

**AGENDA
LOGANSPOUT ARCHITECTURAL REVIEW COMMITTEE
FRIDAY MAY 1, 2020
7:30AM**

**THIS IS A CALL IN MEETING
DIAL IN NUMBER IS: (701) 802-5257
Access Code is 1800853#**

**CITY COUNCIL CHAMBERS
601 E Broadway
Logansport, IN 46947**

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ROLL CALL:

MINUTES: April 17, 2020

PUBLIC HEARING: Case #20-02: A petition of 3900 E. Market St. requesting a minor subdivision. The property is located at 3900 Market St. and is zoned LV, Lexington Village PUD.

REPORTS:

OLD BUSINESS:

NEW BUSINESS:

FLOOR IS OPEN TO THE PUBLIC IN ATTENDANCE:

ADJOURNMENT:

**IF YOU ARE UNABLE TO ATTEND,
PLEASE CALL 753-7775**

Dial-in number (US): (701) 802-5257
Access code: 1800853#

Online meeting ID: arinshaver1

Join the online meeting: <https://join.freeconferencecall.com/arinshaver1>

Thank you

Arin Shaver, AICP
Executive Director
Logansport/Cass County
Planning Department
P. (574) 753-7775

Logansport/Cass County/Walton Planning Department
200 Court Park, Room 306
Logansport, IN 46947
Ph: 574-753-7775
Fax: 574-753-7401

FOR OFFICE USE ONLY:
File Number: _____
Date Application Filed: _____

Application for SUBDIVISION
Minor X or Major _____
(Subdivision Control Ordinance)

This application must be completed and filed with the Logansport/Cass County/Walton Planning Department in accordance with the meeting schedule. (*if same or not applicable leave blank)

APPLICANT INFORMATION *ALL INFORMATION PROVIDED WILL BECOME PUBLIC RECORD

Applicant's Name: Philip Morton
Address: 145 E. Third Street
Marion, IN 46952
Telephone Number: 765-662-1284 **Email:** pmorton@rmasurveying.com

OWNER INFORMATION (if different from applicant information)

***Owner's Name:** 3900 E Market Street, LLC
***Address:** 2625 N Ashland Ave. #4B
Chicago, IL 60614
***Telephone Number:** _____

RESPESENTATIVE INFORMATION (if different from applicant information)

***Representative:** _____
***Address:** _____
***Telephone Number:** _____ **Email:** _____

Name of Proposed Subdivision: Sulai Subdivision

Number of Parcels & Total Area (square feet or acreage):

1 Lot - 5.36 Acres

Address or common description of property:

3940 E Market Street

Legal description of property affected:

See Attached Sheet

Proposed Use of Subdivision (i.e.: Single or Multi-Family Residential, Commercial or Industrial)

Commercial

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

Applicant's Signature: Philip Morton as Agent for Owner
(If signed by representative for applicant, state capacity)

SUBMITTAL CHECKLIST: Including, but not limited to the following:

- ☒ Notarized owners certificate as per Appendix A of the Subdivision Control Ordinance.
- ☐ Statement of approval from County Health Department, if applicable.
- ☒ A filing fee as established by the adopted fee schedule.
- ☒ A Primary Plat as per Section 402.03 of the Subdivision Control Ordinance.
- ☐ Protective Covenants of proposed subdivision.
- ☒ Names and addresses of all Interested Parties as defined in By-Laws.
- ☒ Drainage and Erosion Control Plans as required.

ADDITIONAL REQUIREMENTS FOR MAJOR SUBDIVISIONS AS FOLLOWS:

- ☐ Location and boundaries of any lots in previously approved subdivisions.
- ☐ Topographic map at two foot intervals.
- ☐ Proposed public roads/streets and easements depicted on plat.
- ☐ Parcels to be dedicated for public or semi-public use.
- ☐ Construction plans and documentation to show that standards of Article Five are met in construction improvements.

NOTE 1: Additional requirements for Secondary Approval are listed in Section 405 and 406 of the Subdivision Control Ordinance.

NOTE 2. Fulfilling requirements for dedication of improvements and notification for inspection of same during construction is the responsibility of the Subdivider.

