



COPY

AFFIDAVIT OF CORRECTION

County of Elkhart

) SS:

State of Indiana

January 2, 2025

Comes now Ronnie L. Justice and first being duly sworn upon his oath deposes and says:

- 1) The he is a Professional Surveyor licensed in compliance with the laws of the State of Indiana and is in position of a current Professional Surveyor, license number 80900004.
- 2) That he is an employee of and employed as a Professional Land Surveyor by the firm Advanced Land Surveying of Northern Indiana Inc., located at 17120 County Road 46, New Paris, Indiana 46553.
- 3) That in such capacities listed above, he had the opportunity to prepare or cause to be prepared a subdivision plat which inadvertently included a right-of-way dedication for Lot 1A on the Replat of Lot 1 Maplecrest Farms. This plat was recorded in the office of the Recorder of Elkhart County, Indiana in instrument number 2024-21595 in Plat Book 44, Page 41.
- 4) The included right-of-way dedication is a 40 foot wide strip along the North side of lot number 1A and caused the acreage for said lot to be incorrect. Without said right-of-way dedication, the acreage for lot 1A is 2.36 acres and is shown on the attached page 1 of Replat of Lot 1 Maplecrest Farms.
- 5) I, Ronnie L. Justice, affirm under penalty for perjury, that I have redacted each Social Security Number in this document, unless required by law.

County of Elkhart

) SS:

State of Indiana

Further affiant sayeth not.

Ronnie L. Justice
Ronnie L. Justice, P.S. No. 80900004

Subscribed and sworn to before me, the undersigned Notary Public in and for said County and State, aforesaid the 2nd day of January, 2025.

Jennifer L. Justice
Jennifer L. Justice



Notary is a resident of Elkhart County, Indiana.
My Commission Expires May 30, 2030.

This instrument was prepared by: Ronnie L. Justice, Advanced Land Surveying of Northern Indiana Inc., 17120 County Road 46, New Paris, Indiana 46553, (574) 849-4730.

KEK 01/02/25
20-07-34-300-021.000-019

REPLAT OF LOT 1 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

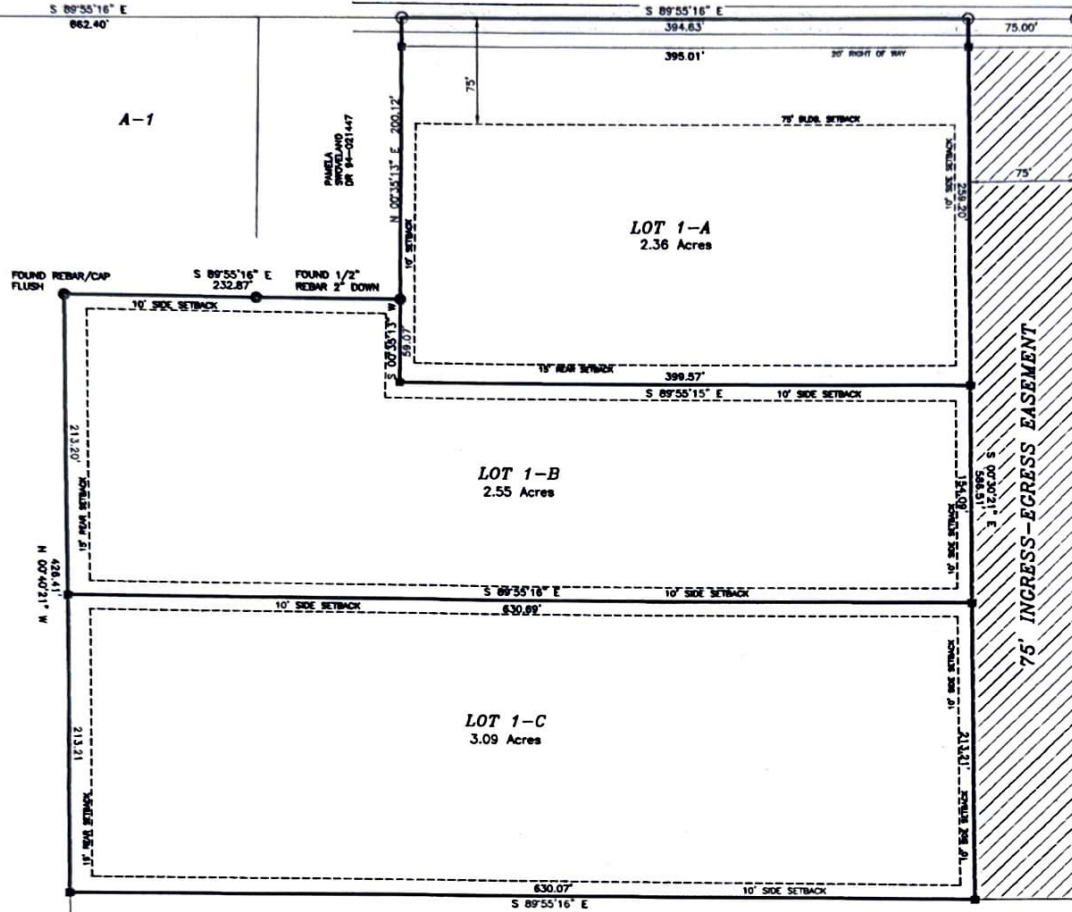
A-1

CLEAR SIGHT DISTANCE 1100+/- TO STATE ROAD 15 CLEAR SIGHT DISTANCE GREATER THAN 700'

COUNTY ROAD 126

HARRISON MON. NE
CORNER, SW 1/4,
SECTION
34-137N-R6E

HARRISON MON. NE
CORNER, SW 1/4,
SECTION
34-137N-R6E



LEGAL DESCRIPTION

LOT NUMBERED ONE (1) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF MAPLECREST FARMS, A SUBDIVISION IN JEFFERSON TOWNSHIP, SAID PLAT BEING RECORDED IN PLAT BOOK 43, PAGE 70 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

MARK & SUSAN THOMAS 1/2
WT. D-ACT-2, LLC 1/2 WT.
DR 2016-07735

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:
 WoB, Warramtown-Crozier complex, 10 to 35% slope, 1.5'-2.5' Water table depth
 WoA, Warramtown loam 0 to 15% slope, 1.5'-2.5' Water table depth
 BASH Brookston loam, 0 to 15% slope, 0' to 1.0' Water table depth
 Ropa Ricker-Oaklawn fine sandy loam, 0 to 15% slope, > 8' 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 INDOT CORRS ON THE NAVD83 DATUM AND ELEVATE.
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) BASEMENTS ARE NOT RECOMMENDED FOR THESE LOTS DUE TO HIGH WATER TABLE. CONSULT A SOIL SCIENTIST FOR RECOMMENDATIONS.
- 11) IF LOT 1-A HAS A DRIVEWAY ON THE 75' INGRESS-EGRESS EASEMENT, THE SETBACK ON THE WEST LINE WILL BE 15' AND THE SETBACK ON THE SOUTH LINE WILL BE 10'.

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

LEGEND

- SET 3/8" REBAR W/CAP
- FOUND MONUMENT AS DESCRIBED
- SURVEY MARK SPIKE
- ⊙ SECTION CORNER

LOT 2
 MAPLECREST FARMS
 PLAT BOOK 43 PAGE 70

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	ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC. 17100 COUNTY ROAD 46, NEW PARIS, INDIANA 46553 (574) 849-4728 RONNIE L. JUSTICE PS	
	SCALE: 1" = 80' DATE: 09/13/2024	DRAWN BY: RLJ APPROVED BY: RLJ



