



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(March 24, 2026 Meeting)**

STAFF REPORT

Docket No. / Project Title: BZA-26-11 (Use Variance) / MAC Property Group
Staff: Melissa Begley
Applicant: MAC Property Group
Property Size: 1.47 acres
Current Zoning: AP (Agriculture Preferred)
Location: An area directly south of 2346 North County Road 200 West, Columbus Township

Background Summary:

The applicant has indicated that the proposed use variance is for the purpose of allowing the expansion of a contractor's office (a general contractor) in the AP (Agriculture: Preferred) zoning district. The expansion area is located directly south of their existing business. The current business property is 0.47 acres and they propose to transfer 1 acre from the adjacent property to result in a new lot and business area of 1.47 acres.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: None

Preliminary Staff Recommendation:

Denial, criteria #3 has not been met.

If approved, the following commitments shall be included:

1. There shall be no outdoor storage of materials, refuse, or equipment, other than employee vehicles or vehicles and trailers associated with the business.
2. All drives and parking areas shall be paved,
3. No new driveway access to 200 West shall be provided.

Zoning Ordinance Considerations:

District Intent: The intent of the AP (Agriculture: Preferred) zoning district is as follows: To provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.

Permitted Uses: The following uses are permitted in the AP (Agriculture Preferred) zoning district.

1. Farm (General)
2. Dwelling, Single Family
3. Nature Preserve / Conservation Area

Permitted Locations: The proposed use is permitted in the following zoning district(s): I2 (General Industrial), I3 (Industrial: Heavy)

Current Property Information:	
Land Use:	Agricultural field
Site Features:	Crops
Flood Hazards:	None
Street/Road Frontage:	County Road 200 West (Local Road)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture Preferred)	Single Family Residential
South:	AP (Agriculture Preferred)	Agriculture
East:	AP (Agriculture Preferred)	Agriculture
West:	AP (Agriculture Preferred)	Agriculture

Interdepartmental Review:	
County Highway Department:	The Highway Department has no issues with this Variance
Code Enforcement:	No comments provided.
County Fire Inspector:	No issues as submitted.
Eastern Bartholomew Water:	Eastern Bartholomew Water Corporation has an easement across the property running North/South along the east property line. A 4-inch pvc water main is active in this easement. Fire Protection will NOT be available to the property at this time.

History of this Location:

The relevant history of this property includes the following:

1. This property was originally developed under the jurisdiction of Bartholomew County.
2. In 1981 Bartholomew County rezoned the 0.47 acre site from R-1A (Single Family Residential) to C-1 (Local Business). Around the same time, the lot was platted, and an easement granted on the adjacent farm property for the septic system.
3. The property was transitioned to the B-2 (Community Business) zoning district in 1988 when the area was included in the City's jurisdiction.
4. When the replacement Columbus and Bartholomew County zoning ordinance was adopted for Columbus on April 3, 2008 and this site was rezoned from B-2 to AP.

5. On April 29, 2008, the Columbus Board of Zoning Appeals approved a use variance to allow a roofing and insulation business on the property (Case #CUV-08-001). The approval included the two following commitments:
 - a. Signage shall be limited to 1 wall sign on the front of the existing building, no larger than 150 square feet in area.
 - b. There shall be no outdoor storage of materials, refuse, or equipment, other than employee vehicles or vehicles and trailers associated with the business.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Agriculture.

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

1. **GOAL A-2:** Preserve & enhance the character of the community.
2. **POLICY A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable. *This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.*
3. **GOAL E-3:** Encourage a business-friendly climate which will foster growth in the commercial sector, while protecting the character of neighborhoods.
4. **POLICY E-3-1:** Allow the free market and private investment decisions to govern the quantity of each type of business and the variety of goods and services available, within the framework of an overall land use plan. *The city should not make decisions about the number of certain businesses that are needed. The market, not the government, should decide whether another restaurant, another filling station, or another clothing store is needed. These businesses, however, must be located in areas where the plan indicates that they are appropriate and compatible with surrounding land uses.*
5. **GOAL S-L-4.** Enhance the appearance of the community.
6. **POLICY S-L-4-4:** Encourage use of landscaping to screen and buffer incompatible and/or unattractive uses.

This property is located in the US 31/Indianapolis Road character area. The following Planning Principle(s) apply to this application:

1. Because of the excellent highway and rail access, additional light industrial park development should be encouraged. This development should be only in planned business parks.
2. Buffers should be provided between any new development and existing agricultural areas.
3. Commercial uses that do not detract from the neighboring residential and industrial areas are appropriate. These should be located only on arterial streets and should be in planned commercial areas, not developed as individual lots with curb cuts along the highway.

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 expand their contractor's workshop/office by expanding the lot to incorporate an additional 1 acre into the existing half acre property. The applicant is also proposing to construct a 43 ft by 180 ft. (a 7,740 square feet) building on the expanded property. The applicant has indicated this is to allow the storage of construction materials for their general contracting business. The applicant has further stated they do not intend to have any areas of outdoor storage and storage would be located inside the new building and/or delivered directly to the project site. The applicant does not intend to add designated parking spaces beyond what will be needed for their owned vehicles and occasional equipment trailers.
2. 200 West is a local county road and is approximately 18 feet in width.
3. If the current petition is approved, a site plan would need to be approved by the Planning Department.
4. The area is surrounded by agricultural fields. The nearest residence is located directly to the north, less than 80 feet from the existing contractor's office. The next closest residence is 1,052 feet to the

south. While this site is rural, residential subdivisions have been developed in recent years and are less than 1 mile to the north from the subject property.

