

DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION

PRIMARY APPROVAL – PRELIMINARY PLAT

APPLICATION

DATE FILED: 11-5-25

CASE NO: MPC 22-25 S

1. Name of Subdivision:

Mason Ridge

2. General Location:

NW corner of W Jackson St. & N Morrison Rd

3. Legal Description:

See attached.

4. Owner: Address: Phone:
Path to Prosperity LLC. PO Box 357 McCordsville, IN 46055

5. Developer: Address: Phone:
Oakmont Development 9601 Coldwater Rd Fort Wayne, IN 46825 (260) 489-2000

6. Surveyor: Address: Phone:
Banning Engineering attn: Chandler Harden 853 Columbia Rd. Suite 101 Plainfield, IN 46168 (317) 707-3739

License No. LS22300025

7. Total Area in Subdivision: 37.05 Acres

A. In Streets: 5.48 Acres B. In Lots: 21.15 Acres C. Other: 10.42 Acres

8. Total Number of Lots: 126

A. Typical Width: 50' B. Typical Area: 6,250 sf

9. Proposed Water Supply:
A. Public Water: X B. Private Wells: _____
10. Proposed Sanitary Facilities:
A. Public Sewers: X B. Septic Systems: _____
C. Treatment Plant: _____ D. Other System: _____
11. Current Zoning of Property: R1
A. Lot Size Required: 40' B. Lot Area Required: 4,800
12. Is any change in zoning contemplated and, if so explain: _____

13. Check appropriate Method of Development:
____ A. Owner will develop lots.
____ B. Owner will sell lots for development.
____ C. Owner will develop some, sell some.
x D. Other: Owner will sell land to developer, developer will build the infrastructure and then will sell lots to home builder
14. Buildings & Structures:
A. Type: single family residential homes B. Typical Floor Area: 1,275-2600 sqft
15. Name any requested modifications/variances from the terms of the Subdivision Ordinance which may be needed:

None
16. Has the owner, developer, or surveyor conferred with the Plan Commission Staff concerning the subdivision? If so, give date and person contacted:

September 11th we had an in person meeting with some of the members
17. Has the owner, developer, or surveyor conferred with the Delaware County Board of Health concerning the subdivision? If so, give date and person contacted:

No because we are using Sanitary Sewer with Muncie Sanitary district
18. Has the owner, developer, or surveyor conferred with the property owners of land which may be used for off-site drainage facilities? If so, give date and names of owners contacted:

No all the utilities are using existing right of way, if easements are needed

DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and the design of the subdivision has been reviewed by me. Both the application and the drawing have been found to meet with all filing requirements. If properly advertised by the applicant, the application will be heard in public hearing on the 4th day of December, 2025

Signed:

Danella Murrell

Date:

11/13/25

19. Check that these items have been submitted with the plat map(s):

- X A. Topographic map of the property.
X B. Copy of the proposed plat restrictions.
X C. Suggested grades or profiles of streets.
X D. Date regarding existing sanitary sewers, storm sewers, drainage outlets, water mains, culverts and other underground structures; location and size of sewers.
X E. Off-site grant of drainage easement from affected landowners.

20. State the approximate date when work will begin in the subdivision and when work will be completed:

March of 2026

21. Will the subdivision be developed in total or by sections? If sections, describe probable location of the 1st section:

22. Are all street widths shown in compliance with the Official Thoroughfare Plan? If any deviations, explain:

None.

AFFIDAVIT



Melissa J Morgan, Notary Public
Hancock County, State of Indiana
Commission No: NP0735895
My Commission Expires 08/31/2029

The undersigned:

GURINDER SINGH

President Path To Prosperity, LLC

being duly sworn, depose and say that I (we) am (are) the owner(s) of property involved in this application, and that the foregoing answers and statements contained herein and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief.

Signed: [Signature]

Subscribed and sworn to before me this 31st day of October, 2025.

