

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

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

AGENDA

DeKalb County Plan Commission

Plat Committee

Commissioners Court – 2nd Floor DeKalb County Court House

Tuesday, October 7, 2025

8:30 AM

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

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

Petition #25-26 – Martin L. & Betty E. Schwartz requesting a Replat of Martin L. Schwartz Subdivision. The purpose of the RePlat is to lessen the acreage of Lot 1. No new buildable lots are being created. The property is located at 0659 County Road 9A, Hudson, Indiana and is zoned A2, Agricultural.

Petition #25-28 – Geoffrey & Barbara Parker requesting a Replat of Riverside Meadows, Section III, Lot 4. The purpose of the RePlat is to split the current Lot 4 into 2 total lots (Lot 4 & Lot 5). Only 1 new buildable lot is being created. The property is located on the east side of County Road 75A, approximately three-tenths of a mile northeast of the intersection of County Road 75A and State Road 10, Saint Joe, Indiana and is zoned A2, Agricultural.

Petition #25-29 – Robert J. Shuherk Jr. & Mary L. Shuherk; Trustees of the Shuherk Trust dated 1/20/2016 requesting a 1 Lot Subdivision known as South Cottage Plot 3. The proposed 1 lot subdivision will be a total of 2.028 acres. The subdivision will be used for a single-family residence. The property is located on the west side of County Road 17, approximately two-tenths of a mile north of the intersection of County Road 17 and US Highway 6, Corunna, Indiana and is zoned A2, Agricultural.

Petition #25-30 – Leon & Sara Schwartz requesting a 1 Lot Subdivision known as Barn View. The proposed 1 lot subdivision will be a total of 20.001 acres. The subdivision will be used for a single-family residence & accessory uses. The property is located on the north side of County Road 52, approximately four-tenths of a mile west of the intersection of County Road 52 and County Road 55, Saint Joe, Indiana and is zoned A2, Agricultural.

6. Adjournment

Next Meeting: November 4, 2025

If you cannot attend, please contact Meredith Reith:

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

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

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

MINUTES
DEKALB COUNTY PLAT COMMITTEE
Tuesday, August 5, 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, Jerry Yoder and Jason Carnahan

Members Absent: None

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

Staff Absent: None

Public in Attendance: Nick Kreigh, Chad Fox, Angie Wallace, Colton Wallace, Eli Kreigh, Julie Kreigh, and Joshua Lash.

PRAYER: Jerry Yoder led prayer.

APPROVAL OF MINUTES:

Sandra Harrison moved to approve the minutes from July 1, 2025; seconded by Suzanne Davis. None Opposed. Jerry Yoder abstained due to absence. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Petition #25-25 – Fox Investment Holdings LLC & Fox Contractors Corp requesting a Replat of Country Cove Section II, Lot 5. The purpose of the RePlat is to correct the plat from when State Road 327 was rerouted through the lot, splitting it in half. This will legally create 2 buildable sites. The property is located at 3588 State Road 327, Auburn, Indiana and is zoned A1, Conservation Agricultural.

Elysia Rodgers read the proposed petition.

Chris Gaumer read the staff report. He addressed why the proposed Replat was needed. This is due to State Road 327 being rerouted through the lot, splitting it in half. This will legally create 2 buildable sites once the Plat is approved. He addressed that the Health approval is not included. The petitioner is in the process of getting the soil borings completed and a condition has been added to address this.

Mrs. Rodgers asked if there were any questions or comments from the board. Hearing none. 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 **July 3, 2025**
2. Legal notice published in The Star on **July 25, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated _____
5. Letter from County Highway dated **July 8, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **July 9, 2025**
7. Letter from the Drainage Board, dated **July 17, 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.

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 34 & State Road 327 with dedication of right of way where required. The existing driveways will be utilized.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. The existing 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.

5. The soil borings for Lot 6 must be completed and added to the plat before recording in the Recorder's Office.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #25-25, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 5th DAY OF AUGUST 2025.

Motion made by Suzanne Davis, Seconded by Sandy Harrison.

Vote tally: Yes: 5 No: 0

Elysia Rodgers

Sandra Harrison

Jason Carnahan

Jerry Yoder

Suzanne Davis

Petition #25-26 – Martin L. & Betty E. Schwartz requesting a Replat of Martin L. Schwartz Subdivision. The purpose of the RePlat is to lessen the acreage of Lot 1. No new buildable lots are being created. The property is located at 0659 County Road 9A, Hudson, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer added that Angie Wallace reached out to him and addressed that Martin Schwartz would like to postpone the meeting to have the Plat changed. He asked Angie to come to the podium and explain the reasoning for this.

Angie Wallace approached the podium stating that when Martin Schwartz first called her, he wanted a Replat to address the area that had been cut out originally from his home. He called after everything was submitted and wanted to do a six-acre cut out also. This is why I will need to ask for a continuation to get this updated.

Mrs. Rodgers stated that based on what's been presented, we will need to have a vote to continue the meeting at the next Plat Committee on October 7th. She asked all those in favor of continuing the meeting to say "Aye" None Opposed. Motion Carried.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO CONTINUE THE MEETING ON OCTOBER 7TH TO ADDRESS CHANGES TO PETITION #25-26, ON THIS 5TH DAY OF AUGUST 2025.

Petition #25-27 – Nick E. & Julie M. Kreigh requesting a Replat of Brooke's Crossing, Lot 6. The purpose of the RePlat is to split the current Lot 6 into 2 total lots (Lot 6 & Lot 7). Only 1 new buildable lot is being created. The property is located at 5934 County Road 35, Auburn, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report. He addressed that the Replat is needed to create another buildable lot. He stated that when the original Plat was created to include the Ellen Reed Miller Later Drain it was placed in the incorrect location on our GIS maps. The drainage easement as you see on the proposed map has changed. We went out and determined the correct location of the drain and pond. This calculation determined the size of the drainage easement.

Mrs. Rodgers asked if there were any questions or comments from the board. Hearing None. 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 **July 3, 2025**
2. Legal notice published in The Star on **July 25, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **July 18, 2025**
5. Letter from County Highway dated **July 8, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **July 7, 2025**
7. Letter from the Drainage Board, dated **July 17, 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.

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 35 with dedication of right of way where required. The existing driveway will be utilized for Lot 6. The driveway location for lot 7 has 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 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 #25-27, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 5th DAY OF AUGUST 2025.

Motion made by Sandra Harrison, Seconded by Jerry Yoder.

