

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, November 4, 2025

8:30 AM

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

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

Petition #25-31 – Steve A & Sheila Leins requesting a Minor Subdivision known as Lein's Den Section III. The proposed 2 lot subdivision will be a total of 6.55 gross acres. The subdivision will be used for single family residence. The property is located on County Road 32, at the northeast corner of County Road 32 and County Road 3, Corunna, Indiana and is zoned A2, Agricultural.

Petition #25-32 – Brad C. Holman requesting a Minor Subdivision known as The Plat of Riverview. The proposed 1 lot subdivision will be a total of 3.17 gross acres. The subdivision will be used for single family residence. The property is located on the west side of County Road 57, approximately one-half mile north of the intersection of County Road 57 and County Road 72, Spencerville, Indiana and is zoned A2, Agricultural.

Petition #25-33 – Lane A. Hurraw requesting a Minor Subdivision known as Camp Lane. The proposed 1 lot subdivision will be a total of 4.738 acres. The subdivision will be used for single family residence. The property is located on the east side of County Road 71, approximately one-tenth mile north of the intersection of County Road 71 and County Road 4A, Hamilton, Indiana and is zoned A2, Agricultural.

Petition #25-34 – J. Joe Miller, Trustee 1996 Revocable Trust Dated 2-29-96 requesting a Minor Subdivision known as Barn Place. The proposed 1 lot subdivision will be a total of 2.6 acres. The subdivision will be used for single family residence. The property is located at 3978 County Road 62, Auburn, Indiana and is zoned A2, Agricultural.

Petition #25-35 – Joshua O. Lengacher requesting a Minor Subdivision known as Josh's Estate. The proposed 2 lot subdivision will be a total of 41.562 acres. The subdivision will be used for single family residence. The property is located at 4353 County Road 72, Spencerville, Indiana and is zoned A2, Agricultural.

6. Adjournment

Next Meeting: December 2, 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, October 7, 2025 @ 8:30 AM

The Regular Meeting of the DeKalb County Plat Committee was called to order at 8:30 a.m. in the DeKalb County Commissioner's Court by Elysia Rodgers.

ROLL CALL:

Members Present: Elysia Rodgers, Sandra Harrison, 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: Robin Workman, Jim Smith, Jesse Zehr, Joe Gabet, Melanie Beer, Briana Burggrave, Angie Wallace, Ethan Young, Geoffrey Parker, Richard Lentz, Joe Herendeen, Mark Bock, David Dowden, Barbara Parker, and Bradon Burggrave.

PRAYER: Jerry Yoder led prayer.

APPROVAL OF MINUTES:

Sandra Harrison moved to approve the minutes from August 5, 2025; seconded by Jason Carnahan. None Opposed. Motion carried.

OLD BUSINESS:

None

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 and create a new Lot 2. One new buildable lot is being created. The property is located at 0659 County Road 9A, Hudson, Indiana and is zoned A2, Agricultural.

Elysia Rodgers read the proposed petition.

Chris Gaumer explained that the meeting packets will not include staff reports due to limited access following the recent cyber-attack. He noted that this Plat was previously presented at the last meeting but was continued to allow for some changes. He stated that the petitioner has chosen to divide the property into two buildable lots. Lot 1 will remain as the existing house and Lot 2 will consist of the eastern half of the RePlat. The remaining western portion labeled -010, has been sold to the owner at 0635 CR 9A. No additional right of way will be dedicated; the current layout will remain unchanged.

Mrs. Rodgers asked that to just verify these Lot requirements they will meet all your specifications.

Mr. Gaumer stated that's correct.

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 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.

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 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.

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

Motion made by Suzanne Davis, Seconded by Sandra Harrison.

Vote tally: Yes: 5 No: 0

Elysia Rodgers

Sandra Harrison

Jason Carnahan

Jerry Yoder

Suzanne Davis

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.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer stated that if you look at your aerial map here, Lot 4 used to be both Lots combined and are proposed to basically be split in half to create two equal acreage Lots. The existing right of way has been dedicated per the original Riverside Meadows Section III. It meets the standards of the ordinance.

Mrs. Rodgers asked if there were any questions or comments from the board.

Jerry Yoder stated that he didn't make it out to this one. He asked what was located on the property next door at 5591 CR 75A.

Mr. Carnahan stated that this is Ben Steury's place for his business.

Mrs. Rodgers asked if there were any further questions 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.

Richard Lentz approached the podium stating that he wanted to clarify if there's any architectural controls on what can be built on the property.

Mr. Gaumer stated that there's not any architectural standards for the County. He addressed that if someone wants to build a shipping container home and it meets code, they could do this.

Mr. Lentz asked so this couldn't fall under the subdivision. Where you would have the homeowner's association that you would have architectural standards.

Mr. Gaumer explained that while some subdivisions may include covenants and restrictions, this particular one does not. Even if it did, the County would not have the authority to enforce them, as such matters typically fall outside the County's jurisdiction. The County can enforce certain elements like architectural or drainage board covenants but requirements such as a minimum home size 2,000 square feet, single-story are usually enforced by a homeowner's association (HOA) or another governing body, not the County.

Mr. Lentz stated that this would be done through the big picture of planning and submitting for this plan.

Mr. Gaumer stated yes.

Mrs. Rodgers asked if there were any further comments from the public. 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 **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.

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 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. The 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 #25-28, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 7th DAY OF OCTOBER 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

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.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer explained that there's not an aerial map available for this case due to access to GIS mapping. He noted that the parcel in question is being split from an existing home located further north, and there is a pond directly north of the proposed site, which can be partially seen on the plat. He added that the petitioner has submitted a request to the Board of Zoning Appeals (BZA) for a variance related to the pond setback. County regulations require a minimum of 40 feet between a pond and a property line. The plat cannot be officially recorded until the cyber incident is resolved and the BZA grants approval for the variance.

Mrs. Rodgers asked what the existing building was on the Plat or is this a home.

Mr. Gaumer stated that this is an outbuilding used as storage.

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 **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 **October 6, 2025**
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.

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 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.

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

Motion made by Jerry Yoder, Seconded by Sandra Harrison.

Vote tally: Yes: 5 No: 0

Elysia Rodgers

Sandra Harrison

Jason Carnahan

Jerry Yoder

Suzanne Davis

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.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer stated that looking at the aerial map and plat this is being split out of a larger tract. There's a small portion of the Ira Ricketts Drain located on this parcel to the east and has been removed. He added that the property has been split and purchased by Leon & Sara Schwartz.

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.

Robin Workman approached the podium asking if this is for a single home or would this be like a subdivision of multiple homes.

Mrs. Rodgers stated that the term subdivision is the general term that's used to divide the land from the original parcel. At this point it has been stated that it will be used as a single-family residence.

Mrs. Workman asked what the accessory's would be considered.

Mr. Gaumer stated that any accessory structure associated with residential use is permitted. This includes agricultural barns, storage barns, and swimming pools.

Jim Smith approached the podium and introduced himself as a farmer and landowner in Concord, Spencer, and Newville Townships. In addition to his farming background, he is a livestock nutritionist with over 25 years of experience supporting producers from Nebraska to Pennsylvania. He emphasized that, through his career, he has come to believe that agricultural facilities must be placed in the right location at the right time. He stated that he had four main concerns to share. First, he raised concerns about the purpose and documentation of the subdivision request. Initially, receiving such a notice seemed routine, subdivision requests are common in DeKalb County. However, after watching the previous Drainage Board meeting, he became concerned when the petitioner requested approval for a 20-acre tract intended to house a commercial chicken barn. Upon reviewing the documentation, he noted that the application referenced residential use in two places, which conflicted with the intended use for poultry production. He acknowledged that the commission is not approving the chicken barn itself, but rather the separation of land for construction. Still, he emphasized that the proposed poultry facility represents a significantly different use than what was communicated to adjoining landowners. Second, he questioned whether the proposed location is appropriate for a flat chicken barn housing 29,000 hens, which would generate approximately 90 semi loads of manure annually. He expressed concern about how this manure would be managed and transported, noting that the increased truck traffic could damage local roads particularly County Road 52, which he believes is not built to withstand such heavy use. Third, he argued that the local economy would not benefit from the facility. The corn and soybeans used for feed would be sourced externally, meaning local producers would not see economic gains. Instead, the facility would bring heavy truck traffic without contributing to the county's agricultural economy. Fourth, he pointed out that the semi's hauling feed and manure would likely not be registered in DeKalb County, meaning they would not be subject to the newly enacted wheel tax. This would shift the burden of road maintenance onto local taxpayers. In closing, Mr. Smith reiterated his support for animal agriculture, which is the foundation of his livelihood. He is pro-livestock but believes such operations must be appropriately placed. The current proposal raises concerns about compatibility, infrastructure, and fairness to the surrounding community. He also noted inconsistencies in the application that call into question the true intent behind the subdivision request. He thanked the board for their time.

Mr. Gaumer responded that he could address some of the concerns raised, clarifying that the purpose of the meeting was solely to consider the subdivision request. He reiterated that the proposed land use falls within the permitted uses outlined in the Unified Development Ordinance (UDO), as the property is zoned Agricultural (A2). This zoning allows for uses both below and above the thresholds defined by IDEM for confined feeding operations. He explained that the County's authority is limited when it comes to regulating agricultural projects that fall below IDEM's regulatory thresholds. Within those constraints, the County strives to be as proactive as possible in regulating what it is legally allowed to. Regarding infrastructure, Mr. Gaumer noted that the Highway Department is responsible for reviewing driveway locations and determining whether the roads can accommodate the anticipated traffic. He also mentioned that, based on available information, it appears the petitioner intends to build a residence on the property in the future, but the initial construction will be the chicken barn. Mr. Gaumer reminded the board that this topic has been discussed extensively in prior Plan Commission and County Commissioner meetings. He emphasized that, as confirmed by the County Attorney, the County is regulating everything it is legally permitted to regulate. Beyond that, agricultural land use remains largely unrestricted under current laws.

Mrs. Rodgers asked if there were any further comments from the public.

David Dowden approached the podium asking what they would do about the rainwater runoff.

Mr. Gaumer stated that this was approved by the Drainage Board last Thursday. The petitioners were approved to have two retention ponds, one on the north and another on the south. These will meet the requirements of the Dekalb County Drainage Board and Surveyor's Office. The rainwater would then dissipate into the ground. He explained that if there's further questions you can talk to the County Surveyor's Office to get the details on what they allowed.

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

Mr. Yoder asked if anyone knew where the building would be located.

Mr. Gaumer stated that it's going to be in eastern half close to the road. If you want to look at this, I have the plans back at the office and can go over them with you.

Mrs. Rodgers addressed that this meeting was just about looking at the subdivision of the land not the actual development for this Lot. Seeing no one else from the public, the public portion of the hearing was closed.

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 **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 **October 6, 2025**
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.

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 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

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

Motion made by Jason Carnahan, Seconded by Sandra Harrison.

