

# 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, July 1, 2025

8:30 AM

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

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

Petition #25-22– Jerry D & Terry L Perkins requesting a 1 Lot Subdivision known as Shane’s Acres. The proposed 1 lot subdivision will be a total of 2.84 acres. The subdivision will be used for a single-family residence. The property is located on the south side of County Road 2, approximately one-quarter mile east of the intersection of County Road 2 & County Road 11, Hudson, Indiana and is zoned A2, Agricultural.

Petition #25-23– Wayne Smith requesting a 1 Lot Subdivision known as Field View. The proposed 1 lot subdivision will be a total of 2.197 acres. The subdivision will be used for a single-family residence. The property is located on the west side of County Road 9A, approximately one-tenth mile north of the intersection of County Road 9A & County Road 66, Garrett, Indiana and is zoned A2, Agricultural.

Petition #25-24 – Donald J & Candice A Hagar requesting a 1 Lot Subdivision known as New Era Depot. 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 between CR 9a & County Road 11A, approximately one-quarter mile south of the intersection of County Road 9A & County Road 11A, and County Road 64, Garrett, Indiana and is zoned A2, Agricultural.

6. Adjournment

Next Meeting: August 5, 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, June 3, 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, Suzanne Davis and Jerry Yoder

Members Absent: Jason Carnahan

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

Staff Absent: None

Public in Attendance: Angie Wallace, Joe Herendeen, Steven Webb, Danee Webb, James Schmucker, Jake Wiederkehr, Greg Williams, Nolan Mark, and Marlene Lewis.

**PRAYER:** Jerry Yoder led prayer.

**APPROVAL OF MINUTES:**

Sandra Harrison moved to approve the minutes from March 4, 2025; seconded by Suzanne Davis. None Opposed. Motion carried.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Petition #25-16 – James Schmucker & Steven M & Danee' M Webb requesting a 2 Lot Subdivision known as Schmucker's Acres. The proposed 2 lot subdivision will be a total of 39.3 acres. The subdivision will be used for single-family residences. The property is located at 4952 County Road 64, Spencerville, Indiana and is zoned A2, Agricultural.

Elysia Rodgers read the proposed petition.

Chris Gaumer read the staff report. He addressed why the proposed subdivision was needed.

Mrs. Rodgers asked if there were any questions or comments from the board. She opened the public portion of the hearing up to any comments or questions from the public on this petition. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer moved onto 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 **April 7, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **April 9, 2025**
5. Letter from County Highway dated **April 9, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 7, 2025**
7. Letter from the Drainage Board, dated **April 17, 2025**
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 subdivision will be used for residential uses 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 64 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 MINOR SUBDIVISION PETITION #25-16, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

Motion made by Jerry Yoder, Seconded by Sandra Harrison.

Vote tally:      Yes:    4                      No:    0

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Elysia Rodgers

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Sandra Harrison

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Suzanne Davis

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Jerry Yoder

Petition #25-17 – Gregory R Williams requesting a Replat of Williams Estates. The purpose of the replat is to reduce the lot size of Lot 1 and create 2 new buildable lots. The remainder of the Lot 1 will be non-buildable. The property is located at 1640 County Road 60, Garrett, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report stating why the proposed Replat was needed.

Mrs. Rodgers asked if there were any questions or comments from the board. She opened the public portion of the hearing up to any comments or questions from the public on this petition. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer moved onto 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 **April 7, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **April 10, 2025**
5. Letter from County Highway dated **April 11, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 9, 2025**
7. Letter from the Drainage Board, dated **April 17, 2025**
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 (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 60 with dedication of right of way where required. The existing driveway will be utilized and the driveways for the new lots have been staked and approved by the Highway Dept.
- c. The extension of water, sewer & other municipal services, if applicable or required.  
Not applicable. The existing & new private septic systems 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 #25-17, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

Motion made by Suzanne Davis, Seconded by Sandra Harrison.

Vote tally:      Yes: 4                      No: 0

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Elysia Rodgers

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Sandra Harrison

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Suzanne Davis

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Jerry Yoder

Petition #25-18 – Jerry D & Terry L Perkins requesting a 1 Lot Subdivision known as Marlene’s Acres. The proposed 1 lot subdivision will be a total of 5.686 acres. The subdivision will be used for a single-family residence. The property is located on the east side of County Road 11, approximately one-tenth of a mile south of the intersection of County Road 2 & County Road 11, Hudson, 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. She opened the public portion of the hearing up to any comments or questions from the public on this petition. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer moved onto 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 **April 7, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **April 9, 2025**
5. Letter from County Highway dated **April 9, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 7, 2025**
7. Letter from the Drainage Board, dated **April 17, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **On The Mark 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 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 11 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 WITH THE STANDARD CONDITIONS AND THAT THIS MINOR SUBDIVISION PETITION #25-18, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

Motion made by Sandra Harrison, Seconded by Jerry Yoder.

