



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (July 13, 2016 Meeting)

Docket No. / Project Title: MP-16-04 (Boes Minor Subdivision)
Staff: Allie Keen

Applicant: Robert Jackson
Property Size: 17.57 Acres
Current Zoning: AP (Agriculture: Preferred)
Location: 13255 East 100 South, in Clay Township

Background Summary:

The applicant has indicated that the proposed subdivision is for the purpose of creating 1 new lot and a parent tract remainder consisting of 17.57 acres. The proposed subdivision includes a required access easement that serves both Lot 1 and the Parent Tract Remainder. The Subdivision Control Ordinance states that required access easements shall be a minimum of 50 feet in width. The applicant is requesting a modification from the Plan Commission to allow a portion of the access easement to be only 30 feet in width due to the location of an existing detached garage on the property.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Should the entire access easement be 50 feet in width?

Preliminary Staff Recommendation:

Approval of the subdivision, including the modification request to allow the required access easement to be 30 feet in width, 20 feet less than required. The approval of the subdivision shall be subject to resolution of the outstanding technical comments.

Plan Commission Options:

In reviewing a request for *minor subdivision approval*, which includes a request for modification(s) the Plan Commission may (1) approve the modification(s) and the subdivision, (2) deny the modification(s) and the subdivision, or (3) continue the review to the next Plan Commission meeting. If more than one modification is requested, the Plan Commission may approve some, all, or none of the requests. The Plan Commission may attach conditions to the approval of the modification(s); however the conditions should be directly related to the circumstances of the modification requested. (Per Subdivision Control Ordinance Section 16.40.050)

Modification Decision Criteria:

Indiana law and Columbus Subdivision Control Ordinance Section 16.40.050 require that the Plan Commission approve all subdivisions which meet the applicable requirements. The Columbus Plan Commission has delegated the approval authority for Minor Subdivisions to the Plat Committee. This application is being considered by the Plan Commission because the Plat Committee found at least one aspect of the proposal to be inconsistent with the Subdivision Control Ordinance. Section 16.32.020 of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public, health, safety, and general welfare.
2. Adjacent property will not be adversely affected.
3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.
4. The modification is consistent with the intent of the Zoning Ordinance, other applicable ordinances, and the Comprehensive Plan.
5. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

Outstanding Technical Comments:

The following outstanding technical comments must be addressed by the applicant:

1. Provide a Preliminary Approval from the Health Department for a second septic site on Lot 1 to determine the minimum lot size [Zoning Ordinance Section 3.5(C)].
2. In the Primary Approval Certificate revise the president’s and secretary’s names to the following:
 - a. Dennis W. Baute
 - b. David L. Fisher

Current Property Information (entire subdivision site):	
Land Use:	Single-Family Residential
Site Features:	Single-family residence, detached garage, driveway, agricultural field, and woods.
Flood Hazards:	A portion of the parent tract remainder falls within Zone A the 100-year floodway fringe.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances at this location.
Vehicle Access:	This property gains access from County Road 100 North (Local, Residential, Rural).

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Single-Family Residential & Agricultural Field
South:	AP (Agriculture: Preferred)	Single-Family Residential
East:	AP (Agriculture: Preferred)	Single-Family Residential & Agricultural Field
West:	AP (Agriculture: Preferred)	Single-Family Residential

Interdepartmental Review:	
City Engineering:	No comments.
County Engineer:	No comments.
County Surveyor's Office:	No comments.

History of this Application:

The relevant history of this application includes the following: This application was reviewed by the Columbus Plat Committee at its June 23, 2016 meeting for technical comments and was forwarded to the Plan Commission with a modification request to allow the required access easement to have a portion that is only 30 feet in width, 20 feet less than required by the Subdivision Control Ordinance.

