City of Columbus – Bartholomew County
Planning Department

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

STAFF REPORT

BARTHOLOMEW COUNTY PLAN COMMISSION
(May 13, 2026 Meeting)

Docket No. / Project Title:	SUB-26-30 (Oakwood of III R-W Estates, Section 2, 6th Replat)
Staff:	Andres M. Nieto
Applicant:	Ted Darnall
Property Size:	+/- 4.1 Acres
Current Zoning:	AP (Agriculture: Preferred)
Location:	13205 East Legal Tender Road, in Rock Creek Township.

Request Summary:

The applicant is requesting approval of a minor subdivision consistent with Subdivision Control Ordinance Division IV. The proposed subdivision would result in 1 new lot for a total of 18 lots from the original tract of land (in 1986) totaling +/- 32.6 acres. Section 8-34(c)(3)(b) states that the cumulative creation of more than 4 new buildable lots shall not be approved by the Plat Committee, but shall be forwarded to the Plan Commission to consider the Thoroughfare Plan and Subdivision Control Ordinance's specifications for new roads in determining adequate ingress and egress, any needed road improvements, and whether or not better access can be provided with the construction of a new street.

Discretionary Features:
The applicant is proposing the following feature(s) that are established by the Subdivision Control Ordinance as being subject to Plan Commission review and approval. The applicant's proposed additional lots result in a total of 19 lots subdivided from the original, 1986 property. Per Subdivision Control Ordinance Section 8-34(c)(3)(b), the cumulative creation of more than 4 lots results in Plan Commission discretion over access and road improvements.

Plan Commission Process, Options, & Preliminary Staff Recommendation:

The Bartholomew County 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 8-119(a) 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 are "necessary and proper to carry out the intent and purposes" of the Subdivision Control Ordinance (Section 8-119(c)).
No modifications requested.

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 and those for which ensuring compliance requires the case-by-case application of the requirements by the Commission.

Preliminary Staff Recommendation: The following required revisions should be included as part of the plat approval:

1. Existing Features Page:
    a. The subtitle "A Minor Subdivision of Lot 24D" shall be added to this sheet and throughout the document.
    b. The aerial imagery shall be revised to either (1) describe which structures on Lot 24D are existing and which have been demolished, along with setback call outs for remaining structures from new property lines, or (2) remove aerial imagery and draw in significant site features like the house, barn, etc.
    c. The approximate location of the existing septic system shall be shown in a cloud graphic.
    d. The label for "Lot 24E" shall be revised.
2. Plat Drawing (Sheet 1):
    a. The subtitle "A Minor Subdivision of Lot 24D" shall be added to this sheet and throughout the document.
    b. The label for "Lot 24E" shall be revised.
    c. The acreage for Lot 18 on the plat drawing and the acreage table shall be revised to match.
3. Plat Drawing (Sheet 2):
    a. The subtitle "A Minor Subdivision of Lot 24D" shall be added to the 2nd paragraph of the Owner's Certificate.
4. Plat Drawing (Sheet 3):
    a. The date included in the Primary Approval Certificate shall be revised to "May 13, 2026".

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 8-113(b)(7). 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, subject to the required revisions listed above, and contingent upon a development standards variance being obtained to permit a driveway for Lot 18 that cannot meet drive separation requirements of the Zoning Ordinance.

Current Property Information (entire subdivision site):	
Land Use:	Single-family residential
Site Features:	Single-family home, detached garage, barns, pond
Flood Hazards:	N/A

Special Circumstances: **(Wellfield Protection Area, etc.)**	N/A
Vehicle Access:	Legal Tender Road / 300 South (Collector)

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	**Land Use:**
North:	AP (Agriculture: Preferred)	Single-family residential
South:	AP (Agriculture: Preferred)	Single-family residential
East:	AP (Agriculture: Preferred)	Single-family residential, agriculture
West:	AP (Agriculture: Preferred)	Single-family residential

Interdepartmental Review:	
County Highway Department:	The Zoning Ordinance requires 200 feet of separation for driveways along a Collector Road like Legal Tender Road. The new Lot 18 does not contain an area for a permitted driveway that also meets sight visibility to/from approaching traffic on Legal Tender Road.
County Health Department:	No concerns.
County Auditor:	No concerns.
County Recorder:	No concerns.
County Surveyor:	No concerns.
County Fire Inspector:	No concerns.

