



**BARTHOLOMEW COUNTY
BOARD OF ZONING APPEALS
(Updated – May 28, 2014 Meeting)**

STAFF REPORT

Docket No. / Project Title: B/CU-14-01 (White Creek Acres)
Staff: Melissa Begley
Applicant: Bruce & Juli Bartells
Property Size: 42.33 Acres
Zoning: AG (Agriculture: General)
Location: 6130 W. 930 S., in Jackson Township

Those items underlined represent new information added to this updated staff report. This information is based on the applicant's revised application and items submitted to staff after the February 25, 2014 meeting.

Background Summary:

The applicant has indicated that the proposed conditional use will allow a home based business (a wedding reception venue) in the AG (Agriculture: General) zoning district.

Preliminary Staff Recommendation:

Approval, all criteria have been met, but shall include the following conditions:

1. The applicant shall install a new drive that is 24 feet in width at the road as shown on the site plan dated May 12, 2014 and remove the existing drive from County Road 930 South to the barn by August 2, 2014.
2. The applicant shall install a 100% opaque, 6 foot tall fence on the west property line from the front of the neighboring house back 150 feet by August 2, 2014.
3. There shall be no requirement for paved or stone parking – grass parking is acceptable.
4. Hours of operation are limited to 11 a.m. to 10 p.m.
5. The maximum number of guests per event is limited to 150 persons.
6. Events are limited to 10 per year.

Zoning District Intent:

The intent of the AG (Agriculture: General Rural) zoning district is as follows: The AG zoning district is intended to provide areas for a mixture of agricultural and residential land uses. This mixture is intended to support the long-term viability of agricultural operations, while also allowing increased non-agricultural development in areas adjacent to developed infrastructure. This district should be used to provide unique, rural housing options and the future ability to extend urban infrastructure.

Current Property Information:	
Land Use:	Large lot single family residential
Site Features:	2 single family residences, barn, detached garage, cultivated field, pond

Flood Hazards:	There is an area of 100-year floodway fringe located on the north side of the property.
Vehicle Access:	930 South (Collector)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AG (Agriculture: General)	Woods, farm fields
South:	AG (Agriculture: General)	Farm fields
East:	AG (Agriculture: General)	Single family residential, farm fields
West:	AG (Agriculture: General)	Large lot single family residential

Interdepartmental Review:	
County Highway:	<p>Yes there are sight visibility issues. Assuming that all exiting traffic is using the west fork in the drive, which is how they have it signed, because the east fork is terrible.</p> <p>The west drive has issues as well. Stopping where an exiting driver can make a left turn, the drive is situated just east of the crest of the hill creating a blind area where approaching vehicles disappear briefly. An oncoming vehicle is visible for approximately 100 feet then disappears for 310' then reappears again 160' before reaching the drive. This probably isn't a problem for people familiar with it, since they know to wait a second to make sure no one is in the blind area, but for this type of business, where most of the traffic will be guests and not familiar with the situation, it could create problems.</p> <p>If the exiting vehicle moves all the way to the west side of the drive, the visibility improves tremendously, but the angle to the road makes it impossible to turn left for most vehicles. If the drive could be realigned, so that drivers could exit at the west edge of the drive, but be square with the road it would be ok. I realize that there may be property line and terrain issues with this solution.</p> <p>As far as the volume of traffic, I don't see this business creating enough traffic to create any traffic issues</p> <p><u>Revised comments (5-13-14) - I worked with the applicants to find a suitable drive location. They even moved it further east than the minimum. The minimum distance was in front of the barn, from the drawing it looks twice that far.</u></p> <p><u>I would recommend a driveway width of at least 24' at the road, just to give room for turning. Can probably get by with 16' after get off the road. Most of the traffic will be going the same direction.</u></p>