Notary Public: [Signature]

Commission Expires: 8/31/2029

Resident of County of Hancock

State of: IN

PRINT

AFFIDAVIT & CONSENT OF PROPERTY OWNER

That I/We Path to Prosperity LLC after first being
duly sworn, depose and say:

That I am/we are the owner(s) of Real Estate located at: (Legal and/or common address)
NW of the roundabout of Morrison Road and Jackson Street

Parcel Number(s): 1012276004000

That we have examined the application for a/an Preliminary Plat on this
property, and I/we are familiar with its contents. (application type)

That I/we have no objections to, and consent to such request as set forth in the application.


Signature of Affiant

GURINDER SINGH
Printed Name

State of IN

County of Hamilton SS:



Melissa J Morgan, Notary Public
Hancock County, State of Indiana
Commission No: NP0735895
My Commission Expires 08/31/2029

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared

Gurinder Singh, who acknowledged the execution of the above and foregoing instrument to
its voluntary act and deed on the 31st day of October, 2025

8/31/2029
Commission Expiration Date
Hancock
County of Residence


Notary
Melissa Morgan
Printed Name

LAND DESCRIPTION

Part of the Northeast Quarter of Section 12, Township 20 North, Range 9 East of the Second Principal Meridian in Delaware County, Indiana, being that 37.063 acre tract of land shown on an ALTA/NSPS Land Title Survey of said tract certified by Bryson Raney, PS #LS22300026 as Banning Engineering project number 25020 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a Harrison monument marking the northeast corner of said northeast quarter; thence South 00 degrees 08 minutes 25 seconds East along the east line of said northeast quarter 1,151.84 feet to the northeast corner of the land of the Board of Commissioners of Delaware County, Indiana recorded as Instrument Number 2012R16117 in the Office of the Recorder of Delaware County; thence North 88 degrees 48 minutes 02 seconds West along the north line of said land of the Board of Commissioners of Delaware County, Indiana 30.02 feet to the northwest corner of said land of the Board of Commissioners of Delaware County, Indiana being the POINT OF BEGINNING (the following three (3) calls follow along the west line of said land of the Board of Commissioners of Delaware County, Indiana); 1) thence South 00 degrees 08 minutes 25 seconds East 679.56 feet; 2) thence South 05 degrees 34 minutes 13 seconds West 50.25 feet; 3) thence South 00 degrees 08 minutes 25 seconds East 295.01 feet to the north line of the land of Edwin & Marcia Frazee recorded as Instrument Number 1998R12265 in said recorder's office (the following two (2) calls follow along the north and west lines of said land of Edwin & Marcia Frazee; 1) thence South 89 degrees 51 minutes 35 seconds West 418.49 feet; 2) thence South 00 degrees 08 minutes 25 seconds East 424.15 feet to the centerline of Jackson Street (the following two (2) calls follow along said centerline); 1) thence North 74 degrees 58 minutes 01 seconds West 805.24 feet to the beginning of a tangent curve to the right having a radius of 1,150.00 feet, subtended by a long chord having a bearing of North 72 degrees 24 minutes 04 seconds West and a length of 102.97 feet, with a central angle of 05 degrees 07 minutes 54 seconds; 2) thence northwesterly along the arc of said curve 103.00 feet to the southeast corner of the land of Ginger Crum recorded as Instrument Number 2019R03395 in said recorder's office said point which bears South 20 degrees 09 minutes 53 seconds West from said radius point; thence North 00 degrees 01 minutes 42 seconds West along the east line of the land of Ginger Crum and the east line of Breckinridge Addition Section Four per plat thereof record in Plat Book 15 Page 107 in said recorder's office 1,236.90 feet to the southwest corner of the land of Willow Lake Condominiums Association Inc. recorded as Instrument Number 2003R01031 in said recorder's office; thence South 88 degrees 48 minutes 02 seconds East along the south line of said land of Willow Lake Condominiums Association Inc. 1,296.66 feet to the POINT OF BEGINNING, containing 37.063 acres, more or less.

SECTION 12, TOWNSHIP 20N, RANGE 9E,
CITY OF MUNCIE, MOUNT PLEASANT TWP., DELWARE COUNTY CO.,
INDIANA

INDIANA
ZONED: R1

PLANS PREPARED FOR:

D.R. HORTON, INC.
3665 PRIORITY WAY S DRIVE

INDIANAPOLIS, IN 46240

PHONE: 317-995-8926

CONTACT: MARK BRIDWELL, V.P. LAND DEVELOPMENT

RECEIVED
NOV 05 2025
By mpc 22-255



SITE MAP

SITE MAP
SCALE: 1"=300'

[illegible]

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C110-C113	EXISTING TOPOGRAPHY
C200-C201	PRIMARY PLAN
C300-C301	UTILITY PLAN
C400	SOIL MAP & FLOOD MAP DETAILS

Certified this 21st day of December, 2021.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A
RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A
SURVEYOR LOCATION REPORT

C100

VICINITY MAP
NO SCALE

NO SCALE

OPERATING AUTHORITIES

<u>GALE</u>	<u>STORM</u>	<u>WATER</u>	<u>WATER</u>
GALE POINT	STORM WATER DEPARTMENT	IN AMERICAN WATER	IN AMERICAN WATER
GARY ROOPER	THOM NOLLE	WILL MCCORMACK	WILL MCCORMACK
GRACE	THOM NOLLE	WILLIAM TONDRIL	WILLIAM TONDRIL
MUNICIPAL IN 4792	715-747-4979	MADE IN 4735	MADE IN 4735
		317-655-404	317-655-404
<u>GRACE</u>	<u>CITY OF MICHIGAN</u>	<u>POLICE DEPARTMENT</u>	<u>POLICE DEPARTMENT</u>
GRACE BLUFFING POWER	CITY OF MICHIGAN	RAYMON SLOAN	RAYMON SLOAN
5600 WHEELING AVE	715-747-4465	300 N HIGH ST	300 N HIGH ST
47254		715-747-4255	715-747-4255
884-716-4273		785-747-4623	785-747-4623
<u>GRACE</u>	<u>STORM</u>	<u>FIRE DEPARTMENT</u>	<u>FIRE DEPARTMENT</u>
GRACE	STORM WATER DEPARTMENT	DANIEL UPSHUR	DANIEL UPSHUR
GRACE TELEVISION	THOM NOLLE	300 N HIGH ST	300 N HIGH ST
CONTACT GALE	715-747-4725	715-747-4735	715-747-4735
	715-747-4878		
		<u>SCHOOL DISTRICT</u>	<u>SCHOOL DISTRICT</u>
		YORKTOWN COMMUNITY	YORKTOWN COMMUNITY
		DR. GREG HIGHWAY	DR. GREG HIGHWAY
		2111 S. BROADWAY STREET	2111 S. BROADWAY STREET
		715-739-7326	715-739-7326

PLAN COMMISSION CERTIFICATE

Pursuant to I.C. 36-4-1-700 et. seq., and all amendments thereto, the undersigned do hereby certify that the public notice at the meeting by the Town of Dentsburg Advisory Plan Commission (the "Commission"), on the application for approval of this plat duly complied with I.C. 36-4-1-706 and all amendments thereto, and said plat may now be granted primary approval by the Commission on the _____ day of _____, 20____ pursuant to the _____ of the _____ of the Town of Dentsburg United Development Ordinance, with a majority of the members of the Commission concurring and said approval.

7. *Journal of Management Education* 22(1): 10-19

21

This approval is valid for a time period specified in Article 9 of the Town of Brewster Land Development Ordinance.

Daher

Certified this 21st day of December, 2021.

more

USERS OF THE EXISTING TOPOGRAPHY PLAN ARE CAUTIONED TO CONSIDER THAT ALL NATURAL SURFACES ARE SUBJECT TO DISPLACEMENT DUE TO THE EFFECTS OF ENVIRONMENTAL AND MECHANICAL FACTORS ON SOIL PROPERTIES. THE INTERRELATED CONTOUR LINES DEPICTED HEREON ARE REPRESENTATIVE OF THE SURFACE OF THE SITE ON THE DATE(S) THE FIELD SURVEY WAS PERFORMED. CHANGES IN SURFACE ELEVATIONS VARYING UP TO 0.5 FEET AFTER THE DATE OF THE SURVEY MAY BE OBSERVED IN SOME AREAS OF THE SURFACE. THESE CHANGES ARE NOT NEARLY AS EVIDENT AS THEY WOULD BE IN A CONTOUR MAP OF THE SURFACE. THEREFORE, IT IS RECOMMENDED THAT THE SURFACE ELEVATIONS BE USED AS A GUIDE TO THE SURFACE ELEVATIONS. IF ANY SIGNIFICANT DISCREPANCIES ARE REPORTED TO THE ENGINEER FOR EVALUATION, THE SURVEYOR IS NOT RESPONSIBLE FOR ESTIMATING OR ADJUSTING FOR ANY DISCREPANCIES CAUSED BY SUCH ENVIRONMENTAL OR MECHANICAL INFLUENCES.