Planning Consideration(s):

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

1. The applicant is proposing to subdivide the existing house and detached garage onto a new 1.41 acre lot (Lot 1) with a 15.98 acre parent tract remainder. The new lot is located along County Road 100 North and sits directly in front of the parent tract remainder. The applicant is proposing to provide an access easement to the parent tract remainder along the western property line where the existing driveway is located. The easement will serve both Lot 1 and the parent tract remainder.
2. Section 16.24.050(B) of the Subdivision Control Ordinance states that access easements required to provide legal access to properties shall be at least 50 feet in width. Because the parent tract remainder does not have any frontage on County Road 100 North, the access easement would be considered "required" and would have to be a minimum of 50 feet in width.
3. There is an existing detached garage located approximately 36.5 feet away from the western property line that is adjacent to the proposed easement. Zoning Ordinance Section 3.3(B)(2)(c), states that no building shall be located in any easement required by the Subdivision Control Ordinance, therefore the applicant is requesting a modification to allow the southern portion of the access easement to be only 30 feet in width to comply with the Zoning Ordinance by not having the garage partially located within the required easement.
4. The subject property is 17.57 acres in size and is very long and narrow in shape. The intent of the required access easement width is to allow for a public street to be constructed as a result of future development. Due to the shape of the subject property and the limited road frontage it is unlikely there will be dense residential development at this location warranting a public street to be constructed. Additionally, this property is located at the eastern end of the Columbus 2-mile jurisdiction, which also limits its future development possibilities.
5. The applicant has indicated that the easement could not be located on the eastern side of Lot 1 because the existing septic system is in that area and there is limited frontage along County Road 100 North that may not allow for a second driveway in addition to the existing driveway.

Subdivision Control Ordinance Consideration(s):

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 16.24.050(B) Required Access Easements: Access easements required to provide legal access to properties shall be at least 50 feet in width and shall have the capability of provided suitable locations for future public streets meeting the standards set forth in the Subdivision Control Ordinance.

Columbus – Bartholomew County Planning Department
Subdivision Application

RECEIVED
JUN 13 2016
BY: SB + AE

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: MP-16-04

Subdivision Application:

Subdivision & Application Type: Major - Concept Approval Major - Primary Approval
 Minor (Primary & Secondary Approval) Agriculture Administrative

Proposed Subdivision Name: BOES MINOR SUBDIVISION

Applicant Information:

Name: ROBERT JACKSON

Address: 13255 E 100 N, Columbus, In. 47203-9601
(number) (street) (city) (state) (zip)

Phone No.: 344-7273 Fax No.: _____ E-mail Address: _____

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: PATRICIA BOES ET AL

Address: 13255 E. 100 N. Columbus, In. 47203-9601
(number) (street) (city) (state) (zip)

Phone No.: _____ Fax No.: _____ E-mail Address: _____

Property Information:

Property Size: 1.59 acres or square feet.

Township: CLAY

Address: 13255 E. 100 N. Columbus, In. 47203-9601
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, distance from nearest intersection, etc.):

Existing Number of Parcels: 1 (includes total number of lots, parcels, blocks, etc.)

Proposed Number of Parcels: 2 (includes total number of lots, parcels, blocks, etc.)

Professional Land Surveyor Information:

Name: E.R. GRAY & Associates P.C.
Address: P.O. Box 1357 Columbus In. 47202
(number) (street) (city) (state) (zip)
Phone No.: 372-7398 Fax No.: 372-2175 E-mail Address: _____

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Same As Above
Address: _____
(number) (street) (city) (state) (zip)
Phone No.: _____ Fax No.: _____ E-mail Address: _____

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

X Robert Jackson 6-11-16
(Applicant's Signature) (Date)
ROBERT JACKSON

Owners' Signature (the "owner" does not include tenants or contract buyers):

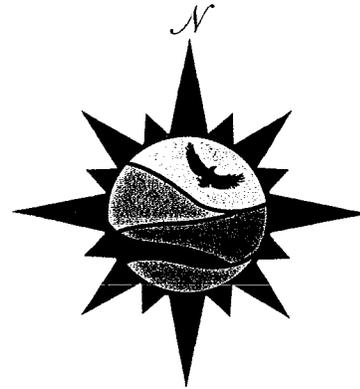
I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**

X Patricia M. Boes 6/11/16
(Owner's Signature) (Date)
PATRICIA M. BOES

X Christy Lynn Boes 6-11-16
(Owner's Signature) (Date)
CHRISTY LYNN BOES

X Cathy Ann Jackson 6-11-16
(Owner's Signature) (Date)
CATHY ANN BOES, NKA CATHY ANN JACKSON

X William Timothy Boes 6-11-16
(Owner's Signature) (Date)
WILLIAM TIMOTHY BOES



E.R. Gray
& Associates
LAND SURVEYING

JUNE 27, 2016

COLUMBUS / BARTHOLOMEW
PLANNING DEPARTMENT
JEFFREY R. BERGMAN, AICP
PLANNING DIRECTOR
123 WASHINGTON ST.
SUITE 8
COLUMBUS, INDIANA
47201

RE: REQUEST FOR MODIFICATION
"BOES MINOR SUBDIVISION"

PLEASE ACCEPT THIS LETTER AS A FORMAL REQUEST OF THE CITY OF COLUMBUS PLAN COMMISSION TO GRANT MODIFICATION FROM THE CITY OF COLUMBUS SUBDIVISION CONTROL ORDINANCE.

