEYOR'S ETHICS AND MAY BE SUBJECT TO DISCIPLINARY ACTION BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF INDIANA. THIS PLAT OF 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.

Performed for:

Applicant's Signature: Angela D. Wallace Professional Surveyor 01/08/2025  
(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:** Brent & Tammy McDonald

**SUBJECT SITE:** south side of County Road 20, approximately four-tenths mile west of the intersection of County Road 20 and County Road 23, Waterloo

**REQUEST:** 1 Lot Minor Subdivision – Our Place

**EXISTING ZONING:** A2: Agricultural

**SURROUNDING LAND USES AND ZONING:** North: Single Family Residential (A2)  
South: Farm Ground (A2)  
East: Farm Ground (A2)  
West: Farm Ground (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 6.08 Maximum of 4 total lots** *(including residual parent tract of land) may be generated from any single parent tract.*

- Parcel 03-01-36-200-001 is considered the parent parcel. This is the 2<sup>nd</sup> buildable split from parent parcel -001. Two additional buildable splits may be created.
- 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: 4.07 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 493.01 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: 268 feet
- This division of land fronts the following roads:
  - County Road 68 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 8, 2025**
2. Legal notice published in The Star on **January 24, 2025** 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, 2025**
5. Letter from County Highway dated **January 16, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 13, 2025**
7. Letter from the Drainage Board, dated **January 16, 2025**
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.

### **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 subdivision will be used for residential use 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 20 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic system will be utilized.*
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, 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.

-009

-008

2255

CR-20

2214

Nick's  
Place

-012

1

-014

Our Place

-0



### Survey Division Lot

Yellow outline: Lots

### Tax Parcel

White outline: Tax Parcel

Red outline: County Limits

Blue outline: Proposed Subdivisions

### Flood Zone New 2023

#### ZONE\_SUBTY

Light pink: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Light blue: APPROXIMATE FLOODWAY

Light green: FLOODWAY

Grey: <all other values>

## OWNER &amp; DEVELOPER

PRENT & TAMMY McDONALD  
1915 COUNTY ROAD 23  
WATERLOO, INDIANA 46793

## SURVEYOR

COMPASS LAND SURVEYING, INC.  
1710 N. MAIN STREET, SUITE D  
AUBURN, IN 46706  
TEL: 260-417-3643

## PLAT OF OUR PLACE

A SUBDIVISION IN THE THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH,  
RANGE 12 EAST, FAIRFIELD TOWNSHIP, DEKALB COUNTY, INDIANA

## ZONING

ZONING DISTRICT:  
AGRICULTURAL (A2)

SETBACKS: SETBACKS:  
PRIMARY ACCESSORY STRUCTURE  
FRONT: 50' FRONT: 50'  
SIDE: 30' SIDE: 10'  
REAR: 30' REAR: 10'

## LOT AREA

TOTAL AREA: 4.26 ACRES

30' R/W: 0.19 ACRE

NET AREA: 4.07 ACRES

## POC

NW CORNER NE1/4,  
SECT. 36, T35N, R12E  
HARRISON MARKER  
FOUND (+0.0', CM)

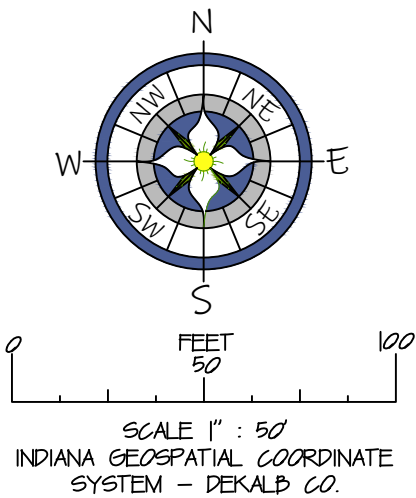
## POB

COUNTY ROAD 20

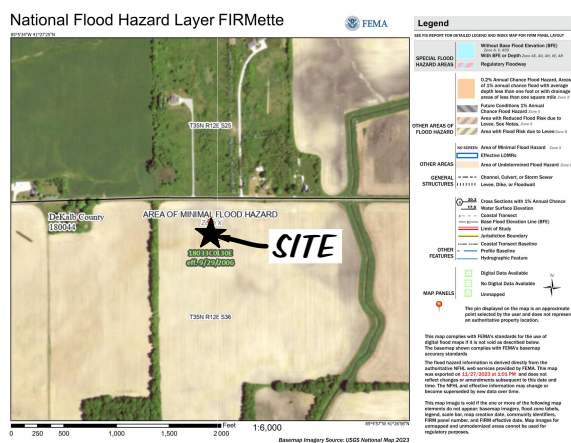
60' R/W

DRIVEWAY LOCATION 55.1'

NE CORNER NE1/4,  
SECT. 36, T35N, R12E  
HARRISON MARKER  
FOUND (-0.3', CM)



NICK'S PLACE  
DOC. #202100291



NFHL FIRMETTE NOT TO SCALE

## FLOODPLAIN CERTIFICATION

THE SUBJECT PARCEL LIES WITHIN ZONE X BASED ON  
THE NATIONAL FLOOD HAZARD MAP, COMMUNITY:  
DEKALB COUNTY, NUMBER: 180044, PANEL: 0130 E,  
EFFECTIVE DATE: SEPTEMBER 29, 2006, MAP NUMBER:  
180992C0130E.

S89°40'12"E~225.00'(P)  
S89°36'43"E~225.00'(M)

S89°34'45"E~225.00'(P)

N89°34'45"W~493.07'(M)

DEETZ  
DOC. #201305819

## LEGEND

M ~ MEASURED  
C ~ CALCULATED  
D ~ DEED  
C/M ~ CONTROLLING MONUMENT  
R/W ~ RIGHT-OF-WAY  
POB ~ POINT OF BEGINNING  
POC ~ POINT OF COMMENCEMENT  
CHB ~ CHORD BEARING  
CHL ~ CHORD LENGTH  
L ~ CURVE LENGTH  
R ~ RADIUS

## MONUMENT LEGEND

"A" ~ MAG NAIL WITH "WALLACE-LS21200016" IDENTIFICATION WASHER SET  
"B" ~ 5/8"x24" REBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET 30'S.  
"C" ~ MAG NAIL FOUND 021N. (C.M. E/W)  
"D" ~ 5/8" REBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND 021N. (C.M. E/W)  
"E" ~ 5/8" REBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND 01W. (C.M. N/S)  
"F" ~ 5/8" REBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND (C.M.)  
"G" ~ 5/8" REBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND (C.M.)

