

MONROE COUNTY PLAT COMMITTEE



**December 17, 2020
4:00 pm**

HELD VIA TELECONFERENCE

[https://monroecounty-
in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtgK0NQOIFLazRTQT09](https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtgK0NQOIFLazRTQT09)

Meeting ID: 823 0548 5858
Passcode: 278851

Phone Number: 312-626-6799

A G E N D A
MONROE COUNTY PLAT COMMITTEE

Telelink Conference:

<https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQOIFLazRTQT09>

December 17, 2020

4:00 pm

REGULAR MEETING

OLD BUSINESS: None.

NEW BUSINESS:

- | | | |
|-----------------------|---|----------------|
| 1. 2009-SMN-08 | Kemp Minor Subdivision Preliminary Plat
Plat Committee Decision.
Two (2) parcels on 1.0 +/- acres located in Section 24 of Richland Township at 4123 W Carmola DR.
Planner: dmyers@co.monroe.in.us
Zoned MR. | PAGE 3 |
| 2. 2010-SSS-13 | Herbertz Sliding Scale Subdivision Preliminary Plat
Road Width Waiver Request. Plat Committee Recommendation.
Three (3) parcels on 69.38 +/- acres located in Section 13 of Washington Township at 4272 E Farr RD.
Zoned FR.
CONTINUED BY STAFF | |
| 3. 2011-SAD-14 | Walbridge Type F Administrative Subdivision
Right-of-way Waiver Request.
Plat Committee Recommendation.
Two (2) 0.92 +/- acre parcels in Section 14 of Perry Township at 3125 S Snoddy RD.
Planner: dmyers@co.monroe.in.us
Zoned RE1. | PAGE 28 |
| 4. 2011-SMN-13 | Batchelor Middle School Subdivision Preliminary Plat
Plat Committee Decision.
Two (2) 43.48 +/- acre parcels in Section 17 of Perry Township at 900 W Gordon Pike.
Planner: acrecelius@co.monroe.in.us
Zoned I. | PAGE 43 |

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, 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**December 17, 2020**

PLANNER Drew Myers
CASE NUMBER 2009-SMN-08 Kemp Minor Subdivision
PETITIONER Joe Kemp Construction, LLC; C/o Todd Borgman, Smith Design Group Inc.
ADDRESS 4123 W Carmola Drive (53-04-24-200-026.000-011)
REQUEST Preliminary Plat to Subdivide (1) Parcel into (2) Lots
 o Plat Committee Decision
ZONE Medium Density Residential (MR)
ACRES 1.00 +/- acres
TOWNSHIP Richland Township
SECTION 24
COMP PLAN
DESIGNATION Designated Communities
MCUA Phase II: Neighborhood Development (N2)

EXHIBITS

1. Petitioner Consent Letter
2. Preliminary Plat Drawing
3. Monroe County Highway Department Comments
4. Monroe County Stormwater Comments

RECOMMENDATION

Approve the Minor Subdivision Preliminary Plat based on the findings of fact, subject to the Monroe County Highway Engineering and Drainage Engineering Reports.

SUMMARY

The petition site totals 1.00 +/- acres and is located in Richland Township, section 24. The site has an existing ~1,560 square foot single family residence. The site maintains frontage along W Carmola Drive, a local road. The site is currently zoned Medium Density Residential (MR). The petitioner is proposing to subdivide one (1) parcel into two (2) lots. Each proposed lot meets all design standards within the Monroe County Zoning Ordinance for the MR zoning district. The proposed acreage for the each lot is as follows:

Lot 1: 0.49 acres, including 0.36 acres of buildable area; this lot contains the existing single family residence.

Lot 2: 0.35 acres, including 0.18 acres of buildable area.

Chapter 804 – Table 4-1 Requirement	Medium Density Residential (MR)
Gross Density (units/acre)	4.80
Minimum Lot Area (acres)	0.21
Minimum Lot Width at Building Line	50
Minimum Required Setbacks (feet)	
Front Yard (from R/W)	25
Side Yard	5
Rear Yard	10
Minimum Open Space Area (%)	40
Maximum Height (feet)	35
Maximum Floor Area Ratio	n/a

INFRASTRUCTURE AND ACCESS

The parcel maintains frontage along W Carmola DR, a designated local road paved with asphalt. Right-of-way dedication has been shown on the proposed preliminary plat of 25'. Driveway permit applications have been submitted by the petitioner and reviewed by the Monroe County Highway Department (see Exhibit 3). Sidewalks and street trees are required per Chapter 856-40 and 856-43, respectively, along W Carmola DR. Both of these requirements have been included on the proposed preliminary plat drawing.

The proposed lots will be served by an existing sanitary sewer system operated by Eastern Richland Sewer that will receive connection via a proposed 10' utility easement that extends south through the adjacent River Bend Subdivision. Planning Staff has requested the petitioner to submit this utility easement documentation once it has been recorded. Prior to final platting, the petitioner will be required to either install the sanitary sewer connection, or post a Letter of Credit for the cost of connection as a pre-requisite for this subdivision.

LOCATION MAP

The petition site is located at 4123 W Carmola DR in Richland Township, Section 24 (parcel #: 53-04-24-200-026.000-011).

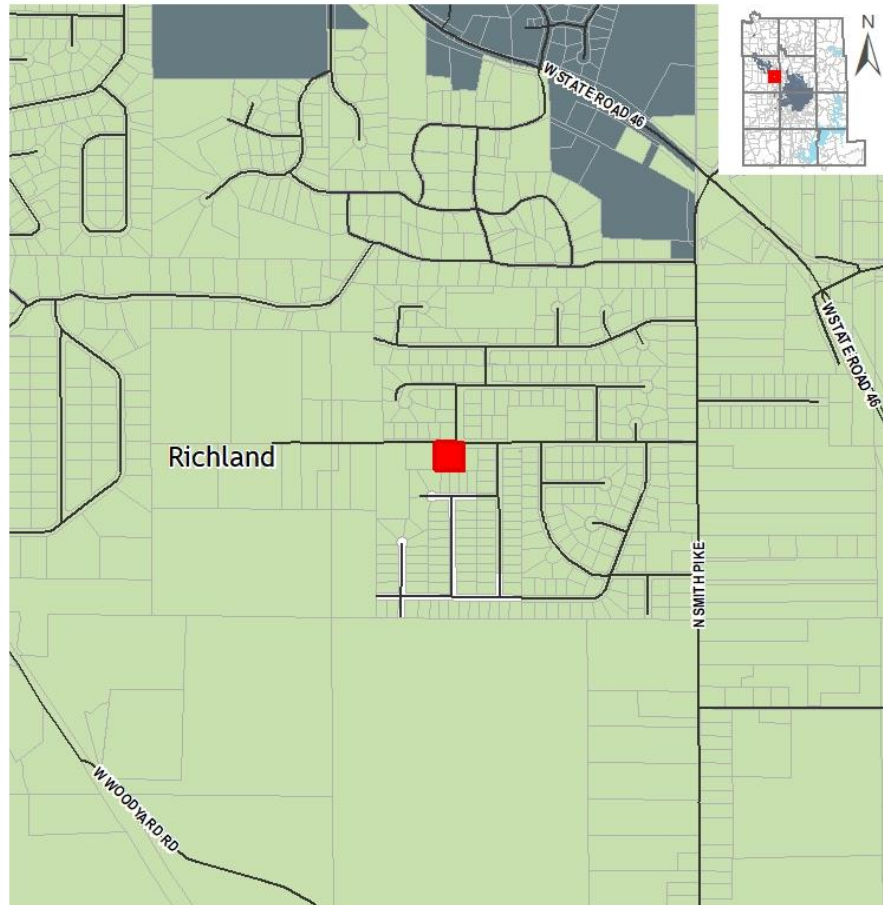
Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Incorporated Areas**
- Ellettsville
- Parcels

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 3/5/2020

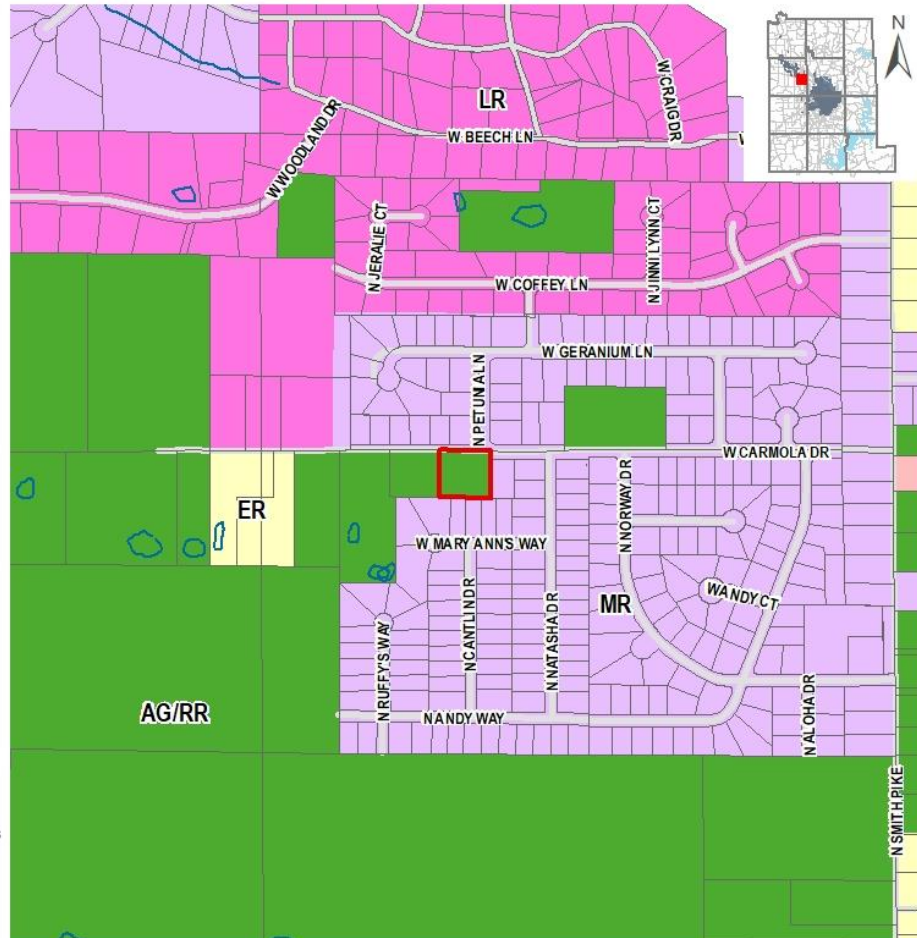


ZONING/ADJACENT USES

The property is zoned Medium Density Residential (MR). The immediately adjoining properties are zoned Agriculture/Rural Reserve and Medium Density Residential (MR). Other nearby zones include Low Density Residential (LR), and Estate Residential (ER). Uses nearby are predominately residential. Please note: the zoning map below does not yet represent the amended zoning map from AG/RR to MR, which was approved by the County Commissioners earlier this year.

Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
- ER - Estate Residential
- LB - Limited Business
- LR - Low Density Residential
- MR - Medium Density Residential
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- Town of Ellettsville



0 0.05 0.1 0.2 Miles

Monroe County
Planning Department
Source: Monroe County GIS
Date: 3/5/2020

SITE CONDITIONS

The property exhibits access off of W Carmola DR, a designated Local Road according to the Thoroughfare Plan. The petition site currently contains a 1,560 sq. ft. single family residence. The petition site is predominantly flat. There are no known karst features on site. There is no FEMA floodplain on the property. The site drains primarily to the south. The County MS4 Coordinator requested that the 25' Roadway Easement (DB 173, P 144) also include a drainage easement (see Exhibit 4). Additionally, the MS4 Coordinator provided additional comments on how the stormwater outfall on W Carmola DR should be constructed.

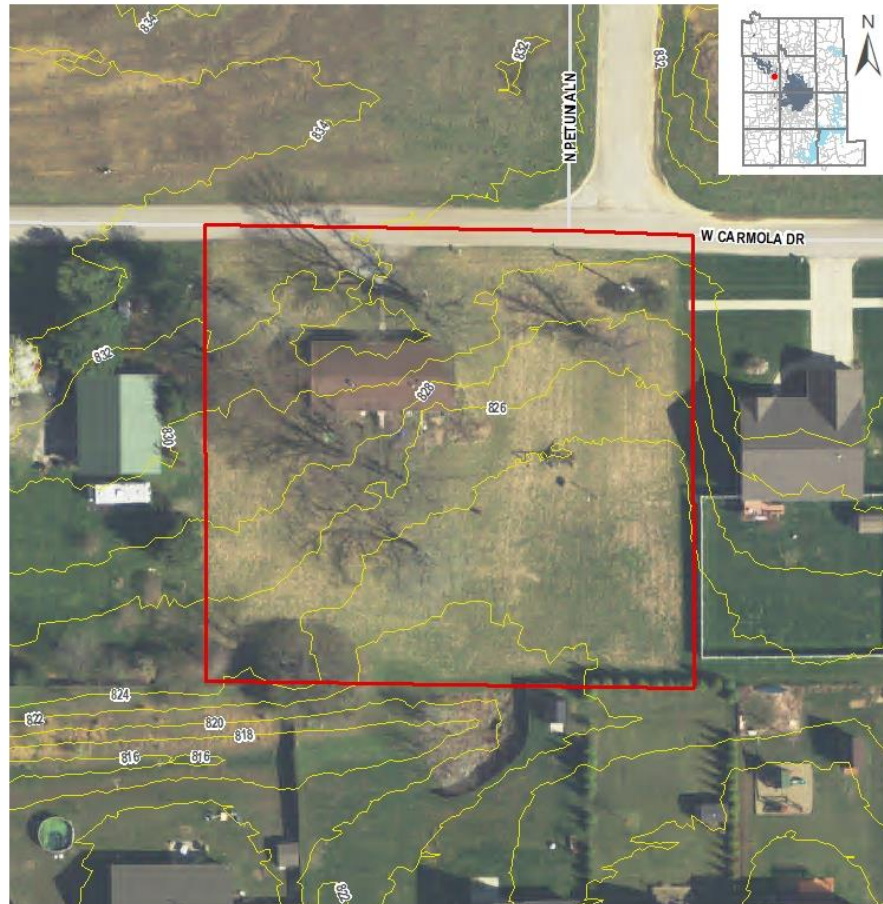
Site Conditions Map

- Petitioner
- 2-Foot Contours
- Local Roads [50']







0 12.5 25 50 75 100 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 3/5/2020



Slope Map

-  Petitioner
-  Roads
-  Parcels
-  2-Foot Contours
- 15% Slope (2010)**
-  0 - 15
-  > 15

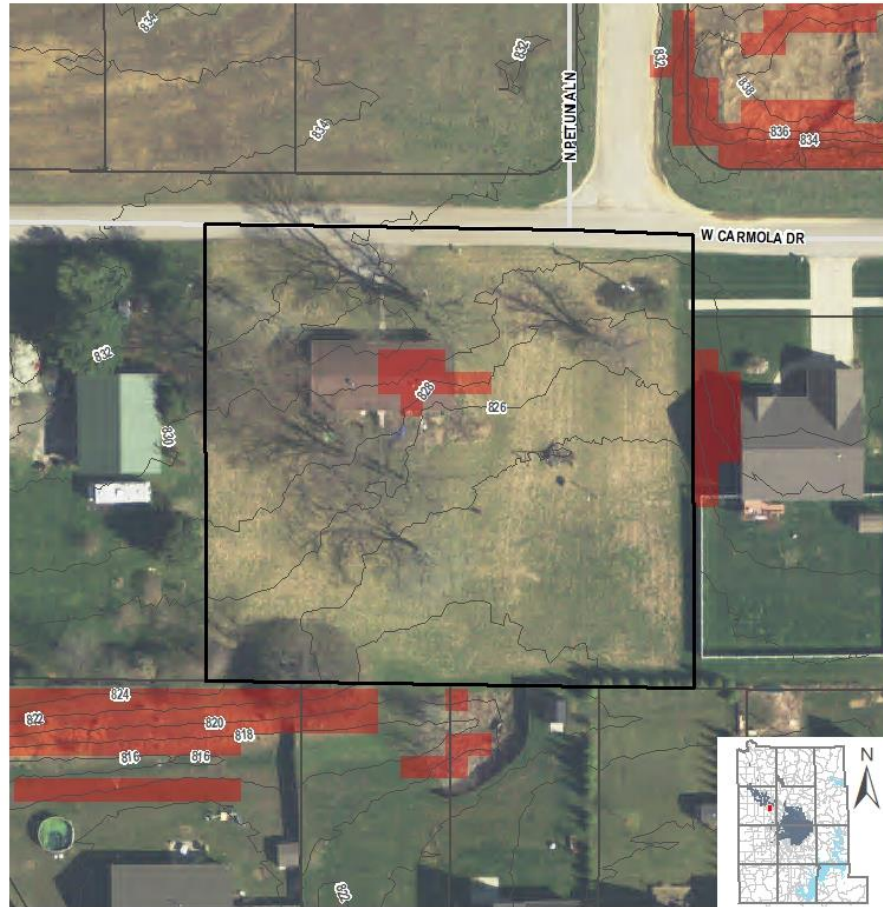
PARCEL #:
53-04-24-200-026.000-011

NOTE:
Areas > 15% slope are classified as
nonbuildable area per Chapter 804.

0 12.5 25 50 75 100 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 3/5/2020



SITE PHOTOS



Photo 1. Facing West



Photo 2. Facing East



Photo 3. Facing South



Photo 4. Facing East



Photo 5. Facing Southeast



Photo 6. Facing North



Photo 7. Facing East



Photo 8. Facing West



Photo 9. Facing North



Photo 10. Facing West



Photo 11. Facing South



Photo 12. Facing West



Photo 13. Aerial Pictometry from South



Photo 14. Aerial Pictometry from North

COMPREHENSIVE PLAN DISCUSSION

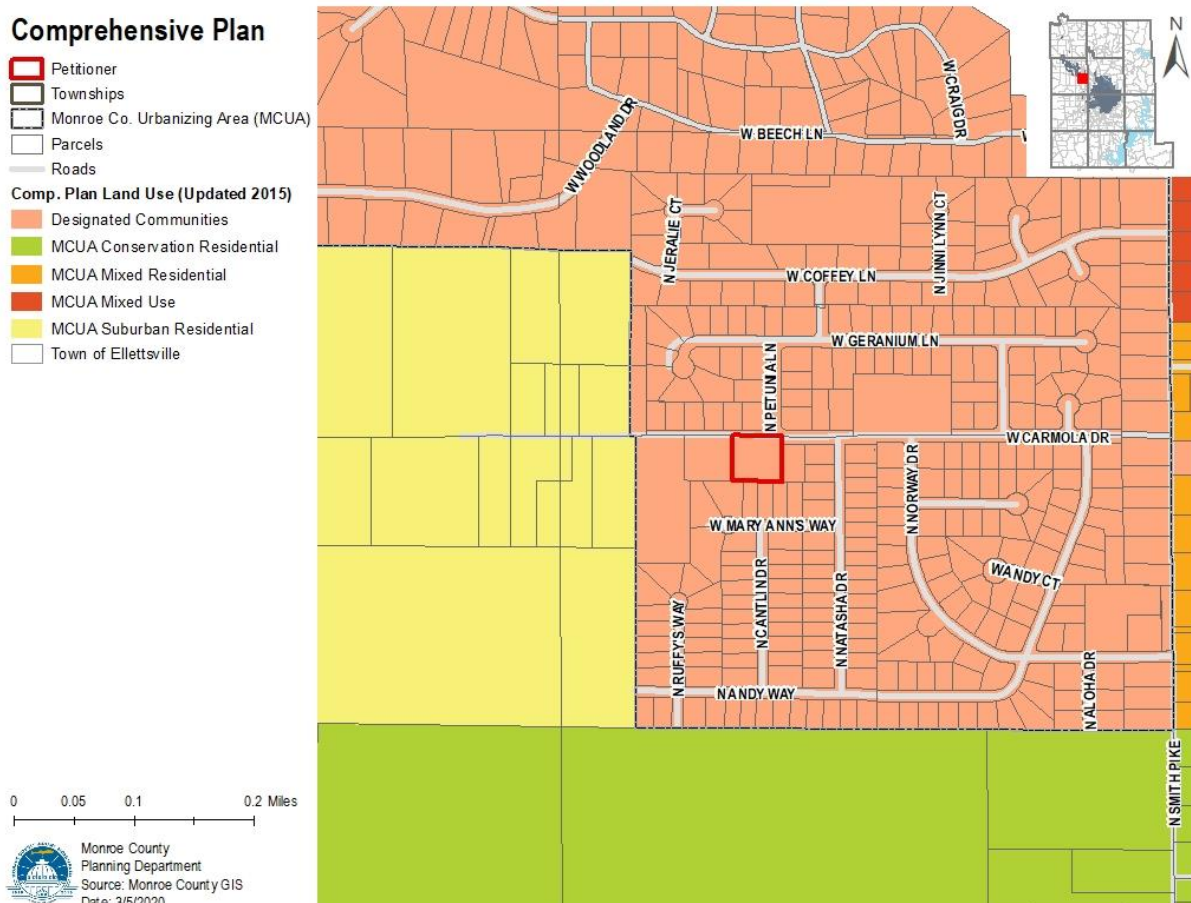
The petition site is located within the *Designated Communities* designation in the Monroe County Comprehensive Plan, which states:

Designated Community Plans:

The Board of County Commissioners adopted the previous Monroe County Comprehensive Land Use Plan on February 2, 1996, establishing a blueprint for the future growth and development of the unincorporated portions of Monroe County. A central element of this plan was the development of a number of focused rural community plans. Each of the plans takes the vision, goals, and preferred development patterns in the prior 1996 comprehensive plan and applies them in a more detailed manner within each of the county's existing rural communities.

As stated in the 1996 Comprehensive Plan, "Growth will primarily occur within the City of Bloomington, guided by the city's Growth Policies Plan; in appropriate areas in the Bloomington fringe, guided by the County's Comprehensive Plan; within the Town of Ellettsville, guided by the town's Comprehensive Plan and within the existing small rural communities located throughout the county, each guided by its own rural community plan. The remaining portions of the county will remain rural with very low residential densities, active agricultural lands, mineral extraction operations, and logging activities, as well as substantial areas of open space. The comprehensive plan proposes this development pattern for a number of reasons, including wise management of limited fiscal resources, protection of the natural and manmade environment, and capitalizing on existing public and private investments."

These rural plans are now incorporated as part of the updated 2010 Monroe County Comprehensive Plan.