Vote tally: Yes: 5 No: 0

Elysia Rodgers

Sandra Harrison

Jason Carnahan

Jerry Yoder

Suzanne Davis

ADJOURNMENT:

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:50 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: 25-26
Date Application Filed: 7/3/25
Fee Paid: PA-CC

**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: Angela Wallace
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: Martin L. & Betty E. Schwartz (Melanie Beer)
Address: 0659 County Road 9A
Hudson, Indiana 46747
Telephone Number: Melanie 260-205-7168 E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: _____
Address: _____
Telephone Number: _____ E-Mail: _____

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

Number of Parcels & Total Area (square feet or acreage):
2 Parcels & 10.75 Acres

Name of Subdivision and Address or Parcel # of property:
Replat of Martin L. Schwartz Subdivision

Legal description of property affected:
Lot 1 Martin L. Schwartz Subdivision

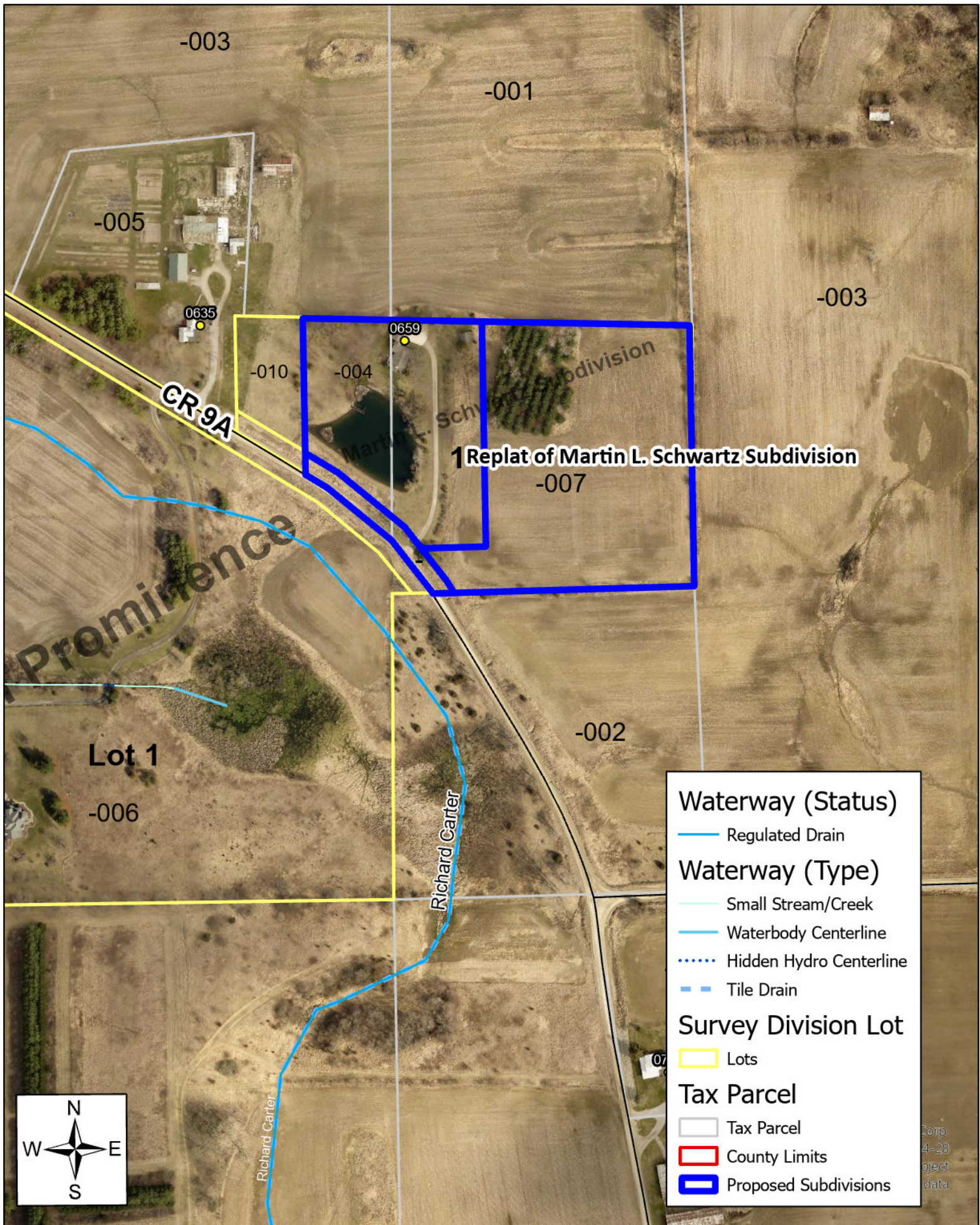
Reason for the Proposed Replat:
Lot was split improper in 2022

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: Angela D Wallace Professional Surveyor 07/01/2025
(If signed by representative for applicant, state capacity)



OWNER DEDICATION

WE, THE UNDERSIGNED, MARTIN L. & BETTY E. SCHWARTZ, REPRESENTED BY MELANIE PEER, MAX A. SWOVELAND, AND BRANDON & OLIVIA BURGGRAVE 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 REPLAT OF MARTIN L. SCHWARTZ SUBDIVISION, IN THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 35 NORTH, RANGE 12 AND THE NORTHWEST QUARTER OF SECTION 10, 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.

MELANIE PEER
MAX A. SWOVELAND

BRANDON BURGGRAVE
BRIANA BURGGRAVE

NOTARY

STATE OF INDIANA)
) ss:
COUNTY OF DEKALB)

WITNESS OUR HAND AND SEAL THIS _____ DAY OF OCTOBER, 2025.

MELANIE PEER
MAX A. SWOVELAND

BRANDON BURGGRAVE
BRIANA BURGGRAVE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS _____ DAY OF AUGUST, 2025, PERSONALLY APPEARED MELANIE PEER, MAX A. SWOVELAND, BRANDON AND BRIANA BURGGRAVE 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 OCTOBER, 2025.

NOTARY PUBLIC (SEAL)

CHARITY L. WISEL
MY COMMISSION EXPIRES: DECEMBER 10, 2026

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 34-2-1-4.

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 _____TH DAY OF OCTOBER, 2025.

