

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, June 8, 2021

8:30 AM

1. Roll call
2. Approval of Minutes: February 9, 2021
3. Old Business:
None
4. New Business:
Petition 21-05 – Stevie and Louan Chaffee requesting a 1 Lot Minor Subdivision to create 1 buildable lot. The property is located on 0712 State Road 327, Corunna and is zoned A1, Conservation Agricultural.
Petition 21-06 – Leo Sarrazine requesting a 1 Lot Minor Subdivision to create 1 buildable lot. The property is located east of 2087 County Road 66, Auburn and is zoned A2, Agricultural.
Petition 21-07 – Randall and Nicole Carey & Aaron and Crystal Grindstaff requesting a Second RePlat of Lots 1 & 2 in the RePlat of Robke Subdivision to increase the lot acreage of lots 1 and 2. The property is located on 6313 County Road 327, Garrett and 6315 County Road 327, Garrett and is zoned A2, Agricultural
5. Adjournment
Next Meeting: July 13, 2021

If you cannot attend, please contact Isabella Mowan:

imowan@co.dekalb.in.us or 260-925-1923

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

****No cellphones, tablets, laptops or weapons permitted.**

DeKalb County Planning Department
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: 21-11
Date Application Filed: 5/13/21
pd. 5/13/21

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

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

APPLICANT INFORMATION

Applicant's Name: STEVE H + LOUAN L. CHAFFEE
Address: 0712 SR 327
CORUNNA, IN. 46730
Telephone Number: (260) 402-0341

OWNER INFORMATION (if different from applicant information)

*Owner's Name: _____
*Address: _____
*Telephone Number: _____

RESPRESENTATIVE INFORMATION (if different from applicant information)

*Representative: JERRY TEDERS, TRI COUNTY LAND SURVEYING
*Address: 114 N. OWEN ST.
GARRETT, IN. 46738
*Telephone Number: (260) 357-5454

Name of Proposed Subdivision: CHAFFEE ADDITION

Number of Parcels & Total Area (square feet or acreage):
1 PARCEL 5.00 AC.

Address or common description of property:
0712 SR 327
CORUNNA, IN.

Legal description of property affected:
PART OF SE 1/4, SECTION 8, T35N, R12E

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: Steve H. Chaffee Louan L. Chaffee
(If signed by representative for applicant, state capacity)

1 inch = 100 feet



-002

-015

1
-008

D and R Acres

0784

SR 327

— Chaffee_Addition

Wetland_NWIMapData

Encumbrance-ALL
<all other values>

Type

Utility & Drainage Easement

Survey Division Lot

Lots

Tax Parcel

CHAFFEE ADDITION
AN ADDITION TO THE
SE ¼, SECTION 8,
T35N, R12E, FAIRFIELD TWP,
DEKALB COUNTY, INDIANA

LAND DESCRIPTION

THE BEARINGS AND DISTANCES IN THIS DESCRIPTION HAVE BEEN GENERATED USING NON STATE PLANE G.P.S. MEASUREMENTS COLLECTED DURING THE SURVEYING OF TRI-COUNTY LAND SURVEYING JOB NUMBER 21-004 PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 12 EAST, LOCATED IN FAIRFIELD TOWNSHIP, DEKALB COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE ONE INCH BAR MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 12 EAST; THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS EAST (ASSUMED BASIS OF BEARING) ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 656.93 FEET TO A MAG NAIL MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 50 MINUTES 02 SECONDS EAST ON AND ALONG SAID EAST LINE 337.37 FEET TO A MAG NAIL; THENCE NORTH 88 DEGREE 35 MINUTES 04 SECONDS WEST, 646.32 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED L59700007; THENCE NORTH 00 DEGREES 46 MINUTES 17 SECONDS WEST, 337.36 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED L59700007; THENCE SOUTH 88 DEGREES 35 MINUTES 04 SECONDS EAST, 645.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES PLUS OR MINUS AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEED OF DEDICATION

We the undersigned STEVE H. & LOUAN L. CHAFFEE, owners of said 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 "CHAFFEE ADDITION", an addition to Dekalb County, Indiana. All streets 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 property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground (NA) feet in width as shown on this plat and marked, reserved for the use of local utility companies for the installation of utility lines 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 to the rights of the owners of other lots in this subdivision.