<p>Code Enforcement:</p>	<p>Gene will need to be contacted to do an inspection of the barn. There will be building and fire code issues that need to be addressed. Some of the issues Gene will look at include construction type and size of the building, occupant load which he can determine, required number and location of exits, lighted exit signs and emergency lighting, fire extinguishers and etc. All issues will need to be resolved before approval can be given from Gene for this use.</p> <p><u>Update: Gene Weaver has performed a site inspection of the barn and made several recommendations to meet fire code.</u></p>
<p>Health Department:</p>	<p>The health department has on file the records of on-site sewage system installed for the house located at 6130 W 930 S. However, this department does not have record of the on-site sewage system for the structure labeled “Bride’s Cottage”. Since this would be for commercial use, the Indiana State Department of Health would be responsible for sizing and siting the on-site sewage system. This department does not regulate port-o-lets, including how many would be needed, how many would be needed for each sex, and handicap accessibility. There are no local health regulations against the use of port-o-lets in this situation.</p> <p>Upon review of the documents, this department’s biggest concern is the on-site sewage system serving the “Bride’s Cottage” for which we have no records. The on-site sewage system installed for the house is not large enough to accommodate 225 people.</p>

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicants have indicated that they would like to operate a wedding reception event venue on the property. The applicants have revised their application and will only be operating during the month of June, and Labor Day Weekend through the second weekend of October for a total of 10 events per year. Operations will only occur on Saturdays and there will be only one event per weekend. The hours of operation are from 11 a.m. to 10 p.m. and the maximum number of guests will be 150.
2. The Zoning Ordinance requires 1 parking space for every 3 persons by seating capacity in the largest assembly area. With the revised maximum number of guests of 150, only 50 parking spaces are required.
3. Guests would be able to rent a 4,600 square foot barn, the upper barn, near the front of the property. They would also be able to rent a 1,200 square foot single family dwelling, also known as the bride’s cottage. The other single family dwelling onsite is the owner’s private residence and would not be available for rent.
4. The applicant is proposing a 4.66 ft. x 3.16 ft. (14.72 square foot) freestanding sign with a total height of 4.58 feet, to be located on the property. In the AG (Agriculture: General) zoning district the maximum size permitted for a freestanding sign is 50 square feet and a maximum height of 10 feet.
5. The closest residential property is located west of the subject property and the house sits approximately 230 feet from the barn on the applicant’s property. This same neighbor also shares part of the drive with the applicant. The drive entrance is approximately 65 feet from the house of the adjoining property owner. The applicants have stated that they would install a privacy fence on their property along the length of the adjoining property owner’s house to mitigate headlights from cars exiting the property. They would additionally add sound proofing materials to the west side of the barn to mitigate noise. The applicants have noted that music played in the barn will be on the east end of the barn.
6. The property is accessed from 930 South, where there is a forked entrance, partly shared with an adjoining property owner. Guests would enter the site using the east fork and guests would exit the site, according to the signage, on the west fork. The County Highway Department has indicated that there are sight visibility issues with both drives, the east fork being worse. The applicants have sited a location for a new drive entrance. The west fork of the driveway is being abandoned and the east

fork of the current driveway will remain with limited access for their personal use. The new gravel drive meets the sight distance requirements of the County Highway Department.

