

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

Tuesday, March 4, 2025

8:30 AM

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

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

Petition #25-09 – David & Phyllis Lewis (Owner) and Joe DePrisco (Applicant) requesting a 1 Lot Subdivision known as J&C Acres. The proposed 1 lot subdivision will be a total of 14.28 acres. The subdivision will be used for a single-family residence. The property is located on the southeast side of County Road 68 and County Road 327, Garrett, Indiana and is zoned A2, Agricultural.

Petition #25-10 – Elizabeth & Ralph Baughman Jr. requesting a RePlat of Candy Hill Farm. The proposed Replat will be creating 3 additional buildable lots, for a total of 4. The subdivision will be used for single-family residences. The property is located between County Road 8 and County Road 10, approximately one-half miles west of the intersections of County Road 53 & County Road 8 & County Road 10, Waterloo, Indiana and is zoned A2, Agricultural.

Petition #25-11 – Eric & Whitney Moughler requesting a RePlat of Moughler Addition. The proposed Replat will be increasing the size of Lot 1 and no new buildable lots are being created. The subdivision is used for single-family residence. The property is located at 1729 County Road 51, Waterloo, Indiana and is zoned A1, Conservation Agricultural

6. Adjournment

Next Meeting: April 1, 2025

**If you cannot attend, please contact Meredith Reith:**

**[mreith@co.dekalb.in.us](mailto: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, February 4, 2025 @ 8:30 AM**

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

**ROLL CALL:**

Members Present: Elysia Rodgers, Sandra Harrison, Suzanne Davis, and Jerry Yoder

Members Absent: Jason Carnahan

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

Staff Absent: None

Public in Attendance: Angie Wallace, Joe Gabet, Joshua Lash, Karla Harris, Curtis Wittwer, Norman Kinsey, and Marvin Graber.

**PRAYER:**

Jerry Yoder led prayer.

**APPROVAL OF MINUTES:**

Sandra Harrison moved to approve the minutes from January 7, 2025; seconded by Suzanne Davis. None Opposed. Motion carried.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Petition #25-04 – Curtis Wittwer requesting a 1 Lot Subdivision known as Wittwer Woods. The proposed 1 lot subdivision will be a total of 16 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 68, approximately one-quarter mile west of the intersection of County Road 68 and State Road 101, Spencerville, Indiana and is zoned A2, Agricultural.

Elysia Rodgers read the proposed petition.

Chris Gaumer read the staff report.

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

Mr. Yoder stated that he had concerns about the shared driveway access that will go back to the property. He questioned what the intensions will be. He asked if this driveway would be stable enough for heavy truck traffic.

Mr. Gaumer stated that the Highway Department did approve of this driveway location. The driveway to the east that goes back to the pond will have a recorded ingress/egress easement on the Plat.

Mrs. Rogers opened the public portion of the hearing up to any comments for or against this petition.

Norman Kinsey approached the podium to address his concerns regarding the drainage along his drive. He stated that he lives directly west of Mr. Wittwer's property. He addressed his concerns with the heavy truck traffic that will be using Mr. Wittwer's driveway. He stated that he had repaired his culvert to address the water that flows across his drive. He stated that a pond was constructed to catch the water. He addressed that he wasn't against Mr. Wittwer being there, he just wanted his drainage concerns to be heard.

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

Mr. Gaumer stated that the tile is not regulated and is a private drain. The drainage concerns would need to be addressed by the neighbors of the properties nearby. He 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 16, 2024**
2. Legal notice published in The Star on **January 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 9, 2025**
5. Letter from County Highway dated **January 22, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 8, 2025**
7. Letter from the Drainage Board, dated **January 16, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **ForeSight Consulting**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

**FINDINGS OF FACT:**

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?  
*Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.*
2. Does the Minor Subdivision conform to the following UDO standards:
  - a. Minimum width, depth & area of lot(s).  
*Yes. See Plat & Staff Report.*
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.  
*Adequate access off County Road 68 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept. No driveway permit is needed as they will utilize the existing driveway.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic system will be utilized.*
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.  
*None required.*

**Standard Conditions to be recorded on or with the plat:**

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, Drainage 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 MINOR SUBDIVISION PETITION #25-04, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 4<sup>th</sup> DAY OF FEBRUARY 2025.

Motion made by Suzanne Davis, Seconded by Jerry Yoder.

Vote tally:      Yes:    4                      No:    0

\_\_\_\_\_  
Elysia Rodgers

\_\_\_\_\_  
Sandra Harrison

\_\_\_\_\_  
Jerry Yoder

\_\_\_\_\_  
Suzanne Davis

Petition #25-05 – Brent & Tammy McDonald requesting a 1 Lot Subdivision known as Our Place. The proposed 1 lot subdivision will be a total of 4.26 acres. The subdivision will be used for a single-family residence. The property is located on the south side of County Road 20, approximately four-tenths mile west of the intersection of County Road 20 and County Road 23, Waterloo, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report.

Mrs. Rodgers asked if there were any questions or comments from the board or 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 **January 8, 2025**
2. Legal notice published in The Star on **January 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 9, 2025**
5. Letter from County Highway dated **January 16, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 13, 2025**

7. Letter from the Drainage Board, dated **January 16, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Compass Land Surveying**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

**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 20 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic system will be utilized.*
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.  
*None required.*

**Standard Conditions to be recorded on or with the plat:**

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

**Conditions that will not be recorded but must be met:**

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

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #25-05, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 4<sup>th</sup> DAY OF FEBRUARY 2025.

Motion made by Sandra Harrison, Seconded by Suzanne Davis.

Vote tally: Yes: 4 No: 0

\_\_\_\_\_  
Elysia Rodgers

\_\_\_\_\_  
Sandra Harrison

\_\_\_\_\_  
Jerry Yoder

\_\_\_\_\_  
Suzanne Davis

Petition #25-06 – Harold J Stafford, as Trustee under a Trust Agreement dated 5/7/2020 known as the Harold J Stafford Revocable Living Trust requesting a 1 Lot Subdivision known as Ward Acres. The proposed 1 lot subdivision will be a total of 2.5 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 34, approximately one-quarter mile west of the intersection of County Road 34 and County Road 47, Waterloo, Indiana and is zoned A1, Conservation Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report.

Mrs. Rodgers asked if there were any questions or comments from the board or 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 **January 8, 2025**
2. Legal notice published in The Star on **January 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 14, 2025**
5. Letter from County Highway dated **January 13, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 13, 2025**
7. Letter from the Drainage Board, dated **January 16, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Compass Land Surveying**
10. The real estate to be developed is in Zoning District 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 34 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.
- c. The extension of water, sewer & other municipal services, if applicable or required.  
Not applicable. Private septic 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 CONSERVATION AGRICULTURAL SUBDIVISION PETITION #25-06, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 4<sup>th</sup> DAY OF FEBRUARY 2025.

