

# DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

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

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## AGENDA

### DeKalb County Plan Commission

#### Plat Committee

Commissioners Court – 2<sup>nd</sup> Floor DeKalb County Court House

Tuesday, January 04, 2022

8:30 AM

1. Roll call
2. Nomination of officer: Chairperson, Vice Chairperson
3. Approval of Minutes: November 02, 2021
4. Old Business:  
None
5. New Business:  
Petition #22-01 – Stevie & Louan Chaffee requesting a 1 Lot Minor Subdivision known as Chaffee Addition, Section II, Lot 2. The proposed 1 lot subdivision will be a total of 4.61 net acres. The subdivision will be used for a single family residence. The property is located at 0712 SR 327, Corunna, Indiana and is zoned A1, Conservation Agricultural.  
Petition #22-02 - Bruce Cattell, Beth Scherer & Ron Niccum requesting a RePlat of Cattell Acres. The proposed RePlat will increase the size of Lots 1 & 2 and establish Lot 3. The subdivision will be used for single family residences. The property is located at 0390 & 0376 State Road 8 & vacant property west, Avilla, Indiana and is zoned A2, Agricultural.
6. Adjournment  
Next Meeting: February 01, 2022

**If you cannot attend, please contact Alicia Shackelford:**

**[AShackelford@co.dekalb.in.us](mailto:AShackelford@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.**

**MINUTES**  
**DEKALB COUNTY PLAT COMMITTEE**  
**Tuesday, November 2, 2021**

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 Sandra Harrison.

**ROLL CALL:**

Members Present: Sandra Harrison, Mike Watson, Elysia Rodgers, Bill Van Wye and Jason Carnahan

Members Absent: None

Staff Present: Director/Zoning Administrator Chris Gaumer

Staff Absent: Isabella Mowan, Secretary

Public in Attendance: Greg Roberts.

**APPROVAL OF MINUTES:**

Motion made by Jason Carnahan to approve the October 12, 2021 minutes. Seconded by Mike Watson. Motion passed.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Petition 21-31 – Mahlon & Rena Lengacher, Marcus Lengacher & Anthony & Victoria Vanhattenhoven requesting a RePlat of Hertig Estates, Lot 1. The property is located at 5725 County Road 75, St. Joe, Indiana

Mr. Gaumer read the Staff Report and inquired if there were any questions from the Members.

There were none.

Mrs. Harrison inquired if there were any questions from the audience.

There were none.

Mrs. Harrison then closed the public meeting

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

**JURISDICTIONAL FINDINGS:**

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

1. Application completed and filed on **May 3, 2021**
2. Legal notice published in The Star on **September 30, 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 **October 7, 2021**
5. Letter from County Highway dated **May 5, 2021**
6. Report from the DeKalb County Soil & Water Conservation District, dated **September 30, 2021**
7. Letter from the Drainage Board, dated **October 28, 2021**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Donovan Surveying Inc.**
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 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 RePlat of 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 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 56 & County Road 75 with dedication of right of way where required.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Lot 1 has an existing Private Septic System. Health Department does recommend that a soil evaluation be performed to ensure adequate area and soil conditions are available on the property for the installation of a replacement residential onsite sewage system if and when determined necessary. For Lots 2 & 3 a 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. *None required.*

**PLANNING STAFF RECOMMENDATIONS/COMMENTS:**

There is no staff recommendation for this Minor Subdivision. However, the Plan Commission will consider 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.

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.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #21-31, IS HEREBY GRANTED REPLAT APPROVAL/DENIAL ON THIS 2<sup>ND</sup> DAY OF NOVEMBER, 2021.

Motion made by Elysia Rodgers, Seconded by Bill Van Wye

Vote tally: Yes: 5 No: 0

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Sandra Harrison

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Elysia Rodgers

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Mike Watson

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Jason Carnahan

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Bill Van Wye

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:41 a.m.

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Plat Committee Member

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Committee Member

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: \_\_\_\_\_  
Date Application Filed: \_\_\_\_\_

ad. CK 507 11/23/21

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: STEVIE H. + LOGAN L. CHAFFEE  
Address: 6712 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 FEDERS, TRI-COUNTY LAND SURVEYING P.C.  
\*Address: 114 N. COWEN ST. CARRETT, IN. 46738  
\*Telephone Number: (260) 397-5454

Name of Proposed Subdivision: CHAFFEE ADDITION, SECTION II

Number of Parcels & Total Area (square feet or acreage):  
1 PARCEL, 5 AC.

Address or common description of property:

6712 SR 327  
CORUNNA, IN. 46730

Legal description of property affected:

PART OF THE 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: Stevie H. Chaffee Logan L. Chaffee  
(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:**

**PETITIONER:** Stevie & Louan Chaffee  
**SUBJECT SITE:** 0712 SR 327, Corunna  
**REQUEST:** 1 Lot Minor Subdivision – Chaffee Addition, Section II, Lot 2  
**EXISTING ZONING:** A1, Conservation Agricultural  
**SURROUNDING LAND** North: Single Family Residential (A1)  
**USES AND ZONING:** South: Single Family Residential (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 parcels and this is the 2<sup>nd</sup> 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 recorded easements)*
    - Proposed Lot 2 Area: 4.61 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 2 Width: 337.36 feet
  - *Minimum Lot Frontage: 120 Feet*
    - Proposed Lot 2 Frontage: 337.37 feet
- This division of land fronts the following roads:
  - State Road 327 is considered 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 **November 23, 2021**
2. Legal notice published in The Star on **December 17, 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 **November 30, 2021**
5. Letter from County Highway dated **November 24, 2021**
6. Report from the DeKalb County Soil & Water Conservation District, dated **November 24, 2021**
7. Letter from the Drainage Board, dated **December 2, 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 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 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 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 327 with dedication of right of way. Applicant or buyer will need to apply for and receive a Driveway Permit from Indiana Department of Transportation (INDOT).*
  - 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. *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 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.



1 inch = 200 feet



SR 327

Chaffee Addition

1

1

Band R. Notes

Chaffee Addition Sec II

CR\_62\_Extension

CR\_62\_ROW

Type

Street

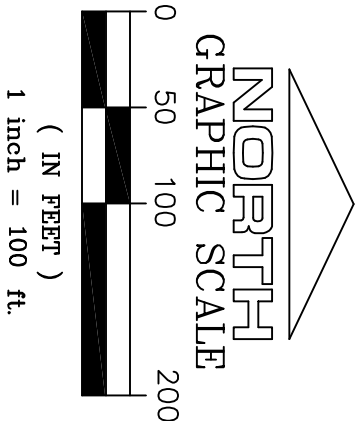
Sim Conv - Subdivision

Corporate Boundary



NORTH LINE, SE ¼, SECTION 8, T35N, R12E  
N89°41'35" W 2579.52'(M) 2610.96'(R)

NW CORNER  
SE ¼,  
SECTION 8,  
T35N, R12E  
FOUND  
15" WOOD  
COR. POST



CHAFFEE  
REMAINDER OF  
DOC. #201301849

SE ¼,  
SECTION 8,  
T35N, R12E  
FOUND  
1" BAR

SR 327

S88°35'04"E

BERRYHILL  
DOC. #201000364

N00°46'17"W 337.36'

30' REAR SETBACK

LOT 2  
AREA 5.00 AC.±  
DEDICATED R/W 0.39 AC.±  
EASEMENT 0.00 AC.  
NET AREA 4.61 AC.±

N88°35'04"W

BROWN  
DOC. #202105659  
LOT 1  
CHAFFEE ADDITION  
doc. #202104304

REIDENBACH  
DOC. #201804932

645.95'

30' SIDE SETBACK

645.58'

50' FRONT SETBACK

50' DRIVE EASEMENT

40' SHARED

337.37'

S00°50'02"E

EAST LINE, SE ¼, SECTION 8, T35N, R12E  
500°50'02"E (ASSUMED BASIS OF BEARING)

2663.06'(M) 2657.32'(R)

#### 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 (0.13) FEET AS DEFINED IN IAC 865.

THIS IS AN ORIGINAL SURVEY OF A 5.00 ACRES 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 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 "E", PAGE 8, 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 STEVIE H. & LOUAN L. CHAFFEE, 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 \_\_\_\_\_

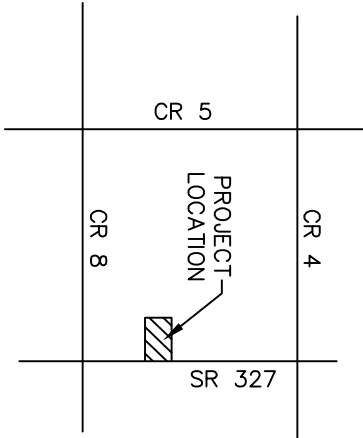
STEVIE H. CHAFFEE

LOUAN L. CHAFFEE

#### LEGEND

- = SET IRC, LS9700007 OR AS NOTED
- (M) = MEASURED DISTANCE
- (R) = DEED DISTANCE
- = 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

#### LOCATION MAP



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 6-9-2021. ALL MONUMENTATION IS AS SHOWN ON THE PLAT OF SURVEY AND/OR AS CALLED FOR IN THE DESCRIPTION.