7. The guests would have access to the “bride’s cottage” for restroom use. Two port-o-lets and a wash station would also be on site for the guests. The “bride’s cottage” and private residence share a residential septic system.
8. The applicant has used the definition of an agri-tourism business to describe their operation. An Agri-tourism industry is defined as: An accessory use to a farm that provides entertainment, education, and/or recreation for the public. An agri-tourism facility shall involve primarily those events and activities that directly relate to the on-site agricultural operations. Examples of agri-tourism facilities include a crop maze, farm tours, a petting zoo of farm animals, hay rides, harvest festivals, ranch vacation facility, etc. In no instance shall an agri-tourism facility be interpreted as including camping, ATV or dirt bike facilities, archery or gun clubs, or any other facilities that make commercial use of rural property that is unrelated to the on-site agricultural production. In the AG (Agriculture: General) zoning district, an agri-tourism facility is permitted through the Conditional Use process. Based on the information provided by the applicant, a wedding reception event venue would not be directly related to the agricultural operations of the site, therefore is not an agri-tourism business.
9. The applicant has stated that the White Creek Acres wedding reception venue is similar to nearby churches and clubs. Businesses such as churches and private clubs, are places of assembly and would be permitted (without any special permissions) to hold wedding events. The events are related to the primary business and would be considered an accessory use to the property. Churches and private clubs are permitted through the conditional use process in the AG (Agriculture: General) zoning districts. Through this process these locations were vetted as to impacts on surrounding property owners, traffic safety, etc.
10. Section 6.6(Part 2)(B) of the Zoning Ordinance lists 9 requirements for a home-based business. If one or more of those requirements is not met, conditional use approval is required to operate the business. Five of the requirements for a home-based business have been met. The petitioners will not meet the 5 following requirements:
 - a) Effects of Operations: There shall be no equipment or process used in the home-based business that creates noise, vibration, glare, smoke, fumes, odors, or electrical interference that is detectable, without the aid of instruments, at the property line. The barn will be used for wedding receptions that will have music that could create noise beyond the property line.
 - b) Employees: The home based business may not involve the onsite employment of any persons, or regular (on a weekly basis) on-site gathering of any employees, other than those residing at the location of the home occupation. The petitioners will have a parking attendant and uniformed security guard. In addition, although not employed by the applicant, employees for caterers, flowers, music, photographers, party supplies, etc., will be on-site for many of the events.
 - c) Parking & Business Vehicles: The home based business shall not involve regular (on a weekly basis) on-site customers, employees, meetings, or other events that necessitate the installation of any off-street parking spaces in addition to those required by this Ordinance for the dwelling unit. The petitioners are required to provide 75 parking spaces on-site, which will require the petitioners to install a gravel parking area to accommodate the required parking.
 - d) Signs: No signs of any type shall be used, other than those permitted in the zoning district by the Article 10, Signs. The applicant is requesting a freestanding sign on the property.
 - e) Business Area: The home-based business shall be located within the dwelling and/or an accessory building, but shall not exceed a total area equal to 500 square feet or 20% of the total floor area of the dwelling, whichever is less. The petitioners will be utilizing both the barn and the “bride’s cottage” for their home based business. These accessory structures exceed 500 square feet.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as General Rural District.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Goal 3:** Maintain rural neighborhoods, establish appropriate new neighborhoods, and revitalize existing rural towns and villages.
2. **Goal 4:** Create stable residential neighborhoods that are safe, healthy, socially satisfying and retain their economic value.
3. **Policy 5-A:** Establish criteria for location of recreational, public and institutional uses such as churches, schools, cemeteries, community centers, fire stations, campgrounds, and private recreational facilities in Bartholomew County. These criteria should take into account the potential impact of each use on traffic patterns, utilities, infrastructure, and the enjoyment of surrounding properties.
4. **Policy 18-O:** Encourage rural-related businesses of a scale appropriate to their surroundings, such as agriculture products and services stores, seasonal produce markets, hobby and craft stores, wineries, greenhouses, small engine repair. Where these types of businesses are of a suitable scale and in appropriate rural locations, encourage them as home-based businesses.

Provisional Findings of Fact/Decision Criteria

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

1. **The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: The subject property has access onto 930 South which is classified as a collector and can accommodate the increased traffic from the proposed use. The new proposed drive will have sufficient visibility and will not create a public safety issue with vehicles exiting the site. This criterion has been met.

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: The property is zoned AG (Agriculture: General) and the applicant will be utilizing the existing buildings on the property. The existing drive on the property is paved and an additional gravel parking area will be created to meet the parking lot requirement. Gravel parking is permitted in agricultural zoning districts. *This criterion has been met.*

3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: This area is rural in nature with farm fields and scattered residential dwellings. The barn to be utilized for events is located 250 feet from the adjoining property owner. A new gravel driveway will be located east of the barn and the existing driveway will be limited to personal use, therefore traffic and associated noise will be significantly diminished. The applicants have further proposed fencing along the residence of the adjoining property and sound proofing to the barn to help mitigate noise. The applicants have further restricted the hours of operation and reduced the maximum number of guests. Music and other noise will be limited and will not permanently injure the surrounding property owners. *This criterion has been met.*

4. **The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

Provisional Findings: This property is 42 acres in size and is zoned AG (Agriculture: General) which allows for single family residential and agriculture types of uses. The property will continue to be utilized as a single family residence and the remaining property will still continue to be agriculture. The wedding reception venue will not change the character of the property, however Policy 18-O of the Comprehensive Plan encourages rural-related businesses of a scale

appropriate to their surroundings and where these types of businesses are of a suitable scale and in appropriate rural locations, encourage them as home-based businesses. With the hours of operation being limited, the maximum capacity being reduced and the number of events per year being limited, this is more in keeping with the character and in scale with the surroundings.
This criterion has been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Bruce & Juli Bartells
6130 W. 930 South
Columbus, Indiana 47201
(812)524-1564

REVISED

MAY 12, 2014

May 12, 2014

Ms. Melissa Begley, AICP
Assistant Planning Director
City of Columbus – Bartholomew County
123 Washington Street
Columbus, Indiana 47201

Dear Melissa,

Please find attached our amended application. The referenced site plan is being sent under separate cover by Crowder & Darnell.

In addition, please find attached:

Real estate valuation opinion letter by Mensendiek Real Estate
Real estate valuation opinion letter by Joe Hoene Real Estate
Letter from Mr. & Mrs. Mark Buss
Letter from Mr. & Mrs. Nick Stahler
Picture of our sign for permitting purposes

Sincerely,



Juli Bartells

**AMENDED APPLICATION FOR
BRUCE & JULI BARTELLS
WHITE CREEK ACRES
B/CU-14-01**

We are amending our March 8, 2014 application as follows:

- 1. The proposal will not be injurious to the public health, safety, and general welfare of the community.**

The west fork of our existing driveway is being abandoned. We will build a new driveway as indicated on the site plan prepared by Crowder & Darnell. This driveway is in full compliance with the standards given to us by Danny Hollander, P.E. and exceeds the site distances recommended by Mr. Hollander.

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance and will not permanently injure other property or uses in the same zoning district and vicinity.**

We are proposing the following:

- Events will not begin before 11:00 a.m. and our ending time will be moved to 10:00 p.m. All noise will be ended by 10:00 p.m. with the property vacated no later than 11:00 p.m.
- We will reduce our maximum occupancy to 150 (from 225). This brings our vehicle count down to 50 cars. These cars will be using the new driveway eliminating any traffic, noise and headlights for Mrs. Drake.
- We will only have one event per weekend.
- We will only book events on Saturdays.
- We will only be operating on Saturdays in the month of June, and Labor Day weekend through the second weekend of October.
- Should there be more than 4 weekends in any of those months, we will still only have a maximum of 10 events per year.

4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

Due to the installation of the new driveway the existing driveway is no longer shared. As per the site plan, our barn is located 170 feet from the side property line. This is far in excess of the County's written and published 20 foot side property line ordinance. Mrs. Drake's home sits approximately 54 feet the other side of the side property line, putting a total distance of over 224 feet between our barn and her home.

In addition, the topography protects Mrs. Drake's home from noise. Her home sits beyond the crest of the hill referred to in the previous driveway discussion and lower than our barn. That coupled with the prevailing winds and dense vegetation during our months of operation eliminates her noise exposure.



11491 S. Jonesville Rd. • Columbus, IN 47201 • 812.342.3264 • 812.523.6664

Email: mensendiek@tfs.net • Website: www.auctionsandrealstate.com

April 28, 2014

To the Bartholomew County Board of Zoning Appeals:

Mrs. Bartels contacted me about my opinion on the effect of property values on surrounding properties due to her business as a wedding or party venue.

