

# **MONROE COUNTY PLAT COMMITTEE**



**May 21, 2020  
4:00 pm**

**HELD VIA TELECONFERENCE**

[https://monroecounty-  
in.zoom.us/j/83757301388?pwd=MkslYmh3OWRRSjl4cjdwbfVmbHJ5UT09](https://monroecounty-in.zoom.us/j/83757301388?pwd=MkslYmh3OWRRSjl4cjdwbfVmbHJ5UT09)

**A G E N D A**  
**MONROE COUNTY PLAT COMMITTEE**

Telelink Conference:

[https://monroecounty-  
in.zoom.us/j/83757301388?pwd=MkslYmh3OWRRSjl4cjdwbfVmbHJ5UT09](https://monroecounty-in.zoom.us/j/83757301388?pwd=MkslYmh3OWRRSjl4cjdwbfVmbHJ5UT09)

May 21, 2020

**4:00 pm**

**REGULAR MEETING**

**OLD BUSINESS: None.**

**NEW BUSINESS:**

**1. 2002-SSS-03**

**Shuler Sliding Scale Subdivision Preliminary Plat  
Plat Committee Decision.**

**PAGE 3**

One (1) 20 +/- acre parcel in Section 24 of Bloomington Township at 3756 N  
Russell RD. Zoned AG/RR.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, [apurdie@co.monroe.in.us](mailto:apurdie@co.monroe.in.us), as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

**MONROE COUNTY PLAT COMMITTEE MEETING****May 21, 2020**

<b>PLANNER</b>	Drew A. Myers
<b>CASE NUMBER</b>	2002-SSS-03, Shuler Sliding Scale Subdivision Preliminary Plat
<b>PETITIONER</b>	William and Michelle Shuler, C/o Todd Borgman, Smith Brehob & Associates
<b>ADDRESS</b>	3756 N Russell RD (53-05-24-300-002.000-004)
<b>REQUEST</b>	Sliding Scale Subdivision Preliminary Plat to subdivide 1 parcel into 2 parcels. Plat Committee Decision.
<b>ZONE</b>	AG/RR
<b>ACRES</b>	19.95 acres +/-
<b>TOWNSHIP</b>	Bloomington
<b>SECTION</b>	24
<b>COMP. PLAN</b>	
<b>DESIGNATION</b>	Farm and Forest

**EXHIBITS**

1. Shuler Sliding Scale Subdivision Preliminary Plat
2. Shuler – Miller Easement Documentation

**RECOMMENDATION**

Staff gives a recommendation of **approval** of the Sliding Scale Subdivision Preliminary Plat based on findings of fact and subject to the Monroe County Highway Department, Stormwater Engineer, and County Surveyor reports with the following condition:

1. Per the Highway Department's Report, remove one of the driveways at 3830 N Russell Road.

**SUMMARY**

The petition site is one 19.95 +/- acre parcel located in Bloomington Township and contains a single family dwelling with an attached garage, a pole barn, and an in-ground pool. The petition site currently receives access to N Russell RD via a 20' access and utility easement that stretches through the adjacent property to the north at 3760 N Russell RD.

According to conversations with the petitioners, the use of the existing 20' access and utility easement is currently undergoing a legal dispute with the owners of the adjacent property through which this easement is recorded. In response, the petitioners purchased an adjacent property to the northeast at 3830 N Russell RD and intend to record an extension of an existing 25' access and utility easement that also serves the property at 3838 N Russell RD in order to provide access to the two proposed lots of this Sliding Scale Subdivision petition. The new easement documentation is included in this report (see EXHIBIT 2). The petitioners recently sold the property at 3830 N Russell RD and plan to close soon. One of the conditions of approval is to remove one of the two driveways at this location, per the Highway Department requirements. The new homeowner will likely not be aware of the requirement to remove the driveway until it occurs. Planning staff requested that the property at 3830 N Russell RD be included into the subdivision for a three lot sliding scale, however the petitioner's representative refused since they have a pending sale.

The site is currently zoned Agriculture/Rural Reserve (AG/RR), which requires a 2.5 acre minimum lot size and a minimum lot width of 200' at building line. The petitioner is proposing to subdivide the current 19.95-acre parcel into two new parcels that meet the minimum requirements and the lot development standards of Chapter 862 for Sliding Scale Subdivisions:

**Lot 1:** 11.57 acres total (parent parcel), including 7.853 acres of buildable area; this lot contains the existing single family dwelling with an attached garage, the existing pole barn, and the in-ground pool.

**Lot 2:** 5.01 acres total, including 2.643 acres of buildable area; this lot is currently vacant.

Lot 1 is designated as the Parent Parcel Remainder and shall not be further subdivided for a period of twenty-five (25) years from the date of recording of the Final Plat unless connected to a public sewage disposal system or further subdivision of the property is authorized by ordinance.