History of this Location:

The relevant history of this property includes the following:

1. December 1993, the Bartholomew County Plan Commission approved The Oak Lagoon of III Minor Subdivision consisting of 5 lots and a parent tract of +/- 20 acres.
2. November 1994, an Administrative Subdivision was approved changing the name of The Oak Lagoon of III Minor Subdivision to “Oakwood of III R-W Estates Section 1” consisting of Lots 1-5.
3. February 1995, the Plan Commission approved a concept plan for Oakwood of III R-W Estates consisting of 2 new sections (future Sections 2 and 3) and totaling 21 lots. This approval (along with Section 1) allowed a total of 25 lots to be subdivided from the original 1986 parent tract. This concept

plan included Oakwood Drive extending through the neighborhood to Legal Tender Road, including a stub street to the east.

4. April 1995, the Plan Commission approved the Preliminary Plat for Section 2 of Oakwood of III R-W Estates.
5. July 1995, final plat approval was granted for Section 2 of Oakwood of III R-W Estates consisting of 11 lots. This approval included a temporary dead-end of Oakwood Drive.
6. July 1996, the previous Preliminary Plat approval for Section 2 expired.
7. August 1997, the Plan Commission approved a plat showing the dedication of right-of-way for Oakwood Cove, a cul-de-sac to serve lots 2, 3, and 4 of Oakwood of III R-W Estates Section 1.
8. May 2006, a new Preliminary Plat for Section 3 was submitted by the developer and heard by the Plan Commission. Section 3 included 4 new lots which fronted a +/- 480-foot extension of Oakwood Drive to the north, and a stub street to the east. This request was subsequently withdrawn.
9. August 2025, a Minor Subdivision to create 3 new lots (2 along the dead-end Oakwood Drive, and 1 fronting Legal Tender Road) was submitted by the owner of Lot 24 and heard by the Plan Commission. This request was approved (subject to revisions) and including the condition that the property owner complete a 40-foot cul-de-sac at the existing terminus of Oakwood Drive.
10. December 2025, the previous Minor Subdivision approval expired.
11. January 2026, an Administrative Subdivision was completed which transferred the portion of Lot 24 fronting Oakwood Drive between the 2 neighboring properties. This closed off Lot 24 from having any remaining frontage on Oakwood drive, or to the farm field to the east of Oakwood Estates, leaving Lot 24 with frontage on Legal Tender Road only.

History of this Application:

The relevant history of this application includes the following: The proposed minor subdivision was reviewed by the Bartholomew County Plat Committee at its April 23, 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. Section 8-34(C)(3)(b&c) of the Subdivision Control Ordinance limits the number of lots (4 lots) that can be subdivided from a parent tract before the subdivision must be approved by Plan Commission. These 4 lots shall be calculated from the effective date of the Ordinance, October 21, 1986. Since 1986, 18 lots have been created from the original parent tract. These lots were created through a combination of minor and major subdivision process – the most recent major subdivision preliminary plat has since expired. The new lot currently being proposed (Lot 18) would increase this number of total lots (since 1986) to 19 total lots.
2. Based on the total number of lots now proposed, the Plan Commission has the discretion to determine adequate ingress and egress, if any road improvements are needed, and whether better access can be provided through the construction of a new street (Section 8-34(c)(3)(b)). This discretion applies to any roads in the vicinity of the original +/- 32-acre tract, including internal streets like Oakwood Drive.
3. Lot 24D, which is existing and the property from which the new lot is proposed to be created, currently has frontage on Legal Tender Road. The applicant is proposing the new Lot 18 to have frontage on Legal Tender Road as well. The following chart compares the current conditions of Legal Tender Road with the requirements of the Subdivision Control Ordinance for new roads.

	Requirement	*Existing on Legal Tender Road*
Pavement Width	22 feet	+/- 17 feet
Shoulder Width	6 feet	Varies
ROW	70 feet	60 to 70 feet (along the Oakwood subdivision frontage)

4. The approved preliminary plat for Oakwood of III R-W Estates showed Oakwood Drive as continuing north to intersect again with Legal Tender Road. The existing portion of Oakwood Drive was constructed as a temporary dead-end with Section 2 of the subdivision in 1995. Since Section 3 of the

subdivision, which would have completed Oakwood Drive, was never constructed, it has remained a dead-end.

5. When the previous Minor Subdivision (BMP-25-010) was approved, it included a condition to complete the 40-foot radius of the cul-de-sac on Oakwood Drive. The Plan Commission included this condition of approval in order to complete the road system in the Oakwood Subdivision that was never completely planned or executed. The property owner did not move forward with this Minor Subdivision and it subsequently expired in December of 2025.
6. Section 8-57(e)(8) of the Subdivision Control Ordinance requires a cul-de-sac to be a minimum of 50-feet in radius. The existing dead-end on Oakwood Drive would become a permanent dead-end as a result of this plat, if approved. The existing dead-end of Oakwood Drive is not designed as a cul-de-sac, and only has a turnaround radius of +/- 30 feet.
7. Further, Subdivision Control Ordinance Section 8-57(e)(8) indicates that no cul-de-sac shall be more than 1,000 feet in length and provide access to no more than 15 lots. While neither of these conditions will change with the proposed plat, Oakwood Drive is currently approximately 1,250 feet in length and serves 14 lots (including the existing Lot 24C).
8. Section 7.3(Part 1)(C)(3)(a)(i) of the Zoning Ordinance states that driveways along Collector roads shall be separated by 200 feet. A +/- 30-degree curve in Legal Tender Road is directly adjacent to the frontage of the subject property. Based on comments from the County Highway department, the frontage of the new lot (Lot 18) will not have a place for a permitted driveway that also has safe visibility to/from Legal Tender Road. Without further input from the County Highway department, the only way to establish a permitted drive on Lot 18 would be to seek a development standards variance approval for drive separation on a Collector road.
9. The property is zoned AP (Agriculture: Preferred). The proposed lot (Lot 18) meets the minimum lot standards, and septic approvals have been provided to determine its suitability as a home site and verify required lot size.

Applicable Subdivision Control Ordinance Requirement(s):

The following provisions of the Subdivision Control Ordinance apply to the consideration of this application:

1. Number of Lots Requiring Plan Commission Consideration [Section 8-34(c)(3)(b)]: Any subdivision that involves the cumulative creation of more than 4 new buildable lots, excluding any that are permitted through an administrative subdivision process, shall not be approved by the Plat Committee but shall instead be forwarded to the Plan Commission. The Plan Commission shall consider the Thoroughfare Plan and the specifications of [the Subdivision Control] Ordinance for new roads in determining adequate ingress and egress, any needed road improvements, and whether or not better access can be provided through the construction of a new street. If the Plan Commission determines that a new street is required and/or that road improvements are required, and they are substantial the application shall be considered a Major Subdivision and shall be refiled as such.
2. Buildable Lots [Section 8-34(c)(3)(c]): The 4 buildable lots shall be calculated from the effective date of the Subdivision Control Ordinance, October 21, 1986.
3. Cul-de-Sac Standards [Section 8-57(e)(8)]: The minimum outside radius and approach radius of the pavement of a cul-de-sac shall be 50 feet. Cul-de-sac streets shall not exceed 1000 feet in length, and in no case shall more than 15 lots have frontage on a single cul-de-sac. In all other respects, cul-de-sac streets shall meet all standards for subdivision streets.

Record No: SUB-26-30

Subdivision Application

Status: Active

Submitted On: 4/6/2026

Primary Location

13205 E LEGAL TENDER RD
COLUMBUS, IN 47203

Owner

COMBS STEVE MORRISON ROBERT C
E LEGAL TENDER RD 13205 COLUMBUS, IN 47203

Applicant Information

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

Milestone Design Group

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

Yes

Development Activity / Change Proposed

Subdivision Type*

Minor

Proposed Subdivision Name*

Oakwood of III R-W Estates, Sec. 2, Sixth replat

Total Number of Existing Parcels*

1

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

1

Total Number of New Lots

1

Total Land Area (Acres)*

4

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*

Ted P Darnall
Apr 6, 2026

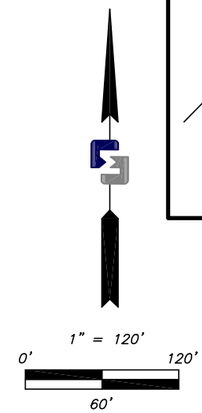
OAKWOOD OF III R-W ESTATES, SEC. TWO, SIXTH REPLAT