There is no market data to suggest any significant negative effect on surrounding property values due to this type of business. The majority of the business will likely be during the spring, part of the summer and early fall. In general, they will be hosting one wedding per week. Consequently there are a limited number of functions that can be held.

So it is my opinion that there is no negative effect on surrounding property values.

Sincerely;

A handwritten signature in cursive script that reads "Bryan Schroer".

Bryan Schroer
Associate Broker
Mensendiek's Auction Service and Real Estate

May 2, 2014

Bartholomew County Board of Zoning Appeals

I am the owner of Joe Hoene Real Estate. I wanted to take this opportunity to reiterate my position regarding Bruce and Juli Bartells and White Creek Acres.

I am a life long resident of White Creek and have been a realtor here for 10 years. I am a real estate specialist in this area and currently have a listing on the 930 South. It is my opinion that White Creek Acres has had and will continue to have no negative impact on any surrounding real estate values. In addition, the Bartells' are pride of ownership owners. They have invested a good deal into their property increasing its value. They have an impeccably maintained property. When a homeowner does this, it naturally impacts all the other surrounding properties and increases their value as well. The Bartells have been good for the White Creek area.

Sincerely,

A handwritten signature in cursive script that reads "Joe Hoene".

Joe Hoene

Broker/Realtor

9854 S. Randall Road
Columbus, IN 47201
April 20, 2014

To Whom It May Concern;

It has come to our attention that White Creek Acres, owned and operated by Juli and Bruce Bartells, is currently being reviewed by the Bartholomew County Planning Commission. We are writing to provide input that may be helpful in making decisions regarding that business.

Last summer we were seeking a site at which we could host a wedding reception for our son and his bride. This was an international marriage with guests from multiple nations. We were seeking a site that would be gracious in nature, that would reflect the culture of southern Indiana, and that would highlight the beauty of America's countryside. We found the perfect venue in White Creek Acres.

Juli Bartells was very gracious in introducing us to the property. The bridal cottage was available for our use, which featured a 'living room' setting where our older guests could seek air conditioning in case the evening was too warm, an area in which the bride could dress, a small kitchenette, and restrooms on both upper and lower levels, both which were accessible to anyone who might be physically challenged. The grounds were beautifully groomed, and areas were available where tents could be set up to provide shade and/or protection from rain should the weather be less than cooperative. The property itself is in a hollow surrounded by trees/woods, which provided a natural boundary, eliminating the prospect of uninvited guests as well as providing a sound buffer for music at the event.

We had initial questions regarding parking at the site. It was somewhat difficult to visualize, but we were assured that parking for 100 guests would not be an issue. The Bartells provided a parking attendant on the evening of the wedding who directed guests as they arrived. Everyone was able to park without any issue; we could actually have handled a number of additional vehicles.

Juli stressed to us that White Creek Acres was a setting for hosting a gracious event, which was exactly what we were looking for. The caterer had to be properly licensed, which we met by having Ruby Tuesday's Restaurant provide the meal. We had a licensed bartender (also required) monitor the beer that was served, and the necessary event insurance was purchased. The reception's ending time was set by the Bartells at 11:00 p.m., which we met by ending music at 10:30 and taking the remaining time to thank our guests.

We were very fortunate to have found a site like White Creek Acres at which we could host our family, friends, and international guests. Everyone in attendance commented on what a beautiful setting this was for a wedding reception. Having such gracious hosts as the Bartells made a very positive impression of both Bartholomew County as well as the United States as guests traveled from across the country and around the world to attend this wedding.

I would encourage members of the County Commission to not just rely on letters or limited testimony in making any decisions regarding White Creek Acres. If you truly question the value this business has to offer to the community, I would hope you would take time to visit this beautiful piece of rural Bartholomew County and see for yourself just what the Bartells have created.

