

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

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

AGENDA

DeKalb County Plan Commission

Plat Committee

Commissioners Court – 2nd Floor DeKalb County Court House

Tuesday, March 3, 2026

8:30 AM

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

1. Roll call
2. Prayer
3. Approval of Minutes: January 6, 2026
4. Old Business: None
5. New Business:

Petition #26-05 – Jon L & Delores E Brandenberger requesting a Minor Subdivision known as Brandenberger Estate. The proposed 1 lot subdivision will be a total of 47.23 acres. The subdivision will be used for single family residence & agricultural barn. The property is located on the north side of State Road 8, approximately seven-tenths of a mile east of the intersection of State Road 8 and E Auburn Dr., Auburn, Indiana and is zoned A2, Agricultural.

6. Adjournment

Next Meeting: April 7, 2026

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, January 6, 2026 @ 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 Suzanne Davis.

ROLL CALL:

Members Present: Suzanne Davis, Sandra Harrison, Jason Carnahan and Jerry Yoder

Members Absent: Elysia Rodgers

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

Staff Absent: None

Public in Attendance: Gene Stein, Melissa Snyder, Rachel Butcher, and Ryan Butcher.

PRAYER:

Jerry Yoder led prayer.

ELECTION OF OFFICERS:

Motion made by Sandra Harrison to nominate Suzanne Davis as President with Suzanne Davis declining the motion.

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

Motion made by Sandra Harrison to nominate Suzzane Davis as Vice-President with Jason Carnahan seconding the motion. None opposed. Motion carried.

None opposed to appoint Meredith Reith as Secretary.

APPROVAL OF MINUTES:

Jason Carnahan moved to approve the minutes from December 2, 2025; seconded by Sandra Harrison. None Opposed. Motion Carried.

OLD BUSINESS:

None

NEW BUSINESS:

Petition #26-01 – Alisa McDowell requesting a RePlat of Baron Estates, Lot 3. The purpose of the replat is to decrease the acreage of Lot 3. No new buildable lots are being created. The subdivision will be used for single family residence. The property is located on the north side of County Road 60, approximately one-tenth of a mile east of the intersection of County Road 60 and County Road 35, Auburn, Indiana and is zoned A2, Agricultural.

Suzanne Davis read the proposed petition.

Chris Gaumer stated that from the aerial map Baron Estates, Lot 3 encompasses more acreage to the north and east. The petitioner is looking to decrease this lot acreage for the purpose of building a new home. He read the staff report. He explained that Angie Wallace was unable to attend today to represent the projects. If anyone has questions, we could give her a call if needed.

Mrs. Davis 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 **December 3, 2025**
2. Legal notice published in The Star on **December 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 **January 5, 2026**
5. Letter from County Highway dated **December 23, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 4, 2025**
7. Letter from the Drainage Board, dated **December 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 60 with dedication of right of way where required. The driveway location has been staked and permitted by the Highway Dept.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. A private septic system will be utilized.
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.
None required.

Standard Conditions to be recorded on or with the plat:

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, Drainage Board covenants and airport zone covenants shall be on the plat, if required.

Conditions that will not be recorded but must be met:

1. Comply with the Staff Report.

2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation District, or other agency as applicable. File written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #26-01, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 6th DAY OF JANUARY 2026.

Motion made by Sandra Harrison, Seconded by Jerry Yoder.

Vote tally: Yes: 4 No: 0

Suzanne Davis

Sandra Harrison

Jason Carnahan

Jerry Yoder

Petition #26-02 – Dennis J. & Malinda E. Schwartz requesting a Minor Subdivision known as Jay Acres. The proposed 1 lot subdivision will be a total of 12.62 acres. The subdivision will be used for single family residence. The property is located on the east side of County Road 71, approximately one-half of a mile south of the intersection of County Road 71 and County Road 64, St. Joe, Indiana and is zoned A1, Conservation Agricultural.

Mrs. Davis read the proposed petition.

Mr. Gaumer stated that the property north of this proposed lot at -008 was considered the parent parcel. These were both one before and believed that they were split due to an auction. He read the staff report.