Motion made by Jerry Yoder, Seconded by Sandra Harrison.

Vote tally:      Yes: 4                  No: 0

\_\_\_\_\_  
Elysia Rodgers

\_\_\_\_\_  
Sandra Harrison

\_\_\_\_\_  
Jerry Yoder

\_\_\_\_\_  
Suzanne Davis

Petition #25-07 – Reberg Family Limited Partnership requesting a RePlat of Our Lady of Hope subdivision. The proposed RePlat will be expanding Lot 1 from 3.68 acres to 31 acres. No new buildable lots are being created. The RePlat will be used for a single-family residence. The property is located at the northeast corner of County Road 41 & County Road 50, Auburn, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report.

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

Mr. Yoder asked what they were planning to do with this property. Is he planning to build a residence.

Mr. Gaumer stated that he planned to put a barn on the property. The site plan didn't meet the property line setbacks. This is why he had to go through a RePlat. There won't be a residence on the property, but it will be ready for when he would want to.

Mr. Yoder asked if Marvin Graber could come up and address what the barn will be used for.

Marvin Graber approached the podium. He stated that he wants to build an agricultural building with some box stalls. He wants a place to put straw, sawdust, and somewhere he can start his baby calves.

Mrs. Rodgers asked if there were any further comments or questions 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 **January 9, 2025**
2. Legal notice published in The Star on **January 24, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **January 27, 2025**
5. Letter from County Highway dated **January 10, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 13, 2025**
7. Letter from the Drainage Board, dated **January 16, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Midwest Land Surveying**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

#### **FINDINGS OF FACT:**

1. Does the proposed Minor Subdivision (RePlat) adequately conform to the Comprehensive Plan?  
*Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.*
2. Does the Minor Subdivision (RePlat) conform to the following UDO standards:
  - a. Minimum width, depth & area of lot(s).  
*Yes. See Plat & Staff Report.*
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.  
*Adequate access off County Road 41 & County Road 50 with dedication of right of way.  
Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.*



- c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic 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 #25-07, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 4<sup>th</sup> DAY OF FEBRUARY 2025.

Motion made by Sandra Harrison, Seconded by Jerry Yoder.

Vote tally:      Yes: 4                  No: 0

\_\_\_\_\_  
Elysia Rodgers

\_\_\_\_\_  
Sandra Harrison

\_\_\_\_\_  
Jerry Yoder

\_\_\_\_\_  
Suzanne Davis

**ADJOURNMENT:**

There being no further business to come before the Plat Committee, the meeting was adjourned at 9:08 a.m.

---

Elysia Rodgers

---

Meredith Reith - Secretary

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

FOR OFFICE USE ONLY:

File Number: 25-09  
Date Application Filed: 2/4/2015  
Fee Paid: 300-pd cc

**Application for SUBDIVISION**  
**Minor X Conventional \_\_\_ Conservation \_\_\_ Traditional \_\_\_**  
**Strip \_\_\_ Commercial District \_\_\_ Industrial Park \_\_\_**  
**(Section 9.22)**

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

**APPLICANT INFORMATION**

Applicant's Name: Joe DePrisco  
Mailing Address: 10493 Copper Cove Drive  
Fort Wayne, IN 46835  
Telephone Number: (260) 417-3000 E-Mail: jdeprisco@adaptksystems.com

**OWNER INFORMATION (if different from applicant information)**

Owner's Name: David & Phyllis Lewis  
Address: 105 Headlands Way  
Six Mile, SC 29682  
Telephone Number: (813) 600-7855 E-Mail: \_\_\_\_\_

**REPRESENTATIVE INFORMATION (if different from applicant information)**

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

Name of Proposed Subdivision: J&C Acres

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

1 lot, 14 280 acres

Address or common description of property:

Southeast corner of County Road 327 & County Road 68


Legal description of property affected:

Part of the Northwest Quarter of Section 34, Township 33 North, Range 12 East, containing 14.280 acres.

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

Single Family Residential

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

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

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

**SUMMARY FACTS:**

**APPLICANT:** Joe DePrisco  
**PROPERTY OWNER:** David & Phyllis Lewis  
**SUBJECT SITE:** southeast side of County Road 68 and County Road 327, Garrett  
**REQUEST:** 1 Lot Minor Subdivision – J&C Acres  
**EXISTING ZONING:** R1: Low Density Residential (in process of Zone Map Amendment to A2: Agricultural)  
**SURROUNDING LAND USES AND ZONING:** North: Single Family Residential (R2)  
 South: Single Family Residential (R1)  
 East: Woods/Single Family Residential (A2)  
 West: Single Family Residential (R2)

**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 01-09-34-100-002 is considered the parent parcel. This is the 2<sup>nd</sup> buildable split from parent parcel -001. Two 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: 12.535 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 815.23 feet & 673 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: County Road 68: 1066.55 feet  
County Road 327: 716 feet

- This division of land fronts the following roads:
  - County Road 68 is considered County Collector Road with a projected total right-of-way width of 80 feet.
    - Proposed right-of-way dedication: 40 feet
  - County 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 **February 4, 2025**
2. Legal notice published in The Star on **February 21, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **February 7, 2025**
5. Letter from County Highway dated **February 7, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **February 7, 2025**
7. Letter from the Drainage Board, dated **February 20, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Sauer Land Surveying**
10. The real estate to be developed is in Zoning District R1 & A2 (proposed) which permits the requested development.

**PROPOSED FINDINGS OF FACT:**

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

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?  
*Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.*
2. Does the Minor Subdivision conform to the following UDO standards:
  - a. Minimum width, depth & area of lot(s).  
*Yes. See Plat & Staff Report.*
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.  
*Adequate access off County Road 68 & County Road 327 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic 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:

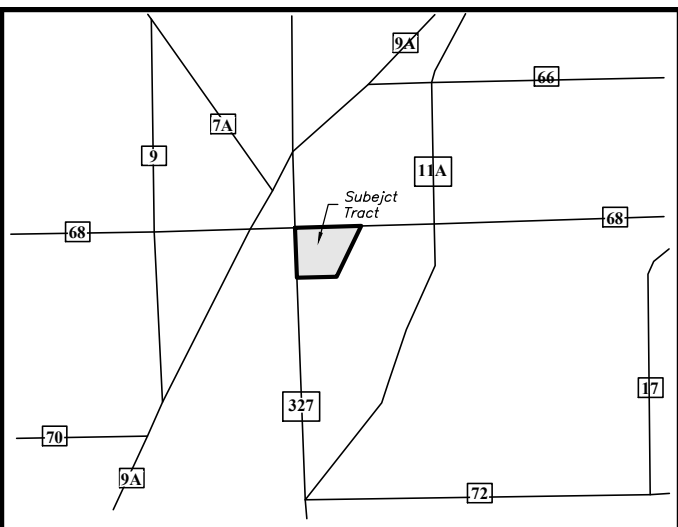
**Standard Conditions to be recorded on or with the plat:**

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.