## PROFESSIONAL SURVEYOR'S CERTIFICATION

I, ANGELA D. WALLACE, HEREBY CERTIFY THAT I AM  
A PROFESSIONAL SURVEYOR REGISTERED IN  
COMPLIANCE WITH THE LAWS OF THE STATE OF  
INDIANA THAT TO THE BEST OF MY KNOWLEDGE AND  
BELIEF THIS PLAT AND REAL ESTATE DESCRIPTION  
ACCURATELY DEPICTS AN ORIGINAL SURVEY  
COMPLETED ON NOVEMBER 29TH, 2023 AND  
RECORDED IN DOCUMENT NUMBER \_\_\_\_\_  
WITHIN THE OFFICE OF THE RECORDER OF DEKALB  
COUNTY, INDIANA THAT WAS COMPLETED BY ME IN  
ACCORDANCE WITH TITLE 36S IAC 1-12-1 THRU 30,  
AND THAT THERE HAS BEEN NO CHANGE FROM THE  
MATTERS OF SURVEY REVEALED BY THE ABOVE  
REFERENCED SURVEY OR ANY PRIOR SUBDIVISION  
PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE  
COMMON WITH THIS SUBDIVISION.

DATE: NOVEMBER 7TH, 2024  
REVISED: 01/16/2025 - DRIVEWAY  
PROJECT # 24-168

I, ANGELA D. WALLACE, 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.



Angela D. Wallace  
ANGELA D. WALLACE, PS  
LS21200016

## REAL ESTATE DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH,  
RANGE 12 EAST, FAIRFIELD TOWNSHIP, DEKALB COUNTY, INDIANA, AS SURVEYED BY  
AND SHOWN ON A PLAT OF SURVEY CERTIFIED BY ANGELA D. WALLACE LS  
#21200016 ON NOVEMBER 29TH, 2023, AS PROJECT NUMBER 23-666, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HARRISON MONUMENT AT THE NORTHWEST CORNER OF THE  
NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 12 EAST;  
THENCE SOUTH 89 DEGREES 34 MINUTES 45 SECONDS EAST, (INDIANA  
GEOSPATIAL COORDINATE SYSTEM - DEKALB CO. BASIS OF BEARINGS), ALONG  
THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 224.85 FEET TO  
THE NORTHERLY EXTENSION OF THE EAST LINE OF NICK'S PLACE AS RECORDED  
IN DOCUMENT NUMBER 202100291 WITHIN THE OFFICE OF THE RECORDER OF  
DEKALB COUNTY, INDIANA, REFERENCE BY A MAG NAIL 02' NORTH, ALSO BEING  
THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 34 MINUTES  
45 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 268.00 FEET TO A  
MAG NAIL W/WALLACE-LS21200016 IDENTIFICATION WASHER; THENCE SOUTH 00  
DEGREE 17 MINUTES 30 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID  
NICK'S PLACE, A DISTANCE OF 649.87 FEET TO A 5/8"x24" REBAR  
W/WALLACE-LS21200016 IDENTIFICATION CAP; THENCE NORTH 89 DEGREES 34  
MINUTES 45 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID  
NORTHEAST QUARTER, A DISTANCE OF 499.01 FEET TO A 5/8"x24" REBAR  
W/WALLACE-LS21200016 IDENTIFICATION CAP ON THE WEST LINE OF SAID  
NORTHEAST QUARTER; THENCE NORTH 00 DEGREE 16 MINUTES 38 SECONDS  
WEST, ALONG SAID WEST LINE, A DISTANCE OF 49.87 FEET TO A 5/8" REBAR  
W/TRI-COUNTY IDENTIFICATION CAP ON THE SOUTH LINE OF SAID NICK'S PLACE;  
THENCE SOUTH 89 DEGREES 36 MINUTES 43 SECONDS EAST, ALONG SAID SOUTH  
LINE, A DISTANCE OF 225.00 FEET TO A 5/8" REBAR W/TRI-COUNTY  
IDENTIFICATION CAP ON THE EAST LINE OF SAID NICK'S PLACE; THENCE NORTH  
00 DEGREE 17 MINUTES 30 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE  
OF 599.87 FEET TO THE POINT OF BEGINNING, CONTAINING 4.26 ACRES OF LAND,  
MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 20 AND ALL  
OTHER RIGHTS OF WAY AND EASEMENTS.

DEETZ  
DOC. #201305819

## OWNER DEDICATION

WE, THE UNDERSIGNED, PRENT & TAMMY McDONALD, OWNERS OF THE REAL ESTATE  
PLATTED AND DESCRIBED HEREIN CERTIFY THAT I HAVE LAID OFF, PLATTED AND  
SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN  
ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS OUR PLACE, IN THE  
SOUTHEAST QUARTER OF SECTION 03, TOWNSHIP 35 NORTH, RANGE 12 EAST,  
FAIRFIELD TOWNSHIP, DEKALB COUNTY, INDIANA.

THE UNDERSIGNED HEREBY IRRECOVERABLY OFFERS FOR DEDICATION TO DEKALB  
COUNTY ALL THE STREETS, LOCAL GOVERNMENT USES, EASEMENTS, PARKS AND  
REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT.

PRENT McDONALD

TAMMY McDONALD

## NOTARY

STATE OF INDIANA )  
COUNTY OF DEKALB ) SS:

WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF FEBRUARY, 2025.

PRENT McDONALD

TAMMY McDONALD

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND  
STATE, THIS \_\_\_\_\_ DAY OF FEBRUARY, 2025, PERSONALLY APPEARED PRENT &  
TAMMY McDONALD, 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 FEBRUARY, 2025.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

## AGRICULTURAL COVENANT

THE OWNER(S) OF THE LOT(S) 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,  
IE, 10-34-1-52-4.