Vote tally: Yes: 4 No: 1 (Jerry Yoder)

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 9:14 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: 25-31
Date Application Filed: 10/7/2025
Fee Paid: CK 1501

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: Steve A. & Shelia Leins
Address: 0585 County Road 32
Corunna, IN 46750
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: Leins' Den Section III

Number of Parcels & Total Area (square feet or acreage):
2 parcels & 6.55 gross acres 3.0 net acres each Lot

Address or Parcel ID # of property:
09-05-08-300-005

Legal description of property affected:
SW 1/4 section 08, T34N, R12E

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 09/30/2025
(If signed by representative for applicant, state capacity)

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

SUMMARY FACTS:

APPLICANT:	Steve A & Sheila Leins
SUBJECT SITE:	on County Road 32, at the northeast corner of County Road 32 and County Road 3, Corunna
REQUEST:	2 Lot Minor Subdivision – Lein’s Den Section III
EXISTING ZONING:	A2: Agricultural
SURROUNDING LAND	North: Wooded Land (A2)
USES AND ZONING:	South: Farm Ground (A1)
	East: Farm Ground (A2)
	West: Farm Ground (A2)

ANALYSIS:

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

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

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

Minor Subdivision Standards:

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

- Parcel 09-05-08-300-005 is considered the parent parcel. This is the 2nd buildable split from parent parcel -005. Two additional buildable splits may be created.
- The Petitioner is meeting the standards of the UDO as follows:
 - o **Minimum Lot Area: 2 net acres (not including any dedicated right-of-way or recorded easements)**
 - Proposed Lot 1 Area: 3 net acres
 - Proposed Lot 2 Area: 3 net acres
 - o **Minimum Lot Width: 160 feet**
 - Proposed Lot 1 Width: 297.10 feet
 - Proposed Lot 2 Width: 297.10 feet
 - o **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: 298.22 feet
 - Proposed Lot 2 Frontage: 298.22 feet

- This division of land fronts the following roads:
 - County Road 32 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 **October 7, 2025**
2. Legal notice published in The Star on **October 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **October 23, 2025**
5. Letter from County Highway dated **October 8, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **October 8, 2025**
7. Letter from the Drainage Board, dated **October 16, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Compass Land Surveying**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

PROPOSED FINDINGS OF FACT:

These Findings of Fact proposed by the Zoning Administrator are based off the knowledge and understanding of the proposed project.

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.
2. Does the Minor Subdivision conform to the following UDO standards:
 - a. Minimum width, depth & area of lot(s).
Yes. See Plat & Staff Report.
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.
Adequate access off County Road 32 with dedication of right of way. Driveway location has been reviewed and approved by the DeKalb County Highway Dept. Driveway Permits have been issued.
 - 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:

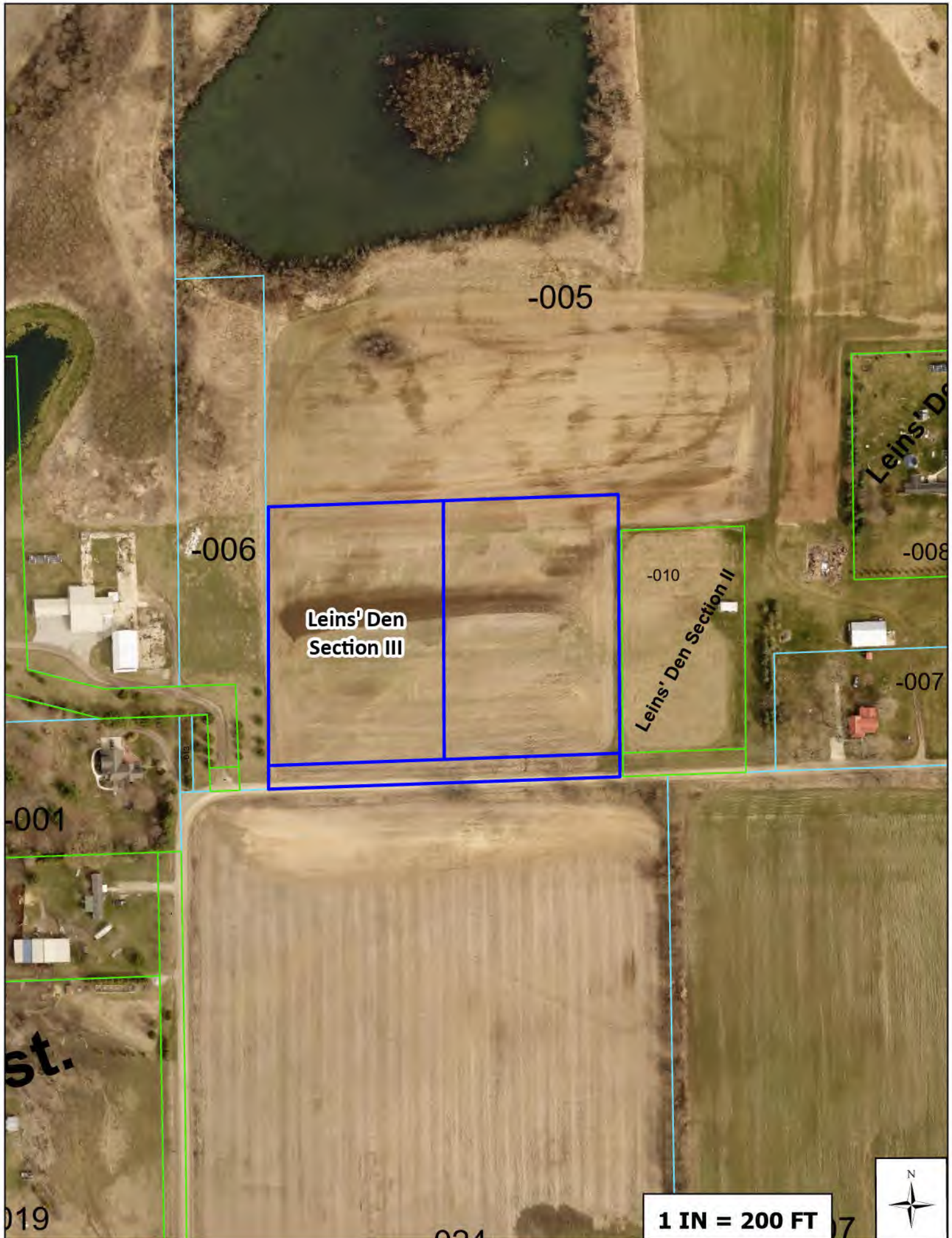
Standard Conditions to be recorded on or with the plat:

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.



-005

-006

Leins' Den
Section III

-010

Leins' Den Section II

-008

-007

-001

019

024

1 IN = 200 FT



ZONING
ZONING DISTRICT:
AGRICULTURAL (A2)
SETBACKS: SETBACKS:
PRIMARY ACCESSORY STRUCTURE
FRONT: 50' FRONT: 50'
SIDE: 30' SIDE: 10'
REAR: 30' REAR: 10'

LOT AREAS
TOTAL AREA: 655 ACRES
40' R/W: 0.55 ACRE
NET AREA: 600 ACRES
NET AREA PER LOT: 3.00 ACRES

LEINS' DEN SECTION III

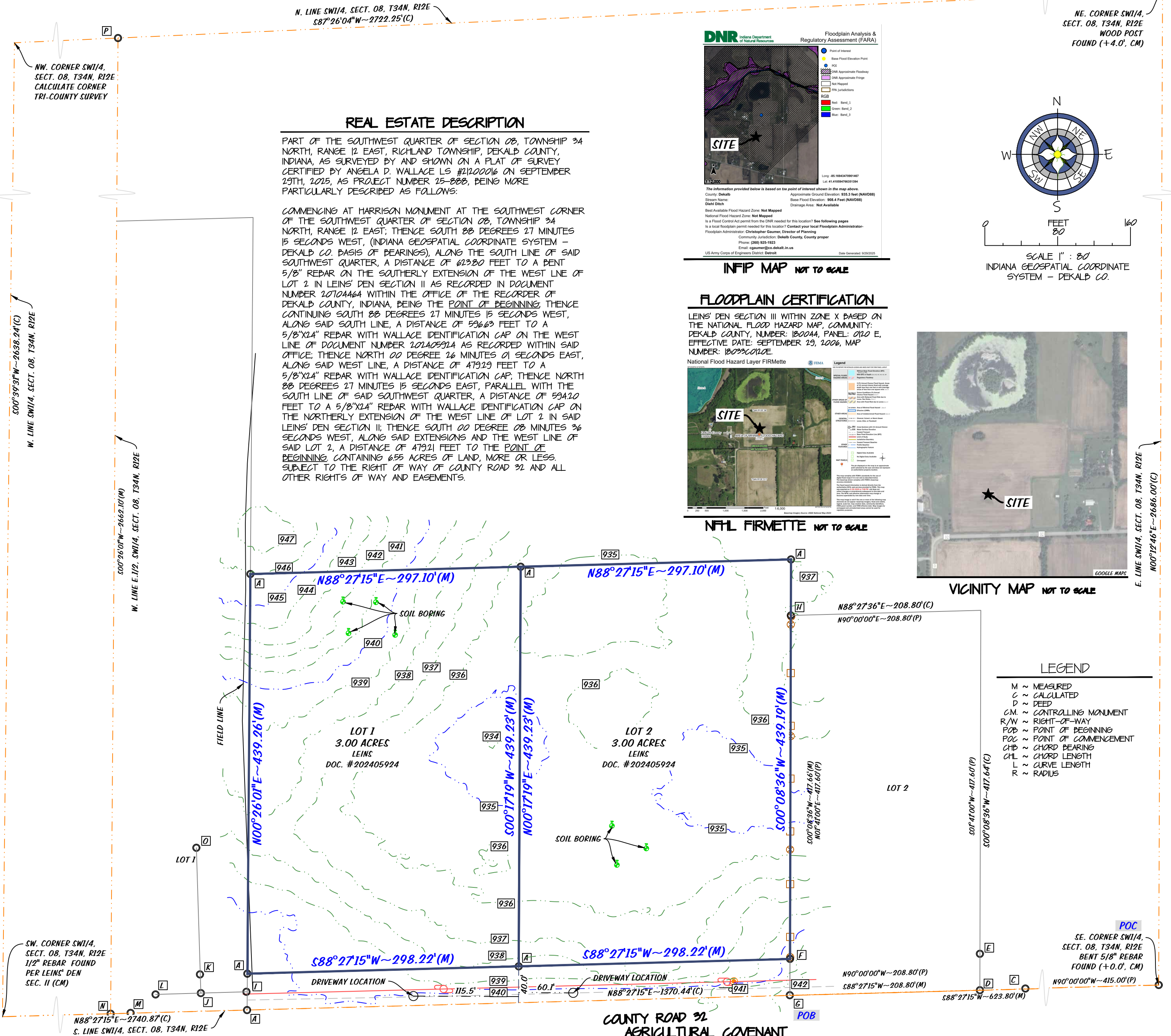
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH,
RANGE 12 EAST, RICHLAND TOWNSHIP, DEKALB COUNTY, INDIANA

OWNER & DEVELOPER

STEVE A. & SHEILA LEINS
0555 COUNTY ROAD 32
CORUNNA, INDIANA 46730

SURVEYOR

COMPASS LAND SURVEYING, INC.
1710 N. MAIN STREET, SUITE D
AUBURN, IN 46706
TEL: 760-417-3643



OWNER DEDICATION

WE, THE UNDERSIGNED, STEVE A. & SHEILA LEINS, 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 LEINS DEN SECTION III IN THE SOUTHWEST QUARTER OF SECTION 08, TOWNSHIP 34 NORTH, RANGE 12 EAST, RICHLAND 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.

STEVE A. LEINS

SHEILA LEINS

NOTARY

STATE OF INDIANA }
COUNTY OF DEKALB }

WITNESS OUR HAND AND SEAL THIS _____ DAY OF NOVEMBER, 2015.

STEVE A. LEINS

SHEILA LEINS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS _____ DAY OF NOVEMBER, 2015, PERSONALLY APPEARED STEVE A. & SHEILA LEINS, 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 NOVEMBER, 2015.