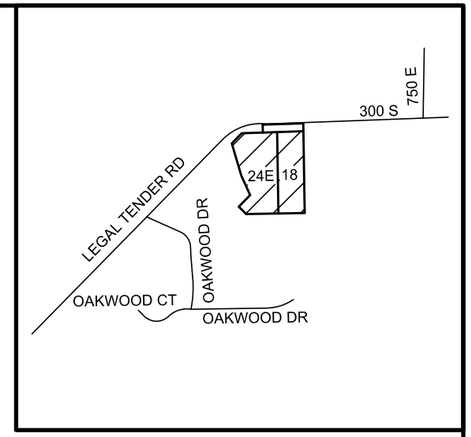
EXISTING FEATURES



LEGEND

= SOIL BORING





LOCATION MAP
NOT TO SCALE

REV.NO.	DATE	DESCRIPTION	BY:

Milestone design group
1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

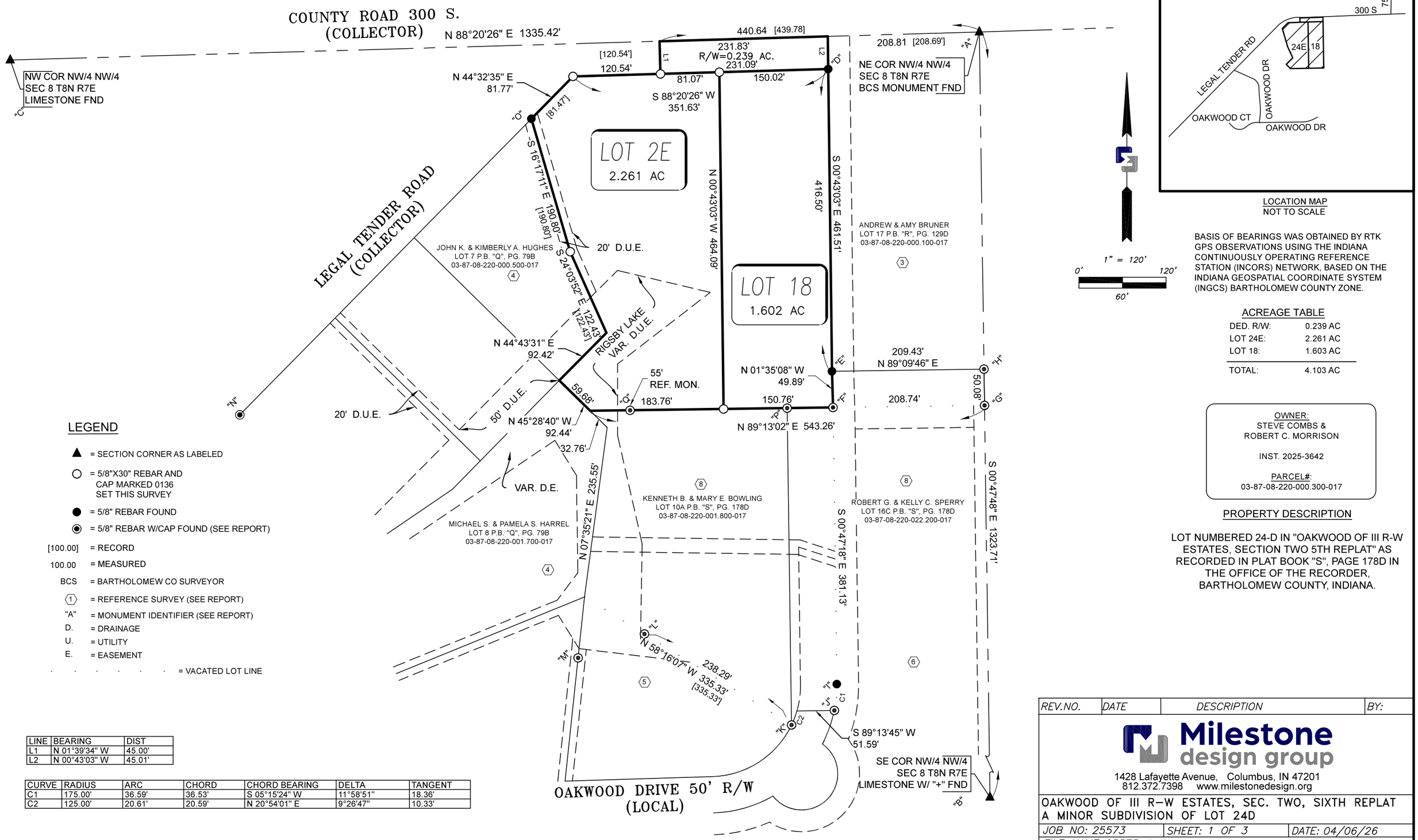
OAKWOOD OF III R-W ESTATES, SEC. TWO, SIXTH REPLAT
A MINOR SUBDIVISION OF LOT 24D

