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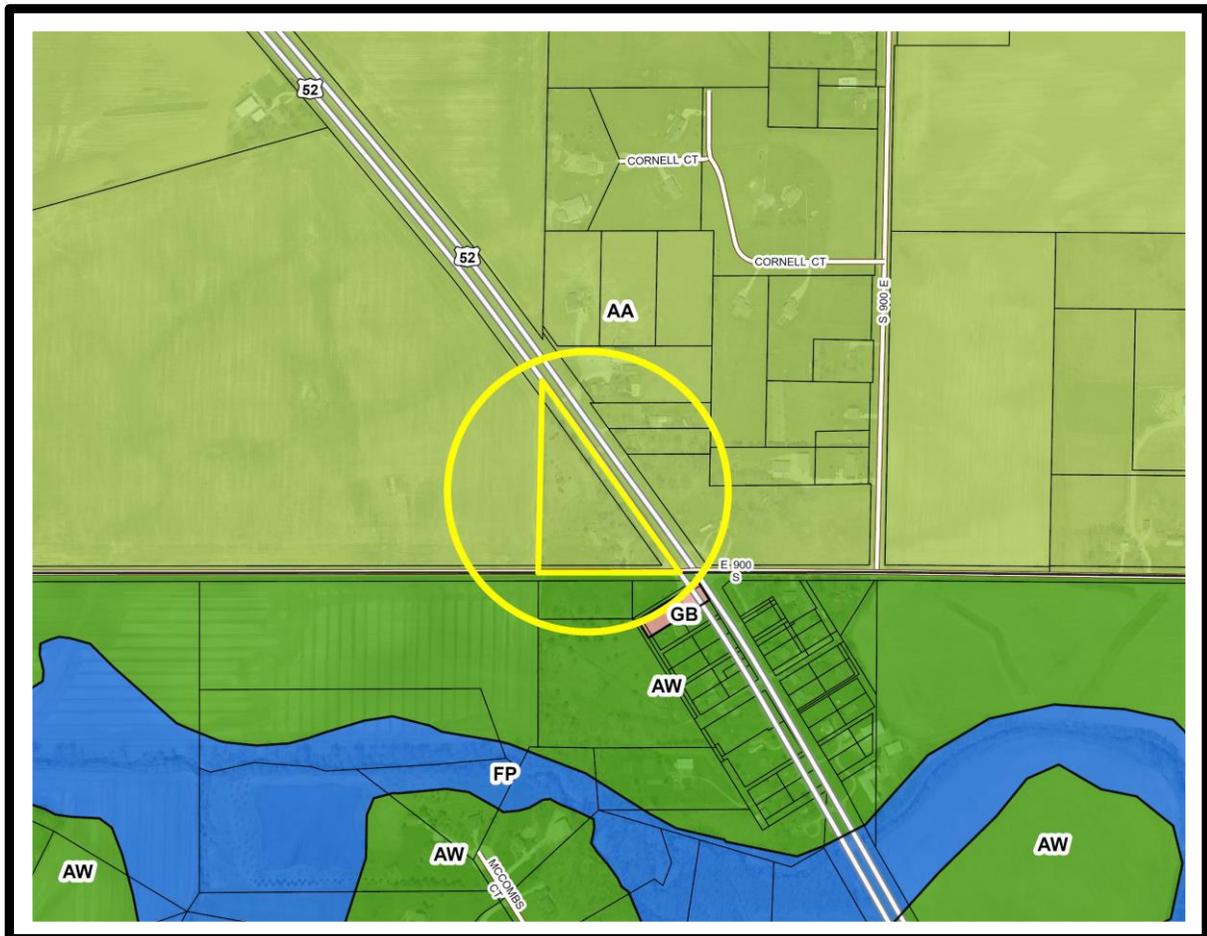
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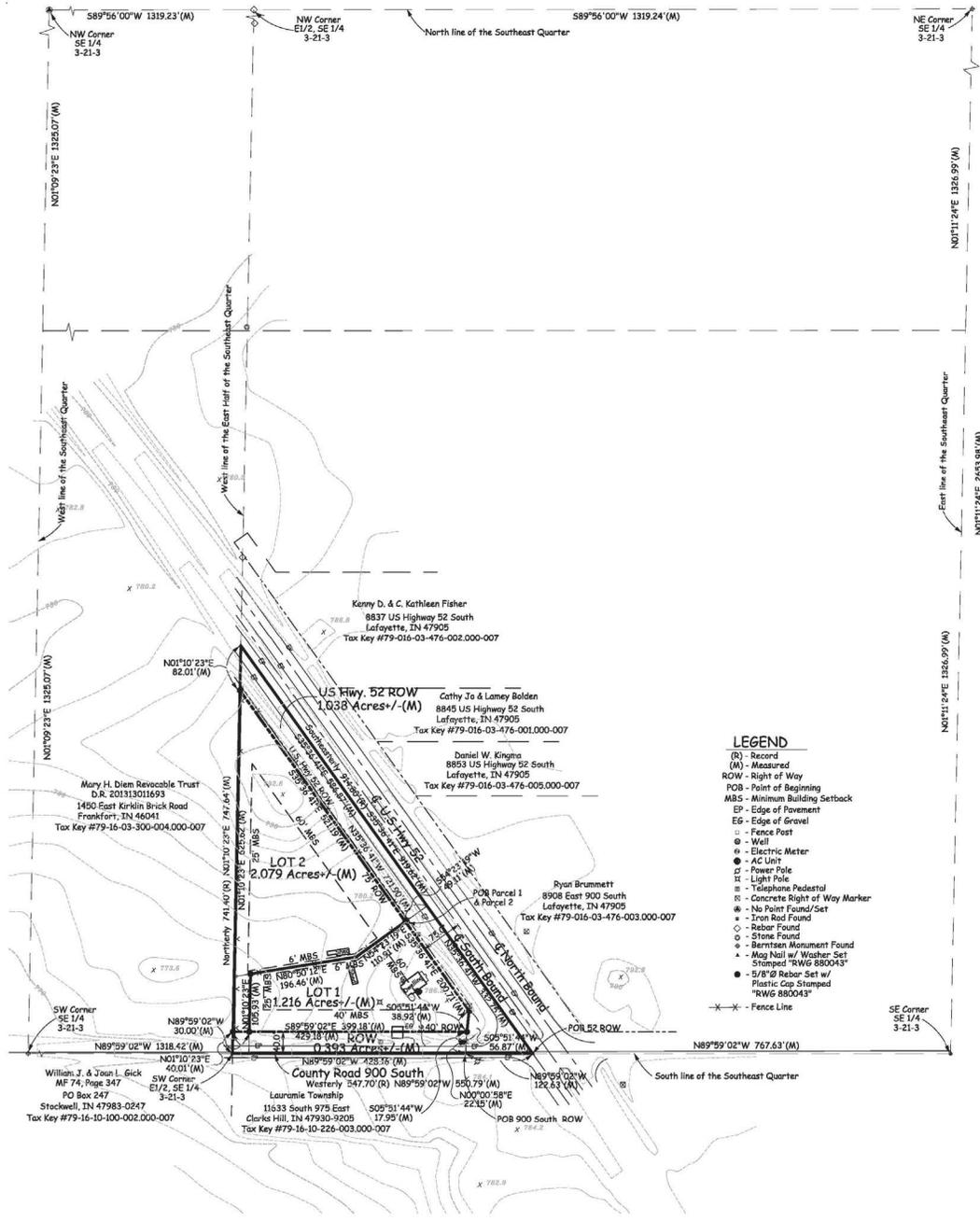
**S-4927**  
**AYALA MINOR SUBDIVISION**  
**(minor-sketch)**

