City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION
(February 11, 2026 Meeting)

Docket No. / Project Title:	SUB-25-6 (Brooks Bros. Addition, Replat)
Staff:	Andres M. Nieto
Applicant:	Richard & Mary Fogler
Property Size:	+/- 8,250 square feet
Current Zoning:	RE (Residential: Established)
Location:	111 South Gladstone Avenue, in the City of Columbus.

Request Summary:

The applicant is requesting approval of a minor subdivision consistent with Subdivision Control Ordinance Chapter 16.12. The proposed subdivision would result in 2 lots totaling 8,250 square feet – one lot with frontage on Gladstone Avenue measuring +/- 5,060 square feet, and the new lot with frontage on Clifty Street and adjacent to the alley measuring +/- 3,190 square feet. The applicant is requesting a modification from Section 16.24.010(C)(1)(b) of the Subdivision Control Ordinance to waive the requirement to install a sidewalk along the new lot's 58 feet of Clifty Street frontage.

Modifications:
The applicant is proposing the following modification(s) from the Subdivision Control Ordinance design or improvement standards that would typically apply to this development: A modification from Section 16.24.010(C) to waive the requirement to install a sidewalk along the 58-foot wide frontage of Lot 13 along Clifty Street.

Plan Commission Process, Options, & Preliminary Staff Recommendation:

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 or subject to the discretion of the Plan Commission.

Step 1 - Modification Request(s):
The initial step in the approval process is for the Plan Commission to determine whether or not any request(s) for modification from the design or improvement standards of the Subdivision Control Ordinance can be supported based on the decision criteria provided. Subdivision Control Ordinance Section 16.32.020 indicates that the Plan Commission may grant a modification of the standards upon the determination that each provided criterion has been met. A separate motion with specific findings is recommended for each requested modification. The Plan Commission may attach conditions to any approved modification that are related to that modification and "will reasonably secure the objectives and requirements" of the Subdivision Control Ordinance (Section 16.32.020(B)).

Requested Modification: The applicant proposes to waive the requirement to construct a sidewalk along the frontage of the newly platted lot (Lot 13). Section 16.24.010(C)(1)(b) of the Subdivision Control Ordinance

states that sidewalks shall be required along the frontages of all new lots if the Columbus Thoroughfare Plan classifies the development character of the street as “urban or suburban”.

Preliminary Staff Recommendation: Approval, all criteria have been met.

Criteria #1: The modification will not be detrimental to the public health, safety, and general welfare.

Preliminary Staff Findings: None of the Plat Committee members, including the City’s Engineering Department, expressed any concern about waiving the requirement of sidewalk along the new lot’s frontage. Further, there are no sidewalks present in the area, meaning the required short segment of new sidewalk would not serve to fill an existing gap or otherwise address a current pedestrian safety issue. Future installation of sidewalks in this area is unlikely due to the current street and parking conditions. Waiving the requirement to install sidewalk along the frontage of Lot 13 will not be detrimental to the public health, safety, and general welfare. This criterion has been met.

Criteria #2: Adjacent property will not be adversely affected.

Preliminary Staff Findings: There are currently no existing sidewalks in the vicinity that would connect to this lot frontage. The adjacent properties will not be adversely affected by this modificatoin request. This criterion has been met.

Criteria #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.

Preliminary Staff Findings: The existing right-of-way width for Clifty Street is 50 feet and the width of pavement is only 14 feet. However, the rest of the right-of-way is used for gravel parking. There are no sidewalks in the immediate vicinity of this property. Based on these unique conditions related to the property, this criterion has been met.

Criteria #4: The modification is consistent with the intent of this (the Subdivision Control Ordinance) and other applicable ordinances and the Comprehensive Plan.

Preliminary Staff Findings: Comprehensive Plan policy A-2-15 encourages sidewalks in all areas of the community, with the goal of creating a continuous pedestrian system. Subdivision Control Ordinance Section 16.24.010(C)(1)(b) is intended to help further this objective. However, the installation of the required sidewalk segment is not consistent with this goal, as it would not facilitate any connections, would be incompatible with current street conditions, and may likely be removed if future sidewalks are installed comprehensively along Clifty Street. This criterion has been met.

Criteria #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).

Preliminary Staff Findings: The property has previously receieved variance approvals from the Columbus Board of Zoning Appeals to address minimum lot size and minimum off-street parking requirements. This modification will not conflict with any development standards from the Zoning Ordinance. This criterion has been met.