NOTARY PUBLIC (SEAL)

CHARITY L. WISEL

MY COMMISSION EXPIRES: DECEMBER 10, 2016

COUNTY ROAD 32
AGRICULTURAL COVENANT

THE OWNER(S) OF THE LOT(S) WITHIN THIS SUBDIVISION AGREE TO RECOGNIZE THE EXISTING AGRICULTURAL LAND USAGE SURROUNDING THIS SUBDIVISION AND FURTHER AGREE TO NOT OBJECT TO THE SURROUNDING AGRICULTURAL LAND USE OR CHANGES THEREIN AS PERMITTED BY LAW, I.E. 16-34-1-52-4.

FURTHER DEVELOPMENT STANDARDS

FURTHER DEVELOPMENT: THIS LOT SHALL BE INCLUDED IN ANY SUBDIVISION ARISING FROM ANY FURTHER DEVELOPMENT FROM THE LAND INVOLVED HOWEVER, THERE IS NO INTENTION THAT ANY TERMS, CONDITIONS, OR RESTRICTIONS ON A FUTURE PLAT WILL HAVE ANY RETROACTIVE APPLICABILITY TO THIS DIVISION OF LAND.

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

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

PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE DEKALB COUNTY PLAN COMMISSION THIS _____ DAY OF NOVEMBER, 2015.

ELYSIA RODGERS, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

MONUMENT LEGEND

- "A" ~ 5/8"x24" REBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET
- "C" ~ RAIL ROAD SPIKE FOUND 0.6N
- "D" ~ BENT 5/8" REBAR FOUND
- "E" ~ 5/8" REBAR WITH "KLINE" IDENTIFICATION CAP FOUND 40N
- "F" ~ 5/8" REBAR WITH "KLINE" IDENTIFICATION CAP FOUND 40N
- "G" ~ BENT 5/8" REBAR FOUND
- "H" ~ 5/8" REBAR FOUND
- "J" ~ 5/8" REBAR WITH "SEXTON" IDENTIFICATION CAP FOUND 0.7N. & 20N.
- "K" ~ BENT 5/8" REBAR FOUND 405N
- "L" ~ 5/8" REBAR WITH UNIDENTIFIABLE RED CAP IDENTIFICATION CAP FOUND 20N.
- "M" ~ BENT 5/8" REBAR WITH UNIDENTIFIABLE RED CAP IDENTIFICATION CAP FOUND 0.3N.
- "N" ~ 5/8" REBAR WITH "SEXTON" IDENTIFICATION CAP FOUND
- "O" ~ 5/8" REBAR FOUND
- "P" ~ 5/8" REBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP FOUND

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 SEPTEMBER 29TH, 2015 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: 25-888
DATE: SEPTEMBER 29TH, 2015

I, ANGELA D. WALLACE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



Angela D. Wallace

AUDITOR'S STAMP

RECORDER'S STAMP

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

FOR OFFICE USE ONLY:
File Number: 25-32
Date Application Filed: 10/7/2025
Fee Paid: CK 1501

Application for SUBDIVISION
Conservation Agricultural (A1 only) ___ Minor x
Conventional ___ Conservation ___ Traditional ___
Strip ___ Commercial District ___ Industrial Park ___
(Section 9.22)

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

APPLICANT INFORMATION

Applicant's Name: 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: Brad C. Holman
Address: 7116 County Road 57
Spencerville, IN 46788
Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

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

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

Name of Proposed Subdivision: The Plat of Riverview

Number of Parcels & Total Area (square feet or acreage):
1 parcel & 3.17 gross acres 3.02 net acres

Address or Parcel ID # of property:
11-11-33-300-005

Legal description of property affected:
SW 1/4 section 33, T33N, R14E

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 10/01/2025
(If signed by representative for applicant, state capacity)

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

SUMMARY FACTS:

APPLICANT: Brad C. Holman

SUBJECT SITE: west side of County Road 57, approximately one-half mile north of the intersection of County Road 57 and County Road 72, Spencerville

REQUEST: 1 Lot Minor Subdivision – The Plat of Riverview

EXISTING ZONING: A2: Agricultural

SURROUNDING LAND USES AND ZONING: North: Single Family Residence (A2)
South: Single Family Residence (A2)
East: Farm Ground (A2)
West: Farm Ground (A2)

ANALYSIS:

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

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

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

Minor Subdivision Standards:

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

- Parcel 11-11-33-300-005 is considered the parent parcel. This is the 1st buildable split from parent parcel -005. Three 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: 3.02 net acres
 - *Minimum Lot Width: 160 feet*
 - Proposed Lot 1 Width: 225.14 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: 221.00 feet
- This division of land fronts the following roads:
 - County Road 57 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 **October 7, 2025**
2. Legal notice published in The Star on **October 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **October 22, 2025**
5. Letter from County Highway dated **October 8, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **October 8, 2025**
7. Letter from the Drainage Board, dated **October 16, 2025**
8. Airport Board report, if applicable: **not applicable**.
9. Plat prepared by **Compass Land Surveying**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

PROPOSED FINDINGS OF FACT:

These Findings of Fact proposed by the Zoning Administrator are based off the knowledge and understanding of the proposed project.

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.
2. Does the Minor Subdivision conform to the following UDO standards:
 - a. Minimum width, depth & area of lot(s).
Yes. See Plat & Staff Report.
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.
Adequate access off County Road 57 with dedication of right of way. 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.

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.

ZONING DISTRICT: AGRICULTURAL (A2)

SETBACKS: PRIMARY FRONT: 50' SIDE: 30' REAR: 30'

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

LOT AREA

TOTAL AREA: 3.17 ACRES

30' R/W: 0.15 ACRE

NET AREA: 3.02 ACRES

THE PLAT OF RIVERVIEW

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 14 EAST, SPENCER TOWNSHIP, DEKALB COUNTY, INDIANA

OWNER & DEVELOPER

BRAD C. HOLMAN
7116 COUNTY ROAD 57
SPENCERVILLE, INDIANA 46788

SURVEYOR

COMPASS LAND SURVEYING, INC
1710 N. MAIN STREET, SUITE D
AUBURN, IN 46706
TEL: 760-417-3643

OWNER DEDICATION

I, THE UNDERSIGNED, BRAD C. HOLMAN, OWNER 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 THE PLAT OF RIVERVIEW, IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 14 EAST, SPENCER 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.

BRAD C. HOLMAN

NOTARY

STATE OF INDIANA)
COUNTY OF DEKALB)

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

BRAD C. HOLMAN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS _____ DAY OF NOVEMBER, 2025, PERSONALLY APPEARED BRAD C. HOLMAN, 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 NOVEMBER, 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 34-1-52-4.

FURTHER DEVELOPMENT STANDARDS

FURTHER DEVELOPMENT: THIS LOT SHALL BE INCLUDED IN ANY SUBDIVISION ARISING FROM ANY FURTHER DEVELOPMENT FROM THE LAND INVOLVED. HOWEVER, THERE IS NO INTENTION THAT ANY TERMS, CONDITIONS, OR RESTRICTIONS ON A FUTURE PLAT WILL HAVE ANY RETROACTIVE APPLICABILITY TO THIS DIVISION OF LAND.

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

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

PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE DEKALB COUNTY PLAN COMMISSION THIS _____ DAY OF NOVEMBER, 2025.

ELYSIA RODGERS, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

REAL ESTATE DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 14 EAST, SPENCER TOWNSHIP, DEKALB COUNTY, INDIANA, AS SURVEYED BY AND SHOWN ON A PLAT OF SURVEY CERTIFIED BY ANGELA D. WALLACE LS #21200016 ON SEPTEMBER 30TH, 2025, AS PROJECT NUMBER 25-917, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HARRISON IN CONCRETE AT THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 14 EAST; THENCE NORTH 01 DEGREE 09 MINUTES 34 SECONDS WEST, (INDIANA GEOSPATIAL COORDINATE SYSTEM - DEKALB CO. BASIS OF BEARINGS), ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1360.71 FEET TO A MAG NAIL WITH WALLACE IDENTIFICATION WASHER AT THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREE 09 MINUTES 34 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 221.00 FEET TO A MAG NAIL WITH WALLACE IDENTIFICATION WASHER ON THE SOUTH LINE OF LOT 1 IN SLEEPY HOLLOW AS RECORDED IN PLAT BOOK 6, PAGE 180 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA; THENCE SOUTH 88 DEGREES 34 MINUTES 48 SECONDS WEST, ALONG SAID SOUTH LINE AND THROUGH A 5/8"x12" REBAR WITH WALLACE IDENTIFICATION CAP ON THE TOP OF BANK OF THE ST. JOSEPH RIVER, A DISTANCE OF 605.00 FEET TO THE LOW WATER LINE OF ST. JOSEPH RIVER; THENCE SOUTH 09 DEGREES 35 MINUTES 20 SECONDS WEST, ALONG SAID LOW WATER LINE, A DISTANCE OF 225.14 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 48 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 IN SLEEPY HOLLOW, A DISTANCE OF 646.99 FEET TO THE POINT OF BEGINNING, CONTAINING 3.17 ACRES OF LAND, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 57 AND ALL OTHER RIGHTS OF WAY AND EASEMENTS.

MONUMENT LEGEND

"A" ~ 5/8"x12" REBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET
"A-I" ~ 5/8"x12" REBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET 30W.
"B" ~ MAG NAIL WITH "WALLACE-LS21200016" IDENTIFICATION WASHER SET
"C" ~ 5/8" REBAR WITH "KLINE" COUNTY IDENTIFICATION CAP FOUND 172E.
"D" ~ 5/8" REBAR WITH "TRI COUNTY" IDENTIFICATION CAP FOUND 30W.
"E" ~ 5/8" REBAR WITH "TRI COUNTY" IDENTIFICATION CAP FOUND 30W.
"F" ~ 5/8" REBAR WITH "TRI COUNTY" IDENTIFICATION CAP FOUND 30W.

SW. CORNER SW1/4, SECT. 33, T33N, R14E HARRISON MARKER FOUND IN CONCRETE (CM)

SE. CORNER SW1/4, SECT. 33, T33N, R14E HARRISON MARKER FOUND IN CONCRETE (CM)

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 REFLECTS AN ORIGINAL SURVEY COMPLETED ON SEPTEMBER 30TH, 2025 AND RECORDED IN DOCUMENT NUMBER 25-917 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA THAT WAS COMPLETED BY ME IN ACCORDANCE WITH TITLE 36S IAC 1-2-1 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: 25-917
DATE: SEPTEMBER 30TH, 2025

I, ANGELA D. WALLACE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REPEAT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



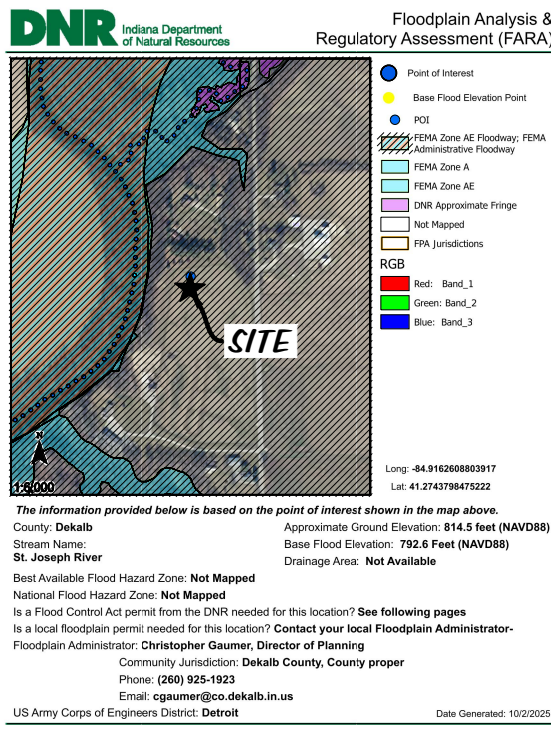
Angela D. Wallace

LEGEND

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

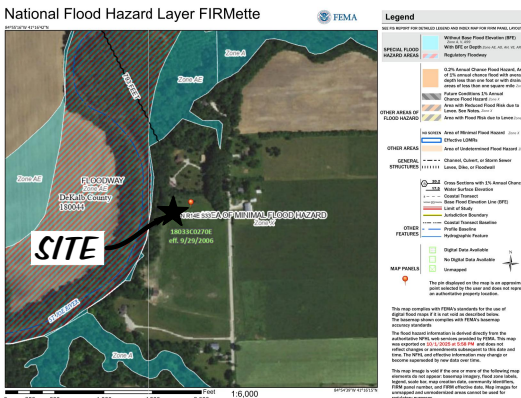
RECORDER'S STAMP

AUDITOR'S STAMP



FLOODPLAIN CERTIFICATION

THE PLAT OF RIVERVIEW LIES WITHIN ZONE AE, AND ZONE X BASED ON THE NATIONAL FLOOD HAZARD MAP, COMMUNITY: DEKALB COUNTY, NUMBER: 180044, PANEL: 0210 E, EFFECTIVE DATE: SEPTEMBER 23, 2006, MAP NUMBER: 18033010E.



NFHL FIRMETTE NOT TO SCALE

INFIP NOT TO SCALE

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: 25-33
Date Application Filed: 10/14/2025
Fee Paid: PD. CL-534

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: On The Mark Land Surveying
Mailing Address: 7729 Westfield Dr
Fort Wayne, IN 46825
Telephone Number: 260-338-2052 E-Mail: smark@OTMLandSurveying.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Lane Hurraw
Address: 0473 CR 71
Hamilton, IN 46742
Telephone Number: _____ E-Mail: lanea3900@gmail.com

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: Camp Lane

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

1 parcel - 4.738 Acres

Address or Parcel ID # of property:

13-04-06-300-022 and 04-03-01-400-026

Legal description of property affected:

Pt W 1/2 SW 1/4 SW 1/4

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: [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: Lane A. Hurraw

SUBJECT SITE: east side of County Road 71, approximately one-tenth mile north of the intersection of County Road 71 and County Road 4A, Hamilton

REQUEST: 1 Lot Minor Subdivision – Camp Lane

EXISTING ZONING: A2: Agricultural

SURROUNDING LAND USES AND ZONING: North: Single Family Residence (A2)
South: Single Family Residence (A2)
East: Farm Ground (A2)
West: Farm Ground (A2)

ANALYSIS:

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

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

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

Minor Subdivision Standards:

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

- Parcel 13-04-06-300-002 is considered the parent parcel. This is the 2nd buildable split from parent parcel -002. Two additional buildable splits may be created.
- The Petitioner is meeting the standards of the UDO as follows:
 - o Minimum Lot Area: 2 net acres (not including any dedicated right-of-way or recorded easements)
 - Proposed Lot 1 Area: 4.533 net acres
 - o Minimum Lot Width: 160 feet
 - Proposed Lot 1 Width: 298.68 feet
 - o 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: 297.98 feet
- This division of land fronts the following roads:
 - o County Road 71 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 **October 14, 2025**
2. Legal notice published in The Star on **October 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **October 22, 2025**
5. Letter from County Highway dated **October 27, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **October 16, 2025**
7. Letter from the Drainage Board, dated _____
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 71 with dedication of right of way. Driveway location needs confirmed with the Highway Dept. A condition of approval has been added.
 - 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:

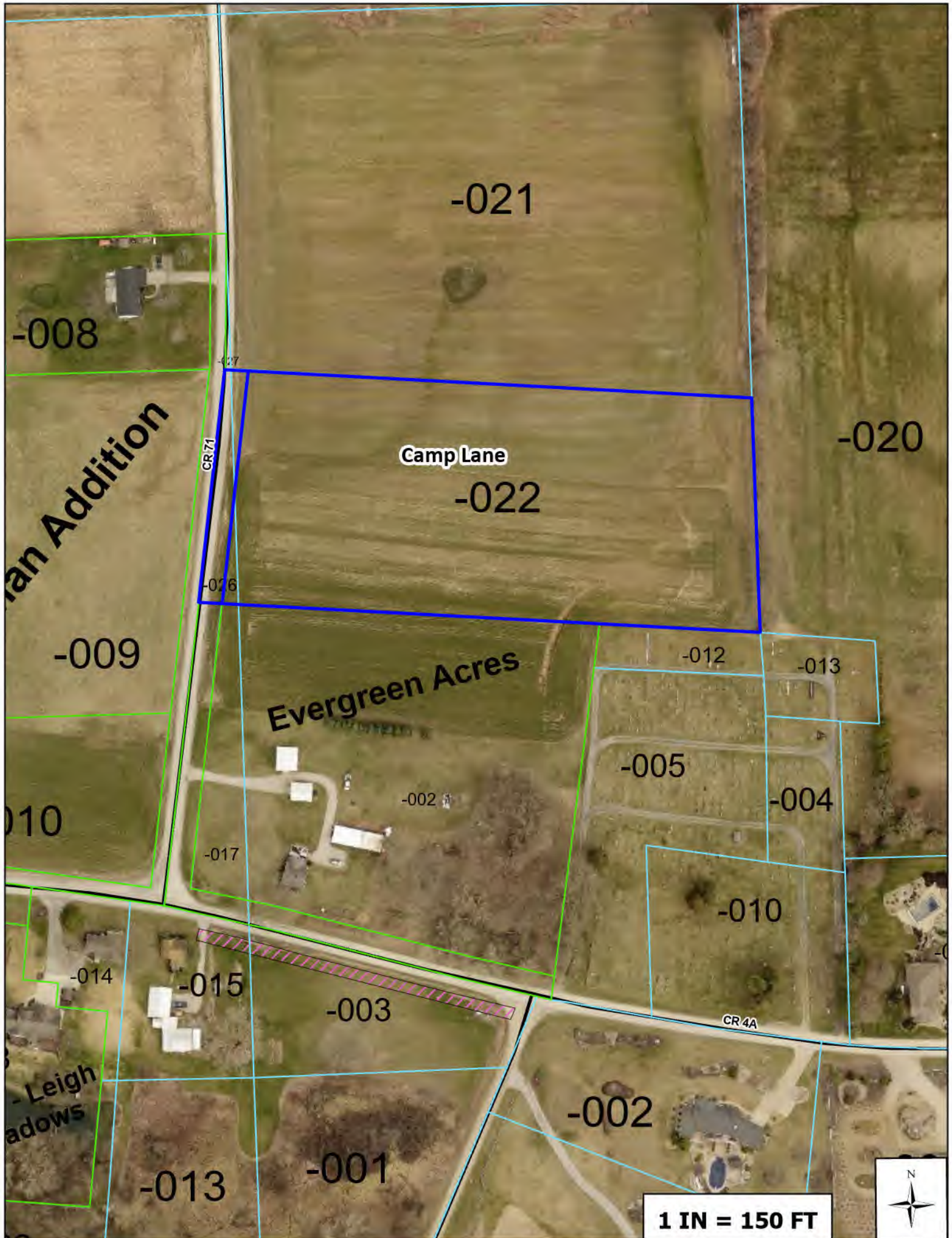
Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

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.
5. Letters of non-objection are needed from the DeKalb County Drainage Board before the plat is recorded.



an Addition

Camp Lane

Evergreen Acres

Leighadows

1 IN = 150 FT



NW. COR. SW. 1/4
SEC. 6, T35N, R15E &
NE. COR. SE. 1/4
SEC. 1, T35N, R14E
HARRISON MONUMENT
W/ BROKEN TOP
FND. (-0.6')

LOT 1 AREA	
GROSS AREA:	4.738 ACRES
R/W DEDICATION:	0.205 ACRES
WETLANDS:	0.000 ACRES
NET AREA:	4.533 ACRES

CAMP LANE

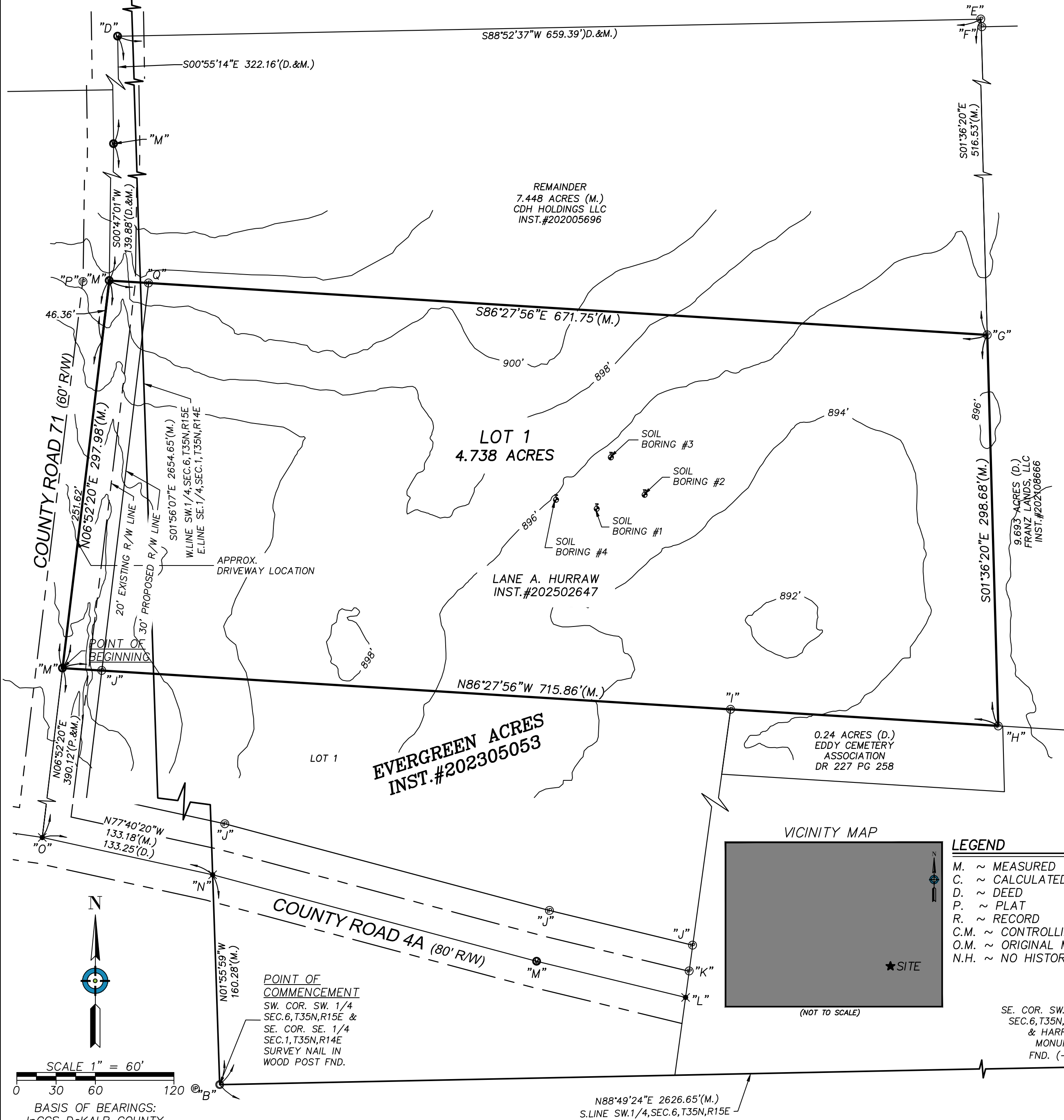
A SUBDIVISION IN THE SOUTHWEST QUARTER OF
SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST
TROY CIVIL TOWNSHIP, & IN THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 35 NORTH, RANGE 14 EAST FRANKLIN
TOWNSHIP DEKALB COUNTY, INDIANA

