

## NOTICE OF PUBLIC HEARING

**TO:** Neighboring Property Owner

You are hereby notified that the **LaGrange County Plan Commission** will hold a public hearing for a **22 Lot Residential Major Subdivision** that has been filed in your neighborhood.

The petitioners are: **Neal and Lydia Jo Wolheter**

The Petition is to: **Create a 22 Lot Residential Subdivision—Strawberry Acres**

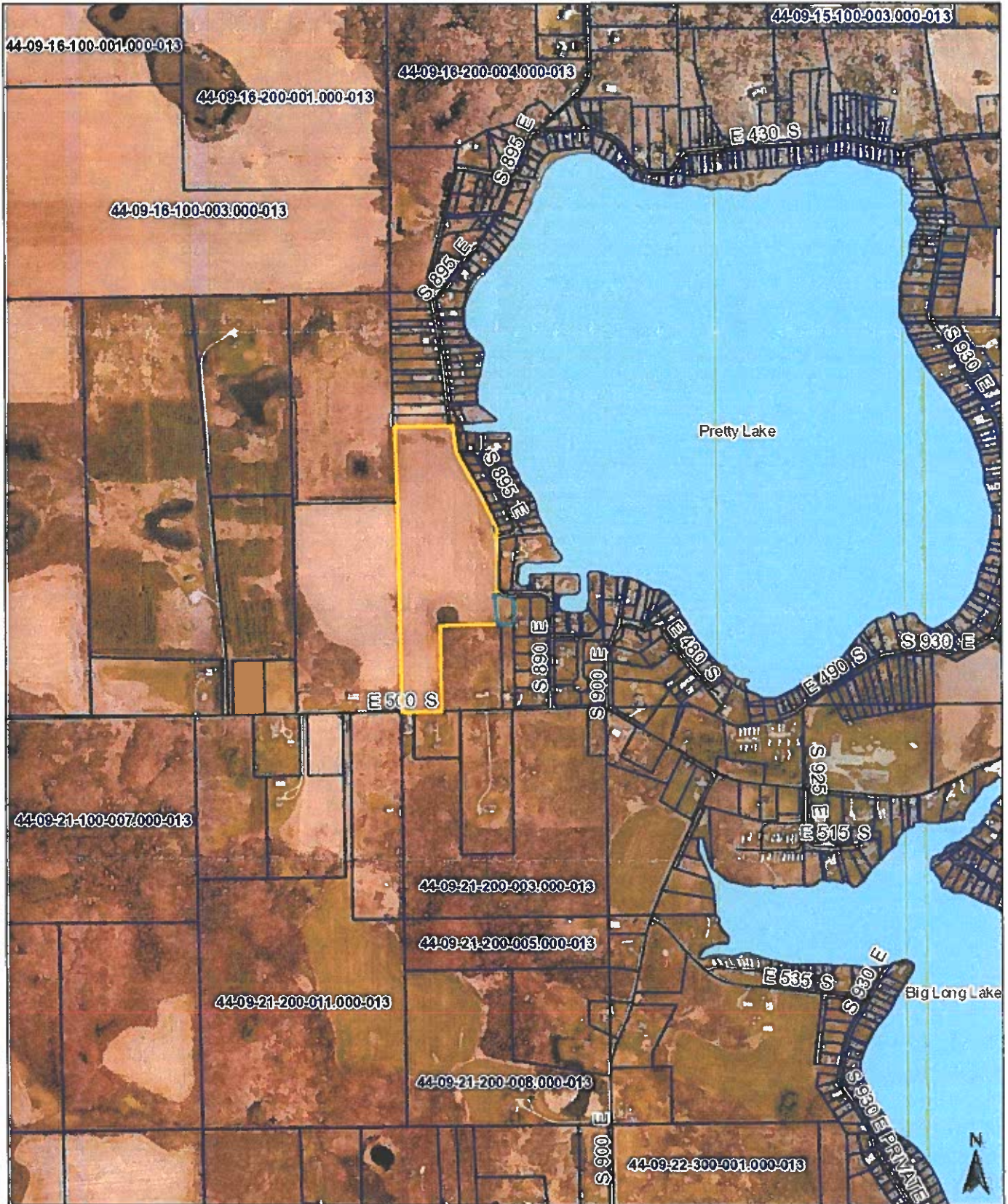
On property located at: **Along the west side of CR S 890 E across from 4805 S 895 E, Wolcottville. Parcel # 44-09-16-400-004.000-013 and #44-09-19-400-017-000-013.**

The file concerning this application is available for public inspection during normal business hours at the LaGrange County Plan Commission Office, 114 W. Michigan Street, LaGrange, IN or by calling (260)499-6346.