Respectfully,



Janice L. Buss
Principal, White Creek Lutheran School
jbuss@whitecreek.org
812-342-4645 or 342-6832



Mark A Buss
Adjunct Professor, Ivy Tech
mmjjj@live.com
812-350-1031

JCH Consulting Group Inc

1245 N Huxford Ln,
Anaheim, CA 92807
(714) 734-3737

May 4, 2014

To Whom It May Concern,

My name is Janice Stahler and my husband and I were married at White Creek Acres back in June 2011. It was recently brought to my attention that there is a potential that White Creek Acres will not be able to hold weddings and/or other private events at their location. This would be such a loss for the community to not have this upscale and unique location available for events, not to mention hurt some of the local vendors that events at White Creek Acres recommends, brings in and/or lets provide services at the location.

I personally was an out of state bride, looking for an outdoor chic country setting to have my wedding that would 1) allow me to have beautiful pictures with that feeling and setting 2) introduce my "city friends" to a country lifestyle setting (open space, rolling hills, farming, barns, fire flies at night, etc.) and White Creek Acres was able to accommodate all of this for me.

All my vendors were awesome and local to the area. My guests and I rented about 40 hotel rooms primarily at the Hotel Indigo in Columbus. I personally stayed with a lot of guests at the Indigo Hotel. We had Lemley's Catering of Columbus do our catering and the food was fabulous! Columbus based photographer, Stacy Able did both our engagement and wedding photography. Fisher's Flower Basket of Columbus provided my bouquets, boutonnieres and center pieces for the wedding. We booked a private brunch at Bistro 310 for Sunday after the wedding for my guests and family. I bought many of my table numbers, favors, décor, etc. at the local Hobby Lobby. Then my wedding planner, DJ, Transportation and party rentals came from around the area. We spent A LOT of money with local businesses for our wedding day and the weekend we were there and they all did amazing.

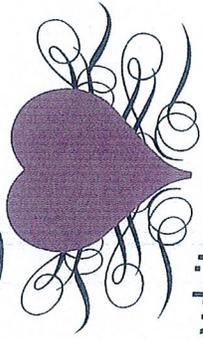
In conclusion, it would be a terrible to not have that space available for future brides like myself or anyone else looking to hold a classy and chic country event in the local area. Juli Bartells was amazing at helping me coordinate the big day and providing information on the city, things to do, people to use, where to eat, and was very hands on for the event. It would be very sad if other brides didn't get to have the same wonderful experience and venue available that I got to have.

Thank you for your time.