SURVEYOR
ON THE MARK LAND SURVEYING, LLC
7729 WESTFIELD DRIVE
FORT WAYNE, INDIANA 46825
T: 260-338-2052
E: info@otmlandsurveying.com

ZONING
ZONING DISTRICT:
AGRICULTURAL (A-2)

PRIMARY SETBACKS:
FRONT: 50'
SIDE: 30'

ACCESSORY STRUCTURE:
SIDE: 10'



MONUMENT LEGEND

"A" ~ HARRISON MONUMENT W/ BROKEN TOP FOUND (-0.6')
"B" ~ SURVEY NAIL FOUND IN WOOD POST &
5/8" REBAR W/ "WOLF" ID. CAP FOUND 18.52'W. & 3.07'S. OF ACTUAL (FLUSH)
"C" ~ HARRISON MONUMENT FOUND (-0.1')
"D" ~ MAG NAIL W/ "MARK LS21900003" ID. WASHER FOUND (FLUSH)
"E" ~ 5/8" REBAR W/ "TRI COUNTY LS9700007" ID. CAP FOUND (FLUSH)
"F" ~ 5/8" REBAR W/ "SAUER FIRM 0048" FOUND 5.79'S. & 0.68'E. OF ACTUAL (FLUSH)
"G" ~ 5/8" REBAR W/ "MARK LS21900003" ID. CAP SET (+0.3')
"H" ~ 5/8" REBAR W/ "SAUER FIRM 048" FOUND (+0.6')
"I" ~ 5/8" REBAR FOUND (FLUSH)
"J" ~ 5/8" REBAR W/ "MARK LS21900003" ID. CAP FOUND (FLUSH)
"K" ~ 5/8" REBAR W/ "TRI COUNTY LS9700007" ID. CAP FOUND (-0.4')
"L" ~ RAILROAD SPIKE FOUND (FLUSH)
"M" ~ MAG NAIL W/ "MARK LS21900003" ID. WASHER FOUND (FLUSH)
"N" ~ RAILROAD SPIKE FOUND (FLUSH)
"O" ~ RAILROAD SPIKE FOUND (FLUSH)
"P" ~ 5/8" REBAR ON SIDE FOUND 2.09'S. OF ACTUAL (FLUSH)
"Q" ~ 5/8" REBAR W/ "MARK LS21900003" ID. CAP SET (FLUSH)

OWNER/DEVELOPER

LANE A. HURRAW
0473 COUNTY ROAD 71
HAMILTON, INDIANA 46742

AFFIRMATION STATEMENT

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.

REAL ESTATE DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST, TROY TOWNSHIP AND PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 14 EAST, FRANKLIN TOWNSHIP, DEKALB COUNTY, INDIANA, BASED ON AN ORIGINAL SURVEY BY NOLAN R. MARK, INDIANA PROFESSIONAL SURVEYOR LICENSE NUMBER LS21900003 OF ON THE MARK LAND SURVEYING, LLC, SURVEY NO. 23.0063, DATED JULY 1, 2023, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF SAID SECTION 6 AS MONUMENT BY A SURVEY NAIL FOUND IN A WOOD POST; THENCE NORTH 1 DEGREE 55 MINUTES 59 SECONDS WEST (INDIANA GEOSPATIAL COORDINATE SYSTEM - DEKALB COUNTY BASIS OF BEARING AND BEARINGS TO FOLLOW) 160.28 FEET TO A RAILROAD SPIKE FOUND FLUSH AT THE CENTERLINE OF COUNTY ROAD 4A AND THE SOUTH LINE OF LOT 1 OF EVERGREEN ACRES, A SUBDIVISION DESRIBED IN INSTRUMENT NUMBER 202305053 AS RECORDED IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA; THENCE NORTH 77 DEGREES 40 MINUTES 20 SECONDS WEST 133.18 FEET ALONG SAID SOUTH LINE TO A RAILROAD SPIKE FOUND FLUSH AT THE WEST LINE OF SAID LOT 1; THENCE NORTH 06 DEGREES 52 MINUTES 20 SECONDS EAST 390.12 FEET ALONG SAID WEST LINE TO A MAG NAIL WITH "MARK LS21900003" IDENTIFICATION WASHER FOUND FLUSH AT THE NORTH LINE OF SAID LOT 1 AND BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT:

THENCE NORTH 06 DEGREES 52 MINUTES 20 SECONDS EAST 297.98 FEET TO A MAG NAIL WITH "MARK LS21900003" IDENTIFICATION WASHER FOUND FLUSH;

THENCE SOUTH 86 DEGREES 27 MINUTES 56 SECONDS EAST 671.75 FEET TO A 5/8 INCH REBAR WITH "MARK LS21900003" IDENTIFICATION CAP SET 0.3 FEET ABOVE GRADE AT THE WEST LINE OF A 9.693 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202108666;

THENCE SOUTH 01 DEGREE 36 MINUTES 20 SECONDS EAST 298.68 FEET TO A 5/8 INCH REBAR WITH "SAUER FIRM 048" IDENTIFICATION CAP FOUND 0.6 FEET ABOVE GRADE AT THE NORTH LINE OF A 0.24 ACRE TRACT OF LAND DESCRIBED IN DEED RECORD 227 PAGE 258;

THENCE NORTH 86 DEGREES 27 MINUTES 56 SECONDS WEST 715.86 FEET ALONG SAID NORTH LINE AND ALSO THE NORTH LINE OF LOT 1 OF EVERGREEN ACRES TO THE POINT OF BEGINNING, CONTAINING 4.738 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD 71 AND EASEMENTS OF RECORD.

FLOOD PLAIN CERTIFICATION

THIS PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FOR DEKALB COUNTY, INDIANA, COMMUNITY NO.180044, PANEL NO.18033C0090E, DATED SEPTEMBER 29, 2006.

SURVEYOR’S REPORT

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT MINOR SUBDIVISION FROM AN EXISTING TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 202502647 IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA. THE PROPERTY ADDRESS BEING 0473 COUNTY ROAD 71, HAMILTON, IN 46742.

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTION 1 THROUGH 30 OF THE INDIANA ADMINISTRATIVE CODE, THE BELOW THEORY OF LOCATION WAS BASED UP THE FOLLOWING OPINIONS AND OBSERVATIONS A RESULT OF UNCERTAINTIES IN LINES AND CORNERS BECAUSE OF THE FOLLOWING:

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE MEASURED BEARING ALONG THE 482.33 FEET EAST LINE OF THE SUBJECT PARCELS DEED. THE RECORD BEARING FOR THIS LINE PER THE SUBJECT DEED IS NORTH 7 DEGREES 54 MINUTES 02 SECONDS EAST. THE MEASURED BEARING OF THIS LINE IN INDIANA GEOSPATIAL COORDINATE SYSTEM – DEKALB COUNTY IS NORTH 7 DEGREES 48 MINUTES 51 SECONDS EAST.

DISCREPANCIES IN MEASUREMENTS:

MONUMENTS WERE FOUND WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE USE OF THE PROPERTY. MONUMENT’S LOCATIONS THAT WERE NOT ARE SHOWN IN RELATION TO THE THEORETICAL CORNER. THERE IS MORE WEIGHT THROWN IN TO FOUND MONUMENTS THAN THE RECORD DEED DISTANCES. THE MEASURED AND CALCULATED DISTANCES ARE SHOWN IN RELATION TO EACH.

A) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

THE MONUMENTS FOUND ARE SHOWN ON THE SURVEY AND LISTED ON THE SURVEY UNDER MONUMENT LEGEND.

OTHER CONTROLLING MONUMENTS INCLUDE:

- MONUMENT “D” – MAG NAIL FOUND FLUSH – THIS MONUMENT WAS CALLED FOR IN THE SUBJECT PARCELS DEED. IT DOES NOT FALL ON THE SECTION LINE
- MONUMENT “E” – 5/8” REBAR WITH “SAUER” IDENTIFICATION CAP FOUND FLUSH – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER
- MONUMENT “I” – RAILROAD SPIKE FOUND FLUSH – THIS MONUMENT WAS CALLED FOR IN THE SUBJECT PARCEL DEED
- MONUMENT “J” – RAILROAD SPIKE FOUND FLUSH – THIS MONUMENT WAS CALLED FOR IN THE SUBJECT PARCEL DEED
- MONUMENT “K” – RAILROAD SPIKE FOUND FLUSH – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER
- MONUMENT “M” – 5/8” REBAR FOUND FLUSH – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER
- MONUMENT “N” – 5/8” REBAR WITH “SAUER” IDENTIFICATION CAP FOUND 0.6 FEET ABOVE GRADE – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER. THE DEED CALLS FOR A “TRI COUNTY” IDENTIFICATION CAPPED REBAR
- MONUMENT “T” – 5/8” REBAR WITH “TRI-COUNTY” IDENTIFICATION CAP FOUND FLUSH – THIS MONUMENT WAS FOUND IN THE RELATIVE POSITION OF THE ACCEPTED PROPERTY CORNER

B) OCCUPATION OR POSSESSION LINES

THERE WERE NO UNCERTAINTIES BASED ON VISUAL INSPECTION OF OCCUPATION OR POSSESSION LINES.

C) CLARITY OR AMBIGUITY OF DESCRIPTIONS

THE SUBJECT PARCEL DEED IS MISSING A 116.97 CALL ALONG COUNTY ROAD 4A. THERE IS ALSO AN UNCERTAINTY WITH THE EAST ADJOINER OF THE LENGTH OF THE LINE.

DOCUMENTS USED INCLUDE:

- 1) INSTRUMENT NUMBER 202502647 (QUITCLAIM DEED) – SUBJECT PARCEL
- 2) INSTRUMENT NUMBER 202005696 (QUITCLAIM DEED) – NORTH PARCEL
- 3) DEED BOOK 233 PAGE 444 (PERSONAL REPRESENTATIVE’S DEED) – WEST ADJOINER
- 4) INSTRUMENT NUMBER 201300175 (WARRANTY DEED) – WEST ADJOINER
- 5) INSTRUMENT NUMBER 202108666 (QUITCLAIM DEED) – EAST ADJOINER
- 6) INSTRUMENT NUMBER 20001318 (WARRANTY DEED) – EAST ADJOINER
- 7) INSTRUMENT NUMBER 19104484 (QUITCLAIM DEED) – EAST ADJOINER
- 8) DEED BOOK 227 PAGE 258 (WARRANTY DEED) – SOUTH ADJOINER
- 9) RECORDED PLAT OF HAMMAN ADDITION TO DEKALB COUNTY AS RECORDED IN PLAT BOOK 5 PAGE 223
- 10) RECORDED PLAT OF EVERGREEN ACRES AS RECORDED AS INSTRUMENT NUMBER 202305053

D) RELATIVE POSITIONAL ACCURACY OF THE MEASUREMENTS

BASED ON THE USE OF THE PROPERTY (URBAN – COMMERCIAL PROPERTY, INDUSTRIAL PROPERTY, CONDOMINIUMS, TOWNHOUSES, APARTMENTS, MULTIUNIT DEVELOPMENTS--SUBURBAN – SINGLE FAMILY RESIDENTIAL SUBDIVISION LOTS--RURAL SURVEY – REAL ESTATE LYING IN RURAL AREAS) THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY IS RURAL SURVEY 0.26 FEET (79 MILLIMETERS) PLUS 200 PARTS PER MILLION.