JOB NO: 25573	SHEET: 1 OF 1	DATE: 04/06/26

FILE NAME: 25573adsub

OAKWOOD OF III R–W ESTATES, SEC. TWO, SIXTH REPLAT

PART OF NW/4 NW/4, SEC. 8, T8N, R7E BARTHOLOMEW COUNTY, IN



LOCATION MAP
NOT TO SCALE

BASIS OF BEARINGS WAS OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE.

ACREAGE TABLE

DED. R/W:	0.239 AC
LOT 24E:	2.261 AC
LOT 18:	1.603 AC
TOTAL:	4.103 AC

OWNER:
STEVE COMBS &
ROBERT C. MORRISON

INST. 2025-3642

PARCEL#:
03-87-08-220-000.300-017

PROPERTY DESCRIPTION

LOT NUMBERED 24-D IN "OAKWOOD OF III R-W ESTATES, SECTION TWO 5TH REPLAT" AS RECORDED IN PLAT BOOK "S", PAGE 178D IN THE OFFICE OF THE RECORDER, BARTHOLOMEW COUNTY, INDIANA.

LEGEND

- ▲ = SECTION CORNER AS LABELED
- ○ = 5/8"X30" REBAR AND CAP MARKED 0136 SET THIS SURVEY
- ● = 5/8" REBAR FOUND
- ◉ = 5/8" REBAR W/CAP FOUND (SEE REPORT)
- [100.00] = RECORD
- 100.00 = MEASURED
- BCS = BARTHOLOMEW CO SURVEYOR
- ⟨1⟩ = REFERENCE SURVEY (SEE REPORT)
- "A" = MONUMENT IDENTIFIER (SEE REPORT)
- D. = DRAINAGE
- U. = UTILITY
- E. = EASEMENT
- . . . . . = VACATED LOT LINE

LINE	BEARING	DIST
L1	N 01°39'34" W	45.00'
L2	N 00°43'03" W	45.01'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	175.00'	36.59'	36.53'	S 05°15'24" W	11°58'51"	18.36'
C2	125.00'	20.61'	20.59'	N 20°54'01" E	9°26'47"	10.33'

REV.NO.	DATE	DESCRIPTION	BY:

Milestone design group
1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

OAKWOOD OF III R–W ESTATES, SEC. TWO, SIXTH REPLAT
A MINOR SUBDIVISION OF LOT 24D

JOB NO: 25573 | SHEET: 1 OF 3 | DATE: 04/06/26

FILE NAME: 25573adsub

OAKWOOD OF III R-W ESTATES, SEC. TWO, SIXTH REPLAT

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, ROBERT C. MORRISON AND STEVE COMBS, 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 "OAKWOOD OF III R-W ESTATES, SECTION TWO, SIXTH REPLAT" CONSISTING OF 2 LOTS, IDENTIFIED AS LOTS 24E AND 18 AND CONTAINING IN ALL 4.103 ACRES.

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 PLAT IS GUARANTEED. SOURCE OF TITLE IS BASED ON A DEED RECORDED IN INSTRUMENT 2025003642. ANY ENCUMBRANCES AND SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:
SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES OF RECORD.

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

FUTURE SUBDIVISION RIGHTS: PER THE CURRENT ZONING DESIGNATION (AP), THE REMAINING FUTURE SUBDIVISION RIGHTS OF THE SUBJECT PROPERTY, AS DESCRIBED IN THE CITY OF COLUMBUS - BARTHOLOMEW COUNTY ZONING ORDINANCE, EFFECTIVE APRIL 2008, ARE ASSIGNED AS FOLLOWS:
LOT 24E HAS 0 RIGHTS AND LOT 18 HAS 0 RIGHTS.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "UTILITY EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF ANY SUCH UTILITY TO INSTALL, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION.

ALL DRAINAGE EASEMENTS IDENTIFIED ON THE PLAT ARE SPECIFICALLY AUTHORIZED TO BE USED FOR DRAINAGE PURPOSES. THIS AREA SHALL NOT BE DISTURBED IN SUCH A MANNER AS TO INTERFERE WITH THE FLOW OF STORM WATER. NO PLANTINGS, STRUCTURES, FILL, OR REGRADING SHALL BE PERMITTED IN SUCH EASEMENTS UNLESS AUTHORIZED BY THE COUNTY ENGINEER.

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS AND COVENANTS AS SET FORTH IN PLAT BOOK (R), PAGE (131C) 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 BARTHOLOMEW COUNTY.

LOT 24D IN "OAKWOOD OF III R-W ESTATES, SECTION TWO 5TH REPLAT", RECORDED IN PLAT BOOK S, PAGE 178-D IS HEREBY VACATED BY THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS_____, DAY OF_____, 2026.

_____, _____,
ROBERT C. MORRISON STEVE COMBS

STATE OF INDIANA
SS:
COUNTY OF BARTHOLOMEW

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED ROBERT C. MORRISON AND STEVE COMBS WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS_____, DAY OF_____, 2026.

_____, NOTARY PUBLIC

COUNTY OF RESIDENCE:_____.

MY COMMISSION EXPIRES:_____.

BOARD OF COUNTY COMMISSIONERS

THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED, ON BEHALF OF THE PUBLIC, BY THE BOARD OF COUNTY COMMISSIONERS OF BARTHOLOMEW COUNTY, INDIANA, AT A MEETING HELD THIS

_____ DAY OF_____, 2026

THIS ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE BY THE COUNTY. MAINTENANCE OF ANY IMPROVEMENTS BY THE COUNTY SHALL COMMENCE ONLY AFTER ALL IMPROVEMENTS HAVE BEEN INSTALLED, THE IMPROVEMENTS HAVE BEEN FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED IMPROVEMENT PLANS, AND THE RELEASE OF THE FINANCIAL GUARANTEES FOR PERFORMANCE, WHICH REQUIRES A SEPARATE BOARD APPROVAL.

_____, _____,
LARRY S. KLEINHENZ CARL H. LIENHOOP

_____, _____
TONY LONDON ATTEST: PIA O'CONNOR, AUDITOR

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.

_____
AUDITOR, BARTHOLOMEW COUNTY: PIA O'CONNOR

RECORDER'S CERTIFICATE

RECORDED IN PLAT BOOK S, PAGE NUMBER _____, THIS

_____ DAY OF_____, 2026, AT _____ O'CLOCK_____.

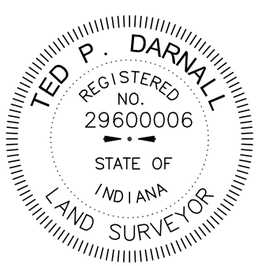
INSTRUMENT NO._____ FEE PAID $ _____.

_____
BARTHOLOMEW COUNTY RECORDER: TAMI L. HINES

"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."
TED P. DARNALL

A NOTATION HAS BEEN MADE ON "OAKWOOD OF III R-W ESTATES, SECTION TWO 5TH REPLAT", RECORDED IN PLAT BOOK "S", PAGE 178D.

SURVEYOR'S CERTIFICATE



I, TED P. DARNALL, 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, ON APRIL 6, 2026 IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE; 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.

_____
TED P. DARNALL PS #29600006
CERTIFICATION DATE: APRIL 6, 2026

REV.NO.	DATE	DESCRIPTION	BY:

Milestone design group
1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

OAKWOOD OF III R-W ESTATES, SEC. TWO, SIXTH REPLAT
A MINOR SUBDIVISION OF LOT 24D

JOB NO: 25573	SHEET: 2 OF 3	DATE: 04/06/26
FILE NAME: 25573adsub		

OAKWOOD OF III R-W ESTATES, SEC. TWO, SIXTH REPLAT

SURVEYOR'S REPORT

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARIES OF LOT 24D IN SUPPORT OF A MINOR SUBDIVISION PLAT TO DIVIDE SAID LOT FURTHER. IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE. THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED WITH REFERENCE TO THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY. IT IS MY OPINION THAT UNCERTAINTIES IN THE LINES AND CORNERS OF THIS SURVEY MAY EXIST AS A RESULT OF THE FOLLOWING.

REFERENCE SURVEYS, PLATS& DATA:

1) BEARINGS FOR THE SUBJECT SURVEY WERE OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE. SAID ZONE IS A LOW DISTORTION PROJECTION DEFINED BY A SPECIFIC COMBINED SCALE FACTOR AND FALSE NORTHING AND EASTING VALUES. THE COORDINATE VALUES CREATED IN SAID ZONE REQUIRE NO ADJUSTMENT TO OBTAIN GROUND SURFACE DATA.
2) THE BARTHOLOMEW COUNTY SURVEYOR'S COORDINATE DATA SHEET AND SECTION CORNER TIE CARDS FOR SECTION 8-8-7.
3) SECOND RE-PLAT OF OAKWOOD OF III R-W ESTATES SECTION TWO, RECORDED IN PLAT BOOK R, PAGE 131C
4) OAKWOOD OF III R-W ESTATES SECTION TWO, RECORDED IN PLAT BOOK Q, PAGE 79B.
5) BOUNDARY SURVEY FOR KENNETH & MARY BOWLING OF LOT 10, RECORDED IN INST. NO. 2007-1755
6) OAKWOOD OF III R-W ESTATES, SECTION TWO 4TH REPLAT, RECORDED IN PLAT BOOK S, PAGE 113B
7) LOT 16A BOUNDARY SURVEY, CERTIFIED 9-16-11, E.R. GRAY & ASSOCIATES JOB NO. 11242
8) OAKWOOD OF III R-W ESTATES, SECTION TWO 5TH REPLAT, RECORDED IN PLAT BOOK S, PAGE 178D

REFERENCE MONUMENTS:

1) "A" IS THE NORTHEAST CORNER OF THE NW/4, NW/4 AND IS MARKED BY A BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 2.
2) "B" AND "C" ARE BOTH SECTION CORNERS AS LABELED HEREON AND WERE BOTH FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 2.
3) "D" IS A 5/8 INCH REBAR BENT. ORIGIN OF THIS REBAR IS UNKNOWN. IT FALLS SOUTH 0 DEGREES 43 MINUTES EAST, 0.96 FEET OF THE CORNER ESTABLISHED BY THE SUBJECT SURVEY.
4) "E" IS A 5/8 INCH REBAR FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 3. IT IS HELD AS AN ORIGINAL MONUMENT.
5) "F" "G" AND "J" ARE 5/8 INCH REBAR WITH CAPS STAMPED "ERG S0516" FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 7. THEY WERE ACCEPTED AS CONTROLLING MONUMENTS.
6) "H" IS A 5/8 REBAR WITH CAP STAMPED "FECO" FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE PLAT 3. IT WAS HELD AS AN ORIGINAL MONUMENT.
7) "I" IS A 5/8 INCH REBAR FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 3. IT IS HELD AS AN ORIGINAL MONUMENT.
8) "K" IS A 5/8 INCH REBAR WITH CAP STAMPED "FECO" FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE PLAT 4 & 5. IT WAS HELD AS AN ORIGINAL MONUMENT.
9) "L" IS A 5/8 INCH REBAR WITH CAP STAMPED "C&D" FOUND. IT WAS SLIGHLTY BENT ON TOP BUT IN OTHERWISE GOOD CONDITION. IT WAS SET BY REFERENCE SURVEY 5. IT IS HELD HEREON AS A CONTROLLING MONUMENT.
10) "M" IS A 5/8 INCH REBAR WITH CAP STAMPED "C&D" FOUND IN GOOD CONDITION. IT WAS SET BY REFERENCE SURVEY 5. IT IS HELD HEREON AS A CONTROLLING MONUMENT.
11) "N" IS A 5/8 REBAR WITH CAP STAMPED "FECO" FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE PLAT 4. IT WAS HELD AS AN ORIGINAL MONUMENT.
12) "O" IS A 5/8 INCH REBAR FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 4. IT IS HELD AS AN ORIGINAL MONUMENT.
13) "P" AND "Q" ARE 5/8 INCH REBAR WITH CAPS STAMPED "MEEKS & CO. LS20200019" FOUND IN GOOD CONDITION IN ACCORDANCE WITH REFERENCE SURVEY 8. THEY WERE ACCEPTED AS CONTROLLING MONUMENTS.
14) ALL OF THE ABOVE REFERENCED MONUMENTS WERE FOUND WITHIN 4 INCHES OF GRADE UNLESS OTHERWISE NOTED.