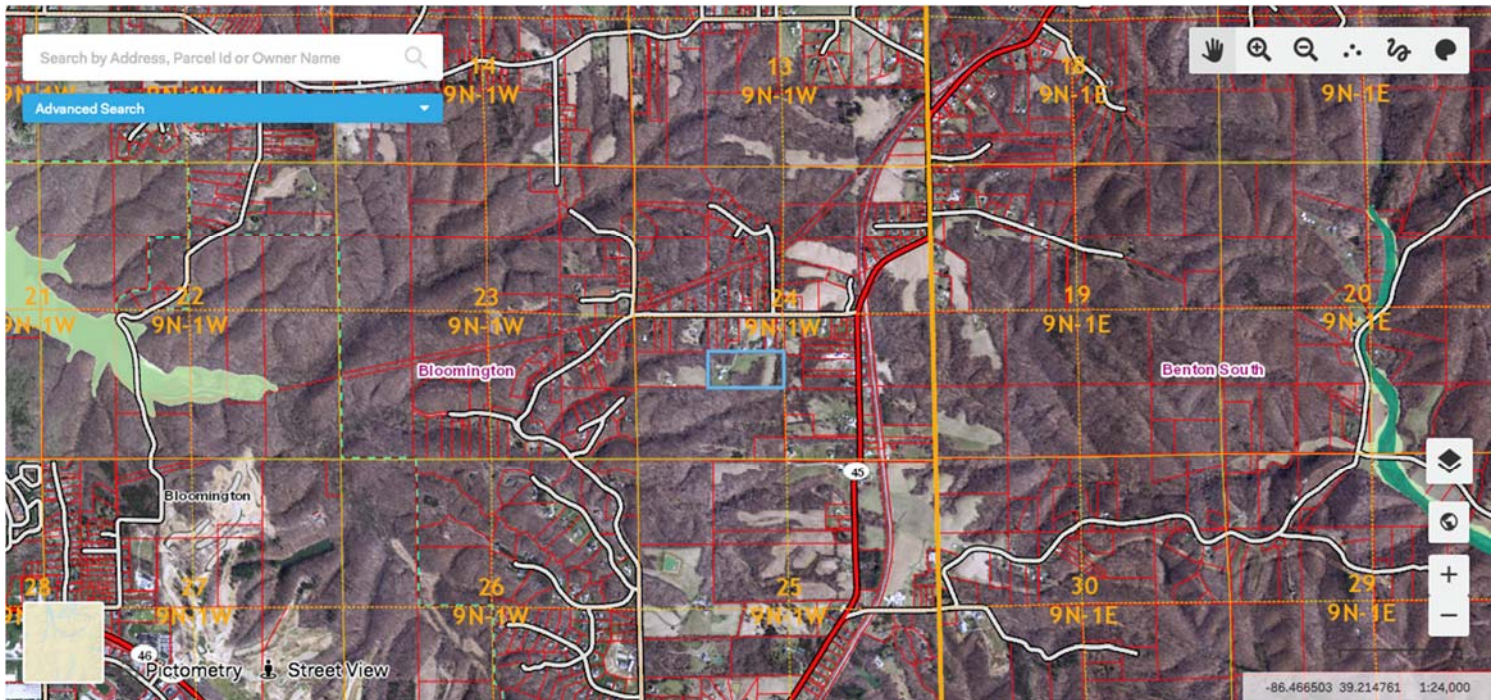
#### **INFRASTRUCTURE AND ACCESS**

The parcel does not exhibit any direct frontage to N Russell RD. The parcel currently gains access to N Russell RD via 20' access and utility easement that stretches through the adjacent property to the north at 3760 N Russell RD. N Russell RD is a 20' wide Local Road with 50' of right-of-way. The extension of the existing 25' access and utility easement that runs through the property at 3830 N Russell RD is intended to provide access to both proposed Lot 1 and Lot 2.

Septic permits have been submitted to the Planning Department for Lot 2, and an existing permit is on file for Lot 1. The lots do not need to meet the sanitary sewer requirement of Chapter 856-39 because this provision does not apply to a Sliding Scale Option Subdivision under Chapter 862.

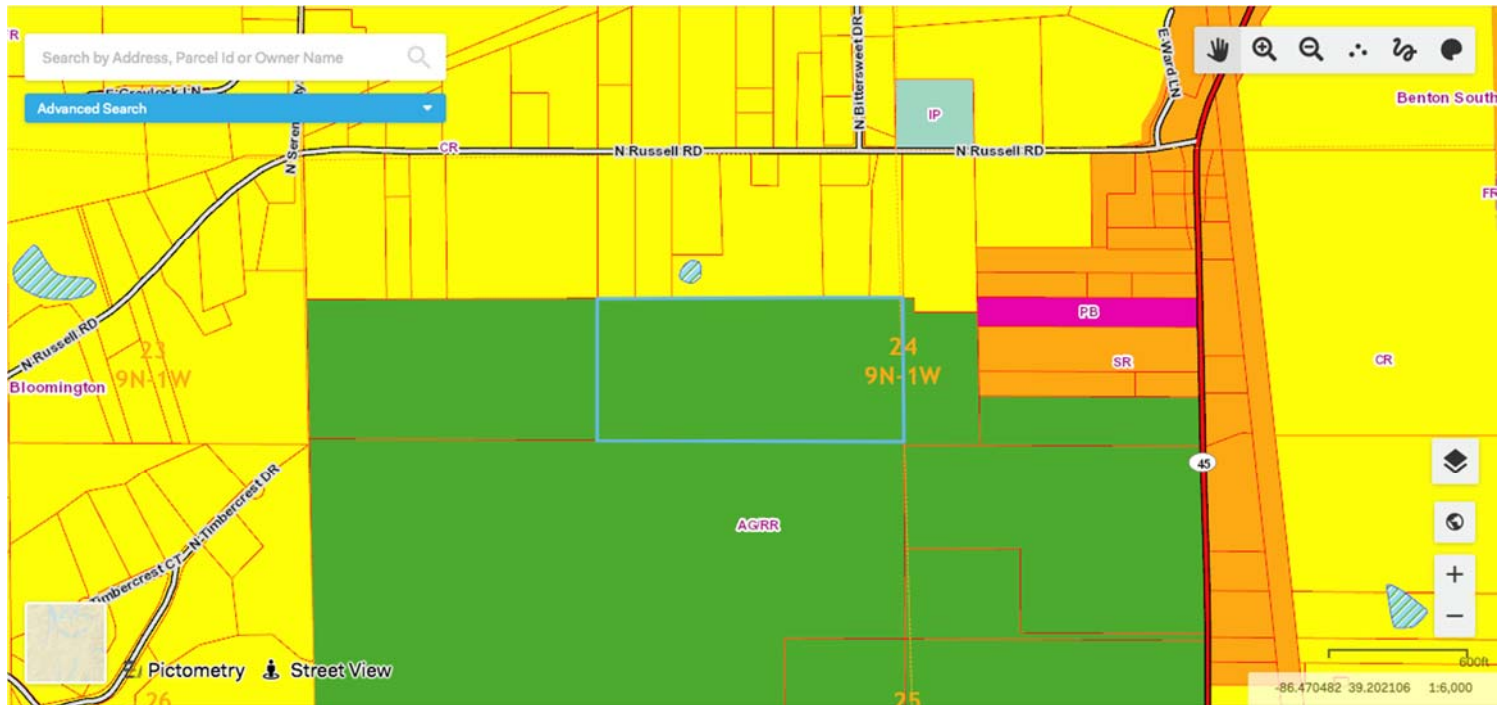
## LOCATION MAP

The site is located at 3756 N Russell RD in Section 24 of Bloomington Township (Parcel #: 53-05-24-300-002.000-004).