**Zone A2: Agricultural**

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

AREAS:	
Lot #1	
Net Area	12.535 acres
Easements:	0.000 acres
Dedicated Right-of-Way:	1.745 acres
Total Gross Area:	14.280 acres

**PLAT LEGEND**

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

Primary & Secondary Plat of:

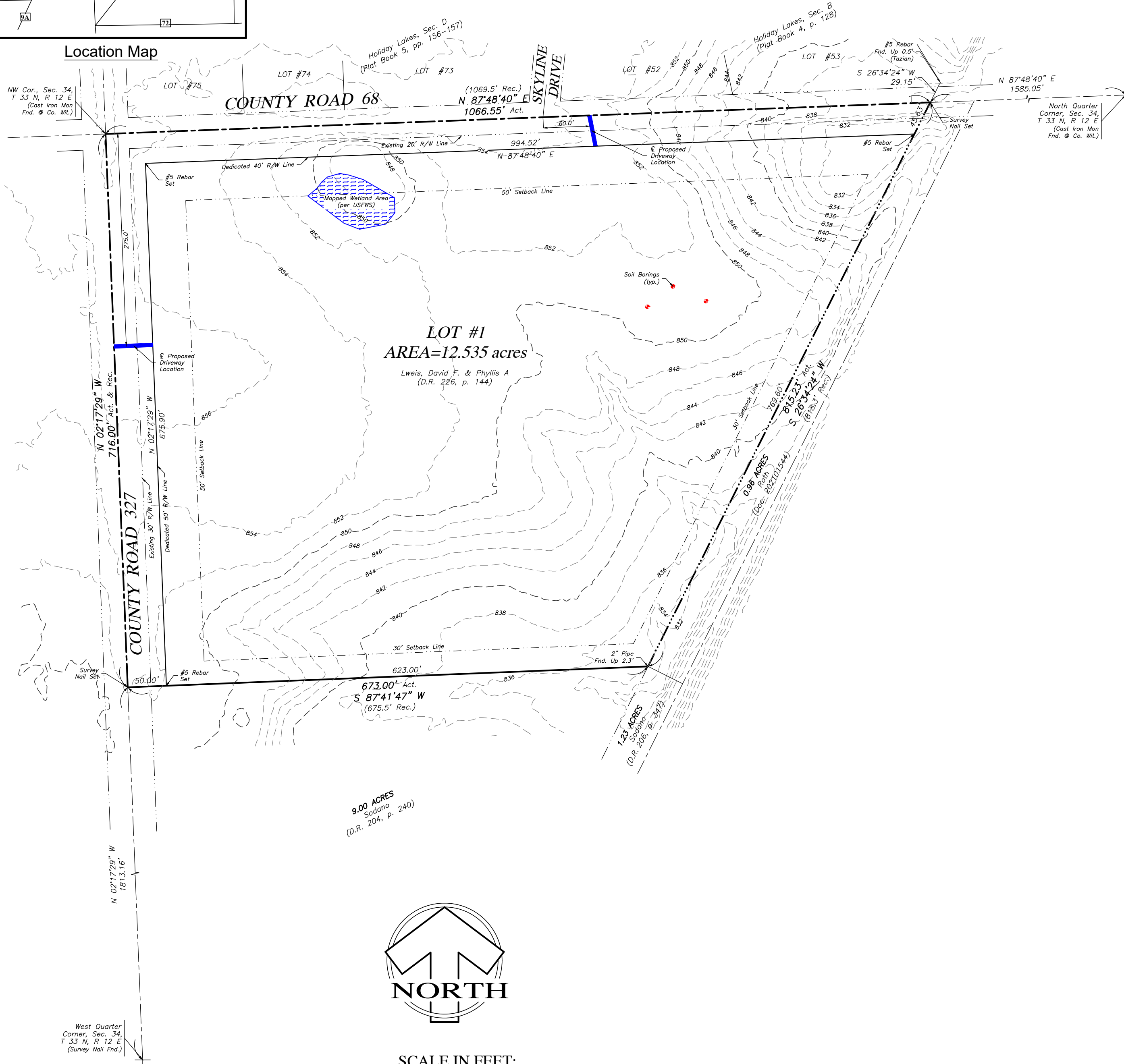
# J&C ACRES

A subdivision of part of the Northwest Quarter of Section 34,  
 Township 33 North, Range 12 East, DeKalb County, Indiana.

**Owners & Developers:**  
 David & Phyllis Lewis,  
 c/o Joseph G. DePrisco  
 10493 Copper Cove Drive  
 Fort Wayne, IN 46835

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

**Location Map**



**DESCRIPTION:**

Part of the Northwest Quarter of Section 34, Township 33 North, Range 12 East, DeKalb County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Northwest corner of said Section 34, being marked by a cast iron monument; thence North 87 degrees 48 minutes 40 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the North line of said Northwest Quarter, being within the right-of-way of County Road 68, a distance of 1066.55 feet to a survey nail at the Northeast corner of a 14.35 acre base tract of real estate described in a deed to David F. Lewis and Phyllis A. Lewis in Deed Record 226, page 144, in the Office of the Recorder of DeKalb County, Indiana; thence South 26 degrees 34 minutes 24 seconds West, on and along the East line of said 14.35 acre base tract, a distance of 815.23 feet to a 2 inch diameter pipe at the Southeast corner thereof; thence South 87 degrees 41 minutes 47 seconds West, on and along the South line of said 14.35 acre base tract, a distance of 673.00 feet to a survey nail at the Southwest corner thereof, being a point on the West line of said Northwest Quarter; thence North 02 degrees 17 minutes 29 seconds West, on and along said West line, being within the right-of-way of County Road 327, a distance of 7169.00 feet to the point of beginning, containing 14.280 acres of land, subject to legal right-of-way for County Road 68 and County Road 327, and subject to all easements of record.