Step 2 - Required Revision(s):
The Plan Commission should identify any needed corrections or additions to the proposed plat that are necessary to meet the requirements of the Subdivision Control Ordinance and for which modifications have not been approved. The Plan Commission should also stipulate any changes necessary for the subdivision to comply with the Commission’s determinations on those design or improvement details that are at its discretion. Any required revisions must enforce the requirements of the Subdivision Control Ordinance. Discretionary features include those specifically indicated as such by the Subdivision Control Ordinance (such as the number of lots to be served by access easement) and those for which ensuring compliance requires the case-by-case application of the requirements by the Commission (such as street names, traffic calming, or supplementary travel lanes).

Preliminary Staff Recommendation: The following required revisions should be included as part of the plat approval: None.

Step 3 - Request Approval, Denial, or Continuance:
In reviewing a request for *minor subdivision approval* the Plan Commission may (1) approve any modifications and/or proposed discretionary features and the subdivision, (2) deny any modifications and/or proposed discretionary features and the subdivision, or (3) continue the review to the next Plan Commission meeting as provided by the Plan Commission Rules of Procedure and Subdivision Control Ordinance Section 16.40.050. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion for approval should (1) note any approved modification(s) and (2) incorporate any required revisions.

Preliminary Staff Recommendation: Approval of the proposed subdivision, noting the waiver of the requirement to install sidewalk along the frontage of the new lot.

Current Property Information (entire subdivision site):	
Land Use:	Two-family residential
Site Features:	Two single-family homes, detached garage, sheds
Flood Hazards:	N/A
Special Circumstances: **(Airport Hazard Area, Wellfield Protection Area, etc.)**	N/A
Vehicle Access:	Gladstone Avenue (Minor Arterial, Residential, Urban) Clifty Street (Local, Residential, Urban)

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	**Land Use:**
North:	RE (Residential: Established)	Single-family residential
South:	RE (Residential: Established)	Single-family residential
East:	RE (Residential: Established)	Single-family residential
West:	RE (Residential: Established) P (Public/Semi-Public Facilities)	Single-family residential Fire Station 3 East Columbus United Methodist Church

Interdepartmental Review:	
City Engineering:	No comments.

Columbus City Utilities:	No response.
Fire Inspector:	No response.
Technical Code Enforcement:	No response.
Police Dept.:	No concerns.
Parks & Rec:	No response.
AT&T:	No response.
Public Works:	No response.
Duke:	No response.
REMC:	No response.
Comcast:	No response.
Centerpoint Energy:	No response.
Health Dept.:	No response.
BCSC:	No response.
County Auditor:	No comments.
County Recorder:	No response.
Drainage Board:	No comments.
County Surveyor:	No comments.

History of this Location:

The relevant history of this property includes the following:

1. In 1939, the Brooks Bros. Addition was platted and created 12 lots bordered by Clifty Street to the north, Illinois Avenue to the south, and Gladstone Avenue to the west. This subdivision also included 4 lots on the east side of Ross Street.

2. In November 2025, the current applicant requested two development standards variances from the Columbus Board of Zoning Appeals (Case # CDS-2025-029); (1) to allow a reduced lot area for the re-platted lots, and (2) to waive the off-street parking requirement for the newly platted lot (Lot 13). These two requests were approved with no commitments or conditions.

History of this Application:

The relevant history of this application includes the following: The proposed minor subdivision was reviewed by the Columbus Plat Committee at its January 22, 2026 meeting and forwarded to the Plan Commission.

Planning Consideration(s):