ELYSIA RODGERS, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

REAL ESTATE DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 35 NORTH, RANGE 12 AND THE NORTHWEST QUARTER OF SECTION 10, 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 #12200016 ON SEPTEMBER 3RD, 2025, AS PROJECT NUMBER 25-878, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT IRON RAIL AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 12 EAST; THENCE NORTH 00 DEGREE 09 MINUTES 22 SECONDS EAST, (INDIANA GEOSPATIAL COORDINATE SYSTEM - DEKALB CO. BASIS OF BEARINGS), ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 662.56 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST, A DISTANCE OF 134.36 FEET TO A 5/8"X1/4" REDBAR WITH WALLACE IDENTIFICATION CAP AT THE SOUTHWEST CORNER OF MARTIN L. SCHWARTZ SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 49 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA ON THE 40 FOOT RIGHT OF WAY LINE, BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 520.17 FEET TO A CONCRETE CORNER POST; THENCE NORTH 00 DEGREE 33 MINUTES 57 SECONDS WEST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 565.00 FEET TO A 5/8" REDBAR ON THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 29 MINUTES 37 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 837.74 FEET TO 5/8" REDBAR WITH STRONG IDENTIFICATION CAP ON THE EAST LINE OF DOCUMENT NUMBER 202206220 AS RECORDED IN SAID OFFICE; THENCE SOUTH 00 DEGREE 33 MINUTES 57 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 231.62 FEET TO THE NORTH 40 FOOT RIGHT OF WAY LINE OF COUNTY ROAD 9A; THENCE ALONG SAID NORTH 40 FOOT RIGHT OF WAY LINE FOR THE FOLLOWING 4 COURSES: THENCE SOUTH 58 DEGREES 32 MINUTES 16 SECONDS EAST, A DISTANCE OF 83.61 FEET; THENCE SOUTH 50 DEGREES 58 SECONDS EAST, A DISTANCE OF 185.71 FEET; THENCE SOUTH 37 DEGREES 35 MINUTES 11 SECONDS EAST, A DISTANCE OF 146.99 FEET; THENCE SOUTH 31 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 31.53 FEET TO THE POINT OF BEGINNING, CONTAINING 9.09 ACRES OF LAND, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 9A, 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 AREAS

LOT 1: 3.73 ACRES
POND: 0.63 ACRE
NET BUILDABLE: 3.10 ACRES

LOT 2: 6.17 ACRES

40' RIGHT OF WAY WAS
DEDICATED IN 1991 WHEN
THE PLAT WAS CREATED.

REPLAT OF MARTIN L. SCHWARTZ SUBDIVISION

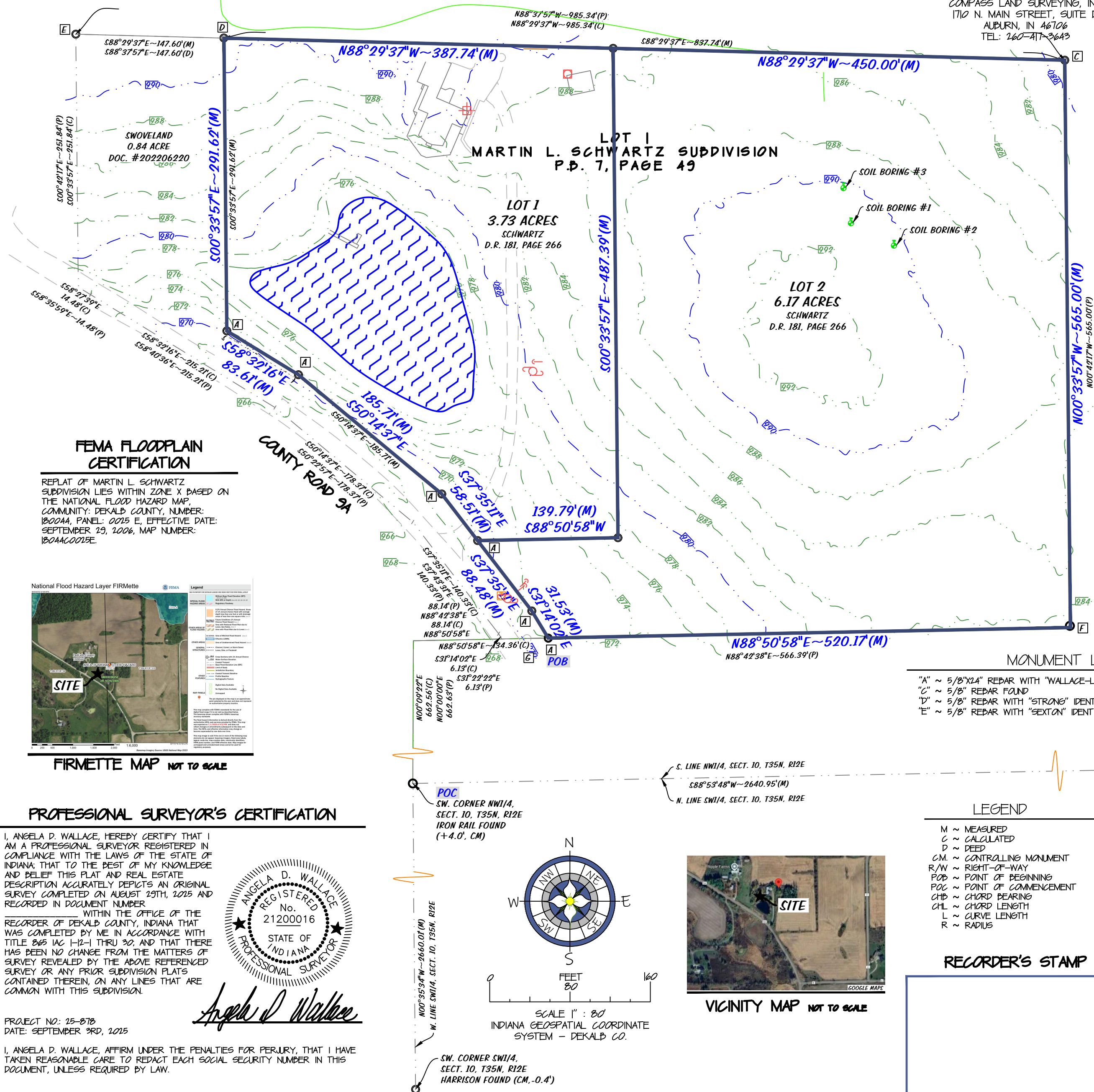
A SUBDIVISION IN THE THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 35 NORTH, RANGE 12 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 12 EAST, FAIRFIELD TOWNSHIP, DEKALB COUNTY, INDIANA

OWNER & DEVELOPER

MARTIN L. & BETTY E. SCHWARTZ,
REPRESENTED BY MELANIE PEER
0669 COUNTY ROAD 9A
HUDSON, INDIANA 46747
&
MAX A. SWOVELAND
0635 COUNTY ROAD 9A
HUDSON, INDIANA 46747
&
BRANDON & BRIANA BURGGRAVE

SURVEYOR

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



REPLAT

Findings of Fact

Plan Commission

Petition #: 25-26

Date: October 7, 2025

Address: 0659 County Road 9A, Hudson

Name of Subdivision: RePlat of Martin L. Schwartz Subdivision

These are proposed findings which are not final until adopted by the Plan Commission.

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 **July 3, 2025**
2. Legal notice published in The Star on **July 26, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **September 11, 2025**
5. Letter from County Highway dated **September 4, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **September 3, 2025**
7. Letter from the Drainage Board, dated **September 18, 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 (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 9A with dedication of right of way where required. The existing driveways will be utilized for Lot 1. The driveway location for Lot 2 has 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 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.