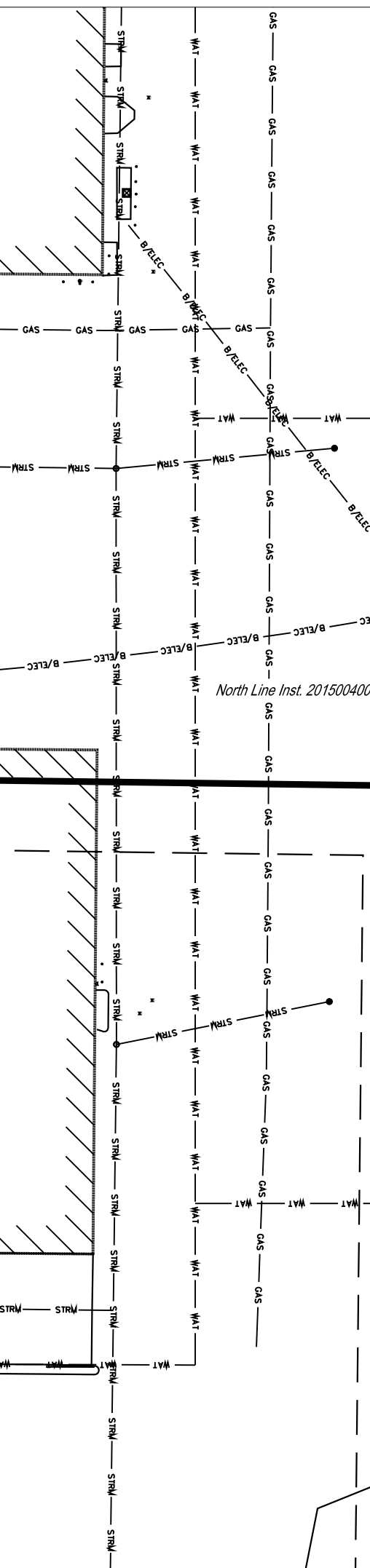
NOTE 3. Upon approval of a Subdivision, the Subdivider shall record the Plat with the County Recorder's Office and shall transfer it to the County Auditor's Office.

Wal-Mart Real Estate Business Trust
Inst. No. 200800005094

N89°23'26"W 320.00'

#5 S/S @ 25' Setback Line

North Line Inst. 2015004004



(building)

Logansport Mall, LLC
09-17-28-200-014.000-010
Inst. No. 20150004004

(building)

LOT 1
Logansport Mall, LLC
5.36 ACRES

25' Setback Line

S89°35'54"E 41.01'

S00°45'46"W 290.12'

25' Setback Line

S89°35'54"E 279.00'

Church, Revolution Community
Inst. No. 201700003166

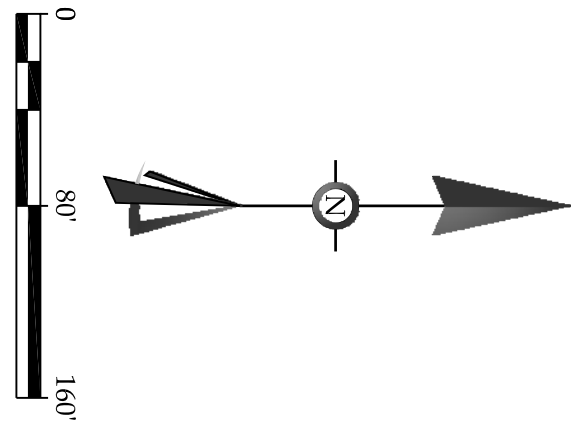
3920 East Market Street, LLC
Inst. No. 201700001577

Market Street (60' R/W)

LOT 2
Logansport Mall
Commercial Plat
Inst. No. 0201218

N00°45'46"E 231.00'

Southwest Corner Lot 2



OWNER:

3900 E Market Street LLC
2625 N Ashland Ave. #4B
Chicago, Illinois 60614

ENGINEER/
SURVEYOR:

Randall Miller & Associates, Inc.
145 E. Third Street
Marion, Indiana 46952

RECORDING CERTIFICATE: The real property taxes due through the last installment period have been paid and this plat may be recorded. This certificate remains valid through _____.

Treasurer of Cass County

The real property has been duly entered for taxation and transferred on the records of the Auditor of Cass County. This day of _____, 20__.