Witness our Hands and Seals this _____ day of _____, 2021.

STEVE H. CHAFFEE
LOUAN L. CHAFFEE

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 off site 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.

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 THERE TO, 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 _____, 2021.

CHAIRMAN

ZONING ADMINISTRATOR

SURVEYOR'S REPORT

- 1) IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 1 THROUGH 34 OF INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:
 - A) VARIANCES IN THE REFERENCE MONUMENTS; SHOWN ON THE ATTACHED SURVEY.
 - B) DISCREPANCIES IN THE RECORD DESCRIPTIONS AND PLATS; SHOWN ON THE ATTACHED SURVEY.
 - C) INCONSISTENCIES IN LINES OF OCCUPATION;
 - D) RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY);

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN SURVEY, 0.13" PLUS 100 PARTS PER MILLION (0.33) FEET AS DEFINED IN IAC 865.

THIS IS AN ORIGINAL SURVEY OF A 5.00 ACRE± PORTION OF A TRACT OF REAL ESTATE DESCRIBED IN DOCUMENT #201301849, PUBLIC RECORDS OF DEKALB COUNTY, INDIANA, FOR THE PURPOSE OF CREATING A BUILDING SITE.

MONUMENTATION: THE MONUMENTATION OF THE SOUTHEAST QUARTER OF SECTION 8, T35N, R12E IS AS SHOWN ON THE ATTACHED SURVEY. THE 1" BARS FOUND ON THE EAST LINE ARE STATE OF INDIANA MONUMENTS SET IN THE STATE ROAD, ALONG WITH THE 15" CORNER POST ARE PERPETUATION'S OF STONES SET DURING A LEGAL SURVEY OF THIS SECTION, DATED SEPTEMBER 10, 1856, AND IS RECORDED IN SURVEY BOOK "L", PAGE 8, IN THE OFFICE OF THE DEKALB COUNTY SURVEYOR.

NO UNREGULATED DRAINS CROSS THIS PARCEL PER THE DEKALB COUNTY DRAIN MAP & THE DEKALB COUNTY G.I.S. WEBSITE.

State of Indiana
County of Dekalb

Before me the undersigned Notary Public, in and for the County and State, this _____ personally appeared STEVE H. & LOUAN L. CHAFFEE, and _____ witness, 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 _____, 2021.