REPLAT
Findings of Fact
Plan Commission

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 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 #25-26, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL (OR) DENIAL ON THIS 7th DAY OF OCTOBER, 2025.

Motion made by: _____, Seconded by: _____

Vote tally: Yes: _____ No: _____

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: 25-28
Date Application Filed: 9/2/2025
Fee Paid: PLCC 6408255

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: Geoffrey & Barbara Parker
Address: 5543 County Road 75A
St. Joe, IN 46785
Telephone Number: (260) 705-1638 E-Mail: parker.barbara57@yahoo.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: same as above
Address: _____
Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: Joseph R. Herendeen, PS, Sauer Land Surveying, Inc.
Address: 7203 Engle Road
Fort Wayne, IN 46804
Telephone Number: (260) 469-3300 E-Mail: joe@sauersurveying.com

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

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

2 lots, 8.009 acres

Name of Subdivision and Address or Parcel # of property:

Lot 4 of Riverside Meadows, Section III, County Road 75A, 1/4 mile Northeast of State Road 101

Legal description of property affected:

Part of the SW 1/4 of Section 12, Township 33 North, Range 14 East, containing 8.009 acres.

Reason for the Proposed Replat:

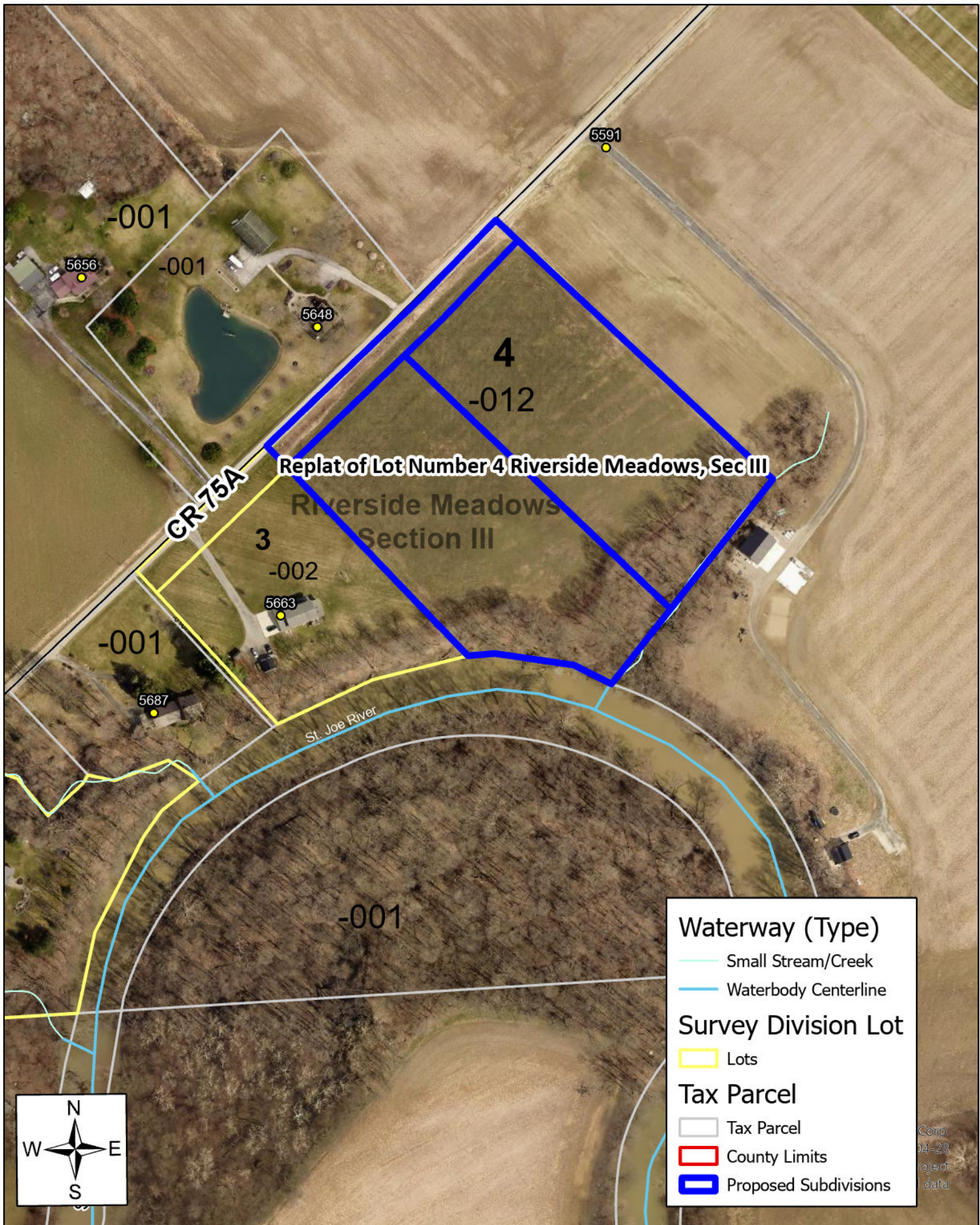
To split off an additional lot

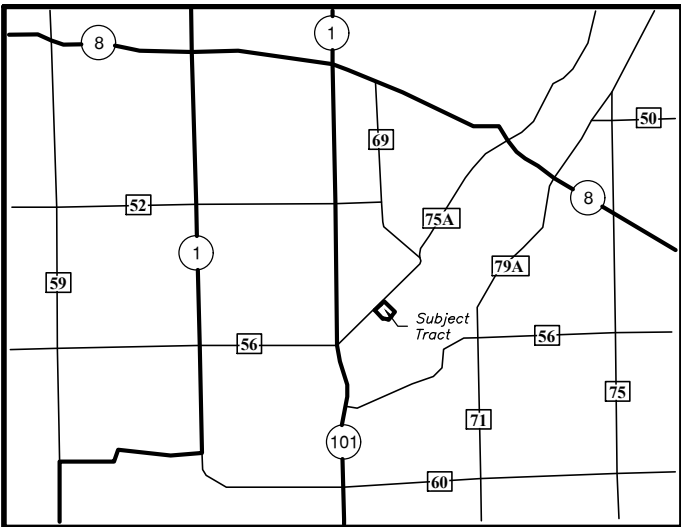
The Replat should include (check all that apply):

- () All of the Platted Area () All recorded restrictive covenants
(X) Part of the Platted Area as shown in the attached documents (X) 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:  Joseph R. Herendeen, PS, as agent
(If signed by representative for applicant, state capacity)





Location Map

PLAT LEGEND

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

Zone A2: Agricultural

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

AREAS:

Lot #4A
Net Area 2.607 acres
Easements: 1.090 acres
Total Gross Area: 3.697 acres