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

DATE

#### CHAFFEE ADDITION SECTION II

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, 319.57 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, 645.95 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS9700007; THENCE NORTH 00 DEGREES 46 MINUTES 17 SECONDS WEST, 337.36 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS9700007; THENCE SOUTH 88 DEGREES 35 MINUTES 04 SECONDS EAST, 645.71 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 STEVIE H. & LOUAN L. CHAFFEE, owners of said real estate shown and described herein, do hereby lay off, plot and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as "CHAFFEE ADDITION", an addition hereby dedicated to the public. All streets shown and not heretofore dedicated are to Dekalb County, Indiana.

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.

STEVIE 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 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

#### BENCHMARK:

PROJECT BM = HARRISON MONUMENT  
MARKING THE SW CORNER OF THE SE ¼,  
SECTION 8, T35N, R12E.  
ELEV. = 985.95  
SITE BM = 8" SPIKE IN THE WEST SIDE  
OF NOBLE COUNTY REMC POWER POLE  
#10277  
ELEV. = 1016.36

#### SURVEYOR:

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

#### DEVELOPER & OWNER:

STEVIE H. & LOUAN L. CHAFFEE  
0712 SR 327  
CORUNNA INDIANA 46730

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. 1803300025E OF THE FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, INDIANA, DATED 9-29-2006.

NO.	DATE	DESCRIPTION	BY

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: 22-02  
Date Application Filed: 12/9/21

pd CK 8601  
12/9/21

Application for **REPLAT**  
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: **BRUCE CATTELL**  
Address: **11330 CHARIOT COURT  
FT. WAYNE IN 46845**  
Telephone Number: **260-466-3879** bcattell54@msn.com

BARBARA NICCOLI  
DECEASED  
3-21-2019

OWNER INFORMATION (if different from applicant information)

\*Owner's Name: **BRUCE CATTELL** **BETH SCHERER** **RON NICCOLI**  
\*Address: **11330 CHARIOT CT** **376 S R.E.** **212 OLD SPRINGFIELD RD**  
**FT. WAYNE, IN 46845** **AVILLA IN 46710** **STAFFORD SPRING, CT 0607**  
\*Telephone Number: **260-466-3879** **260-438-3281** **316-208-4146**

RESPRESENTATIVE INFORMATION (if different from applicant information)

\*Representative: **JERRY TEDES, TRI-COUNTY LAND SURVEYING, P.C.**  
\*Address: **114 N. COWEN ST.**  
**CARRETT IN, 46788**  
\*Telephone Number: **2240 357-5454**

Name of Proposed Subdivision: **CATTELL ACRES**

Number of Parcels & Total Area (square feet or acreage):  
**3 @ 3.05 ACRES, 2.94, 3.08**

Address or common description of property:

**0390 SR 8**  
**AVILLA, IN 46710**

Legal description of property affected:

**PART OF NE 1/4, SECTION 31, T 34N, R 12E**

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: **Bruce CatteLL** **Beth Scherer**  
(If signed by representative for applicant, state capacity)

Reason for the Proposed Replat:

**TO ENLARGE LOTS 1 & 2, AND TO VACATE UNUSED EASEMENTS  
IN THE MIDDLE OF THE NEW LOTS**

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.