The public hearing will be held in the County Office Building, 114 W. Michigan Street, LaGrange, IN 46761, at **7:00 PM on the 23<sup>rd</sup> of May, 2022.**

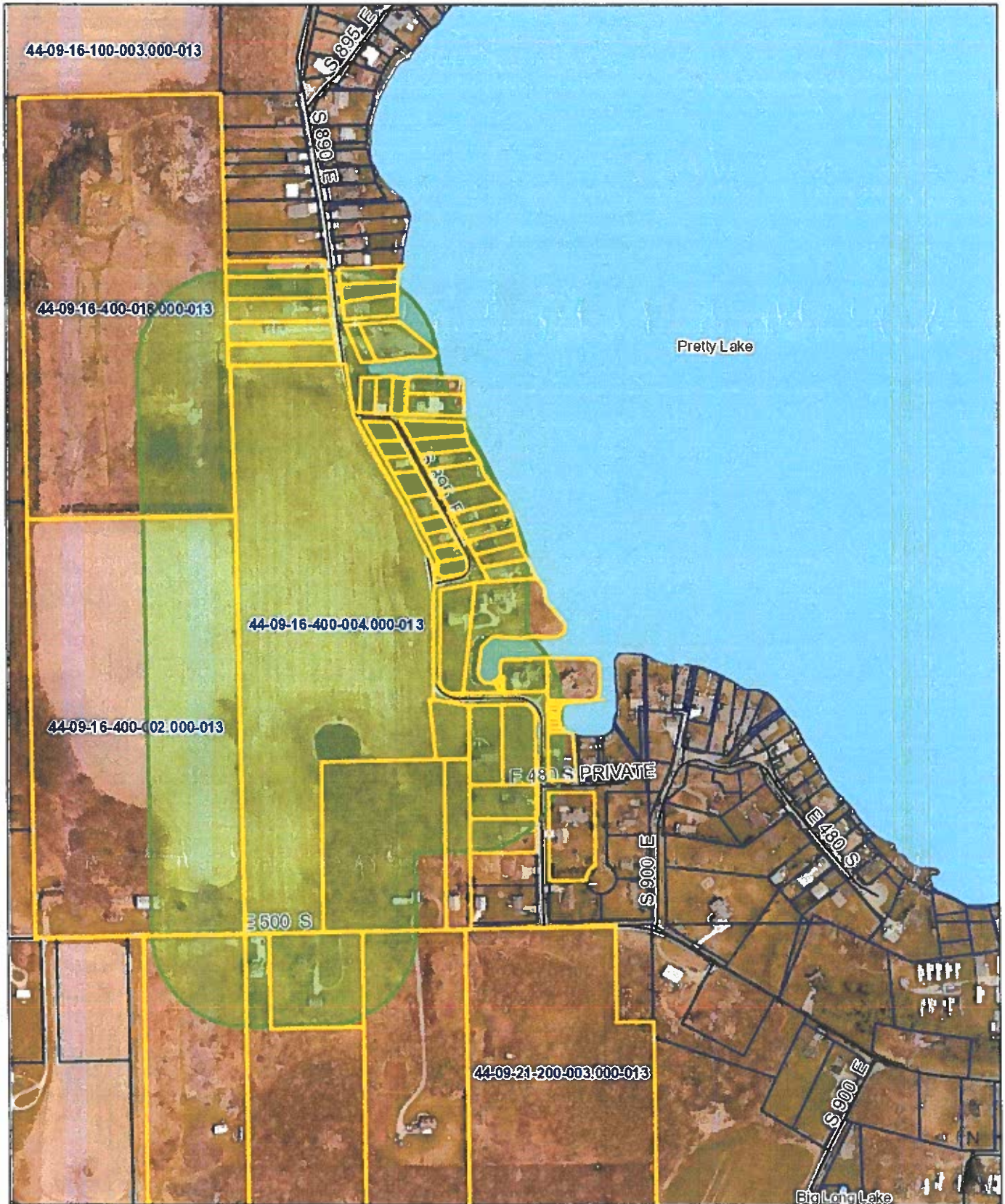
Neighboring property owners and interested persons desiring to present their views on the matter will be given an opportunity at the above-mentioned time and place.