Notary Public
My Commission Expires _____

Printed Name

STEVE H. CHAFFEE

LOUAN L. CHAFFEE

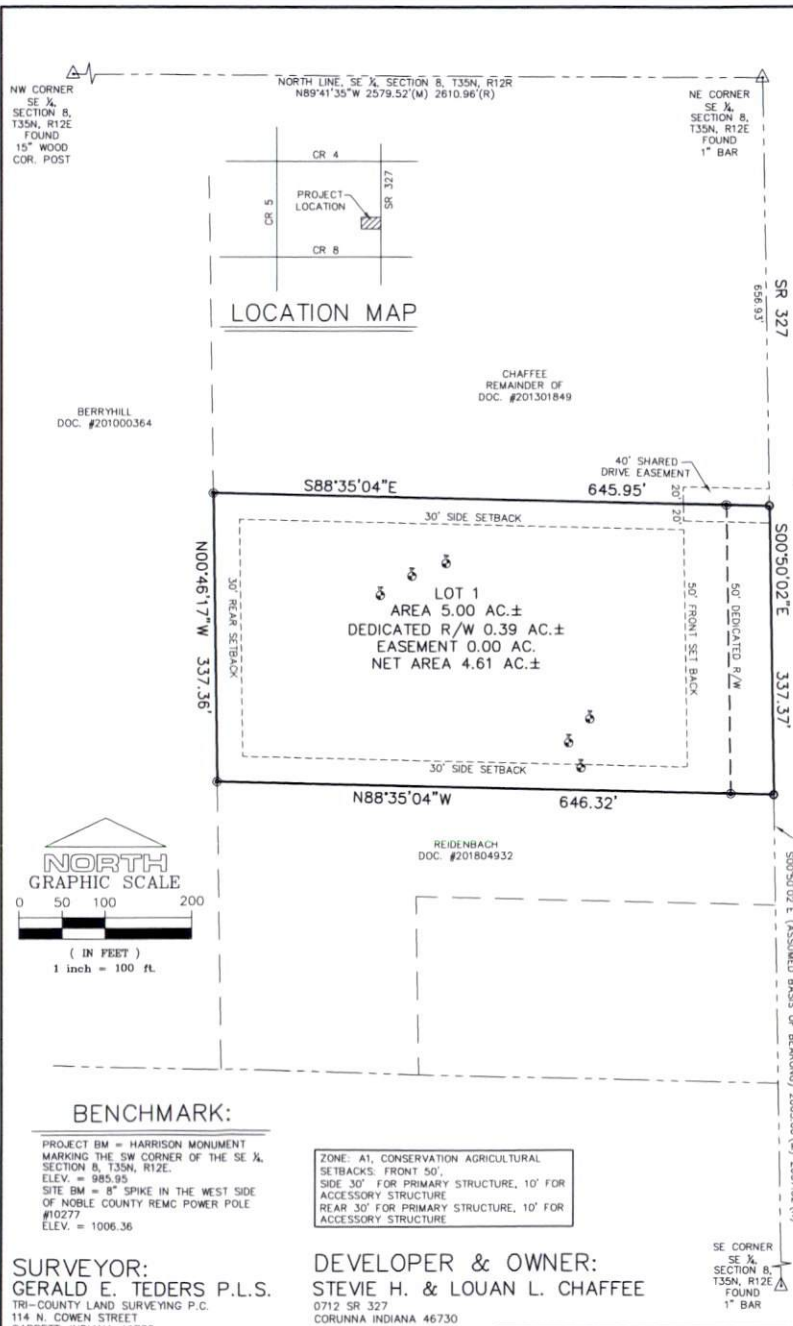
LEGEND

- ⊙ = SET IRC L59700007 OR AS NOTED
- (M) = MEASURED DISTANCE
- (D) = DEED DISTANCE
- (R) = RECORD DISTANCE
- = SET RR SPIKE OR MAG NAIL
- = TELEPHONE/CABLE TV BOX
- IRC = 24" LONG #5 REBAR CAPPED
- ⊕ = TEST HOLE
- ⊙ = BENCHMARK
- ⊖ = UNDERGROUND CABLE MARKER
- ⊕ = DRAIN INLET

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. GERALD E. TEDERS

I, GERALD E. TEDERS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND IN MY PROFESSIONAL OPINION, THIS PLAT AND DESCRIPTION REPRESENTS A TRUE AND ACCURATE SURVEY AS MADE BY ME AND/OR OTHERS UNDER MY DIRECTION, AND WAS COMPLETED IN ACCORDANCE WITH TITLE 865, ARTICLE 1, RULE 12, SECTIONS 1 THRU 29 OF THE INDIANA ADMINISTRATIVE CODE, ON X-X-2021. ALL MONUMENTATION IS AS SHOWN ON THE PLAT OF SURVEY AND/OR AS CALLED FOR IN THE DESCRIPTION.

GERALD E. TEDERS, P.L.S. DATE
STATE OF INDIANA
PROFESSIONAL LAND SURVEYOR NO. 9700007



NO.	DATE	DESCRIPTION	BY
3	6-1-21	ADD SHARED DRIVE.	GET
2	5-12-21	REVISE PER D.C.P.C.	GET
1	5-7-21	REVISE SOIL BORING'S	GET

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:

PROPERTY OWNER: Stevie & Louan Chaffee

SUBJECT SITE: 0712 State Road 327, Corunna

REQUEST: 1 Lot Minor Subdivision – Chaffee Addition

PURPOSE: Create 1 buildable Lot

EXISTING ZONING: A1, Conservation Agricultural

SURROUNDING LAND USES AND ZONING: North: Farm Ground (A1)
 South: Farm Ground (A1)
 East: Farm Ground (A2)
 West: Farm Ground (A1)

ANALYSIS:

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

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

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

Minor Subdivision Standards:

UDO 6.05 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract

- Parcel 03-01-08-400-002 is considered the parent parcel and this is the 1st buildable split from parent parcel -002.
- 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 easements)*
 - Proposed Lot 1 Area: 4.61 net acres
 - *Minimum Lot Width: 160 feet*
 - Proposed Lot 1 Width: 337.36 feet
 - *Minimum Lot Frontage: 120 Feet*
 - Proposed Lot 1 Frontage: 337.37 feet