*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:** Bruce Cattell, Beth Scherer & Ron Niccum  
**SUBJECT SITE:** 0390 SR 8, 0376 SR 8 & property to the west  
**REQUEST:** RePlat of Cattell Acres  
**PURPOSE:** RePlat  
**EXISTING ZONING:** A2, Agricultural  
**SURROUNDING LAND** North: Single Family Residential/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 6.05 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract*

- The RePlat of Cattell Acres, Lot 1 & 2 will increase the acreage of Lot 1 & Lot 2 and add an additional Lot 3.
- 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: 2.41 net acres
    - Proposed Lot 2 Area: 2.57 net acres
    - Proposed Lot 3 Area: 2.72 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 220 feet
    - Proposed Lot 2 Width: 293.35 feet
    - Proposed Lot 3 Width: 183.56 feet

- *Minimum Lot Frontage: 120 Feet*
  - Proposed Lot 1 Frontage: 220 feet
  - Proposed Lot 2 Frontage: 190 feet
  - Proposed lot 3 Frontage: 288.39 feet
- This division of land fronts the following roads:
  - State Road 8 is considered County Minor Arterial road with a projected total right-of-way width of 100 feet.
    - The right-of-way has been dedicated per the original Cattell Acres. Additional right-of-way has been dedicated on Lot 3.
  - County Road 3 is considered a County Collector road with a projected right-of-way width of 60 feet.
    - The right-of-way has been dedicated per the original Cattell Acres. Additional right-of-way has been dedicated on the additional land on Lot 1.
- The proposed replat will also be removing a 20' utility & drainage easement that ran down the property line between Lots 1 & 2 and the back of Lots 1 & 2. It has been determined that the utility and drainage easement are not needed. Home additions, sheds and landscaping have been added in these easements which makes the easement unusable.

### **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 9, 2021**
2. Legal notice published in The Star on **December 16, 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 **December 13, 2021**
5. Letter from County Highway dated **December 9, 2021**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 19, 2021**
7. Letter from the Drainage Board, dated **September 30, 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 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 minor subdivision will be used for a residential use, which is compatible to the existing and adjacent land uses. Additionally, the replat is removing an existing 20 foot Utility & Drainage Easement.*
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 & County Road 3 with dedication of right of way where required.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*None Required. Existing Private Septic System is being utilized. Health Department does recommend that a soil evaluation be performed to ensure adequate area and soil conditions are available on the property for the installation of a replacement residential onsite sewage system if and when determined necessary.*

- 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. None required.

**PLANNING STAFF RECOMMENDATIONS/COMMENTS:**

There is no staff recommendation for this Minor Subdivision. However, the Plan Commission will consider 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.



1 inch = 150 feet



0329

SR 8

2

1

Cattell Acres

0376

0390

CR 3

Replat\_Cattell

### Special Flood Hazard Area

#### Flood Zone w/ Floodway/Flood Fringe

A, No FW or BFE Determined

Wetland\_NWIMapData

Sim Conv - Subdivision

### Survey Division Lot

Lots



SURVEYOR'S REPORT

1) IN ACCORDANCE WITH TITLE 865, ARTICLE 11, 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 (0.38) FEET AS DEFINED IN IAC 865.

THIS IS A RETRACEMENT SURVEY OF CATTELL ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 120, AND THE ORIGINAL SURVEY 5.76 ACRES BEING ADDED IN THE REPLAT OF SAID CATTELL ACRES WHICH IS DESCRIBED IN DOCUMENT #20807070, PUBLIC RECORDS OF DEKALB COUNTY, INDIANA, FOR THE PURPOSE OF ADEEDING AGRAGE TO THE EXISTING LOTS AND CREATING A BUILDING SITE.

MONUMENTATION: THE MONUMENTATION OF THE NORTHEAST QUARTER OF SECTION 31, T34N, R12E IS AS SHOWN ON THE ATTACHED SURVEY. THE MAG NAILS FOUND ON THE NORTH LINE WAS SET BY THE DEKALB COUNTY SURVEYORS 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 "E", PAGE 8, 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 BRUCE CATTELL, BETH A. SCHERER, & RONALD NICCUM, 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 \_\_\_\_\_, 2022.

Notary Public  
My Commission Expires \_\_\_\_\_  
Printed Name \_\_\_\_\_

BRUCE CATTELL

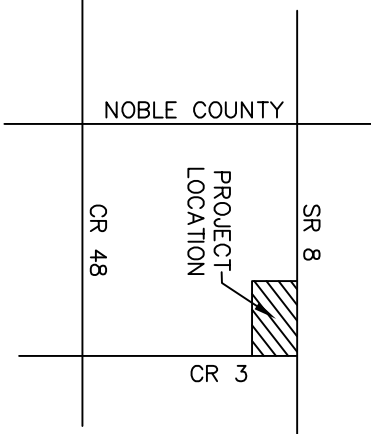
BETH A. SCHERER

RONALD NICCUM

LEGEND

- = SET IRC LS9700007 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

LOCATION MAP



REPLAT OF  
CATTELL ACRES  
AN ADDITION TO THE  
NE ¼, SECTION 31,  
T34N, R12E, KEYSER 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 20-049.

