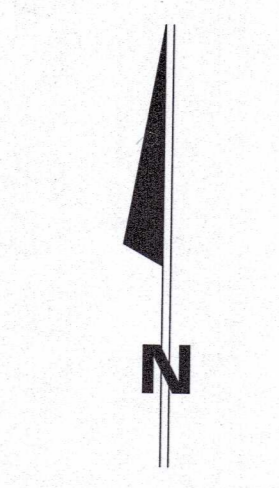
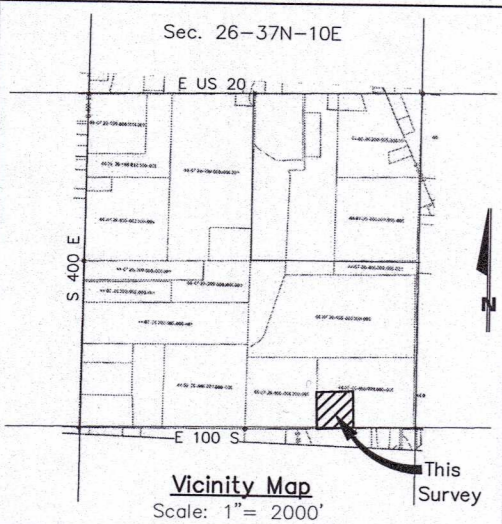


JUN 27 2023

LAGRANGE COUNTY AUDITOR

PB 35 PG 4

202302875
SHEILA GETZ
LAGRANGE COUNTY RECORDER
RECORDED AS PRESENTED
06/28/2023 08:09 AM
PAGES: 1



- Legend**
- ◆ Section Corner
 - Existing Monument (Origin Unknown Unless Otherwise Noted)
 - Rebar and Cap Set
 - ▲ MAG Nail Found
 - Fl. Mon. Flush with Ground
 - 0.1' Elev. of Mon. above Ground (Typ.)

General Notes
The proposed subdivision and surrounding parcels are currently zoned A-1.
A-1
80' Front Yard (from centerline of Right of Way)
10' Side Yard
5' Rear Yard

Access to the proposed Lots will be from E 100 S

Legal Description per DR 95-2-48

A Part of the Southeast Quarter of Section 26, Township 37 North, Range 10 East, LaGrange County, Indiana, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North 88 degrees 37 minutes East along the South line of said Southeast Quarter 1130.0 feet to the point of beginning of this description; thence continuing North 88 degrees 37 minutes East 570.2 feet; thence North 565 feet; thence West 570.0 feet; thence South 578.8 feet to the South line of said Southeast Quarter and the point of beginning.

Subject to all easements, assessments, highways, restrictions and other limitations of record.

Subdivided prior to August 15, 1973.

Flood Classification

A portion of this property is located within the floodplain as per information obtained from Flood Insurance Rate Map, National Flood Insurance Program, Community-Panel Number 18087C0225C, Dated 11/20/2013.

Minimum flood protection. The minimum flood protection grade in Fish Royer Acres Minor Subdivision is set at or above 942.0 feet, M.S.L., which is two feet above the 100 year frequency flood.

Zoning Note

This subdivision is located in an area that is currently zoned A-1, Agriculture. As such, normal agriculture operations including the operation of machinery, the primary processing of agriculture products and all normal agriculture operations performed in accordance with good husbandry practices are permitted to be conducted on adjoining properties.

Private Access Easement Notation

This plat contains property shown as private access easements. The responsibility for maintenance and snow removal shall be assumed by the property owners and not by the County.