Cass County Auditor

Recorded in Plat Book _____, page number _____, this the _____ day of _____, 20__ at _____ o'clock _____.

Instrument Number _____.

Fee Paid _____.

Cass County Recorder

FLOOD HAZARD STATEMENT:

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. The above real estate is situate in Zone "X" as said land plots by scale on Community Panels #18017C0164C and #18017C0168C of the Flood Insurance Rate Maps for City of Logansport dated September 3, 2014.

LEGAL DESCRIPTION

Commencing at the Southwest corner of Lot 2 in Logansport Industrial Mall Subdivision; thence on the West line of said Lot 2 North 00°45'46" East 231.00 feet to a #5 rebar with cap stamped "FRM#0074" being the Place of Beginning of Lot 1 in Logansport Mall Hotel Subdivision; thence North 00°45'46" East 765.96 feet to an pinned iron pipe on the North line of Instrument 20150004004; thence on said North line North 89°23'26" West 320.00 feet to a #5 rebar with cap stamped "FRM#0074"; thence South 00°45'46" West 417.00 feet; thence South 89°35'54" East 41.01 feet; thence South 89°35'54" East 279.00 feet to the Place of Beginning, containing 5.36 acres, more or less, and being subject to all easements and rights of way.

NOTES:

- 1) There are no protective covenants for this plat.
- 2) The existing site and surrounding properties are located in a PUD Zone, except Lot 1 in the Logansport Mall Commercial Plat and Walmart Real Estate Business Trust Properties are in a B-3 Zone.
- 3) Existing Building on Lot 1 to be demolished.
- 4) Parking Areas affected by Dedication of Easements and other Covenants, recorded in Miscellaneous Record 64, Page 452 and Miscellaneous Record 64, Page 15. These easements are blanket in nature.

PLANNING DEPARTMENT CERTIFICATION

This subdivision involves no dedication to the public of land or improvements and does not require the signatures of the Board of Public Works and Safety or the County Commissioners.