**DEED OF DEDICATION**

We, the undersigned, David F. Lewis and Phyllis A. Lewis, or their successors, as Trustees of the Joint Revocable Trust Agreement of David F. Lewis and Phyllis A. Lewis dated June 4, 1999, owners of said real estate shown and described herein, do hereby layoff, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as "J&C ACRES", an addition to DeKalb County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public. Front, side, and rear yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets, there shall be erected or maintained no building or structure. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision, shall take their titles subject to all easements of record.

Witness our Hand and Seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
 David F. Lewis

\_\_\_\_\_  
 Phyllis A. Lewis

State of Indiana )  
 ) §  
 County of \_\_\_\_\_ )

Before me the undersigned Notary Public, in and for the County and State, personally appeared DAVID F. LEWIS AND PHYLLIS A. LEWIS, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Notary Public

Printed Name \_\_\_\_\_  
 Resident of \_\_\_\_\_ County

My commission expires: \_\_\_\_\_

**PLAN COMMISSION CERTIFICATE**

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

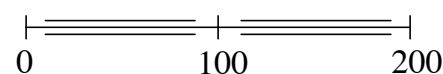
Approved by the County Plan Commission at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
 Chairman

\_\_\_\_\_  
 Zoning Administrator



SCALE IN FEET:



West Quarter  
 Corner, Sec. 34,  
 T. 33 N., R. 12 E.  
 (Survey Nail Fnd.)



**SURVEYOR'S REPORT**

Prepared as a part of the foregoing survey.

Address: County Road 327 & County Road 68, Garrett, IN 46738

This survey is intended to retrace the record boundaries of a tract of real estate as described in a Quit-Claim Deed from Dave Franklin Lewis and Phyllis Lewis to David F. Lewis and Phyllis A. Lewis, or their successors Trustees of the Joint Revocable Trust Agreement of David F. Lewis and Phyllis A. Lewis dated June 4, 1999, deed dated September 27, 1999, as Deed Record 226, page 144, in the Office of the Recorder of DeKalb County, Indiana.

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

REFERENCES: Copies of the following documents were reviewed in completion of this survey:

- The deeds of the subject tract and the adjoining tracts, as shown on the plat of survey.
- DeKalb County Surveyor's Section Corner Records.
- A survey of a adjoining tract by Sauer Land Surveying, Inc., Document Number 20700933
- The plat of Holiday Lakes, Section B, Plat Book 4, page 128.
- The plat of Holiday Lakes, Section D, Plat Book 5, pages 156-157.

**(A) AVAILABILITY OF REFERENCE MONUMENTS:**

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

- The Northwest corner of Section 34.....County witnessed cast iron monument found.
- The North Quarter corner of Section 34.....County witnessed cast iron monument found.
- The West Quarter corner of Section 34.....Survey nail found as shown on above-referenced survey.

The lines of the Northwest Quarter were established by using the above-referenced monuments. Uncertainties due to variances between found controlling monuments and record distances were determined to be a maximum of 3.07 feet in the North-South direction and 2.95 feet in the East-West direction. Uncertainties due to variances between all found monuments and record distances were determined to be 3.07 feet in any direction.

**(B) OCCUPATION AND/OR POSSESSION LINES:**

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

**(C) AMBIGUITY OF RECORD DESCRIPTIONS:**

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

**(D) RELATIVE POSITIONAL ACCURACY:**

The relative positional accuracy representing the uncertainty due to random errors in measurements of the corners established in this survey is less than or equal to the specifications for a Rural Survey (0.26 feet plus 200 ppm) as defined by IAC 865.

**(E) ESTABLISHMENT OF LINES AND CORNERS:**

1. The North line of subject tract was established on and along the North line of the Northwest Quarter.
2. The West line of subject tract was established on and along the West line of the Northwest Quarter, at its record distance.
3. The East line of subject tract was established on and along a line of found monuments.
4. The South line of subject tract was established between a found monuments and a deed point on the West line of the Northwest Quarter.

**(F) NOTES:**

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

Primary & Secondary Plat of:

# J&C ACRES

*A subdivision of part of the Northwest Quarter of Section 34, Township 33 North, Range 12 East, DeKalb County, Indiana.*

*Owners & Developers:  
David & Phyllis Lewis,  
c/o Joseph G. DePrisco  
10493 Copper Cove Drive  
Fort Wayne, IN 46835*

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

**RESTRICTIVE COVENANTS:**

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

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

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

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

**AVIATION COVENANT:**

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

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

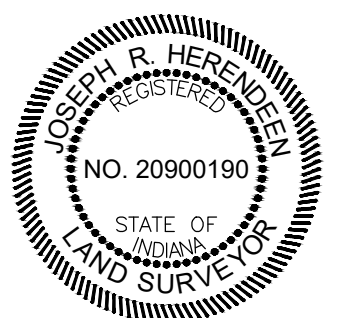
This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Map Number 18033C 0220E, effective September 29, 2006.

**CERTIFICATE OF SURVEYOR**

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

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

  
Joseph R. Herendeen, Indiana Professional Surveyor Date: 02/07/2025



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

FOR OFFICE USE ONLY:  
File Number: 25-10  
Date Application Filed: 2/5/2025  
Fee Paid: pd ck 1472

**Application for REPLAT  
(Section 9.24)**

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

**APPLICANT INFORMATION**

Applicant's Name: Angela Wallace  
Address: 1710 N. MAIN STREET, SUITE D  
AUBURN, IN 46706  
Telephone Number: 260-417-3643 E-Mail: angie@surveycls.com

**OWNER INFORMATION (if different from applicant information)**

Owner's Name: Ralph E. Baughman Jr. & Elizabeth E. Baughman  
Address: P.O. Box 87  
Hamilton, Indiana 46742  
Telephone Number: Jack (son) 419-953-3099 E-Mail: \_\_\_\_\_

**REPRESENTATIVE INFORMATION (if different from applicant information)**

Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Legal Ad Payment & Public Hearing Notifications: Applicant  Owner  Representative

Number of Parcels & Total Area (square feet or acreage):  
4 Parcels & 40.655 Acres

Name of Subdivision and Address or Parcel # of property:  
Replat of Candy Hill Farm

Legal description of property affected:  
Lot 1 in the Plat of Candy Hill Farm

Reason for the Proposed Replat:  
Creating 3 additional Lots

**The Replat should include (check all that apply):**

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

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

Applicant's Signature: Angela D Wallace Professional Surveyor 02/04/2025  
(If signed by representative for applicant, state capacity)