- This division of land fronts the following roads:
 - State Road 327 is considered County Minor Arterial road with a projected total right-of-way width of 100 feet.
 - Proposed right-of-way dedication: 50 feet

JURISDICTIONAL FINDINGS:

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

1. Application completed and filed on **May 3, 2021**
2. Legal notice published in The Star on **May 21, 2021** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **May 7, 2021**
5. Letter from County Highway dated **May 5, 2021**
6. Report from the DeKalb County Soil & Water Conservation District, dated **May 5, 2021**
7. Letter from the Drainage Board, dated **May 18, 2021**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Tri County Land Surveying**
10. The real estate to be developed is in Zoning District A1, which permits the requested development.

PROPOSED FINDINGS OF FACT:

These Findings of Fact proposed by the board chair 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 minor subdivision will be used for a residential use, which is compatible to 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)
 - 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 327. INDOT Driveway Permit has been received.*
 - c. The extension of water, sewer & other municipal services, if applicable or required. *None Required. Private Septic System will be utilized. Applicant or buyer will need to apply for and receive a permit for a Residential Onsite Sewage System from the Health Department.*
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.
Yes, all applicable standards conform to the UDO requirements.

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 shall be on the plat, if required.
5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate 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, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. No Certificate of Occupancy or Certificate of Completion shall be issued 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, or other agency as applicable. Further, where applicable, file written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

DeKalb County Planning Department
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: 21-12
Date Application Filed: 5/14/2021
pd ✓

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

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

APPLICANT INFORMATION

Applicant's Name: Leo Sarrazine
Address: 2179 CR 66 Auburn, IN 46706
Telephone Number: (260) 357-3302

OWNER INFORMATION (if different from applicant information)

*Owner's Name: _____
*Address: _____
*Telephone Number: _____

RESPRESENTATIVE INFORMATION (if different from applicant information)

*Representative: JERRY TEODERS, TRI-COUNTY LAND SURVEYING & P.C.
*Address: 114 N. COWEN ST.
GARRETT, IN. 46738
*Telephone Number: (260) 357-5454

Name of Proposed Subdivision: SARRAZINE ADDITION, SECTION II

Number of Parcels & Total Area (square feet or acreage):
1 Parcel, 2.5 acres

Address or common description of property:
JUST EAST OF 2087 CR 66 AUBURN, IN

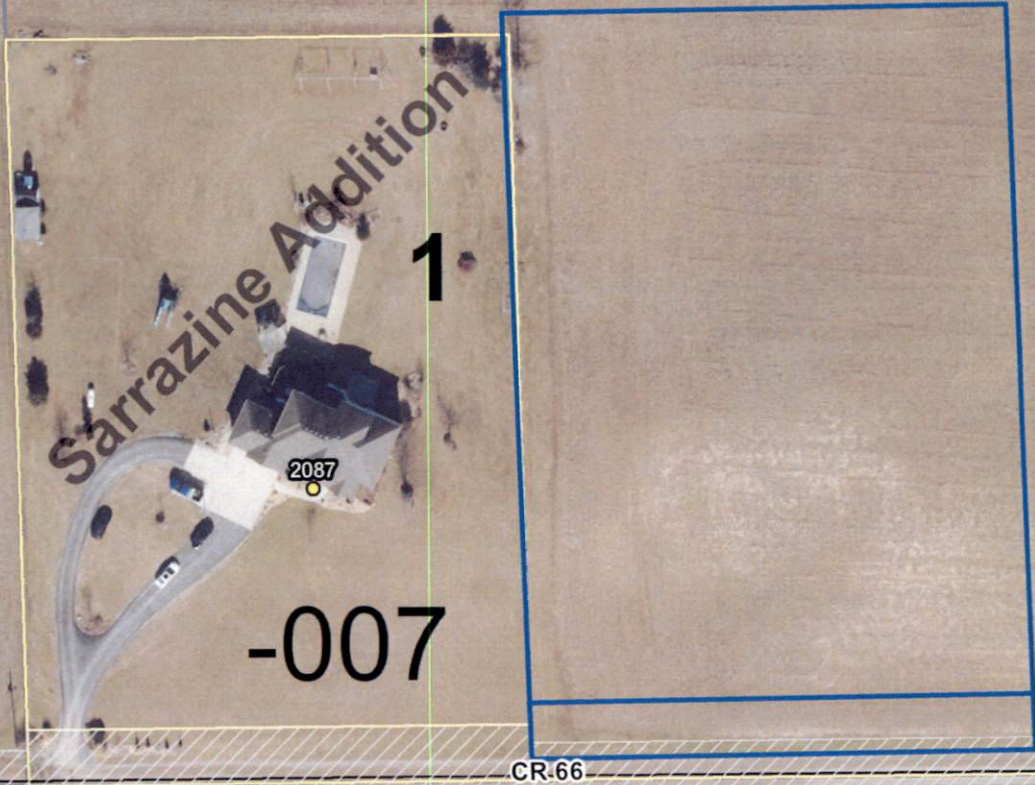
Legal description of property affected:
PART OF THE NW 1/4, SECTION 25, T33N, R12E

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.

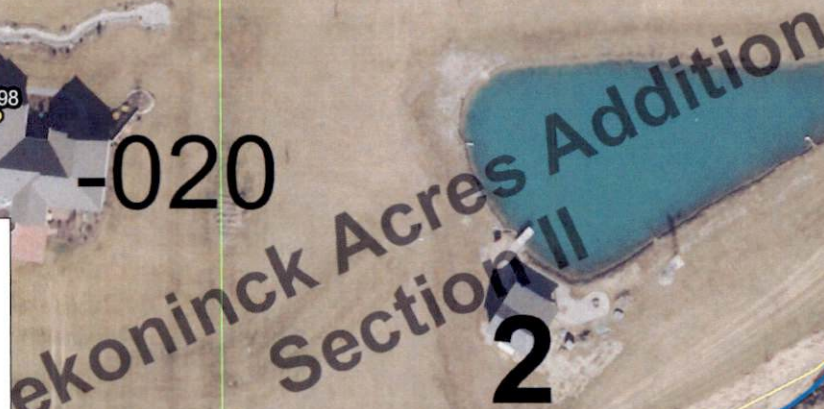
Applicant's Signature: x Leo Sarrazine x
(If signed by representative for applicant, state capacity)

1 inch = 100 feet



-007

CR-66



-020

2

— Sarrazine Addition Sec II - Lot 2

— Regulated Drain

— Small Stream/Creek

Encumbrance-ALL

<all other values>

Survey Division Lot

— Lots

— Tax Parcel

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SARRAZINE ADDITION
SECTION II
AN ADDITION TO THE
NW ¼, SECTION 25,
T33N, R12E, BUTLER TWP,
DEKALB COUNTY, INDIANA



(IN FEET)
1 inch = 100 ft.

LEGEND

- = SET IRC LS970007 OR AS NOTED
- (M) = MEASURED DISTANCE
- (D) = DEED DISTANCE
- (R) = RECORD DISTANCE
- = SET RR SPIKE OR MAG NAIL
- = TELEPHONE/CABLE TV BOX
- IRC = 24" LONG #5 REBAR CAPPED
- ⊙ = TEST HOLE
- ⊕ = BENCHMARK
- = UNDERGROUND CABLE MARKER
- ⊖ = DRAIN INLET

BENCHMARK:

PROJECT BM = HARRISON MONUMENT MARKING THE SW CORNER OF THE NW ¼, SECTION 25, T33N, R12E.
ELEV = 846.06
SITE BM = TOP OF #5 REBAR WITH PLASTIC CAP STAMPED LS9700007.
ELEV = 838.54

Airport Compatibility Zone (AC2 through AC6): This development lies within Airport Compatibility Zone AC6. The Owners of any tract of land in this development agree to recognize the existing and established Noise Sensitive Zone and understand that a "Noise Sensitive Use and Non-Remonstrance Against Airport Development Waiver", acknowledging the preexisting noise condition in the area and the ability of the airport to expand as allowed by law, shall be executed by the Owner and filed with the Dekalb County Board of Aviation before the issuance of any Improvement Location Permit by the Zoning Administrator for a noise sensitive use including but not limited to residential uses.

On the 17th day of OCTOBER, 1980, title to the above described land was transferred to LEO WILBER SARRAZINE & MARILYN A. SARRAZINE JOINT REVOCABLE TRUST per the Dekalb County Recorder's Office in Deed Record 173 at Page 216. LEO WILBER SARRAZINE hereby certifies that he is the surviving widower of MARILYN A. SARRAZINE and that the marital relationship continued uninterrupted from the day they acquired said real estate until the passing of MARILYN A. SARRAZINE on the 19th day of JULY, 2001.