### **ADJACENT USES / ZONING**

The parcel is zoned Agriculture/Rural Reserve (AG/RR). Neighboring properties to the east, south, and west are also zoned AG/RR. Neighboring properties to the north are zoned Conservation Residential (CR). Other zones in the area include Suburban Residential (SR), Pre-existing Business (PB), and Institutional/Public (IP). The proposed use on Lot 1 and Lot 2 is designated as “Single Family Use”.





## SITE CONDITIONS

The site contains a 3,865 sq. ft. single-family residence with an attached garage, a 1,410 sq. ft. pole barn, and an in-ground pool. There are no known karst features on the property. There is no FEMA floodplain on the property. The entirety of the property is within Area 3 of Environmental Constraints Overlay. All two proposed lots meet the 15% buildable area requirements for each newly created lot per Chapter 862. The majority of the site is fairly flat; however, approximately 9.45 acres of land exhibit slopes greater than 15 percent.



## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located within the Farm and Forest Comprehensive Plan designation, which states:

### **Farm and Forest**

Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests.

Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County.

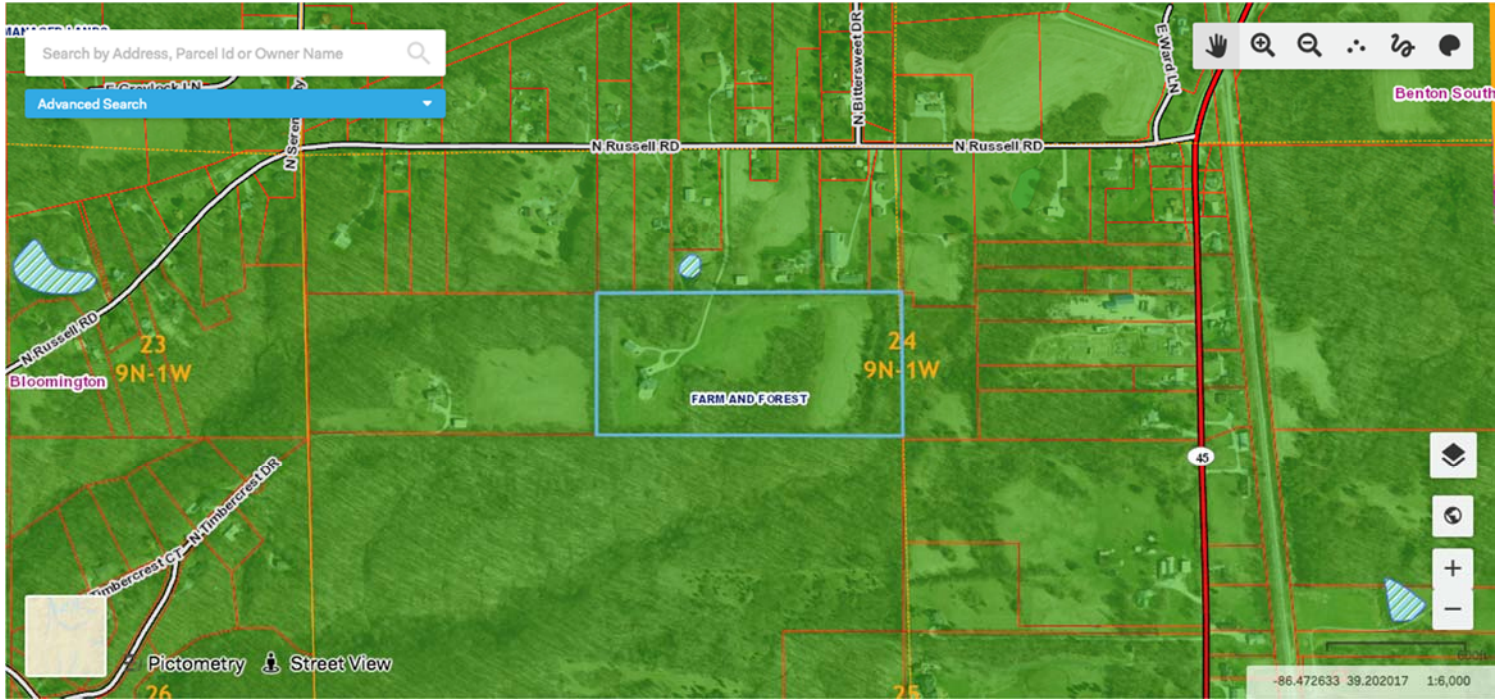
A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced.

In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

- Public services or improvements are not expected for these areas within the horizon of this Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist.
- New residential density places additional stress on nearby vulnerable natural features that cannot be mitigated by sustainable practices without additional public expense.
- Low density residential opportunities and their associated lifestyle are scarce resources that are sustained only by our willingness to protect that quality of life opportunity for residents who have previously made that lifestyle choice and for future residents seeking that lifestyle.