THEORY OF LOCATION:

ALL PREVIOUS LINES WERE ESTABLISHED DURING THE RETRACEMENT SURVEY AS REFERENCED IN THE SURVEYOR’S CERTIFICATE BLOCK AS DOCUMENT NUMBER 202303738.

THE NORTH (511.15 FEET) LINE IS AN EXTENSION OF AN ESTABLISHED SOUTHERLY LINE OF THE SUBJECT TRACT AND IS EXTENDED WEST THROUGH THE SUBJECT TRACT. THIS LINE IS ALSO THE EXTENSION OF THE NORTH LINE FOUND IN THE EDDY CEMETERY DEED.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL, FULL PAYMENT OF INVOICE, AND COMPLETE WITH ALL PAGES OF SURVEY. THE INFORMATION SHOWN ON THE SURVEY DOCUMENTS IS INTENDED FOR THIS TRANSACTION ONLY AS DATED ON SAID SURVEY DOCUMENTS. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS’ SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

SINCE THE LAST DATE OF FIELD WORK OF THIS SURVEY, CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF ON THE MARK LAND SURVEYING, LLC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.

THE COMMITMENT FOR TITLE INSURANCE WAS NOT PROVIDED AT THE TIME OF THIS REPORT, NOR DID THE SURVEYOR PERFORM A TITLE SEARCH. AN ABSTRACT OR TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PROPERTY.

OWNER DEDICATION

I, THE UNDERSIGNED, LANE A. HURRAW, OWNER 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 CAMP LANE, LOT 1, AN ADDITION IN FRANKLIN AND TROY TOWNSHIPS, 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.

LANE A. HURRAW

DATE:

NOTARY

STATE OF INDIANA)

) SS:

COUNTY OF)

WITNESS OUR HAND AND SEAL THIS DAY OF , 2023.

LANE A. HURRAW

WITNESS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS DAY OF , 2025, PERSONALLY APPEARED LANE A. HURRAW, ACKNOWLEDGING THE EXECUTION OF FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF , 2025.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES:

PLAN COMMISSION CERTIFICATE OF APPROVAL

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

ELYSIA RODGERS, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

AGRICULTURAL COVENANT

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

FURTHER DEVELOPMENT STANDARDS

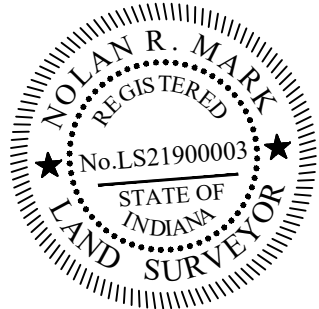
FURTHER DEVELOPMENT: THIS LOT/THESE LOTS SHALL BE INCLUDED IN A SUBDIVISION ARISING FROM ANY FURTHER DEVELOPMENT OF THE LAND INVOLVED. HOWEVER, THERE IS NO INTENTION THAT ANY TERMS, CONDITIONS OR RESTRICTIONS ON ANY FUTURE PLAT WOULD HAVE ANY RETROACTIVE APPLICABILITY TO THIS DIVISION OF LAND. THERE 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 COMMITTEE MAY ENFORCE THESE CONDITIONS BY INJUNCTIVE RELIEF WITH ATTORNEY FEES.

SURVEYOR’S CERTIFICATE

I, NOLAN R. MARK, HEREBY CERTIFY THAT I AM 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 A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 202502647 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA ALONG WITH A BOUNDARY RETRACEMENT SURVEY AS RECORDED IN DOCUMENT NUMBER 202303738 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA THAT WAS COMPLETED BY ME, OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865 IAC 1–12–1 THRU 30, AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE ABOVE REFERENCE SURVEY.

DATE: SEPTEMBER 17, 2025

Nolan R. Mark, P.S. No.LS21900003



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: 25-34
Date Application Filed: 10/10/2015
Fee Paid: PD CK
22751

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: Carole Seavers
Address: 3978 County Road 62, Auburn, Indiana 46706

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 Place

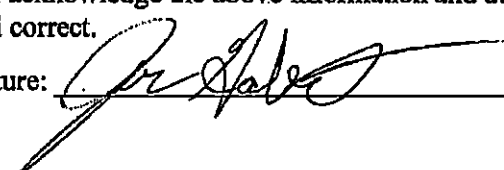
Number of Parcels & Total Area (square feet or acreage): 1 Parcel, 2.6 Acres

Address or Parcel ID # of property: 3978 County Road 62, Auburn, Indiana 46706

Legal description of property affected: Part of the North 1/2 of the Southeast 1/4 of Section 22,
Township 33 North, Range 13 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: J. Joe Miller, Trustee 1996 Revocable Trust Dated 2-29-96
SUBJECT SITE: 3978 County Road 62, Auburn
REQUEST: 1 Lot Minor Subdivision – Barn Place
EXISTING ZONING: A2: Agricultural
SURROUNDING LAND North: Farm Ground (A2)
USES AND ZONING: South: Farm Ground (A2)
 East: Farm Ground (A2)
 West: Farm Ground (A2)

ANALYSIS:

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

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

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

Minor Subdivision Standards:

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

- Parcel 06-10-22-400-004 & 06-10-22-400-001 is considered the parent parcel. This is the 3rd buildable split from parent parcel -004 & -001. One additional buildable splits may be created.
- The Petitioner is meeting the standards of the UDO as follows:
 - o Minimum Lot Area: 2 net acres (not including any dedicated right-of-way or recorded easements)
 - Proposed Lot 1 Area: 2.564 net acres
 - o Minimum Lot Width: 160 feet
 - Proposed Lot 1 Width: 265.89 feet
 - o 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: 265.89 feet
- This division of land fronts the following roads:
 - o County Road 62 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 **October 16, 2025**
2. Legal notice published in The Star on **October 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated _____
5. Letter from County Highway dated **October 20, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **October 16, 2025**
7. Letter from the Drainage Board, dated _____
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 62 with dedication of right of way. 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.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

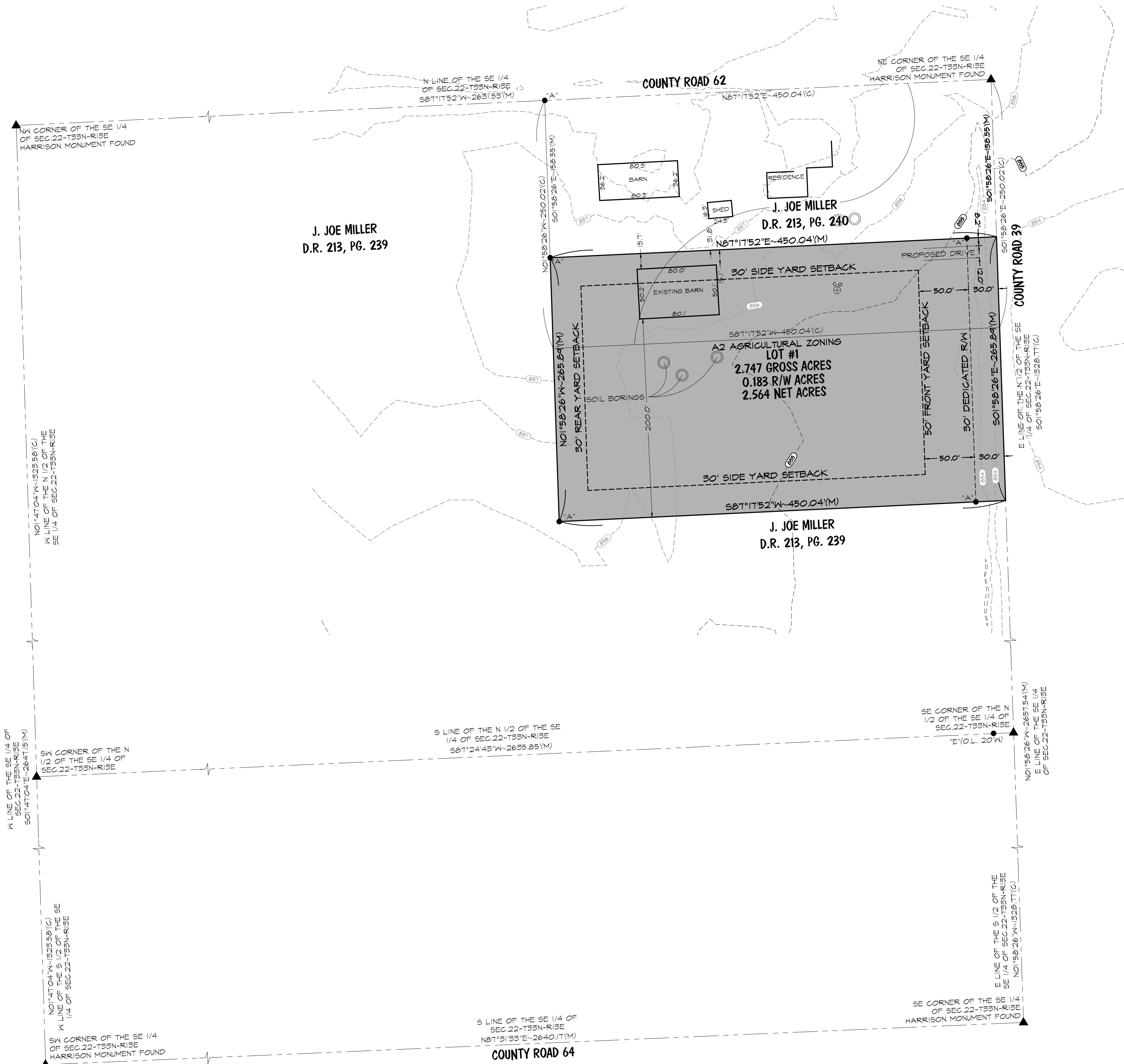
Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

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.
5. Letters of non-objection are needed from the DeKalb County Board of Health & DeKalb County Surveyor before the plat is recorded.



Minor Plat of:
Barn Place
Residential Subdivision
3978 County Road 62, Auburn, IN 46706

PROJECT LAND SURVEYOR:

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

DEED OF DEDICATION

(WE), THE UNDERSIGNED, J. JOE MILLER, 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 'BARN PLACE' AN ADDITION TO DEKALB COUNTY. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. 'FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND AS (N/A) FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED 'EASEMENT' RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES NOW TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION, SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 2025.

J. JOE MILLER (OWNER)

WITNESS (SIGN & PRINT NAME)

STATE OF INDIANA
COUNTY OF DEKALB

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED J. JOE MILLER (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-I-52-4.
2. THIS LOT SHALL BE INCLUDED IN ANY SUBDIVISION ARISING FROM ANY FURTHER DEVELOPMENT OF THE LAND INVOLVED. HOWEVER, THERE IS NO INTENTION THAT ANY TERMS, CONDITIONS, OR RESTRICTIONS ON A FUTURE PLAT WOULD HAVE ANY RETROACTIVE APPLICABILITY TO THIS DIVISION OF LAND.
3. THERE SHALL BE COMPLIANCE WITH THE LAWS AND REGULATIONS OF ANY FEDERAL, STATE OR LOCAL AGENCY.
4. NO OFF SITE DRAINAGE, EXISTING SURFACE WATER OR EXISTING TILLED WATER DRAINAGE, CROSSING OVER SAID REAL ESTATE SHALL BE OBSTRUCTED BY ANY DEVELOPMENT ON THIS SITE. THE PLAN COMMISSION MAY ENFORCE THESE CONDITIONS BY INJUNCTIVE RELIEF WITH ATTORNEY FEES.
5. THIS DEVELOPMENT LIES WITHIN THE ACT 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.

COMMISSION CERTIFICATE

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

APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD ON THE

____ DAY OF _____, 2025.

CHAIRPERSON

CHRIS GAUMER, ZONING ADMINISTRATOR



Site Location Map
NORTH Not To Scale



Real Estate Description - Barn Place

THIS REAL ESTATE DESCRIPTION IS BASED UPON A BOUNDARY SURVEY COMPLETED BY FORESIGHT CONSULTING, LLC, COMMISSION NUMBER 254127, DATED SEPTEMBER 18TH, 2025, CERTIFIED BY TODD BAUER, INDIANA PROFESSIONAL SURVEYOR NUMBER 29800007, AND RECORDED AS DOCUMENT NUMBER 202504424 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA.

A PORTION OF THE LANDS OF J. JOE MILLER AS RECORDED IN DEED RECORD 213, PAGE 294 AND IN DEED RECORD 213, PAGE 240 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 13 EAST, DEKALB COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT A HARRISON MONUMENT MARKING THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 01 DEGREES 58 MINUTES 26 SECONDS EAST (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE), ON AND ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 158.55 FEET TO THE POINT OF BEGINNING INITIALLY REFERRED TO; THENCE CONTINUING SOUTH 01 DEGREES 58 MINUTES 26 SECONDS EAST, ON AND ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 265.84 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 52 SECONDS WEST, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 450.04 FEET TO A POINT ON THE SOUTHERN EXTENSION OF THE WEST LINE OF THE SAID LANDS OF J. JOE MILLER AS RECORDED IN DEED RECORD 213, PAGE 240 IN SAID RECORDERS OFFICE, SAID POINT BEING MARKED BY A 5/8" REBAR WITH 'FORESIGHT CONSULTING, LLC - BOUNDARY' IDENTIFICATION CAP; THENCE NORTH 01 DEGREES 58 MINUTES 26 SECONDS WEST, ON AND ALONG THE PREVIOUSLY MENTIONED WEST LINE AND SOUTHERN EXTENSION THEREOF, A DISTANCE OF 265.84 FEET TO A 5/8" REBAR WITH 'FORESIGHT CONSULTING, LLC - BOUNDARY' IDENTIFICATION CAP; THENCE NORTH 87 DEGREES 11 MINUTES 52 SECONDS EAST, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 450.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.747 ACRES OF LAND, MORE OR LESS.

PROFESSIONAL SURVEYOR CERTIFICATION:

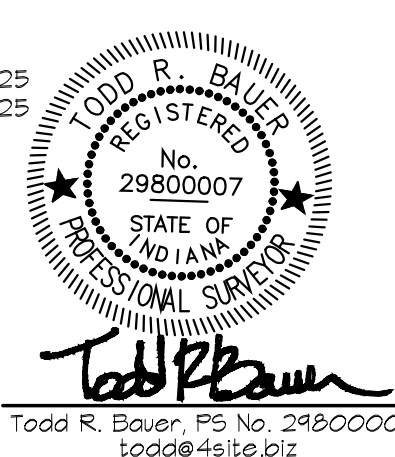
THE UNDERSIGNED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF INDIANA, CERTIFIES THAT HE HAS MADE A SURVEY AND PLAT OF THE REAL ESTATE DESCRIBED AND DESCRIBED THEREON, MEASUREMENTS WERE MADE AND MONUMENTS WERE AS SHOWN ON THE RECORDED 'RETRACEMENT' SURVEY FOR STEVEN & JULIE FETTERS AS RECORDED IN DOCUMENT NUMBER 202504424 IN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA. NO ENCROACHMENTS EXIST, EXCEPT AS SHOWN THEREON. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 36B, 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: 254127
CLIENT: CAROLE SEAYERS
DATES OF FIELD WORK: SEPTEMBER 15TH, 2025
FIELD WORK COMPLETED: SEPTEMBER 15TH, 2025

IN WITNESS WHEREOF, I HEREBY UNTO PLACE MY HAND AND SEAL THIS 2ND DAY OF OCTOBER, 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.



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



EXPERIENCE. INNOVATION. RESULTS.

The Minor Plat of:

**A Portion of the North 1/2 of the Southeast
1/4 of Section 22, Township 33 North,
Range 13 East**
3978 County Road 62, Auburn, IN 46706

Drawing Revisions

Commission Number

254127

Date

October 6th, 2025

Title

Sheet Number

MP 1.1
Sheet 1 of 1

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: 25-35
Date Application Filed: 10/17/2015
Fee Paid: pl 1973865

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: Joshua Lengacher
Mailing Address: 8516 Ricker Road
Grabill, IN 46741
Telephone Number: (260) 451-4043 E-Mail: josh@jilconcrete.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Joshua Lengacher
Address: 8516 Ricker Road
Grabill, IN 46741
Telephone Number: (260) 451-4043 E-Mail: josh@jilconcrete.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

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

Name of Proposed Subdivision: Josh's Estate

Number of Parcels & Total Area (square feet or acreage):
2 lots, 41.562 acres

Address or Parcel ID # of property:

Parcel No. 17-10-35-400-002.000-009 (CP: 06-10-35-400-002)
County Road 72, 3/8 mile West of County Road 45

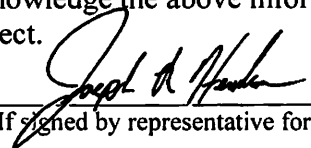
Legal description of property affected:

Part of the East Half of the Southwest Quarter of Section 35, Township 33 North, Range 13 East, containing 41.562 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)

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: Joshua O. Lengacher
SUBJECT SITE: 4353 County Road 72, Spencerville
REQUEST: 2 Lot Minor Subdivision – Josh’s Estate
EXISTING ZONING: A2: Agricultural
SURROUNDING LAND USES AND ZONING: North: Farm Ground (A2)
South: Single Family Residence (Allen County Zoning)
East: Farm Ground/Single Family Residence (A2)
West: Farm Ground/Single Family Residence (A2)

ANALYSIS:

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

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

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

Minor Subdivision Standards:

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

- Parcel 06-10-35-400-002 is considered the parent parcel. This is the 3rd & 4th buildable split from parent parcel -002. No additional buildable splits may be created.
- The Petitioner is meeting the standards of the UDO as follows:
 - o **Minimum Lot Area:** 2 net acres (not including any dedicated right-of-way or recorded easements)
 - Proposed Lot 1 Area: 4.436 net acres
 - Proposed Lot 2 Area: 36.565 net acres
 - o **Minimum Lot Width:** 160 feet
 - Proposed Lot 1 Width: 455.76 feet
 - Proposed Lot 2 Width: 645.56 feet
 - o **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: 455.76 feet
 - Proposed Lot 2 Frontage: 359.37 feet

- This division of land fronts the following roads:
 - County Road 72 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 **October 17, 2025**
2. Legal notice published in The Star on **October 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated _____
5. Letter from County Highway dated _____
6. Report from the DeKalb County Soil & Water Conservation District, dated **October 17, 2025**
7. Letter from the Drainage Board, dated _____
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 72 with dedication of right of way. Driveway location needs confirmed with the Highway Dept. A condition of approval has been added.
 - 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:

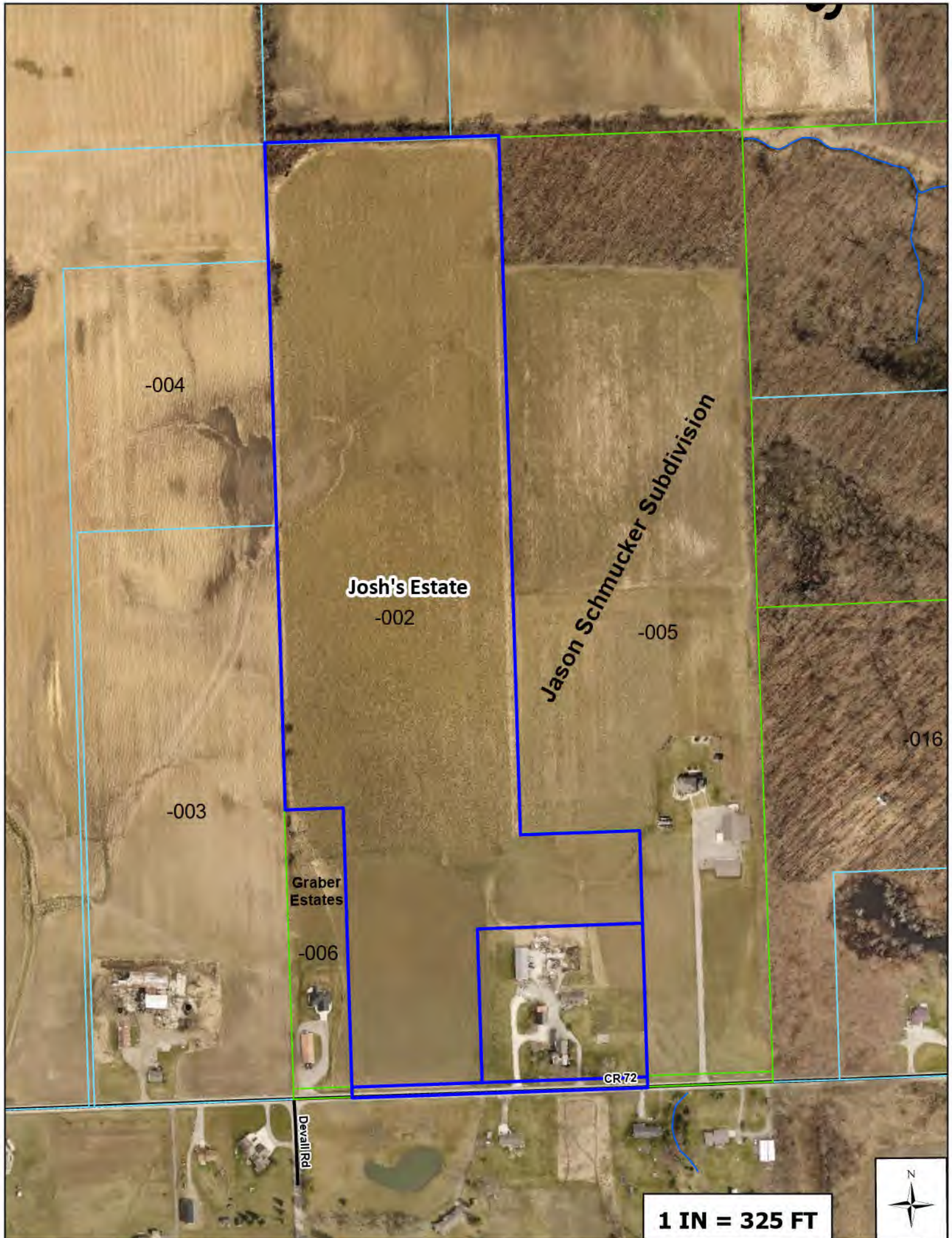
Standard Conditions to be recorded on or with the plat:

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.
5. Letters of non-objection are needed from the DeKalb County Board of Health, DeKalb County Highway Dept. & DeKalb County Surveyor before the plat is recorded.