Mrs. Davis 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.

Melissa Snyder approached the podium asking how many houses they would plan to build. Do they plan to have animals on the property like possibly a pig barn.

Mr. Gaumer stated that it's zoned A1 which allows for any agricultural use. He addressed that he hadn't heard what they proposed. This would allow them to only have one home on this property.

Mrs. Snyder asked if this change would allow them to build more homes on the property.

Mr. Gaumer stated that they would have to go through this process again for another Minor Subdivision.

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

Mr. Gaumer went over the proposed Findings of Fact.

JURISDICTIONAL FINDINGS:

The Petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **December 3, 2025**
2. Legal notice published in The Star on **December 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 **December 8 , 2025**
5. Letter from County Highway dated **December 8, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 8, 2025**
7. Letter from the Drainage Board, dated **December 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 A1 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 71 with dedication of right of way. The driveway location has been permitted by the Highway Dept.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. A 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 #26-02, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 6th DAY OF JANUARY 2026.

Motion made by Jason Carnahan, Seconded by Sandra Harrison.

Vote tally: Yes: 4 No: 0

Suzanne Davis

Sandra Harrison

Jason Carnahan

Jerry Yoder

Petition #26-03 – Stanley & Mary Delagrang, James & Mary Mae Witmer & Johnathan & Amanda Zehr requesting a RePlat of Strong’s Subdivision, Section II, Lot 2 & 3. The purpose of the replat is to redraw interior lot lines. No new buildable lots are being created. The subdivision will be used for single family residence. The properties are located at 6889 County Road 45, Spencerville and 4629 County Road 68, Spencerville, Indiana and are zoned A2, Agricultural.

Mrs. Davis read the proposed petition.

Mr. Gaumer stated that if you look at your aerial map you can see that lot 3 is at the intersection of CR 45 and CR 68. Currently it’s a long skinny lot and lot 2 is just along CR 68 and encompasses the northern part where lot 2 is. Part of lot 2 has been sold to the owners of lot 3. This replat is needed due to the lot lines changing and having this property placed under one ownership. He read the staff report.

Mrs. Davis 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.

Gene Stein approached the podium stating that he lives next to this property. With them changing the interior lines this would allow them to put the buildings closer together.

Mr. Gaumer stated that they would be able to build within this area with the properties being combined.

Mr. Stein stated that the only concern he would have is the density of cows that could be added to this property. He addressed that years ago there was someone from IDEM that stopped by and checked the ditch for contamination. He wasn’t sure how this would be looked at.

Mr. Gaumer stated that the County wouldn’t have any density requirements unless they reached a threshold determined by IDEM for a Confined Feeding Operation. This could be monitored if above their threshold. He stated that if they were calves there wouldn’t be a threshold, they would have to be mature cows.

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

Mr. Gaumer went over the proposed Findings of Fact.

JURISDICTIONAL FINDINGS:

The Petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **December 8, 2025**
2. Legal notice published in The Star on **December 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 **December 15, 2025**
5. Letter from County Highway dated **December 9, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 10, 2025**
7. Letter from the Drainage Board, dated **December 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 68 & County Road 45 with dedication of right of way where required. The existing driveway locations will be utilized.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. The existing private septic systems will be utilized.
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.
None required.

Standard Conditions to be recorded on or with the plat:

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, drainage covenants and airport zone covenants shall be on the plat, if required.

Conditions that will not be recorded but must be met:

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation District, or other agency as applicable. File written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #26-03, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 6th DAY OF JANUARY 2026.

Motion made by Jerry Yoder, Seconded by Sandra Harrison.

Vote tally: Yes: 4 No: 0

Suzanne Davis

Sandra Harrison

Jason Carnahan

Jerry Yoder

ADJOURNMENT:

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:58 a.m.