## FURTHER DEVELOPMENT STANDARDS

FURTHER DEVELOPMENT: 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.

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 THE  
SITE. THE PLAN COMMISSION MAY ENFORCE THESE CONDITIONS BY INJUNCTIVE RELIEF WITH  
ATTORNEY FEES.

## PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE DEKALB COUNTY PLAN COMMISSION THIS \_\_\_\_\_ DAY OF  
FEBRUARY, 2025.

ELYSIA RODGERS, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

## AUDITOR'S STAMP

## RECORDER'S STAMP

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: 25-04  
Date Application Filed: 1/8/25  
Fee Paid: Pd CK#1453

**Application for SUBDIVISION**  
**Conservation Agricultural (A1 only) ☒ 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: Angela Wallace  
Mailing Address: 1710 N. Main Street, Suite D  
Auburn, IN 46706  
Telephone Number: 260-417-3643 E-Mail: \_\_\_\_\_

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

Owner's Name: Harold Stafford  
Address: 511 Steeplechase Drive  
Auburn, IN 46706  
Telephone Number: 260-908-2315 (Matt) E-Mail: \_\_\_\_\_

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

Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Legal Ad Payment & Public Hearing Notifications: Applicant ☒ Owner ☐ Representative ☐**

**Name of Proposed Subdivision:** Ward Acres

**Number of Parcels & Total Area (square feet or acreage):**  
1 parcel & 2.5 Net Acres

**Address or Parcel ID # of property:**  
05-06-13-200-005

**Legal description of property affected:**  
Northeast Quarter of Section 13, T34N,R13E

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

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

Applicant's Signature: Angela D Wallace Professional Surveyor 01/06/2025  
(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:** Harold Stafford, as Trustee under a Trust Agreement dated 5/7/2020 known as the Harold J Stafford Revocable Living Trust

**SUBJECT SITE:** north side of County Road 34, approximately one-quarter mile west of the intersection of County Road 34 and County Road 47, Waterloo

**REQUEST:** 1 Lot Conservation Agricultural Subdivision – Ward Acres

**EXISTING ZONING:** A1: Conservation Agricultural

**SURROUNDING LAND USES AND ZONING:** North: Farm Ground (A1)  
South: Farm Ground (A1)  
East: Single Family Residential (A1)  
West: Farm Ground (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 6.08 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract.**

- Parcel 03-01-36-200-001 is considered the parent parcel. This is the 2<sup>nd</sup> buildable split from parent parcel -001. No new buildable splits may be created.
- 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: 2.32 net acres
  - **Minimum Lot Width:** 160 feet
    - Proposed Lot 1 Width: 260.5 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: 260.5 feet
- This division of land fronts the following roads:
  - County Road 34 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 8, 2025**
2. Legal notice published in The Star on **January 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 14, 2025**
5. Letter from County Highway dated **January 13, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 13, 2025**
7. Letter from the Drainage Board, dated **January 16, 2025**
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 A1 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 subdivision will be used for residential use 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 34 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic system will be utilized.*
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, 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:

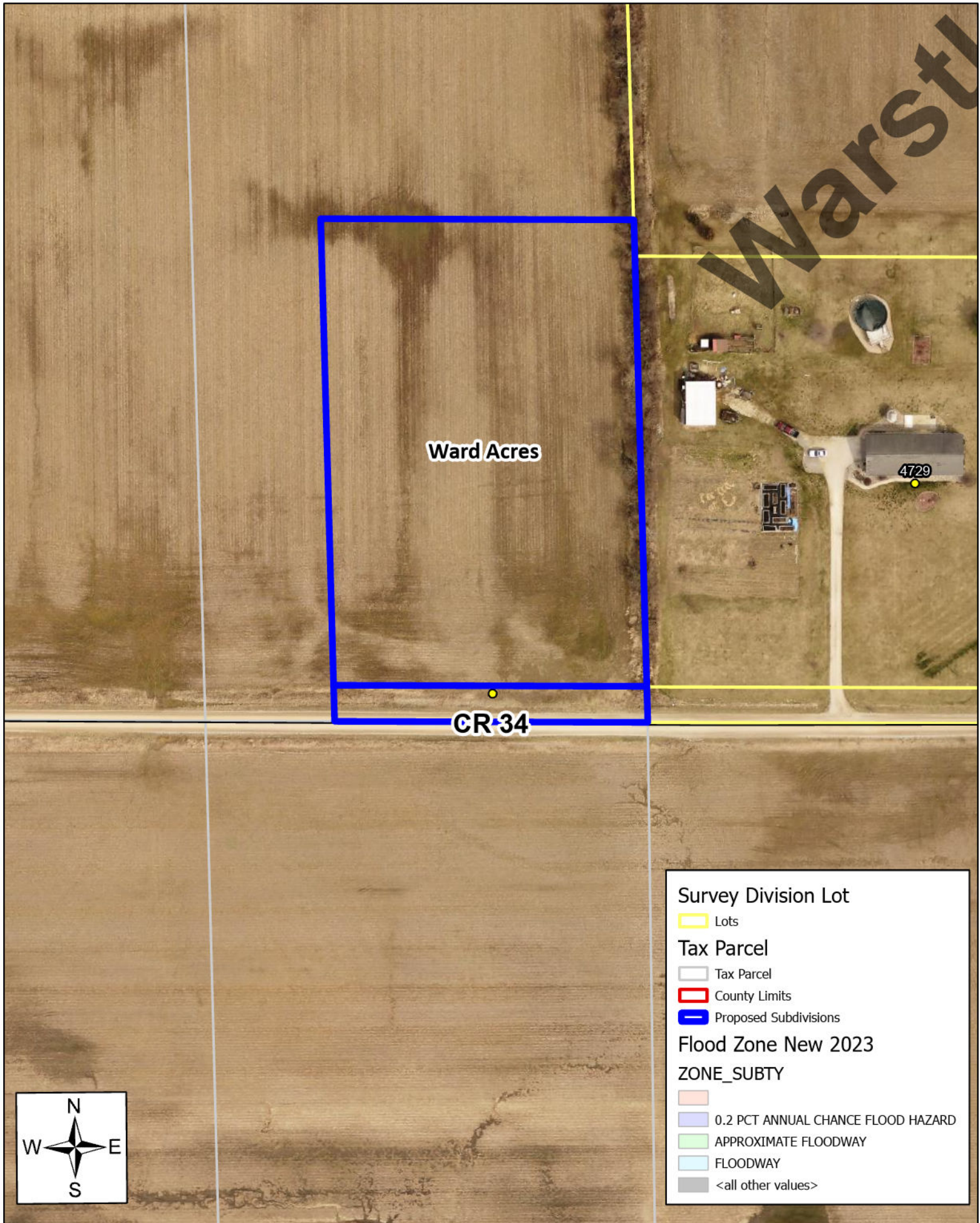
#### **Standard Conditions to be recorded on or with the plat:**

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.



### Survey Division Lot

Lots

### Tax Parcel

Tax Parcel

County Limits

Proposed Subdivisions

### Flood Zone New 2023

#### ZONE\_SUBTY

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

APPROXIMATE FLOODWAY

FLOODWAY

<all other values>



ZONING DISTRICT:  
CONSERVATION AGRICULTURAL (A1)

SETBACKS: SETBACKS:  
PRIMARY ACCESSORY STRUCTURE  
FRONT: 50' FRONT: 50'  
SIDE: 30' SIDE: 10'  
REAR: 30' REAR: 10'  
MIN. LOT AREA: 2 ACRES  
MIN. LOT WIDTH: 160'  
MIN. LOT FRONTAGE: 120'

LOT AREA

TOTAL AREA: 250 ACRES

30' R/W: 0.18 ACRE

NET AREA: 232 ACRES

# WARD ACRES

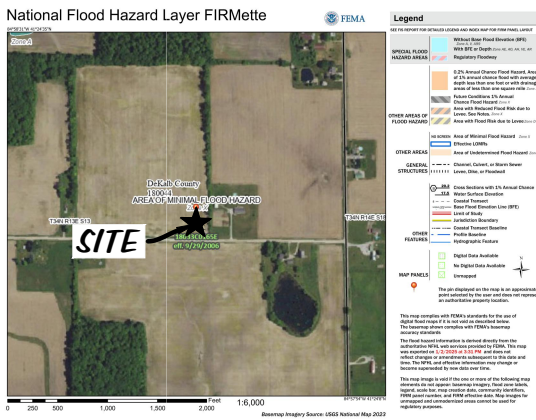
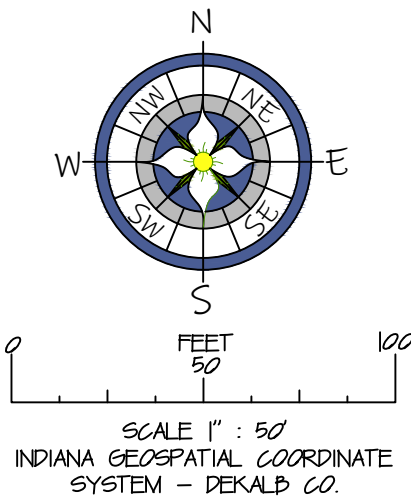
A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH,  
RANGE 13 EAST, GRANT TOWNSHIP, DEKALB COUNTY, INDIANA

OWNER & DEVELOPER

HAROLD J. STAFFORD, TRUSTEE OF THE HAROLD  
J. STAFFORD REVOCABLE LIVING TRUST  
511 STEEPLECHASE DRIVE  
AUBURN, INDIANA 46706

SURVEYOR

COMPASS LAND SURVEYING, INC.  
1710 N. MAIN STREET, SUITE D  
AUBURN, IN 46706  
TEL: 760-417-9643



## FLOODPLAIN CERTIFICATION

LOT 1 LIES WITHIN ZONE X BASED  
ON THE NATIONAL FLOOD HAZARD  
MAP, COMMUNITY: DEKALB COUNTY,  
NUMBER: 180044, PANEL: 0165 E,  
EFFECTIVE DATE: SEPTEMBER 29,  
2006, MAP NUMBER: 180330166E.

OWNER DEDICATION

I, THE UNDERSIGNED, HAROLD J. STAFFORD, TRUSTEE OF THE HAROLD J. STAFFORD REVOCABLE LIVING TRUST  
CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE,  
SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE WARD ACRES, IN THE NORTHEAST QUARTER OF  
SECTION 13, TOWNSHIP 34 NORTH, RANGE 13 EAST, GRANT TOWNSHIP, DEKALB COUNTY, INDIANA.

THE UNDERSIGNED HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO DEKALB COUNTY ALL THE STREETS,  
LOCAL GOVERNMENT USES, EASEMENTS, PARKS AND REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT.

HAROLD J. STAFFORD, TRUSTEE OF THE HAROLD  
J. STAFFORD REVOCABLE LIVING TRUST

## NOTARY

STATE OF INDIANA )  
COUNTY OF DEKALB ) ss:

WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF FEBRUARY, 2025.

HAROLD J. STAFFORD, TRUSTEE OF THE HAROLD  
J. STAFFORD REVOCABLE LIVING TRUST

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS \_\_\_\_\_  
DAY OF FEBRUARY, 2025, PERSONALLY APPEARED HAROLD J. STAFFORD, TRUSTEE OF THE HAROLD J.  
STAFFORD REVOCABLE LIVING TRUST, 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 FEBRUARY, 2025.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

## AGRICULTURAL COVENANT

THE OWNER(S) OF THE LOT(S) 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.

## FURTHER DEVELOPMENT STANDARDS

FURTHER DEVELOPMENT: 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.

THERE SHALL BE COMPLIANCE WITH THE LAWS AND REGULATIONS OF ANY FEDERAL, STATE, OR LOCAL AGENCY.

