

**FAVORABLE RECOMMENDATION  
CONCERNING A CERTAIN REZONE  
TO THE LAPEL TOWN COUNCIL**

**CERTIFICATION OF THE LAPEL PLANNING COMMISSION**

Comes now the Lapel Planning Commission and submits the following favorable recommendation to the Lapel Town Council; and

**WHEREAS**, this Certification is being submitted within ten (10) days after the meeting held by the Lapel Planning Commission concerning a certain rezone of property located at 0 S SR-13, Pendleton, IN 46064, as fully described in the attached Exhibit "A" in the Town of Lapel Planning Commission.

**WHEREFORE**, the Lapel Planning Commission hereby issues this Certification with a **favorable recommendation** to the Lapel Town Council.

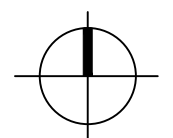
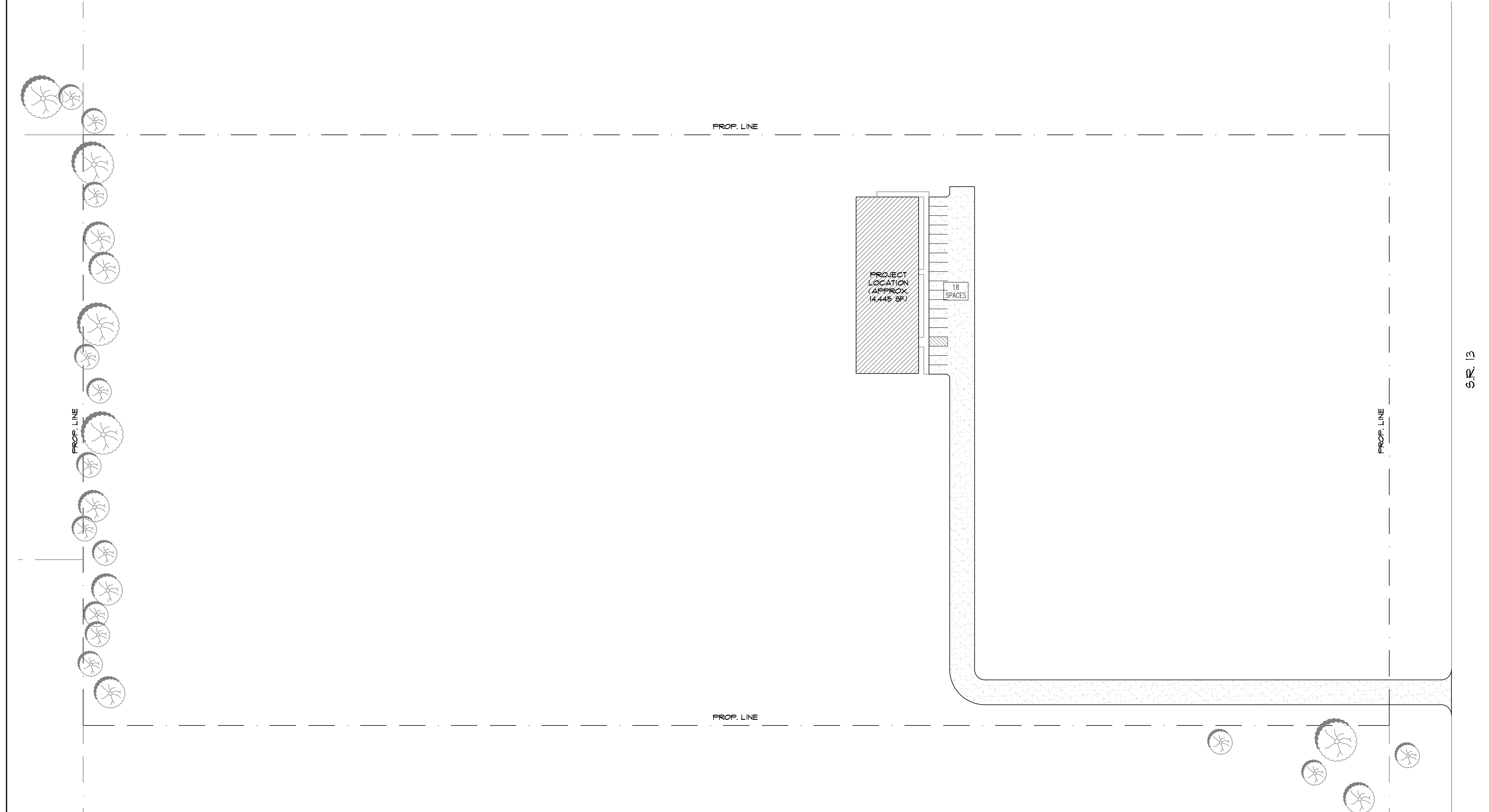
DATED: \_\_\_\_\_

LAPEL PLANNING COMMISSION

\_\_\_\_\_  
Matt Wood, President

ATTEST:

\_\_\_\_\_  
Teresa Retherford



**1** ARCHITECTURAL SITE PLAN  
SCALE: 1" = 50'-0"

**peterson ARCHITECTURE**  
 298 south 10th street  
 suite 500  
 noblesville in 46060  
 p 317.770.9714  
 f 317.770.9718  
 studio@petersonarchitecture.com

**NEW CONSTRUCTION  
 WILLS EXCAVATING**  
 INDIANA  
**DESIGN + BUILD CORP**

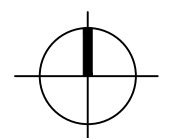
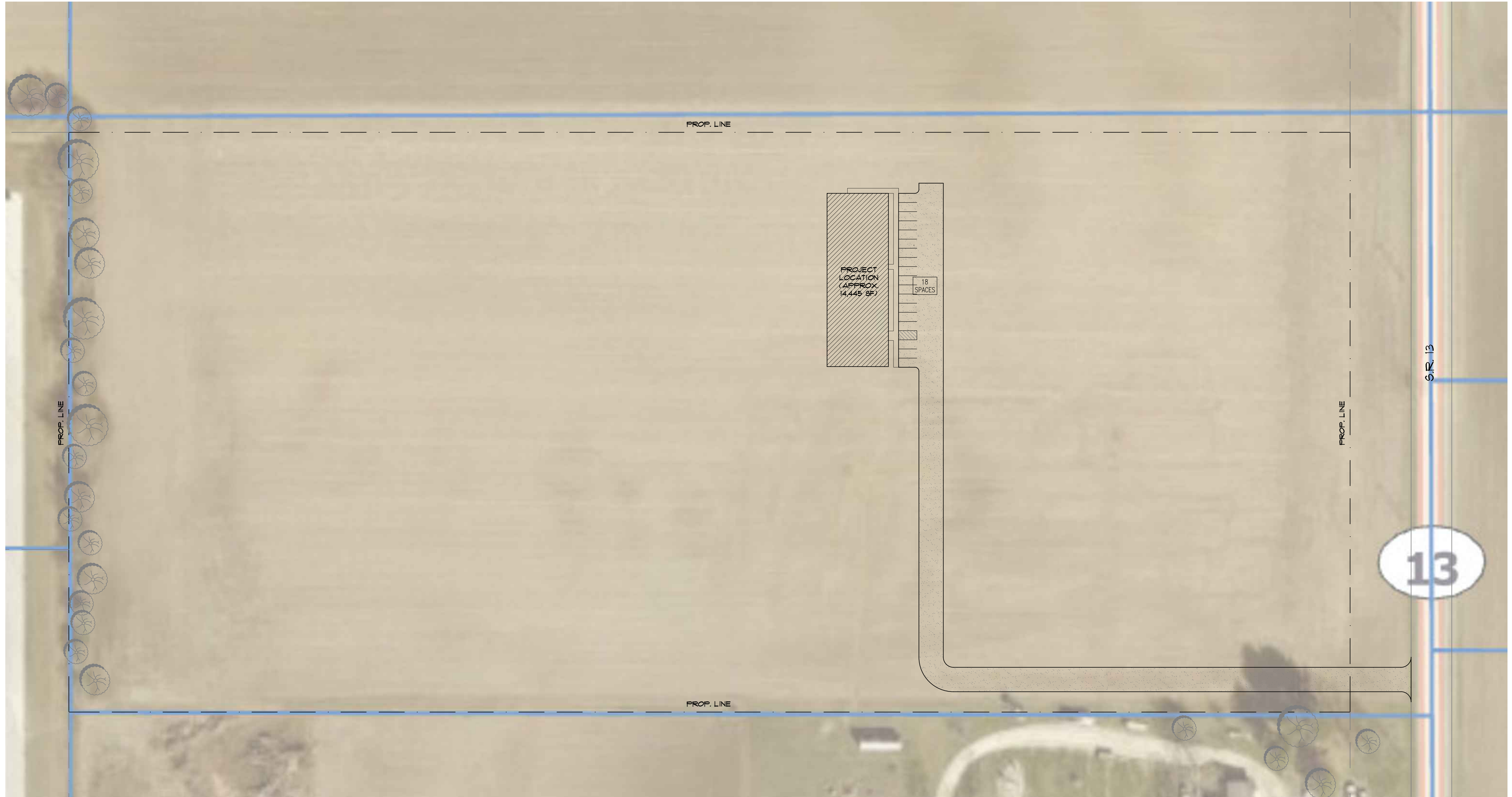
CLIENT REVIEW  
 APRIL 30, 2024

REVISIONS:	DATE	DATE
△	REVISION	DATE
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△	REVISION	DATE

DRAWN BY: B. HOFMANN  
 CHECKED BY: D. PETERSON  
 PROJECT NUMBER: 24-0042

ARCHITECTURAL SITE PLAN  
**AS101**

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.



**1**

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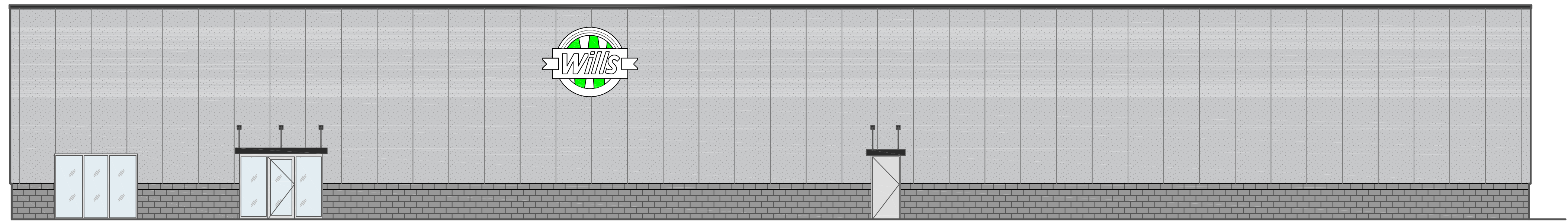
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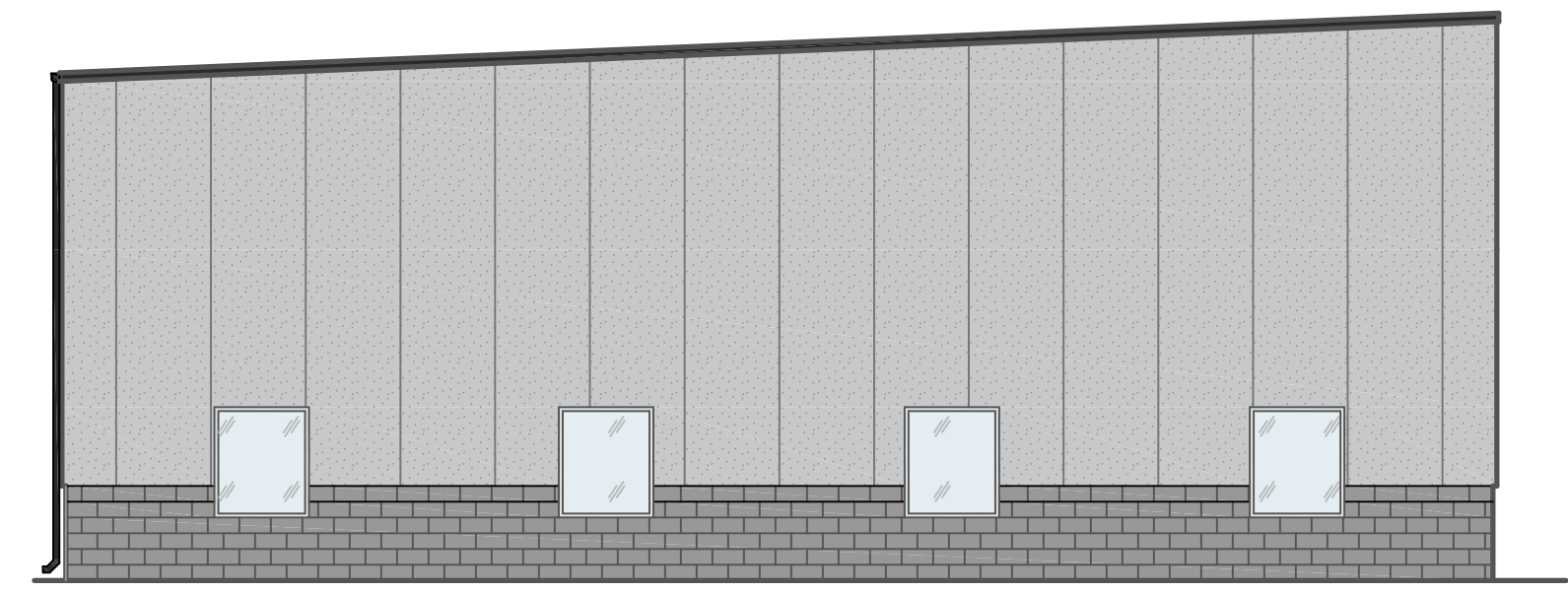
ARCHITECTURAL SITE PLAN

**AS101**

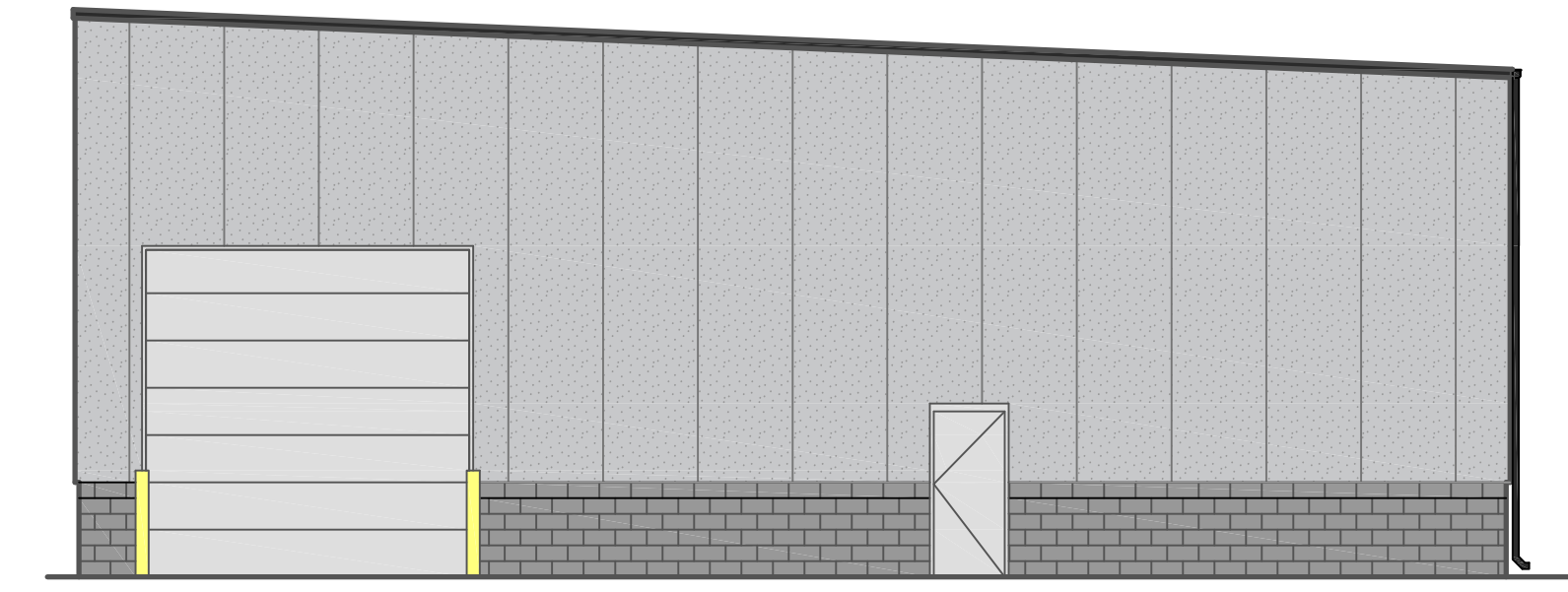
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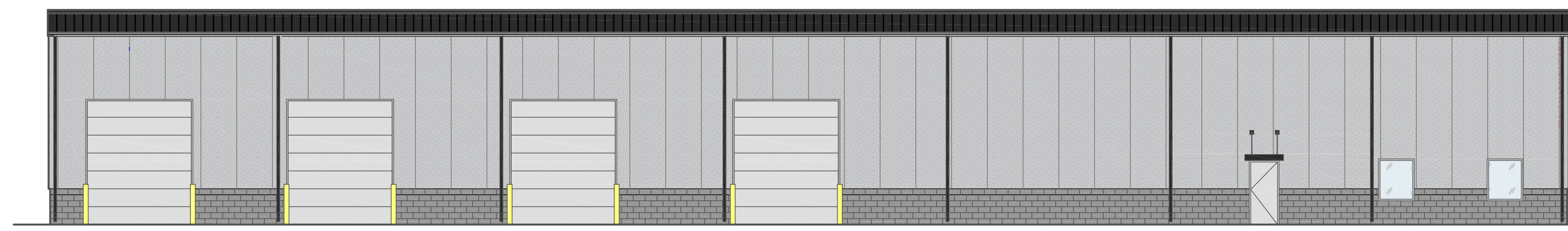
① **FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"



② **SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



③ **SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



④ **REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"

**NEW CONSTRUCTION**  
**WILLS EXCAVATING**  
 INDIANA  
**DESIGN & BUILD CORP.**

CLIENT REVIEW

MAY 2, 2024

REVISIONS:

△ 1	REVISION DATE
△ 2	REVISION DATE
△ 3	REVISION DATE
△ 4	REVISION DATE
△ 5	REVISION DATE

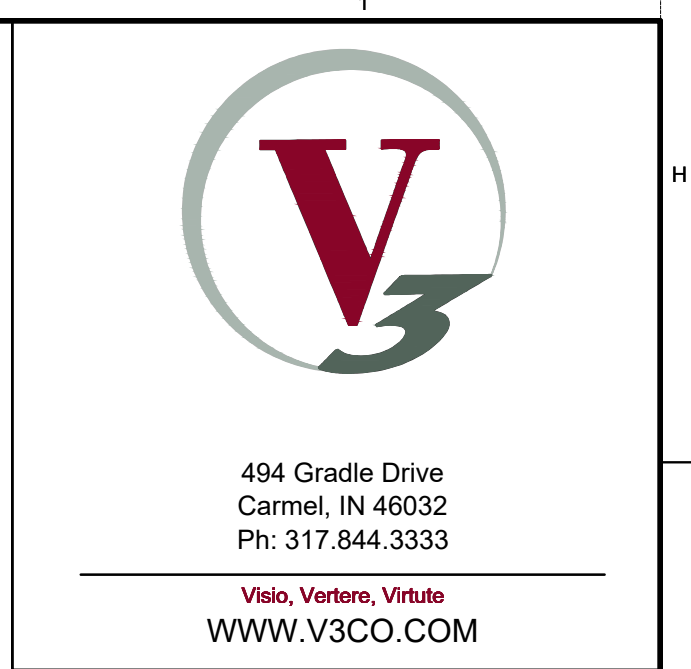
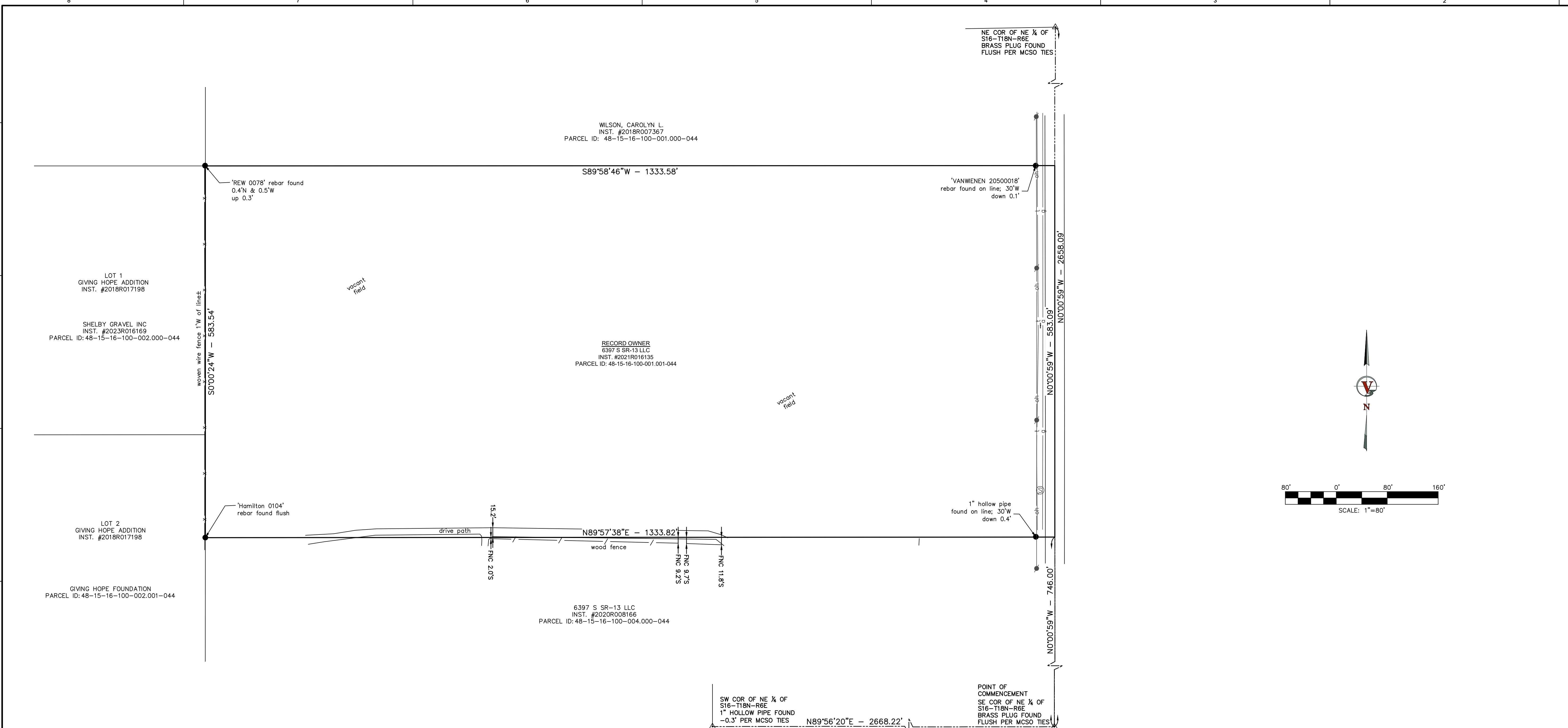
PLOT DATE:	2024-05-02
DRAWN BY:	B. HOFMANN
CHECKED BY:	D. PETERSON
PROJECT NUMBER:	24-0042

ELEVATIONS

**A201**

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR REPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

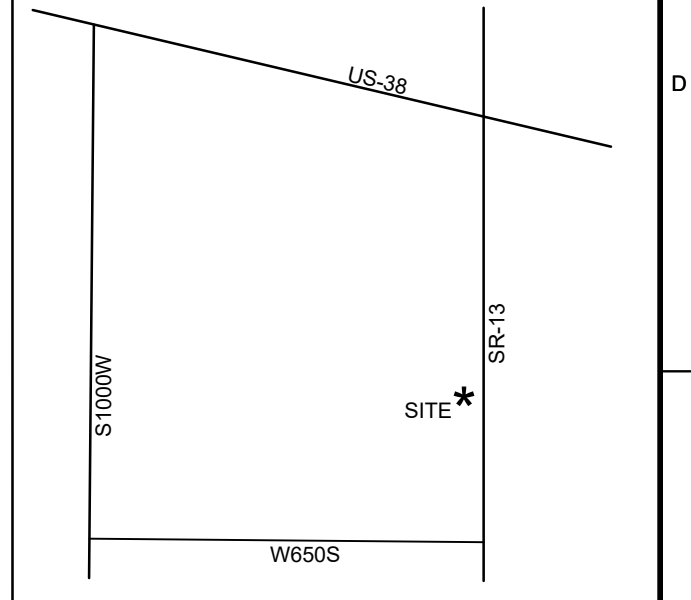
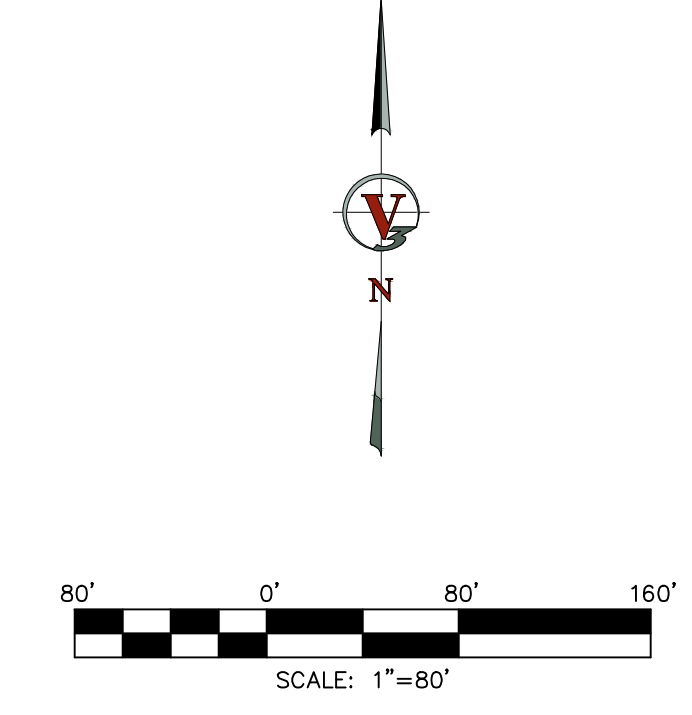




Crossbridge Solutions, LLC  
 PO Box 68075  
 Indianapolis, IN 46278

**LEGEND**

—	SUBJECT PROPERTY
— / —	WOOD FENCE
— x —	WOVEN WIRE FENCE
— g —	EXISTING UNDERGROUND GAS
— oh —	EXISTING OVERHEAD WIRE
— tv —	UNDERGROUND CABLE TV LINE
●	IRON PIN FOUND (AS NOTED)
▲	FOUND SECTION/USGS MONUMENT
⊙	SANITARY SEWER MANHOLE
⦿	ELECTRIC POLE



**Certificate of Land Survey**  
 This Land Survey, prepared by V3 Companies, is hereby certified to the following:

To: Wills Excavating Inc., an Indiana corporation; 6397 S SR-13 LLC, an Indiana limited liability company; Near North Title Group; Chicago Title Insurance Company;  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on April 17, 2024.  
 Date of Plat or Map: May 23, 2024

**pro forma**

Brian C. Rismiller  
 Registered Land Surveyor of the State of Indiana  
 Registration Number LS20200083

**Land Description**  
 A parcel of ground being a part of the Northeast 1/4 of Section 16, Township 18 North, Range 6 East of the Second Principal Meridian, Town of Lapel, Green Township, Madison County, Indiana, being more particularly described as follows:  
 Commencing at the Southeast corner of said Northeast 1/4; thence North 00° 00' 59" West along the East line of said Northeast 1/4, a distance of 746.00 feet to the point of beginning; thence continuing North 00° 00' 59" West along the East line of said Northeast 1/4, a distance of 583.09 feet to the Northeast corner of the Southeast 1/4 of said Northeast 1/4; thence South 89° 58' 46" West along the North line of said Southeast 1/4 of said Northeast 1/4, a distance of 1333.58 feet to the Northwest corner of said Southeast 1/4 of said Northeast 1/4; thence South 00° 00' 24" West along the West line of said Southeast 1/4 of said Northeast 1/4, a distance of 583.54 feet; thence North 89° 57' 38" East, a distance of 1333.82 feet to the point of beginning. Contains 17.860 acres, more or less.

**Land Surveyor's Report**  
 In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying; Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million.

The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

**The Theory of Location applied for this project is as follows:**  
 The basis of bearings for this project is North 00 degrees 00 minutes 59 seconds West along the east line of the Northeast Quarter of Section 16, Township 18 North, Range 6 East, per the Deed of Record, Instrument Number 2021R016135.

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:  
 (A) Availability and condition of reference monuments  
 - The Northeast, Southeast, and Southwest corners of said Northeast Quarter were found per the Madison County Surveyor Ties and held.  
 - Additional monuments were found at or near the established corners for the subject real estate and

its adjoining and any variances have been annotated hereon.  
 - The amount of uncertainty created by the controlling monuments and any other monuments shown hereon is equal to 0.4'

(B) Occupation or possession lines  
 - West line: Fence along entire line 1' West.  
 - South line: Fence along a portion from 2.0' to 11.8' south. A drive path is location on and north of the line up to 15.2' north. The drive path appears to service the south adjoiner.  
 - The amount of uncertainty created by these discrepancies is equal to 15.2' north / south and 1.1' east / west.

(C) Clarity or ambiguity of the record descriptions:  
 - No gaps or overlaps in title or deed lines were discovered during this survey. There appear to be discrepancies in the bearing systems used for the subject and adjoining parcels, but all utilize common calls of quarter and quarter-quarter lines in common, therefore no gaps or overlaps exist.

(D) The relative positional accuracy of the measurements  
 - This survey meets or exceeds the requirements set forth by the State of Indiana.

**Land Surveyor's Notes**  
 Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will V3 Companies, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will V3 Companies, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

**Flood Information Note**  
 Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at <http://msc.fema.gov/>.

The Subject Real Estate described hereon was mathematically calculated and scaled on the FIRM Maps of Madison County, Indiana, Map Number 18095C0240D, dated May 3, 2011, and was found to be located in Flood Zone X, being within Community Panel Number 180442.

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

**Title Insurance Company Commitment Note**  
 Evidence of source of title for the subject tract was provided by Near North Title Group, having a Title Commitment Number of IN2404185 and is dated effective March 4, 2024 at 12:00 AM. Survey-related exceptions that were disclosed within Schedule B of said title commitment have been depicted on the survey, each being identified by their recording data.

Notes on those survey related exceptions with regard to the Subject Real Estate:  
 15. Terms and provisions of Ordinance No. 6-2023 dated August 17, 2023 and recorded September 15, 2023 as Instrument No. 2023R012987 in the Office of the Recorder of Madison County, Indiana. [Applies, blanket in nature]

Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and any documents listed hereon can be obtained from the County Recorder's Office.

**State Of Indiana Required Statements For Recordation**  
 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, Brian C. Rismiller.

This document was prepared by Brian C. Rismiller.

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DATE: May 23, 2024 APPROVED BY: BCR  
 DRAWN BY: HMS REVIEWED BY: BCR

DRAWING SCALE: 1"=100'

PROJECT NUMBER: 240445-47478  
 ALTA/NSPS Land Title Survey  
 Pt of NE 1/4 of S16-T18N-R6E  
 SR-13  
 Lapel, IN 46051

**REVISION:**


**SUBMITTAL:**