Vote tally:      Yes: 4                      No: 0

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Elysia Rodgers

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Sandra Harrison

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Suzanne Davis

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Jerry Yoder

Petition #25-19 – Michael D & Rebel L Forrest requesting a 1 Lot Subdivision known as Soaring Eagle Acres. The proposed 1 lot subdivision will be a total of 2.21 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 14, approximately 200 feet east of the intersection of County Road 14 & County Road 27, Waterloo, 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.

Jerry Yoder asked why the property line for the second line wasn't near the south property line on the parent tract.

Mr. Gaumer asked Angie Wallace to approach the podium and address this.

Angie Wallace stated that there's a pond located to the rear of the parent parcel. They wanted to keep access to the parcel to get back to the pond if potentially selling the front two Lots.

Mrs. Rodgers opened the public portion of the hearing up to any comments or questions from the public on this petition. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer moved onto 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 **April 29, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **May 1, 2025**
5. Letter from County Highway dated **April 30, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 30, 2025**
7. Letter from the Drainage Board, dated **May 15, 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.

### **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 14 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 WITH THE STANDARD CONDITIONS AND THAT THIS MINOR SUBDIVISION PETITION #25-19, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

Motion made by Jerry Yoder, Seconded by Sandra Harrison.

Vote tally:      Yes: 4                  No: 0

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Elysia Rodgers

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Sandra Harrison

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Suzanne Davis

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Jerry Yoder

Petition #25-20 – Chadd A & Nicole M Baker & Jay R Kelbley requesting a 2 Lot Subdivision known as Boomer’s Addition. The proposed 2 lot subdivision will be a total of 4.26 acres. The subdivision will be used for single-family residences. The property is located on the east side of County Road 59, approximately one-half mile south of the intersection of County Road 59 & County Road 52, Saint Joe, 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. She opened the public portion of the hearing up to any comments or questions from the public on this petition. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer moved onto 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 **May 5, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **May 22, 2025**
5. Letter from County Highway dated **May 6, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **May 6, 2025**
7. Letter from the Drainage Board, dated **May 15, 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.

### **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 59 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 WITH THE STANDARD CONDITIONS AND THAT THIS MINOR SUBDIVISION PETITION #25-20, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>RD</sup> DAY OF JUNE 2025.

Motion made by Suzanne Davis, Seconded by Sandra Harrison.

Vote tally:      Yes: 4                  No: 0

\_\_\_\_\_  
Elysia Rodgers

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

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Suzanne Davis

\_\_\_\_\_  
Jerry Yoder

**ADJOURNMENT:**

There being no further business to come before the Plat Committee, the meeting was adjourned at 9:05 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: 25-22  
Date Application Filed: 6/2/2025  
Fee Paid: CK# 658

**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: Jerry and Terry Perkins  
Mailing Address: 1351<sup>st</sup> County Road 2  
Ashley, IN 46705  
Telephone Number: 260-570-6659 E-Mail: luke.theyork2@gmail.com

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

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

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

Representative: On The Mark Land Surveying  
Address: 2305 - B Central yard ct  
Fort Wayne, IN 46818  
Telephone Number: 260-338-2052 E-Mail: smark@OTMLandSurveying.com

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

Name of Proposed Subdivision: Shane's Acres

Number of Parcels & Total Area (square feet or acreage):  
1 lot - 2.840 Acres

Address or Parcel ID # of property:  
03-01-03-400-003

Legal description of property affected:  
Pt. SW 1/4 SE 1/4, 5.69 total acres

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

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

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

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

**SUMMARY FACTS:**

<b>APPLICANT:</b>	Jerry D & Terry L Perkins
<b>SUBJECT SITE:</b>	south side of County Road 2, approximately one-quarter mile east of the intersection of County Road 2 & County Road 11, Hudson
<b>REQUEST:</b>	1 Lot Minor Subdivision – Shane’s Acres
<b>EXISTING ZONING:</b>	A2: Agricultural
<b>SURROUNDING LAND USES AND ZONING:</b>	North: Farm Ground (A2) South: Single Family Residential (A2) East: Single Family Residential (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 03-01-03-400-016 is considered the parent parcel. This is the 2<sup>nd</sup> buildable split from parent parcel -016. 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: 2.748 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 210.41 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: 211.55 feet
- This division of land fronts the following roads:
  - County Road 2 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 **June 2, 2025**
2. Legal notice published in The Star on **June 20, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **June 6, 2025**
5. Letter from County Highway dated **June 2, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **June 3, 2025**
7. Letter from the Drainage Board, dated **June 19, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **On The Mark 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 2 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:

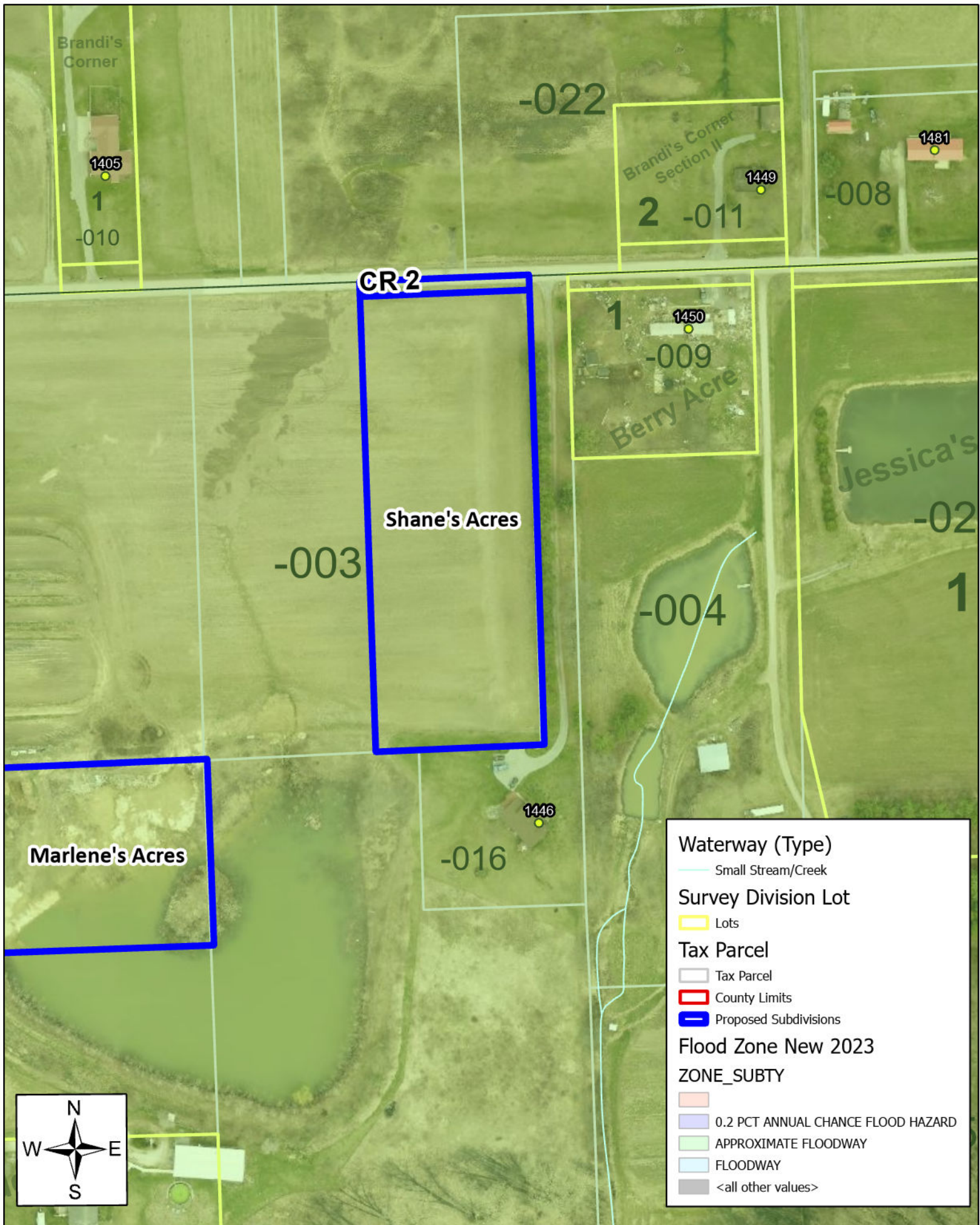
### **Standard Conditions to be recorded on or with the plat:**

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.









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: 25-23  
Date Application Filed: 5/26/2025  
Fee Paid: \$300 pd CL

**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: Wayne Smith  
Address: 6629 County Road 9A, Garrett, Indiana 46738

Telephone Number: 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:** Field View

**Number of Parcels & Total Area (square feet or acreage):** 1 Parcel, 2 Acres

**Address or Parcel ID # of property:** 6629 County Road 9A, Garrett, Indiana 46738

**Legal description of property affected:** Part of the Northwest 1/4 of Section 27, Township 33 North, Range 12 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:  \_\_\_\_\_

(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:** Wayne Smith

**SUBJECT SITE:** west side of County Road 9A, approximately one-tenth mile north of the intersection of County Road 9A & County Road 66, Garrett

**REQUEST:** 1 Lot Minor Subdivision –Field View

**EXISTING ZONING:** A2: Agricultural

**SURROUNDING LAND USES AND ZONING:** North: Farm Ground (A2)  
South: Farm Ground (A2) & Single Family Residential (R2)  
East: Farm Ground & Single Family Residential (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 01-09-27-100-001 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: 2.004 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 328.55 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 9A 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 **May 28, 2025**
2. Legal notice published in The Star on **June 20, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **June 6, 2025**
5. Letter from County Highway dated **May 28, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **May 29, 2025**
7. Letter from the Drainage Board, dated **June 5, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Fore Sight 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 9A 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.