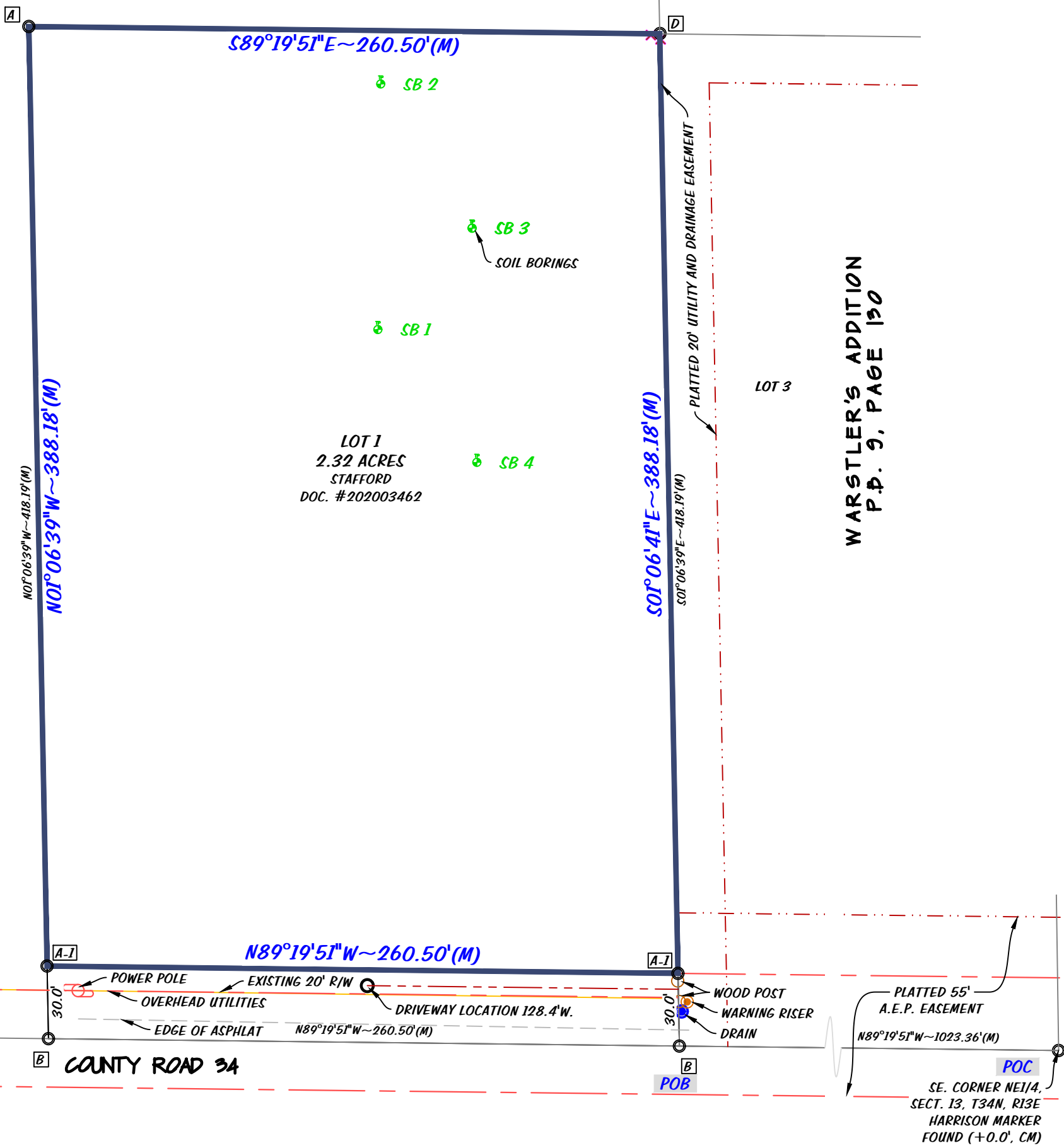
NO OFFSITE DRAINAGE, EXISTING SURFACE WATER OR EXISTING TILED WATER DRAINAGE, CROSSING OVER SAID REAL ESTATE  
SHALL BE OBSTRUCTED BY ANY DEVELOPMENT ON THE SITE. THE PLAN COMMISSION MAY ENFORCE THESE CONDITIONS BY  
INJUNCTIVE RELIEF WITH ATTORNEY FEES.

## PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE DEKALB COUNTY PLAN COMMISSION THIS \_\_\_\_\_ DAY OF FEBRUARY, 2025.

ELYSIA RODGERS, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR



## MONUMENT LEGEND

"A" ~ 5/8"x24" REBAR WITH "WALLACE-LS1200016" IDENTIFICATION CAP SET  
"A-I" ~ 5/8"x24" REBAR WITH "WALLACE-LS1200016" IDENTIFICATION CAP SET  
"B" ~ MAG NAIL WITH "WALLACE-LS1200016" IDENTIFICATION WASHER SET  
"C" ~ 5/8" REBAR WITH "RUSSELL" IDENTIFICATION CAP FOUND 195N. & 05W.  
"D" ~ 5/8" REBAR WITH "SEXTON" IDENTIFICATION CAP FOUND (CM)  
"E" ~ 5/8" REBAR WITH "SEXTON" IDENTIFICATION CAP FOUND (CM)  
"F" ~ 5/8" REBAR WITH "SEXTON" IDENTIFICATION CAP FOUND (CM)  
"G" ~ 5/8" REBAR WITH "RUSSELL" IDENTIFICATION CAP FOUND 01S. & 06E.  
"H" ~ 5/8" REBAR WITH "RUSSELL" IDENTIFICATION CAP FOUND 100N.  
"I" ~

## LEGEND

M ~ MEASURED  
C ~ CALCULATED  
D ~ DEED  
CM. ~ CONTROLLING MONUMENT  
R/W ~ RIGHT-OF-WAY  
POB ~ POINT OF BEGINNING  
POC ~ POINT OF COMMENCEMENT  
CHB ~ CHORD BEARING  
CHL ~ CHORD LENGTH  
L ~ CURVE LENGTH  
R ~ RADIUS