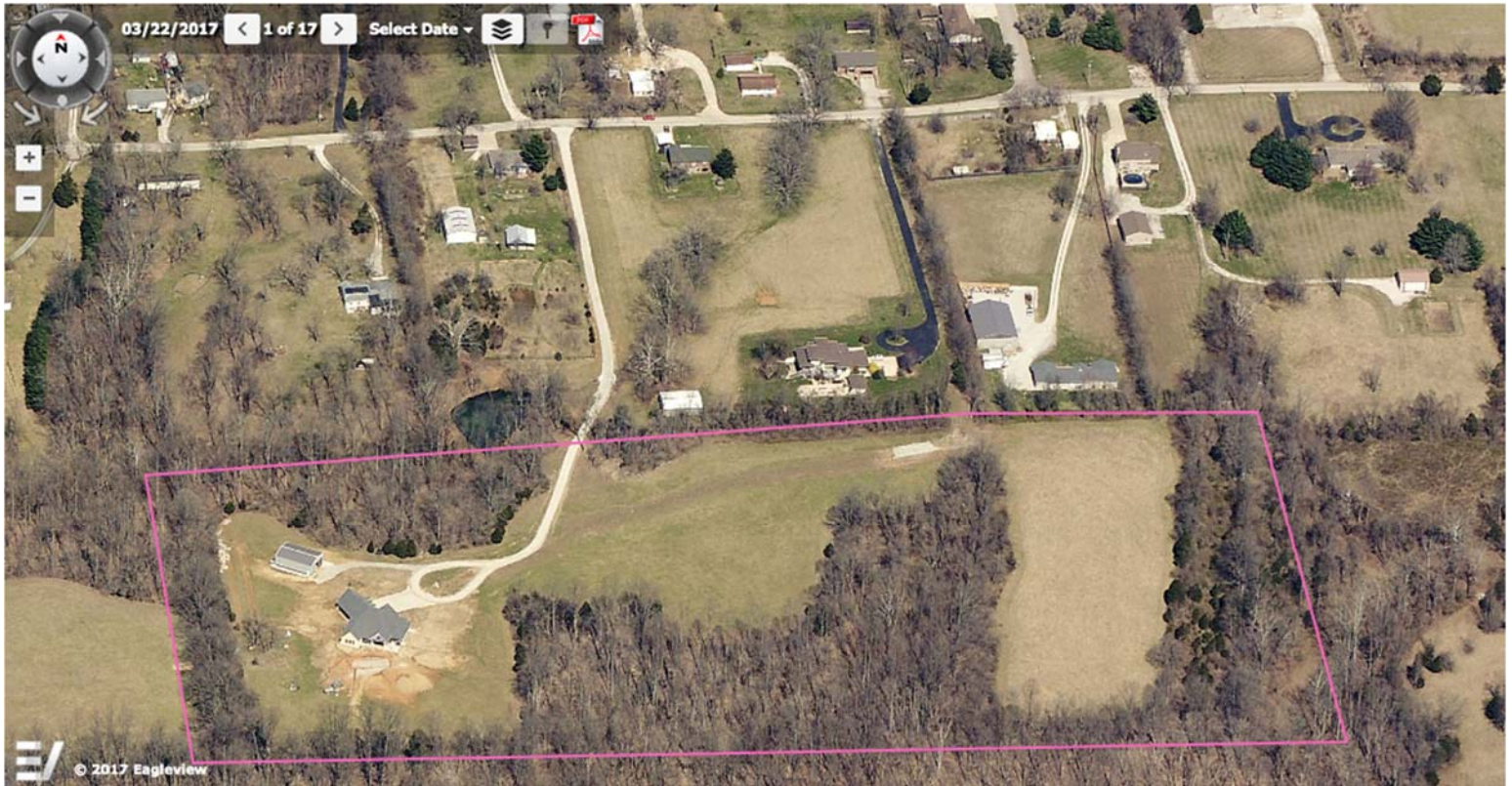
To maintain Farm and Forest property use opportunities an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadways shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.







## SITE PICTURES

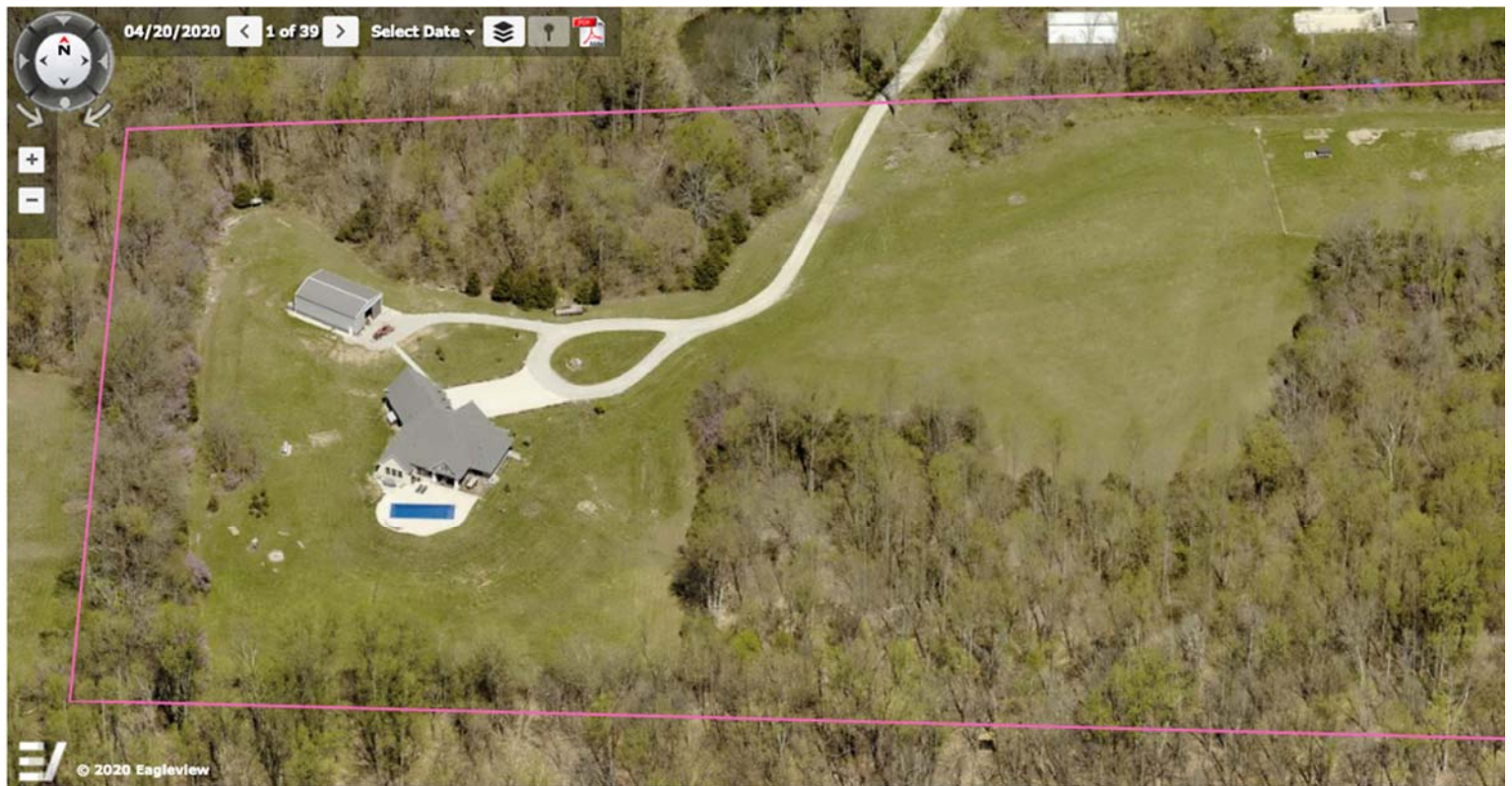


**Photo 1.** Pictometry view from the south



**Photo 2.** Pictometry from the south, adjacent properties to the north





**Photo 3.** 2020 Pictometry of proposed Lot 1



**Photo 4.** 2020 Pictometry of proposed Lot 2

## **FINDINGS OF FACT - Subdivisions**

### **850-3 PURPOSE OF REGULATIONS**

- (A) To protect and provide for the public health, safety, and general welfare of the County.

#### **Findings**

- The property is currently zoned Agriculture/Rural Reserve (AG/RR);
- Approval of the subdivision would create two (2) lots that meet the design standards for the zoning designation Agriculture/Rural Reserve;
- The petitioner currently has one lot of record and would like to add one additional lot of record;
- Approval of the subdivision would result in the following:
  - Lot 1: 11.57 acres total (parent parcel), including 7.853 acres of buildable area; this lot contains the existing single family dwelling with an attached garage, the existing pole barn, and the in-ground pool.
  - Lot 2: 5.01 acres total, including 2.643 acres of buildable area; this lot is currently vacant.
- The proposed use category for the lots is single family;
- The entirety of both proposed Lot 1 and Lot 2 are in Area 3 of the Environmental Constraints Overlay;
- Both proposed Lot 1 and Lot 2 meet the 15% buildable area requirements for each newly created lot per Chapter 862.
- There is no FEMA Floodplain on the property;
- There are no known karst features on the property;
- Per Chapter 862, the parent parcel could not be subdivided for a period of 25 years unless access to public sewer became available;

- (B) To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.

#### **Findings**

- The Monroe County Comprehensive Plan designates the site as Farm and Forest, which supports low density residential development;
- See findings under Section A;

- (C) To provide for the safety, comfort, and soundness of the built environment and related open spaces.

#### **Findings**

- The surrounding uses are residential in nature;
- See findings under Section A;

- (D) To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.

#### **Findings**

- The property is currently zoned Agriculture/Rural Reserve (AG/RR);
- Adjacent properties are zoned Agriculture/Rural Reserve (AG/RR), Suburban Residential (SR), and Conservation Residential;
- The property does not require street trees or sidewalks;
- Approval of the subdivision would create two (2) lots that meet the design standards for the zoning designation AG/RR;
- See findings under Sections A & C;

- (E) To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open spaces, energy and areas subject to environmental constraints, both during and after development).

**Findings**

- See findings under Sections A & C & D;

- (F) To provide proper land boundary records, i.e.:

- (1) to provide for the survey, documentation, and permanent monumentation of land boundaries and property;

**Findings:**

- The petitioner has submitted a preliminary plat drawn by a registered surveyor.

- (2) to provide for the identification of property; and,

**Findings:**

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site.

- (3) to provide public access to land boundary records.

**Findings**


- The land boundary records are found at the Monroe County Recorder's Office and, if approved, this petition will be recorded there as a plat. The plat must comply with Chapter 860 - Document Specifications to be recorded.







## Exhibit 2

2020005857 ERSE \$25.00  
04/28/2020 12:08:23P 3 PGS  
Eric Schmitz  
Monroe County Recorder IN  
Recorded as Presented  


### EASEMENT FOR ACCESS AND UTILITIES

3 IN CONSIDERATION FOR THE SUM OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, WILLIAM SHULER AND MICHELLE SHULER, HUSBAND AND WIFE (HEREINAFTER REFERRED TO AS "GRANTOR"), HEREBY GRANT UNTO WILLIAM SHULER AND MICHELLE SHULER, HUSBAND AND WIFE (HEREINAFTER REFERRED TO AS "GRANTEE"), A PERPETUAL, NON-EXCLUSIVE EASEMENT IN AND ACROSS THE REAL ESTATE FOR THE PURPOSE OF ACCESS, INGRESS AND EGRESS TO AND FROM RUSSELL ROAD AND FOR THE INSTALLATION AND MAINTENANCE OF ALL NECESSARY UTILITY LINES INCLUDING BUT NOT NECESSARILY LIMITED TO ELECTRICITY, GAS, PHONE, WATER, SEWER AND FIBER. IT IS THE INTENTION OF SHULER AND MILLER FOR THE EASEMENT TO RUN WITH THE LAND. (SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION).

THE GRANTOR INTENDS THE EASEMENT TO RUN WITH THE LAND.

THE GRANTOR SHALL NOT INTERFERE WITH THE RIGHTS OF THE GRANTEE TO THE EASEMENT AREA.

THE GRANTOR SHALL NOT PLACE ANY PERMANENT STRUCTURE OVER THE EASEMENT AREA.

THE GRANTEE HEREBY PROMISES AND AGREES TO RETURN THE LAND IN AS GOOD A CONDITION AS THE SAME WAS IMMEDIATELY PRIOR TO ANY INSTALLATION, MAINTENANCE, REPAIR OR REPLACEMENT IN THE EASEMENT AREA CONDUCTED BY THE GRANTEE.

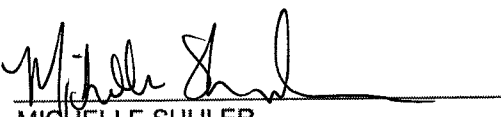
GRANTOR  
ADDRESS: 3830 N Russell Road Bloomington, In 47408  
PARCEL NO: 53-05-24-300-003.000-004  
DEED: INSTRUMENT 2020001651

GRANTEE  
ADDRESS: 3756 N Russell Rd Bloomington, In 47408  
PARCEL NO: 53-05-24-300-002.000-004  
DEED: INSTRUMENT 2015014639

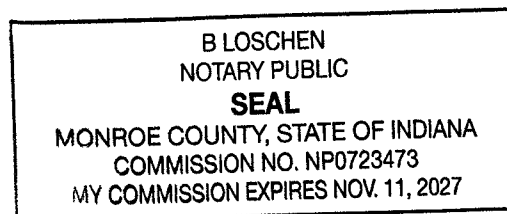
IN WITNESS WHEREOF, THE PARTIES EXECUTE THIS AGREEMENT ON THE DATE FIRST WRITTEN ABOVE.

SHULER:

  
WILLIAM SHULER


  
MICHELLE SHULER

STATE OF INDIANA IN )  
COUNTY OF Monroe ) SS:



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM SHULER AND MICHELLE SHULER AND ACKNOWLEDGED THE EXECUTION OF THE ABOVE AND FOREGOING AGREEMENT THIS 24<sup>th</sup> DAY OF April, 2020.

  
A RESIDENT OF Monroe COUNTY, INDIANA  
MY COMMISSION EXPIRES Nov. 11, 2027

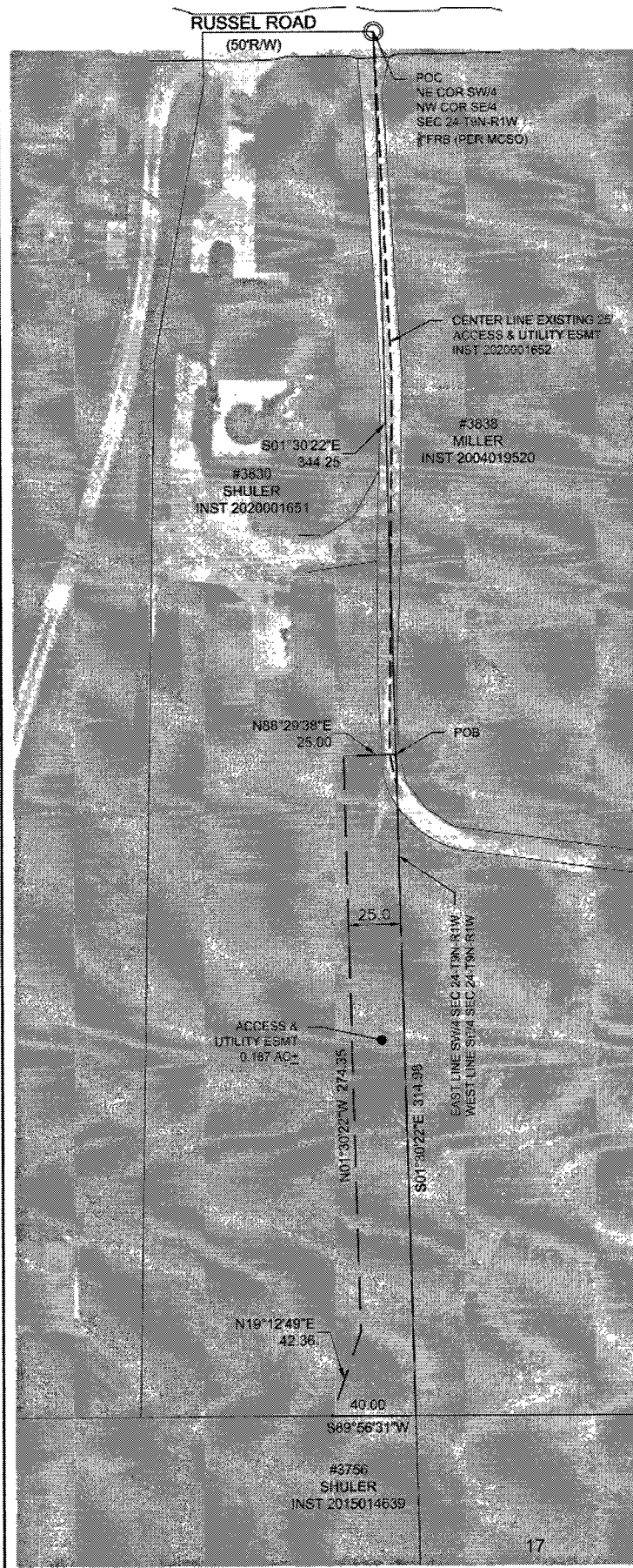
This instrument was prepared  
by 

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

  
Name

# EXHIBIT "A"

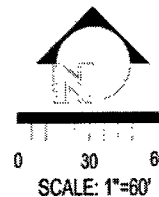
## 25' ACCESS & UTILITY EASEMENT



### LEGAL DESCRIPTION-ACCESS & UTILITY EASEMENT

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 01 DEGREES 30 MINUTES 22 SECONDS EAST ALONG THE EAST LINE THEREOF 344.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01 DEGREES 30 MINUTES 22 SECONDS EAST 314.98 FEET TO THE NORTH LINE OF INSTRUMENT 2015014639; THENCE SOUTH 89 DEGREES 56 MINUTES 31 SECONDS WEST ALONG SAID NORTH LINE 40.00 FEET; THENCE NORTH 19 DEGREES 12 MINUTES 49 SECONDS EAST 42.36 FEET; THENCE NORTH 01 DEGREES 30 MINUTES 22 SECONDS WEST 274.35 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 38 SECONDS EAST 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.187 ACRES, MORE OR LESS.



#### NOTE:


THIS EXHIBIT WAS PREPARED BASED UPON DOCUMENTS OBTAINED FROM THE OFFICE OF THE RECORDER OF MONROE COUNTY, AND OTHER SOURCES AND IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

Smith Brehob & Associates, Inc.

2755 E Canada Dr, Ste 101  
Bloomington, Indiana, 47401  
P: 812.336.6536  
W: <http://smithbrehob.com>  
Job: 6005

Date: 4/13/20 Page: 1 of 1

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2020006736 EASE \$25.00  
05/13/2020 02:38:26P 4 PGS  
Eric Schmitz  
Monroe County Recorder IN  
Recorded as Presented  


## **EASEMENT AGREEMENT FOR ACCESS AND UTILITIES**

THIS AGREEMENT FOR A 25 FOOT ACCESS AND UTILITY EASEMENT IS MADE BETWEEN WILLIAM SHULER AND MICHELLE SHULER ("SHULER") AND DANIEL MILLER AND THERESE MILLER ("MILLER"). THIS AGREEMENT IS ENTERED INTO BY THE PARTIES ON THIS

8<sup>th</sup> DAY OF May, 2020.

### **RECITALS**

WHEREAS, BOTH SHULER AND MILLER MUTUALLY AGREE TO SHARE THE EXISTING DRIVEWAY LOCATED ON BOTH THEIR PROPERTIES LOCATED AT 3830 N RUSSELL RD, BLOOMINGTON, IN 47408 (SHULER) AND 3838 N RUSSELL RD, BLOOMINGTON, IN 47408 (MILLER).

SHULER HAS THE RIGHT TO USE THE EASEMENT TO ACCESS THEIR PROPERTY LOCATED AT 3756 N RUSSELL RD, BLOOMINGTON, IN 47408.

SHULER HAS THE RIGHT TO USE THE EASEMENT AS ACCESS TO THEIR PROPOSED SHULER SLIDING SCALE SUBDIVISION LOCATED AT 3756 N RUSSELL RD, BLOOMINGTON, IN 47408.

CROSS REFERENCE IS MADE TO A 25' ACCESS & UTILITY EASEMENT RECORDED AS INSTRUMENT 2020001652.

SHULER HAS CURRENT FEE SIMPLE OWNERSHIP PER INSTRUMENTS 2020001651 AND 2015014639.

MILLER HAS CURRENT FEE SIMPLE OWNERSHIP PER INSTRUMENT 2004019520.

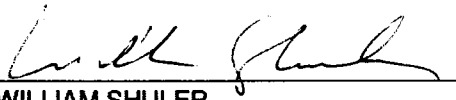
### **GRANT OF EASEMENT**

SHULER AND MILLER HEREBY GRANT AND CONVEY TO ONE ANOTHER AND THEIR HEIRS, SUCCESSORS AND ASSIGNS AN EASEMENT IN AND ACROSS THE REAL ESTATE FOR THE PURPOSE OF ACCESS, INGRESS AND EGRESS TO AND FROM RUSSELL ROAD AND FOR THE INSTALLATION AND MAINTENANCE OF ALL NECESSARY UTILITY LINES INCLUDING BUT NOT NECESSARILY LIMITED TO ELECTRICITY, GAS, PHONE, WATER, SEWER AND FIBER. IT IS THE INTENTION OF SHULER AND MILLER FOR THE EASEMENT TO RUN WITH THE LAND. (SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION)



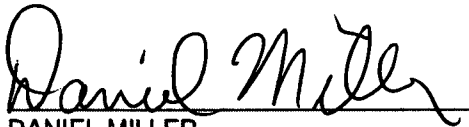
IN WITNESS WHEREOF, THE PARTIES EXECUTE THIS AGREEMENT ON THE DATE FIRST WRITTEN ABOVE.

SHULER:

  
WILLIAM SHULER

  
MICHELLE SHULER

MILLER:

  
DANIEL MILLER

  
THERESE MILLER

HALEY N EASTWOOD  
NOTARY PUBLIC  
SEAL

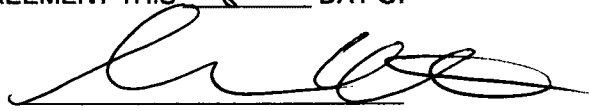
STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF monroe )

MONROE COUNTY, STATE OF INDIANA  
MY COMMISSION EXPIRES 09/04/2027  
COMMISSION NO: 722220

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED WILLIAM SHULER AND MICHELLE SHULER AND ACKNOWLEDGED THE  
EXECUTION OF THE ABOVE AND FOREGOING AGREEMENT THIS 8<sup>th</sup> DAY OF  
May, 2020.

HALEY N EASTWOOD  
NOTARY PUBLIC  
SEAL

MONROE COUNTY, STATE OF INDIANA  
MY COMMISSION EXPIRES 09/04/2027  
COMMISSION NO. 722220

  
A RESIDENT OF Monroe COUNTY, INDIANA  
MY COMMISSION EXPIRES 9/4/2027

HALEY N EASTWOOD  
NOTARY PUBLIC  
SEAL

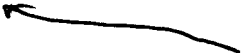
STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF Monroe )

MONROE COUNTY, STATE OF INDIANA  
MY COMMISSION EXPIRES 09/04/2027  
COMMISSION NO: ~~722228~~

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED DANIEL MILLER AND THERESE MILLER AND ACKNOWLEDGED THE  
EXECUTION OF THE ABOVE AND FOREGOING AGREEMENT THIS 8<sup>th</sup> DAY OF  
May, 2020.