MCUA PHASE II: Neighborhood Development

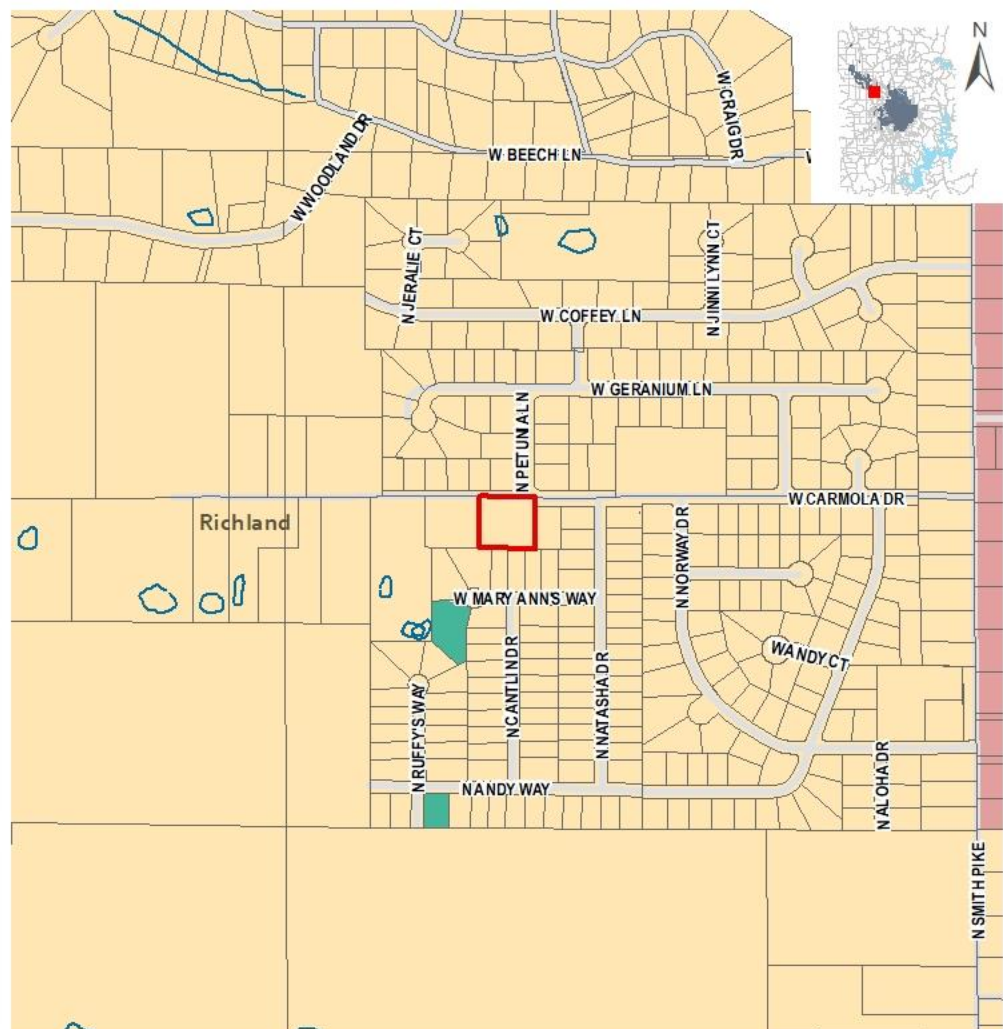
N2 NEIGHBORHOOD DEVELOPMENT

The Urbanizing Area Plan – Phase II Implementation Report and Zoning Framework has the petition site designated **Neighborhood Development (N2)**, which is described as follows:

“This district includes several existing residential subdivisions with primarily single-family lots, and is intended to provide a greater opportunity for diverse housing types and densities. Mixed use nodes may be appropriate at key locations within this larger district, consistent with the recommendations of the Mixed Residential land use type designated in the Urbanizing Area Plan.”

Proposed Zoning Map (2016)

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Proposed Zoning**
 -  G1 - Gateway West
 -  N2 - Neighborhood Development
 -  OS - Open Space



0 0.05 0.1 0.2 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 3/5/2020

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 site is currently zoned Medium Density Residential (MR);
- Approval of the subdivision would create two (2) lots that exceed the minimum lot size requirement for the MR Zoning Designation;
- Approval of the subdivision would result in:
 - Lot 1: 0.49 acres, including 0.36 acres of buildable area; this lot contains the existing single family residence.
 - Lot 2: 0.35 acres, including 0.18 acres of buildable area.
- The proposed use in the subdivision is residential and agricultural;
- Each lot will be served by a connection to a sanitary sewer system provided by Eastern Richland Sewer;

- (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

- See findings under Section (A);
- The Comprehensive Plan designates the site as Designated Communities and MCUA Phase II: Neighborhood Development, both of which are described in this report;

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

Findings

- See findings under Section (A);
- The surrounding uses are primarily residential in nature;
- The property maintains frontage along W Carmola Drive;
- The proposed subdivision is meeting the Monroe County Zoning Ordinance's Buildable Area requirement;

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

Findings

- See findings under Section (A);
- The adjoining properties are zoned either Medium Density Residential (MR) or Agriculture/Rural Reserve (AG/RR);
- W Carmola Drive is classified as a "Local Road" per the Monroe County Thoroughfare Plan;

- (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), and (D);

- The petitioner is proposing the sewer access be obtained via a 10' utility easement that travels south through the adjacent River Bend Subdivision and connects to Eastern Richland Sewer services;
- There are no visible karst features on the property;
- Drainage easements have been placed or requested on the plat per recommendation from the County MS4 Coordinator;

(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 the parcel. 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 1: Petitioner Consent Letter

**CONSENT FORM
Subdivision Application
To Monroe County Plan Commission**

I, Joe Kemp, owner of the land located at 4123 W Carmola Drive, Bloomington, Indiana, grants Smith Brehob & Associates, Inc., permission to file and submit applicable documents to the Monroe County Planning Department as may be necessary to subdivide said land.

By: Joe Kemp Jr.
Signature

Joe Kemp Jr.
Printed Name

August 26, 2020
Date

EXHIBIT 2: Preliminary Plat

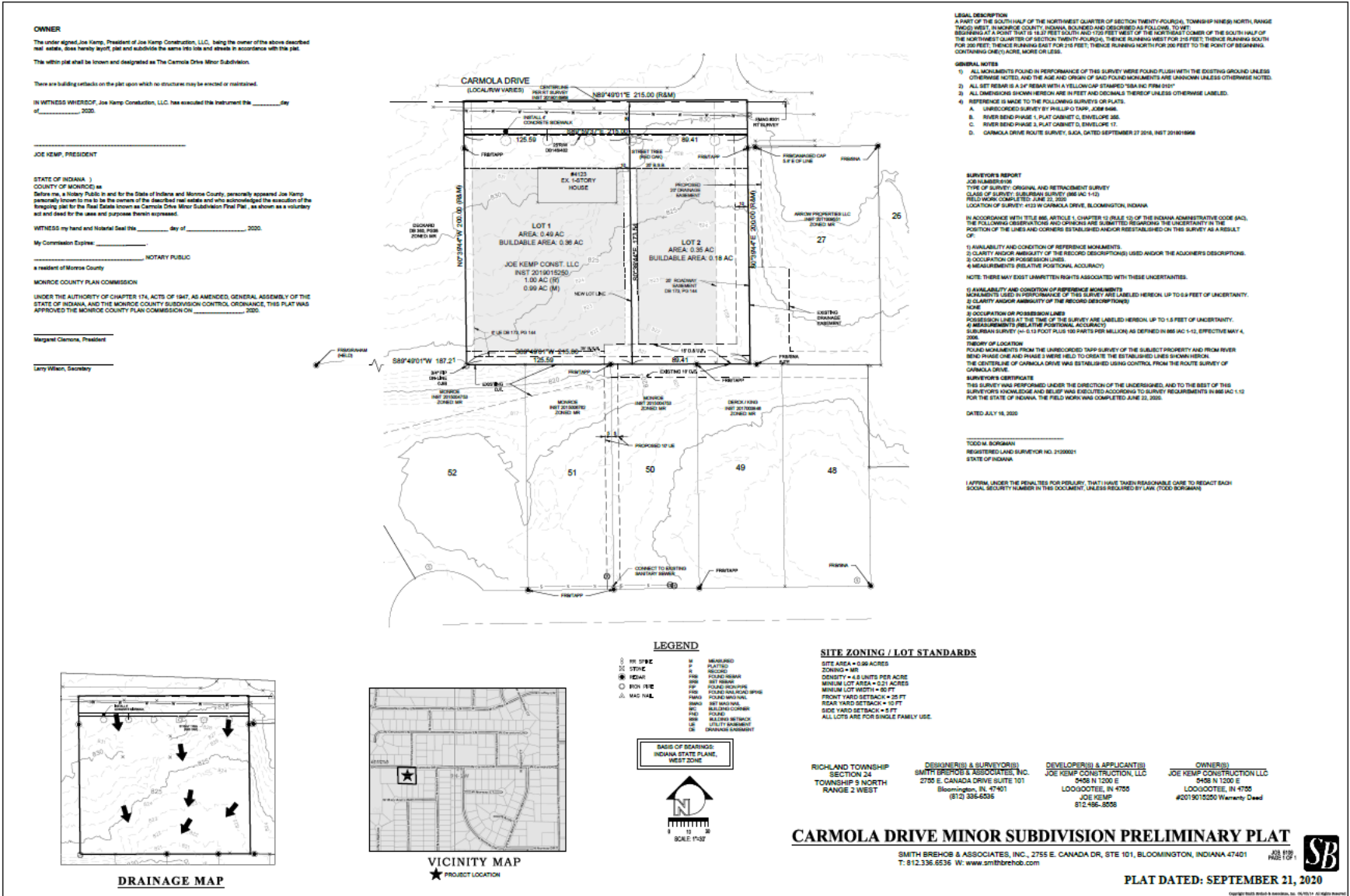




EXHIBIT 3: Highway Department Comments



Monroe County Highway Department Driveway Permit Application Planning Review

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 9-8-20 Phone: 812-336-6536

Owner's Name: JOE KEMP

Owner's Present Address: 5458 N 1200 E, LOOGOOTEE, IN

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See NOTE below):
4123 W Carmola Dr, Bloomington, In 47404 LOT 1 IN CARMOLA DRIVE MINOR SUBDIVISION

Parcel Number: 53-04-24-200-026.000-011

Contractor: KENNY BLACKWELL

Driveway Classification - Check all boxes that apply to your drive.

☐ New Driveway ☐ Commercial Driveway ☒ Public Hearing Required?
☒ Pre-Existing Driveway ☒ Residential Driveway ☒ Subdividing Property

What are you building? 2-LOT SUBDIVISION

If commercial, what is the intended use? N/A

NOTE: We must have address and parcel number before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You **must** stake with red flagging tape we will give you so that our inspector can find the driveway location. **We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.**

Signature: [Signature]

STAFF USE ONLY:

Date Inspected 9/15/20 By BA
Road Classification LOCAL ROAD Speed Limit 30 M.P.H.
Sight Distance OK Coordinates POST 294
Existing Drainage C&G / Pipe / Swale If pipe is required, diameter & length PIPE

Notes REDUCE EXISTING DRIVEWAY ENTRANCE DOWN TO TWENTY (20) FEET WIDE WITH NO MORE THAN
A FIVE (5) FOOT TRUNCATED WEDGE ON EACH SIDE.
SIDEWALK MUST BE ADA COMPLIANT WITH NO MORE THAN 2% CROSS SLOPE ACROSS DRIVEWAY
ENTRANCE.
NEIGHBORS TREE LIMBS BLOCK SIGHT DISTANCE TO THE WEST.
101' WEST OF PETUNIA LANE.
NO MAILBOX.



Monroe County Highway Department
Driveway Permit Application
Planning Review

Application# _____
Permit# _____
Date _____

Please fill form out completely

Date: 9-8-20

Phone: 812-336-6536

Owner's Name: JOE KEMP

Owner's Present Address: 5458 N 1200 E, LOOGOOTEE, IN

Address, Road Name, Lot # and Subdivision Name of proposed driveway to be inspected.
(If no address yet attach directions. See NOTE below):

4123 W Carmola Dr, Bloomington, In 47404 LOT 2 IN CARMOLA DRIVE MINOR SUBDIVISION

Parcel Number: 53-04-24-200-026.000-011

Contractor: KENNY BLACKWELL

Driveway Classification - Check all boxes that apply to your drive.

☒ New Driveway

☐ Commercial Driveway

☒ Public Hearing Required?

☐ Pre-Existing Driveway

☒ Residential Driveway

☒ Subdividing Property

What are you building? 2-LOT SUBDIVISION

If commercial, what is the intended use? N/A

NOTE: We must have address and parcel number before permit can be issued. If you do not have an address yet attach directions and/or map to this application on how to get to your proposed driveway. You **must** stake with red flagging tape we will give you so that our inspector can find the driveway location. **We will not check your drive unless it is staked and/or flagged unless this step is waived by the Monroe County Highway Department.**

Signature: 

STAFF USE ONLY:

Date Inspected 9/15/20

By BA

Road Classification LOCAL ROAD

Speed Limit 30 M.P.H.

Sight Distance OK

Coordinates AST 294

Existing Drainage C&G / Pipe / Swale

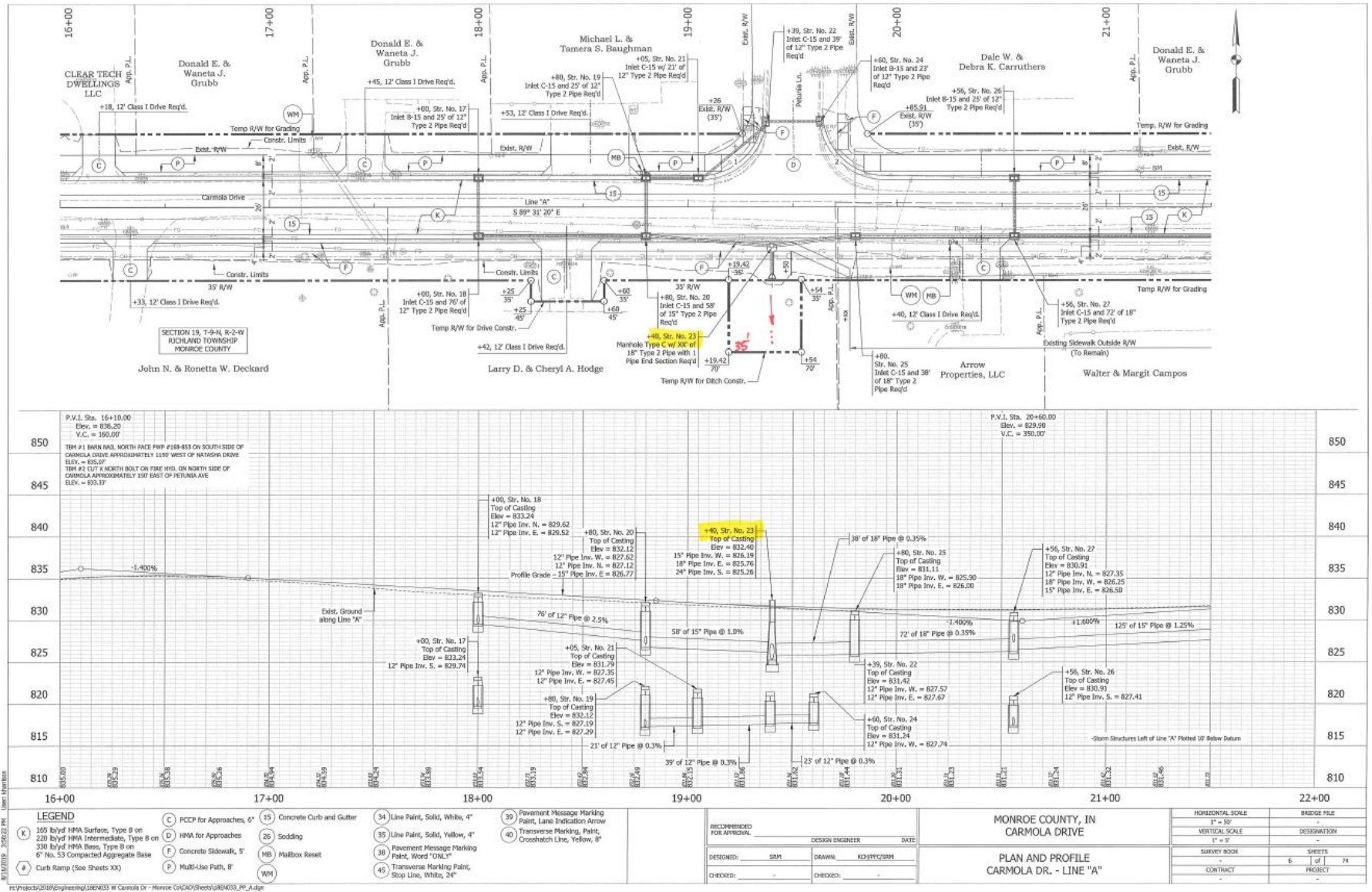
If pipe is required, diameter & length

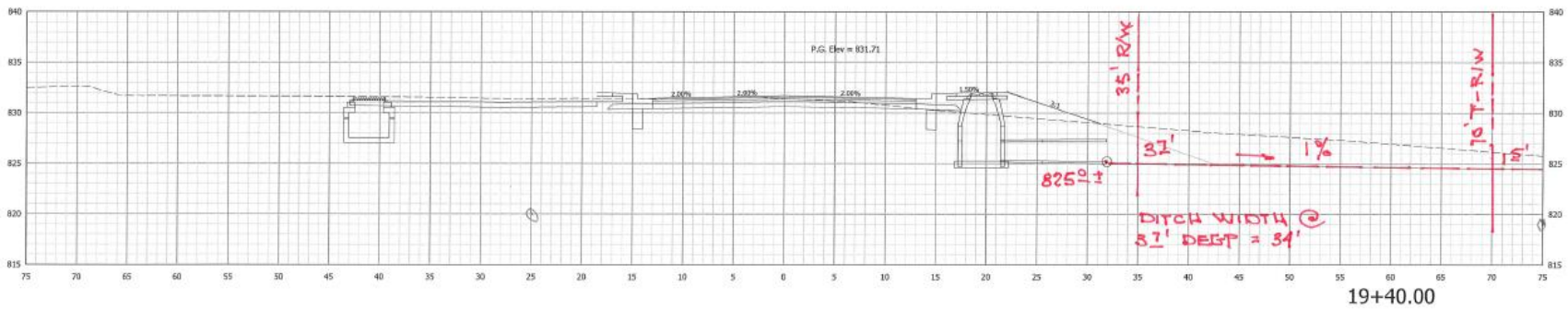
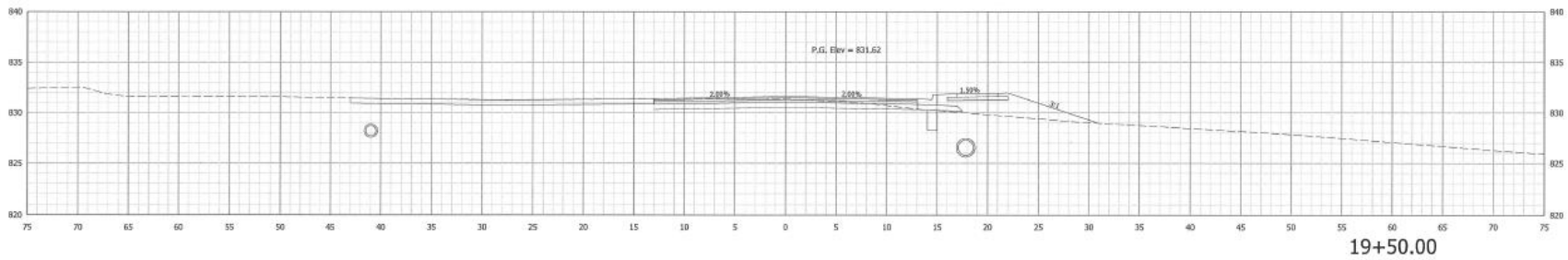
PIPE

Notes SIDEWALK MUST BE ADA COMPLIANT WITH NO MORE THAN 2% CROSS SLOPE ACROSS DRIVEWAY

ENTRANCE.

ACROSS FROM PETUNIA LANE.





11/10/2019 3:57:46 PM User: MARISSA

H:\projects\2019\Engineering\180603 W Carmola Dr - Monroe Co\CAD\Sheet\180603_RS_A.dgn

RECOMMENDED FOR APPROVAL _____		
DESIGNED: RCH	DRAWN: KCH	DATE: _____
CHECKED: HCF	CHECKED: HCF	

MONROE COUNTY, IN
CARMOLA DRIVE

CROSS SECTIONS
LINE "A"

HORIZONTAL SCALE 1" = 5'	BRIDGE FILE -
VERTICAL SCALE 1" = 5'	DESIGNATION -
SURVEY BOOK -	SHEETS 40 of 74
CONTRACT -	PROJECT -

STA. 19+40.00 TO STA. 19+50.00

MONROE COUNTY PLAT COMMITTEE**December 17, 2020**

PLANNER Drew Myers
CASE NUMBER 2011-SAD-14
PETITIONER John Walbridge, C/o Todd Borgman, Smith Design Group Inc.
ADDRESS 3125 S Snoddy RD
REQUEST Right of Way Width Waiver with Walbridge Type “F” Administrative Subdivision
-Plat Committee Recommendation
ACRES 0.92 +/- acres
ZONE Estate Residential 1 (RE1)
TOWNSHIP Perry
SECTION 14
COMP PLAN
DESIGNATION: MCUA Suburban Residential

EXHIBITS

1. Petitioner Letter / Findings
2. Petitioner Submitted Preliminary Plat

RECOMMENDED MOTIONS:

Approve the right of way width waiver, based on the findings of fact, subject to the Monroe County Highway and Drainage Engineer Reports.

PLAT COMMITTEE

TBD

SUMMARY

The petitioner requests a waiver from 856-28(B) for the right of way requirement established by the Monroe County Thoroughfare Plan adopted in December 12, 2018. The petition site is 0.92 acre +/- located in Perry Township Section 14. The parcel maintains frontage along S Snoddy RD (Minor Collector). The property at 3125 S Snoddy RD currently contains a pre-existing nonconforming 3,622 square foot residence (circa 1972), two utility sheds, and an existing 0.01-acre cemetery. The residence is considered pre-existing nonconforming due to the fact that it does not meet side setback requirements for the RE1 zoning district.

The Walbridge Type “F” Administrative Subdivision has been filed to reestablish lot lines between the existing cemetery and the remaining residential lot. A Right of Way Width Waiver is being requested in order to preserve the boundaries of the existing cemetery and remove the existing cemetery from the petitioner’s property for liability purposes.

The Thoroughfare Plan requires a 45’ right of way dedication for S Snoddy RD since it is classified as a Minor Collector. As seen in Exhibit 2, the location of the existing cemetery requires a 20’ right of way dedication for approximately 29.13’ along S Snoddy RD. In addition, the remainder of the site requests a 25’ right-of-way.