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

1. The subject property is located on the southeast corner of the intersection of Gladstone Avenue and Clifty Street.
2. The applicant is proposing to subdivide an existing lot (8,250 square feet) into two lots; one lot measuring 5,060 square feet (Lot 4A, on the corner of Gladstone and Clifty), and the other lot measuring 3,190 square feet (Lot 13, newly platted with frontage on Clifty and bordering the alley).
3. The subject property has two existing single-family dwellings, a detached garage and small shed. The new lot will contain a 640 square foot home with the 360-square-foot detached garage and small utility shed. The remaining corner lot will contain a 975 square foot home. The dwellings were constructed in 1940 and 1943 according to the County Assessor records, and are considered legal non-conforming with regard to their living area, that they share a lot, and most other current zoning requirements.
4. Gladstone Avenue is classified as a Minor Arterial, Residential, Urban street in the Columbus Thoroughfare Plan. The planned right-of-way width for Gladstone Avenue is 90 feet. The existing right-of-way width along the Gladstone Avenue frontage of the lot is +/- 40 feet, with an existing pavement width of 25 feet.
5. Clifty Street is classified as a Local, Residential, Urban street in the Columbus Thoroughfare Plan. The planned right-of-way width for Clifty Street is 50 feet – the existing width of the right-of-way meets this standard along the frontage of the subject property. The pavement width of Clifty Street is +/- 14 feet.
6. Sidewalks are present on select streets in this neighborhood; typically, on one side of north-south streets such as Ross, Hughes, and Brooks Streets. There are no sidewalks in the block of the subject property, with the nearest sidewalks being one block away on Ross Street. Where sidewalks are not present, including along the Clifty Street frontage of this property, many residents have installed gravel parking. The Comprehensive Plan outlines, especially in Policy A-2-15, that sidewalk installation should be encouraged throughout the city and even required in developing areas. The intent of this policy is to create a continuous pedestrian system in the city.

Applicable Subdivision Control Ordinance Requirement(s):

The following provisions of the Subdivision Control Ordinance apply to the consideration of this application: None.

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Columbus, IN

February 4, 2026

Record No: SUB-25-6

Subdivision Application

Status: Active

Submitted On: 12/15/2025

Primary Location

111 S GLADSTONE AVE
COLUMBUS, IN 47201

Owner

FOGLER RICHARD S & MARY T
MOCKINGBIRD 3803 COLUMBUS, IN 47203

Applicant Information

What is your Company/Business/Institution Name (if applicable)?

Meeks & Company Professional Surveying, Inc.

Are you filing this application on behalf of someone else or a client?*

Yes

Development Activity / Change Proposed

Subdivision Type*

Minor

Proposed Subdivision Name*

Brooks Bros. Addition, Replat

Total Number of Existing Parcels*

1

Total Number of Proposed Parcels (all lots, common areas, tract, etc.)*

2

Total Number of New Lots

1

Total Land Area (Acres)*

0.19

Are you requesting any modifications of the Subdivision Control Ordinance requirements?*

No

Applicant Signature / Acknlowedgement

The undersigned acknowledges that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief.

Applicant Signature*

Eric L Meeks
Dec 15, 2025

City of Columbus – Bartholomew County Planning Department

City of Columbus
Subdivision Control Ordinance Modification Worksheet

(Attach a separate worksheet for each requested modification.)

Modification Requested:

I am requesting a modification from Section 16.24.010(C)1(b) of the Columbus Subdivision Control Ordinance to allow:

Relief from the requirement to install sidewalks along the new lot frontage of Clifty Street.

Modification Request Justification:

The Columbus Subdivision Control Ordinance (Section 16.32.020) establishes specific criteria that must be met in order for a modification from the design or improvement standards to be approved. Please describe how the requested modification meets each of the following criteria. All criteria must be met if the modification is to be approved. Attach additional sheets if necessary.

1. **The modification will not be detrimental to the public health, safety, and general welfare.**

   The Omission of sidewalk would allow conditions of associated Single Family Dwellings as currently exist and used, to remain. Currently, one of the single family residences utilizes On-Steet parking adjacent with Clifty Street and allowance of of sidewalk omission in effect would not contribute to a potentially increased adverse condition.

2. **Adjacent property will not be adversely affected.**

   The gravel area currently existing in the location is used for residential parking along the Clifty Street Frontage of the new lot as it exists and is utilized is in character of those adjacent neighboring properties along Clifty Street.

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.**

   Single family residences have existed in this area of Residential: Established (RE) zoning district since being built in the 1940's and the current requirements create a practical difficulty, having had allowance of using On-Street parking to be utilized along the Clifty Street Frontage by the individual residence to which modification is requested.

4. **The modification is consistent with the intent of this (the Subdivision Control Ordinance) and other applicable ordinances and the Comprehensive Plan.**

   The omission of sidewalk in the designated area would allow existing use as parking in the zoning district, Residential: Established (RE), which meets the goal for allowing for adequate parking. This request is also supported in not being contradictory to the Character Area existing of the East Columbus residential neighborhoods.

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).**

All other applicable requirements of the zoning ordinance have been met.

BROOKS BROS. ADDITION, REPLAT

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST, COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA

PROPERTY DESCRIPTION

(TAKEN VERBATIM FROM INST.#2025-2549)
Lot Number Four (4) in Brooks Brothers Addition to East Columbus, (now City of Columbus by annexation) as per plat thereof recorded in Plat Book "D", page 30 in the Recorder's Office, all situated in Bartholomew County, Indiana.

AREA SUMMARY

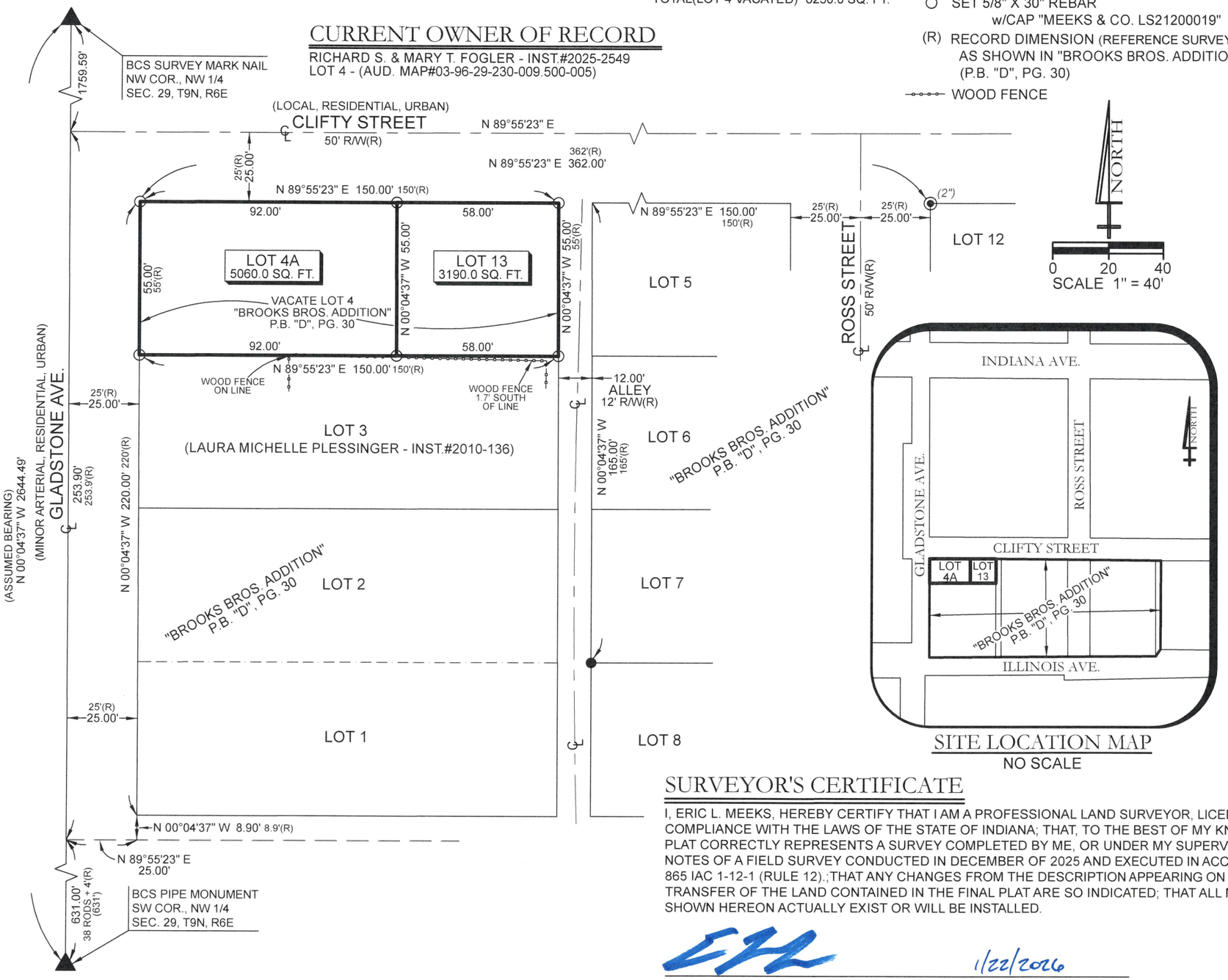
LOT 4A	5060.0 SQ. FT.
LOT 13	3190.0 SQ. FT
TOTAL(LOT 4 VACATED)	8250.0 SQ. FT.

