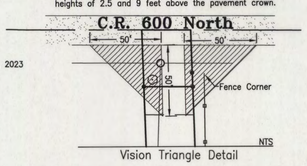
Secondary Plat
Of
Washington Township Civil Minor Subdivision
Part of the NE 1/4 of Section 2-35-5
Porter County, Indiana

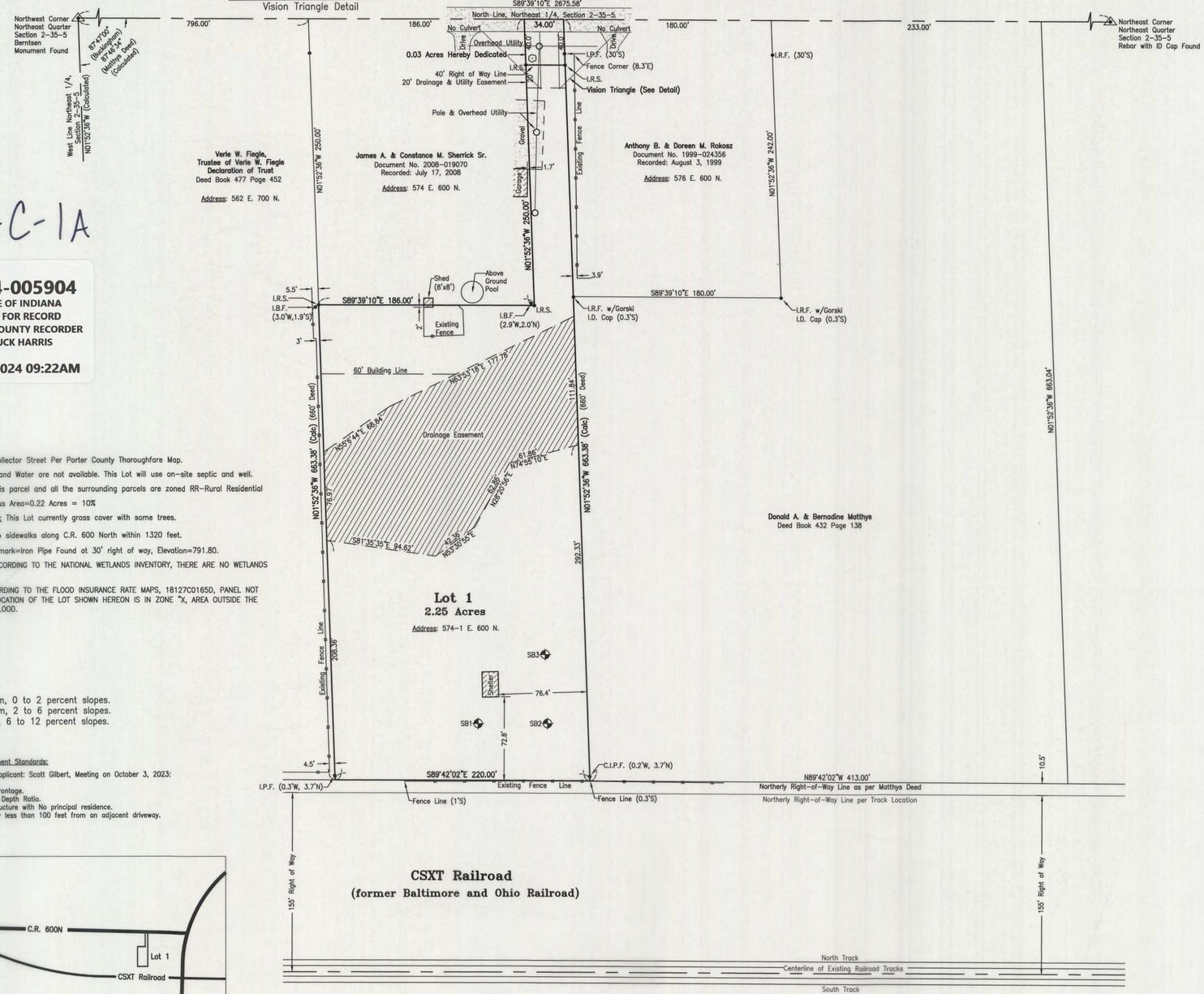
Legend

- Fence Line
- Building Line
- Easement
- Drainage Easement
- Centerline
- Soil Borings by Soil Solutions, dated August 15, 2023
- Porter County Monument
- I.R.F.=Iron Rod Found/I.P.F.=Iron Pipe Found
- I.R.S.=5/8" Iron Rod Set with Tiemens I.D. Cap
- Street Tree Per Zoning Ordinance

No primary or accessory structure, landscaping, fences, walls, or signs, are allowed to be placed or to project into the vision clearance triangle between heights of 2.5 and 9 feet above the pavement crown.



Vision Triangle Detail



C.R. 600 NORTH is a Collector Street Per Porter County Thoroughfare Map.

Utilities: Sanitary Sewer and Water are not available. This Lot will use on-site septic and well.

ZONING & SETBACKS: This parcel and all the surrounding parcels are zoned RR-Rural Residential

LOT COVERAGE: Impervious Area=0.22 Acres = 10%

EXISTING GROUND COVER: This Lot currently grass cover with some trees.

SIDEWALKS: There are no sidewalks along C.R. 600 North within 1320 feet.

SITE BENCHMARK: Benchmark=Iron Pipe Found at 30' right of way, Elevation=791.80.

WETLAND STATEMENT: ACCORDING TO THE NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLANDS ON THE PARCEL.

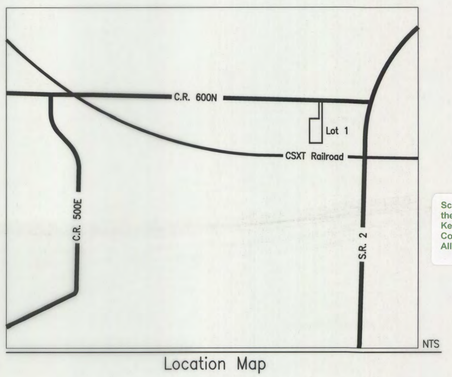
FLOOD STATEMENT: ACCORDING TO THE FLOOD INSURANCE RATE MAPS, 18127C0165D, PANEL NOT PRINTED, THE SCALED LOCATION OF THE LOT SHOWN HEREON IS IN ZONE "X, AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

SOIL INFORMATION:
RiA-Riddles Silt Loam, 0 to 2 percent slopes.
RiB-Riddles Silt Loam, 2 to 6 percent slopes.
RmC2-Riddles Loam, 6 to 12 percent slopes.

Variances to the Development Standards:

CASE No. DV-2023-50, Applicant: Scott Gilbert, Meeting on October 3, 2023:

1. Less than 240 feet Frontage.
2. Exceeds 1:4 Width to Depth Ratio.
3. Existing accessory structure with No principal residence.
4. Entrance and Driveway less than 100 feet from an adjacent driveway.



Location Map

67-C-1A

2024-005904
STATE OF INDIANA
FILED FOR RECORD
PORTER COUNTY RECORDER
CHUCK HARRIS
04/15/2024 09:22AM

Scanned from the Public Records of the Porter County Surveyor's Office
Kevin D Breitzke, P.E.,P.S., CFM
Copyright@2024 Porter County, IN
All Rights Reserved

Disclaimer: The information herein is believed to reliable, but no representations, guarantees or warranties any kind are made as to its accuracy, currency, revision, or suitability for any specific purpose. Porter County Surveyor, Kevin Breitzke

north

50 25 0 50
SCALE - FEET

Surveyors Certificate:

I, David Tiemens, a Registered Land Surveyor in the State of Indiana, hereby state that I supervised the above Survey in accordance with Title 865 IAC 1-12, and that the Plat hereon drawn, to the best of my knowledge and belief, represents said survey.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security numbers in this document, unless required by law.

Date of Field Survey: July 30, 2023
Date Signed: August 24, 2023

David Tiemens: _____
Reg. Land Surveyor #29900020

DAVID J. TIEMENS REGISTERED No. LS29900020 STATE OF INDIANA LAND SURVEYOR

GIS Parcel No. 64-10-02-200-006.000-020

2024-005905 Affidavit of Correction

Parent Parcel: Washington Twp. Civil, Document No. 2007-037238, Recorded December 14, 2007.

The East 220 feet of the West 994 feet (1016 feet) of the North 660 feet of the North East Quarter, except the East 186 feet of the West 982 feet of the North 250 feet of the said Northeast Quarter of Section 2, Township 35 North, Range 5 West of the Second Principal Meridian, in Porter County, Indiana.

Deed of Dedication:

I the undersigned, Washington Twp. Civil, owner of the real estate shown and described hereon, do hereby layoff, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known as, Washington Township Civil Minor Subdivision.

All streets and rights of way shown and not heretofore dedicated, are hereby dedicated to the public.
Building setback lines are hereby established as shown on this plat, between which lines and property line of the streets, there shall be erected of maintained no building of structure.

Drainage Easement Certificate:

Drainage easements are reserved as shown on this instrument. Such drainage easements are to be private easements and the construction of drainage and/or storm water infrastructure and/or the inspection, maintenance, repair, and reconstruction of drainage and/or storm water infrastructure located therein shall be the responsibility of the owners of the lots on which they are located. Such drainage easements prohibit any person from interfering with, obstructing, or damaging drainage and/or storm water infrastructure located therein. No structures of any kind shall be erected or maintained upon such drainage easements and no building materials, dirt, landscaping, or other materials may be placed within such drainage easements in such a manner that the drainage of said lot, other lots in the subdivision, or other adjacent lots is prevented. Porter County, its agents, representatives, and assigns, is hereby granted the right to request removal and/or remove any interference or obstruction to drainage located within such easements. Porter County, its agents, representatives, and assigns, is hereby granted the right, but not the responsibility, to enter such drainage easements in order to inspect, maintain, repair, and reconstruct the drainage and/or storm water infrastructure located therein. Such drainage easements are binding on all heirs, successors, and assigns to the property on which they are located. Porter County, or its successor unit of government, may enforce the provisions of such easements as if such easements were a standard of the Porter County Unified Development Ordinance, or its successor ordinance. Such easements shall only be modified or vacated in the manner stipulated in the Porter County Unified Development Ordinance, or its successor ordinance.

The owner of Lot 1 shall be solely responsible for the maintenance of the Proposed Standpipe & 6" orifice located within the Drainage Easement.

Utility Easement Certificate:

Utility easements are reserved as shown on this instrument. Such utility easements are hereby established in favor or any public utility ("grantee"). Grantee is hereby granted the right to enter such utility easements in order to construct utility infrastructure and/or to inspect, maintain, repair, reconstruct, and/or remove utility infrastructure located therein. Such utility easements prohibit any person from interfering with, obstructing, or damaging utility infrastructure located therein. Grantee is hereby granted the right to request removal and/or remove any interference or obstruction to utility infrastructure located therein and/or any interference or obstruction to its rights granted herein. Such utility easements are binding on all heirs, successors, and assigns to the property on which they are located. Porter County, or its successor unit of government, may enforce the provisions of such easements as if such easements were a standard of the Porter County Unified Development Ordinance, or its successor ordinance. Such easements shall only be modified or vacated in the manner stipulated in the Porter County Unified Development Ordinance, or its successor ordinance.

Land Disturbing Activity Note:

This project will not include clearing, grading, excavation, and other land disturbing activities, resulting in the disturbance of or impact on one (1) acre or more of total land area. There will be no land disturbing activities effecting wetlands or floodplains, and no easements will be impacted. Future land disturbing activities may require review and approval of a construction and post storm water management plan, depending on the scope, extent and character of such land disturbing activities. See Porter County UDO for more information.

Agricultural Use Statement:

The Recorded Subdivision is located in an area where agricultural operations exist. Said parcel may be subject to noise, light, dust, and odors due to said operations. These operations may cause a nuisance during the planting and harvesting seasons where noise, light, dust, and odors may occur on a 24 hour basis. Indiana has a right to farm law and may restrict the existing or future property owners from remonstrating against these agricultural practices in perpetuity.

Washington Twp. Civil - Scott Gilbert, Township Trustee

Notary Statement:

State of Indiana
County of Porter

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Scott Gilbert, Township Trustee for Washington Twp. Civil, owner of said Real Estate and each separately and severally acknowledged the execution of the foregoing instrument as his of her voluntary act and deed, for the purpose therein expressed.

_____
Notary Public

Resident of Jasper County. My Commission expires 10/30/2027.

Minor Subdivision Certificate of Approval:

This Plat of Washington Township Civil Minor Subdivision was presented to and approved by the Development Review Committee and approved on behalf of the Porter County Plan Commission on the 14th day of December, 2023

Kelly J. Cadwell, Executive Director, County Planner

Richard W. Burns, President Porter County Plan Commission

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 15 2024
KAREN M. MARTIN AUDITOR PORTER COUNTY

SURVEYOR'S REPORT:

Reference Surveys:
* Unrecorded Survey of the NE 1/4, by Richard T. Buckingham, dated May 9, 1975.
* Unrecorded Survey in the NE 1/4, South of Railroad, by Davies-Rensberger, dated June 9, 2008.
* Survey of the Matthys Estate (exception is now the Rokosz parcel) by James A. Gorski, undated.