**STAFF REPORT**  
**July 30, 2020**

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# AYALA SUBDIVISION

A part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 21 North, Range 3 West, Lauramie Township, Tippecanoe County, Indiana.

"SUBDIVISION"  
DESCRIPTION (4.726 Acres +/-)

The real estate conveyed to Ayala LLC in Instrument Number 201919021244 in the Office of the Tippecanoe County Recorder and being part of the Southeast Quarter of Section 3, Township 21 North, Range 3 West, Lauramie Township, Tippecanoe County, Indiana, being a 4.726 acre tract of land certified by Robert Wm. Gross, P.S. No. 880043 on June 29, 2020 as R.W. Gross & Associates, Inc., Project Number 20-013-D-MNS and more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 3 marked by an Iron Rod; Thence North 89°59'02" West, along the South line of the Southeast Quarter and approximate centerline of County Road 900 South, a distance of 767.63 feet to the approximate intersection of the centerline of County Road 900 South with the centerline of the Southbound lane of US Highway 52 marked by a Mag Nail with Washer stamped "RWG 880043" and the Point of Beginning of this description; Thence continuing North 89°59'02" West, along the South line of the Southeast Quarter and approximate centerline of County Road 900 South, a distance of 550.79 feet to the Southwest corner of the East Half of the Southeast Quarter marked by a mag nail with washer stamped "RWG 880043"; Thence North 01°40'23" East, along the West line of the East Half of the Southeast Quarter, a distance of 747.64 feet to the approximate centerline of the Southbound lane of US Highway 52 South marked by a mag nail with washer stamped "RWG 880043"; Thence South 35°36'41" East, along the approximate centerline of the Southbound lane of US Highway 52 South, a distance of 919.62 feet to the Point of Beginning, containing 4.726 Acres, more or less.

All bearings, distances and coordinate values shown are referenced to the Geo Spatial Coordinate System Tippecanoe County, Indiana. The combined scale factor for this project is 1.0000. Distances are ground distances in U.S. Survey feet.

Subject to all easements, rights of way and restrictions of record.

- LEGEND**
- (R) - Record
  - (M) - Measured
  - ROW - Right of Way
  - POB - Point of Beginning
  - MBS - Minimum Building Setback
  - EP - Edge of Pavement
  - EG - Edge of Gravel
  - - Fence Post
  - - Wall
  - ⊖ - Electric Meter
  - ⊕ - AC Unit
  - ⊗ - Power Pole
  - ⊙ - Light Pole
  - ⊚ - Telephone Pedestal
  - ⊛ - Concrete Right of Way Marker
  - ⊜ - No Point Found/Set
  - ⊝ - Iron Rod Found
  - ⊞ - Rebar Found
  - ⊟ - Stone Found
  - ⊠ - Barricade Monument Found
  - ⊡ - Mag Nail w/ Washer Set
  - ⊢ - Stamped "RWG 880043"
  - ⊣ - 5/8" Rebar Set w/ Plastic Cap Stamped "RWG 880043"
  - ⊤ - Fence Line

- NOTES:**
- Construction and maintenance of private drives and access roads to lots shall be the responsibility of the owner(s) of the land and shall not be accepted by any participating jurisdiction.
  - Contours are from the Tippecanoe County GIS and are 2 feet intervals.

Last Deed of Transfer: D.R. 201919021244  
Parcel Key Number(s): 79-16-03-476-004.000-007

Owner(s) of Record: Ayala LLC  
Property Address: 8942 East 900 South  
Lafayette, Indiana 47909

**SURVEYOR'S CERTIFICATION**

I, Robert Wm. Gross, do hereby certify that I am a Registered Professional Land Surveyor in the State of Indiana, and that this plat correctly represents a survey completed by me on August 11, 2021, and that all monuments shown herein actually exist, and their location, size, type, and material, are accurately shown, and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet, and that this plat complies with the Tippecanoe County Subdivision Ordinance.

Given under my hand and seal this 29th day of June, 2020.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS INSTRUMENT WAS PREPARED BY:

*Robert Wm. Gross*

Robert Wm. Gross, R.L.S. No. 880043



**R. W. GROSS & ASSOCIATES, INC.**

111 SOUTH MAIN STREET  
MONTICELLO, INDIANA 47960-2329  
PHONE: (574) 583-0800  
FAX: (574) 583-0804

**SKETCH PLAN**

420 COLUMBIA STREET, SUITE 100  
LAFAYETTE, INDIANA 47901-1300  
PHONE: (765) 742-0101  
FAX: (765) 742-7223

ISSUING DATE	20-013-BND
DATE	June 29, 2020
DRAWN BY	T. Parker
CHECKED BY	RWG
SCALE	1" = 100'
JOB NUMBER	20-013-D-MNS

THIS PLAN AND VIDEO UNLESS SIGNATURE AND DATED PLAN HOLDER IS RESPONSIBLE FOR VERIFYING THE SET OF PLANS CONFORMS WITH THE ORIGINAL APPROVED AND SIGNED PLANS FROM ALL REGULATORY AGENCIES.

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**S-4927**  
**AYALA MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**July 30, 2020**

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

Petitioner and owner Cipriano Ayala, represented by RW Gross & Associates, is seeking primary approval for two lots on 4.726 acres located at the northwest corner of US 52 S and CR 900 S in Lauramie 3 (SE) 21-3

**AREA ZONING PATTERNS:**

The site is zoned AA, Select Agricultural as is all surrounding properties except to the south across CR 900 S which is zoned AW. The Flood Plain associated with Lauramie Creek is farther to the south. This is a 4.83-acre parent tract and this subdivision request is the first division from it. Two division rights will remain (but only if there is enough land to achieve more lots which is doubtful) after the recordation of the final plat.

**AREA LAND USE PATTERNS:**

There is an existing dwelling on proposed Lot 1. One of the two sheds will be located on Lot 2. The platted lots of Monroe exist just south of the county road on either side of US 52. Land uses in the area include large-lot residences and agricultural production. The town of Stockwell is a little over a mile to the west.

**TRAFFIC AND TRANSPORTATION:**

The dedication of right-of-way required along US 52 (150' wide, 75' half-width) has been shown as well as the 40' half-width right-of-way required for CR 900 S. A "no vehicular access" statement along the US 52 frontage will be a condition of approval. Lot 1 has an existing driveway on the county road approximately 175' west of US 52. The access for Lot 2 will be from a 30' wide "flagpole" from the county road along the western side of the subdivision; County Highway has "no problem with that location" and is not requiring a "no vehicular access" statement along the CR 900 S frontage. A mortgage affidavit has already been filed.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

A letter from the County Health Department states that, "based on a soil report...lot 2 can be considered for a shallow trench subsurface absorption system. The Health Department has on file a sewage disposal system inspection meeting requirements...for the existing home located on lot one."

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; lot widths and areas exceed the minimum AA 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. A "No Vehicular Access" statement shall be platted along the US 52 right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.