Surveyor's Statement

This plat is in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code with the lines of this plat conforming to a survey made under JPR supervision in January, 2022 and being recorded in the Office of the Recorder of LaGrange County in Instrument No. 2023-02873

Surveyor's Certificate

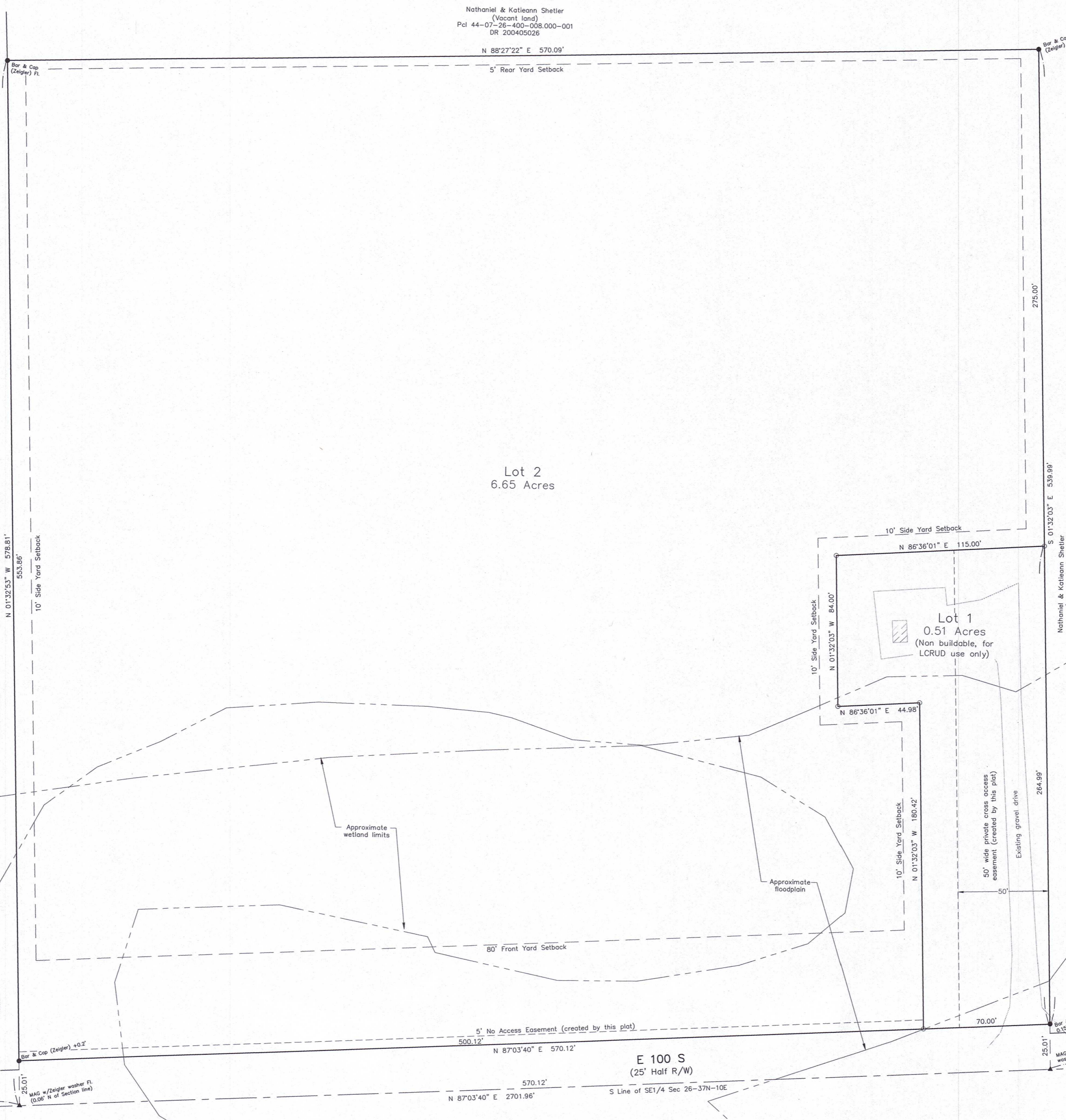
I, Mikel Currier hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that, to the best of my knowledge, this plat correctly represents a survey completed by me, or under my direct supervision, on 5/23/2023 that any changes from the description appearing on the last record transfer of the land contained in the final plat are so indicated; that all monuments shown thereon actually exist or will be installed (before the release of the financial guarantees) and their position is correctly shown, and, that all dimensional and geodetic data are correct.