THIS EXISTING TOPOGRAPHY PLAN REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AT THOUGH HE/SHE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE ENGINEER/SURVEYOR HAS NOT

PLANS PREPARED BY:

BANNING
ENGINEERING

853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

CONTACT: AUSTON LEWIS
EMAIL: alewis@banning-eng.com

CERTIFIED BY: *[Signature]*

LOCATION MAP
NO SCALE

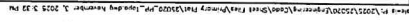
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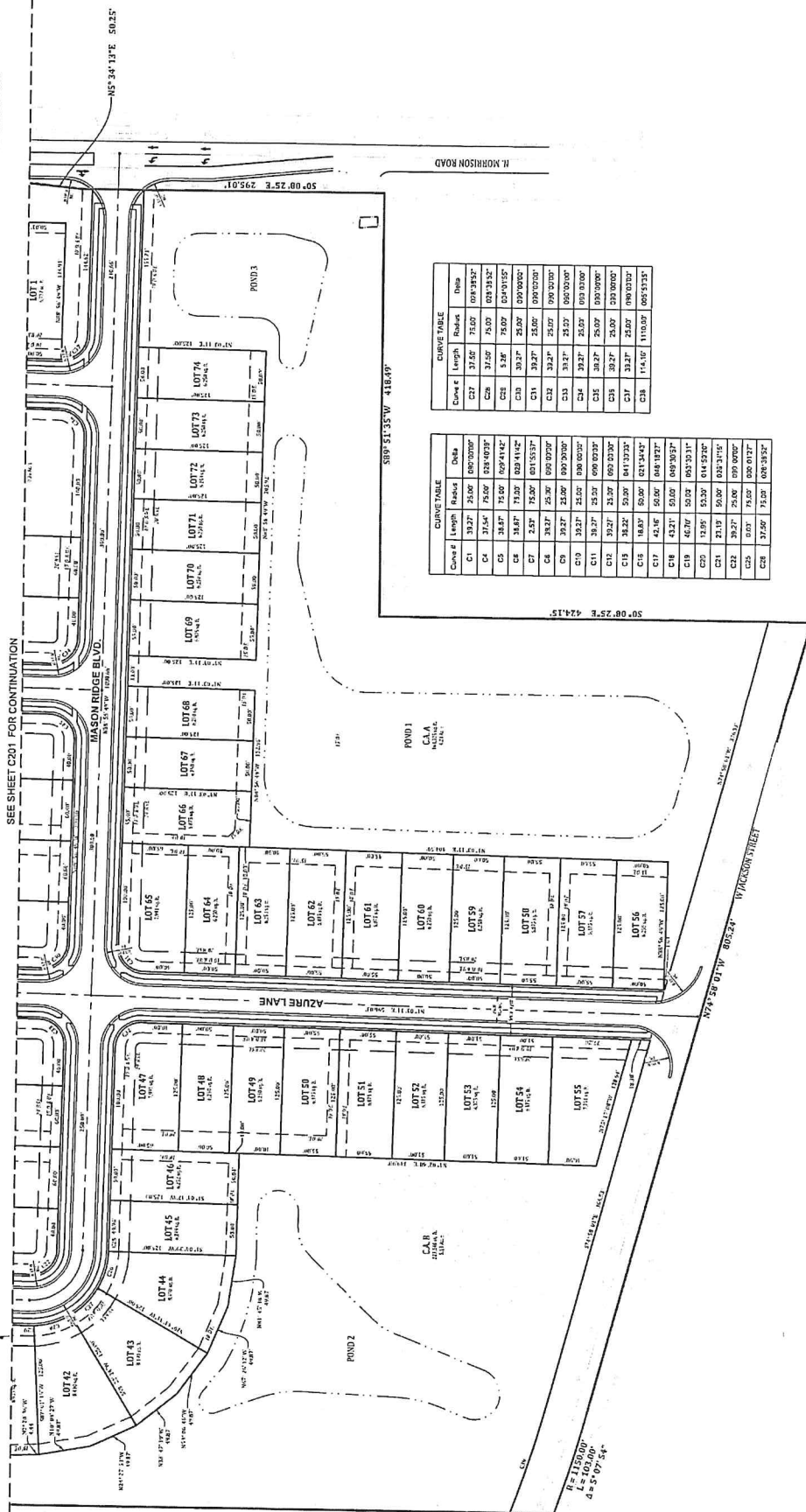