Availability and Condition of Reference Monuments:
* Monuments were found according to the Porter County Surveyor's Office Records.
* I.B.F.=Iron Bar Found. It is unclear of the origin of the (2) iron bars found and wether they were set by a Land Surveyor.
* I.P.F.=Iron pipe & C.I.P.F. (crimped) were found as noted on the plat.
* I.R.F.=Iron rods with Gorski caps were found at (3) corners of the Rokosz parcel.
* I.R.S.=5/8" Iron Rod set with Tiemens I.D. Cap.

Occupation or possession lines:
* There is an ancient fence along the North line of the railroad as well as other newer fences as shown on the plat.
* There are existing railroad tracks approximately 10.5 feet South of the calculated centerline based on the Matthys description.
* There is a shed and enclosure fence near and over the South line of the Sherrick parcel and no rights, privileges or obligations shall independently be granted, conveyed, or assumed by the making of this Secondary Plat. All rights are reserved to the owner of all real estate located on this Secondary Plat or touching any boundary line shown hereon.

Clarity or ambiguity of the record description used:
* There are no apparent discrepancies in the description of the parcel surveyed and the adjoining descriptions, there is however a discrepancy in the parent parcel description. Hoffa, the original owner bought 2 separate parcel in 1976 and 1977. In 1998, part was sold and in 2004 was sold back incorrectly. Hoffa then sold to Washington TWP Civil incorrectly. Instead of the West 994 feet, it should have been the West 1016 feet. Also, the description calls for the North 660 feet, while the Matthys description and the occupation (fence) line is at the proportional Section subdivision and held for this survey.

Theory of Location Narrative:
* This is a Retracement survey for the purpose of an Administrative Subdivision of the Washington Township Civil parcel based on the Matthys deed description with respect to the North line of the Railroad and the West line of the NE 1/4 of Section 2. There is a lack of monumentation and inconsistency of the above noted Davies survey for the West line of the NE 1/4. The Matthys deed description calls for a bearing of North 01°52'36" East along the West line of NE 1/4 and South 89°39'10" East along the North line of the NE 1/4, which is an angle of 87°46'34". This closely agrees with the previous Buckingham survey of 87°47'. A survey was provided that agrees with the iron rods with Gorsky caps found on the Rokosz parcel. The Matthys description also agrees with ancient fence line along the North line of the Railroad as well as the iron pipes found (for line) found 3.7 feet North of the Railroad, presumed to be set at the South line of the North 660 feet of the NE 1/4 of Section 2.
* Measurements were obtained with a GPS Trimble R12.
* (Deed)=Record Document (Deed) Distance, (Calc)=Calculated Distance.

Survey Classification:
* According to Title 865, Article 1, Rule 12 of the Indiana Administrative Code, this Plat is defined as a SUBURBAN SURVEY and is within the acceptable relative positional accuracies as allowed in this type of survey.

NO.	DATE	REVISION
2	10/26/23	Engineering Review 1
3	11/02/23	Engineering Review 2
4	01/08/24	Secondary Plat
5	02/02/24	Secondary Plat Review
6	02/20/24	Conforming

Tiemens Land Surveying, Inc.
220 3rd Court SE, Suite 1
DeMotte, Indiana 46310
Phone: 219-987-2828

Tiemens Land Surveying, Inc. provides this drawing and data, regardless of form, as instruments of service. All applicable copyrights are retained by Tiemens Land Surveying, Inc. By accepting this, recipient agrees to the fullest extent permitted by law to indemnify and hold harmless Tiemens Land Surveying, Inc. from any reuse of or changes made to the information contained herein without the written consent by Tiemens Land Surveying, Inc.

DESIGNED N/A
DRAWN JMS
CHECKED DJT

Washington Twp. Civil Minor Sub.
NE 1/4, Section 2-35-5

Prepared for Washington TWP Civil

SCALE 1"=50'
DATE 10/11/23
PROJECT NO. 2024-4342

SHEET NO.
Minor Subdivision

FILE NO.

QS#2827