Lot #4B
Net Area 3.160 acres
Easements: 0.537 acres
Total Gross Area: 3.697 acres

Previously Dedicated Right of Way
Total Gross Area: 0.616 acres

Overall Gross Area: 8.009 acres

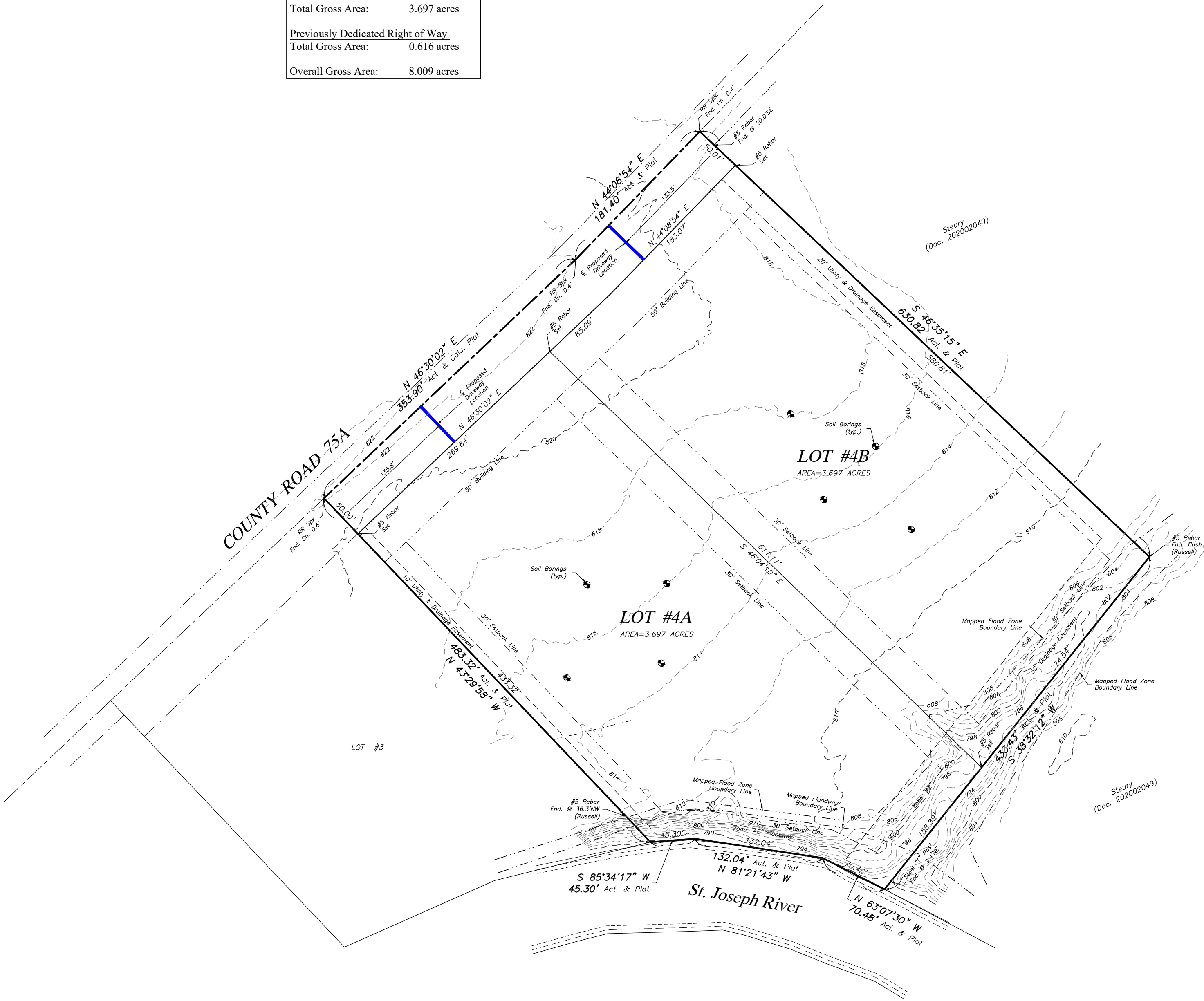
Primary & Secondary Replat of:

LOT NUMBER 4 IN RIVERSIDE MEADOWS, SECTION III

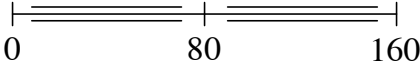
A subdivision of part of the Southwest Quarter of Section 12,
Township 33 North, Range 14 East, DeKalb County, Indiana.

Owner & Developer:
Geoffrey P. Parker &
Barbara M. Parker
5557 County Road 75A
St. Joe, IN 46785

Surveyor - Planner:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300



SCALE IN FEET:



SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: County Road 75A, St. Joe, IN 46785

This survey is intended to create two new tax parcels lying entirely within the record boundaries of Lot Number 4 in Riverside Meadows, Section III, as recorded in Plat Record 9, page 177, in the Office of the Recorder of DeKalb County, Indiana.

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

- REFERENCES: Copies of the following documents were reviewed in completion of this survey:
- The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
 - DeKalb County Surveyor's Section Corner Records.
 - The plat of Riverside Meadows, Section III, Plat Record 9, page 177

(A) AVAILABILITY OF REFERENCE MONUMENTS:

The following monuments were accepted and held as controlling monuments at the following locations:

- The most Northerly corner of subject tract.....Railroad spike found.
- The most Easterly corner of subject tract.....#5 rebar found with Russell cap.
- The most Westerly corner of subject tract.....Railroad spike found.
- The Northwesterly deflection corner of subject tract.....Railroad spike found.

The existing monuments are believed to be the original monuments of Riverside Meadows, Section III. There are no uncertainties based upon reference monuments.

(B) OCCUPATION AND/OR POSSESSION LINES:

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

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

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

(D) RELATIVE POSITIONAL ACCURACY:

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

(E) ESTABLISHMENT OF LINES AND CORNERS:

- The remaining lines and corners of subject tract were all established using found monuments and plat geometry.
- The remaining lines of subject tract were established at the direction of the client.

(F) NOTES:

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

PLAN COMMISSION CERTIFICATE

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

Approved by the County Plan Commission at a meeting held on the ____ day of _____, 2025.

Chairman

Zoning Administrator

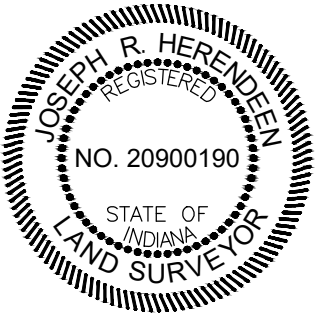
CERTIFICATE OF SURVEYOR

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

I, Joseph R. Herendeen, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Joseph R. Herendeen, Indiana Professional Surveyor

Date: 08/07/2025



RIVERSIDE MEADOWS,
SECTION III, LOT 4

A subdivision of part of the Southwest Quarter of Section 12,
Township 33 North, Range 14 East, DeKalb County, Indiana.