**6692 County Road 9A, Garrett, Indiana 46738**

**ForeSight Consulting, LLC**  
1910 Saint Joe Center Rd, Suite 61  
Fort Wayne, Indiana 46825  
260.484.9900 phone  
260.484.9980 fax  
[www.4site.biz](http://www.4site.biz)

(WE), THE UNDERSIGNED, WAYNE M. & DEBORAH H. SMITH, OWNER(S) 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 "FIELD VIEW" AN ADDITION TO DEKALB COUNTY, ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT YARD SETBACKS SHALL BE AS SHOWN ON THE PLAT. SETBACKS SHALL BE 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, AND THE STRIPS OF GROUND ARE TO BE USED FOR PUBLIC UTILITIES 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 UTILITIES, AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

WAYNE M. SMITH (OWNER)

DEBORAH H. SMITH (OWNER)

WITNESS (SIGN &amp; PRINT NAME)

STATE OF INDIANA  
COUNTY OF DEKALE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND  
STATE, PERSONALLY APPEARED WAYNE M. SMITH AND DEBORAH H. SMITH  
(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

1. THE OWNERS OF THE LOTS IN THIS SUBDIVISION AGREE TO RECOGNIZE THE EXISTING AGRICULTURAL LAND USAGE SURROUNDING THE SUBDIVISION AND FURTHER AGREE TO NOT OBJECT TO THE SURROUNDING AGRICULTURAL USE OR CHANGES THEREIN AS PERMITTED BY LAW, I.E., 34-1-82-4.
2. THIS LOT SHALL BE INCLUDED IN ANY SUBDIVISION ARISING FROM ANY FUTURE DEVELOPMENT OF THE LAND IN THE FUTURE. HOWEVER, THERE IS NO INTENTION THAT ANY TERMS, CONDITIONS, OR RESTRICTIONS ON A FUTURE PLAT WOULD HAVE ANY RETROACTIVE APPLICABILITY TO THIS DIVISION OF LAND.
3. THERE SHALL BE COMPLIANCE WITH THE LAWS AND REGULATIONS OF ANY FEDERAL, STATE OR LOCAL AGENCY.
4. NO OFF SITE DRAINAGE, EXISTING SURFACE WATER OR EXISTING TILLED WATERSHED, CROSSING OVER SAID REAL ESTATE OR BEING OBSTRUCTED BY ANY DEVELOPMENT ON THIS SITE, THE PLANNING COMMISSION MAY ENFORCE THESE CONDITIONS BY INJUNCTIVE RELIEF WITH ATTORNEY FEES.
5. THIS DEVELOPMENT LIES WITHIN THE AGT 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 MINIMUM ALLOWABLE HEIGHT FOR ANY BUILDING OR STRUCTURE OF TREE IN THIS ZONE IS 15 FEET. THE MINIMUM HEIGHT ABOVE GROUND LEVEL AT THE SITE UNLESS A VARIANCE IS FIRST OBTAINED FROM THE DEKALB COUNTY BOARD OF AVIATION.

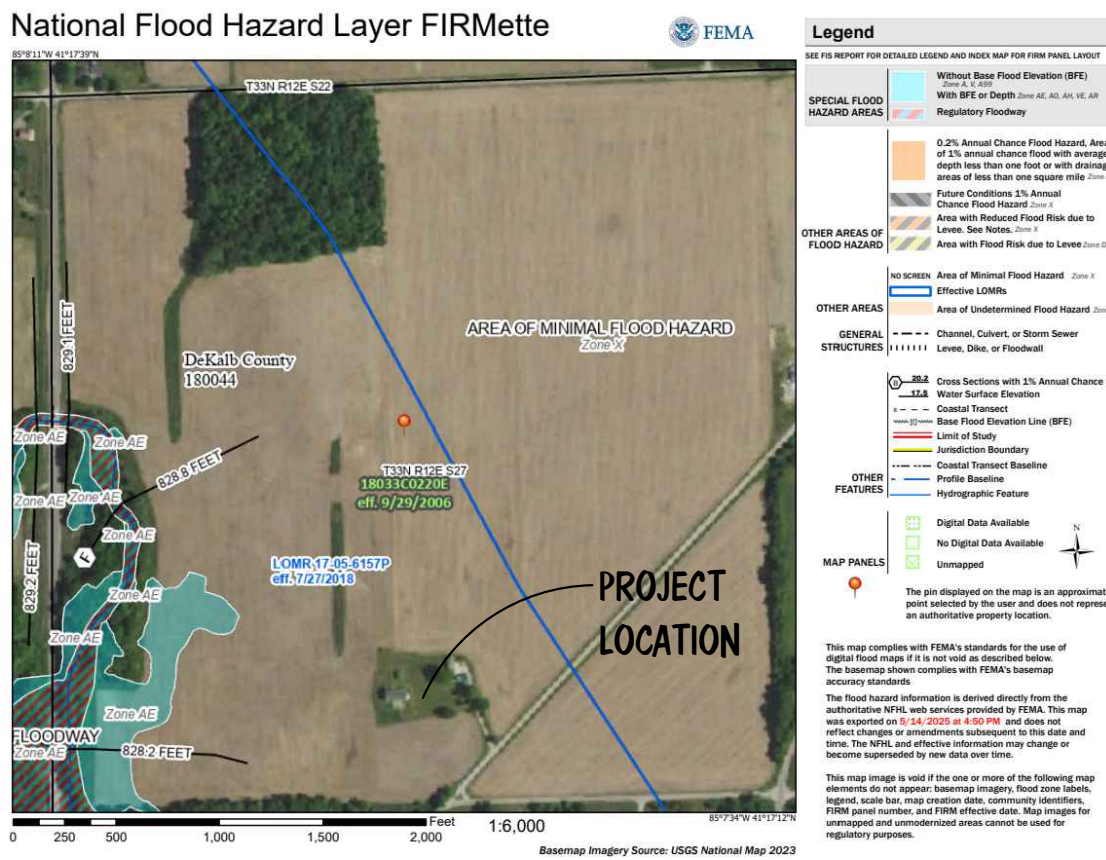
COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 174 - ACTS OF 1941, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DEKALB COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF DEKALB AS FOLLOWS:

APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

CHAIRPERSON

CHRIS GAUMER, ZONING ADMINISTRATOR



A PORTION OF THE LANDS OF WAYNE M. AND DEBORAH H. SMITH AS RECORDED IN DOCUMENT NUMBER 20106472 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 12 EAST, DEKALB COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 12 EAST, DEKALB COUNTY, INDIANA, THENCE NORTH 81 DEGREES 52 MINUTES 08 SECONDS EAST (BEARINGS BASED UPON INDIANA STATE PLAT COORDINATE, EAST ZONE, GRID) ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 194.84 FEET; THENCE SOUTH 66 DEGREES 50 MINUTES 05 SECONDS WEST A DISTANCE OF 328.55 FEET; THENCE SOUTH 66 DEGREES 50 MINUTES 02 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 242.84 FEET TO THE POINT OF BEGINNING INITIALLY REFERRED TO; THENCE CONTINUING NORTH 42 DEGREES 41 MINUTES 02 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 45.07 FEET; THENCE NORTH 19 DEGREES 52 MINUTES 04 SECONDS WEST A DISTANCE OF 19.84 FEET; THENCE SOUTH 78 DEGREES 50 MINUTES 46 SECONDS WEST A DISTANCE OF 38.44 FEET; THENCE SOUTH 66 DEGREES 50 MINUTES 05 SECONDS WEST A DISTANCE OF 328.55 FEET; THENCE SOUTH 66 DEGREES 50 MINUTES 02 SECONDS WEST A DISTANCE OF 328.55 FEET; THENCE SOUTH 06 DEGREES 50 MINUTES 05 SECONDS EAST A DISTANCE OF 184.05 FEET; THENCE NORTH 86 DEGREES 23 MINUTES 23 SECONDS EAST, A DISTANCE OF 71.18 FEET; THENCE SOUTH 06 DEGREES 50 MINUTES 05 SECONDS EAST, A DISTANCE OF 144.70 FEET; THENCE NORTH 78 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 357.42 FEET; THENCE SOUTH 78 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 188.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.20 ACRES OF LANDS, MORE OR LESS.  
SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD

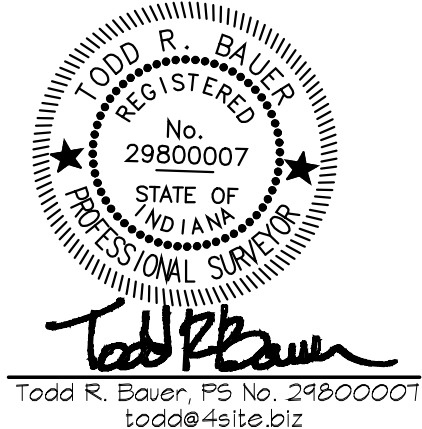
THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A SURVEY AND PLAT OF THE REAL ESTATE DEPICTED AND DESCRIBED THEREON. MEASUREMENTS WERE MADE AND MONUMENTS WERE AS SHOWN ON THE RECORDED "RETACEMENT" SURVEY FOR WAYNE AND DEBORAH SMITH AS RECORDED IN DOCUMENT NUMBER 202002341 IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA. THE SURVEY WAS CONDUCTED BY JONATHAN THORNTON, A LICENSED SURVEYOR, WITH THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE.