Administrator

Date

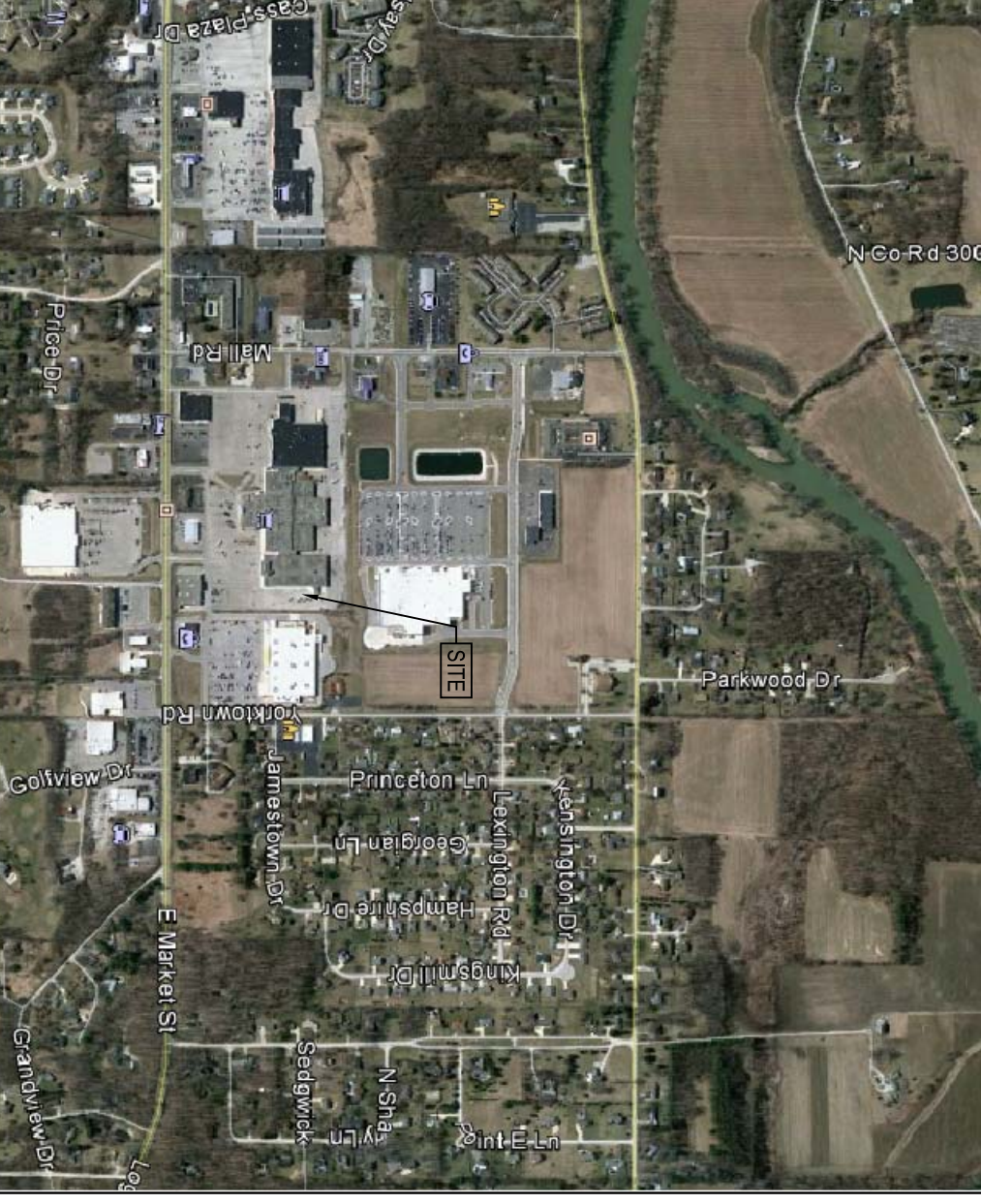
SECONDARY APPROVAL

All conditions of primary approval have been met and this plat is granted **SECONDARY APPROVAL**.

Approved by the Administrator

Void unless recorded by

VICINITY MAP (not to scale)



SURVEYOR'S CERTIFICATE:
I, Jason Miller, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that, to the best of my knowledge, this plat correctly represents a survey completed under my supervision on March 16, 2020; that any changes from the description appearing on the last record of transfer of the land shown on the plat are so indicated; that all monuments shown thereon actually exist or will be installed.

OWNER'S CERTIFICATE:
We, the undersigned, _____, owners of the real estate shown and described herein, do hereby certify that we lay off, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as Sulai Subdivision consisting of 1 lot.

Clear title to the land contained in this plat is guaranteed. Any encumbrances and special assessments are explained as follows:

There are private access easements and/or private streets shown on this plat and marked accordingly. These are intended to be used by the property owners and are not to be conveyed to any governmental entity. The responsibility for the maintenance and repair of these easements and/or streets shall remain with the property owners. The responsibility for any removal of the access easements and/or streets shown on this plat is assumed by the property owners of Lot 1 and not by the City or County.

WITNESS OUR HANDS AND SEALS this _____ day of _____, 20__.

STATE OF INDIANA }
COUNTY OF CASS }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/her VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC

COUNTY OF RESIDENCE

MY COMMISSION EXPIRES

PRIMARY APPROVAL

Under authority provided by IC 36-7-4-700, Subdivision Control, and any amendments thereto, this plat was given **PRIMARY APPROVAL** by the County of Cass, Indiana as follows:

Approved by Logansport Plan Commission (or Logansport Plat Committee, if minor subdivision) at a meeting held

Plan Commission President

Secretary

Void unless secondary approval is received by _____.

Corporate Office
145 E. Third Street, Marion, IN 46952
Ph: (765) 662-1284
marion@rmasurveying.com

333 E. Washington Street, Muncie, IN 47305
Ph: (765) 289-1917
muncie@rmasurveying.com

261 S. Wabash Street, Wabash, IN 46992
Ph: (260) 563-4467
wabash@rmasurveying.com

134 N. Main Street, Monticello, Indiana 47960
Ph: (574) 583-0478
monticello@rmasurveying.com



www.rmasurveying.com

JOB NO: 20-0044
CREW: ---
DRAWN BY: P. Morton
CHECKED BY: J. Miller
DATE: April 10, 2020

PRIMARY PLAT

SULAI SUBDIVISION

HORIZONTAL SCALE
1" = 80'

VERTICAL SCALE
N/A

SHEET

1 of 1