Owner & Developer:
Geoffrey P. Parker &
Barbara M. Parker
5557 County Road 75A
St. Joe, IN 46785

Surveyor - Planner:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300

DESCRIPTION:

Lot Number 4 in Riverside Meadows, Section III, according to the plat thereof, as recorded in Plat Record 9, page 177, in the Office of the Recorder of DeKalb County, Indiana, being more particularly described as follows, to-wit:

Beginning at a railroad spike at the most Northerly corner of Riverside Meadows, Section III, according to the plat thereof, as recorded in Plat Record 9, page 177, in the Office of the Recorder of DeKalb County, Indiana; thence South 46 degrees 35 minutes 15 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the Northeast line of said Riverside Meadows, Section III, a distance of 630.82 feet to a #5 rebar at the most Easterly corner thereof; thence South 38 degrees 32 minutes 12 seconds West, on and along the Southeast line of said Riverside Meadows, Section III, a distance of 433.43 feet to the most Southerly corner thereof; thence North 63 degrees 07 minutes 30 seconds West, on and along a South line of said Riverside Meadows, Section III, a distance of 70.48 feet; thence North 81 degrees 21 minutes 43 seconds West, continuing on and along said South line, a distance of 132.04 feet; thence South 85 degrees 34 minutes 17 seconds West, continuing on and along said South line, a distance of 45.30 feet to a South corner of Lot Number 4 in said Riverside Meadows, Section III; thence North 43 degrees 29 minutes 58 seconds West, on and along the Southwest line of said Lot Number 4, and its Northwesterly projection, a distance of 483.32 feet to a railroad spike on the Northwest line of said Riverside Meadows, Section III; thence North 46 degrees 30 minutes 02 seconds East, on and along said Northwest line, being within the right-of-way of County Road 75A, a distance of 353.90 feet to a railroad spike; thence North 44 degrees 08 minutes 54 seconds East, continuing on and along said Northwest line and within said right-of-way, a distance of 181.40 feet to the point of beginning, containing 8.009 acres of land, subject to legal right-of-way for County Road 75A, and subject to all easements of record.

DEED OF DEDICATION

We, the undersigned, Geoffrey P. Parker and Barbara M. Parker, owners of said real estate shown and described herein, do hereby layoff, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as "REPLAT OF RIVERSIDE MEADOWS, SECTION III, LOT 4", an addition to DeKalb County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public. Front, side, and rear yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets, there shall be erected or maintained no building or structure. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision, shall take their titles subject to all easements of record.

Witness our Hand and Seal this ____ day of _____, 2025.

Geoffrey P. Parker

Barbara M. Parker

State of Indiana)
) §
County of _____)

Before me the undersigned Notary Public, in and for the County and State, personally appeared GEOFFREY PARKER and BARBARA PARKER, acknowledging the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and notorial seal this ____ day of _____, 2025.

Notary Public

Printed Name
Resident of _____ County

My commission expires: _____

RESTRICTIVE COVENANTS:

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

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

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

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

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

This property appears to lie within Zone AE Floodway, Zone AE, and Zone X as the description plots by scale on Flood Insurance Rate Map Number 18033C 0280E, effective September 29, 2006.

REPLAT
Findings of Fact
Plan Commission

Petition #: 25-28

Date: October 7, 2025

Address: east side of County Road 75A, approximately three-tenths of a mile northeast of the intersection of County Road 75A & State Road 10, Saint Joe

Name of Subdivision: RePlat of Riverside Meadows, Section III, Lot 4

These are proposed findings which are not final until adopted by the Plan Commission.

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 **September 2, 2025**
2. Legal notice published in The Star on **September 26, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **September 11, 2025**
5. Letter from County Highway dated **September 24, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **September 2, 2025**
7. Letter from the Drainage Board, dated **September 18, 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.

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 75A with dedication of right of way where required. 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 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.

REPLAT
Findings of Fact
Plan Commission

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 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 #25-28, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL (OR) DENIAL ON THIS 7th DAY OF OCTOBER, 2025.

Motion made by: _____, Seconded by: _____

Vote tally: Yes: _____ No: _____

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: 25-29
Date Application Filed: 9/2/2016
Fee Paid: Pd CK 8997

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

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

APPLICANT INFORMATION

Applicant's Name: Robert J. Shuherk Jr. & Mary L. Shuherk, Trustees of the Shuherk Trust dated 1/20/2016
Mailing Address: 2360 County Road 17
Corunna, IN 46730
Telephone Number: (260) 402-7062 E-Mail: shuhfam09@hotmail.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Robert J. Shuherk Jr. & Mary L. Shuherk, Trustees of the Shuherk Trust dated 1/20/2016
Address: 2360 County Road 17
Corunna, IN 46730
Telephone Number: (260) 402-7062 E-Mail: shuhfam09@hotmail.com

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: Joseph R. Herendeen, PS, Sauer Land Surveying, Inc.
Address: 7203 Engle Road
Fort Wayne, IN 46804
Telephone Number: (260) 469-3300 E-Mail: joe@sauersurveying.com

Name of Proposed Subdivision: South Cottage Plot 3

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

1 lot, 2.028 acres

Address or common description of property:

County Road 17, 1/8 mile North of U.S. Highway 6

Legal description of property affected:

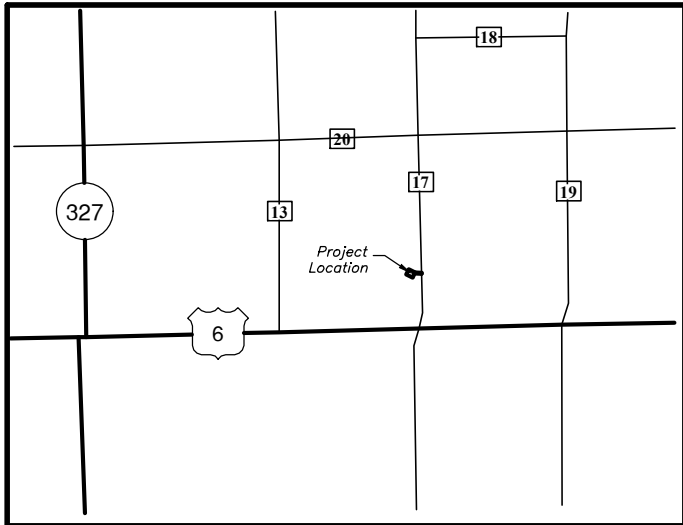
Part of the West Half of the Southwest Quarter of Section 35, Township 35 North, Range 12 East, containing 2.028 acres.