THE BOES FAMILY IS REQUESTING RELIEF FROM THE ORDINANCE THAT A "REQUIRED ACCESS EASEMENT" BE A MINIMUM OF 50 FEET WIDE AS DESCRIBED IN SECTION 16.24.050(B) OF THE CITY OF COLUMBUS SUBDIVISION CONTROL ORDINANCE OF CURRENT ADOPTION. THE MAJORITY OF THE EASEMENT WILL BE 50 FEET WIDE, BUT IS REDUCED TO 30 FEET WIDE AT THE SOUTH END BECAUSE OF AN EXISTING ACCESSORY STRUCTURE.

THANK YOU,

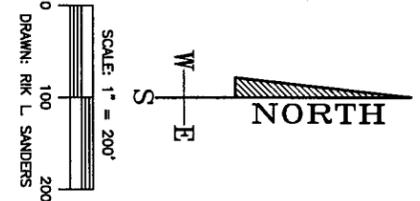
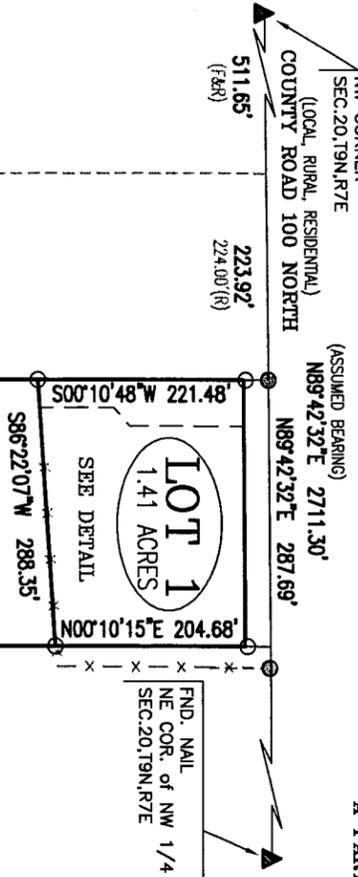
RIK L. SANDERS
SENIOR DIRECTOR, SURVEYS

ERG JOB #15415
(PATRICIA M. BOES, CHRISTY LYNN BOES, CATHY ANN BOES, WILLIAM TIMOTHY BOES)

Boes Minor Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST
CLAY TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA
SHEET 1 OF 2

FND. BCS CONC. MON.
NW CORNER
SEC.20,19N,R7E
(LOCAL, RURAL, RESIDENTIAL)
COUNTY ROAD 100 NORTH
511.65' (F&R)
223.92' (R)
224.00' (R)
N89°42'32"E 2711.30'
N89°42'32"E 287.69'

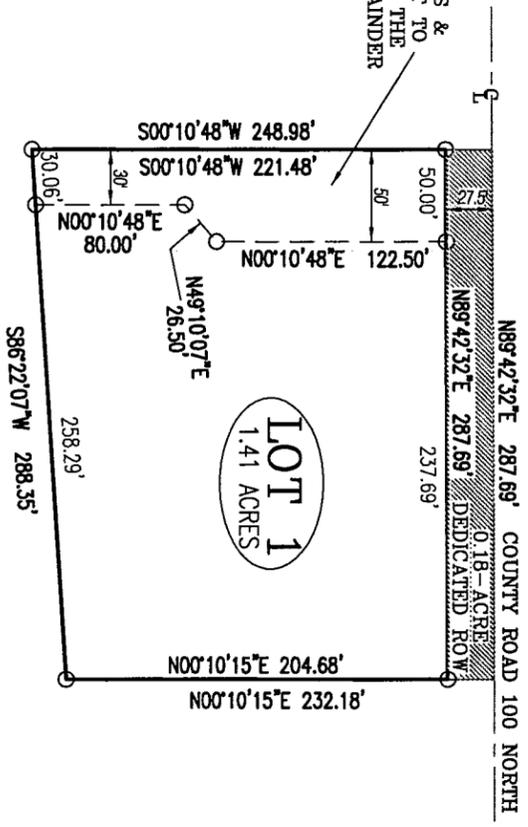


- LEGEND**
- 5/8"x30" REBAR AND CAP
 - SET THIS SURVEY
 - FOUND 5/8" REBAR
 - ▲ FOUND SECTION CORNER AS LABELED
 - x — x — EXISTING FENCE
 - (C) CALCULATED DIMENSION
 - (R) RECORD DIMENSION
 - (F) FIELD MEASUREMENT

ACREAGE TABLE

LOT 1	1.41 Ac.
ROW	0.18 Ac.
PARENT TRACT REMAINDER	15.98 Ac.
TOTAL	17.57 Ac.

DETAIL
(NOT TO SCALE)



REBECCA MATHEWS
DRB 331, PAGE 403
13.67 ACRES

OTTER CREEK FARMS, LLC
INSTR. #2014-10458
69.18 ACRES

PARENT TRACT REMAINDER
15.98 ACRES

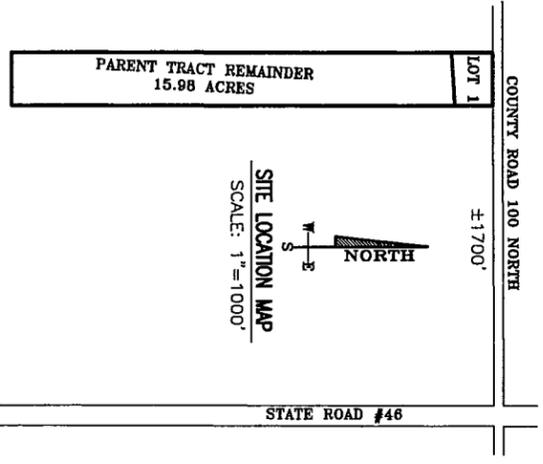
PROPERTY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST, LYING IN CLAY TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST, 31.009 RODS EAST OF THE SOUTHWEST CORNER OF SAID QUARTER, THENCE EAST ALONG SOUTH LINE OF SAID QUARTER 31.009 RODS; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER 160 RODS, MORE OR LESS, TO THE NORTH LINE OF SAID QUARTER, THENCE WEST ON SAID NORTH LINE 31.009 RODS; THENCE SOUTH 160 RODS, MORE OR LESS TO THE PLACE OF BEGINNING, CONTAINING 31.009 ACRES, MORE OR LESS.

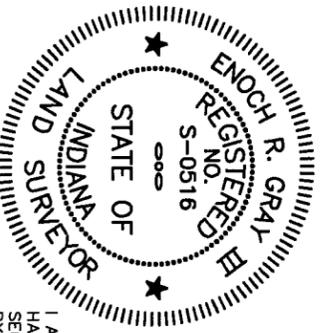
EXCEPTING THEREFROM:
COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE AFORESAID SECTION; THENCE SOUTH 89°-20'-57" EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF THE AFORESAID SECTION, 511.65 FEET TO AN IRON ROD MARKING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°-20'-57" EAST ALONG AFORESAID NORTH LINE 224.00 FEET TO AN IRON ROD; THENCE SOUTH 01°-06'-09" WEST A DISTANCE OF 2658.67 FEET TO AN IRON ROD ON THE SOUTH LINE OF THE AFORESAID QUARTER, THENCE NORTH 89°-19'-36" WEST ALONG THE AFORESAID SOUTH LINE 224.00 FEET TO AN IRON ROD, SAID IRON ROD BEING SOUTH 89°-19'36" EAST, A DISTANCE OF 511.70 FEET, OF A STONE MARKING THE SOUTHWEST CORNER OF THE AFORESAID QUARTER SECTION; THENCE NORTH 01°-06'-09" EAST A DISTANCE OF 2658.58 FEET TO THE IRON ROD MARKING THE POINT OF BEGINNING AND CONTAINING 13.67 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO ALL VALID EASEMENTS, RESTRICTIONS, ROADWAYS, AND RIGHTS OF WAY OF RECORD.
(VERBATIM INSTRUMENT #94-8805)

CURRENT OWNERS OF RECORD:
PATRICIA M. BOES, CHRISTY LYNN BOES,
CATHY ANN BOES, & WILLIAM TIMOTHY BOES
INSTR. #94-8805
AUD. PARCEL ID: #03-97-20-000-000-400-001



PRO FORMA
ENEOCH R. GRAY, III
LS-0516
JUNE 27, 2016
DATE



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. ENOCH R. GRAY, III

E. R. GRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYING AND CONSULTING
ER. GRAY III, L.S.
PRESIDENT
JOB #15415
P.O. BOX 1357
COLUMBUS, INDIANA 47202
812-372-7388 FAX 812-372-2715

Boes Minor Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST
CLAY TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA

SHEET 2 OF 2

WE THE UNDERSIGNED, PATRICIA M. BOES, CHRISTY LYNN BOES, CATHY ANN BOES (NOW KNOWN AS CATHY ANN JACKSON), AND WILLIAM TIMOTHY BOES, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BOES MINOR SUBDIVISION" CONSISTING OF 1 LOT IDENTIFIED HEREON AS "LOT 1" CONTAINING 1.41 ACRES, CONTAINING RIGHT OF WAY OF 0.18 OF AN ACRE, AND THE PARENT TRACT REMAINDER CONTAINING 15.98 ACRES, CONTAINING IN ALL 17.57 ACRES. ALL PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE. CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. THE SETBACK LINES SHALL BE DETERMINED BY THE REGULATIONS OF THE COLUMBUS, INDIANA ZONING ORDINANCE OF CURRENT ADOPTION. THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR CITY TO INSTALL, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION. ALL DRAINAGE EASEMENTS IDENTIFIED ON THE PLAT ARE SPECIFICALLY AUTHORIZED TO BE USED FOR DRAINAGE PURPOSES. ALL GRADES SHALL BE MAINTAINED AS CONSTRUCTED, ADDITIONAL CUT AND FILL WORK WITHIN DRAINAGE EASEMENT AREAS IS PROHIBITED UNLESS AUTHORIZED BY THE ENGINEERING DEPARTMENT. THE PRIVATE ACCESS EASEMENTS SHOWN ON THIS PLAT ARE PLACES, THE RESPONSIBILITY FOR MAINTENANCE AND SNOW REMOVAL SHALL BE ASSUMED BY THE PROPERTY OWNER(S) OF LOT 1 AND THE PARENT TRACT REMAINDER AND NOT BY THE CITY.

OWNERS' CERTIFICATE

WITNESS MY HAND AND SEAL THIS 11th DAY OF JUNE, 2016.

Patricia M. Boes
PATRICIA M. BOES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED PATRICIA M. BOES, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF JUNE, 2016.

Jan D. Wallace
NOTARY PUBLIC

PAM D. WALLACE
Bartholomew County
My Commission Expires
February 23, 2023

MY COMMISSION EXPIRES

WITNESS MY HAND AND SEAL THIS 11th DAY OF JUNE, 2016.

Christy Lynn Boes
CHRISTY LYNN BOES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED CHRISTY LYNN BOES AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF JUNE, 2016.

Jan D. Wallace
NOTARY PUBLIC

PAM D. WALLACE
Bartholomew County
My Commission Expires
February 23, 2023

MY COMMISSION EXPIRES

WITNESS MY HAND AND SEAL THIS 11th DAY OF JUNE, 2016.

Cathy Ann Boes
CATHY ANN BOES
(NOW KNOWN AS CATHY ANN JACKSON)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED CATHY ANN BOES (NOW KNOWN AS CATHY ANN JACKSON) AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF JUNE, 2016.

Pam D. Wallace
Bartholomew County
My Commission Expires
February 23, 2023

MY COMMISSION EXPIRES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED WILLIAM TIMOTHY BOES AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 11th DAY OF JUNE, 2016.

William Timothy Boes
WILLIAM TIMOTHY BOES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED WILLIAM TIMOTHY BOES AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF JUNE, 2016.

Jan D. Wallace
NOTARY PUBLIC

PAM D. WALLACE
Bartholomew County
My Commission Expires
February 23, 2023

MY COMMISSION EXPIRES

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:
APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD JULY 13, 2016.

PRIMARY APPROVAL

PRESIDENT - DENNIS BAUTE
SECRETARY - DAVE FISHER

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY:

20

SECONDARY APPROVAL

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.

APPROVED BY THE PLANNING DEPARTMENT

20

BOARD OF PUBLIC WORKS & SAFETY APPROVAL

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF COLUMBUS, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20

MEMBER - JOHN C. PICKETT

20

CHAIRMAN - MAYOR JAMES D. LIENHOOP

MEMBER - MARY K. FERDON

MEMBER - BRENDA SULLIVAN

ATTST: LUANN WELMER
CLERK/TREASURER

AUDITOR'S CERTIFICATE

THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY,
THIS _____ DAY OF _____, 2016.

BARBARA J. HACKMAN, BARTHOLOMEW COUNTY AUDITOR

RECORDING CERTIFICATE

RECORDED IN PLAT BOOK "R", PAGE _____ THIS _____ DAY _____ OF _____ 2016 AT _____ O'CLOCK _____ M.
INSTRUMENT NO. _____ FEE PAID _____

ANITA L. HOLE, BARTHOLOMEW COUNTY RECORDER

JOB #15415

E. R. GRAY
& ASSOCIATES
PROFESSIONAL LAND SURVEYING
AND CONSULTING
PRESIDENT
E. R. GRAY III, L.S.



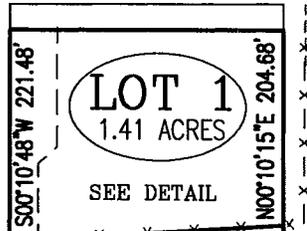
P.O. BOX 1357
COLUMBUS, INDIANA 47202
BUS. 812-372-7398 FAX 812-372-2175

SURVEYOR'S REPORT RECORDED IN

Boes Minor Subdivision

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 7 EAST
 CLAY TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA
 EXISTING FEATURES MAP

COUNTY ROAD 100 NORTH
 N89°42'32"E 287.69'



PARENT TRACT REMAINDER
 15.98 ACRES

REBECCA MATHEWS
 DRB 331, PAGE 403
 13.67 ACRES

FLOOD ZONE "A" (SCALED)
 FEMA MAP #1805C0100E
 DECEMBER 09, 2014

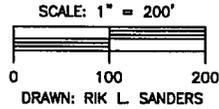
OTTER CREEK FARMS, LLC
 INSTR. #2014-10458
 69.18 ACRES

S00°10'48"W 2658.40'

2409.42'

2426.35'

N00°10'15"E 2658.52'



ACREAGE TABLE

LOT 1	1.41 Ac.
ROW	0.18 Ac.
PARENT TRACT REMAINDER	15.98 Ac.
TOTAL	17.57 Ac.

CURRENT OWNERS OF RECORD:
 PATRICIA M. BOES, CHRISTY LYNN BOES,
 CATHY ANN BOES, & WILLIAM TIMOTHY BOES
 INSTR. #94-8805
 AUD. PARCEL ID: #03-97-20-000-000.400-001

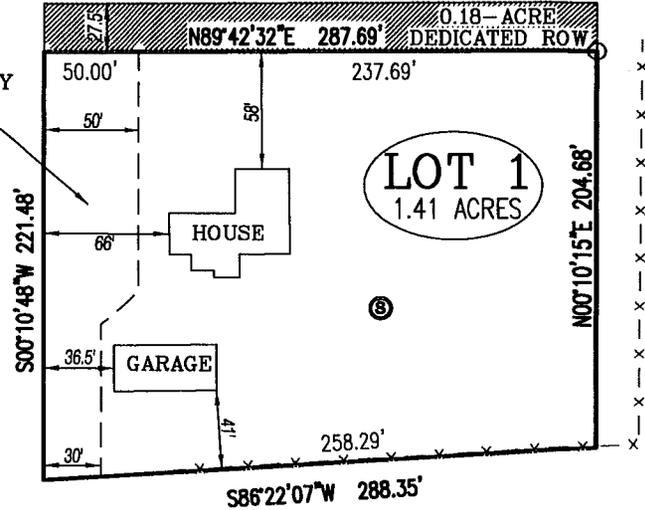
LEGEND

- x — x — EXISTING FENCE
- ⊙ SOIL BORING SITE

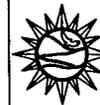
DETAIL

(1"=100')

COUNTY ROAD 100 NORTH
 N89°42'32"E 287.69'



JOB #15415 EF



E. R. GRAY
 & ASSOCIATES
 PROFESSIONAL LAND SURVEYING
 AND CONSULTING

E. R. GRAY III, L.S.
 PRESIDENT

P.O. BOX 1357
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