

**DEPARTMENT OF ENGINEERING**  
**PUBLIC WORKS – STORMWATER MANAGEMENT**  
**CITY OF PLYMOUTH, INDIANA**  
**900 OAKHILL AVENUE - P.O. BOX 492**  
**PLYMOUTH, IN 46563**

Philip R. 'Rick' Gaul, P.E.  
City Engineer

PHONE 574-936-3614  
FAX 574-936-3017

**TRC MEETING NOTES:**

**DATE: June 08, 2021**

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**AGENDA ITEMS:**

9:00 Replat of Country Knoll Subdivision - Ralph Booker

**ATTENDANCE:**

See attached Attendance Sheet for 2021-06-08

**MEETING NOTES:**

**Replat of Country Knoll Subdivision – Ralph Booker:**

**Project Summary:**

- Country Knoll Subdivision located west of Deer Trail is interested in moving a lot line, removing a lot line and adding a lot line within the existing boundaries of the existing subdivision.
- The replat will affect lots 5, 7 and 8.

**Planning:**

- Nothing was addressed.

**Emergency Services:**

- Nothing was addressed.

**Transportation:**

- Nothing was addressed.

**Utilities:**

- Nothing was addressed.

**Drainage:**

- Nothing was addressed.

**General:**

- 

**END OF MEETING**

Philip R. 'Rick' Gaul, P.E.  
City Engineer

DATE: June 8, 2021

**WWTP Meeting Room**

900 Oakhill Ave

**E-MAIL**

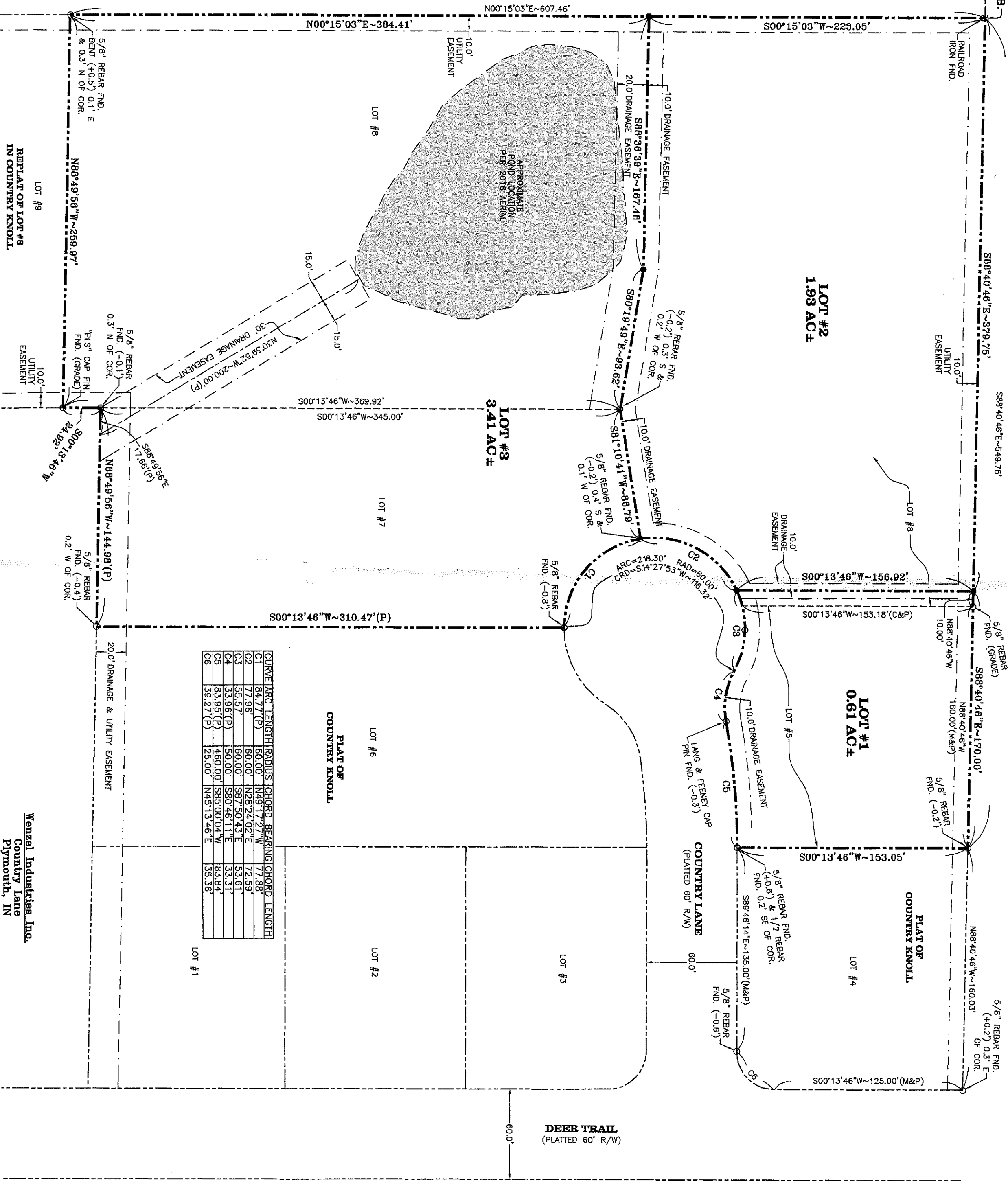
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# REPLAT OF LOTS #5 #7, & PART OF #8 IN COUNTRY KNOLL

A 5.95 ACRE TRACT OF LAND IN THE SOUTHWEST QUARTER OF  
SECTION 6, TOWNSHIP 33 NORTH, RANGE 2 EAST, CENTER  
TOWNSHIP, MARSHALL COUNTY, INDIANA.

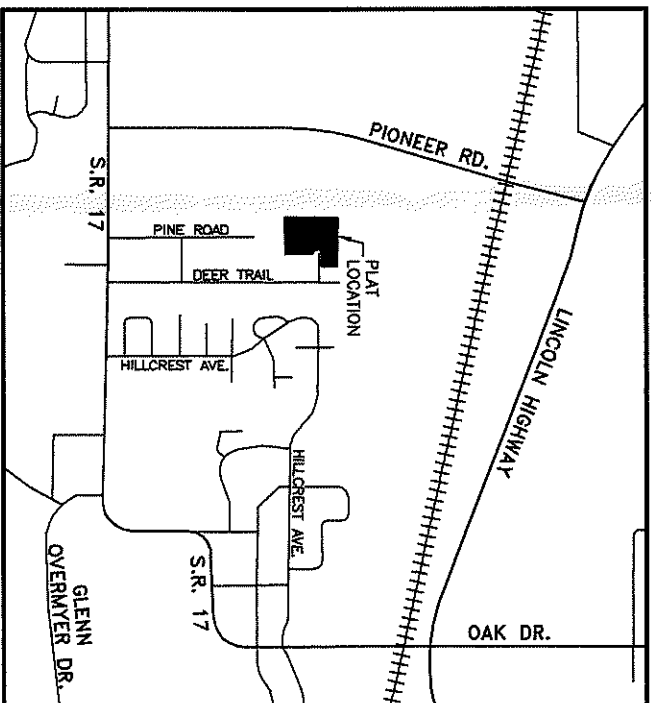
## GENERAL NOTES & ADDITIONAL RESTRICTIONS

- The subdivider and individual lot owners shall cause all grading, excavations, open cuts, side slopes, and other surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation, and washing are prevented in accordance with the rules of the City of Plymouth Plan Commission and references (ie: Erosion Control for the Home Builder).