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:  Joseph R. Herendeen, PS, as agent
(If signed by representative for applicant, state capacity)



Location Map

Zone A2: Agricultural

Setbacks:

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

PLAT LEGEND

- Plot Boundary Line
- Dedicated Road Right-of-Way Line
- Building Set-back Line
- Lot line

AREAS:

Lot #1
Net Area: 2.000 acres
Easements: 0.000 acres
Dedicated Right-of-Way: 0.028 acres
Total Gross Area: 2.028 acres

Primary & Secondary Plat of:

SOUTH COTTAGE PLOT 3

A subdivision of part of the West Half of the Southwest Quarter of Section 35,
Township 35 North, Range 12 East, DeKalb County, Indiana.

Owners & Developers:

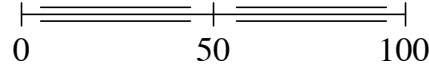
Shuherk Trust dated 01/20/2016
c/o Mary L. & Robert J. Shuherk Jr.
2360 County Road 17
Corunna, IN 46730

Surveyor - Planner:

Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300



SCALE IN FEET:



PLAN COMMISSION CERTIFICATE

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

Approved by the County Plan Commission at a meeting held on the _____ day of _____, 2025.

Chairman

Zoning Administrator

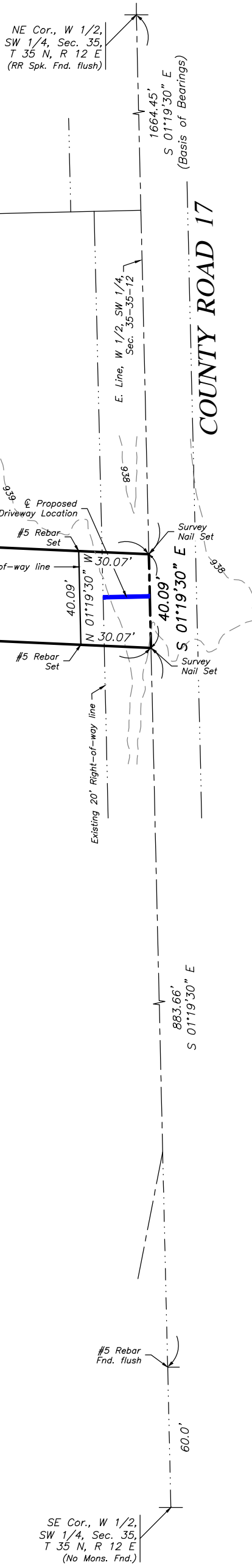
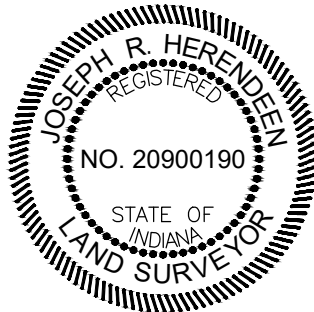
CERTIFICATE OF SURVEYOR

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

I, Joseph R. Herendeen, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.


Joseph R. Herendeen, Indiana Professional Surveyor

Date: 09/04/2025



SURVEYOR'S REPORT

Prepared as a part of the foregoing survey.

Address: County Road 17, Corunna, IN 46730

This survey is intended to create a new tax parcel lying entirely within the record boundaries of a tract of real estate as described in a Warranty Deed from Mary Louise Shuherk to Shuherk Trust dated the 20th day of January, 2016, deed dated April 22, 2016, as Document Number 201602026 in the Office of the Recorder of DeKalb County, Indiana.

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

REFERENCES: Copies of the following documents were reviewed in completion of this survey:
-The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
-DeKalb County Surveyor's Section Corner Records.
-The plat of Cook Addition, Document Number 201201127.

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

- The NE Cor., W 1/2, SW 1/4 of Section 35.....Railroad spike found as shown on above-referenced plat.
- The SE Cor., W 1/2, SW 1/4 of Section 35.....No monument found, #5 rebar found 60.0 feet North of corner as shown on above-referenced plat.

The East line of the West Half of the Southwest Quarter of Section 35 was established by using the above-referenced monuments. Uncertainties due to variances between measured distances and record distances were found to be less than the Relative Positional Accuracy and are considered to be negligible.

(B) OCCUPATION AND/OR POSSESSION LINES:

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

(C) AMBIGUITY OF RECORD DESCRIPTIONS:

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

(D) RELATIVE POSITIONAL ACCURACY:

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

(E) ESTABLISHMENT OF LINES AND CORNERS:

1. The East line of subject tract was established on and along the East line of the West Half of the Southwest Quarter.
2. The remaining lines of subject tract were established at the direction of the client.

(F) NOTES:

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

Primary & Secondary Plat of:

SOUTH COTTAGE PLOT 3

A subdivision of part of the West Half of the Southwest Quarter of Section 35, Township 35 North, Range 12 East, DeKalb County, Indiana.

Owners & Developers:
Shuherk Trust dated 01/20/2016
c/o Mary L. & Robert J. Shuherk Jr.
2360 County Road 17
Corunna, IN 46730

Surveyor - Planner:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300

DESCRIPTION:

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

Commencing at the Northeast corner of the West Half of said Southwest Quarter, being marked by a railroad spike; thence South 01 degrees 19 minutes 30 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the East line of the West half of said Southwest Quarter, being within the right-of-way of County Road 17, a distance of 1664.45 feet to a survey nail at the true point of beginning; thence South 01 degrees 19 minutes 30 seconds East, continuing on and along said East line and within said right-of-way, a distance of 40.09 feet to a survey nail; thence North 87 degrees 26 minutes 31 seconds West, a distance of 298.78 feet to a #5 rebar; thence South 26 degrees 22 minutes 25 seconds West, a distance of 200.00 feet to a #5 rebar; thence North 63 degrees 37 minutes 35 seconds West, a distance of 315.00 feet to a #5 rebar; thence North 26 degrees 22 minutes 25 seconds East, a distance of 243.73 feet to a #5 rebar; thence South 63 degrees 37 minutes 35 seconds East, a distance of 315.00 feet to a #5 rebar; thence South 87 degrees 26 minutes 31 seconds East, a distance of 278.41 feet to the true point of beginning, containing 2.028 acres of land, subject to legal right-of-way for County Road 17, and subject to all easements of record.

DEED OF DEDICATION

We, the undersigned, Mary L. Shuherk and Robert J. Shuherk, Jr., trustees of the Shuherk Trust dated the 20th day of January, 2016, owners of said real estate shown and described herein, do hereby layoff, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as "SOUTH COTTAGE PLOT 3", an addition to DeKalb County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public. Front, side, and rear yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets, there shall be erected or maintained no building or structure. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision, shall take their titles subject to all easements of record.

Witness our Hand and Seal this ____ day of _____, 2025.