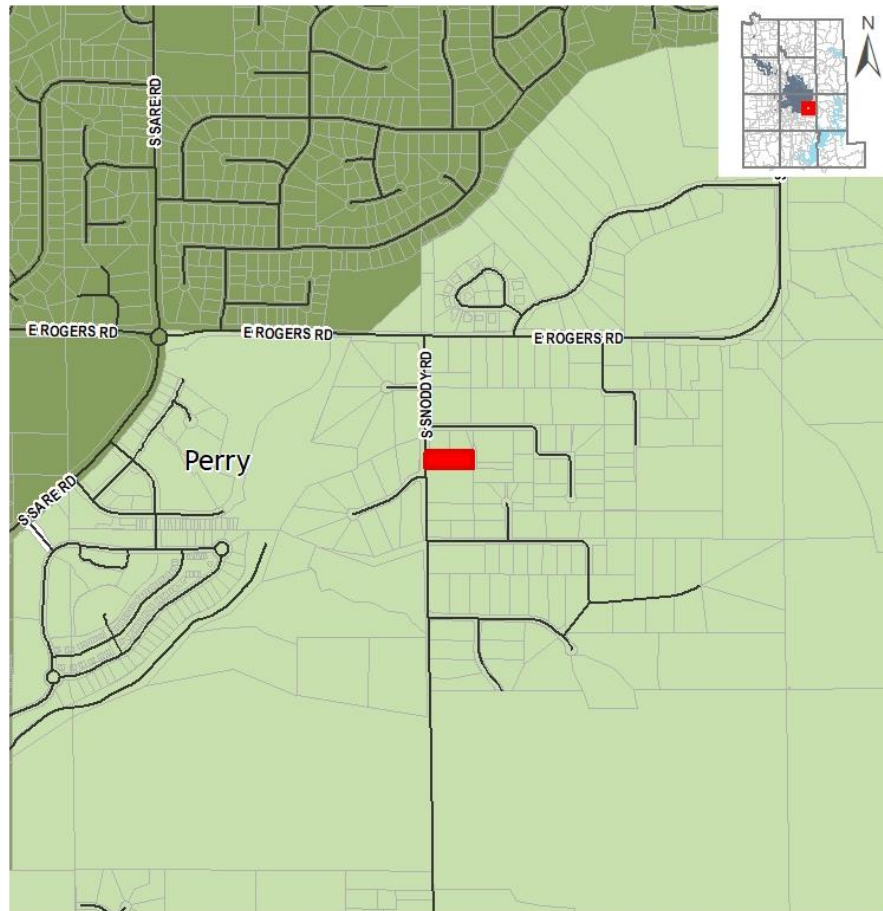
Through the Type “F” Administrative Subdivision process, the petition site will become less conforming as the lot size will be reduced to less than 1 acre: the minimum requirement for the RE1 zone. However, under Chapter 833, further development can occur with a substandard lot size.

LOCATION MAP

The parcel is located at 3125 S Snoddy RD in Section 14 of Perry Township, parcel no. 53-08-14-107-005.000-008.

Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Incorporated Areas**
- Bloomington
- Parcels



0 0.075 0.15 0.3 Miles

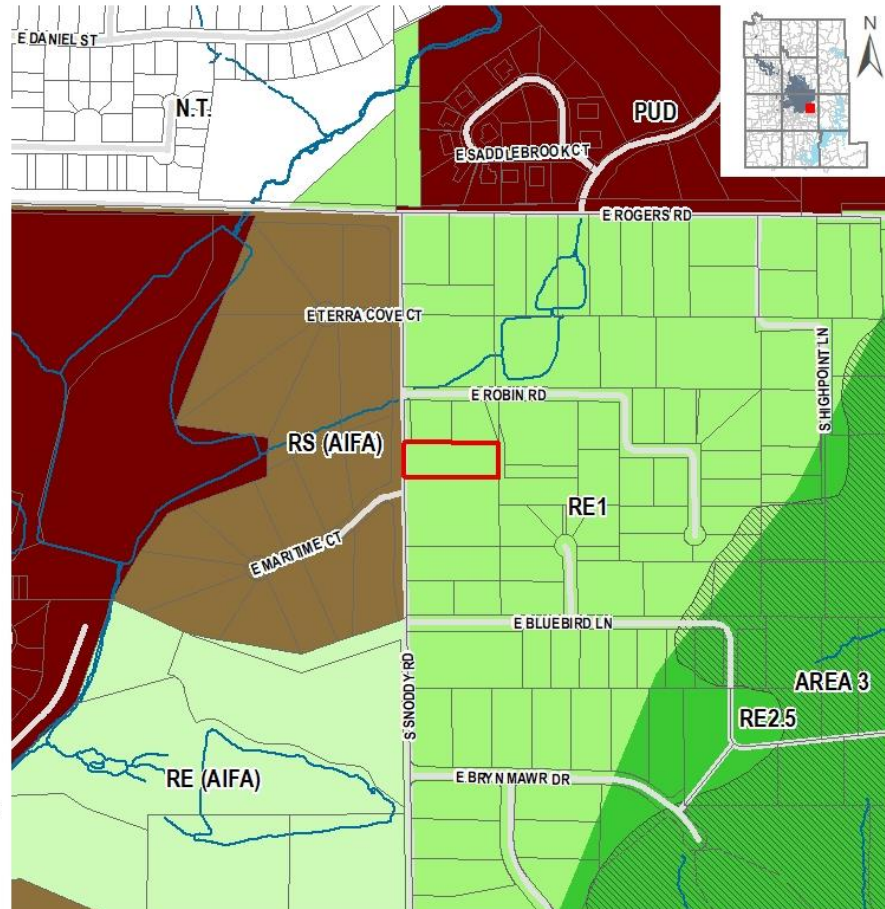
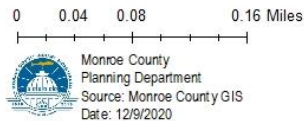
Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/9/2020

ZONING MAP

The site is zoned Estate Residential 1 (RE1). The adjacent properties to the north, east, and south are zoned the same. The adjacent properties to the west are zoned Single Dwelling Residential (RS). The site is not within the Environmental Constraints Overlay for Lake Monroe. The use is currently single family residential and the surrounding properties are also single family residential.

Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- ECO Areas**
- Area 3
- Monroe County Zoning**
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- RE - Residential Estate
- RE1 - Estate Residential 1
- RE2.5 - Estate Residential 2.5
- RS - Single Dwelling Residential



SITE CONDITIONS

The site contains a pre-existing nonconforming residence measuring approximately 3,622 sf, two utility sheds, and an existing 0.01-acre cemetery. There is no FEMA Floodplain on the site or visible karst features. The property gains access by S Snoddy RD, which is designated as a Minor Collector.

Site Conditions Map

- Minor Collector [90']
- Petitioner
- 2-Foot Contours
- Local Roads [50']
- Parcels

0 0.002 0.004 0.008 0.012 0.016 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/9/2020



SITE PHOTOGRAPHS



Photo 1. Aerial pictometry from the South



Photo 2. Aerial pictometry from the East

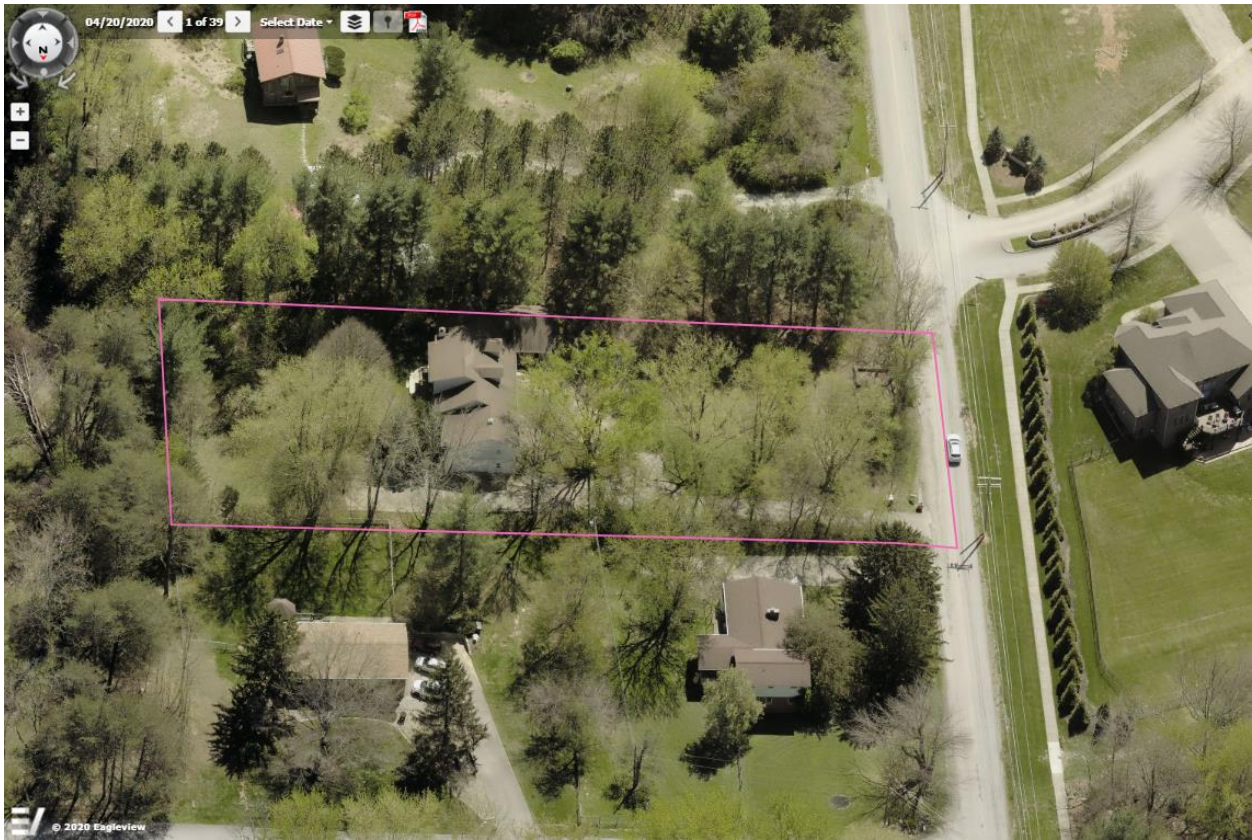


Photo 3. Aerial pictometry from the North

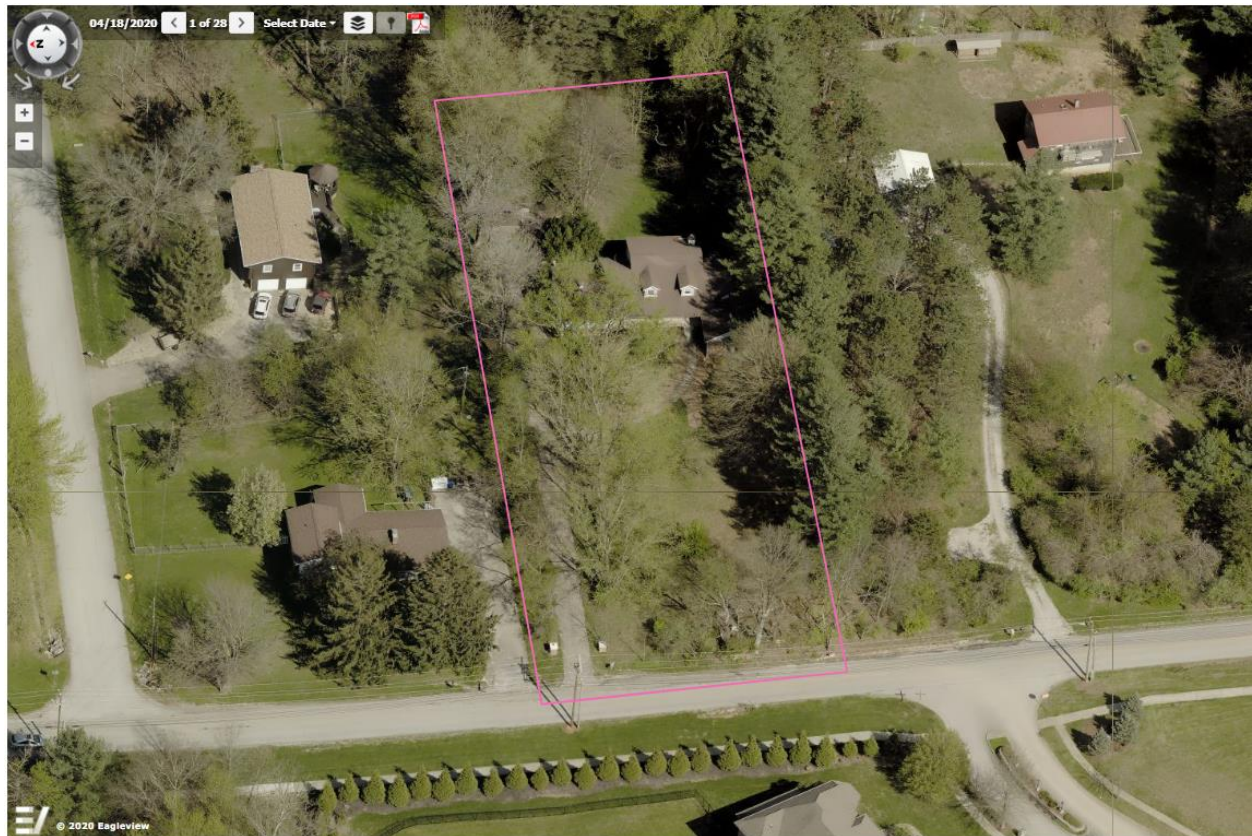


Photo 4. Aerial pictometry from the West

COMPREHENSIVE PLAN DISCUSSION

Monroe County Urbanizing Area Comprehensive Plan

5.1.2 Suburban Residential

Suburban residential includes existing low- density single-family subdivisions and isolated multi-family apartment complexes. Different housing types are typically segregated, with multiple buildings having a similar or identical appearance. This development type is not recommended for extensive application beyond existing or currently planned developments.

In some locations, it may be appropriate to extend this development pattern if it is directly adjacent to existing Suburban residential subdivisions as an appropriate way to coordinate with those neighborhoods. However, the conservation community land use category offers a more appropriate alternative to the conventional suburban subdivision that balances the desire for non-urban living while also preserving rural character. The following guidelines should be considered if new suburban-style developments are approved; they also provide considerations for potential retrofitting of public infrastructure within existing neighborhoods.

A. Transportation

Streets

Suburban residential subdivisions are auto-oriented by design. To the extent possible, this approach to residential development should be de-emphasized within the Urbanizing Area to prevent continued expansion of isolated “leap- frog” subdivisions and sprawl development patterns that require continued reliance on the automobile. New Suburban residential streets should be designed to encourage interconnectivity to and through the neighborhood and to surrounding subdivisions. Cul-de-sacs should be discouraged unless necessary due to topographic or environmental constraints. Streets are typically designed with curb and gutter, but may also be designed to accommodate surface runoff with open street-side swales or ditches.

Bike, pedestrian, and Transit modes

Sidewalks and/or shared use paths should be provided on all streets, with connections to larger pedestrian and bicycle systems. Sidewalk retrofits in existing subdivisions should be considered after thorough consultation with and support from existing residents.

Given their remote location and low-density development pattern, opportunities to serve Suburban residential neighborhoods with public transportation are limited. Expansion opportunities for rural Transit routes should be explored, with pick-up locations considered near entries to subdivisions.

B. Utilities

Sewer

New development should be served by the public sewer system. Localized package systems for individual residential subdivisions should be discouraged. Retrofit and tie-ins should be encouraged for older neighborhoods on septic.

Power

Overhead utility lines should be buried within subdivisions. Where possible, existing overhead lines along arterial frontages should also be buried.

Communications

Communications needs will vary within the suburban residential developments, but upgrades to infrastructure should be a key consideration for future development sites. Creating a standard for development of communications corridors should be considered to maintain uniform and adequate communications capacity.

C. Open space

Park Types

Many of the older suburban subdivisions in the Urbanizing Area were developed without dedicated open space. New developments, such as Stone chase, include platted open space reserves; these generally function to preserve natural features such as streams and tree stands, or to provide space for stormwater retention ponds. However, subdivisions are not currently required to provide usable park space, with the exception of voluntary cluster subdivisions. All new residential subdivisions should be designed to include neighborhood parks and/or greenways as a community amenity.

Urban Agriculture

Private residential gardens and local community gardens should be encouraged within commonly maintained open space areas or via conversion of undeveloped lots in established neighborhoods.

D. Public Realm Enhancements

Lighting

Lighting needs will vary by street type and width but safety, visibility and security are important. Local streets may be lighted, but lighting may be not be necessary in all low-density subdivisions.

Street/Site furnishings

Suburban residential neighborhoods typically have few street furnishings beyond street lamps.

E. Development Guidelines

Open Space

A minimum of 5% of total site area for new developments should be set aside for publicly accessible and usable open space areas. Open spaces may be designed as formal park settings or informal, naturalized reserve areas. Natural areas should be accessible with trails or paths where appropriate. If not accessible, additional open space area should be provided. Likewise, open space areas may include stormwater management features, but should not be dominated by large retention ponds with no additional recreational space.

Parking Ratios

Parking for single-family homes is typically accommodated on individual lots. On-street parking should also be permitted.

Site Design

Reverse frontage lots should be avoided. Homes should not back onto arterial or collector streets.

Building form

Modern suburban single-family construction has trended in two directions: either overly simplified (e.g. blank, windowless side facades) or overly complex (e.g. complicated building massing and roof forms). Homes should have recognizable forms and detailing appropriate to the architectural style, with an emphasis on “four-sided architecture”. Garages doors should not dominate the front facade; ideally garages should be set back from the front facade and/or side-loaded.






Materials

High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (EIFS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.

Private Signs

Subdivision entry signs should be integrated into high-quality landscape designs.

Comprehensive Plan

-  Petitioner
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads

Comp. Plan Land Use (Updated 2015)

-  MCUA Conservation Residential
-  MCUA Mixed Residential
-  MCUA Open Space
-  MCUA Rural Transition
-  MCUA Suburban Residential

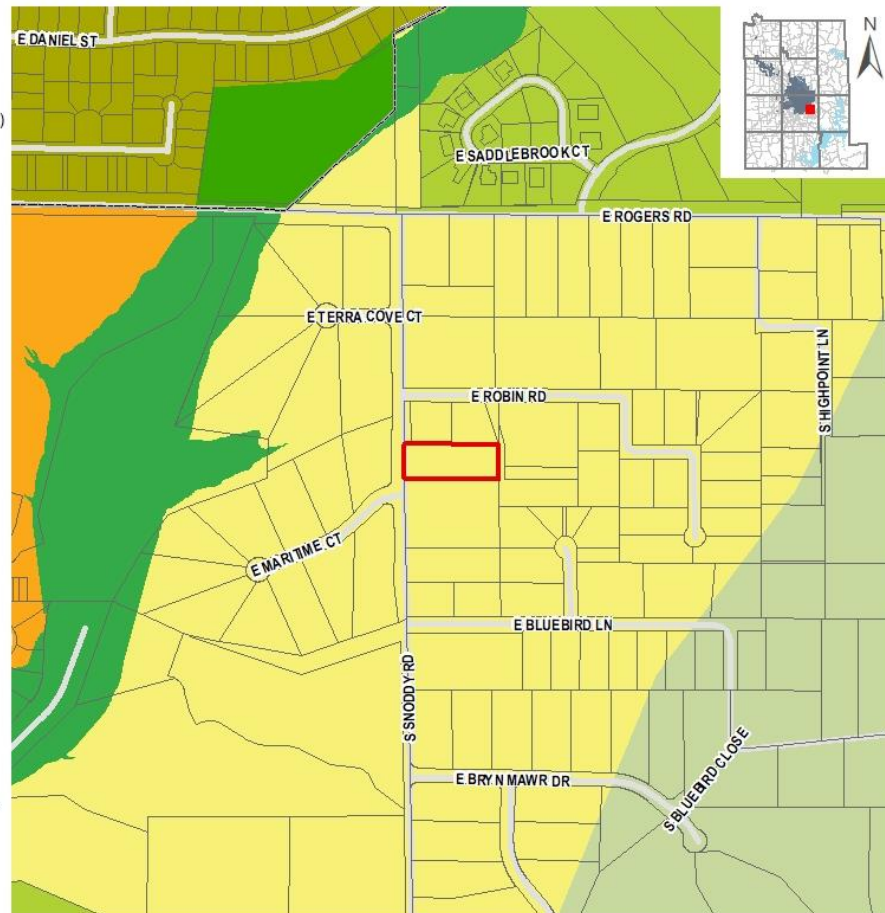
Bloomington Growth Policies Plan

-  Conservation Residential
-  Parks/Open Space
-  Urban Residential

0 0.0425 0.085 0.17 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/9/2020



FINDINGS OF FACT – WAIVER OF ROAD RIGHT OF WAY REQUIREMENT

The petitioner has requested a waiver from the **856-28. Streets: Dedications and Reservations** requirement per Chapter 856-28(B), which reads:

Where a subdivision borders an existing narrow street or when the Comprehensive Plan, Official Map, Thoroughfare Plan, or zoning setback regulations indicate plans for realignment or widening of a street that would require use of some of the land in the subdivision, the Applicant shall be required to improve and dedicate such streets at his own expense. Such frontage streets and other streets on which subdivision lots front shall be improved and dedicated by the Applicant at his own expense to the full width required by these subdivision regulations. Land reserved and/or used for any street purposes may not be used to satisfy the minimum yard setback or lot area requirements of the Zoning Ordinance.

Section 850-12 of the Monroe County Subdivision Control Ordinance states: “The Commission may authorize and approve modifications from the requirements and standards of these regulations (including the waiver of standards or regulations) upon finding that:

1. Practical difficulties have been demonstrated:

Findings:

- The site maintains frontage along S Snoddy RD;
- S Snoddy RD has one driveway access for proposed Lot 1;
- The most recent Thoroughfare Plan was passed December 12, 2018, which classifies S Snoddy Road as a minor collector;
- Under the current Thoroughfare Plan a minor collector has a 90’ right of way designation (45’ from centerline);
- The petitioner has filed a type “F” administrative subdivision to reestablish the lot lines between the residential lot (Lot 1) and the cemetery lot (Lot 2), which requires compliance with the to the right of way dedication under Chapter 856-28;
- The purpose of reestablishing the lot lines is to remove the cemetery from the remaining residential lot;
- Without a waiver from the right of way requirement the petitioner may not be permitted to complete the type F subdivision;
- The petitioner would like to exclude the cemetery from their property for liability reasons;
- The waiver approval will allow the platted right of way to be reflected on the plat as shown in Exhibit 2;
- The petitioner has provided findings for the waiver (Exhibit 1);

2. The requested modifications would not, in any way, contravene the provisions of the Zoning Ordinance, the Comprehensive Plan or the Official Map of the County;

Findings:

- See Findings under # 1;

3. Granting the modifications waiver would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g. water, sewer, fire protection, etc.):

Findings:

- The petition site is on septic and does not interfere with the abutting road;
- Sidewalks are not required to be reviewed under a Type F subdivision administrative petition;
- The approval of the right of way waiver would not interfere with existing utilities;

4. **Granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;**

Findings:

- See Findings under #1, #2, #3;
- The cemetery has existed at this location since the late 1830s amount of time;
- Approving the right of way waiver will preserve the sanctity of the cemetery;

5. **The conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties;**

Findings:

- See findings under #1 above;

6. **Granting the requested modifications would not contravene the policies and purposes of these regulations;**

Findings:

- See findings under #1, #2 and #3 above;

7. **The requested modifications are necessary to ensure that substantial justice is done and represent the minimum modifications necessary to ensure that substantial justice is done;**

Findings:

- See findings under #1, #2 and #3 above;

8. **The practical difficulties were not created by the Developer, Owner, Subdivider or Applicant; and,**

Findings:

- See findings under #1 through #7 above;

9. **The practical difficulties cannot be overcome through reasonable design alternatives;**

Findings:

- See findings under #1 and #4 above;

In approving modifications, the Commission may impose such conditions as will in its judgment substantially secure the objectives of these regulations.