THEORY OF LOCATION:

1) THE FOUND ORIGINAL AND CONTROLLING MONUMENTS DISCUSSED ABOVE WERE HELD TO RE-ESTABLISH THE LINES CONNECTING SAID MONUMENTS.
2) THE WESTERLY BOUNDARY OF LOT 24E WAS RE-ESTABLISHED BASED ON THE FOUND MONUMENTS AND THE RECORD PLAT GEOMETRY FROM REFERENCE PLATS 3 AND 4.
3) THE NEW BOUNDARY OF THE SUBJECT LOTS WAS SET AT LOCATIONS AS DIRECTED BY THE OWNER.

SUMMARY:

BASED ON THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS;
1) DUE TO VARIANCES IN REFERENCE MONUMENTS: 1.0 FOOT.
2) DUE TO DISCREPANCIES IN RECORD PLATS AND DEEDS: REFERENCE PLATS 3 AND 4 CONTAIN LIMITED AND SOME CONFLICTING DATA. THESE LOTS HAVE BEEN THE SUBJECT OF MULTIPLE RE-PLATS. THE ESTIMATED AMOUNT OF UNCERTAINTY INTRODUCED BY THESE PLATS IS 20 FEET MORE OR LESS.
3) DUE TO INCONSISTENCIES IN THE LINES OF OCCUPATION: NONE OBSERVED. THE WESTERN BOUNDARY OF LOT 24E FALLS IN RIGSBY LAKE.
4)THE RELATIVE POSITIONAL ACCURACY DUE TO MEASUREMENTS FOR THIS SURVEY FALLS WITHIN THE STANDARDS FOR A RURAL SURVEY (0.26 FEET).

NOTES:

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY TITLE WORK. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OR OTHER ENCUMBRANCES OF RECORD.
2) THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH SOME OF THE ABOVE DISCUSSED UNCERTAINTIES, ESPECIALLY THOSE RELATED TO FENCES OR OTHER FORMS OF OCCUPATION. PRIOR TO REMOVING OR ALTERING ANY IMPROVEMENTS RELATIVE TO OCCUPATION, FURTHER INVESTIGATION AND DISCUSSION WITH NEIGHBORING LAND OWNERS IS REQUIRED. IT MAY BE NECESSARY TO CONSULT WITH AN ATTORNEY TO FURTHER UNDERSTAND ANY POSSIBLE UNWRITTEN RIGHTS.
3) THERE MAY BE DIFFERENCES BETWEEN PLAT DIMENSIONS AND MEASURED DIMENSIONS ALONG SOME OF THE BOUNDARY LINES SHOWN HEREON. THERE MAY BE SURVEY MONUMENTS FOUND NEAR, BUT NOT NECESSARILY AT THE BOUNDARY CORNERS. AT CORNERS WHERE THESE DIFFERENCES ARE LESS THAN THE STATED RELATIVE POSITIONAL ACCURACY, AND LESS THAN THE UNCERTAINTY FOR REFERENCE MONUMENTS, THE DIFFERENCE IS INSIGNIFICANT AND IF SHOWN HEREON IS SHOWN ONLY FOR THE PURPOSE OF MATHEMATICAL CLOSURE. OTHERWISE DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY, AND OR, THE STATED UNCERTAINTY IN REFERENCE MONUMENTS, ARE SHOWN AND DISCUSSED HEREON.
4) NOT ALL OF THE IMPROVEMENTS (ABOVE OR BELOW GROUND) WERE LOCATED BY THIS SURVEY.

PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY BARTHOLOMEW COUNTY, INDIANA AS FOLLOWS:

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD AUGUST 13, 2026.

_____ , _____ ,
PRESIDENT: TOM FINKE SECRETARY: ARNOLD HASKELL

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY_____.

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.

_____
PLANNING DIRECTOR: JEFFREY R. BERGMAN, AICP

VOID UNLESS RECORDED BY _____.

PLANNING DEPARTMENT CASE NO. _____.

REV.NO.	DATE	DESCRIPTION	BY:

Milestone design group
1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

OAKWOOD OF III R-W ESTATES, SEC. TWO, SIXTH REPLAT
A MINOR SUBDIVISION OF LOT 24D

JOB NO: 25573	SHEET: 3 OF 3	DATE: 04/06/26
FILE NAME: 25573adsub		