LEGEND

- FOUND SECTION CORNER AS LABELED
- FOUND PIPE (SIZE AS LABELED)
- FOUND 5/8" REBAR (w/ CAP IF LABELED)
- SET 5/8" X 30" REBAR w/CAP "MEEKS & CO. LS21200019"
- (R) RECORD DIMENSION (REFERENCE SURVEY 1) AS SHOWN IN "BROOKS BROS. ADDITION" (P.B. "D", PG. 30)
- WOOD FENCE

CURRENT OWNER OF RECORD

RICHARD S. & MARY T. FOGLER - INST.#2025-2549
LOT 4 - (AUD. MAP#03-96-29-230-009.500-005)



SITE LOCATION MAP

NO SCALE

SURVEYOR'S CERTIFICATE

I, ERIC L. MEEKS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION FROM THE NOTES OF A FIELD SURVEY CONDUCTED IN DECEMBER OF 2025 AND EXECUTED IN ACCORDANCE WITH 865 IAC 1-12-1 (RULE 12).;THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE INSTALLED.

ERIC L. MEEKS, LS 21200019 — DATE 1/22/2026

ERIC L. MEEKS REGISTERED LS21200019 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, RICHARD S. FOGLER AND MARY T. FOGLER, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BROOKS BROS. ADDITION, REPLAT", CONSISTING OF TWO LOTS, IDENTIFIED AS LOT 4A AND LOT 13, AND CONTAINING IN ALL 8250.0 SQUARE FEET.

ALL PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS SUBDIVISION IS GUARANTEED.

THE BUILDING SETBACKS SHALL BE DETERMINED BY THE APPLICABLE ZONING REGULATIONS OF CURRENT ADOPTION, AS PERIODICALLY AMENDED.

LOTS 4A AND 13 IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS AND COVENANTS AS SET FORTH IN "BROOKS BROS. ADDITION" AS RECORDED IN PLAT BOOK "D", PAGE 30 AND ANY AMENDMENTS THERETO. RESTRICTIONS AND COVENANTS ARE PRIVATE AGREEMENTS BETWEEN THE OWNERS WITHIN THE SUBDIVISION AND WILL NOT BE ENFORCED, RECOGNIZED, OR OTHERWISE ADMINISTERED BY THE CITY OF COLUMBUS.

LOT 4 IN "BROOKS BROS. ADDITION" AS RECORDED IN PLAT BOOK "D", PAGE 30 IS HEREBY VACATED BY THIS PLAT.

VARIANCE WAS GRANTED TO ALLOW FOR THE PROPOSED LOT SIZE OF LOTS 4A AND 13 AT A MEETING HELD NOVEMBER 18, 2025. GRANTED BY THE CITY OF COLUMBUS BOARD OF ZONING APPEALS PER CASE NUMBER CDS-2025-029.

VARIANCE WAS GRANTED TO ALLOW LOT 4A TO PROVIDE 0 (ZERO) OFF-STREET PARKING SPACES AT A MEETING HELD NOVEMBER 18, 2025. GRANTED BY THE CITY OF COLUMBUS BOARD OF ZONING APPEALS PER CASE NUMBER CDS-2025-029.

WITNESS MY HAND AND SEAL THIS 15th DAY OF DEC., 2025.

Richard S. Fogler — RICHARD S. FOGLER
Mary T. Fogler — MARY T. FOGLER

STATE OF INDIANA)
) SS.
COUNTY OF BARTHOLOMEW)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED RICHARD S. FOGLER AND MARY T. FOGLER, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS / HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIAL SEAL THIS 15th DAY OF DEC., 2025.

NOTARY PUBLIC — Bartholomew COUNTY OF RESIDENCE

Feb 3, 2032
MY COMMISSION EXPIRES

ERIC L MEEKS
Notary Public - Seal
Bartholomew County - State of Indiana
Commission Number NP0678231
My Commission Expires Feb 3, 2032

MEEKS & COMPANY
PROFESSIONAL SURVEYING

ERIC L. MEEKS, PLS - PRES.
P.O. BOX 54 / 1004 16th STREET
COLUMBUS, IN 47201
(812) 657-3082

DRAWN: ELM	CHECKED: ELM
DATE: DEC. 5, 2025	SCALE: AS SHOWN
JOB#: 0251481	PAGE 1 of 2

BROOKS BROS. ADDITION, REPLAT

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST, COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA

SURVEYOR'S REPORT

PREPARED AT THE REQUEST OF RICHARD S. & MARY T. FOGLER, RECORD OWNERS OF THAT REAL ESTATE AS DESCRIBED IN INSTRUMENT NUMBER 2025-2549 AS RECORDED IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER. SUBJECT PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST, COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY LINES OF THE SUBJECT PROPERTY, A RETRACEMENT SURVEY; AND TO SUBDIVIDE ONE NEW LOT FROM THE SUBJECT PROPERTY, RESULTING IN TWO LOTS AND DEDICATED RIGHT OF WAY, AN ORIGINAL SURVEY, PURSUANT TO A MINOR SUBDIVISION AS DEFINED IN THE CITY OF COLUMBUS SUBDIVISION CONTROL ORDINANCE.

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1-12-1 ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:
VARIANCES IN THE REFERENCE MONUMENTS;
DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
INCONSISTENCIES IN LINES OF OCCUPATION;
AND RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).

THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.
THE BEARING SYSTEM UTILIZED ON THIS SURVEY IS ASSUMED.
ALL MONUMENTS SET OR FOUND ON THIS SURVEY ARE WITHIN 4" OF THE GROUND SURFACE, EXCEPT AS NOTED BELOW.
ALL DIMENSIONS ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

REFERENCE SURVEYS:
1. "BROOKS BROS. ADDITION" AS RECORDED IN PLAT BOOK "D", PAGE 30 IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER. REFERENCE SURVEY IS AN ORIGINAL SURVEY AND SUBDIVISION PLAT INCLUSIVE OF SUBJECT PROPERTY LOT 4.

FINDINGS OF FACT:
THE NORTHWEST AND SOUTHWEST CORNERS OF THE NORTHWEST QUARTER OF SECTION 29 WERE FOUND AS REFERENCED IN THE OFFICE OF THE BARTHOLOMEW COUNTY SURVEYOR (BCS).
IRON PIPE (2"), CONTROLLING MONUMENT BY COMMON REPORT, REPUTATION, LOCATION, AND CHARACTER WAS FOUND MARKING THE NORTHWEST CORNER OF LOT 12, AS DEPICTED IN REFERENCE SURVEY 1.
5/8" REBAR, CONTROLLING MONUMENT BY COMMON REPORT, REPUTATION, LOCATION, AND CHARACTER WAS FOUND MARKING THE COMMON WEST CORNER OF LOTS 7 AND 8, AS DEPICTED IN REFERENCE SURVEY 1.

THEORY OF LOCATION:
THE CENTERLINE OF CLIFTY STREET IS ESTABLISHED AT RECORD BEARING AND DISTANCE AS SHOWN ESTABLISHED IN REFERENCE SURVEY 1.
THE NORTH LINE OF SUBJECT PROPERTY LOT 4, BEING THE SOUTH RIGHT OF WAY OF CLIFTY STREET IS ESTABLISHED AT 25 FEET DISTANCE PERDINDICULAR TO AND PARALLEL WITH THE CENTERLINE OF CLIFTY STREET AS SHOWN ESTABLISHED IN REFERENCE SURVEY 1, AND AS EVIDENCED BY FOUND CONTROLLING MONUMENTS.
THE WEST LINE OF SUBJECT PROPERTY LOT 4, BEING THE EAST RIGHT OF WAY OF GLADSTONE AVENUE IS ESTABLISHED AT 25 FEET DISTANCE PERDINDICULAR TO AND PARALLEL WITH THE CENTERLINE OF GLADSTONE AVENUE AS SHOWN ESTABLISHED IN REFERENCE SURVEY 1, AND AS EVIDENCED BY FOUND CONTROLLING MONUMENTS.
THE SOUTH AND EAST LINES OF THE SUBJECT PROPERTY LOT 4 ARE ESTABLISHED AT RECORD BEARING AND DISTANCE, CONSISTENT WITH ESTABLISHMENT IN REFERENCE SURVEY 1.
THE COMMON LINE OF RESULTING DEDICATED RIGHT OF WAY AND LOT 4A IS ESTABLISHED ALONG THE PLANNED RIGHT OF WAY AS SPECIFIED IN THE CITY OF COLUMBUS THOROUGHFARE PLAN.
THE NEW COMMON LINE OF RESULTING LOTS 4A AND 13 IS ESTABLISHED AS REQUESTED BY THE CLIENT.

SUMMARY:
AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS: WITHIN THE SPECIFICATIONS OF SUBURBAN SURVEYS.
DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS: NONE OBSERVED.
DUE TO INCONSISTENCIES IN THE LINES OF OCCUPATION: ±1.7 FEET ALONG THE SUBJECT PROPERTY LOT 4 SOUTH LINE AS EVIDENCED BY THE EXISTING WOOD FENCE.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT PROPERTY ESTABLISHED THIS SURVEY ARE WITHIN THE SPECIFICATIONS OF SUBURBAN SURVEYS: 0.13 FEET PLUS 100 PARTS PER MILLION, AS DEFINED IN I.A.C. 865.

A TITLE SEARCH WAS NOT PROVIDED FOR THIS SURVEY. A SEARCH FOR EASEMENTS OF RECORD IS NOT TO BE IMPLIED BY THIS SURVEY. UTILITIES AND IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY. ZONING COMPLIANCE IS NOT EXPRESSED OR GUARANTEED BY THIS SURVEY.

NOTICE TO SUBJECT LAND OWNERS: THE ADJOINING LAND OWNER(S) MAY HAVE UNWRITTEN RIGHTS TO THAT LAND OUTSIDE OF ANY FENCE OR OCCUPATION LINES, NEAR THE PERIMETER OF YOUR LAND, THAT YOU MAY OR MAY NOT BE OCCUPYING. BEFORE REMOVING ANY FENCES, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY. CONTACT THIS OFFICE IF YOU HAVE ANY QUESTION OR CONCERN.

PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY I.C., 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 PLAN COMMISSION AT A MEETING HELD _____, 2026.

_____
MICHAEL KINDER, CHAIRPERSON

_____
LAURA GARRETT, SECRETARY

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY: _____, 202__.

SECONDARY APPROVAL

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

APPROVED BY THE PLANNING DIRECTOR THIS _____ DAY OF _____, 2026.

_____
JEFFREY R. BERGMAN, AICP - PLANNING DIRECTOR

VOID UNLESS RECORDED BY: _____, 202__.

PLANNING DEPARTMENT CASE NUMBER _____.

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 _____, 2026.

_____
PIA O'CONNOR - BARTHOLOMEW COUNTY AUDITOR

RECORDING CERTIFICATE

RECORDED IN PLAT BOOK _____, PAGE NUMBER _____, THIS _____ DAY

OF _____, 2026 AT _____O'CLOCK ___.M.

INSTRUMENT NO. _____ FEE PAID $_____

_____
TAMI L. HINES - BARTHOLOMEW COUNTY RECORDER

A NOTATION HAS BEEN MADE ON "BROOKS BROS. ADDITION" AS RECORDED IN PLAT BOOK "D", PAGE 30.

I, AFFIRM, UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (ERIC L. MEEKS)

