

### MAPLECREST FARMS

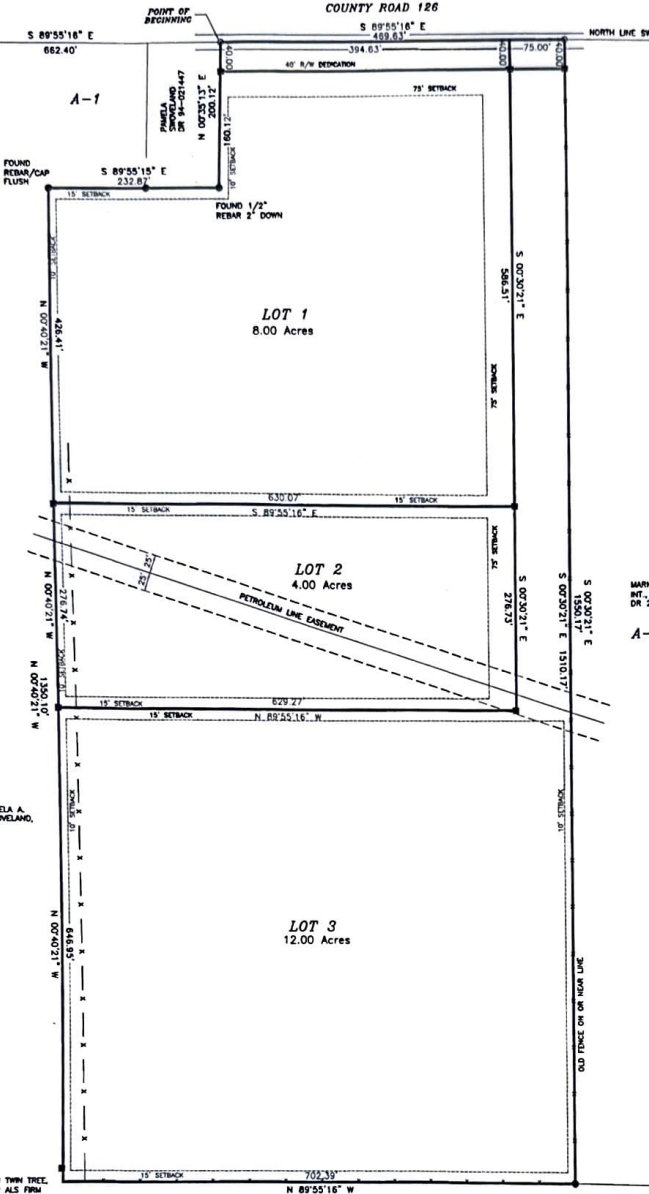
A 3 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

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CLEAR SIGHT DISTANCE 1100+/- TO STATE ROAD 18 CLEAR SIGHT DISTANCE GREATER THAN 700'

HARRISON MON. NW CORNER, SW 1/4, SECTION 34-137N-REE

HARRISON MON., NE CORNER, SW 1/4, SECTION 34-137N-REE



#### LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 8080004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC. AS SHOWN ON PROJECT NUMBER 220914 CERTIFIED ON FEBRUARY 8, 2023, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST; THENCE SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST; 882.40 FEET TO A SURVEY MARK SPIKE SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, ALONG SAID LINE, 489.63 FEET TO A SURVEY MARK SPIKE SET; THENCE SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST WITH THE WEST LINE OF A TRACT OF LAND CONVEYED TO MARK AND SUSAN THOMAS AND D-4CT-2, LLC IN ELKHART COUNTY DEED RECORD 2016-07735, A DISTANCE OF 1550.17 FEET TO A REBAR FOUND ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO MAPLECREST COUNTRY CLUB OF GOSHEN, INC. IN ELKHART COUNTY DEED VOLUME 236, PAGE 30; THENCE NORTH 89 DEGREES 55 MINUTES 18 SECONDS WEST, WITH THE NORTH LINE OF SAID MAPLECREST COUNTRY CLUB OF GOSHEN LAND, 702.39 FEET TO A POINT ON A TREE, SAID POINT BEING WITNESSED BY A REBAR WITH CAP (ALS FIRM 0135) SET ON LINE 2.50 FEET NORTH OF CORNER; THENCE NORTH 00 DEGREES 40 MINUTES 21 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 1350.10 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 89 DEGREES 55 MINUTES 18 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 232.87 FEET TO A REBAR AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PAMELA SWOVELAND IN ELKHART COUNTY DEED RECORD 94-021447; THENCE NORTH 00 DEGREES 35 MINUTES 13 SECONDS EAST WITH THE EAST LINE OF SAID SWOVELAND LAND, 200.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINING 24.00 ACRES, MORE OR LESS.

MARK & SUSAN THOMAS 1/2 INT. D-4CT-2, LLC 1/2 INT. DR 2018-07735

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#### NOTES:

- 1) THESE LOTS WILL BE DEVELOPED TO NOT IMPEDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL.
- 3) THE CURRENT ZONING IS A-1 AGRICULTURAL.
- 4) THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
- 5) SOIL TYPES ARE:  
WobL, Wilmstown-Crozier complex, 10 to 5% slop, 1.5'-2.5' Water table depth  
WoaA, Wilmstown loam 0 to 1% slop, 1.5'-2.5' Water table depth  
BuaA, Brookston loam, 0 to 1% slop, 0' to 1.0' Water table depth  
RopB, Riddes-Oshelmo fine sandy loam, 0 to 1% slop, > 6' to Water table depth  
RopB, Riddes-Oshelmo fine sandy loam, 1 to 5% slop, > 6' to Water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0252 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) THE VERTICAL DATUM FOR THIS SURVEY IS GPS HDOT CORRS ON THE NAVD88 DATUM AND ELEVATE
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) THIS SITE FLOWS TO SAINT JOSEPH RIVER APPROXIMATELY 8900' WEST
- 11) BASEMENT IS NOT RECOMMENDED FOR LOTS 1 AND 2 DUE TO HIGH WATER TABLE. CONSULT A SOIL SCIENTIST FOR RECOMMENDATIONS.
- 12) PIPELINE ON LOT 2 TO BE LOCATED PRIOR TO DIGGING.

CYNTHIA L. RESSLER, PAMELA A. SWOVELAND, DAVID R. SWOVELAND, THOMAS J. SWOVELAND DR 2015-27062

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MAPLECREST COUNTRY CLUB OF GOSHEN, INC. VOL. 236 PAGE 30

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#### LEGEND

- IRON PIN FOUND
- SPIKE SET
- SET REBAR W/CAP (ALS FIRM 0135)
- ⊙ SECTION CORNER

PROPERTY ADDRESS: VACANT LAND, COUNTY ROAD 126 GOSHEN, INDIANA 46528

OWNER: THE MILLER FAMILY REVOCABLE LIVING TRUST



ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC.  
17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553  
(574) 849-4728  
RONNIE L. JUSTICE PS

SCALE: 1" = 100'	DRAWN BY: RLJ	PROJECT NUMBER: 240304
DATE: 03/27/2024	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

MAPLECREST FARMS  
A 3 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP  
37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

STATEMENT OF COMPLIANCE

THIS SUBMISSION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY SUBDIVISION CONTROL ORDINANCE AND THE DESIGNATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS 30 DAY OF May 2024.

ELKHART COUNTY PLAN COMMISSION  
BY: Maie Kratzer  
MAIE KRATZER, PLAN DIRECTOR

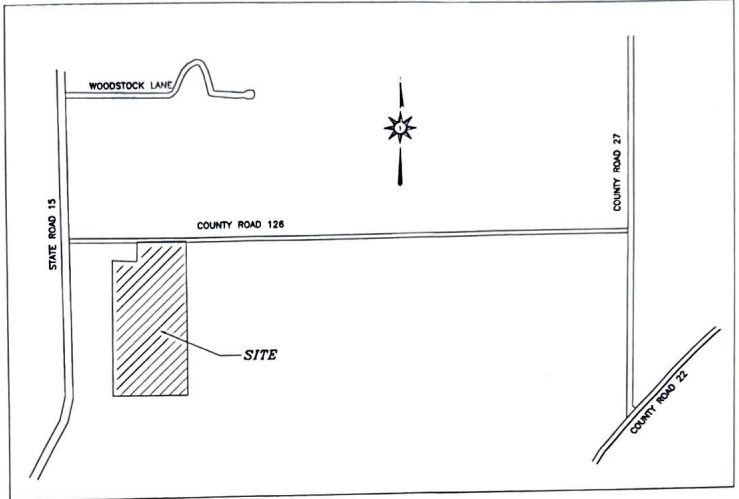
2024-08041  
ELKHART COUNTY RECORDER  
KAALA BAKER  
FILED FOR RECORD ON  
05/22/2024 10:48 AM  
AS PRESENTED  
\$30.00 PLAT BOOK 43 PAGE 70

RECORDED  
RECEIVED FOR RECORD THIS 30th DAY OF May 2024  
AT 10:46 AM AND RECORDED IN PLAT BOOK 43 PAGE 70

Kaala Baker  
KAALA BAKER - RECORDER OF ELKHART COUNTY

AUDITOR  
DULY ENTERED FOR TAXATION THIS 22 DAY OF May 2024  
Patricia A. Pickens  
PATRICIA A. PICKENS - AUDITOR OF ELKHART COUNTY

VICINITY MAP  
NOT TO SCALE



DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT THE OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMVENED IN ELKHART COUNTY, INDIANA.

THE BOUNDARY FOR THIS PROPERTY IS RECORDED IN INSTRUMENT NUMBER 2023-03827 IN THE OFFICE OF THE RECORDER, ELKHART COUNTY, INDIANA.

I, RONNIE L. JUSTICE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDUCT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DEED OF DEDICATION and OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS MAPLECREST FARMS, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

Joseph J. Miller, Trustee  
JOSEPH J. MILLER, TRUSTEE OF THE MILLER FAMILY REVOCABLE LIVING TRUST  
Noreen M. Miller, Trustee  
NOREEN M. MILLER, TRUSTEE OF THE MILLER FAMILY REVOCABLE LIVING TRUST

I, RONNIE L. JUSTICE, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA.

SIGNATURE: Ronnie L. Justice  
RONNIE L. JUSTICE, PS  
IN REG. NO. 80900004



STATE OF INDIANA )  
COUNTY OF ELKHART )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH J. MILLER AND NOREEN M. MILLER AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31 DAY OF May 2024.  
Donny L. Justice NOTARY

DONNY L. JUSTICE  
RESIDENT OF ELKHART COUNTY  
MY COMMISSION EXPIRES MAY 30, 2030



PROPERTY ADDRESS: VACANT LAND, COUNTY ROAD 126  
GOSHEN, INDIANA 46528  
OWNER: THE MILLER FAMILY REVOCABLE LIVING TRUST

ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC. 17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553 (574) 849-4728 RONNIE L. JUSTICE PS		
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