## REAL ESTATE DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 13 EAST, GRANT TOWNSHIP, DEKALB COUNTY,  
INDIANA, AS SURVEYED BY AND SHOWN ON A PLAT OF SURVEY CERTIFIED BY ANGELA D. WALLACE LS #21200016 ON JANUARY  
2ND, 2025, AS PROJECT NUMBER 24-836, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HARRISON MONUMENT AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 34  
NORTH, RANGE 13 EAST; THENCE NORTH 89 DEGREES 19 MINUTES 51 SECONDS WEST, (INDIANA GEOSPATIAL COORDINATE SYSTEM  
- DEKALB CO. BASIS OF BEARINGS), ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,023.36 FEET TO A  
MAG NAIL WITH WALLACE IDENTIFICATION WASHER ON THE WEST LINE OF LOT NUMBER 3 IN THE PLAT OF WARSTLER'S ADDITION  
AS RECORDED IN PLAT BOOK 9, PAGE 130 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, ALSO BEING THE  
POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 19 MINUTES 51 SECONDS WEST, ALONG SAID SOUTH LINE, A  
DISTANCE OF 260.50 FEET TO A MAG NAIL WITH WALLACE IDENTIFICATION WASHER; THENCE NORTH 01 DEGREE 06 MINUTES 39  
SECONDS WEST, A DISTANCE OF 418.19 FEET TO A 5/8"x24" REBAR WITH WALLACE IDENTIFICATION CAP; THENCE SOUTH 89  
DEGREES 19 MINUTES 51 SECONDS EAST, A DISTANCE OF 260.50 FEET TO A 5/8" REBAR WITH RUSSELL IDENTIFICATION CAP ON  
THE WEST LINE OF SAID LOT NUMBER 3; THENCE SOUTH 01 DEGREE 06 MINUTES 39 SECONDS EAST, ALONG SAID WEST LINE, A  
DISTANCE OF 418.19 FEET TO THE POINT OF BEGINNING. CONTAINING 250 ACRES OF LAND, MORE OR LESS, SUBJECT TO THE  
RIGHT OF WAY OF COUNTY ROAD 34, AND ALL OTHER RIGHTS OF WAY AND EASEMENTS.

## PROFESSIONAL SURVEYOR'S CERTIFICATION

I, ANGELA D. WALLACE, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR  
REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT AND REAL ESTATE  
DESCRIPTION ACCURATELY DEPICTS AN ORIGINAL SURVEY COMPLETED ON MAY  
6TH, 2024 AND RECORDED IN DOCUMENT NUMBER \_\_\_\_\_ WITHIN THE  
OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA THAT WAS COMPLETED  
BY ME IN ACCORDANCE WITH TITLE 36, IAC 1-12-1 THRU 30, AND THAT THERE  
HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE  
ABOVE REFERENCED SURVEY OR ANY PRIOR SUBDIVISION PLATS CONTAINED  
THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.

PROJECT NO: 24-836  
DATE: JANUARY 2ND, 2025  
REVISED: JANUARY 10TH, 2025

I, ANGELA D. WALLACE, 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.



Angela D. Wallace

## AUDITOR'S STAMP

## RECORDER'S STAMP

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: 25-07  
Date Application Filed: 1/9/2025  
Fee Paid: pd cl  
6655805

### Application for REPLAT (Section 9.24)

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: Marvin F. Graber  
Address: 4993 County Road 41  
Auburn, IN. 46706  
Telephone Number: 260-570-5043 E-Mail: jhs4416290@gmail.com

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

Owner's Name: Rebarg Family Limited Partnership  
Address: 4993 County Road 41  
Auburn, IN. 46706  
Telephone Number: 260-570-5043 E-Mail: \_\_\_\_\_

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

Representative: Midwest Land Surveying, LLC  
Address: 124 E. Albion Street  
Avilla, IN. 46710  
Telephone Number: 260-897-3232 E-Mail: midwestlandsurveying@gmail.com

Legal Ad Payment & Public Hearing Notifications: Applicant      Owner      Representative x

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

1 Parcel & 31.01 Acres

Name of Subdivision and Address or Parcel # of property:

REPLAT OUR LADY OF HOPE & County Road 50 Auburn, IN. 46706 Parcel NO. 0610-02-200-004 & 06-10-02-200-009

Legal description of property affected:

31.01 acres of land located in the northeast quarter of section 2, township 33 North, Range 13 East

Reason for the Proposed Replat:

Erase property lines for a agricultural building.

The Replat should include (check all that apply):

- (x) All of the Platted Area ( x ) All recorded restrictive covenants  
( ) Part of the Platted Area as shown in the attached documents ( ) None of the restrictive covenants  
( ) Those restrictive covenants specifically listed in the attached documents

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

Applicant's Signature: Joshua P. Lash

Digitally signed by Joshua P. Lash  
Date: 2025.01.09 13:51:52 -0500

(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:** Rebag Family Limited Partnership  
**SUBJECT SITE:** northeast corner of County Road 41 and County Road 50, Auburn  
**REQUEST:** RePlat of Our Lady of Hope, Lot 1  
**EXISTING ZONING:** A2: Agricultural  
**SURROUNDING LAND USES AND ZONING:** North: Single Family Residential/Farm Ground (A2)  
South: Single Family Residential/Farm Ground (A2)  
East: Farm Ground (A2)  
West: Farm Ground (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 6.08 Maximum of 4 total lots** *(including residual parent tract of land) may be generated from any single parent tract.*

- Parcel 06-10-02-200-004 & -009 will be combined in this RePlat. No new buildable splits are being created.
- 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: 18.82 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 1327.06 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: 1259.69 feet
- This division of land fronts the following roads:
  - County Road 41 and County Road 50 are considered County Local Roads with a projected total right-of-way widths 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, 2025**
2. Legal notice published in The Star on **January 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 27, 2025**
5. Letter from County Highway dated **January 10, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 13, 2025**
7. Letter from the Drainage Board, dated **January 16, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Midwest 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 the Zoning Administrator are based off the knowledge and understanding of the proposed project.*

1. Does the proposed Minor Subdivision (RePlat) adequately conform to the Comprehensive Plan?  
*Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.*
2. Does the Minor Subdivision (RePlat) 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 41 & County Road 50 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic system will be utilized.*
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.  
*None required.*

## **PLANNING STAFF RECOMMENDATIONS/COMMENTS:**

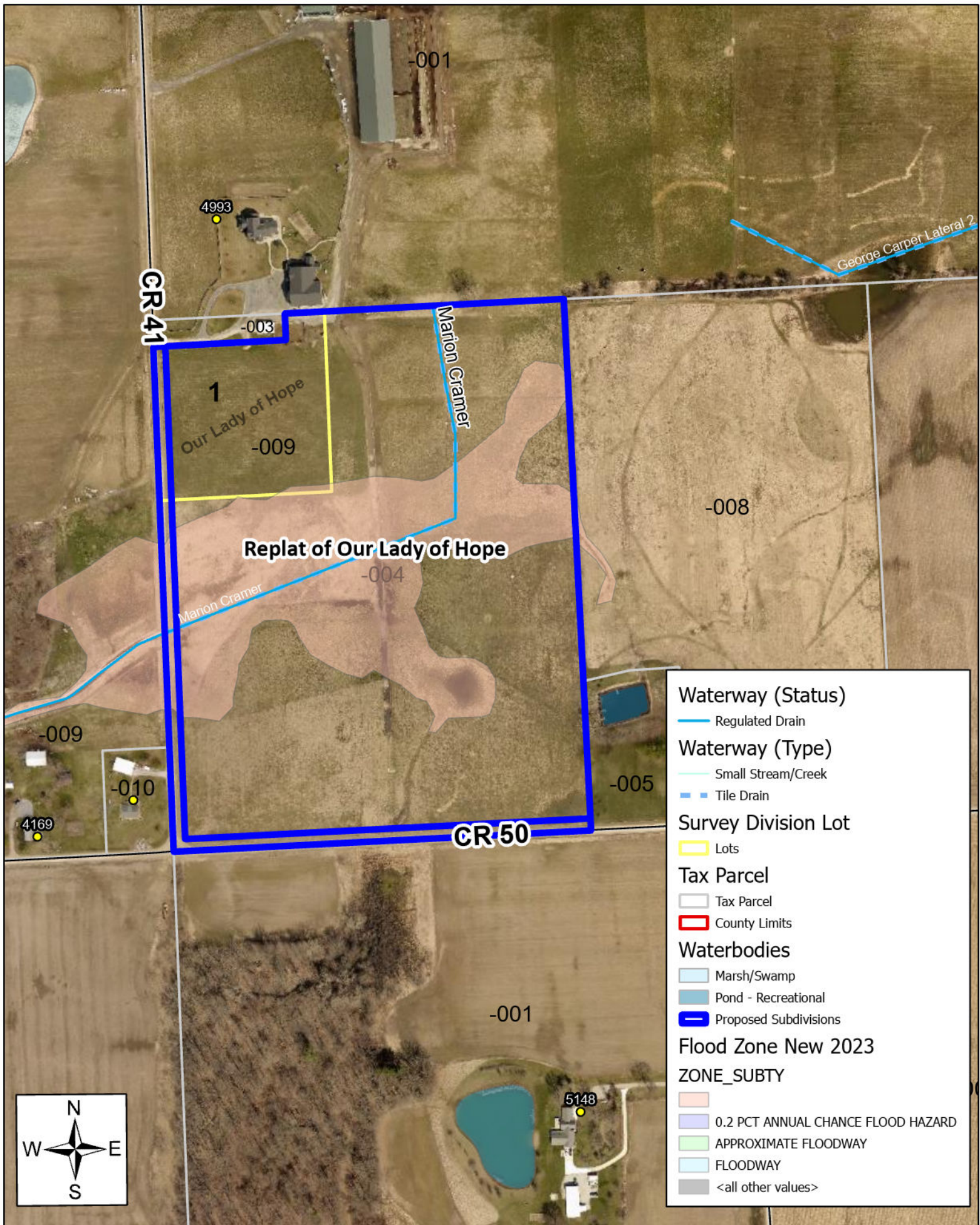
Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

### **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.



### Waterway (Status)

Regulated Drain

### Waterway (Type)

Small Stream/Creek

Tile Drain

### Survey Division Lot

Lots

### Tax Parcel

Tax Parcel

County Limits

### Waterbodies

Marsh/Swamp

Pond - Recreational

Proposed Subdivisions

### Flood Zone New 2023

#### ZONE\_SUBTY

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- APPROXIMATE FLOODWAY
- FLOODWAY
- <all other values>



A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 2, TOWNSHIP 33 NORTH, RANGE 13 EAST

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 13 EAST, DEKALB COUNTY, THE STATE OF INDIANA SURVEYED BY JOSHUA P. LASH, PROFESSIONAL SURVEYOR LS20900180 WITH MIDWEST LAND SURVEYING LOCATED AT 124 E. ALBION STREET AVILLA IN. 46710, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID  
NORTHEAST QUARTER MARKED BY A HARRISON MARKER FOUND;  
THENCE N 02°18'29" W (STATE PLANE NAD 83, ZONE INDIANA  
EAST), ALONG THE WEST LINE OF SAID NORTHEAST QUARTER,  
FOR 1259.69 FEET TO A MAG NAIL SET AT THE NORTHWEST  
CORNER LOT 1 IN OUR LADY OF HOPE PER DEKALB COUNTY  
DOCUMENT NUMBER 201103711; THENCE N 87°00'04" E,  
ALONG THE NORTH LINE OF SAID LOT 1, FOR 331.03 FEET TO  
A REBAR SET; THENCE N 02°18'29" W, ALONG SAID NORTH  
LINE, FOR 66.00 FEET TO A REBAR SET ON THE NORTH LINE  
OF THE SOUTH ½ OF SAID NORTHEAST QUARTER; THENCE N  
87°00'04" E, ALONG THE NORTH LINE OF LOT 1 AND THE  
NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST  
QUARTER, FOR 696.46 FEET TO A REBAR FOUND AT THE  
NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KURT  
BENTLEY GRIMM AND MARGARET L. GRIMM PER DEKALB COUNTY  
DOCUMENT NUMBER 201100120; THENCE S 02°56'54" E,  
ALONG THE WEST LINE OF SAID GRIMM TRACT AND ALONG THE  
WEST LINE OF A TRACT OF LAND CONVEYED TO KURT BENTLEY  
GRIMM AND MARGARET LEE GRIMM PER DEKALB COUNTY DEED  
RECORD 191, PAGE 580, FOR 1327.06 FEET TO A RAILROAD  
SPIKE FOUND ON THE SOUTH LINE OF SAID NORTHEAST  
QUARTER; THENCE S 87°04'54" W, ALONG THE SOUTH LINE OF  
SAID NORTHEAST QUARTER, FOR 1042.31 FEET TO THE POINT  
OF BEGINNING, SAID TRACT OF LAND CONTAINING 31.01 ACRES,  
MORE OR LESS, AND BEING SUBJECT TO ALL PUBLIC ROAD  
RIGHTS-OF-WAYS AND ALL EASEMENTS OF RECORD.

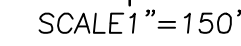
THE OWNER(S) OF THE LOT(S) WITHIN THIS SUBDIVISION AGREE TO RECOGNIZE THE EXISTING AGRICULTURAL LAND USAGE SURROUNDING THIS SUBDIVISION AND FURTHER AGREE TO NOT OBJECT TO THE SURROUNDING AGRICULTURAL LAND USE OR CHANGES THEREIN AS PERMITTED BY LAW, I.E, IC 34-1-52-4.

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.

NO PRIVATE OR MUTUAL DRAIN OF ANY TYPE SHALL BE CONNECTED FROM WITHIN ANY LOT WITHIN THIS SUBDIVISION TO THE MARION DRAIN NO 78-00-0 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 MARION DRAIN NO 78-00-00 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 MARION DRAIN NO 78-00-0 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.



R.F. NEXT TO STONE(0.0)  
NE COR, NE 1/4,  
SEC 2, T 33 N, R 13 E

FURTHER DEVELOPMENT: 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.

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 THE SITE. THE PLAN COMMISSION MAY ENFORCE THESE CONDITIONS BY INJUNCTIVE RELIEF WITH ATTORNEY FEES.

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

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_

REBARG FAMILY LIMITED PARTNERSHIP (MARVIN F. GRABER)  
4993 COUNTY ROAD 41  
AUBURN, IN. 46706

- △ HARRISON MARKER FOUND
- ◇ RAILROAD SPIKE FOUND
- REBAR FOUND
- ◎ REBAR SET
- SOIL BORING PER OUR LADY OF HOPE

SECTION LINE  
RIGHT-OF-WAY  
PROPERTY LINE  
BOUNDARY LINE  
BUILDING SETBACK  
CENTER LINE DRAIN  
75' REGULATED DRAINAGE LINE

REGULATED DRAINAGE EASEMENT AREA

DNR APPROXIMATE FRINGE (NOT MAPPED)

FROM AN EXAMINATION OF FLOOD  
INSURANCE RATE MAP 18113C0350D,  
WITH EFFECTIVE DATE OF MARCH 2, 2015,  
THE TRACT OF SURVEY IS LOCATED IN  
"OTHER AREAS ZONE X", DEFINED AS,  
"AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL CHANCE FLOODPLAIN".

STATE OF INDIANA,  
COUNTY OF DEKALE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN  
AND FOR SAID COUNTY AND STATE, PERSONALLY  
APPEARED MARVIN F. GRABER, AND EACH  
ACKNOWLEDGED 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 \_\_\_\_\_, 20\_\_\_\_.

(NOTARY PUBLIC) \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED BY THE DEKALB COUNTY PLAN COMMISSION  
THIS \_\_\_\_\_ DAY OF FEBRUARY, 2025.

ELYSIA RODGERS, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

5° W 66.00' (R)  
9° W 66.00' (M)  
04° E 331.03' (M)  
26°58' E 430.00' (R)  
04° E 331.03' (M)  
30' B.L.  
LOT 1  
OUR LADY  
OF HOPE  
DOC. NO. 20110371  
100.00' (C)  
30' B.L.  
S 01°48'35" E 449.60' (R)  
S 02°18'29" E 449.82' (M)  
100.00' (C)  
331.03' (C)  
87°00'04" W 431.03' (C)  
87°26'58" W 430.00' (R)  
75' REGULATED DRAINAGE EASEMENT  
MARION CRAMER 78-00-0  
75' REGULATED DRAINAGE EASEMENT  
LOT 1  
31.01 ± ACRES  
ZONE(A-2)  
REBARG FAMILY LIMITED PARTNERSHIP  
DOC. NO. 201600189  
LOT 1 AREA  
TOTAL AREA: 31.01± ACRES  
R/W AREA: 1.56± ACRES  
DRAINAGE EASEMENT AREA: 4.20± ACRES  
DNR APPROXIMATE FRINGE: 11.16± ACRES  
NET BUILDABLE AREA: 18.82± ACRES  
MINIMUM FRONT YARD SETBACK/  
50 FEET FROM CENTERLINE FOR PRIMARY  
AND ACCESSORY STRUCTURES  
MINIMUM SIDE YARD SETBACK  
30 FEET FOR PRIMARY STRUCTURES  
10 FEET FOR ACCESSORY STRUCTURES  
MINIMUM REAR YARD SETBACK  
30 FEET FOR PRIMARY STRUCTURES  
10 FEET FOR ACCESSORY STRUCTURES  
50' B.L.  
30' DEDICATED RIGHT-OF-WAY  
S 87°04'54" W 1042.31' (M)  
N 90°00'00" E 1042.56' (R)  
MARION CRAMER 78-00-0  
N 87°26'58" E 100.00' (R)  
N 87°00'04" E 696.46' (M)  
596.46' (C)  
30' B.L.  
S 02°56'54" E 1327.06' (M)  
1297.06' (M)  
30' B.L.

REBARG FAMILY LIMITED PARTNERSHIP  
DOC. NO. 201600189

N 87°00'04" E 1574.44' (M)

KURT BENTLEY GRIMM &  
MARGARET L. GRIMM  
DOC. NO. 201100120

KURT BENTLEY GRIMM &  
MARGARET LEE GRIMM  
DR 191, PG 580

COUNTY ROAD 50 (APP. 40' R/W)

H.M.F. (-1.0)  
SW COR, NE 1/4,  
SEC 2, T 33 N, R 13 E

H.M.F. (-0.8)  
SE COR, NE 1/4,  
SEC 2, T 33 N, R 13 E

NO.	DATE	REVISION