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

**SUMMARY FACTS:**

- APPLICANT:** Elizabeth & Ralph Baughman Jr.
- SUBJECT SITE:** between County Road 8 and County Road 10, approximately one-half miles west of the intersections of County Road 53 & County Road 8 & County Road 10, Waterloo
- REQUEST:** RePlat of Candy Hill Farm
- EXISTING ZONING:** A2: Agricultural
- SURROUNDING LAND USES AND ZONING:** North: Single Family Residential/Farm Ground (A2)  
South: Single Family Residential/Farm Ground (A1)  
East: Single Family Residential (A2)  
West: Single Family Residential/Farm Ground (A2)

**ANALYSIS:**

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

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

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

**Minor Subdivision Standards:**

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

- Parcel 04-03-10-200-005 will be split in this RePlat. Four total buildable lots are being created. No additional buildable lots can be created from this parcel.
- The Petitioner is meeting the standards of the UDO as follows:
  - *Minimum Lot Area: 2 net acres (not including any dedicated right-of-way or recorded easements)*
    - Proposed Lot 1 Area: 3.42 net acres
    - Proposed Lot 2 Area: 5 net acres
    - Proposed Lot 3 Area: 14.87 net acres
    - Proposed Lot 4 Area: 14.42 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 444.47 feet
    - Proposed Lot 2 Width: 444.47 feet
    - Proposed Lot 3 Width: 1200.77 feet
    - Proposed Lot 4 Width: 1200.77 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: 444.50 feet
  - Proposed Lot 2 Frontage: 451.26 feet
  - Proposed Lot 3 Frontage: 1206.56 feet
  - Proposed Lot 4 Frontage: 1191.54 feet
- This division of land fronts the following roads:
  - County Road 8 and County Road 10 are considered County Local Roads with a projected total right-of-way widths of 60 feet.
    - Right of Way has been dedicated per the original Candy Hill Farm subdivision,

**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 **February 5, 2025**
2. Legal notice published in The Star on **February 21, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **February 7, 2025**
5. Letter from County Highway dated **February 5, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **February 7, 2025**
7. Letter from the Drainage Board, dated **February 20, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Compass Land Surveying**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

**PROPOSED FINDINGS OF FACT:**

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

1. Does the proposed Minor Subdivision (RePlat) adequately conform to the Comprehensive Plan?  
*Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.*
2. Does the Minor Subdivision (RePlat) conform to the following UDO standards:
  - a. Minimum width, depth & area of lot(s).  
*Yes. See Plat & Staff Report.*
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.  
*Adequate access off County Road 8 & County Road 10 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. Private septic 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:**

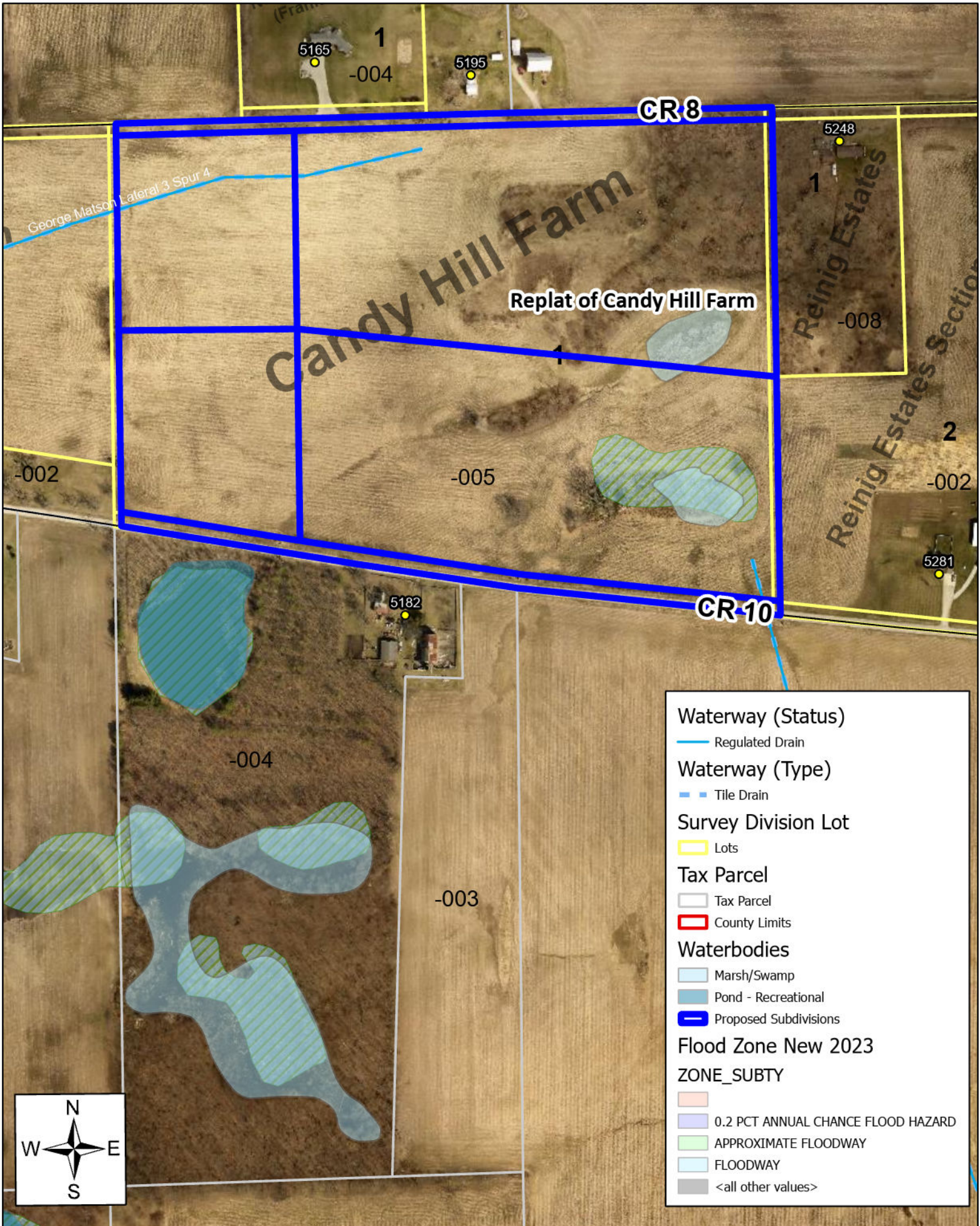
Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

**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.



**Waterway (Status)**

— Regulated Drain

**Waterway (Type)**

■ Tile Drain

**Survey Division Lot**

□ Lots

**Tax Parcel**

□ Tax Parcel

▭ County Limits

**Waterbodies**

■ Marsh/Swamp

■ Pond - Recreational

■ Proposed Subdivisions

**Flood Zone New 2023**

**ZONE\_SUBTY**

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- APPROXIMATE FLOODWAY
- FLOODWAY
- <all other values>