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

COMMISSION NUMBER: 254058  
CLIENT: WAYNE M. SMITH  
DATES OF FIELD WORK: MAY 9TH, 2025  
FIELD WORK COMPLETED: MAY 9TH, 2025

IN WITNESS WHEREOF, I HEREUNTO  
PLACE MY HAND AND SEAL THIS  
28TH DAY OF MAY 2025.

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.



*Part of The Northwest 1/4 of Section 27,  
Township 33 North, Range 12 East*

6692 County Road 9A, Garrett, IN 46738

## Drawing Revisions

**Commission Number**  
**254058**

Date  
May 28th, 2025

**Title**

## Sheet Number

**MP 1.1**  
SHEET / OF /

*SHEET 1 OF 1*

[illegible]

EXPERIENCE. INNOVATION. RESULTS.

**ForeSight Consulting, LLC**  
Professional Engineers & Surveyors  
1910 St. Joe Center Road, Suite #61  
Fort Wayne, Indiana 46825  
260.484.9900 phone  
260.484.9980 fax  
[www.4site.biz](http://www.4site.biz)





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: 25-24  
Date Application Filed: 6/12/25  
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: Angela Wallace  
Mailing Address: 1710 N. Main Street Suite D  
Auburn, IN 46706  
Telephone Number: 260-417-3643 E-Mail: angie@surveycls.com

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

Owner's Name: Donald S. & Candice A. Hager  
Address: 6620 County Road 11A  
Gerritt, IN 46738  
Telephone Number: \_\_\_\_\_ 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:** New Era Depot

**Number of Parcels & Total Area (square feet or acreage):**  
1 parcel & 2.50 gross acres 2.0 net acres

**Address or Parcel ID # of property:**  
01-09-27-200-003

**Legal description of property affected:**  
NE 1/4 section 27, T33N, 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 06/12/2025  
(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:**

<b>APPLICANT:</b>	Donald J & Candice A Hagar
<b>SUBJECT SITE:</b>	between CR 9A & County Road 11A, approximately one-quarter mile south of the intersection of County Road 9A & County Road 11A, and County Road 64, Garrett
<b>REQUEST:</b>	1 Lot Minor Subdivision –New Era Depot
<b>EXISTING ZONING:</b>	A2: Agricultural
<b>SURROUNDING LAND USES AND ZONING:</b>	North: Farm Ground (A2) South: Single Family Residential (R2) East: Single Family Residential (A2) West: 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 01-09-27-200-002 is considered the parent parcel. This is the 3<sup>rd</sup> buildable split from parent parcel -002. One 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: 2.00 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 385.90 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: 250.30 feet on CR 9A & 252.48 feet on CR 11A
- This division of land fronts the following roads:
  - County Road 9A is considered County Local Road with a projected total right-of-way width of 60 feet.
    - Proposed right-of-way dedication: 30 feet

- County Road 11A is considered County Minor 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 **June 12, 2025**
2. Legal notice published in The Star on **June 20, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **June 24, 2025**
5. Letter from County Highway dated **June 16, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **June 12, 2025**
7. Letter from the Drainage Board, dated **June 19, 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 9A & County Road 11A with dedication of right of way. Driveway location on County Road 11A 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.







OWNER DEDICATION

WE, THE UNDERSIGNED, DONALD J. HAGAR & CANDICE A. HAGAR, 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 NEW ERA DEPOT, IN NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 13 EAST, BUTLER 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.

DONALD J. HAGAR  
CANDICE A. HAGAR

NOTARY

STATE OF INDIANA )  
COUNTY OF DEKALB ) SS:

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

DONALD J. HAGAR  
CANDICE A. HAGAR

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS \_\_\_\_\_ DAY OF JULY, 2025, PERSONALLY APPEARED DONALD J. HAGAR & CANDICE A. HAGAR, 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 JULY, 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, IC 34-1-52-4.

AVIATION COVENANTS

AIRPORT ZONE: THIS DEVELOPMENT LIES WITHIN THE A-7 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 COVENANTS

WHEN ANY REGULATED DRAIN AND/OR ITS ASSOCIATED RIGHT-OF-WAY EXTENDS WITHIN THE BOUNDS OF THE SUBDIVISION, THE FOLLOWING COVENANTS SHALL BE PLACED ON THE PLAT:

- NO PRIVATE OR MUTUAL DRAIN OF ANY TYPE SHALL BE CONNECTED FROM WITHIN ANY LOT WITHIN THIS SUBDIVISION TO THE GEORGE REEVER DRAIN NO. 323-02-0 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 GEORGE REEVER DRAIN NO. 323-02-0 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 GEORGE REEVER DRAIN NO. 323-02-0 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.