Suzanne Davis

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: 216-05
Date Application Filed: 1/20/2026
Fee Paid: CC# 9236505

Application for SUBDIVISION (Section 9.22)

Conservation Agricultural (A1 only) **Minor** **Conventional** **Conservation**
Traditional **Strip** **Commercial District** **Industrial Park**

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: Jon Brandenberger
Mailing Address: 4993 County Rd 41 Auburn IN 46706
Telephone Number: 260-466-2080 E-Mail: - - - - -

OWNER INFORMATION (if different from applicant information)

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

REPRESENTATIVE INFORMATION (if different from applicant information)

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

Legal Ad Payment & Public Hearing Notifications: Applicant Owner Representative

Name of Proposed Subdivision: Brandenberger estate
Primary: _____ Secondary: _____ Primary & Secondary:

Number of Parcels & Total Area (square feet or acreage):
43. 47.3 acres

Address or Parcel ID # of property:
3975 State Rd 8 Auburn IN 46706

Legal description of property affected:
North east corner of section 34 township 34 north range 13 east

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

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

Applicant's Signature: Jon Brandenberger
(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: Jon L & Delores E Brandenberger

SUBJECT SITE: north side of State Road 8, approximately seven-tenths of a mile east of the intersection of State Road 8 and E Auburn Dr., Auburn

REQUEST: 1 Lot Minor Subdivision – Brandenberger Estate

EXISTING ZONING: A2: Agricultural

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

ANALYSIS:

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

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

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

Minor Subdivision Standards:

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

- Parcel 14-06-34-200-004 is considered the parent parcel. This is the 4th buildable split from parent parcel -004. No 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: 46.167 net acres
 - *Minimum Lot Width: 160 feet*
 - Proposed Lot 1 Width: 1281.84 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: 608.80 feet
- This division of land fronts the following roads:
 - State Road 8 is considered Major Arterial Road with a projected total right-of-way width of 120 feet.
 - Proposed right-of-way dedication: 60 feet

JURISDICTIONAL FINDINGS:

The Petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **January 20, 2026**
2. Legal notice published in The Star on **February 20, 2026** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 27, 2026**
5. Letter from County Highway dated **January 21, 2026**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 21, 2026**
7. Letter from the Drainage Board, dated **February 5, 2026**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Anderson 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 & agricultural uses which is compatible with the existing and adjacent land uses.
2. Does the Minor Subdivision conform to the following UDO standards:
 - a. Minimum width, depth & area of lot(s).
Yes. See Plat & Staff Report.
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.
Adequate access off State Road 8 with dedication of right of way. Driveway location has been permitted by INDOT.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. A 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:

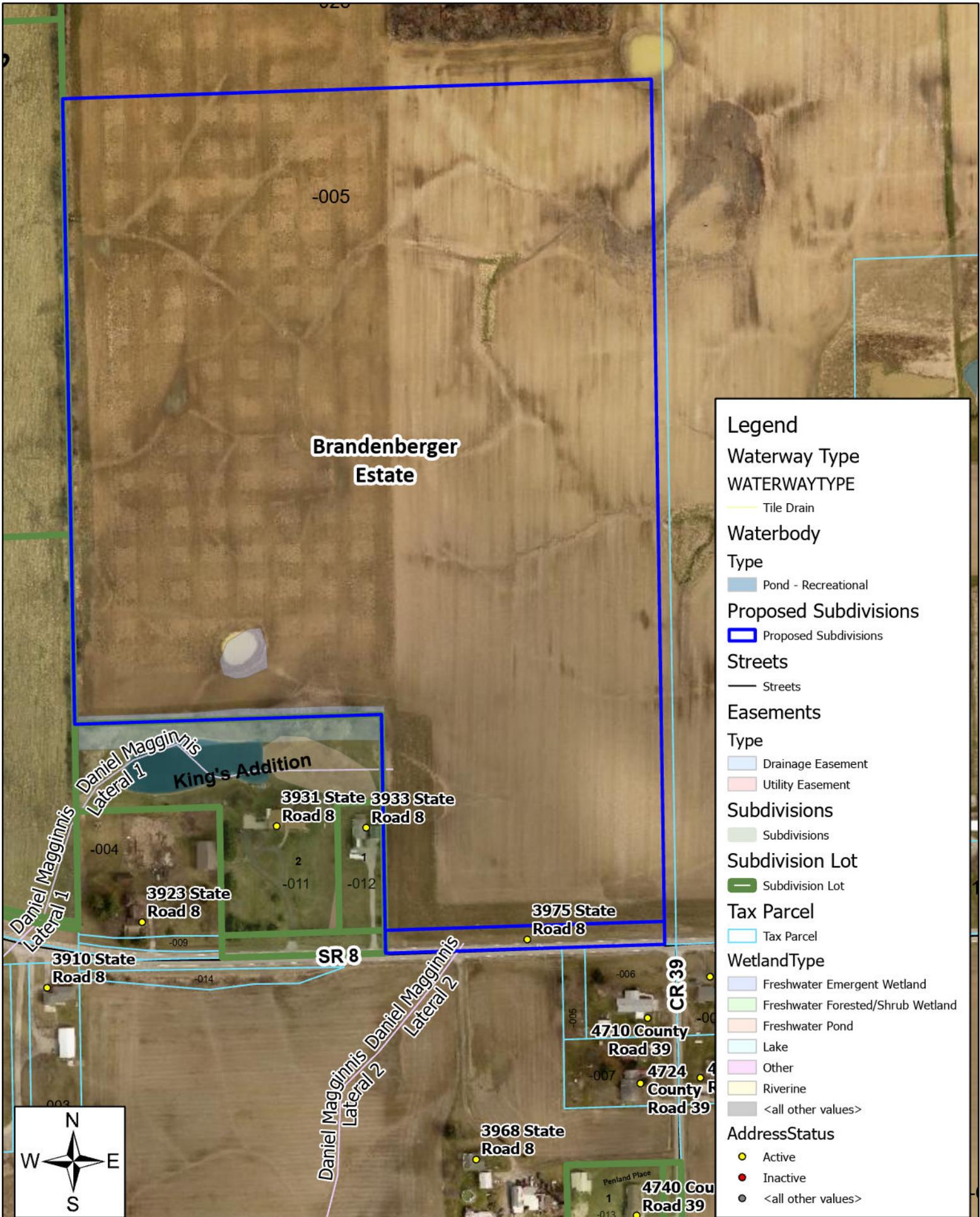
Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

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.



Legend

Waterway Type
WATERWAYTYPE

- Tile Drain

Waterbody
Type

- Pond - Recreational

Proposed Subdivisions

- Proposed Subdivisions

Streets

- Streets

Easements
Type

- Drainage Easement
- Utility Easement

Subdivisions

- Subdivisions

Subdivision Lot

- Subdivision Lot

Tax Parcel

- Tax Parcel

WetlandType

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- <all other values>

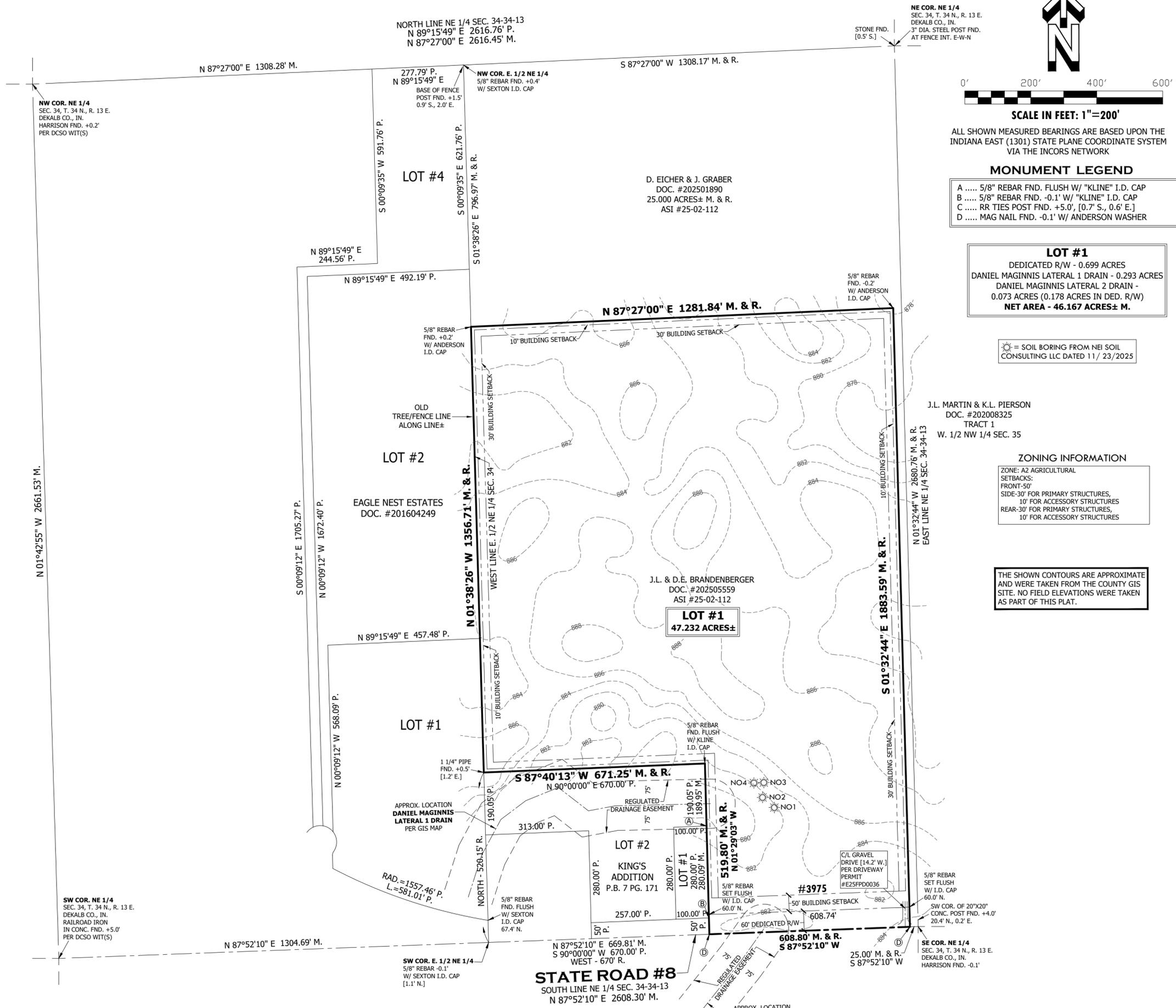
AddressStatus

- Active
- Inactive
- <all other values>



BRANDENBERGER ESTATE

AN ADDITION TO THE NORTHEAST OF SECTION 34, TOWNSHIP 34, RANGE 13 EAST,
UNION TOWNSHIP, DEKALB COUNTY, INDIANA



ANDERSON SURVEYING, INC.
EST. 1978
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
WWW.ANDERSONSURVEYING.COM

Registered Professional Engineers and Land Surveyors
Indiana Land Surveying Firm Identification Number: 29A

1947 E. Schug Road
Columbia City, IN 46725
Phone: (260) 691-3425
Fax: (260) 482-6855

1324 Henry Avenue
Fort Wayne, IN 46808
Phone: (260) 483-1724
Fax: (260) 482-6855
Toll Free: (888) 483-1724

NO.	REVISION	DATE	BY:

SCALE: 1" = 200'	DRAWN BY: J.M.J.
ISSUE DATE: 01/13/2025	CHECKED BY: E.J.S.
SAVED FILE: JANUARY 2025 / 25-02-112EJS / 25-02-112 PLAT	

PLAT- The lands of Jon L. Brandenberger and Delores E. Brandenberger
3975 State Road #8, Auburn, IN 46706
Pt. NE 1/4, SEC. 34, T. 34 N., R. 13 E., Union Twp., DeKalb County, IN

SURVEY NO.: 25-02-112-2

PLAT