Wolheter, Neil & Lydia  
 West Side of 890 E



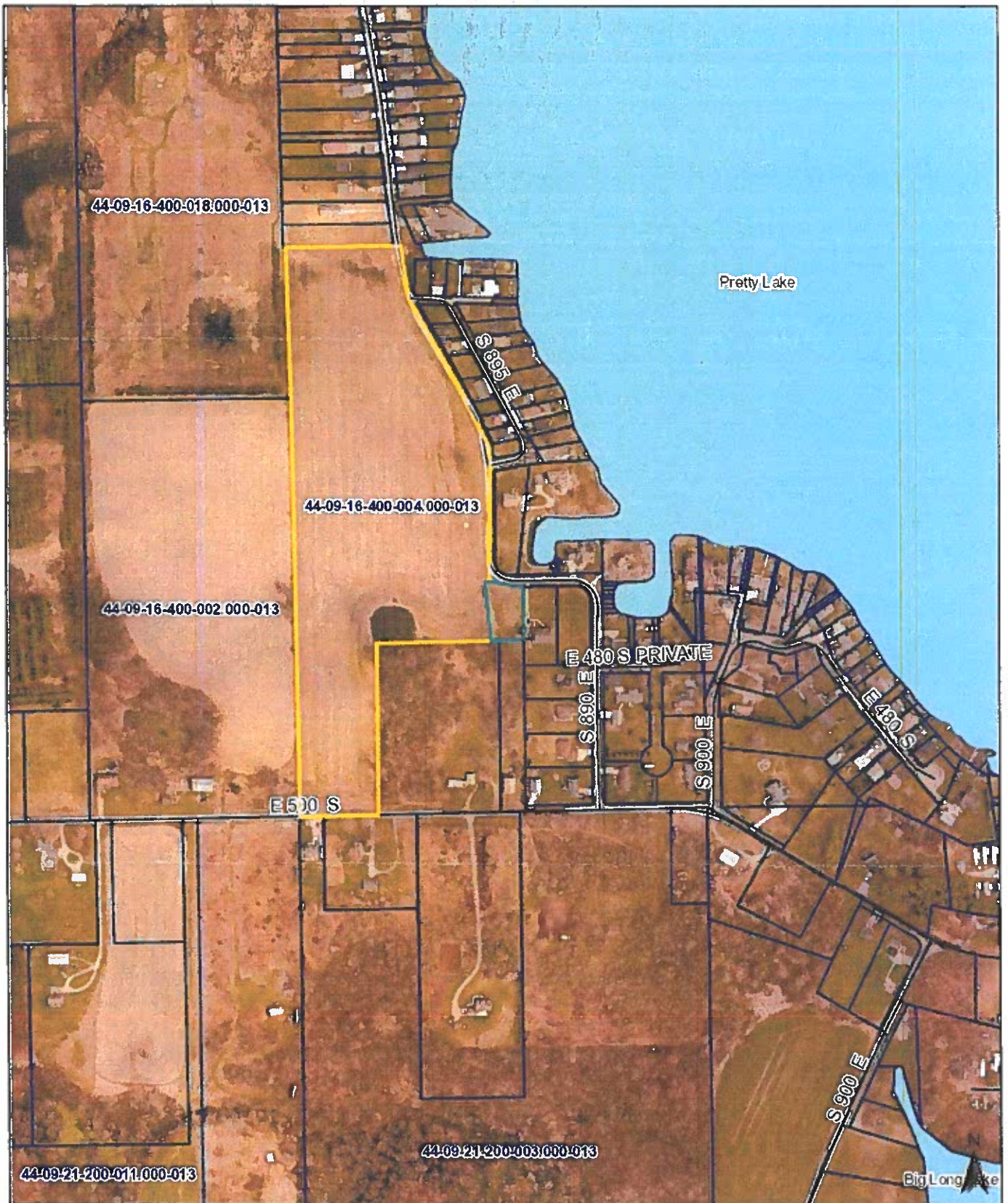


Wolheter, Neil & Lydia  
West Side of 890 E





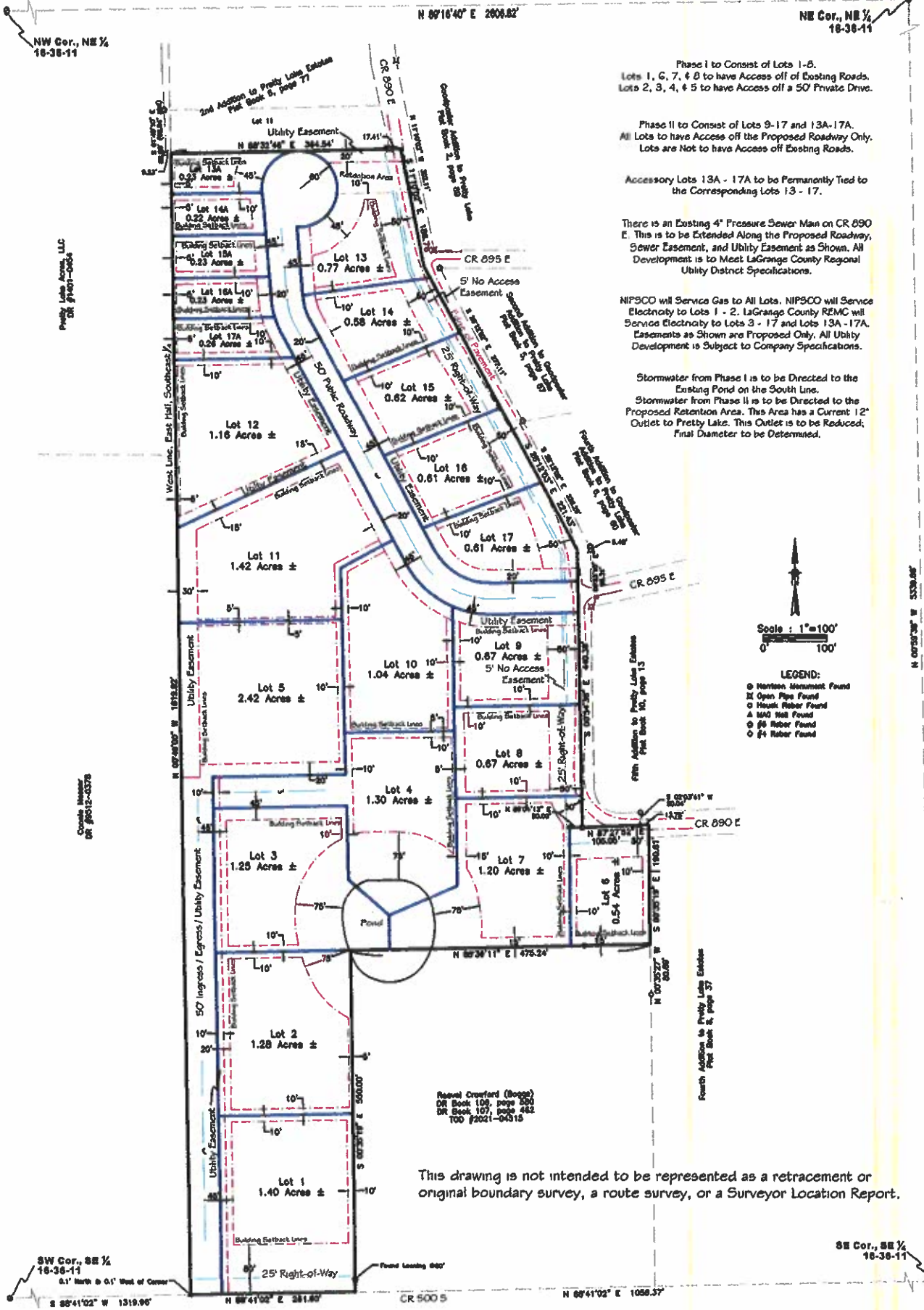
Wolheter, Neil & Lydia  
West Side of 890 E





# Strawberry Acres PROPOSED MASTER PLAN

19.96± Acres, Zoned A-1 & L-1, Milford Township



Phase I to Consist of Lots 1-8.  
 Lots 1, 6, 7, & 8 to have Access off of Existing Roads.  
 Lots 2, 3, 4, & 5 to have Access off a 50' Private Drive.