SARRAZINE
REMAINDER OF
DR 173, PG 216

SURVEYOR'S REPORT

- 1) IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, CHAPTER 1 THROUGH 34 OF INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:
 - A) VARIANCES IN THE REFERENCE MONUMENTS; SHOWN ON THE ATTACHED SURVEY.
 - B) DISCREPANCIES IN THE RECORD DESCRIPTIONS AND PLATS; SHOWN ON THE ATTACHED SURVEY.
 - C) INCONSISTENCIES IN LINES OF OCCUPATION.
 - D) RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY);

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED BY THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A SUBURBAN SURVEY, 0.13" PLUS 100 PARTS PER MILLION (0.26) FEET AS DEFINED IN IAC 865.

THIS IS AN ORIGINAL SURVEY OF A 2.50 AC± PORTION OF A TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD 173, PAGE 216, PUBLIC RECORDS OF DEKALB COUNTY, INDIANA, FOR THE PURPOSE OF CREATING A BUILDING SITE.

MONUMENTATION: THE MONUMENTATION OF THE NORTHWEST QUARTER OF SECTION 25, T33N, R12E IS AS SHOWN ON THE ATTACHED SURVEY. THE HARRISON MONUMENTS AND THE NO. 5 REBAR WITH PLASTIC CAP STAMPED LS9700007 ARE PERPETUATIONS OF STONES SET DURING A LEGAL SURVEY OF THIS SECTION, DATED APRIL 4 TO 6, 1859, AND IS RECORDED IN SURVEY BOOK "C2", PAGE 65, IN THE OFFICE OF THE DEKALB COUNTY SURVEYOR.

NO REGULATED DRAINS CROSS THIS PARCEL PER THE DEKALB COUNTY DRAIN MAP & THE DEKALB COUNTY G.I.S. WEBSITE.

State of Indiana
County of Dekalb

Before me the undersigned Notary Public, in and for the County and State, this personally appeared LEO W. SARRAZINE, 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 _____, 2021.

Notary Public
My Commission Expires _____

Printed Name _____

LEO W. SARRAZINE

LAND DESCRIPTION

THE BEARINGS AND DISTANCES IN THIS DESCRIPTION HAVE BEEN GENERATED USING NON STATE PLANE G.P.S. MEASUREMENTS COLLECTED DURING THE SURVEYING OF TRI-COUNTY LAND SURVEYING JOB NUMBER 21-016. PART OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 33 NORTH, RANGE 12 EAST, LOCATED IN BUTLER TOWNSHIP, DEKALB COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 12 EAST; THENCE NORTH 89 DEGREES 48 MINUTES 08 SECONDS EAST (ASSUMED BASIS OF BEARING) ON AND ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 1402.82 FEET TO AN 8 INCH SPIKE MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 08 SECONDS EAST ON AND ALONG SAID SOUTH LINE 272.00 FEET TO AN 8 INCH SPIKE; THENCE NORTH 01 DEGREE 17 MINUTES 15 SECONDS WEST, 400.00 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS9700007; THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS WEST PARALLEL WITH SAID SOUTH LINE 272.00 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS9700007; THENCE SOUTH 01 DEGREE 17 MINUTES 15 SECONDS EAST, 400.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES PLUS OR MINUS AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEED OF DEDICATION

I the undersigned LEO W. SARRAZINE, TRUSTEE, LEO W. SARRAZINE AND MARILYN A. SARRAZINE JOINT REVOCABLE TRUST, owner of said 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 "SARRAZINE ADDITION, SECTION II", an addition to Dekalb County, Indiana. All streets 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 property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground (NA) feet in width as shown on this plat and marked, reserved for the use of local utility companies for the installation of utility lines 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 to the rights of the owners of other lots in this subdivision.

Witness our Hands and Seals this _____ day of _____, 2021.

LEO W. SARRAZINE, TRUSTEE

RESTRICTIVE COVENANTS

The owner(s) of the lot within this subdivision agrees to recognize the existing agricultural land use 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. 34-1-32-4. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land. There shall be compliance with the laws and regulations of any Federal, State, or local agency. No off site drainage, existing surface water or existing 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.

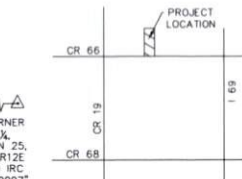
PLAN COMMISSION CERTIFICATE

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 _____, 2021.

CHAIRMAN _____

ZONING ADMINISTRATOR _____



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

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. GERALD E. TEDERS
I, GERALD E. TEDERS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND IN MY PROFESSIONAL OPINION, THIS PLAT AND DESCRIPTION REPRESENTS A TRUE AND ACCURATE SURVEY AS MADE BY ME AND/OR OTHERS UNDER MY DIRECTION, AND WAS COMPLETED IN ACCORDANCE WITH TITLE 865, ARTICLE 1.1, RULE 12, SECTIONS 1 THRU 29 OF THE INDIANA ADMINISTRATIVE CODE, ON X-X-2021. ALL MONUMENTATION IS AS SHOWN ON THE PLAT OF SURVEY AND/OR AS CALLED FOR IN THE DESCRIPTION.

GERALD E. TEDERS, P.L.S. DATE
STATE OF INDIANA
PROFESSIONAL LAND SURVEYOR NO. 9700007

DEVELOPER & OWNER:
LEO W. SARRAZINE AND MARILYN A. SARRAZINE, REVOCABLE TRUST
LEO W. SARRAZINE, TRUSTEE
2179 CR 66
AUBURN INDIANA 46706

SURVEYOR:
GERALD E. TEDERS P.L.S.
TRI-COUNTY LAND SURVEYING P.C.
114 N. COWEN STREET
GARRETT, INDIANA 46738

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A SCHEDULE "A" OR SCHEDULE "B" OF A TITLE POLICY WHICH MAY REVEAL INFORMATION ABOUT THIS REAL ESTATE WHICH IS NOT SHOWN ON THIS SURVEY.

FLOOD HAZARD STATEMENT:
ALL OF THE ABOVE DESCRIBED LAND DOES LIE WITHIN FLOOD HAZARD ZONE "X", NOT A FLOOD HAZARD AREA, AS SAID LANDS PLOT BY SCALE ON COMMUNITY PANEL NO. 19033C0240E OF THE FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, INDIANA, DATED 9--29--2006.

NO.	DATE	DESCRIPTION	BY
1	5-13-21	ADD TRUST STATEMENT	GET

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:

PROPERTY OWNER: Leo Sarrazine

SUBJECT SITE: east of 2087 County Road 66, Auburn

REQUEST: 1 Lot Minor Subdivision – Sarrazine Addition, Section II, Lot 2

PURPOSE: Create 1 buildable lot

EXISTING ZONING: A2, Agricultural

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

- Parcel 01-09-25-100-006 is considered the parent parcel and this is the 2nd buildable split from parent parcel -006. Sarrazine Addition, Lot 1 was the 1st.
- 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 easements)*
 - Proposed Lot 1 Area: 2.31 net acres
 - *Minimum Lot Width: 160 feet*
 - Proposed Lot 1 Width: 272 feet
 - *Minimum Lot Frontage: 120 Feet*
 - Proposed Lot 1 Frontage: 272 feet

- This division of land fronts the following roads:
 - County Road 66 is considered County Local road with a projected total right-of-way width of 60 feet.
 - Proposed right-of-way dedication: 30 feet

JURISDICTIONAL FINDINGS:

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

1. Application completed and filed on **May 14, 2021**
2. Legal notice published in The Star on **May 26, 2021** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **May 24, 2021**
5. Letter from County Highway dated **May 17, 2021**
6. Report from the DeKalb County Soil & Water Conservation District, dated **May 17, 2021**
7. Letter from the Drainage Board, dated **May 24, 2021**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Tri County 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 board chair 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 minor subdivision will be used for a residential use, which is compatible to 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)
 - 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 66. Applicant or buyer will need to apply for and receive a Driveway Permit from the Highway Department.*
 - c. The extension of water, sewer & other municipal services, if applicable or required. *None Required. Private Septic System will be utilized. Applicant or buyer will need to apply for and receive a permit for a Residential Onsite Sewage System from the Health Department.*
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.
Yes, all applicable standards conform to the UDO requirements.