PART OF THE NORTHEAST QUARTER, SECTION 31, TOWNSHIP 34 NORTH, RANGE 12 EAST, LOCATED IN KEYSER TOWNSHIP, DEKALB COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS:

CATTELL ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 120, PUBLIC RECORDS OF DEKALB COUNTY, INDIANA.

ALSO:

COMMENCING AT A MAG NAIL SET OVER THE HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 12 EAST; THENCE SOUTH 01 DEGREE 31 MINUTES 02 SECONDS EAST (ASSUMED BASIS OF BEARING) ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 350.00 FEET TO A MAG NAIL MARKING THE SOUTHEAST CORNER OF SAID PLAT OF CATTELL ACRES; SAID MAG NAIL MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; (THE FOLLOWING 2 COURSES BEING ON AND ALONG THE SOUTH AND WEST BOUNDARIES OF SAID CATTELL ACRES.) 1) THENCE SOUTH 88 DEGREES 44 MINUTES 20 SECONDS WEST, 400.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID CATTELL ACRES; 2) THENCE NORTH 01 DEGREE 31 MINUTES 02 SECONDS WEST, 350.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 44 MINUTES 31 SECONDS WEST, 537.40 FEET TO A MAG NAIL; THENCE SOUTH 01 DEGREE 41 MINUTES 56 SECONDS WEST, 328.54 FEET TO A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS9700007; THENCE NORTH 88 DEGREES 44 MINUTES 20 SECONDS EAST, 726.91 FEET TO A MAG NAIL ON SAID EAST LINE; THENCE NORTH 01 DEGREE 31 MINUTES 02 SECONDS WEST, 187.26 FEET TO THE POINT OF BEGINNING, CONTAINING 5.76 ACRES PLUS OR MINUS AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

DEED OF DEDICATION

We the undersigned BRUCE CATTELL, BETH A. SCHERER, & RONALD NICCUM, 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 "REPLAT OF CATTELL ACRES", on 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 (N/A) 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 of 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 \_\_\_\_\_, 2022.

BRUCE CATTELL

BETH A. SCHERER

RONALD NICCUM

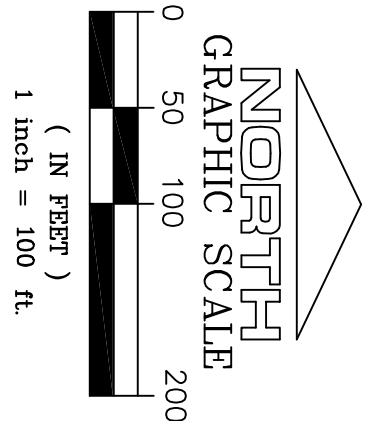
RESTRICTIVE COVENANTS

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.



On the 15th day of December, 2008, title to the above described land was transferred in part to BARBARA A. NICCUM per the Dekalb County Recorder's Office in Document No. 20807070. RONALD NICCUM, hereby certifies that he is the surviving widower of BARBARA A. NICCUM and that the marital relationship continued uninterrupted from the day she executed said real estate until the passing of BARBARA A. NICCUM on the 21 day of march, 2014.

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 THEREOF, AND IN COMPLIANCE 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 \_\_\_\_\_, 2022.

CHAIRMAN

ZONING ADMINISTRATOR

BENCHMARK:

PROJECT BM = HARRISON MONUMENT  
MARKING THE SW CORNER OF THE NE ¼,  
SECTION 31, T34N, R12E.  
ELEV. = 896.14  
SITE BM = 8" SPIKE IN THE SOUTH SIDE  
OF POWER POLE #07887  
ELEV. = 905.23

SURVEYOR:

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

DEVELOPER & OWNER:

BRUCE CATTELL  
BETH A. SCHERER  
RONALD NICCUM  
0390 SR 8  
AVILLA INDIANA 46710

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. 1803300025C OF THE FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, INDIANA, DATED 9-29-2006.

NO.	DATE	DESCRIPTION	BY

GERALD E. TEDERS, P.L.S.

STATE OF INDIANA  
PROFESSIONAL LAND SURVEYOR NO. 9700007

DATE