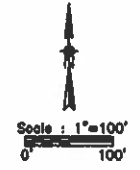
Phase II to Consist of Lots 9-17 and 13A-17A.  
 All Lots to have Access off the Proposed Roadway Only.  
 Lots are Not to have Access off Existing Roads.

Accessory Lots 13A - 17A to be Permanently Tied to  
 the Corresponding Lots 13 - 17.

There is an Existing 4" Pressure Sewer Man on CR 690  
 E. This is to be Extended Along the Proposed Roadway,  
 Sewer Easement, and Utility Easement as Shown. All  
 Development is to Meet LaGrange County Regional  
 Utility District Specifications.

NIPSCO will Service Gas to All Lots. NIPSCO will Service  
 Electricity to Lots 1 - 2. LaGrange County REMC will  
 Service Electricity to Lots 3 - 17 and Lots 13A - 17A.  
 Easements as Shown are Proposed Only. All Utility  
 Development is Subject to Company Specifications.

Stormwater from Phase I is to be Directed to the  
 Existing Pond on the South Line.  
 Stormwater from Phase II is to be Directed to the  
 Proposed Retention Area. This Area has a Current 12"  
 Outlet to Pretty Lake. This Outlet is to be Reduced,  
 Final Diameter to be Determined.



- LEGEND:**
- Northern Monument Found
  - Open Pipe Found
  - Hooked Rebar Found
  - ▲ 1/4" Nail Found
  - 3/8" Rebar Found
  - 1/2" Rebar Found

Revel Crawford (Boop)  
 CR Book 109, page 109  
 DR Book 107, page 482  
 100 2201-04315

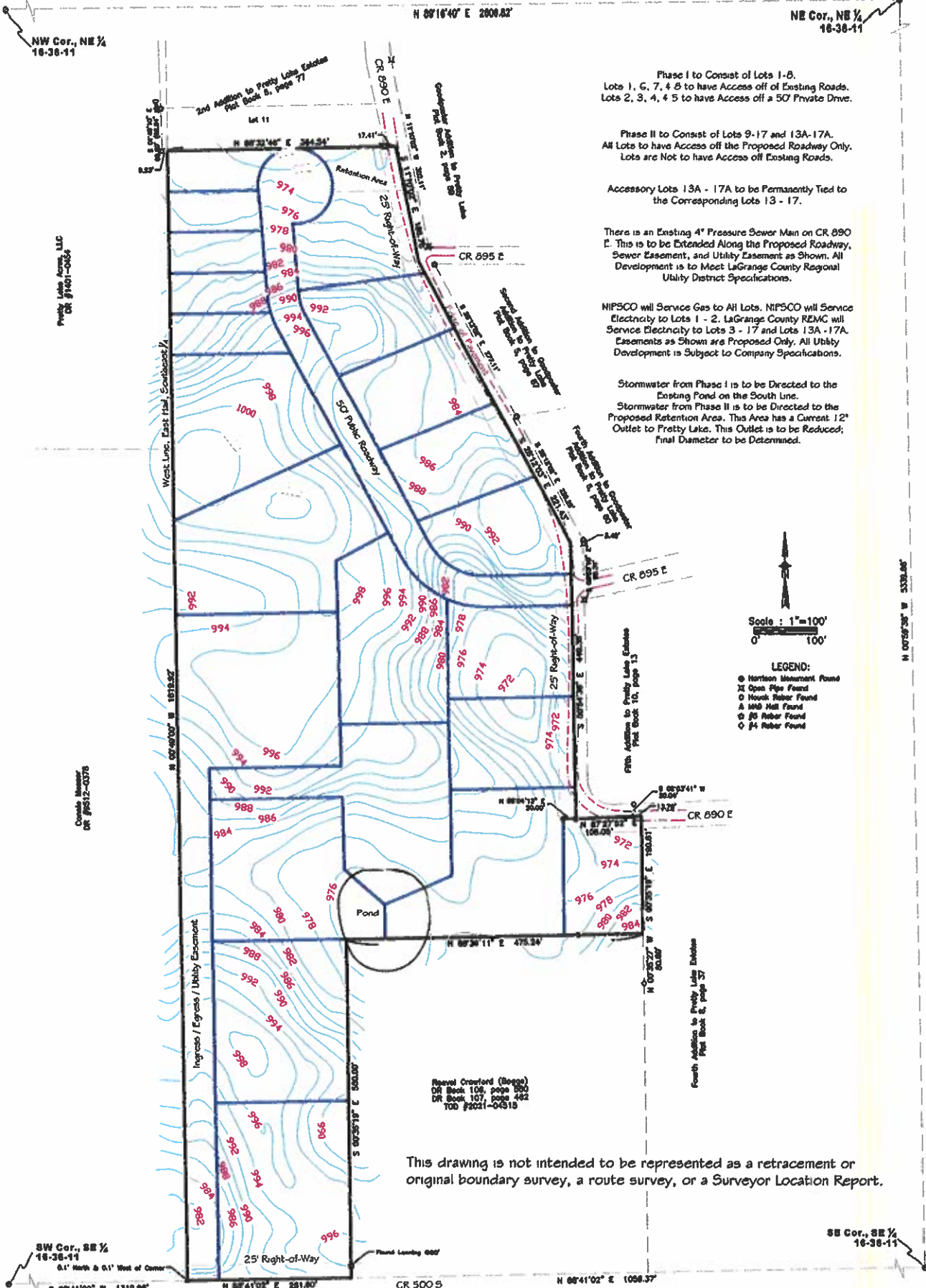
This drawing is not intended to be represented as a retracement or  
 original boundary survey, a route survey, or a Surveyor Location Report.

SW Cor., SE 1/4  
 16-38-11  
 0.1' North & 0.1' West of Corner

SE Cor., SE 1/4  
 16-38-11

# Strawberry Acres TOPOGRAPHY

19.96± Acres, Zoned A-1 & L-1, Milford Township



Phase I to consist of Lots 1-8.  
 Lots 1, 6, 7, & 8 to have Access off of Existing Roads.  
 Lots 2, 3, 4, & 5 to have Access off a 50' Private Drive.

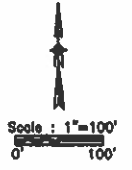
Phase II to consist of Lots 9-17 and 13A-17A.  
 All Lots to have Access off the Proposed Roadway Only.  
 Lots are Not to have Access off Existing Roads.

Accessory Lots 13A - 17A to be Permanently Tied to  
 the Corresponding Lots 13 - 17.

There is an Existing 4" Pressure Sewer Main on CR 890  
 E. This is to be Extended Along the Proposed Roadway,  
 Sewer Easement, and Utility Easement as Shown. All  
 Development is to Meet LeGrange County Regional  
 Utility District Specifications.

NIPSCO will Service Gas to All Lots. NIPSCO will Service  
 Electricity to Lots 1 - 2. LaGrange County REMC will  
 Service Electricity to Lots 3 - 17 and Lots 13A - 17A.  
 Easements as Shown are Proposed Only. All Utility  
 Development is Subject to Company Specifications.

Stormwater from Phase I is to be Directed to the  
 Existing Pond on the South Line.  
 Stormwater from Phase II is to be Directed to the  
 Proposed Retention Area. This Area has a Current 12"  
 Outlet to Pretty Lake. This Outlet is to be Reduced;  
 Final Diameter to be Determined.