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 shall be on the plat, if required.
5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate 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, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. No Certificate of Occupancy or Certificate of Completion shall be issued 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, or other agency as applicable. Further, where applicable, file written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

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

FOR OFFICE USE ONLY:
File Number: 21-13
Date Application Filed: 5/20/21
Fee Paid: 150 ✓

Application for REPLAT
(Section 9.24)

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

APPLICANT INFORMATION

Applicant's Name: TIMOTHY C. GOULOFF
Address: 1133 BROADWAY FORT WAYNE, IN 46802
Telephone Number: (260) 424-5342 E-Mail: GOO@GOULOFFJORDAN.COM

OWNER INFORMATION (if different from applicant information)

Owner's Name: RANDY CAREY
Address: 6315 E.R. 327 GARRETT, IN 46738
Telephone Number: (260) 466-2735 E-Mail: MBSEUND@GMAIL.COM

REPRESENTATIVE INFORMATION (if different from applicant information)

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

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

4 TOTAL = 13.781 AC

Name of Subdivision and Address or common description of property:

SECOND REPLAT OF RIBKE SUBDIVISION

Legal description of property affected:

PART OF SW 1/4 SECTION 22-33-12

Reason for the Proposed Replat:

ADDITIONAL GROUND

The Replat should include (check all that apply):

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

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

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

1 inch = 250 feet

012



017

CR 327

Replat of

6313

-017

6315

-018

6325

-006

2

-008

-002

-004

J. P. Ensley

1

-003

-005

6418

1

Porton Addition

Second Replat of Robke Subdivision

Regulated Drain

Tile Drain

Wetland_NWIMapData

Encumbrance-ALL

<all other values>

Type

Electric Easement

Ingress / Egress Easement

Utility Easement

Survey Division Lot

Lots

Tax Parcel

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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:

- PROPERTY OWNER:** Randall & Nicole Carey & Aaron and Crystal Grindstaff
- SUBJECT SITE:** 6313 County Road 327, Garrett, Indiana and 6315 County Road 327, Garrett
- REQUEST:** Second RePlat of Lots 1 & 2 the RePlat of Robke Subdivision
- PURPOSE:** Increase the lot acreage of Lots 1 & 2
- EXISTING ZONING:** A2, Agricultural
- SURROUNDING LAND USES AND ZONING:** North: Farm ground (A2)
South: Farm ground (A2)
East: Farm ground (A2)
West: Farm ground (A2)

ANALYSIS:

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

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

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

Minor Subdivision Standards:

UDO 6.05 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract

- The Second RePlat of Lots 1 & 2 in the RePlat of Robke Subdivision will be not be creating any additional building sites. Lots 1 & 2 will only be increasing in size.
- 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 easements)*
 - Proposed Lot 1 Area: 5.649 net acres
 - Proposed Lot 2 Area: 7.045 net acres
 - *Minimum Lot Width: 160 feet*
 - Proposed Lot 1 Width: 186 feet
 - Proposed Lot 2 Width: 242.88 feet

- *Minimum Lot Frontage: 120 Feet*
 - Proposed Lot 1 Frontage: 186 feet
 - Proposed Lot 2 Frontage: 83.1 feet
- This division of land fronts the following roads:
 - County Road 327 is considered County Minor Arterial road with a projected total right-of-way width of 100 feet.
 - Right of Way has been dedicated per the original Robke Subdivision. No additional right-of-way is required or proposed.

JURISDICTIONAL FINDINGS:

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

1. Application completed and filed on **May 20, 2021**
2. Legal notice published in The Star on **May 28, 2021** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **May 26, 2021**
5. Letter from County Highway dated **May 20, 2021**
6. Report from the DeKalb County Soil & Water Conservation District, dated **May 21, 2021**
7. Letter from the Drainage Board, dated **January 29, 2021**
8. Airport Board report, if applicable: **not applicable**
9. RePlat prepared by **Gouloff-Jordan Surveying & Design**
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 staff 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 minor subdivision will be used for a residential use, which is compatible to 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 Staff Report*
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. *Existing access off County Road 327*
 - c. The extension of water, sewer & other municipal services, if applicable or required.
None are required. Private Well & Septic System is being utilized.
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required. *Not applicable or 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 shall be on the plat, if required.
5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate 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, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. No Certificate of Occupancy or Certificate of Completion shall be issued 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, or other agency as applicable. Further, where 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.