Bests,

Janice Stahler

White Creek Acres



www.whitecreekacres.com



4FT
9IN



4FT
9IN



3FT
2IN



NOTE: ENTIRE PROPERTY IS NOT SHOWN

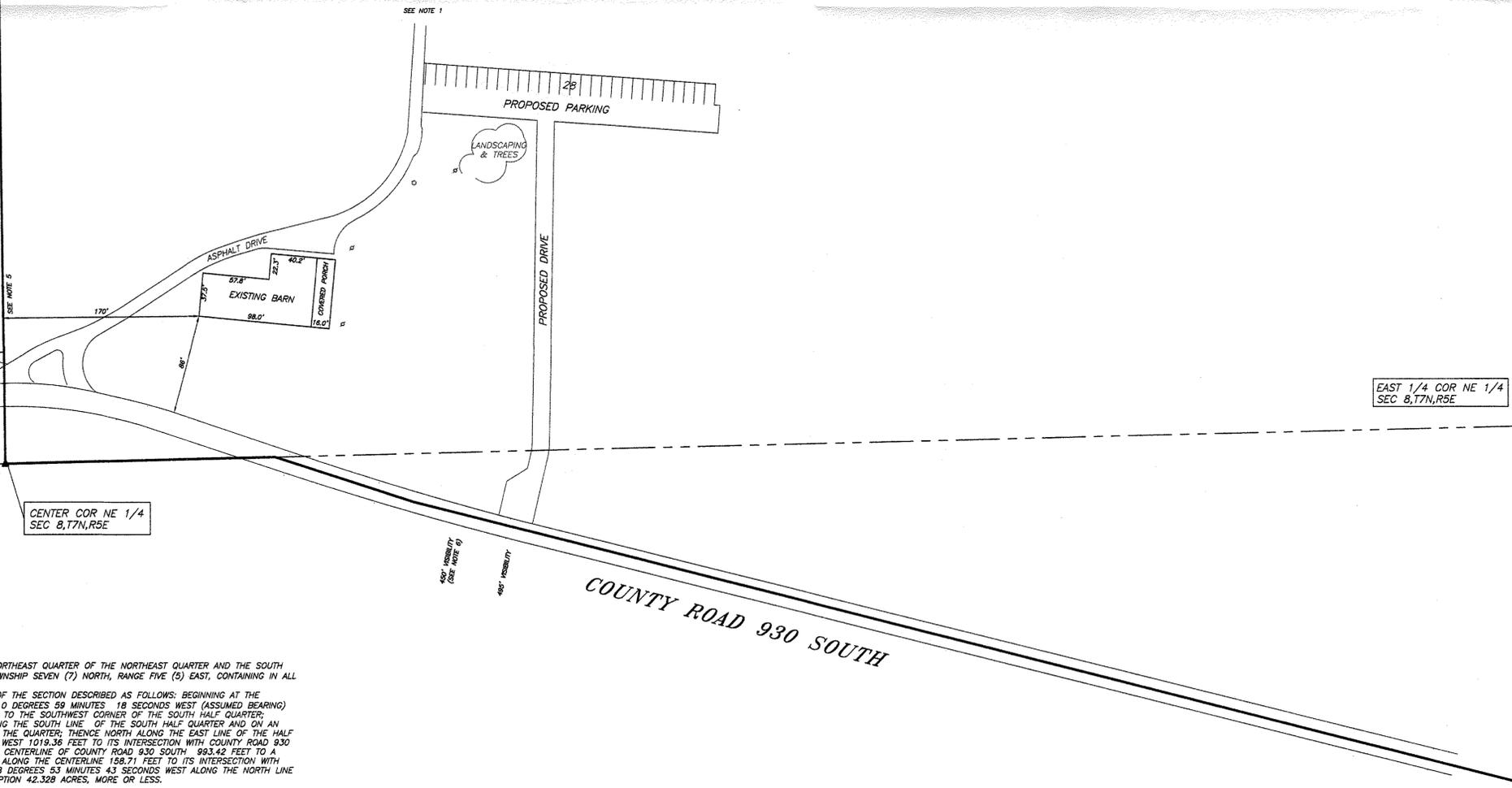
(APPROXIMATE LOCATION OF BUILDINGS FROM AERIAL PHOTO)

FLOOD ZONE A
F.I.R.M. 180006 0125 B

BRUCE F & JULI A BARTELLS
INSTRUMENT NO. 2008/8631
MAP NO. 03-75-08-000-000.100-015

LOT 2 JAMES MARTIN MINOR SUBDIVISION
PLAT BOOK "A" PAGE 150A

(APPROXIMATE LOCATION FROM AERIAL PHOTO)



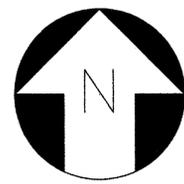
EAST 1/4 COR NE 1/4
SEC 8,77N,R5E

CENTER COR NE 1/4
SEC 8,77N,R5E

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH EAST QUARTER OF THE NORTHEAST QUARTER SECTION EIGHT (8), TOWNSHIP SEVEN (7) NORTH, RANGE FIVE (5) EAST, CONTAINING IN ALL 120 ACRES, MORE OR LESS.