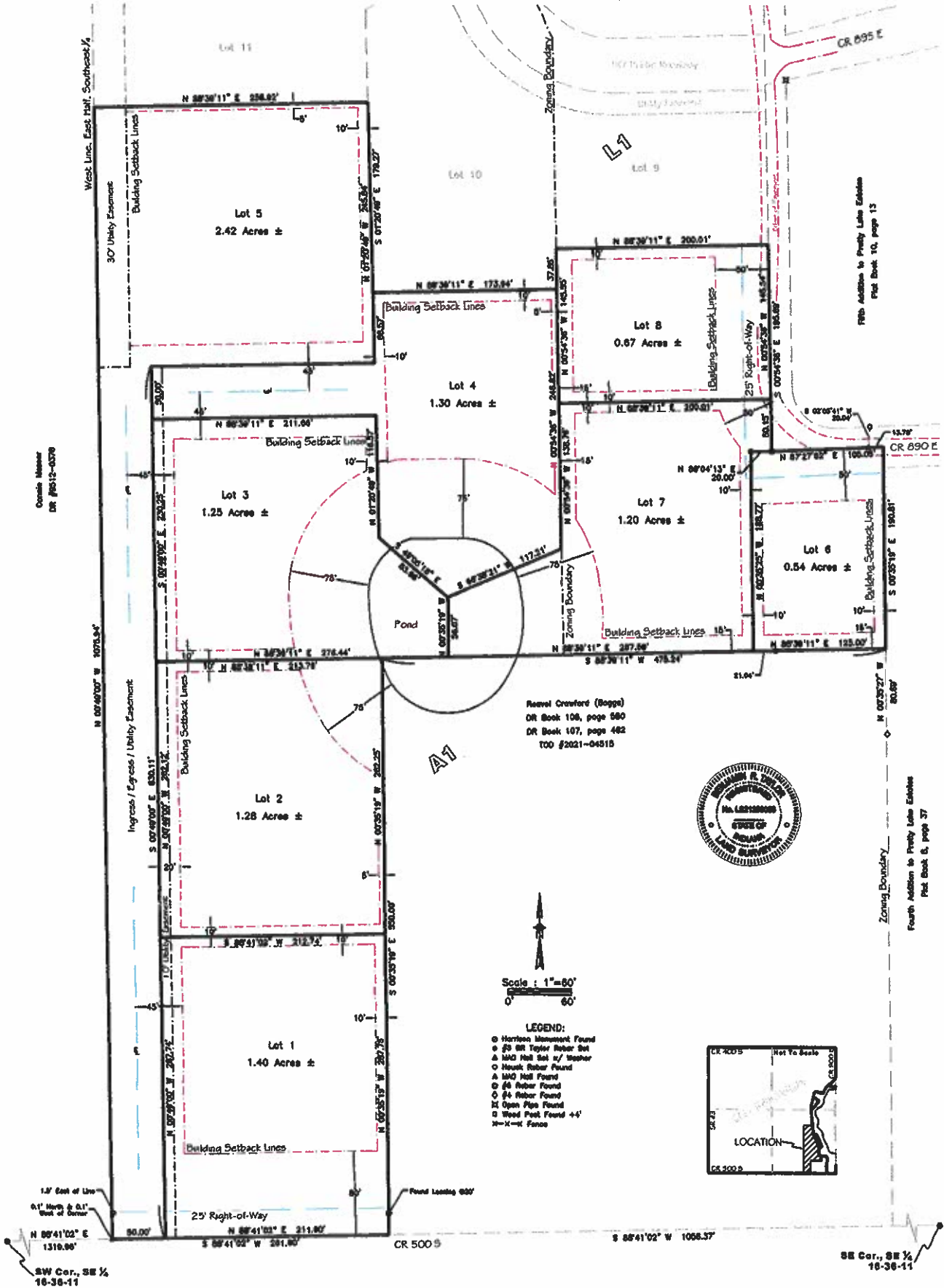
- LEGEND:**
- Northern Measurement Found
  - ⊗ Open Pipe Found
  - Hooked Rubber Found
  - △ 180° Flatt Found
  - ⊙ 90° Rubber Found
  - ◇ 45° Rubber Found

Reveal Crawford (Beego)  
 DR Book 108, page 890  
 DR Book 107, page 482  
 TDD #2021-04318

This drawing is not intended to be represented as a retracement or  
 original boundary survey, a route survey, or a Surveyor Location Report.

# Strawberry Acres Phase I

10.06 ± Acres, Zoned A-1 & L-1, Milford Township



Outside Meter  
DR #1615-0370

First Addition to Priority Lane Estates  
Plot Book 10, page 13

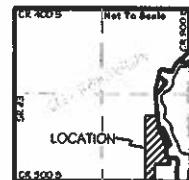
Revel Crawford (Booge)  
DR Book 106, page 580  
DR Book 107, page 482  
TOD #2021-04515



Fourth Addition to Priority Lane Estates  
Plot Book 6, page 37

Scale : 1"=60'  
0' 60'

- LEGEND:**
- Horizontal Monument Found
  - 3/8" Rebar Found
  - ▲ 1/2" Nail Set w/ Washer
  - 1/2" Rebar Found
  - ▲ 1/2" Nail Found
  - 1/4" Rebar Found
  - 1/4" Rebar Found
  - Open Pipe Found
  - Wood Post Found +4'
  - X---X--- Fence