Mikel Currier
5/23/2023 Date
Mikel Currier PS 20800152
Jones Petrie Rafinski
325 S. Lafayette Blvd. South Bend, IN 46601



Harrison Monument
S 1/4 Corner
Sec. 26-37N-10E
1129.98'

MAG w/Zeigler washer fl.
(0.06' N of Section line)



Fish Royer Acres Minor Subdivision
A Part of the Southeast Quarter of Section 26, Township 37 North,
Range 10 East, Bloomfield Civil Township, LaGrange County, Indiana

Nathaniel & Kathleen Shetter
(Vacant land)
Pct 44-07-26-400-008.000-001
DR 200405026

N 88°27'22" E 570.09'

5' Rear Yard Setback

Lot 2
6.65 Acres

Lot 1
0.51 Acres
(Non buildable, for
LCRUD use only)

Owner's Certification
We the undersigned, LaGrange County Sewer District, owners of the real estate shown and described herein, do hereby certify that we plat and subdivide said real estate in accordance with this plat.

The subdivision shall be known and designated as FISH ROYER ACRES MINOR SUBDIVISION consisting of TWO lots and containing 7.48 acres.

All rights-of-way and public lands shown and not heretofore dedicated or deeded to the public are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. The setback lines shall be determined by the regulations of the LaGrange County, Indiana Zoning Ordinance of current adoption.

WITNESS OUR HANDS AND SEALS this 20th day of June, 2023.

Kenneth Hunn
LaGrange County Regional Utility District
Kenneth Hunn) President - Board of Trustees
P.O. Box 270 LaGrange, IN

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Kenneth Hunn, President - Board of Trustees, and each separately and severally acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed.

Witness my hand and seal this 20th day of June, 2023.

Jeannette Combs
JEANNETTE COMBS
Notary Public, State of Indiana
LaGrange County
Commission Number 711635
My Commission Expires March 15, 2026

Plat Committee Minor Plat Approval
In accordance with the LaGrange County Subdivision Control ordinance, which ordinance requirements shall apply to said plat as fully as if setout hereat, this plat was given final approval by the LaGrange County Plat Commission on this 13th day of June, 2023.

Lynn Bowen
Chairman - Lynn Bowen
LaGrange County Plat Commission

Dedication Certificate
BOARD OF COUNTY COMMISSIONERS DEDICATION ACCEPTANCE
Be it resolved by the Board of County Commissioners, LaGrange County, Indiana, that the dedications shown on this plat are hereby approved, and accepted this 13th day of June, 2023.

Kevin Myers
Kevin Myers, Commissioner

- Recording Notations**
- (a) Recording is hereby authorized by the owners: LaGrange County Sewer District
 - (b) Entered for taxation this _____ day of _____, 2023.
 - (c) Recorded in Plat Book _____, page number _____, this _____ day of _____, 2023, at _____ o'clock.
 - (d) Instrument No. _____ Fee Paid.
 - (e) Sheila Getz, Recorder, LaGrange County.
 - (f) Copy of plat received by Pat Monroe, Assessor.

CLIENT	LAGRANGE COUNTY SEWER DISTRICT P.O. BOX 270 LAGRANGE, IN 46761
	LAGRANGE COUNTY SEWER DISTRICT P.O. BOX 270 LAGRANGE, IN 46761
OWNER	LAGRANGE COUNTY SEWER DISTRICT P.O. BOX 270 LAGRANGE, IN 46761
© 2023 JPR - All Rights Reserved DOC. NO.: DR 95-2-48	
SCALE: 1" = 30'	DRAWN BY: mdc SURVEYED: 3/16/23
DATE: 5/23/23	CHECKED BY: jsb JOB NO. 2017-0123
PROJ: FISH ROYER ACRES MINOR SUB	
DESC: CERTIFICATE OF SURVEY	
LOC: SEC 26-37N-10E, BLOOMFIELD TWP.	