



Board of Public Works and Safety

Agenda Item

Cover Sheet

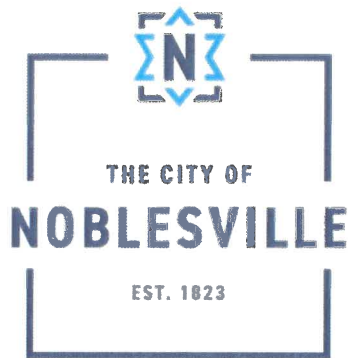
MEETING DATE: July 9, 2024

- Consent Agenda Item
- New Item for Discussion
- Previously Discussed Item
- Miscellaneous

ITEM #: 3

INITIATED BY: Joyceann Yelton

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets



July 2, 2024

TO: Board of Public Works

FROM: Joyceann Yelton, Development Services Manager

RE: Secondary Plat Approval

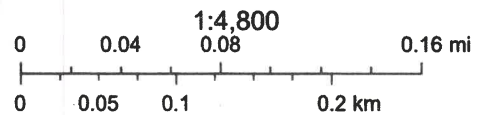
This is a request to approve a secondary plat for the replat of "Lot 157R in the Sagamore Subdivision". The owner approximately 5 years ago re-platted two lots into a single lot. Today the request is to return the single lot back to the original two lots. Staff recommends approval of the replat.



Replat of Lot 157A in Sagamore



7/2/2024, 11:42:52 AM

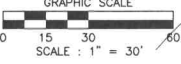
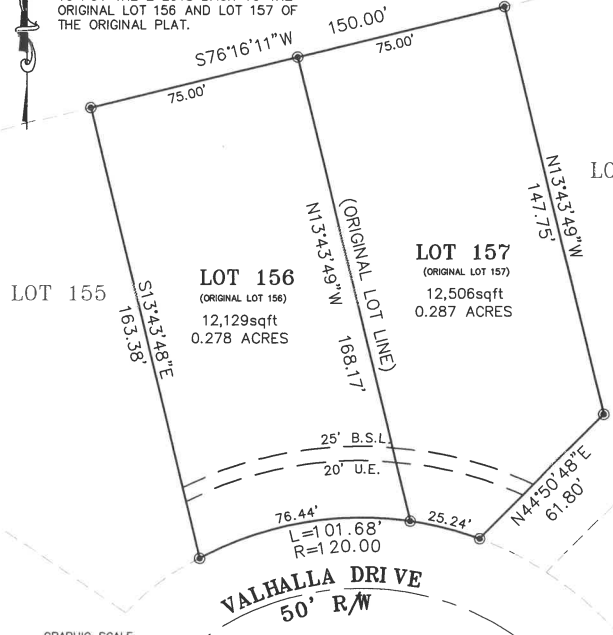


- centerlines
- Parcels

SECONDARY PLAT

RE-PLAT OF LOT #157R IN THE RE-PLAT OF LOTS #156 AND #157 IN SAGAMORE, SECTION TWO NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA

NOTE:
THE PURPOSE OF THIS RE-PLAT IS
TO PUT THE 2 LOTS BACK TO THE
ORIGINAL LOT 156 AND LOT 157 OF
THE ORIGINAL PLAT.



LAND DESCRIPTION

LOT #157R IN THE RE-PLAT OF LOT #156 & #157 IN SAGAMORE, SECTION TWO, AS PER PLAT OF SAID ADDITION, RECORDED AS INST. #2019010069 IN PLAT CABINET 5, SLIDE 956, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF 2 LOTS NUMBERED LOT 156 AND 157.
THE SIZE OF LOTS AND WIDTH OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, K. NATHAN ALTHOUSE, THE UNDERSIGNED CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE THIS 17TH DAY OF MAY 2024.

K. Nathan Althouse

K. NATHAN ALTHOUSE, PLS
PROFESSIONAL LAND SURVEYOR No. LS 20400007
STATE OF INDIANA



FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C 0163G AREA IN ZONE "X" MAP DATED NOVEMBER 19, 2014.

ZONING

R1/PD

OWNER / SUBDIVIDER / DEVELOPER

GREG A & KIMBERLY BELL
16482 VALHALLA DR
NOBLESVILLE, IN 46060

SURVEYOR

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN. 46060
Ph 317-773-2644
DATE: MAY 17, 2024
Job No. B41525

LEGEND

R/W	RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
sqft	SQUARE FEET (MORE OR LESS)
AC±	ACRES (MORE OR LESS)
⊙	5/8" IRON ROD

SOURCE OF TITLE

GREG A & KIMBERLY BELL
INSTRUMENT No. 2015-17685
INSTRUMENT No. 2015-024259

OWNERS CERTIFICATE

OWNERS CERTIFICATE

THE UNDERSIGNED GREG A & KIMBERLY BELL, OWNER OF THE REAL ESTATE SHOWN HEREIN AND RECORDED IN INSTRUMENT No. 2015-17685, INSTRUMENT No. 2015-024259 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, 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 THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RE-PLAT OF LOT #157R IN THE RE-PLAT OF LOTS #156 AND #157 IN SAGAMORE, SECTION TWO

IN TESTIMONY WHEREOF, WITNESS THE SIGNATURES OF OWNER AND DECLARANT THIS ___TH DAY OF ____, 20__

OWNER
GREG A & KIMBERLY BELL

STATE OF INDIANA)
COUNTY OF HAMILTON) SS

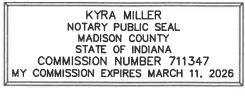
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT AS HIS VOLUNTARY ACT AND DEED AND AFFIX HIS SIGNATURE THERETO.

WITNESS MY SIGNATURE AND SEAL THIS ____day of ____ 20__

NOTARY PUBLIC

PRINTED NAME

COUNTY OF RESIDENCE: _____
MY COMMISSION EXPIRES: _____



COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY THE ACTS OF 1981 P.C. 309 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF NOBLESVILLE AS FOLLOWS:
ADOPTED BY THE CITY PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____

NOBLESVILLE PLAN COMMISSION

MALINDA WILCOX, PRESIDENT _____ CALEB P. GUTSHALL, SECRETARY _____

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

ALL OF WHICH IS APPROVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF

NOBLESVILLE THIS _____ DAY OF _____ 20__

JACK MARTIN, PRESIDENT _____

JOHN DITSLEAR, MEMBER _____

LAURIE DYER, MEMBER _____

ROBERT J. ELMER, MEMBER _____

RICK L. TAYLOR, MEMBER _____

ATTEST:

EVELYN L. LEES, CLERK
CITY OF NOBLESVILLE, INDIANA

PLANNING AND DEVELOPMENT CERTIFICATE

I, CALEB P. GUTSHALL, DIRECTOR OF PLANNING AND DEVELOPMENT FOR THE CITY OF NOBLESVILLE, HEREBY CERTIFY THAT THE APPLICATION FOR APPROVAL OF THIS PLAT MEETS ALL OF THE MINIMUM REQUIREMENTS SET FORTH IN THE COMPREHENSIVE PLAN OF NOBLESVILLE, INDIANA AND SUCH OTHER APPLICATION REQUIREMENTS CONTAINED IN THE CODE OF ORDINANCES OF THE CITY OF NOBLESVILLE, DECEMBER 11, 1961 AS AMENDED.

CALEB P. GUTSHALL

DIRECTOR OF PLANNING AND DEVELOPMENT
DATE: _____

I AFFIRM, K. NATHAN ALTHOUSE UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW.