



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Agenda

August 12th, 2026
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members

Present:

- Dan Strong
- Wendy Gillespie
- Harrison Massone
- Dennis Schrumpf
- Dennis Johnson
- Jacob Everett
- Marc Diller
- Mark Thomas
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

Declaration of Quorum:

Approval of Minutes:

June 10th, 2026

Public Comment:

Old Business:

Docket No: PC-0626-05-AG

Petitioner: Ryan Thompson

Property Address: 27529 N Salem Road, Atlanta, IN 46031

A Minor Subdivision with two (2) waivers application has been submitted concerning Article Four of the Cicero/Jackson Township Subdivision Control Ordinance in order to: Subdivide a 9.25 Acre parcel into three (3) parcels of 5.55 acres, 2.00 acres and 1.71 acres plus .29 acres totaling 2.00 acres.

Waiver one (1): request exemption from Article 4.2 of the Cicero/Jackson Township Subdivision Ordinance to allow a third drive cut whereas Article Four states that there shall be two (2) road cuts for three lot subdivisions with two (2) adjacent lots sharing a common driveway.

Waiver two (2): request exemption from Article 4.2 of the Cicero/Jackson Township Subdivision Ordinance to allow two (2) drive cuts to be approximately three hundred (300) feet apart whereas Article Four states that all road cuts must be located at a minimum of four hundred fifty (450) feet apart.

New Business:



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: PC-0826-06-NC

Petitioner: Gina McGill/Comprehensive Financial

Property address: 7800 E 236th Street, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted concerning building aesthetics for the property located at 7800 E 236th Street, Cicero, IN 46034.

Docket: PC-0826-08-NC

Petitioner: Cicero Insurance Agency

Property address: 7810 E 236th Street, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted concerning signage for the property located at 7810 E 236th Street, Cicero, IN 46034.

Plan Director's Report: Enclosed in your packets.

President's Report:

Legal Counsel's Report:

Board Member Comments

Next Planned Plan Commission Meeting:

September 9th, 2026

11. Adjournment:

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Terms:

- o Dan Strong – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Wendy Gillespie – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Schrupf – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Jacob Everett – Council Appointment – Term – 04/01/2025 – 12/31/2026
- o Marc Diller – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Mark Thomas – Township Appointment – Term 01/01/2023 – 12/31/2026
- o Ford Hebner – Township Appointment – Term 01/01/2025 – 12/31/2026



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes

June 10th, 2026
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members

Present:

- Dan Strong
- Wendy Gillespie
- Harrison Massonne
- Dennis Schrumpf
- Dennis Johnson
- Jacob Everett
- Marc Diller
- Mark Thomas
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

Absent:

Ford Hebner (late)
Aaron Culp

1. Declaration of Quorum:

President Strong declared a quorum with 8/9 members present.

2. Approval of Minutes:

Mr. Schrump made a motion to approve minutes from the May 13th, 2026, Plan Commission meeting. Mrs. Gillespie second. All present in favor.

3. Public Comment: No public comment.

Mr. Ford Hebner joined the meeting. President Strong declared all 9 members are present.

4. Old Business: Mr. Zawadzki stated no old business.

5. New Business:

Docket No: PC-0626-13-C1

Petitioner: Nathan @ Signage Holmes Lawncare/Landscaping – Stanley Widows

Petitioner Address: 369 E Jackson Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the signage for the property located at 369 E Jackson Street, Cicero, IN.

Nathan Lincoln with Signarama in Greenfield representing 369 E. Jackson. Holmes Lawncare/Landscaping, Grant Holmes, renting building from Mr. Widows. No sign currently. This would be a lit sign, backlit and face lit. There would be channel letters. Dimensions listed on paperwork. Described the workings of the lit sign. Would be off the face of the building. President Strong stated there is no public hearing since it is Aesthetic Review. Mr. Massonne questioned if light above the signage would be staying or going. Mr. Lincoln stated going. Mr. Massonne questioned if other sign. Mr. Lincoln stated



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

might be a blank panel that was turned around. But that is the only panel and would be removed. Mr. Thomas questioned if same size. Mr. Lincoln stated it was a little smaller but little wider at 100 inches but height is smaller. Mr. Johnson questioned the materials one inch taller on one size. Mr. Lincoln stated it is an oversight. President Strong questioned if intention of sign is to be on during operating hours. Mr. Lincoln stated it is the intention that it be on during dark, so dusk to dawn. President Strong questioned why the need. Mr. Lincoln stated it would be on during the night and would be a good visual as you arrive in town. Not many lighted signage at night. Many signs need sprucing up in Cicero. Mr. Everett questioned Mr. Zawadzki how many lighted signs are in downtown. Mr. Zawadzki stated he would need to think about that. President Strong commented if on all night it could be distracting as driving through and it is currently a residential area for the most part. Asked the question about a timer or shut off at a certain time. Mr. Lincoln stated could be on a timer or photocell. Mr. Thomas questioned the brightness, is it a low-level LED. Mr. Lincoln stated it could be anywhere from 5000K to 7000K depends upon the client, has not been determined. It is quoted as 7000K which is a standard. Mr. Thomas questioned that it would be adjustable if Frank or someone complained it could be turned down. Mr. Lincoln stated yes that could be done. President Strong stated he would like to see on a photocell or timer where it would go off at 10:00 or so. Mr. Lincoln stated that could be done so it is not on all night.

President Strong questioned the Board on what they would like to see. Mr. Johnson questioned if adjustability would be either way. Mr. Lincoln stated a timer would be adjustable; photocell would be based on coming on when dark and off when light. President Strong asked what hours of operations would be. Answer was as early as 5 a.m. and late as 10 p.m. Grant Holmes 369 Jackson Street, questioned if there was a good reason to be off, why putting a sign up if not lit. President Strong stated to identify your building and business. Mr. Schrupf questioned if sign is lit it could be a deterrent to crime by being lit all night. Mr. Lincoln stated it could be, there was a light above the building. Mr. Massonne questioned if the current light was on a photocell. Discussion on existing lighting in the area, streetlights, etc. Mr. Zawadzki stated he thought the light on the building was on 24/7. Mr. Holmes stated he thought it was on a photocell. Mr. Lincoln stated it is a dark green which will be softer compared to a white. Discussion ensued.

Mr. Johnson made a motion to approve PC-0626-13-C1 for the signage with a photocell and adjustable lighting. Mr. Schrupf second.

Mr. Schrupf-approve, Mr. Johnson-approve, Mr. Everett-approve, Mr. Thomas-approve, Mr. Diller-approve, Mr. Massonne-approve, Mr. Hebner-approve, Mrs. Gillespie-approve, Mr. Strong-approve. 9-0

Docket No: PC-0626-05-AG

Petitioner: Ryan Thompson

Petitioner Address: 27529 Salem Road

A Minor Subdivision application has been submitted concerning Article 4 of the Cicero/Jackson Township Subdivision Control Ordinance in order to: Subdivide a 9.25 Acre parcel into three (3) parcels of 5.55 acres, 2.00 acres and 1.71 acres.

Mr. Zawadzki asked the Board to consider tabling the notice did not get into the paper in time.

Mr. Johnson made a motion to table PC-0626-05-AG. Mr. Everett second. All present in favor.

Docket No: PC-0626-06-R3PD

Petitioner: Estridge Homes

Petitioner Address: 78 acres of a 100.3-acre parcel on the west side of Deming Road and ¼ mile south of East 236th Street, Cicero, IN 46034 & 40-acre parcel on the east side of Deming Road and ¼ mile south of East 236th Street, Cicero, IN 46034.

A Major Subdivision application has been submitted concerning Article 5 of the Cicero/Jackson Township Subdivision Control Ordinance in order to: subdivide 78 acres of a 100.3-acre parcel on the west side of Deming Road and ¼ mile south of East 236th street, Cicero into 84 lots and to subdivide a 40-acre parcel on the east side of Deming Road and ¼ mile south of East 236th Street, Cicero IN, 46034 into 64 lots.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

President Strong explained the process to the public. The petitioner is Estridge Homes and previously before us and approved for rezoning request. They then went before the Town Council for PUD. Tonight is to present their primary plat. The PUD Ordinance and previous approvals were established for the framework for subdivision we will review tonight. The primary plat being reviewed tonight will serve as the fundamental tool for how the subdivision will be laid out and how the land will be subdivided. The primary plat that the Board will be reviewing will be a surveyed map which shows how the land will be divided, exact boundaries, lot divisions, street layout, drainage and other improvements for the Board to review. They must align with the previous PUD ordinance as well as R-3 underlying zoning standards which were not included in the ordinance. If this meets the PUD ordinance and standards this Commission is required to approve. We will review all the previous commitments made to the boards. This is not an opportunity for us to go back and revisit the PUD and try to amend the PUD since that was previously approved. Not an opportunity to try to rezone the property. We are to focus on the primary plat tonight and that it conforms to the ordinances and the PUD ordinance that was before us previously.

Matt Skelton with Church, Church, Hittle and Antrim with offices at 2 N 9th Street in Noblesville. Also attending are Cody Leech, Land use professional, with Estridge Homes, Clint Mitchell, Rob McGraw, Roger Foster, and Peyton Martz. It has been nearly a year since approved for the Hinkle Ridge Subdivision by the Cicero Town Council. Proposing a 148 home sites, approved for 172 but has been a reduction since zoning approved. Homes are the same as discussed, \$750,000-\$1M price point. Have been designed to comply with ordinances. Not requesting any waivers, if approved plan to initiate work this year.

President Strong asked for questions from the Board. Mr. Everett questioned what caused the reduction in homes. Mr. Skelton stated the plan was concept plan and while was a thoughtfully prepared plan but once engineering took place there were things that had to be shifted around. Causing the loss of some lots, there are no longer rear facing lots to 236th. Mr. Everett questioned the number of lots. Mr. Skelton answered 148 total. Mr. Thomas questioned if there were any reductions in amenities. Mr. Skelton stated amenities remained the same, reductions occurred in the smaller lots not in estate lots. Mr. Massonne questioned on the northside.

Clint Mitchell, CEO Estridge Homes. Area going to 236th, eliminated smaller homes (24 total), created a turnaround for fire not really a cul-de-sac. Left the center, trails, native prairie grass, and increased the green space for the subdivision. Mr. Massonne stated he thought it looked really good. Mr. Mitchell stated overall better feel, some homes along Deming Road also eliminated. Mr. Massonne questioned if there was a path to connect. Mr. Mitchell stated there is a path along Deming Road connecting to 236th. There will likely have one coming out of the neighborhood. Mrs. Gillespie questioned if there is an entrance on 236th. Mr. Mitchell stated there will not be one, we added another one on Deming Road to allow better flow. Turnarounds are to maximize safety. Mr. Johnson questioned the area on Anthony Road approval and how it ended with the fire department. Roger Foster, Estridge Homes, we discussed the west side and limited number of homes, no parking signs on east and westbound. Concern was number homes with the access. Changes were the center and to the right. Mr. Johnson questioned if the Fire Department signed off. Mr. Foster stated yes there were no commitments at the PUD and no waivers requested. Mr. Johnson stated his confusion was with the Deming side and thank you for addressing. President Strong clarified that you were approved for up to 172 homes and at 148 definitely under that number.

President Strong stated before open for public hearing share few thoughts. Looking at primary plat, opportunity for public to share thoughts/concerns. Once open, state name and address for the record when approaching podium, allowing two minutes for comments. Address comments to the Board not to each other or the petitioner. We will answer as time allows. Mr. Zawadzki will be the timekeeper.

Mr. Massonne made motion to open public hearing. Mr. Johnson second. All present in favor.

Linda Hajan 3525 E. 236th Street. How tall is the border around? How close is the pond that is behind my house? How many houses are to the east of me?

Questions answered by Mr. Skelton. Directly east of the property is six home sites. There is a 30-foot buffer. The landscape plans have not been presented but we will be doing berming as part of the plan. Will do as much as can. Five-to-eight-foot berm but will do more if possible, want to be aware of the drainage being dammed up in building a berm. President Strong



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

questioned existing trees. Roger Foster stated as many trees as possible to remain, some will have infrastructure going through them. Mr. Everett asked how far setback is. Mr. Foster stated 30 from the east buffer and rear setback will look up. President Strong stated 20 feet rear setback. Mr. Mitchell stated 30 feet berm and 20 to rear setback. Mrs. Hajan stated higher the better as the septic system is there and concern for the future trees. President Strong stated that was discussed with the buffering.

Sam Scott 231st Street. Since there is not construction on 236th, we are noticing more and more traffic. Need help with the corner traffic, may not be the boards issue but need help. President Strong answered will pass on concerns to the county but there will be passing lanes with this project.

Mr. Foster estimate on the pond, top of bank 50-60 feet from property line to the water getting around 100-125 from property line.

Mr. Massonne made motion to close public comment. Mr. Johnson second. All present in favor.

President Strong questioned Mr. Zawadzki if PUD was reviewed and does it meet requirements. Mr. Zawadzki stated it does. President Strong questioned if project would be phased and how many. Mr. Skelton stated yes it would be phased, the first phase is the reconstruction of the Revis-Carson drain. Will start in the fall and go through the winter. Have to do that before any other construction. Center section will be phase one, phase two will include the far right on east side of Deming. There are three different price points. President Strong reminded that we would still need to review construction plans for each section and secondary plats. Appreciate adding the second entrance on Deming Road. Question on amenities, some commitments were made and list of commitments are in packet, understand they would go in in 2027, based if you started in 2026. Mr. Skelton stated we won't be starting homes in 2026, we have had a lot of engineering and legal drain work that needs to be done. We would look at 2028 for the pool amenity, but further amenities will be built like the pedestrian bridge and trails would be done. President Strong asked for the covenants and restrictions to be submitted so the Board can review as they go further. Mr. Skelton stated we have a template that would be adjusted for this neighborhood and will be putting together and get to you. President Strong stated as discussed: concern for trail how they would be maintained in the future. Mr. Skelton stated would be part of the HOA. President Strong added working with the county highway department, they mentioned a passing blister, you will address with them. Mr. Skelton stated there is a passing blister planned on 236th and improvements on Deming Road the length of our property. Mr. Hebner verified that the county would be approving the engineering. Answer was yes. Mr. Johnson questioned if passing blister on Deming. Discussion on options, working with engineers on specifics. President Strong reminded it was part of commitments from traffic study and PUD commitments. Mr. Hebner questioned if the orange on the maps was the current drain. (YES) Mr. Johnson questioned areas of the drain being addressed. Mr. Foster stated we are retaining from the northside, and reconstructing through our property to 226th. President Strong stated you will continue to work with the survey department. Mr. Foster stated yes working on all approvals now. Mr. Thomas stated the passing blister on 236th will be good for the community and yourselves. Mr. Foster stated working on doing from day one. President Strong stated it appears everything that was agreed upon is included and all the standards included. Appreciate everything in writing on commitments as well. Helps with moving forward with Plat approvals. President Strong asked for further questions or a motion to approve, all motions are made in the affirmative.

Mr. Massonne made motion to approve PC-0626-06-R3-PD as presented. Mr. Thomas second.

Mr. Thomas-approve, Mr. Hebner-approve, Mrs. Gillespie-approve, Mr. Massonne-approve, Mr. Schruppf-approve, Mr. Johnson-approve, Mr. Everett-approve, Mr. Diller-approve, Mr. Strong-approve. 9-0.

6. Plan Director's Report: Mr. Zawadzki summarized the report that was enclosed in your packets.

Mr. Hebner questioned when building permits come online, like for this project. Mr. Zawadzki stated first is site improvement and then when the first home starts. Mr. Hebner questioned how many last year. Mr. Zawadzki stated he would provide that



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

information. President Strong stated in working through Tamarack it did see a boost in permits and inspections and will see a similar pattern.

7. **President's Report:** President Strong thanked everyone for working through the process with Estridge and will send an email on the proposal items for looking for a consulting firm. Appreciate hearing from all of you with any questions.
8. **Legal Counsel's Report:** No report.
9. **Board Member Comments:** Mr. Schrumpf questioned when next meeting will be, is it July? Agenda states August. President Strong stated yes we will meet in July.
10. **Next Planned Plan Commission Meeting:**

July 8th, 2026

11. **Adjournment:** Mr. Schrumpf made a motion to adjourn. Mr. Hebner seconded. All present in favor.

President: _____

Secretary: _____

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Terms:

- o Dan Strong – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Wendy Gillespie – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Schrumpf – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Jacob Everett – Council Appointment – Term – 04/01/2025 – 12/31/2026
- o Marc Diller – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Mark Thomas – Township Appointment – Term 01/01/2023 – 12/31/2026
- o Ford Hebner – Township Appointment – Term 01/01/2025 – 12/31/2026

Letters and Emails

The following is to clarify how letters and emails provided to the Cicero/Jackson Township Plan Commission will be provided to the board and to the public for viewing. Letters and emails will no longer be read aloud at the meetings moving forward. Letters and emails submitted (10) days prior to a Plan Commission meeting will be included in the packets that the board members receive prior to a meeting. These letters and emails received by the board will also be available with a link on Listserv for the public to view. Any letters and/or emails received after the packets are provided to the board and prior to the cutoff day and time of the Monday 10:00 am prior to a scheduled meeting will be sent out via electronic means to the board and with a link on Listserv for the public to have access to view the letters and emails. These will be available for viewing on Listserv by 4:00 pm on the Monday prior to the day of the scheduled meeting unless Monday is a holiday. If the Monday prior to a meeting day is a holiday the letters and emails will be on Listserv Tuesday (the day after the Monday holiday) by 1:00pm for the public to view.

Comments or letters may be mailed to Cicero/Jackson Township Plan Commission at PO Box 650, Cicero, IN 46034. Comments may also be emailed to publiccomments@townofcicero.in.gov. Comments must be received by 10:00am on the Monday prior to a scheduled meeting day.



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (PLAN COMMISSION)

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

MAY 08 REC'D

MINOR SUBDIVISION APPLICATION

RECEIVED

OFFICE USE ONLY

Subdivision Category		Docket #: PC-0626-05-AG	
☐ Sketch Plan	☐ Primary Plat	Date of Application: 05/08/2026	
☐ Final Plat	☐ Construction Plan	Date of Expiration:	
☐ Replat/Amendment	☐ Variance/Waiver	Application Fee:	
Application Check List		Date of Hearing: 06/10/26	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Decision:	
☐ Certified Mail Receipts	☐ Property Sign	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Developer: Ryan Thompson			
Address: 27529 N Salem Rd			
City: Atlanta		State: IN	ZIP Code: 46031
Telephone: [REDACTED]	Fax:	E-mail: [REDACTED]	
Project Address:			
City: Cicero		State: IN	ZIP Code: 46034
Parcel:		Subdivision:	
Surveyor/Engineer: The Henderson Group, Inc		Telephone:	
Address: 108 Freedom Ct.		Fax:	
City: Kokomo		Cell Phone:	
State: IN	ZIP Code: 46902	Email: [REDACTED]	
Name of Subdivision: Thompson Homestead			
Acres: 2	Lots: 1	Density:	Zoning: Residential
Additional Information:			



CICERO / JACKSON TOWNSHIP (PLAN COMMISSION)

PETITIONER'S FINDINGS

State the reasons why your request should be approved by the Plan Commission.

This will leave Chris Thompson a 2 acre parcel with existing home on the corner of Salem and 276th st.

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



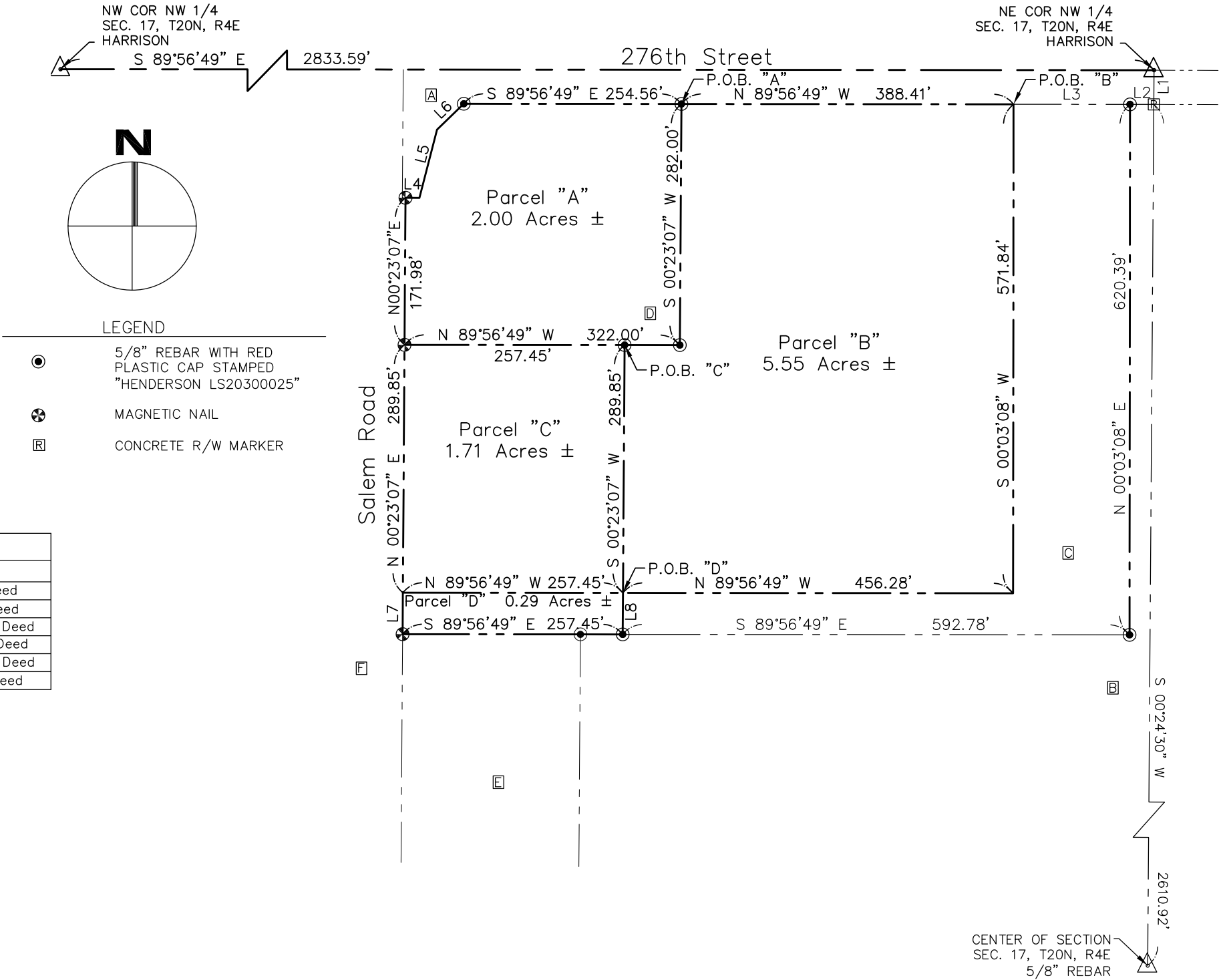
E 276th St

Salem Rd

27529

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	S00°24'30"W
L2	27.86	N89°56'49"W
L3	136.21	N89°56'49"W
L4	16.29	S89°36'24"E
L5	82.46	N14°25'46"E
L6	43.53	N46°03'16"E
L7	48.55	S00°23'07"W
L8	48.55	N00°23'07"E

ADJOINER TABLE			
TAG	NAME	NUMBER	TYPE
A	BOC	Instr. No. 2016065814	Warranty Deed
B	Becks Sup. Hybrids	Instr. No. 2025-22738	Warranty Deed
C	Stephen Wallace	Instr. No. 2007045742	Personal Rep Deed
D	Chris Thompson	Instr. No. 2008034860	Warranty Deed
E	Andrew Reed	Inst. No. 2022054952	Quit-claim Deed
F	J.G. Duvall Trust	Inst. No. 200500044150	Quit-claim Deed



Original Survey

PROJECT INFORMATION:
Christopher A. Thompson / Stephen T. Wallace
2759 Salem Rd
Atlanta, Indiana

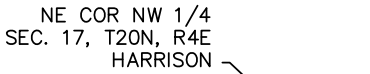
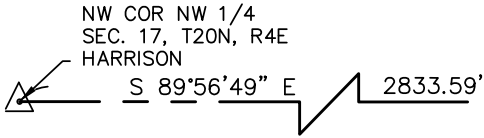
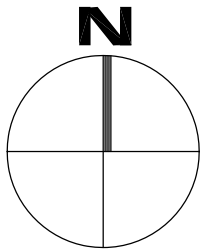
THG DRAWING NUMBER: 026-044
SCALE: 1" = 150'
DATE: 4-4-26
DRAWN BY: Jason R. Henderson, PLS
FIELD BOOK #: N/A

108 Freedom Ct.
Kokomo, IN, 46902
765-432-0856
thgsurveyor@gmail.com
thgsurveyors.com

THG
The Henderson
Group, Inc.

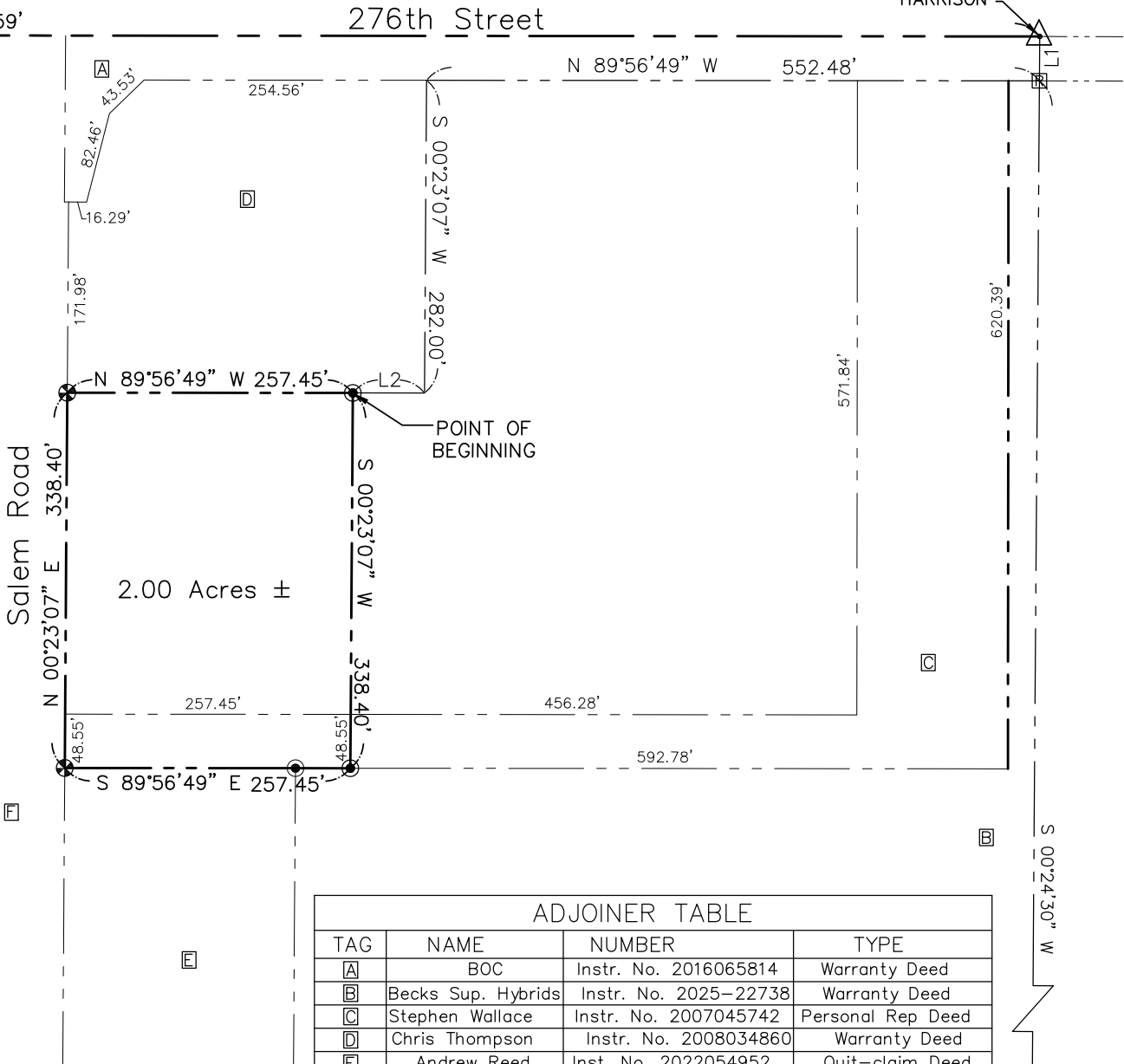
1 of 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	S00°24'30"W
L2	64.55	N89°56'49"W



LEGEND

- 5/8" REBAR WITH RED PLASTIC CAP STAMPED "HENDERSON LS20300025"
- MAGNETIC NAIL
- CONCRETE R/W MARKER



ADJOINER TABLE			
TAG	NAME	NUMBER	TYPE
A	BOC	Instr. No. 2016065814	Warranty Deed
B	Becks Sup. Hybrids	Instr. No. 2025-22738	Warranty Deed
C	Stephen Wallace	Instr. No. 2007045742	Personal Rep Deed
D	Chris Thompson	Instr. No. 2008034860	Warranty Deed
E	Andrew Reed	Inst. No. 2022054952	Quit-claim Deed
F	J.G. Duvall Trust	Inst. No. 200500044150	Quit-claim Deed

LAND DESCRIPTION

A part of the Northwest Quarter of Section 17, Township 20 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, as shown on the exhibit certified by Jason R. Henderson, PS #LS20300025 on April 8th, 2026, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter, thence South 00 degrees 24 minutes 30 seconds West (Indiana State Plane Coordinate System – East Zone) along the East line of said Northwest Quarter, a distance of 40.00 feet to a concrete marker on the South Right of Way line for 276th Street; thence North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 552.48 feet; thence South 00 degrees 23 minutes 07 seconds West a distance of 282.00 feet; thence North 89 degrees 56 minutes 49 seconds West parallel with the North line of said Northwest Quarter, a distance of 64.55 feet to the Point of Beginning, marked by a 5/8 inch rebar with red plastic identifying cap stamped "HENDERSON LS20300025" hereinafter referred to as "rebar"; thence continuing North 89 degrees 56 minutes 49 seconds West parallel with said North line, a distance of 257.45 feet to a magnetic nail; thence South 00 degrees 23 minutes 07 seconds West a distance of 338.40 feet to a magnetic nail; thence South 89 degrees 56 minutes 49 seconds East parallel with said North line, a distance of 257.45 feet to a rebar; thence North 00 degrees 23 minutes 07 seconds East a distance of 338.40 feet to the Point of Beginning, containing 2.00 acres, more or less.

CERTIFICATION

I, the undersigned, hereby certify to the best of my professional knowledge information and belief the within exhibit accurately represents work performed under my direct supervision April 8th, 2026 and that said work was executed in accordance with Title 865 article 1 chapter 12, of the Indiana Administrative Code establishing minimum standards for the practice of land surveying in Indiana.

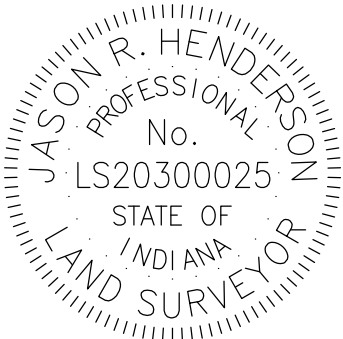
Certified: April 8th, 2026

Jason R. Henderson
Jason R Henderson, Professional Land Surveyor
No. LS20300025, State of Indiana

This Document Prepared by Jason R. Henderson, PS

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Jason R. Henderson, PS

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



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

Original Survey

PROJECT INFORMATION:

THG
The Henderson
Group, Inc.

Ryan Thompson
(Vacant Ground) Salem Rd
Atlanta, Indiana

PROJECT NUMBER: 026-044

DATE: 4-8-26

DRAWN BY: Jason R. Henderson, PLS

FIELD BOOK #: N/A

PROJECT NUMBER: 026-044

DATE: 4-8-26

DRAWN BY: Jason R. Henderson, PLS

FIELD BOOK #: N/A

1 of 1

108 Freedom Ct.
Kokomo, IN, 46902
765-432-0856
thgsurveyor@gmail.com
thgsurveyors.com

LAND DESCRIPTION (Parcel A)

A part of the Northwest Quarter of Section 17, Township 20 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, as shown on the survey certified by Jason R. Henderson, PS #LS20300025 on April 4th, 2026, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter, thence South 00 degrees 24 minutes 30 seconds West (Indiana State Plane Coordinate System – East Zone) along the East line of said Northwest Quarter, a distance of 40.00 feet to a concrete marker on the South Right of Way line for 276th Street; thence North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 552.48 feet to the Point of Beginning, marked by a 5/8 inch rebar with red plastic identifying cap stamped "ENDERSON LS20300025" hereinafter referred to as "rebar"; thence South 00 degrees 23 minutes 07 seconds West a distance of 282.00 feet to a rebar; thence North 89 degrees 56 minutes 49 seconds West parallel with the North line of said Northwest Quarter, a distance of 322.00 feet to a magnetic nail; thence North 00 degrees 23 minutes 07 seconds East a distance of 171.98 feet to a magnetic nail; thence South 89 degrees 36 minutes 24 seconds East a distance of 16.29 feet to a rebar; thence North 14 degrees 25 minutes 46 seconds East a distance of 82.46 feet; thence North 46 degrees 03 minutes 16 seconds East a distance of 43.53 feet to a rebar; thence South 89 degrees 56 minutes 49 seconds East parallel with said North line, a distance of 254.56 feet to the Point of Beginning, containing 2.00 acres, more or less.

LAND DESCRIPTION (Parcel B)

A part of the Northwest Quarter of Section 17, Township 20 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, as shown on the survey certified by Jason R. Henderson, PS #LS20300025 on April 4th, 2026, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter, thence South 00 degrees 24 minutes 30 seconds West (Indiana State Plane Coordinate System – East Zone) along the East line of said Northwest Quarter, a distance of 40.00 feet to a concrete marker on the South Right of Way line for 276th Street; thence North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 164.07 feet to the Point of Beginning; thence continuing North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 388.41 feet to a 5/8 inch rebar with red plastic identifying cap stamped "HENDERSON LS20300025" hereinafter referred to as "rebar"; thence South 00 degrees 23 minutes 07 seconds West a distance of 282.00 feet to a rebar; thence North 89 degrees 56 minutes 49 seconds West parallel with the North line of said Northwest Quarter, a distance of 64.55 feet to a rebar; thence South 00 degrees 23 minutes 07 seconds West a distance of 289.85 feet; thence South 89 degrees 56 minutes 49 seconds East parallel with said North line, a distance of 456.28 feet; thence North 00 degrees 03 minutes 08 seconds East a distance of 571.84 feet to the Point of Beginning, containing 5.55 acres, more or less.

LAND DESCRIPTION (Parcel C)

A part of the Northwest Quarter of Section 17, Township 20 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, as shown on the survey certified by Jason R. Henderson, PS #LS20300025 on April 4th, 2026, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter, thence South 00 degrees 24 minutes 30 seconds West (Indiana State Plane Coordinate System – East Zone) along the East line of said Northwest Quarter, a distance of 40.00 feet to a concrete marker on the South Right of Way line for 276th Street; thence North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 552.48 feet; thence South 00 degrees 23 minutes 07 seconds West a distance of 282.00 feet; thence North 89 degrees 56 minutes 49 seconds West parallel with the North line of said Northwest Quarter, a distance of 64.55 feet to the Point of Beginning, marked by a 5/8 inch rebar with red plastic identifying cap stamped "ENDERSON LS20300025"; thence South 00 degrees 23 minutes 07 seconds West a distance of 289.85 feet; thence North 89 degrees 56 minutes 49 seconds West parallel with said North line, a distance of 257.45 feet; thence North 00 degrees 23 minutes 07 seconds East a distance of 289.85 feet to a magnetic nail; thence South 89 degrees 56 minutes 49 seconds East parallel with said North line, a distance of 257.45 to the Point of Beginning, containing 1.71 acres, more or less.

LAND DESCRIPTION (Parcel D)

A part of the Northwest Quarter of Section 17, Township 20 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, as shown on the survey certified by Jason R. Henderson, PS #LS20300025 on April 4th, 2026, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter, thence South 00 degrees 24 minutes 30 seconds West (Indiana State Plane Coordinate System – East Zone) along the East line of said Northwest Quarter, a distance of 40.00 feet to a concrete marker on the South Right of Way line for 276th Street; thence North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 164.07 feet; thence South 00 degrees 03 minutes 08 seconds West a distance of 581.84 feet; thence North 89 degrees 56 minutes 49 seconds West parallel with the North line of said Northwest Quarter, a distance of 456.28 feet to the Point of Beginning; thence continuing North 89 degrees 56 minutes 49 seconds West parallel with said North line, a distance of 257.45 feet; thence South 00 degrees 23 minutes 07 seconds West a distance of 48.55 feet to a magnetic nail; thence South 89 degrees 56 minutes 49 seconds East parallel with said North line, a distance of 257.45 feet to a 5/8 inch rebar with red plastic identifying cap stamped "HENDERSON LS20300025"; thence North 00 degrees 23 minutes 07 seconds East a distance of 48.55 feet to the Point of Beginning, containing 0.29 acres, more or less.

LAND DESCRIPTION (Parcel E)

A part of the Northwest Quarter of Section 17, Township 20 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, as shown on the survey certified by Jason R. Henderson, PS #LS20300025 on April 4th, 2026, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter, thence South 00 degrees 24 minutes 30 seconds West (Indiana State Plane Coordinate System – East Zone) along the East line of said Northwest Quarter, a distance of 40.00 feet to a concrete marker on the South Right of Way line for 276th Street; thence North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 552.48 feet; thence South 00 degrees 23 minutes 07 seconds West a distance of 282.00 feet; thence North 89 degrees 56 minutes 49 seconds West parallel with the North line of said Northwest Quarter, a distance of 64.55 feet to the Point of Beginning, marked by a 5/8 inch rebar with red plastic identifying cap stamped "HENDERSON LS20300025" hereinafter referred to as "rebar"; thence continuing North 89 degrees 56 minutes 49 seconds West parallel with said North line, a distance of 257.45 feet to a magnetic nail; thence South 00 degrees 23 minutes 07 seconds West a distance of 338.40 feet to a magnetic nail; thence South 89 degrees 56 minutes 49 seconds East parallel with said North line, a distance of 257.45 feet to a rebar; thence North 00 degrees 23 minutes 07 seconds East a distance of 338.40 feet to the Point of Beginning, containing 2.00 acres, more or less.

LAND DESCRIPTION (Parcel F)

A part of the Northwest Quarter of Section 17, Township 20 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, as shown on the survey certified by Jason R. Henderson, PS #LS20300025 on April 4th, 2026, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter, thence South 00 degrees 24 minutes 30 seconds West (Indiana State Plane Coordinate System – East Zone) along the East line of said Northwest Quarter, a distance of 40.00 feet to a concrete marker on the South Right of Way line for 276th Street; thence North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 27.86 feet to the Point of Beginning, marked by a 5/8 inch rebar with red plastic identifying cap stamped "ENDERSON LS20300025" hereinafter referred to as "rebar"; thence continuing North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 524.62 feet to a rebar; thence South 00 degrees 23 minutes 07 seconds West a distance of 282.00 feet to a rebar; thence North 89 degrees 56 minutes 49 seconds West parallel with the North line of said Northwest Quarter, a distance of 64.55 feet to a rebar; thence South 00 degrees 23 minutes 07 seconds West a distance of 338.40 feet to a rebar; thence South 89 degrees 56 minutes 49 seconds East parallel with said North line, a distance of 592.78 feet to a rebar; thence North 00 degrees 03 minutes 08 seconds East a distance of 620.39 feet to the Point of Beginning, containing 8.00 acres, more or less.

SHEET TITLE: Original Survey		PROJECT INFORMATION: Christopher A. Thompson / Stephen T. Wallace 2759 Salem Rd Atlanta, Indiana		THG DRAWING NUMBER: 026-044 PROJECT NUMBER: 026-044 SHEET NUMBER:
SCALE: 1" = 150'		DATE: 4-4-26		2 of 3
DRAWN BY: Jason R. Henderson, PLS		FIELD BOOK # N/A		

THEORY OF LOCATION

THIS IS AN ORIGINAL SURVEY TO BE TAKEN OUT OF THE LANDS DESCRIBED IN INSTRUMENT NUMBERS 2007045742 AND 2008034860 AS HELD IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY, INDIANA. PRIOR SURVEYS RECORDED AS INSTRUMENT NUMBERS 200300040813, 2010036374, AND 2015055563 WERE UTILIZED IN THE COURSE OF THIS SURVEY. IN ADDITION TO THE RECORDED INSTRUMENTS, THE EXEMPT PLAT FOR WALLACE ACRES (CERTIFIED BY LEELAND MILLER ON 11-9-98) WAS UTILIZED IN THE COURSE OF THIS SURVEY. ALSO, A SURVEY DATED 11-06-07 BY LEELAND MILLER AND A SURVEY CERTIFIED BY VOORHEES C. DALTON ON 8-17-81 WERE USED IN THE COURSE OF THIS SURVEY. THE PURPOSE OF THIS SURVEY IS TO DESCRIBE AN AREA WHICH TOTALS 2.00 ACRES FOR SALE / GIFT TO A FAMILY MEMBER, WHILE ADJUSTING TITLE LINES AND CONSOLIDATING DESCRIPTIONS. ADDITIONAL DESCRIPTIONS (PARCELS E AND F) WERE CREATED FOR THE PURPOSE OF CONSOLIDATING THE PORTIONS OF PROPERTIES BEING TRANSFERRED BETWEEN ALL THE PARTIES. THE THEORY NOTED BELOW IS LIMITED TO PARCELS "A" THROUGH "D".

PARCEL A: THE NORTH AND NORTHWESTERN TITLE LINES WERE CALCULATED TO BE COINCIDENT WITH THE ADJOINING RIGHT OF WAY TAKE BY THE HAMILTON COUNTY BOARD OF COMMISSIONS, BEING ESTABLISHED BY RECORD BEARING AND DISTANCE. THE SOUTH RIGHT OF WAY LINE WAS CALCULATED TO BE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST WHICH WAS ESTABLISHED BY FOUND MONUMENTS. THE WEST TITLE LINE WAS CALCULATED TO BE COINCIDENT WITH THE PARENT TRACT'S WESTERNMOST LINE, HAVING BEEN PREVIOUSLY ESTABLISHED IN THE SURVEY CERTIFIED BY DALTON ON 8-17-81, AND AFFIRMED BY SUBSEQUENT RECORDED SURVEYS. THE SOUTH AND EAST TITLE LINES WERE ESTABLISHED BY CLIENT DIRECTIONS (SKETCH PROVIDED), WHICH WAS TO ENSURE THAT THE SURVEYED TRACT CONTAINED ALL OF THE IMPROVEMENTS AND YIELDED EXACTLY 2.00 NET ACRES.

PARCEL B: THE NORTH TITLE LINE WAS CALCULATED TO BE COINCIDENT WITH THE ADJOINING RIGHT OF WAY TAKE BY THE HAMILTON COUNTY BOARD OF COMMISSIONS, BEING ESTABLISHED BY RECORD BEARING AND DISTANCE. THE SOUTH RIGHT OF WAY LINE WAS CALCULATED TO BE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST WHICH WAS ESTABLISHED BY FOUND MONUMENTS. THE NORTHWESTERN TITLE LINES WERE ESTABLISHED BY THE SOUTHEASTERN TITLE LINES ESTABLISHED IN PARCEL "A" AS DIRECTED BY THE CLIENT. THE SOUTH AND EAST TITLE LINES WERE CALCULATED TO BE COINCIDENT WITH THE TITLE LINES ESTABLISHED IN RECORD INSTRUMENT 2007045742 AND SHOWN IN A PRIOR SURVEY CERTIFIED BY THIS SURVEYOR ON MARCH 25TH, 2025. THE WESTERNMOST TITLE LINE IS BOUND BY THE EASTERN LINE ESTABLISHED FOR PARCEL "C" AS DIRECTED BY THE CLIENT.

PARCEL C: THE NORTH TITLE LINE WAS CALCULATED TO BE PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST WHICH WAS ESTABLISHED BY FOUND MONUMENTS, THEN PLACED TO BE COINCIDENT WITH THE SOUTH LINE OF PARCEL "A" AS DIRECTED BY THE CLIENT. THE WEST TITLE LINE WAS CALCULATED TO BE COINCIDENT WITH THE PARENT TRACT'S WESTERNMOST LINE, HAVING BEEN PREVIOUSLY ESTABLISHED IN THE SURVEY CERTIFIED BY DALTON ON 8-17-81, AND AFFIRMED BY SUBSEQUENT RECORDED SURVEYS. THE SOUTH TITLE LINE WAS CALCULATED TO BE COINCIDENT WITH THE PARENT TRACT DESCRIPTION AS SHOWN IN INSTRUMENT NUMBER 2008034860 AND A SURVEY CERTIFIED BY LEELAND MILLER ON 11-02-07. THE EAST LINE WAS "SLID" TO ENSURE THE ACREAGE, WHEN COMBINED WITH THAT PORTION FROM WALLACE, TOTALED EXACTLY 2.00 ACRES.

PARCEL D: THE NORTH TITLE LINE IS BOUND BY THE SOUTH TITLE LINE FOR THE PARENT TRACT FOR THOMPSON, AS SHOWN IN THE RECORDED INSTRUMENT NUMBER 2008034860 AND A SURVEY CERTIFIED BY LEELAND MILLER ON 11-02-07, WHICH IN TURN IS PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST WHICH WAS ESTABLISHED BY FOUND MONUMENTS. THE WEST TITLE LINE WAS CALCULATED TO BE COINCIDENT WITH THE PARENT TRACT'S WESTERNMOST LINE, HAVING BEEN PREVIOUSLY ESTABLISHED IN THE SURVEY CERTIFIED BY DALTON ON 8-17-81, AND AFFIRMED BY SUBSEQUENT RECORDED SURVEYS. THE SOUTH TITLE LINE WAS CALCULATED TO BE COINCIDENT WITH THE SOUTH TITLE LINE ESTABLISHED IN RECORD INSTRUMENT 2007045742 AND SHOWN IN A PRIOR SURVEY CERTIFIED BY THIS SURVEYOR ON MARCH 25TH, 2025. THE EAST LINE WAS "SLID" TO ENSURE THE ACREAGE, WHEN COMBINED WITH THAT PORTION FROM THOMPSON, TOTALED EXACTLY 2.00 ACRES.

ALL PUBLIC LAND CORNER MONUMENTS WERE FOUND AND VERIFIED PER COUNTY SURVEYOR TIES. IF NO TIES WERE AVAILABLE "COMMON REPORT" WAS INVOKED. THE NORTH LINE OF SAID NORTHWEST QUARTER WAS UTILIZED AS THE BASIS OF BEARING (INDIANA STATE PLANE COORDINATE SYSTEM – EAST ZONE) FOR ALL BEARINGS HEREIN CONTAINED ON THE FACE OF THIS PLAT. UNCERTAINTY ASSOCIATED WITH REFERENCE MONUMENTS IS NEGLIGIBLE.

AVAILABILITY OF MONUMENTS

LOCATION	SIZE	TYPE	HISTORY/AGE	HELD/ NOT HELD	DEPTH
NE COR NW 1/4 SEC-17-T20N-R4E	HARRISON	5+YRS	HELD	FLUSH	
NW COR NW 1/4 SEC-17-T20N-R4E	HARRISON	5+YRS	HELD	FLUSH	
SE COR NW 1/4 SEC-17-T20N-R4E	5/8" REBAR	7+YRS	HELD	-0.6'	

OCCUPATION: UNCERTAINTY DUE TO OCCUPATION

PARCEL A: THE POSSESSION ALONG THE WEST TITLE LINE IS TO THE EAST EDGE OF PAVEMENT FOR SALEM ROAD (THE CENTERLINE OF SALEM ROAD LIES APPROXIMATELY 6 FEET WEST OF THE SURVEY / TITLE LINE). THE POSSESSION ALONG THE NORTH TITLE LINE IS TO THE SOUTH EDGE OF PAVEMENT FOR 276TH STREET. THERE IS NO POSSESSION ALONG THE REMAINING TITLE LINES AS THIS IS AN ORIGINAL SURVEY.

PARCEL B: THE POSSESSION ALONG THE NORTH TITLE LINE IS TO THE SOUTH EDGE OF PAVEMENT FOR 276TH STREET. THERE IS NO POSSESSION ALONG THE REMAINING TITLE LINES DUE TO THE FACTS THAT THIS IS AN ORIGINAL SURVEY OR THE SURVEYED TRACT IS BEING FARMED IN CONJUNCTION WITH THE ADJOINING TRACTS AS ONE LARGE PARCEL.

PARCEL C: THE POSSESSION ALONG THE WEST TITLE LINE IS TO THE EAST EDGE OF PAVEMENT FOR SALEM ROAD (THE CENTERLINE OF SALEM ROAD LIES APPROXIMATELY 6 FEET WEST OF THE SURVEY / TITLE LINE). THERE IS NO POSSESSION ALONG THE REMAINING TITLE LINES DUE TO THE FACTS THAT THIS IS AN ORIGINAL SURVEY OR THE SURVEYED TRACT IS BEING FARMED IN CONJUNCTION WITH THE ADJOINING TRACTS AS ONE LARGE PARCEL.

PARCEL D: THE POSSESSION ON THE WEST TITLE LINE IS TO THE EAST EDGE OF PAVEMENT FOR SALEM ROAD (THE CENTERLINE OF SALEM ROAD LIES APPROXIMATELY 6 FEET WEST OF THE SURVEY / TITLE LINE). THE POSSESSION ALONG THE SOUTH TITLE LINE IS TO A GRASS – FIELD DIVISION. THERE IS NO POSSESSION ALONG THE REMAINING TITLE LINES DUE TO THE FACTS THAT THIS IS AN ORIGINAL SURVEY OR THE SURVEYED TRACT IS BEING FARMED IN CONJUNCTION WITH THE ADJOINING TRACTS AS ONE LARGE PARCEL.

CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS

THERE ARE NO DISCREPANCIES WITH SURVEYED TRACTS AND THE ADJOINING TRACTS.

RELATIVE POSITIONAL ACCURACY OF MEASUREMENTS

THE SURVEY PERFORMED MET THE REQUIREMENTS OF AN "RURAL" CLASS SURVEY ACCORDING TO TITLE 865 IAC. 1-12-7. MONUMENTS HELD WERE FOUND TO BE WITHIN THE POSITIONAL ACCURACY FOR THIS CLASS OF SURVEY.

CERTIFICATION

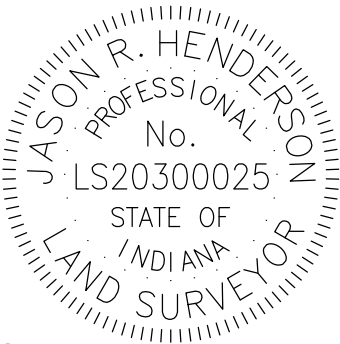
I, the undersigned, hereby certify to the best of my professional knowledge information and belief the within survey accurately represents a survey performed under my direct supervision April 6th, 2026, and that said survey was executed in accordance with Title 865 article 1 chapter 12, of the Indiana Administrative Code establishing minimum standards for the practice of land surveying in Indiana.

Certified: April 7th, 2026

Jason R. Henderson
Jason R Henderson, Professional Land Surveyor
No. LS20300025, State of Indiana

This Document Prepared by Jason R. Henderson, PS

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Jason R. Henderson, PS



Original Survey

PROJECT INFORMATION:
Christopher A. Thompson / Stephen T. Wallace

THG DRAWING NUMBER: 026-044
SCALE: 1" = 150'
DATE: 4-4-26
DRAWN BY: Jason R. Henderson, PLS
FIELD BOOK #: N/A

108 Freedom Ct.
Kokomo, IN, 46902
765-432-0856

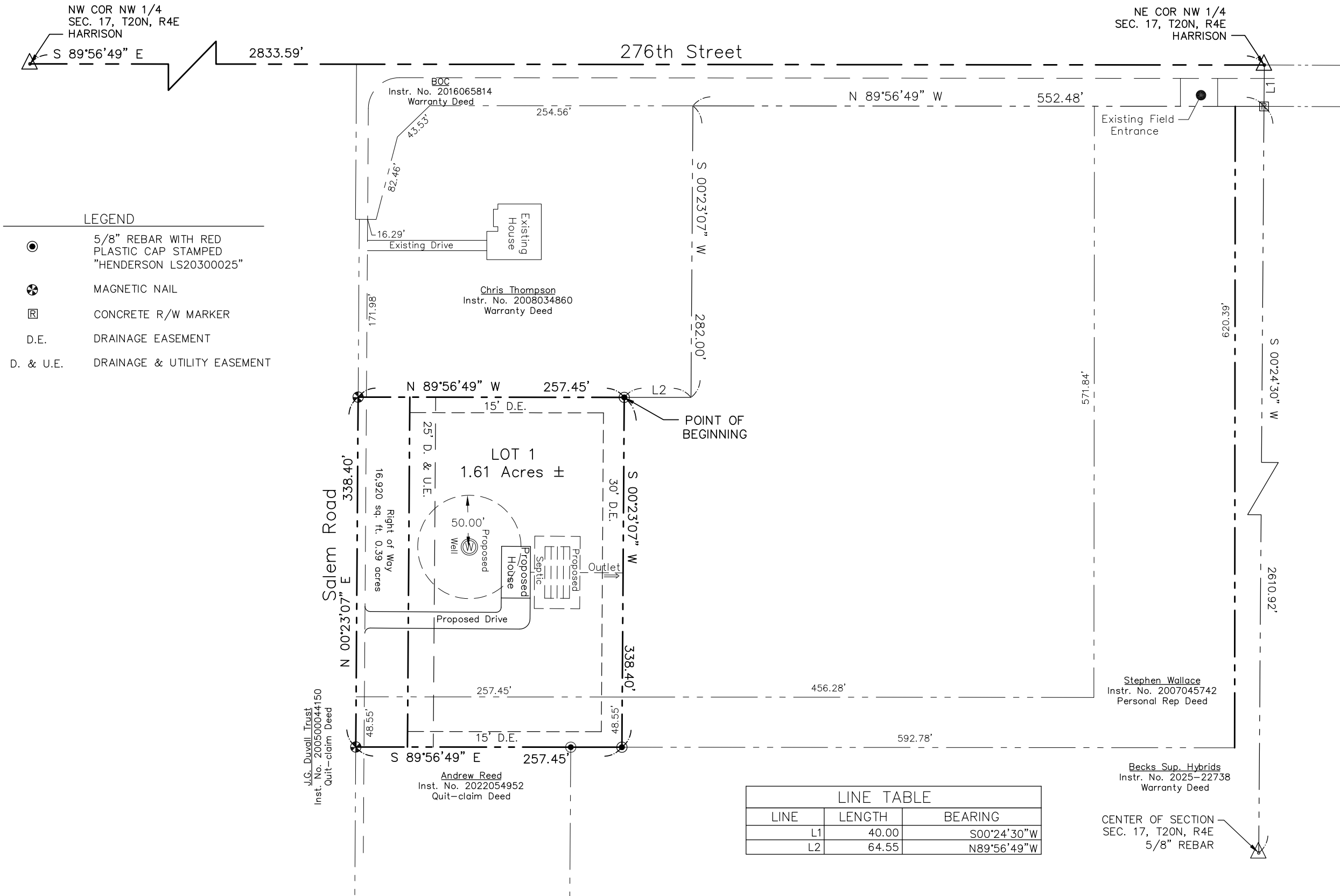
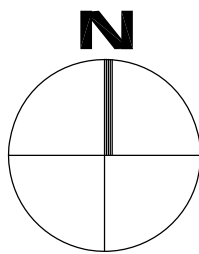
thgsurveyor@gmail.com
thgsurveyors.com

3 of 3

PRIMARY MINOR PLAT

R-Thompson Acres

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST
LOCATED IN JACKSON TOWNSHIP, HAMILTON COUNTY.



ZONNING

AG - AGRICULTURAL

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0030G. AREA IN ZONE "X" MAP DATED 11-19-2014

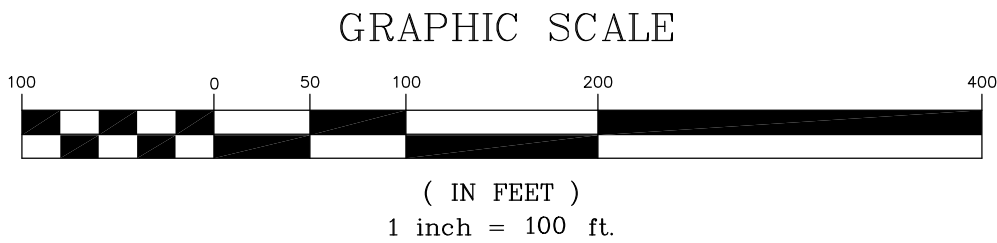
OWNER / DEVELOPER

CHRISTOPHER THOMPSON / STEPHEN WALLACE
27529 SALEM ROAD
ATLANTA, INDIANA, 46031

SOURCE OF TITLE

Chris Thompson Instr. No. 2008034860
Stephen Wallace Instr. No. 2007045742

THIS INSTRUMENT PREPARED BY:
JASON R. HENDERSON
THG, INC.
108 FREEDOM COURT
KOKOMO, IN, 46902
Ph 765-432-0856
DATE: 8-1-26
Job No. 026-044



Primary Minor Plat

R-Thompson Acres
Salem Road (Vacant Ground)
Atlanta, Indiana

PROJECT NUMBER: 026-044

SHEET NUMBER:

1 OF 2

THG DRAWING NUMBER: 026-044.dwg

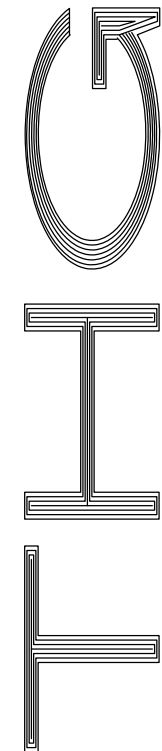
SCALE: 1" = 100'

DATE: 8-1-26

DRAWN BY: Jason R. Henderson, P.S

FIELD BOOK #: N/A

108 Freedom Ct.
Kokomo, IN, 46902
765-432-0856



The Henderson
Group Inc.

thgsurveyor@gmail.com
thgsurveyors.com

PRIMARY MINOR PLAT

R-Thompson Acres

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST
LOCATED IN JACKSON TOWNSHIP, HAMILTON COUNTY.

LAND DESCRIPTION

A part of the Northwest Quarter of Section 17, Township 20 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, as shown on the exhibit certified by Jason R. Henderson, PS #LS20300025 on April 8th, 2026, being described as follows:

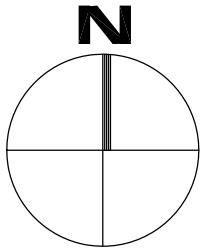
Commencing at the Northeast corner of said Northwest Quarter, thence South 00 degrees 24 minutes 30 seconds West (Indiana State Plane Coordinate System – East Zone) along the East line of said Northwest Quarter, a distance of 40.00 feet to a concrete marker on the South Right of Way line for 276th Street; thence North 89 degrees 56 minutes 49 seconds West along said South Right of Way line, a distance of 552.48 feet; thence South 00 degrees 23 minutes 07 seconds West a distance of 282.00 feet; thence North 89 degrees 56 minutes 49 seconds West parallel with the North line of said Northwest Quarter, a distance of 64.55 feet to the Point of Beginning, marked by a 5/8 inch rebar with red plastic identifying cap stamped "HENDERSON LS20300025" hereinafter referred to as "rebar"; thence continuing North 89 degrees 56 minutes 49 seconds West parallel with said North line, a distance of 257.45 feet to a magnetic nail; thence South 00 degrees 23 minutes 07 seconds West a distance of 338.40 feet to a magnetic nail; thence South 89 degrees 56 minutes 49 seconds East parallel with said North line, a distance of 257.45 feet to a rebar; thence North 00 degrees 23 minutes 07 seconds East a distance of 338.40 feet to the Point of Beginning, containing 2.00 acres, more or less.

EROSION CONTROL NOTES:

1. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
2. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
3. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
5. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
6. WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
7. SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
8. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. SCHEDULE OF EARTHWORK ACTIVITIES:

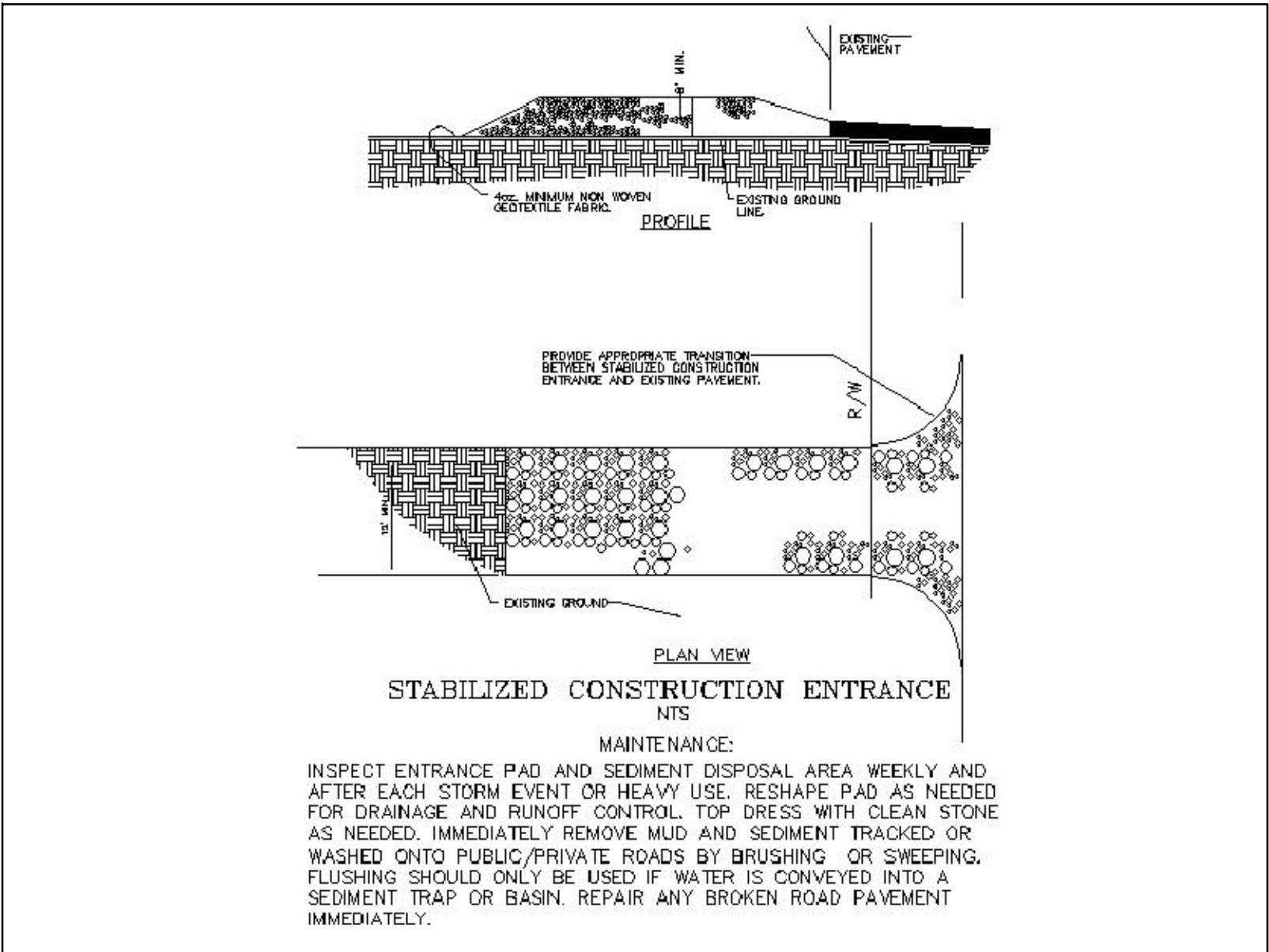
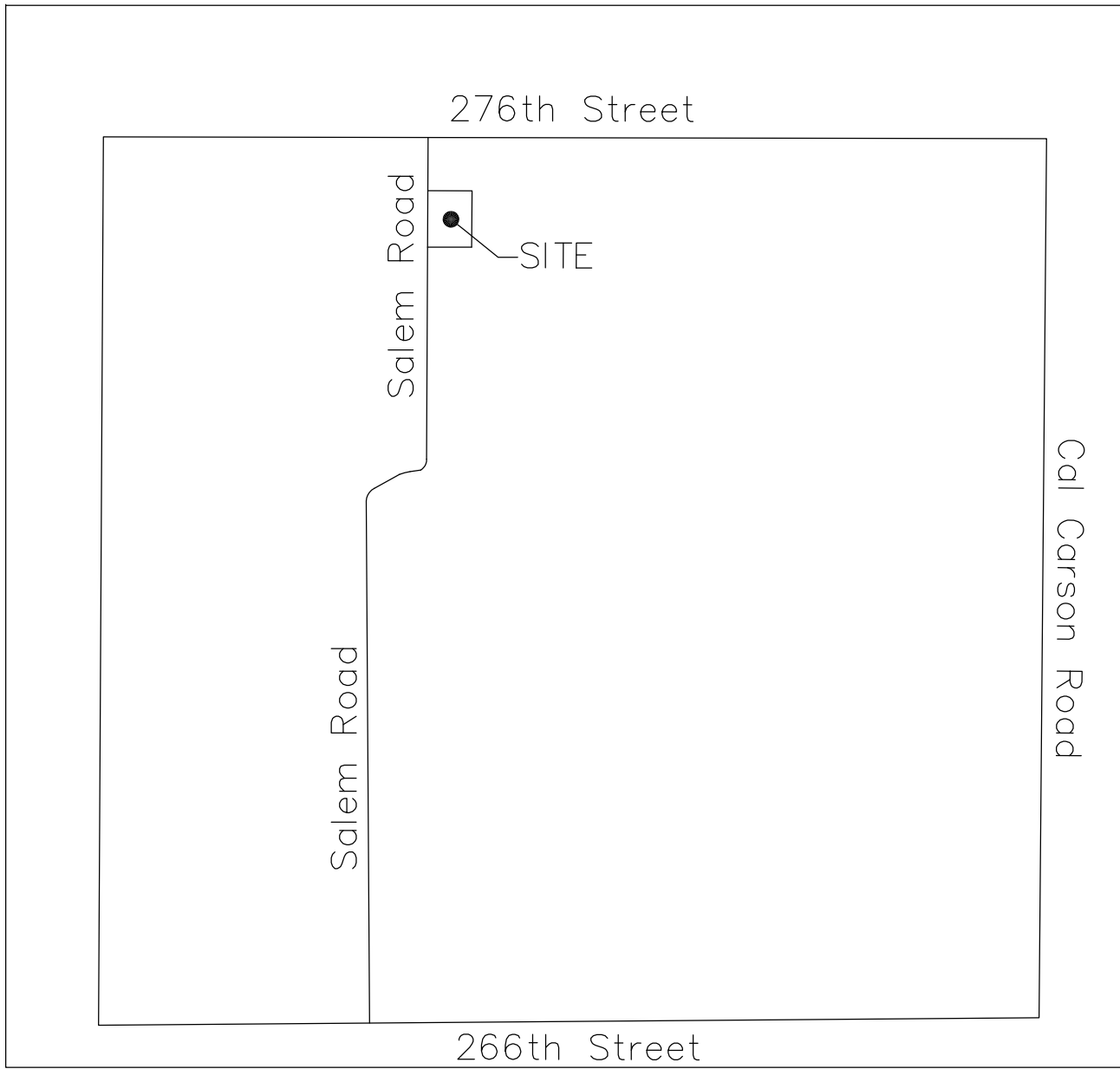
a) THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION CANNOT BE SEEDED WITHIN 15 DAYS OR ACTIVITY CEASES FOR MORE THAN 15 DAYS OR AS DIRECTED BY THE ENGINEER.

b) TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.



VICINITY MAP

NOT TO SCALE



THIS INSTRUMENT PREPARED BY:
JASON R. HENDERSON
THG, INC.
108 FREEDOM COURT
KOKOMO, IN, 46902
Ph 765-432-0856
DATE: 8-1-26
Job No. 026-044

ZONNING
AG - AGRICULTURAL

OWNER / DEVELOPER
CHRISTOPHER THOMPSON / STEPHEN WALLACE
27529 SALEM ROAD
ATLANTA, INDIANA, 46031

SOURCE OF TITLE
Chris Thompson Instr. No. 2008034860
Stephen Wallace Instr. No. 2007045742

Primary Minor Plat

R-Thompson Acres
Salem Road (Vacant Ground)
Atlanta, Indiana

THG DRAWING NUMBER: 026-044.dwg	PROJECT NUMBER: 026-044
SCALE: 1" = 100'	SHEET NUMBER:
DATE: 8-1-26	2 OF 2
DRAWN BY: Jason R. Henderson, PS	
FIELD BOOK #: N/A	

The Henderson Group Inc.

108 Freedom Ct.
Kokomo, IN, 46902
765-432-0856

thgsurveyor@gmail.com
thgsurveyors.com

Docket: PC-0626-05-AG

Petitioner: Ryan Thompson

Cicero/Jackson Township Plan Director Staff Report

Docket No. PC-0626-05-AG

Staff: Frank Zawadzki

Applicant: Ryan Thompson

Property Size: 9.25 acres

Current Zoning: AG

Location: 27529 Salem Road, Atlanta, IN 46031

Background Summary: Petitioner applied for a minor subdivision. There are currently 2 parcels, only 1 which is buildable due to frontage, width etc. The subdivision will result in 3 parcels, 2 of which will be homesites. He'd like to parcel off a 2 acre piece which is a current homesite, Parcel off another 2 acre piece for a future homesite, and then eliminate the "L" shaped parcel by surveying it all together. It sounds more complicated than it is.

Preliminary Staff Recommendations: Staff recommends approval. All resulting parcels will meet Cicero/Jackson Township Zoning standards.

Zoning Ordinance Considerations: AG district which permits single family dwellings. This also sits within the Utility district. Future hookup will most likely be required pending a septic and well inspection.

District Intent: : The "AG" District, Agriculture, is intended to provide a land use category for agricultural activities.

Current Property Information:

Land Use: Cash grain/general farm

Site Features: 9.25 acres

Vehicle Access: Yes

No regulated drain on the property.

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process: None

Findings of Facts/Decision Criteria: These parcels will meet all standards for zoning once approved. TAC meeting was held. Highway dept mentioned there will most likely be a Right of Way claim of 25' from center line of Salem Road, which results in approximately 8' of property claim. This will not affect any zoning standards. Surveyors office did not attend, petitioner was notified that the Surveyors office will undoubtedly have some conditions before construction can commence.

CICERO/JACKSON TOWNSHIP PLAN COMMISSION
FINDINGS OF FACT
PRIMARY PLAT HEARING

DOCKET# PC-0626-05-AG
SUBDIVISION NAME: N/A
PETITIONER: Ryan Thompson
PROPERTY OWNER: Chris Thompson
PUBLIC HEARING DATE: 08/12/2026

THE FOLLOWING FACTS ARE FOUND:

YES NO The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Subdivision Regulations, Zoning Ordinances, and all other applicable Town and Township Codes and Ordinances,

On the basis of the above findings, it is the decision of the Plan Commission that this Subdivision be:

Approved _____ Denied _____

If disapproved, list reasons for disapproval: (Please be specific)

Approved subject to the following conditions/commitments, and/or incorporated herein and made a part of this decision:

Dated this _____ day of _____ 2025

Member's Signature

Printed



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

JUL 10 REC'D

AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

RECEIVED

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: GIG ATT LLC		Phone:	
Property Address: 7800 E 236TH STREET		Email*:	
City: CICERO	State: IN	ZIP Code: 46034	
Tenant Business Name: COMPREHENSIVE FINANCIAL CONSULTANTS			
Petitioner/Contact: GINA MCGILL		Phone:	
Address: 7800 E 236TH STREET		Email*:	
City: CICERO	State: IN	ZIP Code: 46034	
Cell Phone:		Fax:	
Current Property Use: OFFICE			
Proposed Property Use: OFFICE			
General Contractor/ Builder: JRF CONSTRUCTION, INC		Phone:	
Address:		Email*:	
City: CICERO	State: IN	ZIP Code: 46034	
Engineer:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Attorney:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Architect: DAUSS ARCHITECTS		Phone:	
Address:		Email*:	
City: ANDERSON	State: IN	ZIP Code: 46016	
Sign Company:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Landscape:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	

OFFICE USE ONLY

AROD Category		Docket #: PC-0826-06-NC
☐ Sign Package	☐ New Construction	Date of Application: 07/10/2026
☐ Façade Improvement	☐ Other	Date of Expiration:
Check List		Application Fee: \$200.00
☐ Sign Package	☐ Lighting Plans	Date of Hearing: 08/12/2026
☐ Landscape Plans	☐ Building Elevations	Date of Decision:
☐ Other:		☐ Approved ☐ Not Approved

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



1 EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

- ROOF PEAK
127'-2" +/-
- RIDGE (FRT)
125'-9" +/-
- RIDGE (REAR)
121'-9" +/-
- SOFFIT (FRT)
114'-00" +/-
- SOFFIT (REAR)
110'-00" +/-
- WAINSCOT
102'-10" +/-
- FLOOR
100'-00"

GENERAL ELEVATION NOTES

- EXISTING CONDITIONS TO BE FIELD VERIFIED - ANY DEVIATIONS TO HINDER NEW CONSTRUCTION TO BE NOTIFIED TO THE ARCHITECT IN A PROMPT MANNER.

EXTERIOR ELEVATION NOTES

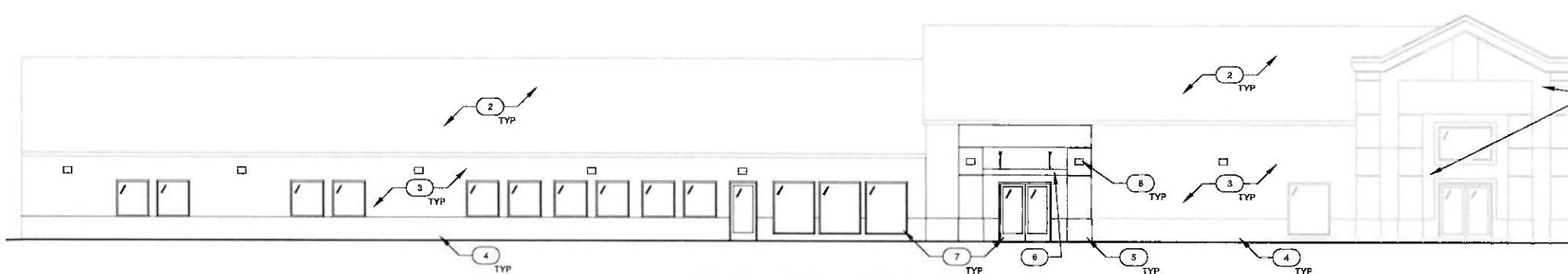
- EXISTING EIFS, TYPICAL.
- EXISTING ASPHALT SHINGLES, TYPICAL.
- PROPOSED EIFS, COLOR TO MATCH EXISTING.
- PROPOSED EIFS WAINSCOT, COLOR AND HEIGHT TO MATCH EXISTING.
- PROPOSED EIFS ENTRANCE.
- PROPOSED PRE-FINISHED METAL CANOPY.
- PROPOSED ALUMINUM STOREFRONT SYSTEM, TYPICAL.
- PROPOSED LED FULL CUT-OFF WALL PACK.



2 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

- ROOF PEAK
127'-2" +/-
- RIDGE (FRT)
125'-9" +/-
- RIDGE (REAR)
121'-9" +/-
- SOFFIT (FRT)
114'-00" +/-
- FLOOR
110'-00" +/-
- SOFFIT
108'-00" +/-
- WAINSCOT
102'-10" +/-
- FLOOR
100'-00"



3 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

- ROOF PEAK
127'-2" +/-
- RIDGE (FRT)
125'-9" +/-
- RIDGE (REAR)
121'-9" +/-
- SOFFIT (FRT)
114'-00" +/-
- SOFFIT (REAR)
110'-00" +/-
- WAINSCOT
102'-10" +/-
- FLOOR
100'-00"



ARCHITECTURE
PLANNING

117 W. 8th ST.
PO BOX 1006
ANDERSON, IN 46016
TEL: 765/649-2258
info@daussarchitects.com

SCOPE OF DRAWINGS
These Drawings indicate the general intent of the Project and are not to be used for construction. The Architect is not responsible for the accuracy of the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client.

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DATE
ISSUED FOR REVIEW
JULY 13, 2026

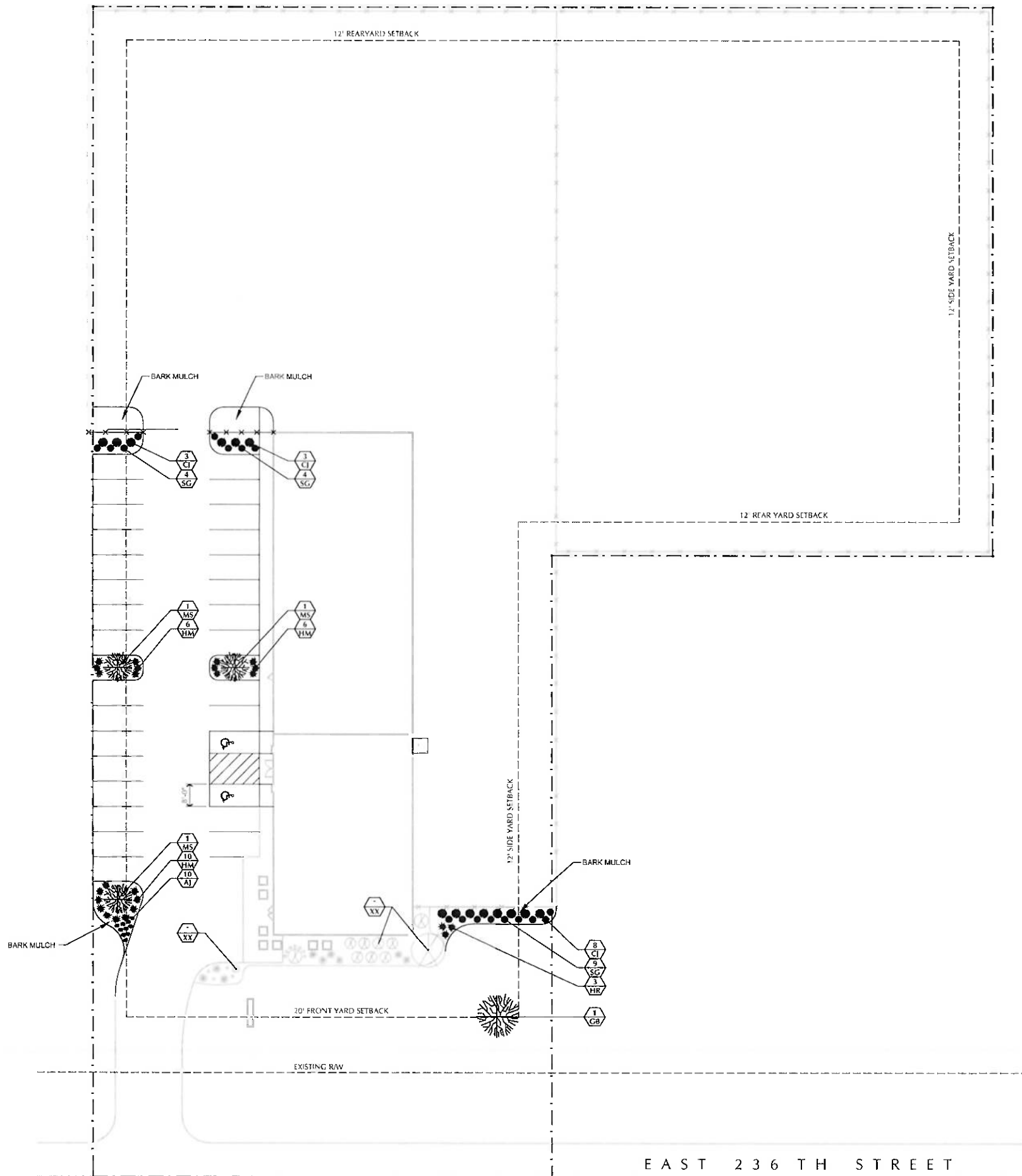
PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED REMODEL
FOR
COMPREHENSIVE
FINANCIAL CONSULTANTS
7800 E 235TH STREET
CICERO, IN. 46034

SHEET TITLE
BUILDING
ELEVATIONS

SHEET NUMBER
A3
OF SHEETS

PROJECT NUMBER
C035-2601



1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GENERAL LANDSCAPE PLAN NOTES

- ALL EXISTING CONDITIONS TO BE FIELD VERIFIED - ANY DEVIATIONS TO HINDER NEW CONSTRUCTION TO BE NOTIFIED TO THE ARCHITECT IN A PROMPT MANNER
- DAMAGE TO ANY EXISTING LAWN AREAS SHALL BE REPAIRED AND SEEDED AS REQUIRED TO RESTORE LAWN TO ITS PREVIOUS CONDITION
- LANDSCAPE CONTRACTORS TO CERTIFY THAT FERTILIZER APPLICATION RATES WILL NOT BE APPLIED IN EXCESS OF THE PHOSPHORUS LOADING RATE NECESSARY TO ESTABLISH NEW LAWN
- GENERAL CONTRACTOR TO BACKFILL LANDSCAPE BEDS WITH CLEAN TOPSOIL TO FOUR (4) INCHES BELOW TOP OF CURB OR ADJACENT FINISHED GRADE
- ONE YEAR AFTER COMPLETION OF CONSTRUCTION LANDSCAPING MAINTENANCE PROVIDER REQUIRED TO CERTIFY THAT FERTILIZER APPLICATION RATES DID NOT EXCEED THE PHOSPHORUS LOADING RATES NECESSARY TO ESTABLISH NEW LAWN AND LANDSCAPING
- LANDSCAPING SHALL BE INSTALLED IN A MANNER CONSISTENT WITH ACCEPTED PLANTING PROCEDURES SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- PLANT MATERIAL SHALL:
 - CONFORM TO SIZE AND DESCRIPTION SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" SPONSORED BY THE AAN AND APPROVED BY ANSI
 - BE TRUE TO NAME IN CONFORMITY WITH THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES," AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE
 - BE TYPICAL OF THEIR SPECIES OR VARIETY, HAVE NORMAL HABITS OF GROWTH, WELL-BALANCED, AND DENSELY FOLIATED WHEN IN LEAF
 - BE OF SOUND HEALTH AND VIGOROUS IN APPEARANCE, FREE FROM DISEASE, INSECT PESTS, EGGS, OR LARVAE, AND HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS
 - BE FRESHLY DUG NURSERY GROWN
 - SELECTED ACCORDING TO SOIL, CLIMATIC CONDITIONS, AND ENVIRONMENTAL FACTORS FOR THE PROPOSED DEVELOPMENT
 - TREES SHALL HAVE STRAIGHT TRUNKS WITH LEADERS INTACT, UNDAMAGED, AND UNCUT

LOT COVERAGE NOTES

TOTAL LOT AREA: 94,128 SQFT 2.16 ACRES

EXISTING LOT COVERAGE

BUILDING AREA: 9,148 SQFT 10% OF TOTAL LOT AREA
PAVEMENT/WALKS: 9,368 SQFT 10% OF TOTAL LOT AREA
GRAVEL LOT: 68,610 SQFT 73% OF TOTAL LOT AREA

TOTAL HARD SURFACE AREA: 87,123 SQFT 93% OF TOTAL LOT AREA

TOTAL LANDSCAPE AREA: 7,005 SQFT 7% OF TOTAL LOT AREA

PROPOSED LOT COVERAGE

BUILDING AREA: 9,148 SQFT 10% OF TOTAL LOT AREA
PAVEMENT/WALKS: 12,611 SQFT 13% OF TOTAL LOT AREA
GRAVEL LOT: 64,468 SQFT 69% OF TOTAL LOT AREA

TOTAL HARD SURFACE AREA: 86,227 SQFT 92% OF TOTAL LOT AREA

TOTAL LANDSCAPE AREA: 7,901 SQFT 8% OF TOTAL LOT AREA

EXISTING PARKING

STANDARD SPACES: 8 SPACES

ADA SPACES: 2 SPACES

TOTAL EXISTING: 10 SPACES

PROPOSED PARKING

STANDARD SPACES: 29 SPACES

ADA SPACES: 2 SPACES

TOTAL: 31 SPACES

PARKING SUMMARY

OFFICE OCCUPANCY: 6,463 SF @ 1/250 26 SPACES REQ.

STORAGE OCCUPANCY: 3,765 SF @ 1/500 8 SPACES REQ.

* STORAGE PARKING PROVIDED IN SECURED STORAGE AREA

PLANT SCHEDULE

MARK	QTY	PLANT TYPE	SIZE	REMARKS
		EXISTING LANDSCAPE		REMOVE DEADWOOD & TRIM AS REQ.
GB	1	GINKGO BILBOBA 'AUTUM GOLD' (AUTUMN GOLD GINKGO TREE)	2" CAL.	B&B, STRAIGHT TRUNK, CENTRAL LEADER
MS	3	MALUS 'SPRING SNOW' (SPRING SNOW CRABAPPLE)	2" CAL.	B&B, STRAIGHT TRUNK, CENTRAL LEADER
CJ	14	JUNIPERUS COMMUNIS 'GOLD CONE' (GOLD CONE JUNIPER)	24" HT OR 24" SPRD	B&B OR CONT
SG	17	PANICUM VIRGATUM 'CHEYEN SKY' (CHEYENBNE SKY SWITCH GRASS)	2 GAL	CONTAINER
AJ	10	SEDUM 'AUTUMN JOY' (AUTUMN JOY STONECROP)	1 GAL	CONTAINER
HR	3	HOSTA 'KROSSA REGAL' (KROSSA REGAL HOSTA)	1 GAL	CONTAINER
HM	22	HOSTA (HOSTA - MIX VARIETIES)	1 GAL	CONTAINER, SELECT FROM LOCAL VARIETY
MULCH		DARK HARDWOOD MULCH, PREMIUM GRADE WITH FABRIC WEED BARRIER UNDERLAYMENT		MINIMUM 2-1/2" DEPTH
LAWN		WARREN'S TURF - TURF TYPE FESCUE BLEND 90% TALL FESCUE, 10% KENTUCKY BLUEGRASS		SOD OVER BARE GROUND OVERSEED OVER DAMAGED TURF



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SCOPE OF DRAWINGS

These drawings indicate the general intent of the Project. A series of construction documents, including specifications, shall be prepared by the Architect and the Client. The Client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Client shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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JULY 13, 2025

PRELIMINARY
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PROPOSED REMODEL
FOR

COMPREHENSIVE
FINANCIAL CONSULTANTS

7800 E 236TH STREET
CICERO, IN 46034

SHEET TITLE
LANDSCAPE
PLAN

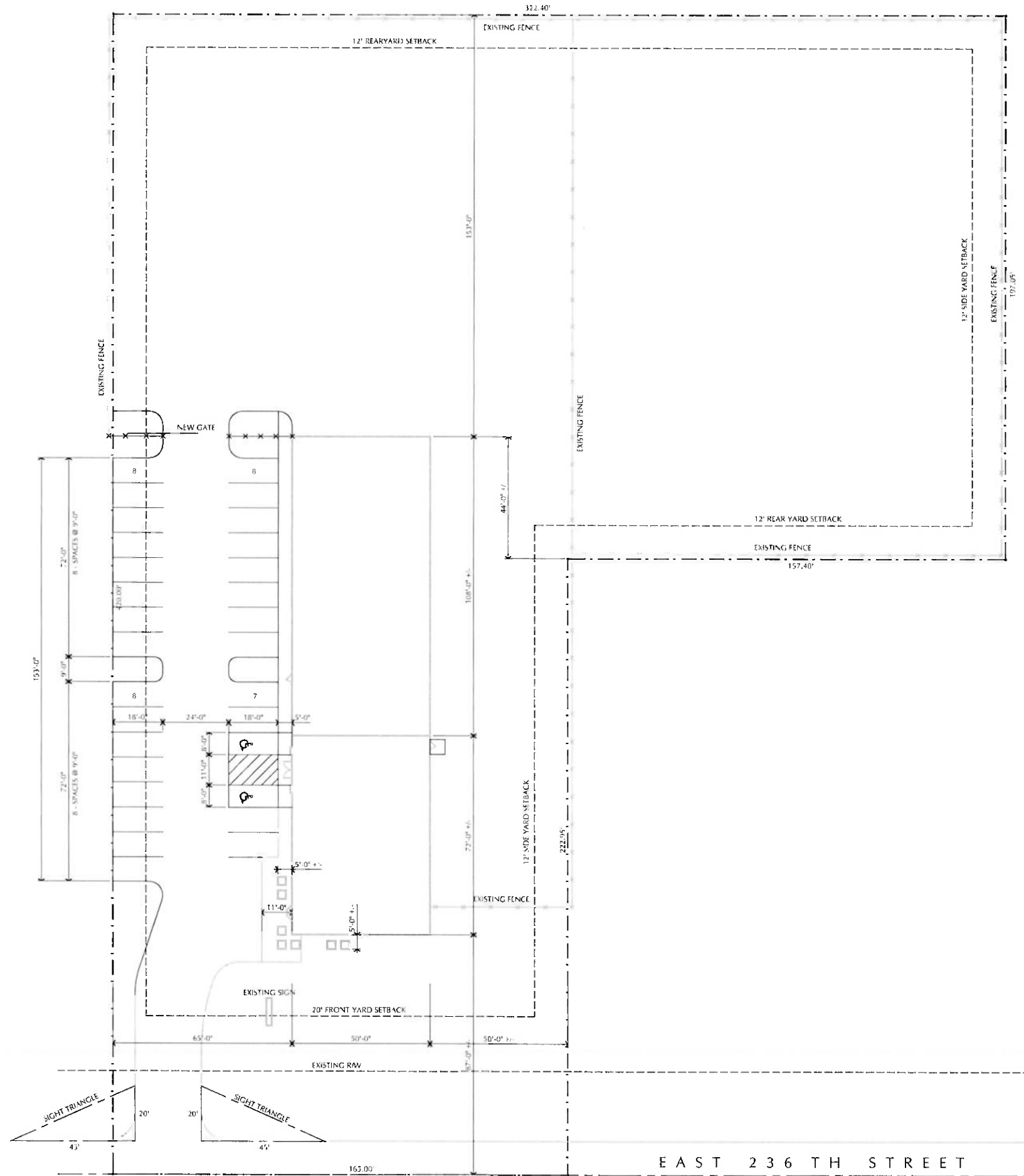
SHEET NUMBER

A2

OF SHEETS

PROJECT NUMBER

C035-2601



1 SITE PLAN

SCALE: 1" = 20'-0"

GENERAL SITE NOTES

1. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED - ANY DEVIATIONS TO HINDER NEW CONSTRUCTION TO BE NOTIFIED TO THE ARCHITECT IN A PROMPT MANNER.
2. REFERENCE BUILDING PLANS FOR ADDITIONAL SITE WORK AS MAY BE NECESSARY
3. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, FINISHES, EQUIPMENT, ETC. TO REMAIN. ANY DAMAGES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING ANY WORK. PROTECT UTILITIES THAT ARE TO REMAIN THROUGHOUT THE ENTIRE CONSTRUCTION SCHEDULE. REPAIR OF DAMAGED UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ANY ADJUSTMENTS OF EXISTING UTILITY SERVICES ARE TO BE PERFORMED BY THE RESPECTIVE UTILITY COMPANY UNLESS NOTED OTHERWISE.
6. PROVIDE TEMPORARY INLET PROTECTION AT ALL STORM WATER INLETS DURING ALL PHASES OF CONSTRUCTION. FLEXSTORM "CATCH IT" INLET FILTERS, OR EQUAL.



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SCOPE OF DRAWINGS
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PROPOSED REMODEL
FOR
**COMPREHENSIVE
FINANCIAL CONSULTANTS**
7800 E 236TH STREET
CICERO, IN 46034

SHEET TITLE
**SITE
PLAN**

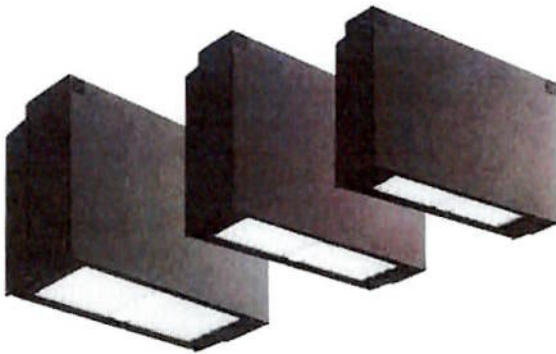
SHEET NUMBER
A1
OF SHEETS

PROJECT NUMBER
C035-2601

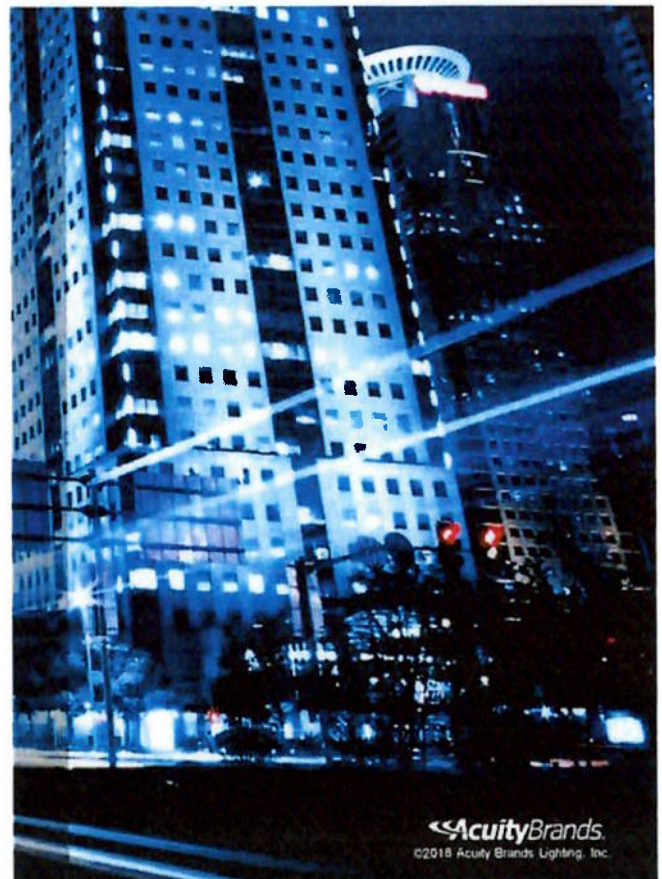


WPX LED Full Cut-off Wall Packs

Customer Training – July 2020



Note: Product Specifications subject to change without notice



AcuityBrands
©2018 Acuity Brands Lighting, Inc.



Lithonia WPX – Better Wall-Mounted Lighting

Architectural Design:

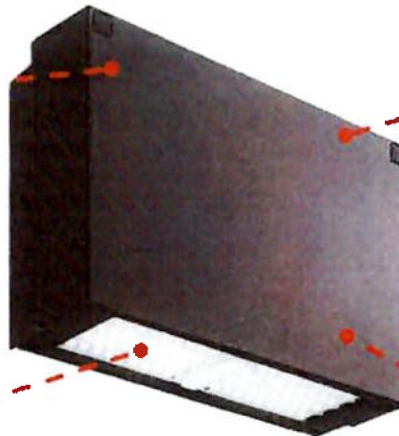
Clean lines seamlessly blend with the architecture of any building

More Options:

CCT, photocell, emergency egress battery options

Better Illumination:

Wider spacing and less glare than COB-based products



Easy to Install:

Integrated wiring compartment, Footprint covers stains

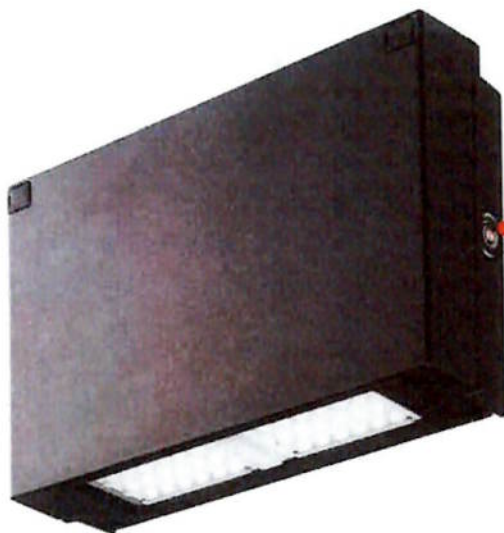




A uniform, wide lighting distribution provides an illumination upgrade with greater luminaire spacing.



Multi-Volt (120V – 277V) Photocell Option



Photocell

Multi-volt (120-277V) button photocell option for dusk-to-dawn operation.

Sample Nomenclature:

WPX2 LED 40K MVOLT **PE** DDBXD





Specification Sheet Ordering Tree

WPX LED

Series & Lumen Output	Color Temperature	Voltage	Options	Finish
WPX1 LED P1 1,550 Lumens, 11W	30K 3000K	MVOLT 120-277V	(blank) None	DDBXD Dark Bronze
WPX1 LED P2 2,900 Lumens, 24W	40K 4000K	347 347V ³	E4WH Emergency battery backup, CFC compliant (4W, 0°C min) (available with WPX1 and WPX2) ²	DWHXD White
WPX2 LED 6,000 Lumens, 47W	50K 5000K		E14WC Emergency battery backup, CFC compliant (14W, 20°C min) (available with WPX1 and WPX2) ²	DBLBXD Black
WPX3 LED 9,200 Lumens, 69W			PE Photocell for dusk-to-dawn operation ³	Consult factory for other finish options

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available upon request.

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.

2. 347V and PE options not offered with any battery pack options. WPX3 is not available with any battery options.

3. Battery pack options not available with 347V and PE options.



CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: **PC- PC-0826-06-NC**

Petitioner Name: Comprehensive Financial

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

This criterion has / has not been met.

Conditions Approved:

Signature: _____

Date: _____

Print: _____



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

July 2026

Permit Revenue: July 2026 \$4,245 YTD: \$57,568

July 2025 = \$6,551 YTD: \$29,927

Difference: Month = -\$2,306 YTD: +\$27,641

- We have issued a total of 25 building permits for July 2026.
- 14 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 6 in Jackson Township (of which, 0 has been for a new home).
- We have issued 5 ROW/Encroachment Permits
- Estimated Cost of projects permitted \$360,028
-

The next Plan Commission meeting is scheduled for Aug 12th at the Town Hall, the next BZA meeting is scheduled August 20th at Town Hall. Both committees have items on the agenda and will meet.

Please feel free to email, call or stop by the office anytime.

At your service!

Frank Zawadzki