A RESIDENT OF Monroe COUNTY, INDIANA  
MY COMMISSION EXPIRES 09/04/2027

I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO  
REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW  
(TODD BORGMAN) 

THIS INSTRUMENT WAS PREPARED BY SMITH BREHOB & ASSOCIATES, INC.

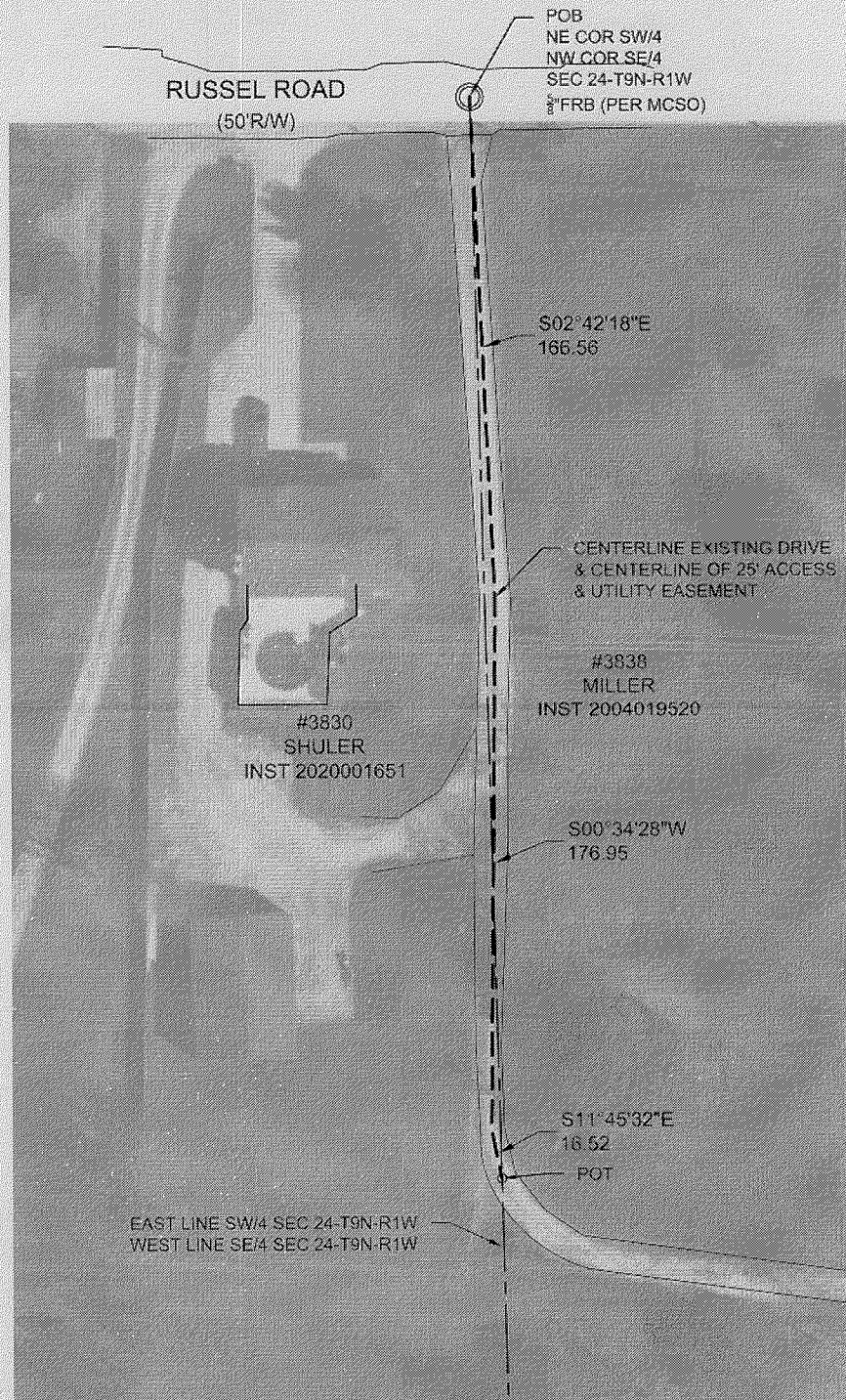
# EXHIBIT "A"

## 25' ACCESS & UTILITY EASEMENT

### LEGAL DESCRIPTION-CENTERLINE OF 25' ACCESS & UTILITY EASEMENT

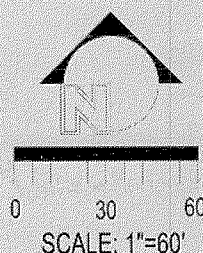
A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, THE CENTERLINE OF THE 25 FOOT EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER AND THE EXTENSION OF THE CENTERLINE OF AN EXISTING DRIVEWAY, THENCE SOUTH 02 DEGREES 42 MINUTES 18 SECONDS EAST (INDIANA STATE PLANE, WEST ZONE) ALONG SAID CENTERLINE 166.56 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 28 SECONDS WEST ALONG SAID CENTERLINE 176.95 FEET; THENCE SOUTH 11 DEGREES 45 MINUTES 32 SECONDS EAST ALONG SAID CENTERLINE 16.52 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF TERMINATION.



### NOTE:

THIS EXHIBIT WAS PREPARED BASED UPON DOCUMENTS OBTAINED FROM THE OFFICE OF THE RECORDER OF MONROE COUNTY, AND OTHER SOURCES AND IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.



Smith Brehob & Associates, Inc.



453 S. Clarizz Boulevard  
Bloomington, Indiana, 47401  
P: 812.336.6536  
W: <http://smithbrehob.com>  
Job: 6005

Date: 1/29/20 Page: 1 of 1

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