Mary L. Shuherk Robert J. Shuherk, Jr.
State of Indiana)
) §
County of _____)

Before me the undersigned Notary Public, in and for the County and State, personally appeared MARY L. SHUHERK and ROBERT J. SHUHERK, JR., trustees of the Shuherk Trust dated the 20th day of January, 2016, acknowledging the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and notorial seal this ____ day of _____, 2025.

Notary Public
Printed Name
Resident of _____ County

My commission expires: _____

RESTRICTIVE COVENANTS:

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

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

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

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

MINOR SUBDIVISION PLAT (MN)

Findings of Fact Plan Commission

Petition #: 25-29

Date: October 7, 2025

Address: west side of County Road 17, approximately two-tenths of a mile north of the intersection of County Road 17 & US Highway 6, Corunna

Name of Subdivision: South Cottage Plot 3

These are proposed findings which are not final until adopted by the Plan Commission.

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 **September 9, 2025**
2. Legal notice published in The Star on **September 26, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated _____
5. Letter from County Highway dated **September 24, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **September 16, 2025**
7. Letter from the Drainage Board, dated **October 2, 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.

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 17 with dedication of right of way where required. Driveway location has 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.

MINOR SUBDIVISION PLAT (MN)

Findings of Fact Plan Commission

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 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 #25-29, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL (OR) DENIAL ON THIS 7th DAY OF OCTOBER, 2025.

Motion made by: _____, Seconded by: _____

Vote tally: Yes: _____ No: _____

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: 25-30
Date Application Filed: 09/19/25
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: 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: Steve & Julie Fetters
Address: 5397 County Road 52, Saint Joe, IN 46785

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: Barn View

Number of Parcels & Total Area (square feet or acreage): 1 Parcel, 20.00 Acres

Address or Parcel ID # of property: County Road 52, Saint Joe, Indiana 46785

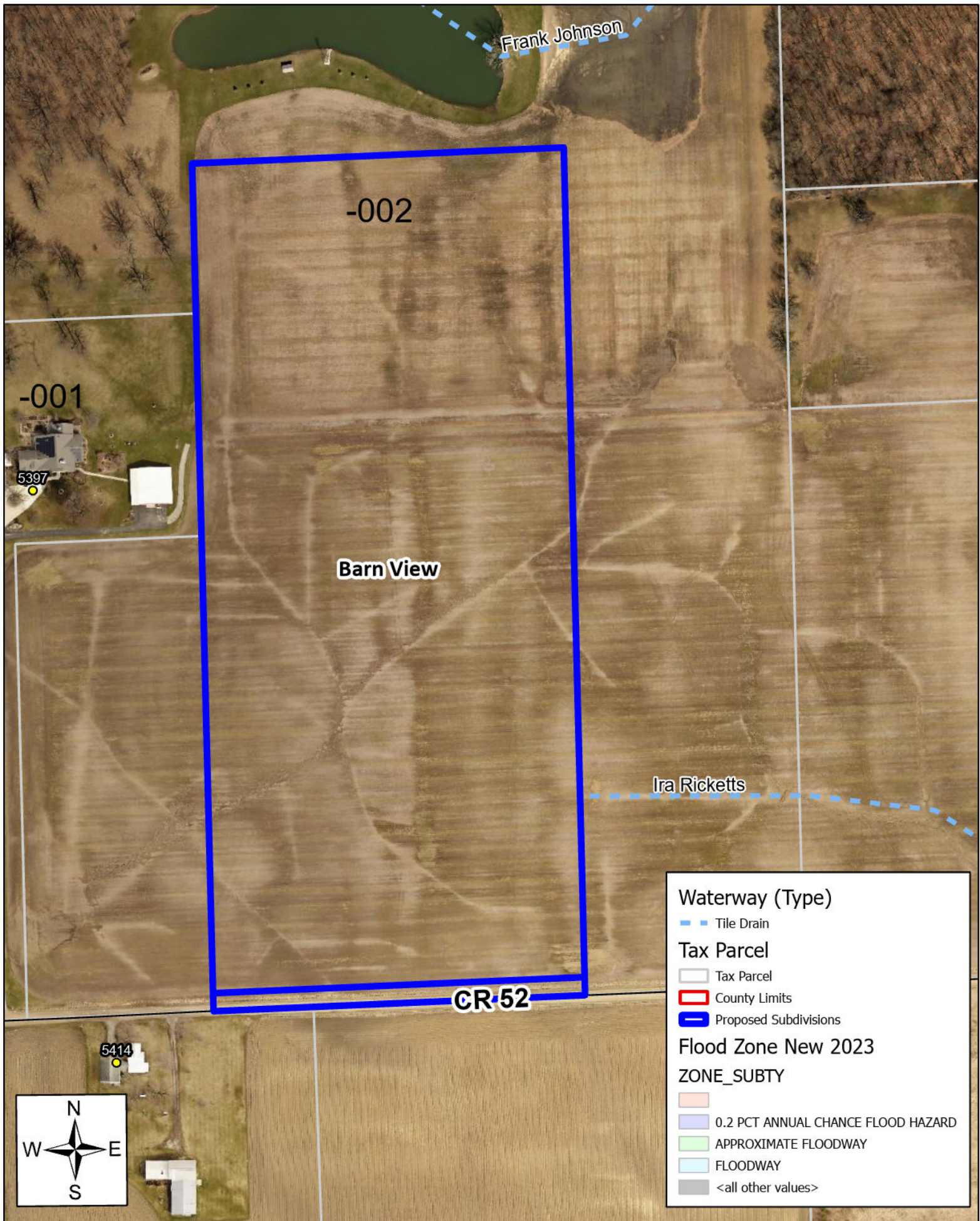
Legal description of property affected: Part of the Southeast 1/4 of Section 5, Township 33 North, Range 14 East.

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: 

(If signed by representative for applicant, state capacity)



Waterway (Type)

Tile Drain

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>

MINOR SUBDIVISION PLAT (MN)

Findings of Fact Plan Commission

Petition #: 25-30

Date: October 7, 2025

Address: north side of County Road 52, approximately four-tenths of a mile west of the intersection of County Road 52 & County Road 55, Saint Joe

Name of Subdivision: Barn View

These are proposed findings which are not final until adopted by the Plan Commission.

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 **September 19, 2025**
2. Legal notice published in The Star on **September 26, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated _____
5. Letter from County Highway dated **October 1, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **September 22, 2025**
7. Letter from the Drainage Board, dated **October 2, 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 52 with dedication of right of way where required. Driveway location has 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.

MINOR SUBDIVISION PLAT (MN)

Findings of Fact Plan Commission

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 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 #25-30, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL (OR) DENIAL ON THIS 7th DAY OF OCTOBER, 2025.

Motion made by: _____, Seconded by: _____

Vote tally: Yes: _____ No: _____