-004

Josh's Estate

-002

Jason Schmucker Subdivision

-005

-016

-003

**Graber
Estates**

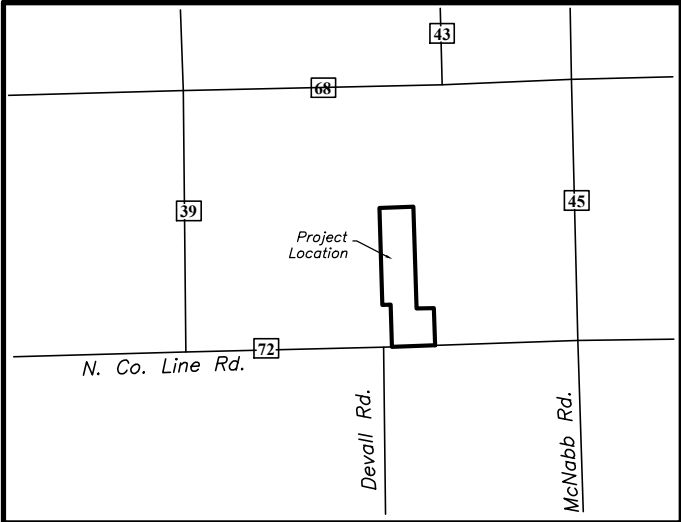
-006

Devall Rd

CR72

1 IN = 325 FT





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

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

AREAS:

Lot #1
Net Area 4.436 acres
Easements: 0.000 acres
Total Gross Area: 4.436 acres

Lot #2
Net Area 36.565 acres
Easements: 0.000 acres
Total Gross Area: 36.565 acres

Dedicated Right-of-Way: 0.561 acres
Total Gross Area: 41.562 acres

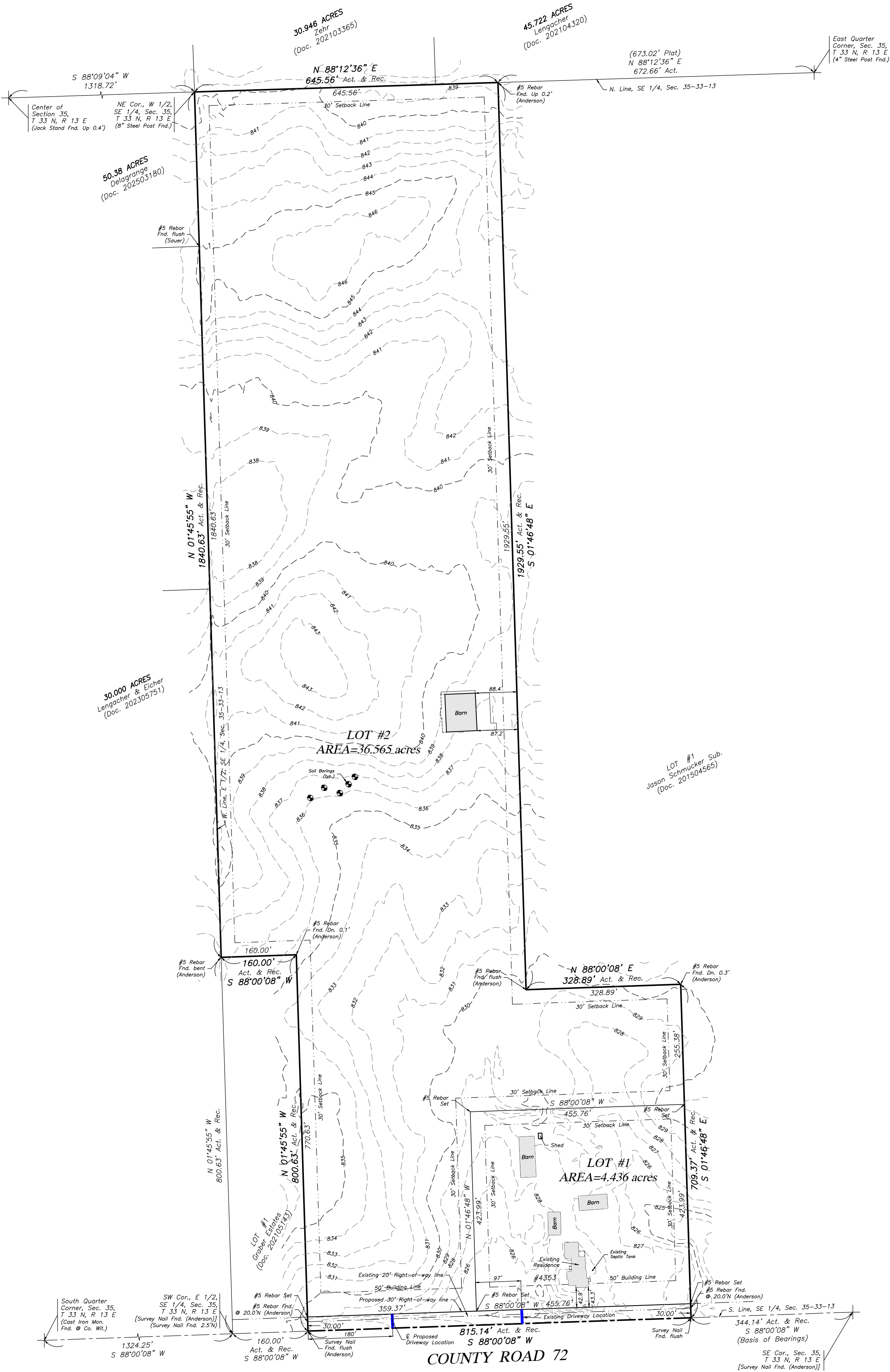
Primary & Secondary Plat of:

JOSH'S ESTATE

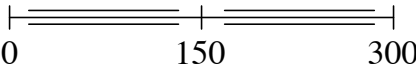
A subdivision of part of the East Half of the Southeast Quarter of Section 35,
Township 33 North, Range 13 East, DeKalb County, Indiana.

Owner & Developer
Joshua O. Lengacher
8516 Ricker Road
Grabill, IN 46741

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: 4353 County Road 72, Spencerville, IN 46788

This survey is intended to create two new tax parcels lying entirely within the record boundaries of a tract of real estate as described in a Warranty Deed from Melvin Graber and Emma Graber to Joshua O. Lengacher, dated July 20, 2021, as Document Number 202105425 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 Jason Schmucker Subdivision, Document Number 201504565.
- The plat of Graber Estates, Document Number 202105143.
- A survey of a West adjoining tract by Sauer Land Surveying, Inc., Document Number 202305751.
- A survey of a North adjoining tract by Anderson Surveying, Inc., Document Number 202103365.
- A survey of a North adjoining tract by Anderson Surveying, Inc., Document Number 202104320.

(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 Southeast corner of Section 35.....Survey nail found with Anderson tag as shown on above-referenced plats.
- The South Quarter corner of Section 35.....County witnessed cast iron monument found.
- The Center of Section 35.....Jack stand found as shown on above-referenced survey.
- The East Quarter corner of Section 35.....4 inch steel post found as shown on above-referenced plat.
- The SE Cor., W 1/2, SE 1/4, Section 35.....Survey nail found with Anderson tag as shown on above-referenced plat.
- The NE Cor., W 1/2, SE 1/4, Section 35.....8 inch steel post found as shown on above-referenced plat.

The lines of the Southeast Quarter and the East line of the West Half of the Southeast Quarter were all established using the above-referenced monuments. Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 0.4 feet in the East-West direction. Uncertainties due to variances between all found monuments and record distances were determined to be 2.5 feet in any direction.

(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 most Southerly line of subject tract was established on and along the South line of the Southeast Quarter, using record geometry.
2. The most Westerly line of subject tract was established on and along the West line of the East Half of the Southeast Quarter, using record geometry.
3. The most Northerly line of subject tract was established on and along the North line of the Southeast Quarter, using record geometry.
4. The remaining West and South lines of subject tract were established on and along their respective lines of Graber Estates, using record geometry and found monuments.
5. The East lines and remaining North line of subject tract were established on and along their respective lines of Jason Schmucker Subdivision, using record geometry and found monuments.

(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.

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

Primary & Secondary Plat of:

JOSH'S ESTATE

A subdivision of part of the East Half of the Southeast Quarter of Section 35, Township 33 North, Range 13 East, DeKalb County, Indiana.

Owner & Developer
Joshua O. Lengacher
8516 Ricker Road
Grabill, IN 46741

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

DESCRIPTION:

Part of the East Half of the Southeast Quarter of Section 35, Township 33 North, Range 13 East, DeKalb County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southeast corner of said Section 35, being marked by a survey nail; thence South 88 degrees 00 minutes 08 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the South line of said Southeast Quarter, being within the right-of-way of County Road 72, a distance of 344.14 feet to a survey nail at the Southwest corner of the Jason Schmucker Subdivision, as recorded in Document Number 201504565 in the Office of the Recorder of DeKalb County, Indiana, this being the true point of beginning; thence South 88 degrees 00 minutes 08 seconds West, continuing on and along said South line and within said right-of-way, a distance of 815.14 feet to a survey nail at the Southeast corner of Graber Estates, as recorded in Document Number 202105143 in the Office of said Recorder; thence North 01 degrees 45 minutes 55 seconds West, on and along the East line of said Graber Estates, a distance of 800.63 feet to a #5 rebar at the Northeast corner thereof; thence South 88 degrees 00 minutes 08 seconds West, on and along the North line of said Graber Estates, a distance of 160.00 feet to a #5 rebar at the Northwest corner thereof, being a point on the West line of the East Half of said Southeast Quarter; thence North 01 degrees 45 minutes 55 seconds West, on and along said West line, a distance of 1840.63 feet to an 8 inch steel post at the Northwest corner of the East Half of said Southeast Quarter; thence North 88 degrees 12 minutes 36 seconds East, on and along the North line of said Southeast Quarter, a distance of 645.56 feet to a #5 rebar at the Northwest corner of said Jason Schmucker Subdivision; thence South 01 degrees 46 minutes 48 seconds East, on and along a West line of said Jason Schmucker Subdivision, a distance of 1929.55 feet to a #5 rebar; thence North 88 degrees 00 minutes 08 seconds East, on and along a South line of said Jason Schmucker Subdivision, a distance of 328.89 feet to a #5 rebar thence South 01 degrees 46 minutes 48 seconds East, on and along a West line of said Jason Schmucker Subdivision, a distance of 709.37 feet to the true point of beginning, containing 41.562 acres of land, subject to legal right-of-way for County Road 72, and subject to all easements of record.

DEED OF DEDICATION

I, the undersigned, Joshua O. Lengacher, owner of said real estate shown and described herein, does hereby layoff, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as "JOSH'S ESTATE", 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.

Joshua O. Lengacher

State of Indiana)
) §
County of _____)

Before me the undersigned Notary Public, in and for the County and State, personally appeared JOSHUA O. LENGACHER, acknowledging the execution of the foregoing instrument as his 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.

AVIATION COVENANT:

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

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

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Number 18033C 0265E, effective September 29, 2006.

CERTIFICATE OF SURVEYOR

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

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

Joseph R. Herendeen, Indiana Professional Surveyor

Date: 10/17/2025