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D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
T.W.E.	WATER EASEMENT
L.E.	LANDSCAPE BUFFER YARD EASEMENT
IR	IRREGULAR
RAW	RIGHT OF WAY
B.S.L.	BUILDING SETBACK LINE
L.C.	LANDSCAPE EASEMENT
Sq. Ft.	SQUARE FEET



SEE SHEET C201 FOR CONTINUATION

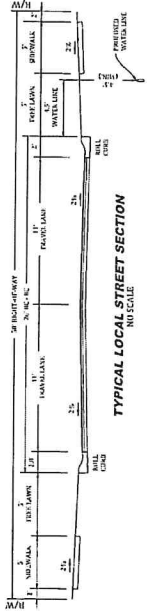


CURVE TABLE			
Curve	Length	Radius	Delta
C17	317.50'	75.00'	028°35'52"
C16	317.50'	75.00'	028°38'52"
C15	5.26'	75.00'	034°01'55"
C14	30.27'	25.00'	030°00'00"
C13	30.27'	25.00'	030°00'00"
C12	33.21'	25.00'	030°00'00"
C11	33.21'	25.00'	030°00'00"
C10	33.21'	25.00'	030°00'00"
C9	33.21'	25.00'	030°00'00"
C8	30.27'	25.00'	030°00'00"
C7	33.21'	25.00'	030°00'00"
C6	30.27'	25.00'	030°00'00"
C5	33.21'	25.00'	030°00'00"
C4	30.27'	25.00'	030°00'00"
C3	33.21'	25.00'	030°00'00"
C2	30.27'	25.00'	030°00'00"
C1	33.21'	25.00'	030°00'00"

CURVE TABLE			
Curve #	Length	Radius	Delta
C1	33.27	25.00	60°00'00"
C2	33.27	25.00	60°00'00"
C3	31.54	75.00	62°14'03"
C4	34.87	75.00	62°14'03"
C5	34.87	75.00	62°14'12"
C6	34.87	75.00	62°14'12"
C7	2.53	15.00	60°15'33"
C8	34.32	25.00	60°00'00"
C9	33.27	25.00	60°00'00"
C10	33.27	25.00	60°00'00"
C11	30.27	25.00	60°00'00"
C12	33.27	25.00	60°00'00"
C13	34.32	50.00	64°13'33"
C14	34.32	50.00	64°13'33"
C15	16.45	50.00	62°14'34"
C16	16.45	50.00	64°13'27"
C17	42.31	50.00	60°00'37"
C18	42.31	50.00	60°00'37"
C19	42.30	50.00	64°52'30"
C20	42.30	50.00	64°52'30"
C21	21.19	50.00	63°15'15"
C22	21.19	50.00	63°15'15"
C23	39.27	25.00	60°00'00"
C24	39.27	25.00	60°00'00"
C25	0.01	75.00	62°14'12"
C26	34.60	75.00	62°14'12"



NOTE:
SEE SHEET C200 FOR CURVE TABLE



LAND DESCRIPTION

[illegible]

SEE SHEET C200 FOR CONTINUATION

PRIMARY PLAT
MASON RIDGE
DELAWARE COUNTY
MUNCIE, INDIANA



BANNING
ENGINEERING

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PLAINFIELD, NJ 08168
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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No	25523
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C201



Web 801 Survey
National Cooperative Soil Survey
10/24/2023
Page 2 of 3

**Natural Resources
Conservation Service**