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

FOR OFFICE USE ONLY:  
File Number: 25-11  
Date Application Filed: 2/7/2025  
Fee Paid: pd ck 1472

**Application for REPLAT  
(Section 9.24)**

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

**APPLICANT INFORMATION**

Applicant's Name: Angela Wallace  
Address: 1710 N. MAIN STREET, SUITE D  
AUBURN, IN 46706  
Telephone Number: 260-417-3643 E-Mail: angie@surveycls.com

**OWNER INFORMATION (if different from applicant information)**

Owner's Name: Eric L. & Whitney M. Moughler  
Address: 1729 County Road 51  
Waterloo, IN 793  
Telephone Number: 260-573-9678 E-Mail: \_\_\_\_\_

**REPRESENTATIVE INFORMATION (if different from applicant information)**

Representative: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**Legal Ad Payment & Public Hearing Notifications:** Applicant  Owner  Representative

**Number of Parcels & Total Area (square feet or acreage):**  
1 Parcel & 3.17 Acres

**Name of Subdivision and Address or Parcel # of property:**  
Replat of Moughler Addition

**Legal description of property affected:**  
Lot 1 in the Plat of Moughler Addition & 80 feet South of Lot 1

**Reason for the Proposed Replat:**  
Adding acreage to build a barn.

**The Replat should include (check all that apply):**

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

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

Applicant's Signature: Angela D Wallace Professional Surveyor 02/05/2025  
(If signed by representative for applicant, state capacity)



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

**SUMMARY FACTS:**

**APPLICANT:** Eric & Whitney Moughler  
**SUBJECT SITE:** 1729 County Road 51, Waterloo  
**REQUEST:** RePlat of Moughler Addition  
**EXISTING ZONING:** A1: Conservation Agricultural  
**SURROUNDING LAND USES AND ZONING:** North: Single Family Residential (A1)  
South: Farm Ground (A1)  
East: Single Family Residential/Farm Ground (A1)  
West: Single Family Residential/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 6.08 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract.**

- Parcel 04-03-29-100-002 will be combined with part of 04-03-29-100-002 in this RePlat. The purpose of the replat is to increase the acreage of this lot. No additional buildable lots are being created.
- The Petitioner is meeting the standards of the UDO as follows:
  - *Minimum Lot Area: 2 net acres (not including any dedicated right-of-way or recorded easements)*
    - Proposed Lot 1 Area: 3.71 net acres
  - *Minimum Lot Width: 160 feet*
    - Proposed Lot 1 Width: 421.40 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: 421.48 feet
- This division of land fronts the following roads:
  - County Road 51 is considered County Local Road with a projected total right-of-way width of 60 feet.
    - Right of Way has been dedicated per the original Moughler Addition subdivision. Additional right of way has been dedicated where required.

## **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 **February 7, 2025**
2. Legal notice published in The Star on **February 21, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **February 25, 2025**
5. Letter from County Highway dated **February 18, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **February 18, 2025**
7. Letter from the Drainage Board, dated **February 20, 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.

## **PROPOSED FINDINGS OF FACT:**

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

1. Does the proposed Minor Subdivision (RePlat) adequately conform to the Comprehensive Plan?  
*Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.*
2. Does the Minor Subdivision (RePlat) conform to the following UDO standards:
  - a. Minimum width, depth & area of lot(s).  
*Yes. See Plat & Staff Report.*
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.  
*Adequate access off County Road 51 with dedication of right of way where required. The existing driveway will be utilized.*
  - c. The extension of water, sewer & other municipal services, if applicable or required.  
*Not applicable. The existing private septic system will be utilized.*
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.  
*None required.*

## **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.



**Waterway (Status)**

- Regulated Drain
- Vacated Drain

**Waterway (Type)**

- Small Stream/Creek
- Waterbody Centerline
- ⋯ Hidden Hydro Centerline
- Tile Drain

**Survey Division Lot**

- Lots

**Tax Parcel**

- Tax Parcel
- County Limits

**Waterbodies**

- River/Large Stream
- Proposed Subdivisions

**Flood Zone New 2023**

**ZONE\_SUBTY**

- 
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- APPROXIMATE FLOODWAY
- FLOODWAY
- <all other values>



**ZONING**  
 ZONING DISTRICT:  
 CONSERVATION AGRICULTURAL (A1)

**SETBACKS:**  
 PRIMARY ACCESSORY STRUCTURE  
 FRONT: 50' FRONT: 50'  
 SIDE: 30' SIDE: 10'  
 REAR: 30' REAR: 10'

MIN. LOT AREA: 2 ACRES  
 MIN. LOT WIDTH: 160'  
 MIN. LOT FRONTAGE: 120'

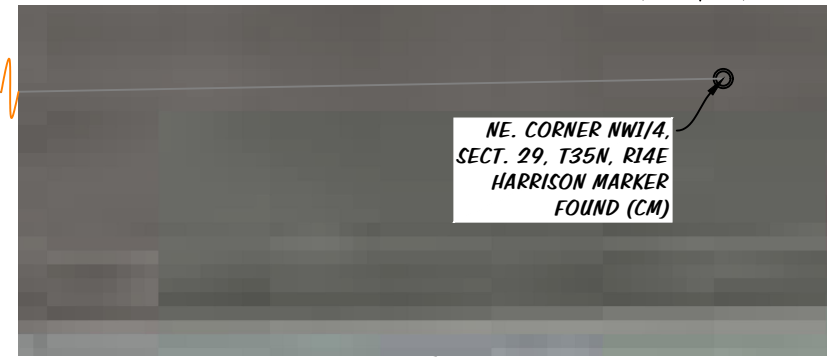
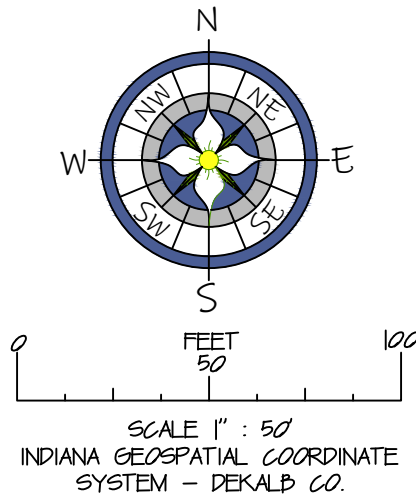
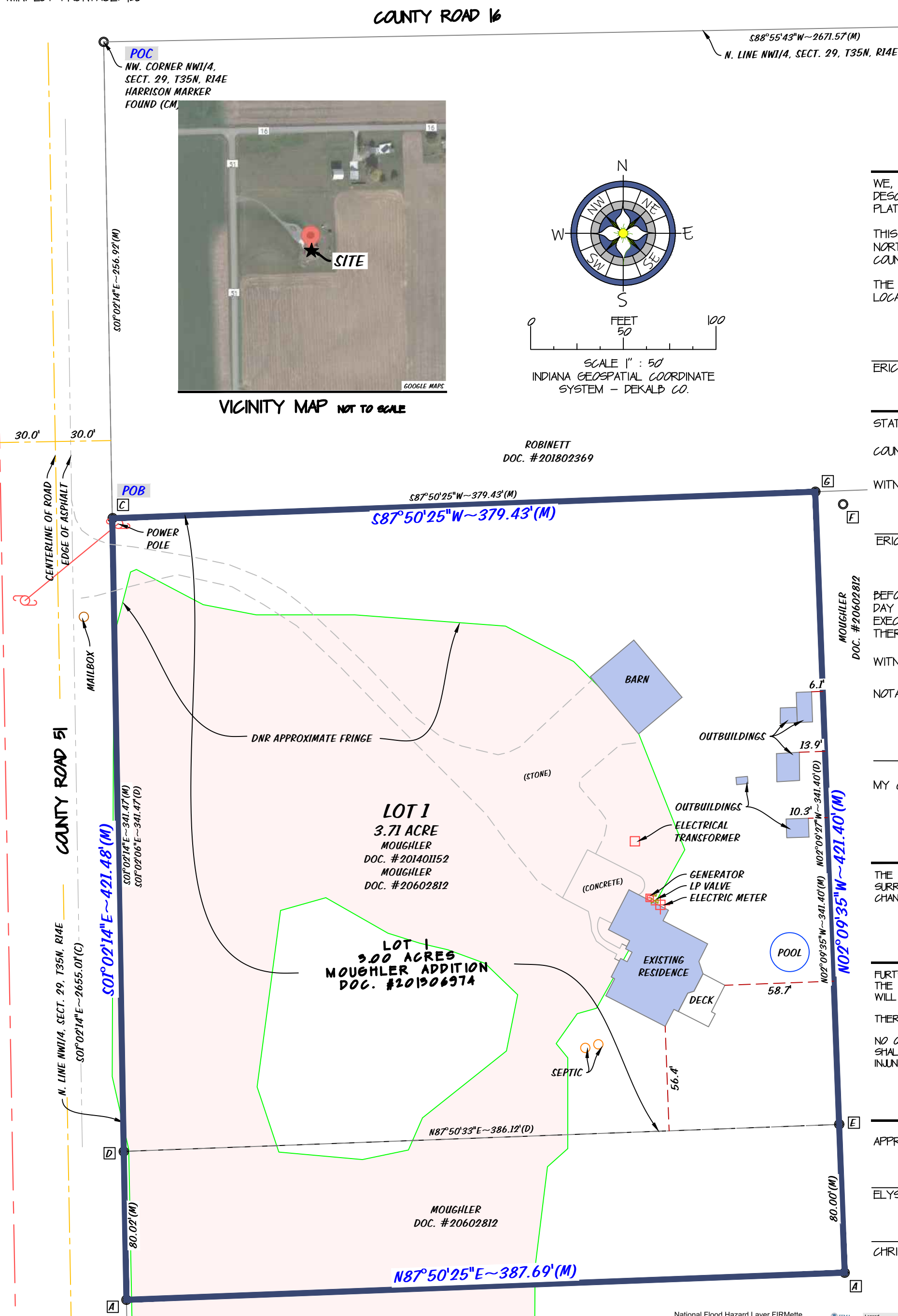
**LOT 1 AREA**  
 TOTAL AREA: 3.71 ACRES

# REPLAT OF MOUGHLER ADDITION

A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 14 EAST, FRANKLIN TOWNSHIP, DEKALB COUNTY, INDIANA

**OWNER & DEVELOPER**  
 ERIC L. & WHITNEY M. MOUGHLER  
 1729 COUNTY ROAD 51  
 WATERLOO, INDIANA 46793

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



### OWNER DEDICATION

WE, THE UNDERSIGNED, ERIC L. & WHITNEY M. MOUGHLER, OWNERS OF THE REAL ESTATE PLATTED AND DESCRIBED HEREIN CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE REPLAT OF MOUGHLER ADDITION, IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 14 EAST, FRANKLIN TOWNSHIP, DEKALB COUNTY, INDIANA.

THE UNDERSIGNED HEREBY IRRECOVERABLY OFFERS FOR DEDICATION TO DEKALB COUNTY ALL THE STREETS, LOCAL GOVERNMENT USES, EASEMENTS, PARKS AND REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT.

ERIC L. MOUGHLER \_\_\_\_\_ WHITNEY M. MOUGHLER \_\_\_\_\_

### NOTARY

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF DEKALB )

WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF MARCH, 2025.

ERIC L. MOUGHLER \_\_\_\_\_ WHITNEY M. MOUGHLER \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS \_\_\_\_\_ DAY OF MARCH, 2025, PERSONALLY APPEARED ERIC L. & WHITNEY M. MOUGHLER, 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 MARCH, 2025.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES: \_\_\_\_\_

### AGRICULTURAL COVENANT

THE OWNER(S) OF THE LOT(S) WITHIN THIS SUBDIVISION AGREE TO RECOGNIZE THE EXISTING AGRICULTURAL LAND USAGE SURROUNDING THIS SUBDIVISION AND FURTHER AGREE TO NOT OBJECT TO THE SURROUNDING AGRICULTURAL LAND USE OR CHANGES THEREIN AS PERMITTED BY LAW, I.E. IC 34-1-82-4.

### FURTHER DEVELOPMENT STANDARDS

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

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

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

### PLAN COMMISSION CERTIFICATE OF APPROVAL

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

ELYSIA RODGERS, CHAIRPERSON  
 CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

### MONUMENT LEGEND

- 5/8"X24" REBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP SET
- 5/8" REBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND (CM)
- 5/8" REBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND (-29, CM)
- 5/8" REBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND (CM)
- DENT 8/8" REBAR FOUND 685 & 152E
- 5/8" REBAR WITH "TRI-COUNTY" IDENTIFICATION CAP FOUND (CM)

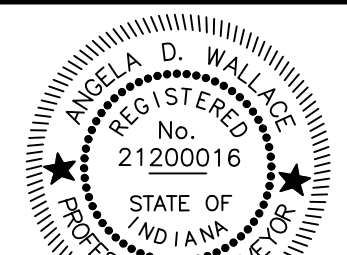
SW. CORNER NW1/4, 1/4  
 SECT. 29, T35N, R14E  
 LEANING 1-1/2" PIPE WITH  
 KLINE ID. CAP FOUND IN  
 THE EAST BANK OF THE  
 DITCH 1.7'E.  
 DEKALB COUNTY WITNESS  
 POST FOUND 2.3'S. & 1.6'E.

### LEGEND

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

### PROFESSIONAL SURVEYOR'S CERTIFICATION

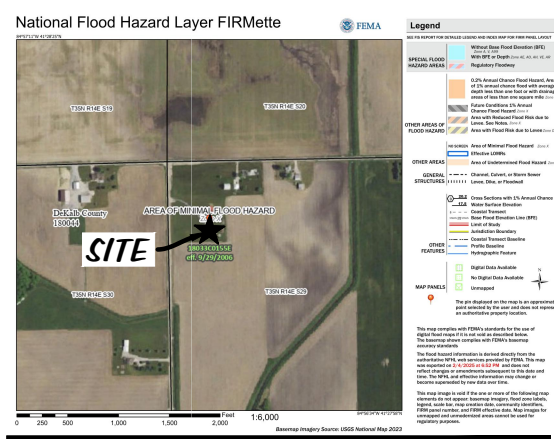
I, ANGELA D. WALLACE, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT AND REAL ESTATE DESCRIPTION ACCURATELY REFLECTS AN ORIGINAL SURVEY COMPLETED ON FEBRUARY 4TH, 2025 AND RECORDED IN DOCUMENT NUMBER #21200016 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA THAT WAS COMPLETED BY ME IN ACCORDANCE WITH TITLE 34S IAC 1-2-1 THRU 30 AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE ABOVE REFERENCED SURVEY OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.



PROJECT NO: 24-842  
 DATE: FEBRUARY 7TH, 2025

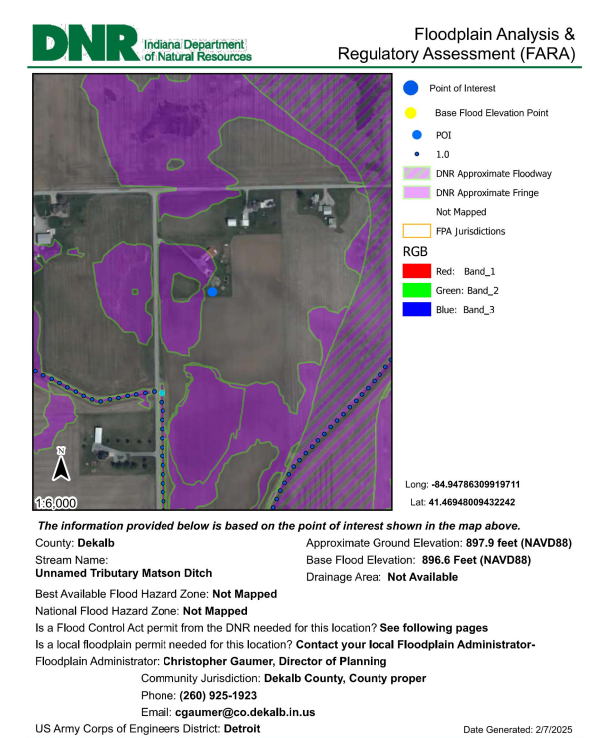
I, ANGELA D. WALLACE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

*Angela D. Wallace*



### FLOODPLAIN CERTIFICATION

REPLAT OF MOUGHLER ADDITION LIES WITHIN ZONE X BASED ON THE NATIONAL FLOOD HAZARD MAP, COMMUNITY: DEKALB COUNTY, NUMBER: 180044, PANEL: 0155 E, EFFECTIVE DATE: SEPTEMBER 23, 2006, MAP NUMBER: 180930105E.



The information provided below is based on the point of interest shown in the map above.  
 County: DeKalb  
 Stream Name: Unnamed Tributary Mattson Ditch  
 Best Available Flood Hazard Zone: Not Mapped  
 National Flood Hazard Zone: Not Mapped  
 Is a Flood Control Act permit needed for this location? See following pages  
 Is a local floodplain permit needed for this location? Contact your local Floodplain Administrator.  
 Floodplain Administrator: Christopher Gaumer, Director of Planning  
 Community Jurisdiction: DeKalb County, County proper  
 Phone: (260) 925-1923  
 Email: cgaumer@dekalb.in.us  
 US Army Corps of Engineers District: Detroit  
 Date Generated: 2/27/2025

### NFHL FIRMETTE REAL ESTATE DESCRIPTION

LOT NUMBER ONE IN THE PLAT OF MOUGHLER ADDITION AS RECORDED IN DOCUMENT NUMBER 201906974 AND PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 14 EAST, FRANKLIN TOWNSHIP, DEKALB COUNTY, INDIANA, AS SURVEYED BY AND SHOWN ON A PLAT OF SURVEY CERTIFIED BY ANGELA D. WALLACE LS #21200016 ON FEBRUARY 4TH, 2025, AS PROJECT NUMBER 24-842, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT HARRISON MONUMENT AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 14 EAST; THENCE SOUTH 01 DEGREE 02 MINUTES 14 SECONDS EAST, (INDIANA GEOSPATIAL COORDINATE SYSTEM - DEKALB CO BASIS OF BEARINGS), ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 256.92 FEET TO A 5/8" REBAR WITH TRI-COUNTY ID. CAP AT THE NORTHWEST CORNER OF LOT NUMBER ONE IN SAID MOUGHLER ADDITION AT THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREE 02 MINUTES 14 SECONDS EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 421.48 FEET TO A 5/8"X24" REBAR WITH WALLACE-LS21200016 ID. CAP; THENCE NORTH 87 DEGREES 50 MINUTES 25 SECONDS EAST, A DISTANCE OF 387.69 FEET TO A 5/8"X24" REBAR WITH WALLACE-LS21200016 ID. CAP; THENCE NORTH 02 DEGREES 09 MINUTES 35 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT NUMBER ONE AND THE EAST LINE OF SAID LOT NUMBER ONE, A DISTANCE OF 421.40 FEET TO A 5/8" REBAR WITH TRI-COUNTY ID. CAP ON THE NORTH LINE OF SAID LOT NUMBER ONE; THENCE SOUTH 87 DEGREES 50 MINUTES 25 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 379.43 FEET TO THE POINT OF BEGINNING CONTAINING 3.71 ACRES OF LAND, MORE OR LESS SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 51 AND ALL OTHER RIGHTS OF WAY AND EASEMENTS.

### AUDITOR'S STAMP

### RECORDER'S STAMP