SW Cor., SE 1/4  
16-36-11

SE Cor., SE 1/4  
16-36-11

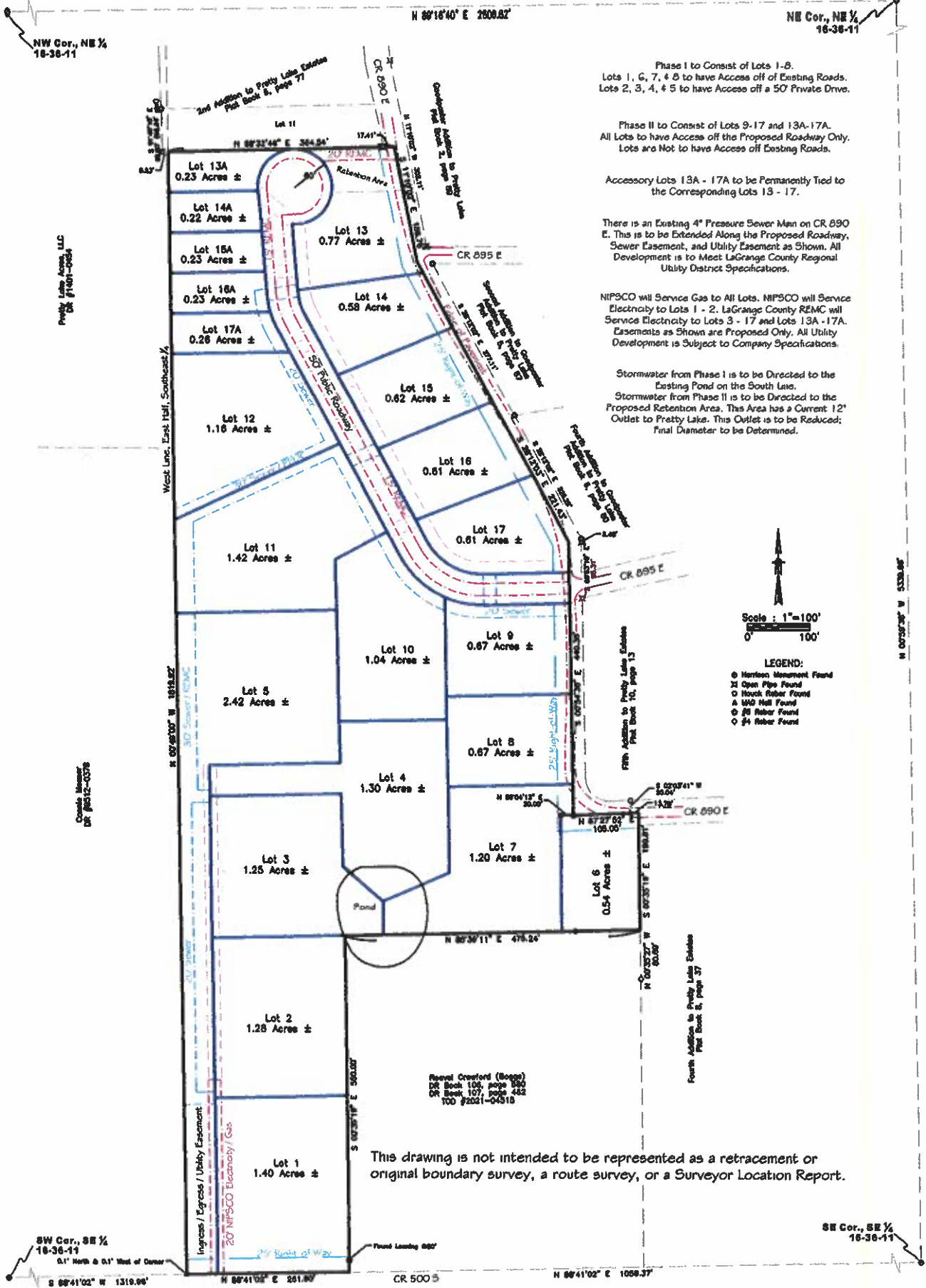


P.B. Pg. \_\_\_\_\_

# Strawberry Acres

## PROPOSED UTILITY PLAN

19.96± Acres, Zoned A-1 & L-1, Milford Township



This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.