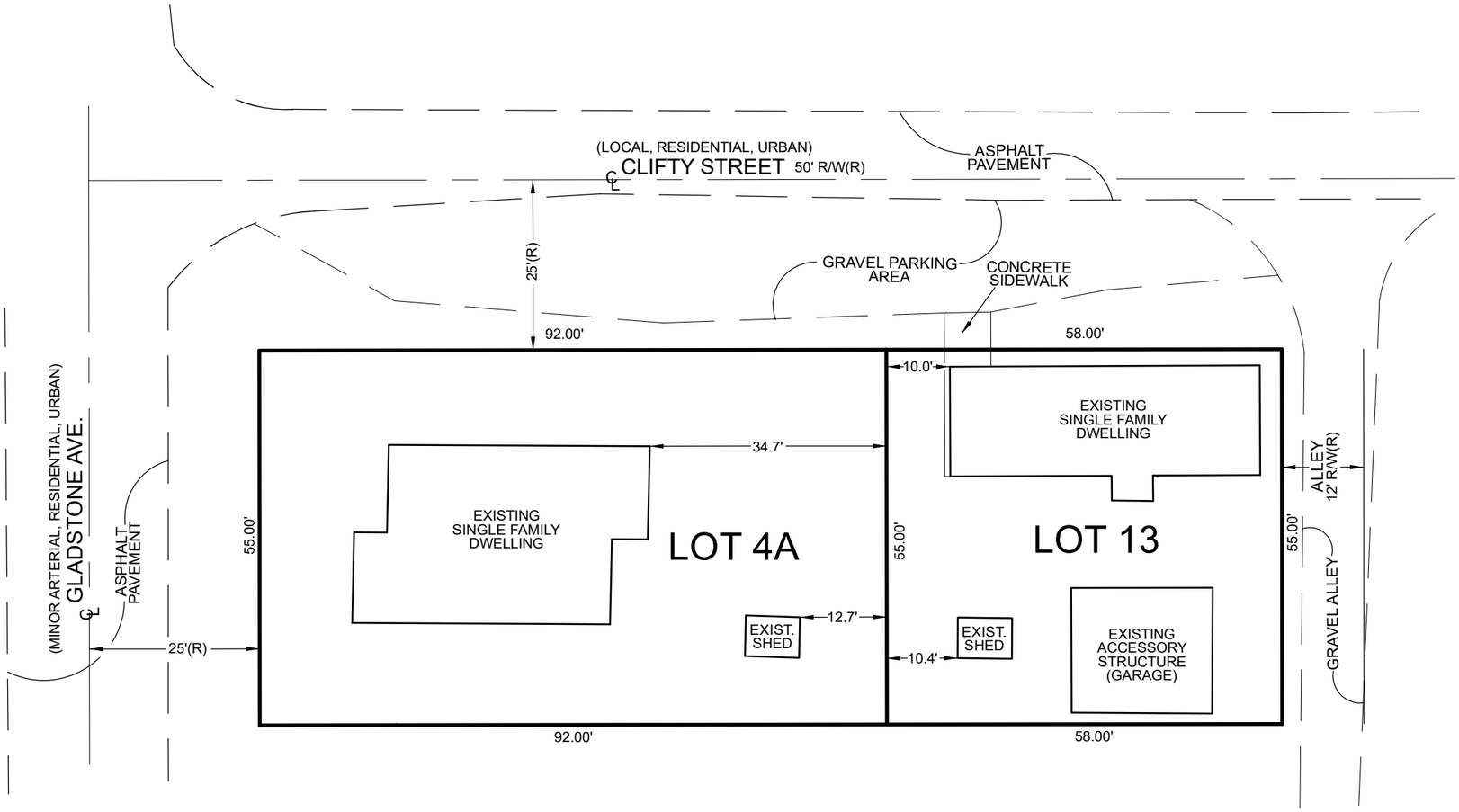
MEEKS & COMPANY
PROFESSIONAL SURVEYING
ERIC L. MEEKS, PLS - PRES.
P.O. BOX 54 / 1004 16th STREET
COLUMBUS, IN 47201
(812) 657-3082

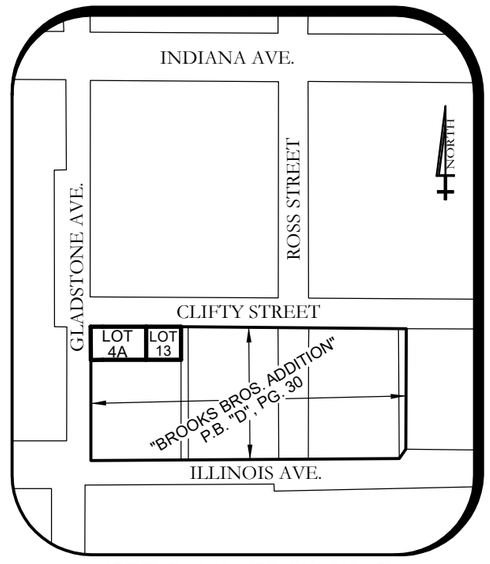
DRAWN: ELM	CHECKED: ELM
DATE: DEC. 5, 2025	SCALE: AS SHOWN
JOB#: 0251481	PAGE 2 of 2

BROOKS BROS. ADDITION, REPLAT

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST, COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA

EXISTING FEATURES EXHIBIT





SITE LOCATION MAP
NO SCALE

REV1: JAN. 22, 2026 - Removed R/W Dedication

MEEKS & COMPANY
PROFESSIONAL SURVEYING
ERIC L. MEEKS, PLS - PRES.
P.O. BOX 54 / 1004 16th STREET
COLUMBUS, IN 47201
(812) 657-3082

DRAWN: ELM	CHECKED: ELM
DATE: DEC. 5, 2025	SCALE: AS SHOWN
JOB#: 0251481	PAGE 1 of 1