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 JULY, 2025.

ELYSIA RODGERS, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

REAL ESTATE DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 12 EAST, BUTLER TOWNSHIP, DEKALB COUNTY, INDIANA, AS SURVEYED BY AND SHOWN ON A PLAT OF SURVEY CERTIFIED BY ANGELA D. WALLACE LS #21200016 ON JUNE 9TH, 2025, AS PROJECT NUMBER 25-881, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 12 EAST; THENCE NORTH 00 DEGREE 55 MINUTES 09 SECONDS WEST, (INDIANA GEOSPATIAL COORDINATE SYSTEM - DEKALB CO. BASIS OF BEARINGS), ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,246.19 FEET TO A 5/8" REDBAR WITH LASH IDENTIFICATION CAP ON THE NORTHWESTERLY LINE OF DOCUMENT NUMBER 20408654 AS RECORDED WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA; THENCE NORTH 43 DEGREES 11 MINUTES 39 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 322.14 FEET TO A 5/8"x1/4" REDBAR WITH WALLACE IDENTIFICATION CAP AT THE POINT OF BEGINNING; THENCE CONTINUING NORTH 43 DEGREES 11 MINUTES 39 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 265.80 FEET TO A RAILROAD SPIKE ON THE NORTHEASTERLY LINE OF SAID DOCUMENT NUMBER 20408654; THENCE SOUTH 53 DEGREES 07 MINUTES 49 SECONDS EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 375.85 FEET TO A 5/8" REDBAR WITH TRI-COUNTY IDENTIFICATION CAP ON THE WEST RIGHT OF WAY LINE COUNTY ROAD 11A; THENCE SOUTH 17 DEGREES 02 MINUTES 26 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 248.12 FEET TO A MAG NAIL WITH WALLACE IDENTIFICATION CAP; THENCE NORTH 53 DEGREES 07 MINUTES 49 SECONDS WEST, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID DOCUMENT NUMBER 20408654, A DISTANCE OF 450.90 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES OF LAND, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 11A, COUNTY ROAD 3, AND ALL OTHER RIGHTS OF WAY AND EASEMENTS.

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: 2.50 ACRES  
30' R/W NORTH: 0.183 ACRE  
30' R/W SOUTH: 0.185 ACRE  
LEGAL DRAIN R/W: 0.132 ACRE  
NET AREA: 2.00 ACRES

MONUMENT LEGEND

"A" ~ 5/8"x1/4" REDBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET  
"A-1" ~ 5/8"x1/4" REDBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET 30.45NW.  
"A-2" ~ 5/8"x1/4" REDBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET 30.18'SE  
"B" ~ SPIKE NAIL WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET  
"C" ~ 5/8" REDBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND 10NE. ALONG R/W  
"D" ~ 5/8" REDBAR WITH "LASH" IDENTIFICATION CAP FOUND  
"E" ~ 5/8" REDBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND 28.7N.  
"F" ~ 5/8" REDBAR WITH "LASH" IDENTIFICATION CAP FOUND 19.5NW.  
"G" ~ 5/8" REDBAR WITH "LASH" IDENTIFICATION CAP FOUND 0.3'S. & 0.3'E  
"H" ~ RAILROAD SPIKE FOUND  
"J" ~ 5/8" REDBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND 20.1SE.  
"K" ~ 5/8" REDBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND 30.2'SE.  
"L" ~ 5/8" REDBAR WITH "MARK" IDENTIFICATION CAP FOUND  
"M" ~ 5/8" REDBAR WITH "MARK" IDENTIFICATION CAP FOUND  
"N" ~ 5/8" REDBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND  
"O" ~ 5/8" REDBAR WITH "MARK" IDENTIFICATION CAP FOUND  
"P" ~ 5/8" REDBAR WITH "MARK" IDENTIFICATION CAP FOUND  
"Q" ~ 5/8" REDBAR FOUND (-0.5)  
"R" ~ 5/8" REDBAR WITH "ANDERSON" IDENTIFICATION CAP FOUND  
"S" ~ MAG NAIL FOUND

NEW ERA DEPOT

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 13 EAST, BUTLER TOWNSHIP, DEKALB COUNTY, INDIANA

OWNER & DEVELOPER

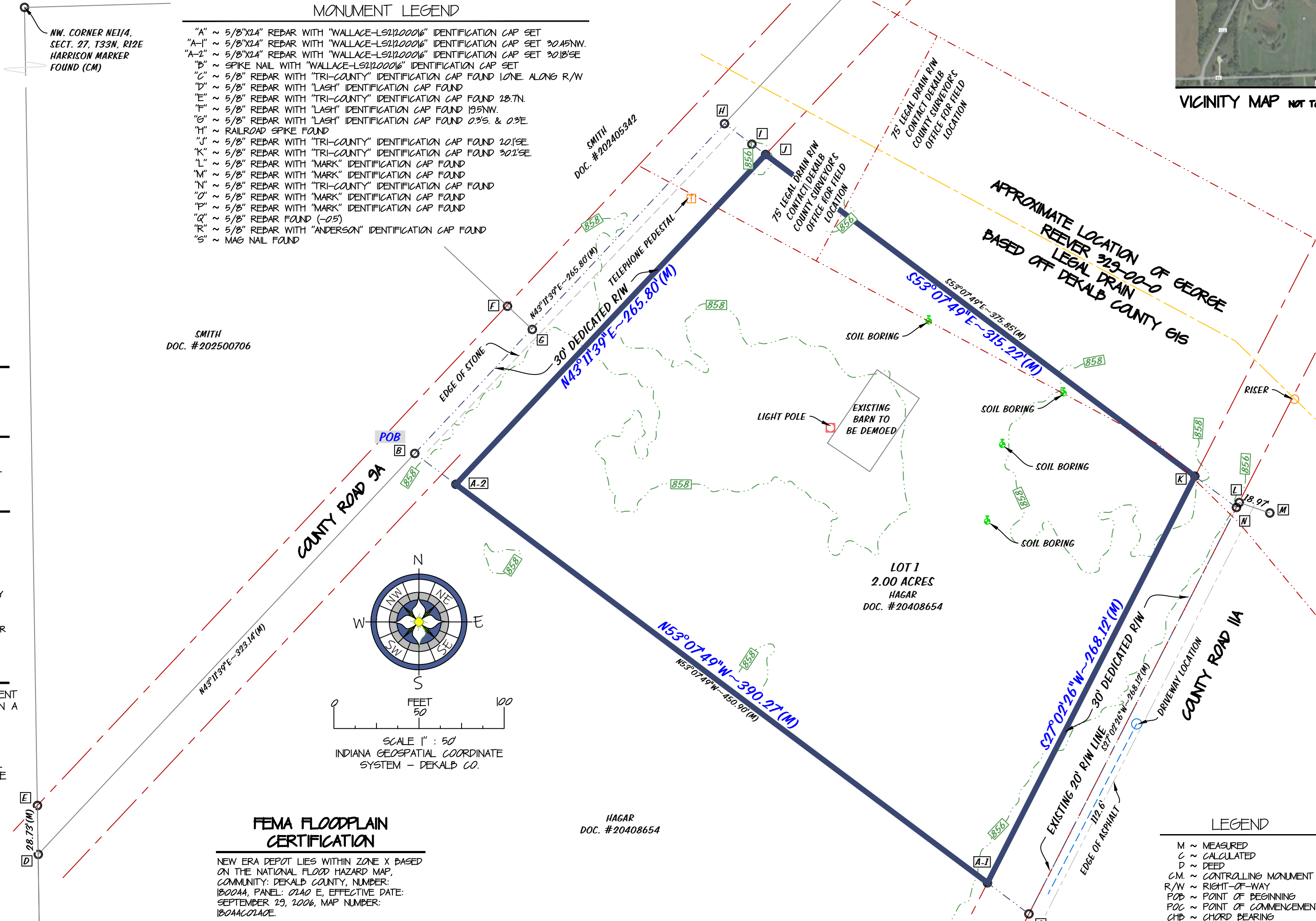
DONALD J. HAGAR & CANDICE A. HAGAR  
6610 COUNTY ROAD 11A  
GARRETT, INDIANA 46738

SURVEYOR

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



VICINITY MAP NOT TO SCALE



FEMA FLOODPLAIN CERTIFICATION

NEW ERA DEPOT LIES WITHIN ZONE X BASED ON THE NATIONAL FLOOD HAZARD MAP, COMMUNITY: DEKALB COUNTY, NUMBER: 180044, PANEL: 0140 E, EFFECTIVE DATE: SEPTEMBER 23, 2006, MAP NUMBER: 18044C02ACE.



INFP MAP NOT TO SCALE

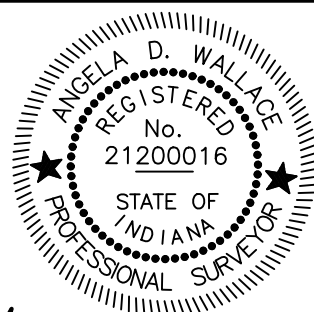
HAGAR  
DOC. #20408654

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 JUNE 9TH, 2025 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.

PROJECT NO: 25-881  
DATE: JUNE 9TH, 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

LEGEND

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

AUDITOR'S STAMP

RECORDER'S STAMP