EXCEPT: PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SECTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF QUARTER; THENCE SOUTH 0 DEGREES 59 MINUTES 18 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE OF THE SOUTH HALF QUARTER 1350.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF QUARTER; THENCE NORTH 88 DEGREES 41 MINUTES 58 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTH HALF QUARTER AND ON AN EXISTING FENCE LINE 2659.56 FEET TO THE SOUTHEAST CORNER OF THE QUARTER; THENCE NORTH ALONG THE EAST LINE OF THE HALF QUARTER AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 400 WEST 1019.36 FEET TO ITS INTERSECTION WITH COUNTY ROAD 930 SOUTH; THENCE NORTH 74 DEGREES 53 MINUTES WEST ALONG THE CENTERLINE OF COUNTY ROAD 930 SOUTH 993.42 FEET TO A SPIKE; THENCE NORTH 74 DEGREES 55 MINUTES 30 SECONDS WEST ALONG THE CENTERLINE 158.71 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE 1523.56 FEET TO THE POINT OF BEGINNING CONTAINING AFTER EXCEPTION 42.328 ACRES, MORE OR LESS.



1" = 60'

0 30 60 120

LEGEND

▲ = SECTION CORNER AS LABELED
 —OHU— = OVER HEAD UTILITIES
 # = POWER POLE
 ○ = DECIDUOUS TREE

COUNTY ROAD 400 WEST

SURVEYOR'S CERTIFICATE

I, TED P. DARNALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA DO HEREBY CERTIFY THAT THE ATTACHED PLAT AND FIELD WORK ON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION.

Ted P. Darnall

TED P. DARNALL, PLS 9600006
 CERTIFICATION DATE: MAY 12, 2014

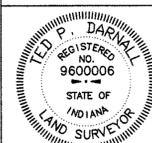
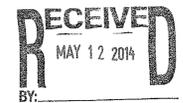
- NOTES**
- 1) THIS IS A PARTIAL SITE OF THE PROPERTY. IT IS INTENDED TO DEPICT THE EXISTING BARN, ASPHALT DRIVE AND THE PROPOSED DRIVE AND PARKING AREAS LOCATED IN THE SOUTHWEST CORNER OF THE SITE. ALL OF THE PHYSICAL IMPROVEMENTS (EITHER PLANNED OR EXISTING) TO THE SITE WERE NOT LOCATED AS A PART OF THIS SURVEY. THERE MAY BE IMPROVEMENTS OR UTILITIES ON THIS SITE, ABOVE OR BELOW GROUND, THAT ARE NOT DEPICTED HEREON.
 - 2) THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THERE MAY BE EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES OF RECORD.
 - 3) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED.
 - 4) THE NORTH PORTION OF THE SUBJECT PROPERTY DOES FALL WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR BARTHOLOMEW COUNTY, INDIANA, COMMUNITY-PANEL NUMBER 180006 0125 B. THE FLOOD ZONE BOUNDARY SHOWN HEREON IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
 - 5) BASED ON THE CONTOURS FROM THE BARTHOLOMEW COUNTY GIS, THERE IS A SLIGHT RISE BETWEEN THE ADJOINING HOUSE TO THE WEST AND THE EXISTING BARN. THIS CHANGE IN ELEVATION PROVIDES SOMEWHAT OF A TOPOGRAPHIC BUFFER BETWEEN THE TWO STRUCTURES.
 - 6) SIGHT VISIBILITY DISTANCES WERE DETERMINED BY THE BARTHOLOMEW COUNTY HIGHWAY DEPARTMENT.

FILE NAME: Q:\2014\14012A\14012A.DWG
 DRAWN BY: S.A. BENFELD
 DATE: MAY 1, 2014

SITE PLAN

JOB NO. 14012J

SHEET:



CROWDER & DARNALL, INC.
 LAND SURVEYING
 826 3RD STREET
 COLUMBUS, INDIANA 47201
 PH: 317-376-0181
 FX: 317-376-0181
 ted@crowderanddarnall.com



PREPARED FOR:
BRUCE F & JULI A BARTELLS
 6130 WEST 930 SOUTH
 COLUMBUS, INDIANA 47201

REVISIONS

DATE

NO.

CERTIFIED BY: