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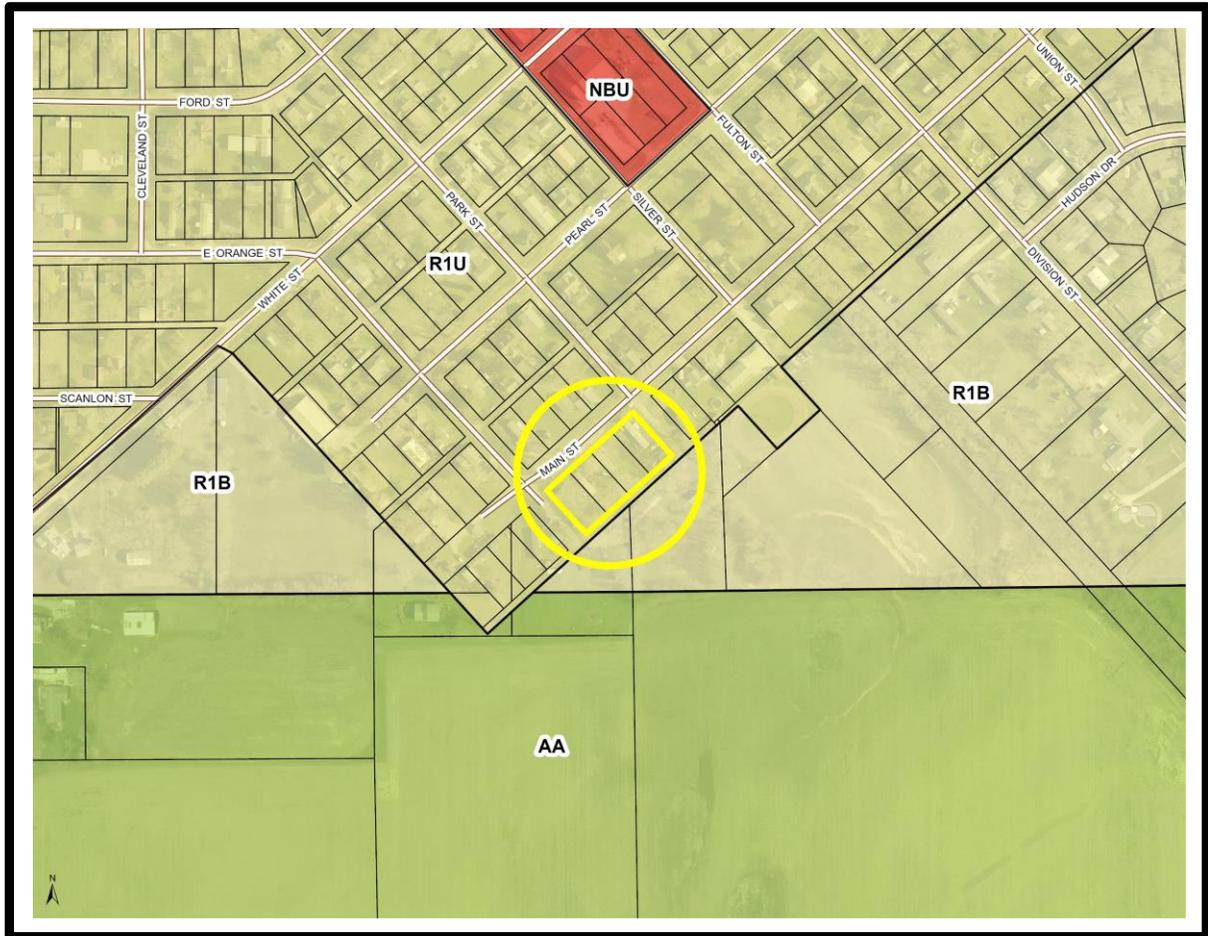
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**S-4922**  
**BLACKER MINOR SUBDIVISION**  
**(minor-sketch)**

**STAFF REPORT**  
**July 9, 2020**

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# SKETCH PLAN

## BLACKER MINOR SUBDIVISION

A REPLAT OF LOTS 90, 91, 92, 93 & PARTS OF LOTS 87, 88 & 89 IN THE TOWN OF CLARKS HILL, AND PART OF THE SW 1/4 OF SEC. 23 AND PART OF THE NW 1/4 OF SEC. 26-T21N-R3W, TIPPECANOE COUNTY, INDIANA

### LEGAL DESCRIPTION

LOTS NUMBER NINETY (90), NINETY-ONE (91), NINETY-TWO (92) AND NINETY-THREE (93) IN THE ORIGINAL PLAT OF THE TOWN OF CLARKSVILLE, NOW CALLED CLARKS HILL, LOCATED IN LAURAME TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

### LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

DOCUMENT NO: DEED RECORD 300, PAGE 606  
GRANTOR: INMAN KESLER  
GRANTEE: WAYNE L. BLACKER AND PARTICIA LEE BLACKER  
DATE: APRIL 23, 1996

### LAND SURVEYOR'S CERTIFICATE

The undersigned, a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above sketch plan was prepared under his direct supervision.



*Roger A. Fine*  
ROGER A. FINE - 50424 DATE: 05/28/2020

PREPARED FOR: WAYNE L. BLACKER AND PARTICIA LEE BLACKER

TITLE HOLDER: WAYNE L. BLACKER AND PATRICIA LEE BLACKER

STATE ID NUMBERS: 79-16-23-382-012-000-008, 79-16-23-382-003-000-008,  
79-16-23-382-008-000-008, 79-16-23-382-009-000-008,  
79-16-23-382-011-000-008, 79-16-23-382-011-000-008

### SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.1 (Major Sketch Plan), of the United Subdivision Ordinance of Tippecanoe County as amended November, 1988.

A boundary survey meeting the requirements of the Indiana Administrative Code, Title 855, Article 1, Rule 12, will be published and recorded at a later date.

WAYNE L. BLACKER &  
PATRICIA LEE BLACKER  
DEED BOOK 300, PAGE 606

ERIC INGRAM  
DOC. NO. 17313117  
RECORDED 07/03/2017

JOHN E. GIPSON &  
JUDITH A. GIPSON  
DEED Bk. PAGE 477  
DOC. NO. 8501772  
RECORDED FEB 26, 1995

LYNDA M. PARKER  
DOC. NO. 20071823  
RECORDED 01/27/2000



### LEGEND

- ⊠ = BERTHSEN AYND OR RT-L SECTION CORNER MONUMENTATION FOUND AS NOTED
- ⊞ = EXISTING WOOD POST
- = PROPOSED BUILDING SETBACK LINE
- [SCD X-X] = REFER TO SECTION CORNER DISSER SHEET ON FILE IN THE TIPPECANOE COUNTY SURVEYORS OFFICE

## BLACKER MINOR SUBDIVISION

A REPLAT OF LOTS 90, 91, 92, 93 & PARTS OF LOTS 87, 88 & 89 IN THE TOWN OF CLARKS HILL, AND PART OF THE SW 1/4 OF SEC. 23 AND PART OF THE NW 1/4 OF SEC. 26-T21N-R3W, TIPPECANOE COUNTY, INDIANA

<p><b>FISHER ENGINEERING</b> Affiliate of Chastain &amp; Associates LLC FISHER ENGINEERING APPLICATOR OF CHASTAIN ASSOCIATES LLC 8000 South East Avenue Clarksville, Indiana 47603-3002 Phone: (716) 461-0100 www.fisher-engineering.com</p>	DED. DATE: 05/28/2020 DRAWN BY: T.L.P. CHECKED BY: R.A.F. REVISIONS: (1) 05/28/2020 REVISED PER AFS REVIEW	A PART OF THE SW 1/4 OF SECTION 23 AND THE NW 1/4 OF SECTION 26, TOWNSHIP 21 NORTH RANGE 3 WEST LAURAME TOWNSHIP, TIPPECANOE COUNTY, INDIANA
	SHEET 1 OF 1 COMMISSION NO. 7558.00	

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**S-4922**  
**BLACKER MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**July 9, 2020**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners, who are also the owners, represented by Roger Fine of Fisher Engineering, are seeking primary approval to replat four existing lots (Lots 90, 91, 92 and 93 from the original plat of the town of Clarksville, now Clarks Hill) into 2 lots located on the southeast side of Main Street between Park Street and East Orange Street, in Clarks Hill, Lauramie 23 (SW) 21-3.

**AREA ZONING PATTERNS:**

The four lots in question are zoned R1U, Single-family Residential, Urban. All the surrounding land is also zoned R1U except to the southeast which is zoned R1B. Beyond that is a large expanse of AA zoned property.

**AREA LAND USE PATTERNS:**

Based on the aerial photo of the site, there was once a mobile home on each of these lots; now two of those mobile homes have been removed and there are plans to remove a third. The fourth mobile home will likely be replaced with a newer mobile home on the combined lots 90 and 91 (Lot 2) per Section 5-1-3(b)1 of the ordinance.

The site is on the edge of Clarks Hill, with the town proper to the north and farmland to the south. The four lots are surrounded by platted rights-of-way; however only Main Street is improved. Park Street, adjacent to the northeast and Orange Street, adjacent to the southwest and the alley to the rear of the lots have never been completed. There are currently no plans to either pave these streets or vacate them.

**TRAFFIC AND TRANSPORTATION:**

The required 60' of right-of-way is already in place, no further dedication of right-of-way is needed.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

All four of the existing lots have sewer and water; no public improvements are required in order to serve the two "new" lots.

**CONFORMANCE WITH UZO REQUIREMENTS:**

The setbacks shown are correct; lot widths and lot areas meet the R1U zone standards.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
4. The street addresses and County Auditor's Key Number shall be shown.