5. There is an area immediately to the south and west of the new lot where there is uncategorized drainage and ponding which appears to drain to the floodplain area directly to the east.
6. Since the property zoning is agriculture, the Zoning Ordinance does not require parking lots to be paved, no landscaping requirements apply, and no outdoor storage requirements apply.

Provisional Findings of Fact / Decision Criteria

The Board of Zoning Appeals may approve or deny variances of use consistent with the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A use variance may only be approved upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

Provisional Findings: The business, with the expansion, will generate minimal traffic and noise. The County Highway Department and the County Fire Inspector do not have any concerns with the use. *This criterion has been met.*

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Provisional Findings: The nearest residence is directly to the north and has co-existed with the business for 40 years. With the expansion occurring to the south of the existing building, the adjacent neighbor should have little to no adverse affects. Any other residences are much farther away and approval of this request should not affect the use and value of the adjacent area. *This criterion has been met.*

3. The need for the variance arises from some condition peculiar to the property involved:

Provisional Findings: The adjacent property was originally developed for commercial use under Bartholomew County's jurisdiction and it is logical to expand the site, since there is abundant space, rather than move to another location. However, there is nothing peculiar about the agricultural land that can only be resolved with a contractor's office. *This criterion has not been met.*

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought:

Provisional Findings: The property is located outside the City's boundaries in an area that is used for agricultural and rural residential. The expansion would generally be compatible with the surrounding area. Strict enforcement would effectively prevent the reasonable continuation of the property's functional use, despite its suitability and compatibility with surrounding rural and agricultural activity and creates an unnecessary hardship when applied to the property. *This criterion has been met.*

5. The approval does not interfere substantially with the comprehensive plan:

Provisional Findings: The Comprehensive Plan encourages a business-friendly climate which will foster growth in the commercial sector, while protecting the character of neighborhoods. The expansion does not appear to have a negative affect on surrounding properties, and should not interfere substantially with future growth in this area. The Comprehensive Plan supports industrial development only in planned business parks, rather than individual lots, however this site is unique in that it is requesting an expansion rather than a new business use. Further, the plan calls for the preservation of farmland, however this small 1 acre expansion is at the edge of a drainage area with ponding and not ideal farmland and therefore the expansion does not interfere substantially with the comprehensive plan. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for a use variance 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.



Record No: BZA-26-11

Board of Zoning Appeals (BZA)
Application

Status: Active

Submitted On: 2/13/2026

Primary Location

2346 N 200W
COLUMBUS, IN 47201

Owner

MAC PROPERTY GROUP INC
W GEORGETOWN RD 8700 COLUMBUS, IN
47201

Additional Application Information

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



MAC Property Group, INC

Are you the owner of the property?*

Yes

Application Information

Application Type*

Use Variance

You may enter multiple requests for the same application type. If you are also requesting a different application type, you will need to submit a separate application.

Use Variance Request

I am requesting a Use Variance from Zoning
Ordinance Section (insert the ordinance section
number below):*

3.5 (b)

Please Describe the Proposed Use:*

Fred and Jodie Cusack have owned this property since 2005. Multiple small business operations have been conducted at this location over the years. Since 2017, the property has served as the operational base for MAC General Contractors, an established licensed residential construction company serving the community since 2007.

MAC Property Group, Inc., doing business as MAC General Contractors, respectfully requests approval to expand the existing storage area at its operational facility to better accommodate construction materials, small equipment, trailers, and project-related supplies.

The proposed expansion does not introduce a new business use, but rather allows for improved organization of existing operations. The expansion will enhance safety, increase operational efficiency, and provide a cleaner, more structured, and aesthetically pleasing storage layout.

This improvement will allow materials to be consolidated into designated areas, reduce clutter, and maintain a professional, orderly appearance consistent with the standards we uphold in serving homeowners throughout Bartholomew County and surrounding communities.

As a small, family-owned business rooted in Columbus Indiana, we take pride in responsibly managing our property and maintaining it in a manner respectful to neighboring landowners and consistent with the rural character of the area.

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not?*

Approval of this variance will not create harm to public health, safety, morals, or the general welfare of the community. The proposed expansion is strictly for organized storage and staging of construction materials, small equipment, and trailers associated with our existing residential building operations. No hazardous manufacturing, industrial processing, retail activity, or high-traffic commercial use is proposed.

The expansion will enhance overall site safety and organization by:

Consolidating materials into clearly designated storage areas

Reducing the need for off-site storage and unnecessary transportation

Improving internal site circulation for vehicles and equipment

Maintaining proper setbacks and screening where applicable

By centralizing materials and equipment, the site will function in a more orderly and controlled manner, reducing potential safety concerns rather than increasing them.

There will be no additional demand placed on Columbus City utilities. Water service is provided through Rural Eastern Bartholomew. The proposed use does not increase utility loads or require expanded public infrastructure.

Operations will remain limited to normal business hours, and no additional public access is proposed. The use does not generate retail traffic or increased congestion beyond existing contractor-related vehicle activity, which is consistent with the surrounding rural and agricultural character of Columbus Township.

Additionally, as a local family-owned company, we strive to be responsible and resourceful with excess building materials. Whenever possible, we reuse or repurpose materials to reduce waste and help keep usable items out of the Bartholomew County landfill. Organized storage supports these sustainability efforts by allowing materials to be properly sorted and preserved rather than discarded.

For these reasons, approval of the variance will not introduce unsafe conditions, environmental concerns, or negative impacts to the general welfare of the community. Instead, it supports responsible property management and efficient local business operations.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

Approval of this variance will not adversely affect the use or value of adjacent properties. The proposed expansion remains consistent with the rural and agricultural character of Columbus Township, where equipment-based operations are common and accepted.

The equipment and materials associated with MAC General Contractors are modest in scale compared to agricultural operations regularly present in the area. Our operations primarily involve pickup trucks, small trailers, palletized building materials, and compact construction equipment, which are significantly smaller than combines, large tractors, and grain-hauling trucks that routinely operate nearby.

Importantly, the proposed storage expansion is planned to extend toward the south side of the property. This location moves stored materials further away from the nearest neighboring residence. As a result, the expansion increases separation distance rather than reducing it.

By extending storage to the south:

- Materials will be positioned farther from the closest neighbor
- Site organization will improve
- Visual order and layout will become more structured
- Existing conditions will be enhanced rather than intensified

The expansion allows for more consolidated and aesthetically maintained storage areas, reducing clutter and improving overall site appearance.

No retail traffic, late-night activity, or significant increase in vehicle trips is anticipated. Operations will continue during normal business hours, consistent with current practice.

Given the rural context, the scale of equipment involved, and the increased distance from adjacent residences, approval of the variance is not expected to cause negative impacts to neighboring properties or property values. If anything, the improved organization and southward extension are likely to enhance current conditions.

The need for the variance arises from some condition peculiar to the property involved. For example: Is there some unique problem with the site that limits how it can be used? If so, what is that problem (size or configuration of the site, layout, topography, availability or location of utilities, etc.)?*

The subject property is located within Columbus Township, an area characterized by rural and agricultural land use patterns. The surrounding area routinely accommodates farm machinery, implements, grain trucks, and large agricultural equipment that are significantly larger in scale and impact than the light-duty construction trailers, pickup trucks, and small equipment associated with MAC General Contractors.

The property's size, configuration, and roadway access make it physically well-suited for organized contractor storage. The site can safely accommodate our operational needs while maintaining proper setbacks, screening, and orderly storage practices.

The nature and scale of equipment associated with our operations are modest when compared to agricultural operations common in the township. Our equipment primarily consists of:

- Pickup trucks
- Small construction trailers
- Compact equipment
- Palletized building materials

These are considerably smaller and less intensive than combines, large tractors, semi-trailers hauling grain, and other farm machinery regularly operating in the area.

The limitation preventing this use is regulatory rather than physical. The property is capable of safely supporting organized contractor storage consistent with the surrounding rural character. The zoning restriction does not reflect the practical realities of land use in this portion of Columbus Township, where equipment-based operations are customary and accepted.

Since Fred and Jodie Cusack have owned the property since 2005 and have used it for MAC operations since 2017, the requested variance reflects the continuation of an established and compatible operational use rather than the introduction of a new or incompatible activity.

The conditions peculiar to the property include its rural location, surrounding agricultural character, adequate lot size, and roadway access — all of which make it appropriate for organized contractor storage at a scale that is less intensive than agricultural operations already present in the area.

The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship as they are applied to the property for which the variance is sought. For example: What are the reasons the property cannot be used as it is currently zoned? What would prohibit the property from being the location of any of the permitted or conditional uses (existing structure is not usable for permitted uses, size or configuration of the lot, etc.)?*

Strict application of the current zoning classification, as applied to this specific property, would create an unnecessary hardship.

Fred and Jodie Cusack have owned the property since 2005. Over time, various small business operations have been conducted at this location. Since 2017, the property has functioned as the operational base for MAC General Contractors, an established licensed residential construction company serving the community since 2007.

The property has been developed, maintained, and improved in a manner consistent with contractor-related operations. Its size, layout, access, and existing improvements make it physically suited to support organized storage of construction materials and equipment. The requested variance does not introduce a new land use, but allows the continuation and modest improvement of an established operational use.

The hardship arises from the zoning classification as applied to a property that is physically appropriate for the proposed use and has an established operational history. Strict enforcement would effectively prevent the reasonable continuation of the property's functional use, despite its suitability and compatibility with surrounding rural and agricultural activity.

Relocation is not a practical alternative. Properties within Columbus Township capable of accommodating contractor storage with appropriate access and separation are limited. Available parcels would require substantial acquisition and development costs before becoming operational. For a small, family-owned business, such relocation would impose a disproportionate financial burden relative to the modest expansion being requested.

Without the variance:

- Materials would need to be stored in multiple off-site locations
- Transportation distances and vehicle trips would increase
- Fuel consumption and operational costs would rise
- Site efficiency and organization would be diminished

The hardship is not self-created. The property has been owned since 2005 and utilized for MAC operations since 2017 in good faith. The requested variance reflects the practical continuation of an established and compatible use in a rural setting.

Granting the variance allows the reasonable use of property that is physically suited to the proposed storage expansion, without imposing unnecessary economic hardship or forcing relocation of a long-standing local business.

The granting of the variance does not interfere substantially with the Comprehensive Plan. *

Both the **City of Columbus** and **Bartholomew County Comprehensive Plans** serve as *guides* for long-term community vision, goals, and land use policies — not rigid mandates that prohibit responsible, context-appropriate uses. These plans provide a framework to influence land use decisions while balancing economic vitality, efficient infrastructure, orderly growth, and protection of rural character.

Granting this variance aligns with the intent of the Comprehensive Plans because:

1.Supports Responsible Local Business Activity

The Comprehensive Plans recognize the importance of sustaining and supporting local economic activity. Approving a variance that enables an established company to continue operating efficiently contributes to local economic stability without introducing incompatible uses to the area.

Land Use Within Rural/Agricultural Context

Columbus Township and the surrounding Bartholomew County area include agricultural and low-intensity land uses. The proposed storage expansion for contractor equipment and materials is similar in character to existing agricultural equipment storage patterns commonly found in the township, and does not introduce a new or conflicting use. This is consistent with land use guidance that favors compatible development that respects the existing character of a rural community.

Efficient Use of Existing Land and Infrastructure

The Comprehensive Plans encourage efficient use of land and infrastructure rather than unnecessary spread or fragmentation of business operations. Granting the variance avoids scattering contractor storage across multiple off-site locations and supports more consolidated, orderly use of an already developed property.

Flexibility in Implementation of Plan Goals

Comprehensive Plans are policy guides rather than prescriptive zoning laws. They are intended to be interpreted with flexibility, considering real-world conditions, community values, and operational needs. Approving a reasonable variance to accommodate an existing local business fits within this planning ethos — particularly when the proposed use would have minimal impact on surrounding properties.

For these reasons, granting the variance **does not substantially interfere with either the City of Columbus Comprehensive Plan or the Bartholomew County Comprehensive Plan**. Instead, it upholds the spirit of both plans by enabling stable local economic use, compatible land use patterns, and efficient utilization of property without undermining long-term planning goals.

The City of Columbus Comprehensive Plan can be found at:

<https://www.columbus.in.gov/planning/comprehensive-plans/>.

The Bartholomew County Comprehensive Plan can be found at:

<https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>.

TELLMAN'S MINOR PLAT REPLAT

A REPLAT OF LOT 1 IN "TELLMAN'S MINOR PLAT"
IN SECTION 15, TOWNSHIP 9 NORTH, RANGE 5 EAST

LAND DESCRIPTION - LOT 1A:

LOT 1 OF "TELLMAN'S MINOR PLAT" AS RECORDED IN PLAT BOOK "K", PAGE 73 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

ALSO, TRANSFER AREA

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 5 EAST; PREPARED FROM A SURVEY TITLED "TELLMAN'S MINOR PLAT REPLAT", PERFORMED BY INDEPENDENT LAND SURVEYING, INC. (JOB #25399), CERTIFIED BY BRENT A. STRINGER, PLS (LS-22100002) ON NOVEMBER 18, 2025; INTENDED TO BE A PART OF THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2020005647 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA; AND DESCRIBED AS FOLLOWS:

COMMENCING AT A BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT (FOUND) IN COUNTY ROAD 200 WEST MARKING THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 00°50'05" EAST (AN ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION AND SAID ROAD A DISTANCE OF 332.09 FEET TO THE SOUTHEAST CORNER OF "TELLMAN'S MINOR PLAT" (PLAT BOOK "K", PAGE 73) AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°50'05" EAST ALONG SAID EAST LINE AND SAID ROAD A DISTANCE OF 272.25 FEET; THENCE SOUTH 89°09'55" WEST A DISTANCE OF 160.00 FEET TO A 5/8" REBAR WITH CAP (SET); THENCE NORTH 00°50'05" WEST A DISTANCE OF 272.25 FEET TO THE SOUTHWEST CORNER OF "TELLMAN'S MINOR PLAT" AND A 5/8" REBAR WITH CAP (SET); THENCE NORTH 89°09'55" EAST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

LEGEND

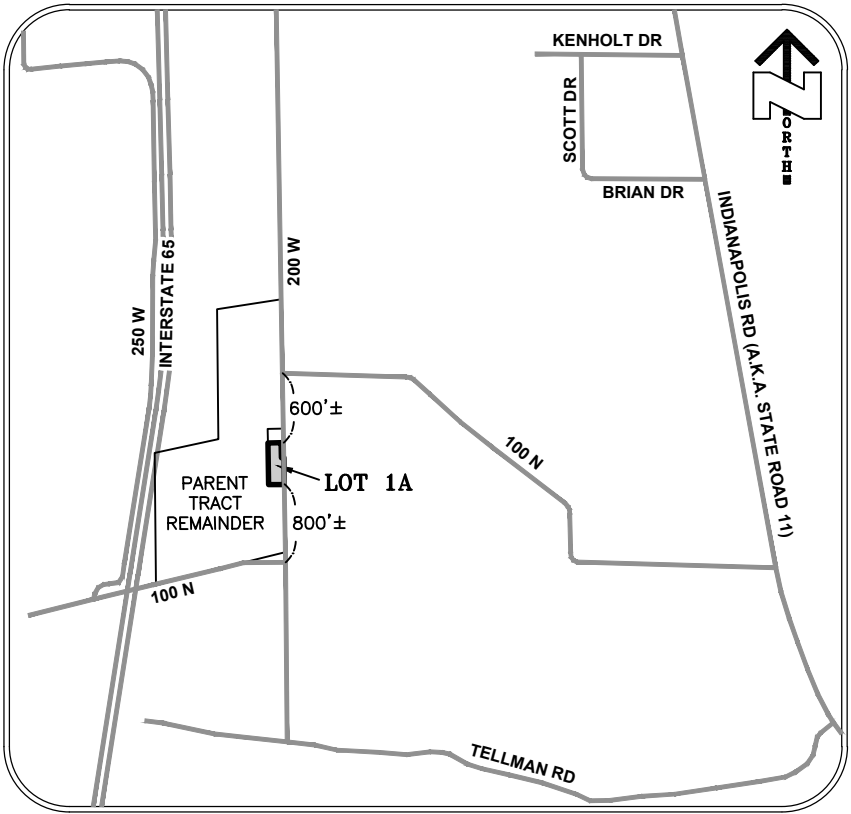
- ▲ SECTION CORNER
- 5/8"x30" REBAR WITH CAP INSCRIBED "B.A. STRINGER LS 22100002" SET THIS SURVEY
- ⊕ FOUND 3/4" IRON PIPE
- ☼ MAGNETIC SOUNDING/READING IN ROAD
- (R) RECORD DEED/PLAT DIMENSION
- BREAK LINE
- LOT LINE
- VACATE LOT LINE
- — — CENTERLINE
- — — EASEMENT LINE
- X — X — FENCE
- EDGE OF ROAD

SURVEYOR'S CERTIFICATE

I, BRENT A. STRINGER, 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, IN NOVEMBER 2025; 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.

Brent A. Stringer
BRENT A. STRINGER, PLS LS-22100002

11/18/25
DATE



VICINITY MAP
NOT TO SCALE

OWNERSHIP INFORMATION

MAC PROPERTY GROUP, INC.
INSTRUMENT #2017009989
AUDITOR'S PARCEL #03-95-15-000-000.401-004

ARNHOLT BROTHERS, LLC
INSTRUMENT #2020005647
AUDITOR'S PARCEL #03-95-15-000-000.400-004

TELLMAN'S MINOR PLAT REPLAT

A REPLAT OF LOT 1 IN
"TELLMAN'S MINOR PLAT" IN
SEC. 15, T-9-N, R-5-E

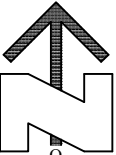
CITY OF COLUMBUS
BARTHOLOMEW COUNTY, INDIANA

SHEET: 1 OF 2	JOB NUMBER: 25399
SCALE: 1"=60'	DWG REVISION DATES
DRAWN BY: B.STRINGER	-
DWG DATE: 11/18/25	-
DWG NAME: 25399.dwg	

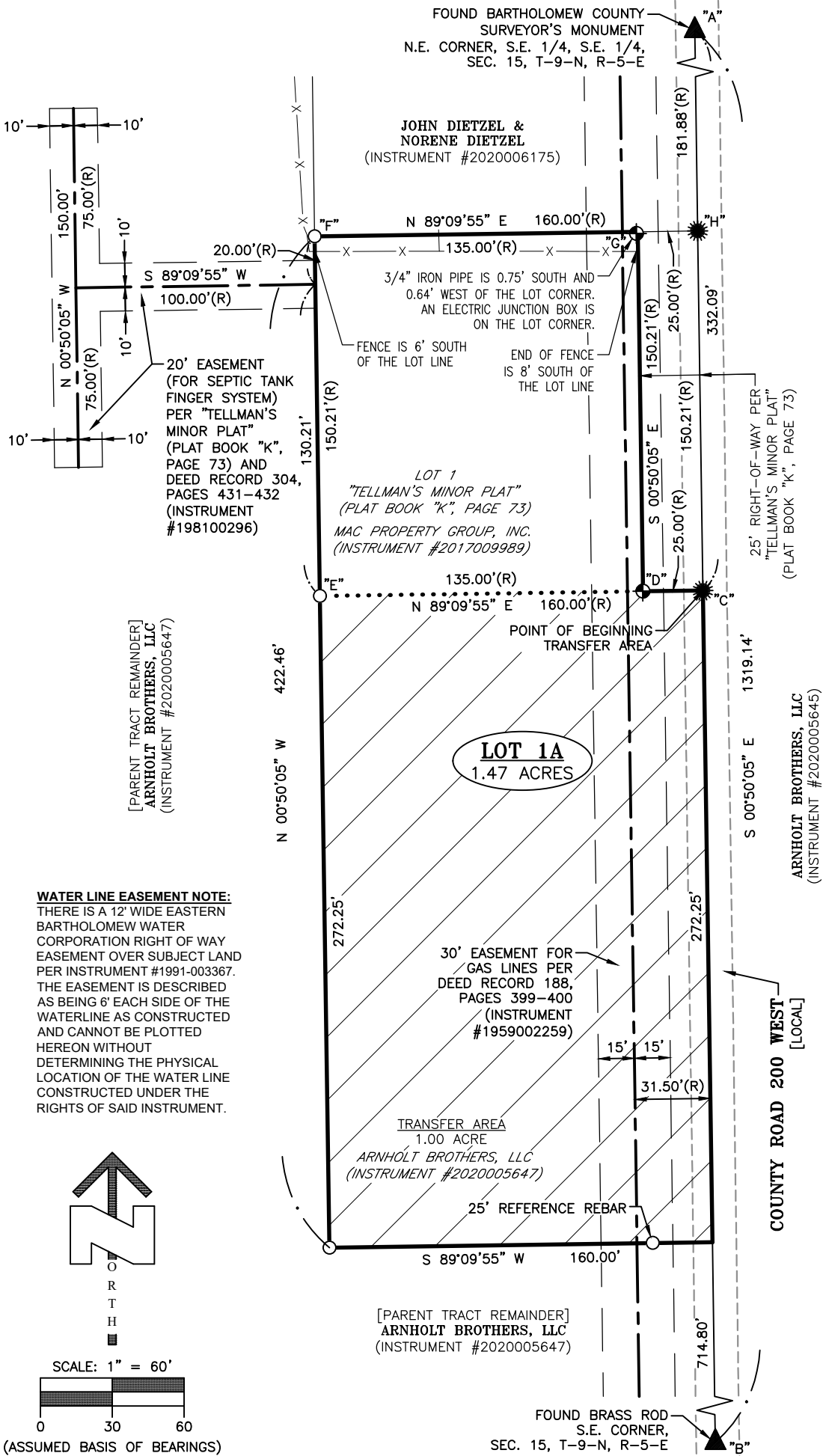
Independent
Land
Surveying

414 South Main Street
Brownstown, Indiana 47220
Phone: 812-358-2882
Fax: 812-358-2605
3200 Sycamore Ct., Ste 2A
Columbus, Indiana 47203
Phone: 812-372-0996
Fax: 812-602-0484

WATER LINE EASEMENT NOTE:
THERE IS A 12' WIDE EASTERN BARTHOLOMEW WATER CORPORATION RIGHT OF WAY EASEMENT OVER SUBJECT LAND PER INSTRUMENT #1991-003367. THE EASEMENT IS DESCRIBED AS BEING 6' EACH SIDE OF THE WATERLINE AS CONSTRUCTED AND CANNOT BE PLOTTED HEREON WITHOUT DETERMINING THE PHYSICAL LOCATION OF THE WATER LINE CONSTRUCTED UNDER THE RIGHTS OF SAID INSTRUMENT.



SCALE: 1" = 60'
0 30 60
(ASSUMED BASIS OF BEARINGS)



TELLMAN’S MINOR PLAT REPLAT

A REPLAT OF LOT 1 IN ”TELLMAN’S MINOR PLAT” IN SECTION 15, TOWNSHIP 9 NORTH, RANGE 5 EAST

SURVEYOR’S REPORT

CLIENT INFORMATION AND PURPOSE OF SURVEY:
THIS SURVEY IS PREPARED FOR MAC PROPERTY GROUP, INC, OWNER OF THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2017009989, AND ARNHOLT BROTHERS, LLC, OWNER OF THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2020005647, WITH BOTH INSTRUMENTS REFERENCED AS RECORDED IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA. SUBJECT LAND IS SITUATED IN SECTION 15, TOWNSHIP 9 NORTH, RANGE 5 EAST. THE PURPOSE OF THIS SURVEY IS TO SPLIT 1.00 ACRE FROM THE PARENT TRACT OF ARNHOLT BROTHERS, LLC, AND ATTACH THE 1.00 ACRE TO THE PARENT TRACT OF MAC PROPERTY GROUP, INC, TO CREATE LOT 1A, PER THE CLIENT’S REQUEST. THIS SURVEY MEETS THE REQUIREMENTS OF AN ADMINISTRATIVE SUBDIVISION PER THE CITY OF COLUMBUS, INDIANA SUBDIVISION CONTROL ORDINANCE OF CURRENT ADOPTION. THIS IS AN ORIGINAL SURVEY OF LOT 1A.

SURVEY STANDARDS:
IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1–12 (“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 DIRECT RESULT OF:
1. VARIANCES IN THE FOUND MONUMENTATION
2. VARIANCES IN RECORD DOCUMENTS AND PLATS
3. INCONSISTENCIES IN LINES OF OCCUPATION
4. RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY).
THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.

ALL BEARINGS AND DISTANCES SHOWN ON THE DRAWING ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED. BEARING SYSTEM IS “ASSUMED”.

ALL MONUMENTS FOUND OR SET THIS SURVEY ARE IN GOOD CONDITION AND WITHIN 4” OF THE GROUND SURFACE, UNLESS OTHERWISE NOTED.

REFERENCE SURVEYS:
1) A SURVEY TITLED “TELLMAN’S MINOR PLAT”; PERFORMED BY CROWDER & ASSOCIATES, INC. (JOB #8001–2E); CERTIFIED BY GEORGE A. CROWDER IN DECEMBER, 1980; AND RECORDED IN PLAT BOOK “K”, PAGE 73 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

FINDINGS OF FACTS:
“A” – A BARTHOLOMEW COUNTY SURVEYOR’S MONUMENT WAS FOUND IN COUNTY ROAD 200 WEST MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15. ORIGIN: THE MONUMENT WAS SET BY THE BARTHOLOMEW COUNTY SURVEYOR ON OCTOBER 20, 1980 AND IS ON RECORD IN THE BARTHOLOMEW COUNTY SURVEYOR’S OFFICE AS MARKING THE CORNER. THE MONUMENT WAS ALSO FOUND AND HELD AS MARKING THE CORNER IN REFERENCE SURVEY #1.

“B” – A BRASS ROD WAS FOUND IN COUNTY ROAD 200 WEST MARKING THE SOUTHEAST CORNER OF SECTION 15. ORIGIN: UNKNOWN. THE BRASS ROD WAS ALSO FOUND AND HELD AS MARKING THE CORNER IN REFERENCE SURVEY #1 AND IS ON RECORD IN THE BARTHOLOMEW COUNTY SURVEYOR’S OFFICE AS MARKING THE CORNER.

“C” – A MAGNETIC SOUNDING/READING WAS LOCATED IN COUNTY ROAD 200 WEST, ON LINE “A”–“B”, AND AT THE SOUTHEAST CORNER OF REFERENCE SURVEY #1. THE ROAD WAS NOT EXCAVATED TO DETERMINE THE SOURCE OF THE SOUNDING/READING BUT THE SOUNDING/READING MAY BE FROM THE RAILROAD SPIKE NOTED AS SET TO MARK SAID CORNER IN REFERENCE SURVEY #1.

“D” – A 3/4” IRON PIPE WAS FOUND MARKING THE SOUTHEAST CORNER OF LOT 1 OF REFERENCE SURVEY #1. ORIGIN: THE PIPE WAS SET IN REFERENCE SURVEY #1. THE PIPE IS SLIGHTLY BENT AND THE TOP OF THE PIPE IS 10” BELOW THE SURFACE OF THE GROUND.

“E” AND “F” – SEARCHES WERE MADE AT THE WEST CORNERS OF LOT 1 OF REFERENCE SURVEY #1. NO MONUMENTS WERE FOUND MARKING THE CORNERS. 3/4” IRON PIPES WERE SET IN REFERENCE SURVEY #1 MARKING THE CORNERS.

“G” – A 3/4” IRON PIPE WAS FOUND 0.75’ SOUTH AND 0.64’ WEST OF THE NORTHEAST CORNER OF LOT 1. AN ELECTRIC JUNCTION BOX IS ON THE CORNER. ORIGIN: THE PIPE MAY BE THE ORIGINAL 3/4” IRON PIPE SET IN REFERENCE SURVEY #1 MARKING THE CORNER BUT HAS APPARENTLY BEEN MOVED FROM IT’S ORIGINAL POSITION.

“H” – A MAGNETIC SOUNDING/READING WAS LOCATED IN COUNTY ROAD 200 WEST, ON LINE “A”–“B”, AND AT THE NORTHEAST CORNER OF REFERENCE SURVEY #1. THE ROAD WAS NOT EXCAVATED TO DETERMINE THE SOURCE OF THE SOUNDING/READING BUT THE SOUNDING/READING MAY BE FROM THE RAILROAD SPIKE NOTED AS SET TO MARK SAID CORNER IN REFERENCE SURVEY #1.

COUNTY ROAD 200 WEST AND A FENCE NEAR THE NORTH LINE OF LOT 1 ARE LOCATED THIS SURVEY AS SHOWN AND DIMENSIONED HEREON.

THEORY OF LOCATION:
MONUMENTS “A” AND “B” ARE HELD THIS SURVEY AS BEST EVIDENCE OF PUBLIC LAND SURVEY SYSTEM CORNERS IN SECTION 15 AND ARE USED TO ESTABLISH THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15.

THE BOUNDARY OF LOT 1 OF REFERENCE SURVEY #1, BEING THE MAC PROPERTY GROUP, INC. PARENT TRACT OF SUBJECT LAND, IS ESTABLISHED BY USING LINE “A”–“B”, MONUMENT “D”, AND THE GEOMETRICS OF SAID SURVEY.

SURVEYOR’S REPORT (CONTINUED)

THEORY OF LOCATION (CONTINUED):
THE 20’ WIDE EASEMENT FOR A SEPTIC TANK FINGER SYSTEM PER REFERENCE SURVEY #1 AND DEED RECORD 304, PAGES 431–432, AND THE 30’ WIDE EASEMENT FOR GAS LINES PER DEED RECORD 188, PAGES 399–400, ARE SHOWN HEREON PER THE GEOMETRICS OF THE DRAWING AND/OR DESCRIPTIONS PROVIDED ON THE RECORD DOCUMENTS.

I WILL NOTE THAT THERE IS A 12’ WIDE EASTERN BARTHOLOMEW WATER CORPORATION RIGHT OF WAY EASEMENT OVER THE TWO PARENT TRACTS OF SUBJECT LAND PER INSTRUMENT #1991–003367. THE EASEMENT IS DESCRIBED AS BEING 6’ EACH SIDE OF THE WATERLINE AS CONSTRUCTED AND CANNOT BE PLOTTED HEREON WITHOUT DETERMINING THE PHYSICAL LOCATION OF THE WATER LINE CONSTRUCTED UNDER THE RIGHTS OF SAID INSTRUMENT.

THE 1.00 ACRE AREA OF LAND TO BE TRANSFERRED FROM ARNHOLT BROTHERS, LLC TO MAC PROPERTY GROUP, INC., AND ATTACHED TO LOT 1 OF REFERENCE SURVEY #1 TO CREATE LOT 1A, IS ESTABLISHED PER THE CLIENT’S DIRECTION. A DESCRIPTION OF THE TRANSFER AREA IS PREPARED AND PROVIDED HEREON.

LOT 1A IS MONUMENTED BY 5/8” REBAR WITH CAPS (SET THIS SURVEY) AND EXISTING MONUMENTS AS SHOWN AND DIMENSIONED HEREON. I WILL NOTE THAT THE REBAR SET THIS SURVEY ON THE SOUTH LINE OF LOT 1A ARE DRIVEN DOWN INTO THE GROUND TO WHERE THE TOPS OF THE CAPS ON THE REBAR ARE APPROXIMATELY 1’ BELOW THE SURFACE OF THE GROUND, PER THE CLIENT’S REQUEST.

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 REFERENCE MONUMENTS: “G”=0.75’.

DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS: NONE OBSERVED.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: SEE THE FENCE LOCATED THIS SURVEY NEAR THE NORTH LINE OF LOT 1A AS SHOWN AND DIMENSIONED HEREON.

THE PRECISION AND ACCURACY STANDARD FOR THE HEREON SURVEY MEETS OR EXCEEDS THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR AN URBAN SURVEY: 0.07 FEET PLUS 50 PARTS PER MILLION AS DEFINED IN 865 IAC 1–12–7.

A SEARCH FOR EASEMENTS OF RECORD IS NOT TO BE IMPLIED BY THIS SURVEY. ALL IMPROVEMENTS ARE NOT LOCATED THIS SURVEY. MATTERS OF ZONING COMPLIANCE ARE NOT EXPRESSED OR GUARANTEED BY THIS SURVEY.

THE HEREON SURVEY IS PERFORMED WHOLLY UNDER MY DIRECTION FROM THE NOTES OF A FIELD SURVEY CONDUCTED IN NOVEMBER OF 2025 AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS EXECUTED IN ACCORDANCE WITH 865 1-12-1 (RULE 12).

NOTICE: TO SUBJECT LAND OWNER, THE ADJOINING LANDOWNER MAY HAVE UNWRITTEN RIGHTS TO THAT LAND OUTSIDE OF ANY FENCES OR OCCUPATION LINES THAT YOU MAY OR MAY NOT BE OCCUPYING. BEFORE REMOVING ANY FENCES OR IMPROVEMENTS, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY. CONTACT THIS OFFICE, IF YOU HAVE ANY QUESTIONS.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

MAC PROPERTY GROUP, INC., BY:

FRED CUSACK – PRESIDENT OF MAC PROPERTY GROUP, INC.

STATE OF INDIANA)
) SS:
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED FRED CUSACK, KNOWN TO ME TO BE PRESIDENT OF MAC PROPERTY GROUP, INC., WHO 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC

COUNTY OF RESIDENCE MY COMMISSION EXPIRES

OWNER’S CERTIFICATE

WE, THE UNDERSIGNED, FRED CUSACK, PRESIDENT OF MAC PROPERTY GROUP, INC., KEITH ARNHOLT, PRESIDENT OF ARNHOLT BROTHERS, LLC, AND GARRY ARNHOLT, A MEMBER OF ARNHOLT BROTHERS, LLC, 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 THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS “TELLMAN’S MINOR PLAT REPLAT”, CONSISTING OF 1 LOT, IDENTIFIED HEREON AS “LOT 1A”, CONTAINING 1.47 ACRES IN TOTAL.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. (ANY ENCUMBRANCES AND SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS): NONE KNOWN.

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

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED “30’ EASEMENT FOR GAS LINES” AND “20’ EASEMENT (FOR SEPTIC TANK FINGER SYSTEM”, 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.

LOT 1A IN THIS SUBDIVISION IS SUBJECT TO RESTRICTIONS AND COVENANTS AS SET FORTH IN PLAT BOOK “K”, PAGE 73, 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 1 IN “TELLMAN’S MINOR PLAT” AS RECORDED IN PLAT BOOK “K”, PAGE 73 IS HEREBY VACATED BY THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

ARNHOLT BROTHERS, LLC, BY:

KEITH ARNHOLT – PRESIDENT OF ARNHOLT BROTHERS, LLC

GARRY ARNHOLT – MEMBER OF ARNHOLT BROTHERS, LLC

STATE OF INDIANA)
) SS:
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED KEITH ARNHOLT, KNOWN TO ME TO BE PRESIDENT OF ARNHOLT BROTHERS, LLC, AND GARRY ARNHOLT, KNOWN TO ME TO BE A MEMBER OF ARNHOLT BROTHERS, LLC, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

COUNTY OF RESIDENCE MY COMMISSION EXPIRES

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.

BRENT A. STRINGER

ADMINISTRATIVE SUBDIVISION APPROVAL

THIS PLAT HAS BEEN DETERMINED TO BE AN ADMINISTRATIVE SUBDIVISION AND IS ELIGIBLE FOR RECORDING AS SUCH.

APPROVED BY THE PLANNING DIRECTOR

THIS _____ DAY OF _____, 20____.

PLANNING DEPARTMENT CASE NUMBER _____

PLANNING DIRECTOR: JEFFREY R. BERGMAN, AICP

VOID UNLESS RECORDED BY: _____, 20____.

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 _____, _____.

BARTHOLOMEW COUNTY AUDITOR: PIA O’CONNOR

RECORDER’S CERTIFICATE

RECORDED IN PLAT BOOK _____, PAGE NUMBER _____.

THIS _____ DAY OF _____, _____, AT

_____ O’CLOCK ____M.

INSTRUMENT NO. _____.

FEE PAID \$_____.

BARTHOLOMEW COUNTY RECORDER: TAMI L. HINES

A NOTATION HAS BEEN MADE ON THE ORIGINAL PLAT OF “TELLMAN’S MINOR PLAT” AS RECORDED IN PLAT BOOK “K”, PAGE 73.

TELLMAN’S MINOR PLAT
REPLAT

A REPLAT OF LOT 1 IN
”TELLMAN’S MINOR PLAT” IN
SEC. 15, T–9–N, R–5–E

CITY OF COLUMBUS
BARTHOLOMEW COUNTY, INDIANA

SHEET: 2 OF 2	JOB NUMBER: 25399
SCALE: 1”=60’	DWG REVISION DATES
DRAWN BY: B.STRINGER	– –
DWG DATE: 11/18/25	– –
DWG NAME: 25399.dwg	

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3200 Sycamore Ct., Ste 2A
Columbus, Indiana 47203
Phone: 812–372–0996
Fax: 812–602–0484

FOUND BARTHOLOMEW COUNTY
SURVEYOR'S MONUMENT
N.E. CORNER, S.E. 1/4, S.E. 1/4,
SEC. 15, T-9-N, R-5-E

414 South Main Street
Brownstown, Indiana 47220
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