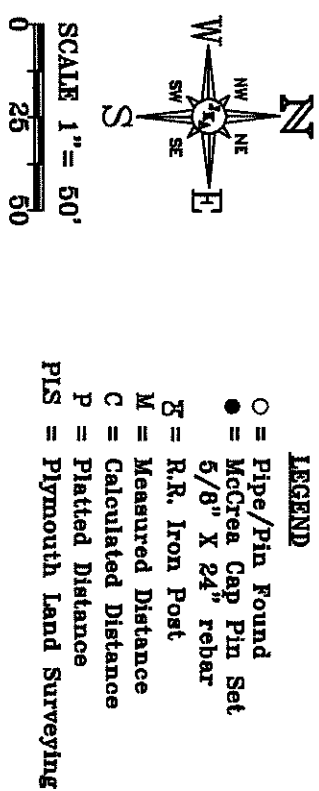


CURVE	ARC LENGTH	RADIUS	CHORD	BEARING	CHORD LENGTH
C1	84.77' (P)	60.00'	N49°17'27\"W	77.88'	
C2	77.96'	60.00'	N28°24'02\"E	72.59'	
C3	55.57'	60.00'	S87°50'43\"E	53.31'	
C4	33.96' (P)	50.00'	S80°46'11\"E	33.31'	
C5	83.95' (P)	450.00'	S85°00'04\"W	83.84'	
C6	39.27' (P)	25.00'	N45°13'46\"E	35.35'	

LOCATION MAP (N.T.S.)



Wenzel Industries Inc.  
Country Lane  
Plymouth, IN  
Fieldwork Dec. 22, 2020



## GENERAL NOTES:

TITLE: This survey is subject to any restrictions or easements that may be disclosed by a full and accurate title search and the undersigned should be notified of any additions or revisions that may be required.

SETBACKS & EASEMENTS: This survey is subject to any building setbacks per the Marshall County zoning regulations and any drainage easements or restrictions per I.C. (Indiana Code) 36-9-27-83.

BASIS OF BEARINGS: All measured bearings herein are based upon INDOT VRS Base, using NAD83 Indiana East coordinate system

## CERTIFICATION

I, Christopher W. McCrea, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed or certified by me; that all monuments will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown.

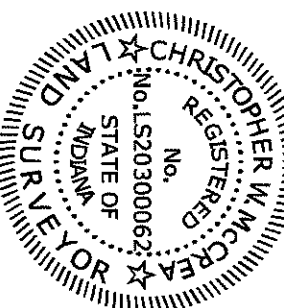
*Christopher W. McCrea*

Christopher W. McCrea  
Registered Land Surveyor #20300062

Prepared by: JOHN KIMPEL & ASSOCIATES, INC.  
902 SOUTH 325 EAST  
WASAW, INDIANA 46582

Christopher W. McCrea  
P.L.S. #20300062  
574-889-1148

JOB #  
JK-20608



## SUBDIVIDERS:

Michael D. & Judith H. Stump @ 9549 Country Lane, Plymouth, IN 46563  
Wenzel Industries Inc. @ 9595 Deer Trail, Plymouth, IN 46563

# REPLAT OF LOTS #5 #7, & PART OF #8 IN COUNTRY KNOLL

A 5.95 ACRE TRACT OF LAND IN THE SOUTHWEST QUARTER OF  
SECTION 6, TOWNSHIP 33 NORTH, RANGE 2 EAST, CENTER  
TOWNSHIP, MARSHALL COUNTY, INDIANA.

## CERTIFICATE OF OWNERSHIP

I, Delenor Wenzel (Agent of Wenzel Industries Inc.), do hereby certify that I am the owner of  
the real estate known and designated as Lot #8 and Lot #8 in the Plat of Country Knoll.

WITNESS our Hands, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Delenor Wenzel (Agent of Wenzel Industries)

## DEED OF DEDICATION

I, Delenor Wenzel (Agent of Wenzel Industries Inc.), do hereby certify that I have caused the  
above described to be surveyed as shown on the hereon drawn plat as my free and  
voluntary act and deed. I do hereby lay off, plat and subdivide said real estate in  
accordance with the plat herein. This subdivision shall be known and designated as the  
Replat of Lots #6, #7, and part of #8 in Country Knoll, an addition to Marshall County,  
Indiana.

By: \_\_\_\_\_  
Delenor Wenzel

## NOTARY PUBLIC

State of \_\_\_\_\_ County of \_\_\_\_\_

Before me the undersigned Notary Public, in and for the County and State, personally  
appeared Delenor Wenzel and he has separately and severally acknowledged the foregoing  
instrument as their own voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

My Commission Expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

Signature: \_\_\_\_\_

## SURVEYORS REPORT

This is a boundary survey in accordance with Title 865 of the Indiana Administrative  
Code 1-12 "Rule 12", the following observations and opinions are submitted regarding the  
various uncertainties of the location of the lines and corners established on this survey  
as a result of:

- Availability and condition of referenced monuments
- Occupation or possession lines
- Clarity or ambiguity of the record description and/or adjoiner's descriptions used
- The theoretical uncertainty of the measurements.

1. The relative position accuracy (due to random errors in measurement) of the corners  
of the above described property established by this survey is within specifications of a  
"Suburban" survey 0.13' + 100 PPM in accordance with the Indiana Survey Standards as  
Defined in the IAC 865.

- The subject property was established by recovering monuments as shown and noted.
- No encroachments were found or noted.
- For variances, discrepancies and inconsistencies, see survey plat on page 1 of 2  
attached.

## DRAINAGE LAW

Indiana Code 36-9-27-83 (Paragraph d)

The owners of land over which the right-of-way runs may use the land in any  
manner consistent with this chapter and the proper operation of the drain.  
Permanent structures may not be placed on any right-of-way without the written  
consent of the board. Temporary structures may be placed upon or over the  
right-of-way without the written consent of the board, but shall be removed  
immediately by the owner when so ordered by the board or by the county  
surveyor. Crops grown on a right-of-way are at the risk of the owner, and, if  
necessary in the reconstruction or maintenance of the drain, may be damaged  
without liability on the part of the surveyor, the board, or their representatives.  
Trees, shrubs, and woody vegetation may not be planted in the right-of-way  
without the written consent of the board, and trees and shrubs may be removed  
by the surveyor if necessary to the proper operation or maintenance of the drain.

## RECORDER

## CERTIFICATE OF OWNERSHIP

We, Michael D. Stump & Judith H. Stump, do hereby certify that we are the owners of the  
real estate known and designated as Lot #7 in the Plat of Country Knoll.

WITNESS our Hands, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Michael D. Stump

By: \_\_\_\_\_  
Judith H. Stump

## DEED OF DEDICATION

We, Michael D. Stump & Judith H. Stump, do hereby certify that we have caused the above  
described to be surveyed as shown on the hereon drawn plat as my free and voluntary act  
and deed. I do hereby lay off, plat and subdivide said real estate in accordance with the  
plat herein. This subdivision shall be known and designated as the Replat of Lots #6, #7,  
and part of #8 in Country Knoll, an addition to Marshall County, Indiana.

By: \_\_\_\_\_  
Michael D. Stump

By: \_\_\_\_\_  
Judith H. Stump

## NOTARY PUBLIC

State of \_\_\_\_\_ County of \_\_\_\_\_

Before me the undersigned Notary Public, in and for the County and State, personally  
appeared Michael D. Stump & Judith H. Stump and they have separately and severally  
acknowledged the foregoing instrument as their own voluntary act and deed for the purposes  
therein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

My Commission Expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_

Signature: \_\_\_\_\_

## HEALTH DEPARTMENT CERTIFICATION

The Marshall County Health Department, having made a general review of the soil in the  
area of the subdivision and based on this review does not object to the subdivision's  
feasibility for the installation of private sewage disposal and water supply systems for the  
proposed residential uses. Before development can begin, all applicable requirements of  
Indiana State Board of Health Rule 410 IAC 6-8.1 and Marshall County Health Department's  
ordinance concerning private sewage disposal permit for each lot from the Marshall County  
Health Department, and subject to lot-by-lot restrictions imposed upon each lot for location  
of sanitation facilities.

By: \_\_\_\_\_  
Health Officer

## COMMISSION CERTIFICATE OF APPROVAL

Pursuit to the authority provided by the Acts of the General Assembly of the State  
of Indiana, and all Acts amendatory thereto, the undersigned certify that this plat  
was considered; found to be in compliance with the standards set forth in the  
Ordinance; and approved by the City of Plymouth Plan Commission on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2021.

In Witness whereof, we have attached our signatures and the Commission's seal  
hereupon.  
By: \_\_\_\_\_

President: \_\_\_\_\_ Secretary: \_\_\_\_\_

## AUDITOR

## SUBDIVIDERS:

Michael D. & Judith H. Stump @ 9549 Country Lane, Plymouth, IN 46563  
Wenzel Industries Inc. @ 9595 Deer Trail, Plymouth, IN 46563