AFFIDAVIT OF CORRECTION

County of Elkhart) SS:
State of Indiana

January 10, 2025

Comes now Ronnie L. Justice and first being duly sworn upon his oath deposes and says:

- 1) That he is a Professional Surveyor licensed in compliance with the laws of the State of Indiana and is in position of a current Professional Surveyor, license number 80900004.
- 2) That he is an employee of and employed as a Professional Land Surveyor by the firm Advanced Land Surveying of Northern Indiana Inc., located at 17120 County Road 46, New Paris, Indiana 46553.
- 3) That in such capacities listed above, he had the opportunity to prepare or cause to be prepared a subdivision plat which inadvertently included a right-of-way dedication for Lot 1 on the plat of Maplecrest Farms, recorded in the office of the Recorder of Elkhart County, Indiana in instrument number 2024-08041, Plat Book 43, Page 70 and later known as Lot 1A on the Replat of Lot 1 Maplecrest Farms, recorded in the office of the Recorder of Elkhart County, Indiana in instrument number 2024-21595, in Plat Book 44, Page 41.
- 4) The included right-of-way dedication is a 40 foot wide strip along the North side of lot number 1/1A and caused the acreage for said lot to be incorrect. Without said right-of-way dedication, the acreage for lot 1/1A is 2.36 acres and is shown on the corrected page 1 of Replat of Lot 1 Maplecrest Farms, recorded in the office of the Recorder of Elkhart County, Indiana in instrument number 2025-00019.
- 5) I, Ronnie L. Justice, affirm under penalty for perjury, that I have redacted each Social Security Number in this document, unless required by law.

Further affiant sayeth not.

Ronnie L. Justice
Ronnie L. Justice, P.S. No. 80900004

Ronnie L. Justice, subscribed and sworn to before me, the undersigned Notary Public in and for said County and State, aforesaid the 10th day of January, 2025.

County of Elkhart) SS:
State of Indiana

Jennifer L. Justice
Jennifer L. Justice

Notary is a resident of Elkhart County, Indiana.
My Commission Expires May 30, 2030.



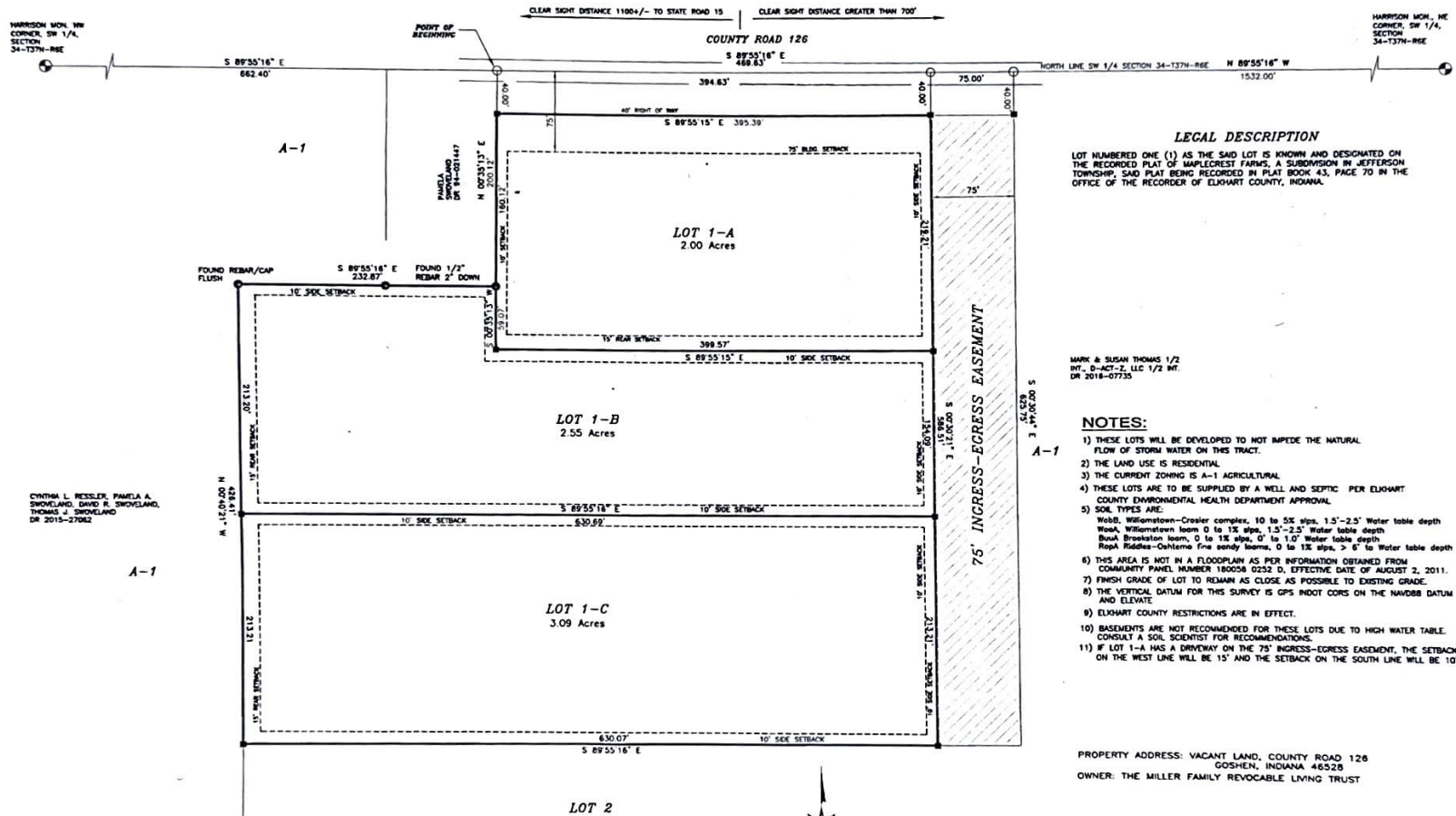
This instrument was prepared by: Ronnie L. Justice, Advanced Land Surveying of Northern Indiana Inc., 17120 County Road 46, New Paris, Indiana 46553, (574) 849-4730.

20-07-34-300-024.000-019
KEK 01/10/25
Give to GIS

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
1-10 20 25
Patricia A. Pickett AUDITOR
TRANSFER FEE **000117**
PARCEL NO. 0

REPLAT OF LOT 1 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

A-1



LEGAL DESCRIPTION

LOT NUMBERED ONE (1) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF MAPLECREST FARMS, A SUBDIVISION IN JEFFERSON TOWNSHIP, SAID PLAT BEING RECORDED IN PLAT BOOK 43, PAGE 70 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

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

NOTES:

- 1) THESE LOTS WILL BE DEVELOPED TO NOT IMPIDE 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:
 Webb, Willamstown-Croser complex, 10 to 5% silt, 1.5"-2.5" Water table depth
 Wink, Willamstown loam, 0 to 1% silt, 1.5"-2.5" Water table depth
 BuxA, Brantston loam, 0 to 1% silt, 0 to 1.0' Water table depth
 RopA, Riddle-Oaklawn fine sandy loam, 0 to 1% silt, > 6" to Water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180508 0232 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 PNDT CORRS ON THE NAVD83 DATUM AND ELEVATE.
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) BASEMENTS ARE NOT RECOMMENDED FOR THESE LOTS DUE TO HIGH WATER TABLE. CONSULT A SOIL SCIENTIST FOR RECOMMENDATIONS.
- 11) IF LOT 1-A HAS A DRIVEWAY ON THE 75' INGRESS-EGRESS EASEMENT, THE SETBACK ON THE WEST LINE WILL BE 15' AND THE SETBACK ON THE SOUTH LINE WILL BE 10'.

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

LEGEND

- SET 5/8" REBAR W/CAP
- FOUND MONUMENT AS DESCRIBED
- SURVEY MARK SPIKE
- ⊙ SECTION CORNER

LOT 2
 MAPLECREST FARMS
 PLAT BOOK 43 PAGE 70

A-1



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

SCALE: 1" = 60'	DRAWN BY: RLJ	PROJECT NUMBER: 240902
DATE: 09/13/2024	APPROVED BY: RLJ	SHEET NUMBER: 1 OF 2

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

1/2d h/v

1/2d h/v

REPLAT OF LOT 1 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 SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS 23RD DAY OF DECEMBER, 2024

ELKHART COUNTY PLAN COMMISSION

By: Mark Kratzer
 MARK KRATZER, PLAN DIRECTOR

RECORDED
 RECEIVED FOR RECORD THIS 27TH DAY OF December, 2024
 AT 9:45 AM AND RECORDED IN PLAT BOOK 44 PAGE 41

Karla Baker
 KARLA BAKER - RECORDER OF ELKHART COUNTY

2024-1988
 ELKHART COUNTY RECORDER
 KARLA BAKER
 FILED FOR RECORD ON
 12/27/2024 9:45 AM
 AS PRESENTED
 12:00 PM PLAT BOOK 44 PAGE 41

AUDITOR
 DULY ENTERED FOR TAXATION THIS 23RD DAY OF December, 2024
Patricia A. Pickens
 PATRICIA A. PICKENS - AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

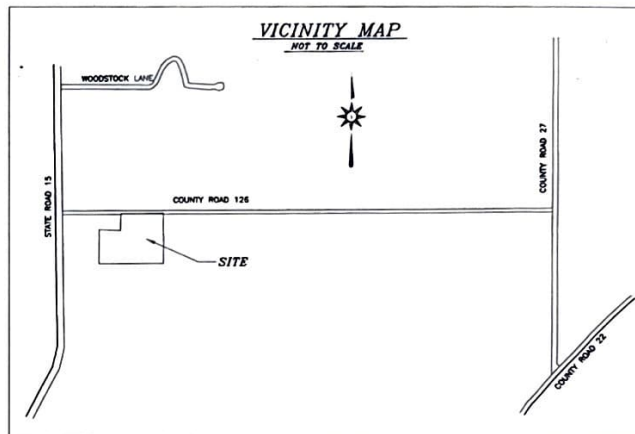
THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

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 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 COMMENCED IN ELKHART COUNTY, INDIANA.

THIS SURVEY IS LOCATED IN AN AREA THAT IS CURRENTLY ZONED A-1 (AGRICULTURAL), AS SUCH NORMAL AGRICULTURAL OPERATION INCLUDING THE OPERATION OF MACHINERY, THE PRIMARY PROCESSING OF AGRICULTURAL PRODUCTS, AND ALL NORMAL AGRICULTURAL OPERATIONS PERFORMED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES ARE PERMITTED TO BE CONDUCTED ON ADJOINING PROPERTIES.

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



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: REPLAT OF LOT 1 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
Joseph J. Miller, Trustee
 JOSEPH J. MILLER, TRUSTEE OF THE MILLER FAMILY REVOCABLE LIVING TRUST
 STATE OF INDIANA)
 COUNTY OF ELKHART) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH J. MILLER AND JOSEPH J. MILLER, TRUSTEES OF THE MILLER FAMILY REVOCABLE LIVING TRUST 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 23RD DAY OF December, 2024.

Ronnie L. Justice
 NOTARY

RONNIE 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

I, RONNIE L. JUSTICE, 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.

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 86S, 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



	ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC. 17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553 (574) 849-4728 RONNIE L. JUSTICE PS	
	SCALE: 1" = 60' DATE: 09/13/2024	DRAWN BY: RLJ APPROVED BY: RLJ

10d hb v

10d hb v