EXHIBIT 1: Petitioner Waiver Findings



Todd M. Borgman, PS
Katherine E. Stein, PE
Donald J. Kocarek, LA
Stephen L. Smith, Founder

"Celebrating 40 years of professional design, surveying and land planning"

November 23, 2020

To: Members of the Monroe County Planning Department

Re: Walbridge Type 'F' Subdivision

Right-of-Way Waiver

The property being subdivided is subject to a 25 foot half right-of-way. We respectfully request consideration by the Plan Commission to waive this requirement in the area surrounding an existing cemetery.

Section 850-12 lists the findings that must be met for a modification of the subdivision requirements. The criteria and description of how this modification meets those criteria are as follows:

- (1) practical difficulties have been demonstrated;
 - The cemetery has existed since the late 1830s, placing the cemetery in the right of way could damage its sanctity.
- (2) the requested modifications would not, in any way, contravene the provisions of the Zoning Ordinance, the Comprehensive Plan or the Official Map of the County;
 - The cemetery has existed since the late 1830s, placing the cemetery in the right of way could damage its sanctity.
 - Snoddy Road has been used for its lifetime along this property with no dedicated right-of-way.
 - Due to Snoddy Road's location, length and local road classification, it is unlikely to be widened.
- (3) granting the modifications would not be detrimental to the public safety, health, or welfare and would not adversely affect the delivery of governmental services (e.g., water, sewer, fire protection, etc.);
 - The cemetery has existed since the late 1830s, placing the cemetery in the right of way could damage its sanctity.
 - Snoddy Road has been used for its lifetime along this property with no dedicated right-of-way.
 - Due to Snoddy Road's location, length and local road classification, it is unlikely to be widened.
- (4) granting the modifications would neither substantially alter the essential character of the neighborhood nor result in substantial injury to other nearby properties;
 - Granting the modification would leave the conditions as they presently exist.
- (5) the conditions of the parcel that give rise to the practical difficulties are unique to the parcel and are not applicable generally to other nearby properties:
 - The cemetery has existed since the late 1830s, having a cemetery on a tract of land is uncommon.

2755 E Canada Dr, Ste 101
Bloomington, Indiana 47401
Telephone 812-336-6536
www.smithdginc.com



Todd M. Borgman, PS
Katherine F. Stein, PE
Donald J. Kowarek, LA
Stephen L. Smith, Founder

"Celebrating 40 years of professional design, surveying and land planning"

(6) granting the requested modifications would not contravene the policies and purposes of these regulations;

- Only a portion of the property surrounding the cemetery would not dedicate right-of-way.

(7) the requested modifications are necessary to ensure that substantial justice is done and represent the minimum modifications necessary to ensure that substantial justice is done;

- The cemetery has existed since the late 1830s, placing the cemetery in the right of way could damage its sanctity.
- The petitioner is open to other practical solutions

(8) the practical difficulties were not created by the Developer, Owner, Subdivider or Applicant; and,

- The cemetery has existed since the late 1830s.

(9) the practical difficulties cannot be overcome through reasonable design alternatives.

- Any design change would involve either re-location of the cemetery or the cemetery being located in the right-of-way.

Sincerely,

Todd M. Borgman, PS
Smith Design Group, Inc.

SECTION 14, TOWNSHIP 8 NORTH, RANGE 1 WEST, PERRY TOWNSHIP,
MONROE COUNTY, INDIANA



MONROE COUNTY PLAT COMMITTEE**December 17, 2020**

CASE NUMBER 2011-SMN-13
PLANNER Anne Crecelius
PETITIONER Monroe County Community School Corp. c/o Chris Porter, BRCJ
REQUEST Batchelor School Minor Subdivision Preliminary Plat
ADDRESS 900 W Gordon Pike
ACRES 43.48 +/-
ZONE Institutional
TOWNSHIP Perry
SECTION 17
PLATS Unplatted
COMP PLAN MCUA Institutional
DESIGNATION

EXHIBITS

1. Batchelor School Minor Subdivision Preliminary Plat

RECOMMENDATION

Staff gives a recommendation of **approval** of the Batchelor Minor Subdivision Preliminary Plat based on findings of fact and subject to the Monroe County Highway and Drainage engineer reports with the following conditions:

1. Show street tree plantings per Chapter 856
2. Submit capacity letter for sewer, water and electric

PLAT COMMITTEE – December 17, 2020

Plat Committee Decision.

SUMMARY

The petition site is one (1) lot of record totaling 43.48+/- acres. The petitioners are proposing to subdivide into two (2) lots without any waiver requests. The site is located in Section 17 of Perry Township.

The site is zoned Institutional and currently contains the Monroe County Community School Corp. (MCCSC) Batchelor Middle School. The purpose of this subdivision is to subdivide the property to create an additional lot for the future location of a new Monroe County Public Library branch. The proposed preliminary plat meets all subdivision control standards. The petition site maintains frontage on W Gordon Pike, a Minor Arterial road. The access will be modified per Fullerton Pike Corridor Reconstruction Phase III (project no. 1802977).

	Lot 1	Lot 2
Total Acreage	38.48 acres	5 acres
Buildable Area	Pending- acres of buildable area	Pending- acres of buildable area
Septic	Sewer	Sewer
Utility	Pending	Pending
Access Single/Shared	Shared Driveway – 50’ platted ingress/egress & utility easement	Shared Driveway – 50’ platted ingress/egress & utility easement
ROW Dedication	R/W dedicated per Fullerton Pike Corridor Reconstruction Phase III (project no. 1802977).	R/W dedicated per Fullerton Pike Corridor Reconstruction Phase III (project no. 1802977).
Environmental	N/A	N/A
Structures	MCCSC School (K-12)	Proposed future site of Monroe County Public Library Branch



The proposed subdivision doesn't require any waivers and is therefore considered a by-right subdivision under the Subdivision Control Ordinance. Adjoining property owners will be notified of the Plat Committee's decision and instructions to appeal the subdivision. An appeal that is deemed valid must be submitted 10 days of mailing and reference the specific portion(s) of the Monroe County Subdivision Control Ordinance that the appellant believes are not met by the petition. If the proposed subdivision and plat vacation are approved, the proposed subdivision may file a Minor Subdivision Final Plat and must wait 30 days before recording upon approval by Planning Staff.

LOCATION MAP

The petition site is one lot of record, parcel numbers: 53-08-17-400-003.000-008, 53-08-17-400-005.000-008, 53-08-17-400-015.000-008, 53-08-17-400-010.000-008, 53-08-17-400-007.000-008. The site is located at 900 W Gordon Pike in Section 17 of Perry Township.

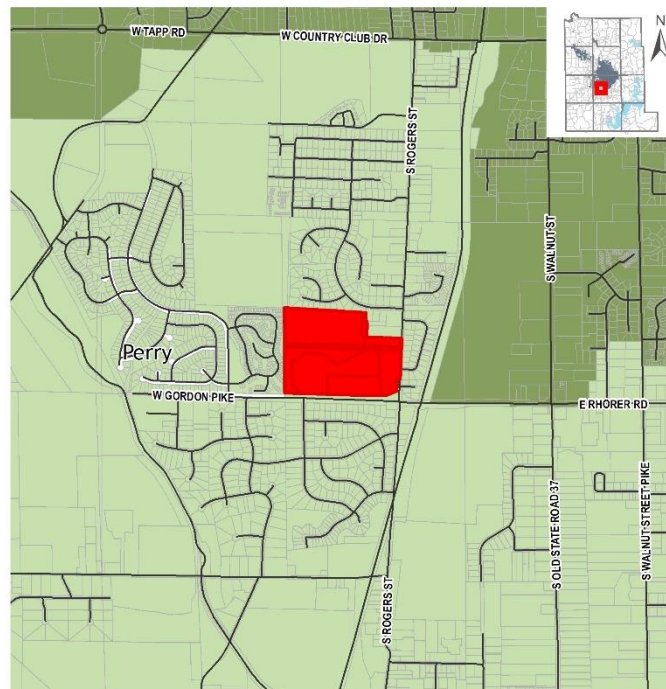
Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Incorporated Areas**
- Bloomington
- Parcels

0 0.125 0.25 0.5 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/9/2020



ZONING

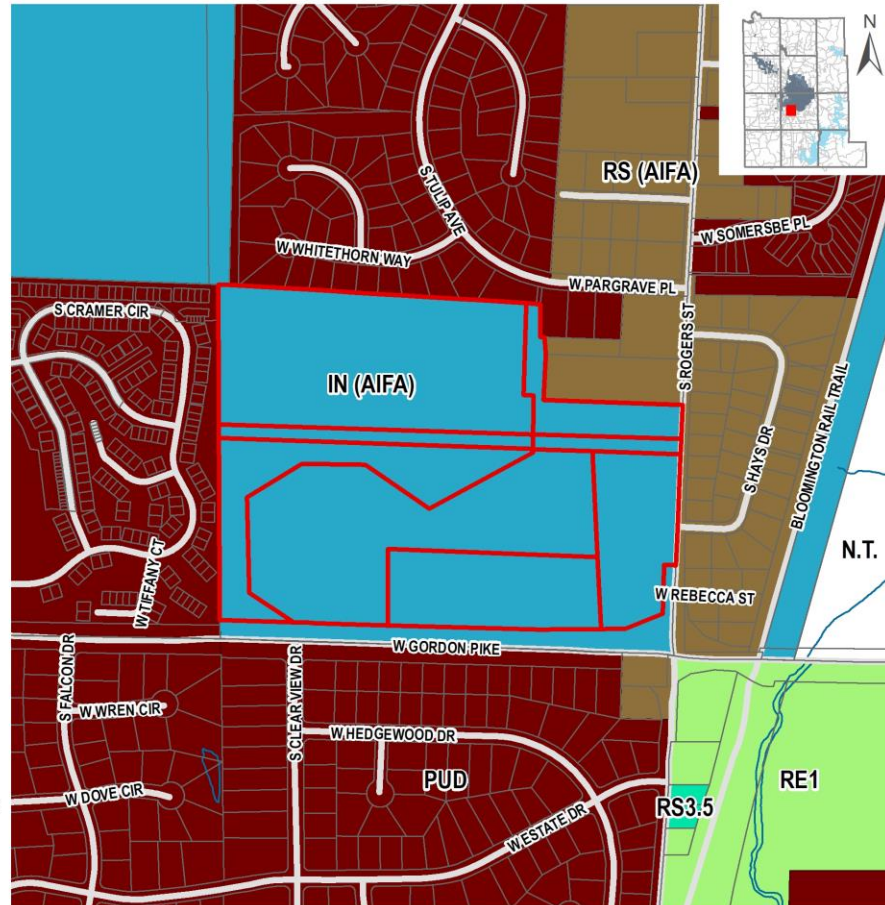
The zoning for the petition site is Institutional (IN). The petition site is developed with a Public and Semi-Public use of “School K-12”. The adjacent zoning is PUD Willow Creek to the north, RS – Single Dwelling Residential to the east, Clear Creek PUD to the south, and Highlands PUD to the west.

Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- IN - Institutional
- MH - Manuf./Mobile Home Park
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- RE1 - Estate Residential 1
- RS - Single Dwelling Residential
- RS3.5 - Single Dwelling Res. 3.5

0 0.04 0.08 0.16 Miles

Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/9/2020

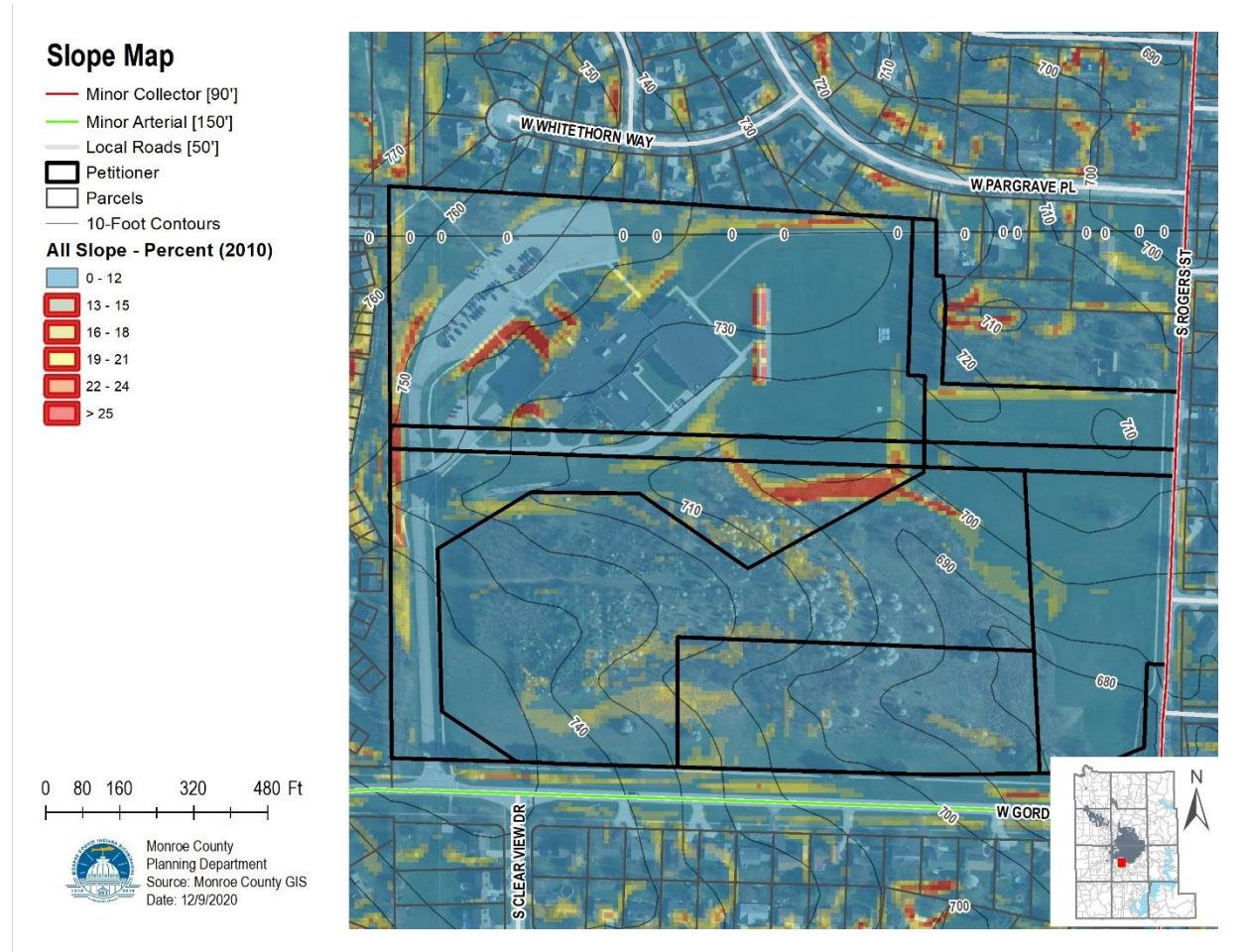


SLOPE MAP and SITE CONDITIONS

The parcel is 43.48 +/- acres. Both of the proposed lots contain adequate Buildable Area that meets the requirements as stated in the Subdivision Control Ordinance for Chapter 856-7.

The proposed lots would have access to sewer. Stormwater MS4 Coordinator stated he has no comments on the proposed preliminary plat and that will review stormwater plans at the site plan stage.

Highway Engineer, Paul Satterly, states that “we are working with this project as part of our Fullerton Pike Phase III roadway project. The library will have one driveway that connects to the roadway that serves Batchelor School”.



Site Conditions Map

- Minor Collector [90']
- Minor Arterial [150']
- Petitioner
- 10-Foot Contours
- Local Roads [50']
- Parcels

0 0.01 0.02 0.04 0.06 0.08 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 12/9/2020



SITE PICTURES



Photo 1. Pictometry photo the petition site.



Photo 2. Looking east at proposed lot 2.



Photo 3. Looking north at Batchelor Middle School.

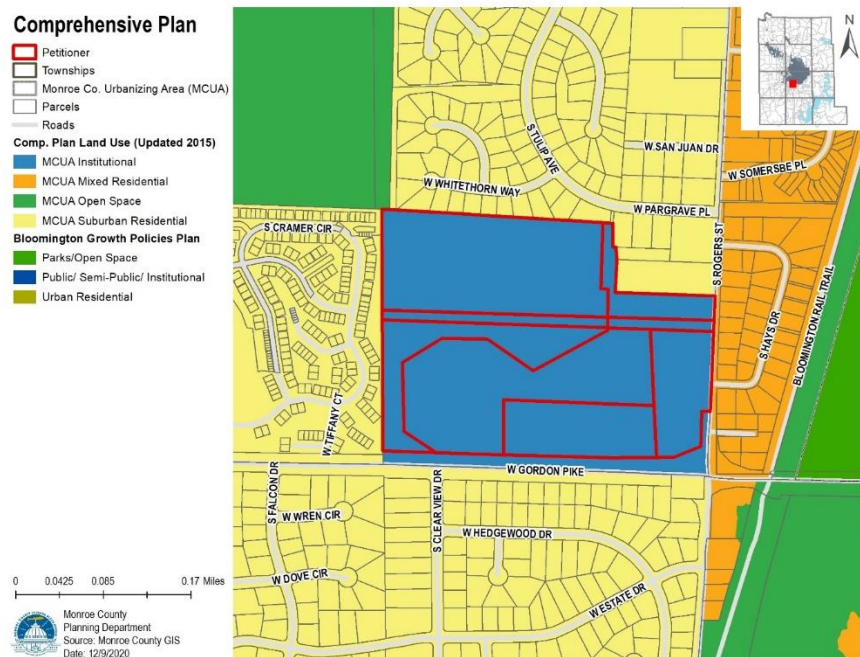


Photo 4. Looking east down W Gordon Pike.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **Institutional** designation of the Monroe County Urbanizing Area plan. The MCUA plan states the following for this designation:

Civic and institutional uses include educational and religious facilities and other types of public and private facilities intended for public assembly and gathering.



The Urbanizing Area includes a number of schools within the Monroe County community School district,

and a large number of churches and other places of worship. The most notable educational facility is the Ivy Tech community college Bloomington campus, located in the Third Street corridor. The civic/institutional land use type also includes public utilities and publicly-operated transportation facilities such as the Monroe County Airport and Dillman Wastewater Treatment Plant.

As with Parks/open Space, the land Use Plan is not intended to illustrate all individual institutional facilities. Various types of civic uses may be incorporated into any of the other land use types, if designed and operated to fit within the surrounding development context.

A. Transportation

Streets

Civic uses generally do not require the construction of new streets, but should be appropriately located to have a strong architectural presence along public streets to reinforce their connection to the public realm. Civic facilities often serve as destinations for meetings and events that require automobile travel.

However, streets providing access to institutions should balance auto access with other modes. Where possible, streets should incorporate on-street parking in front of and near the facility.

Bike, pedestrian, and Transit modes

Neighborhood-oriented institutions, particularly schools, should be accessible by foot and bicycle. Major, community-serving facilities, such as ivy Tech, should ideally be served by public transit service. This may require creative partnerships, policy adjustments and funding mechanisms between the city, county, and ivy Tech in order to extend Bloomington Transit beyond its current service boundary.

B. Utilities

Sewer

Public facilities and publicly-accessible gathering places should be connected to the public sewer system.

Stormwater

Because institutional facilities often include on-site open space, stormwater retention ponds may be incorporated. These should be designed as aesthetic amenities incorporated into a coordinated landscape design.

Communications

State of the art communications systems should be prioritized within the civic and institutional development employment areas. Street infrastructure improvements should reserve space for burial of fiber-optic systems and/or other forms of high-speed internet and communications networks.

C. Open space

Park Types

Civic facilities should be co-located with community parks and gathering spaces as a placemaking strategy and as a means to share operating costs.

Urban agriculture

Civic uses, such as schools and churches, are often appropriate locations for integrated community gardens, provided as a community service and immersive educational facility.

D. Public Realm Enhancements

Street and Traffic Signs

Wayfinding to civic facilities should be incorporated into the right-of-way.

Street/Site furnishings

Furnishings should be durable yet attractive and designed to complement the surrounding landscape and character of the area and are ideal opportunities for public art.

E. Development guidelines

Open Space

Open space needs should be determined on a case by case basis. Civic uses often incorporate open spaces into their site designs, and a separate public open space dedication generally is not necessary. Maximum lot coverage requirements may provide sufficient open space, provided that the open space is consolidated and usable, rather than left over as residual land during the site design process.

Parking ratios

Due to the wide variety of civic and institutional uses, parking requirements should be determined on a case by case basis. Shared parking with other nearby uses should be encouraged to minimize large expanses of pavement. This is particularly important for religious institutions, which often require large amounts of parking, but which is only used once or twice a week.

Site design

Buildings should be oriented toward a public street, with main entrances facing the street; however, typically with a modest landscape setback between the street and building face. Civic buildings often require vehicular drop-off zones. These should be oriented to the side or rear of the building when possible, but may be designed at the building's front if designed with high-quality paving materials. Vehicular parking spaces should be located to the side or rear.

Building form

The scale, form, and character of civic and institutional buildings should respond to the surrounding development context. However, civic buildings should be recognizable as serving a special function in the community. This may be achieved through monumental architectural elements, such as towers, cupolas, or grand entrances.

Materials

Civic buildings should have a lasting character, using natural materials such as brick and stone wherever possible.

Private Signs

Civic uses often hold events that require advertisement to the general public. Message board signs should have a permanent character, framed and affixed to the building or ground. Digital signs may be acceptable in mixed-use or commercial areas, but should be limited in quantity, size and brightness.

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

- Approval of the subdivision would subdivide one lot into two (2) lots which will meet all subdivision design standards;
- Proposed lot 1, would be 38.48 +/- acres, and proposed lot 2 would be 5 +/- acres;
- The proposed lots would meet the Buildable Area requirement;
- The lots will be accessed from a proposed drive off of Gordon Pike that will include a round-about at the intersection of Gordon Pike and S Clear View Drive;
-

- (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 Comprehensive Plan designates the site as Institutional, which is compatible with the current use;
- Civic and institutional uses include educational and religious facilities and other types of public and private facilities intended for public assembly and gathering;
- The petition site current use is "School (K-12)" with the proposed subdivision adding a new buildable lot with an additional Institutional use which is consistent with the MCUA plan;
- See findings under Section A;

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

Findings

- See findings under (A) and (B);
- The proposed use for the subdivision will be residential;

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

Findings

- The property is zoned Institutional;
- The adjacent zoning is PUD Willow Creek, RS – Single Dwelling Residential, Clear Creek PUD, and Highlands PUD.
- The surrounding uses are residential;
- Approval of the subdivision would create two (2) lots that meet the design standards for the zoning designation of IN. Current permitted uses do not change with the approval of the subdivision;
- 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:

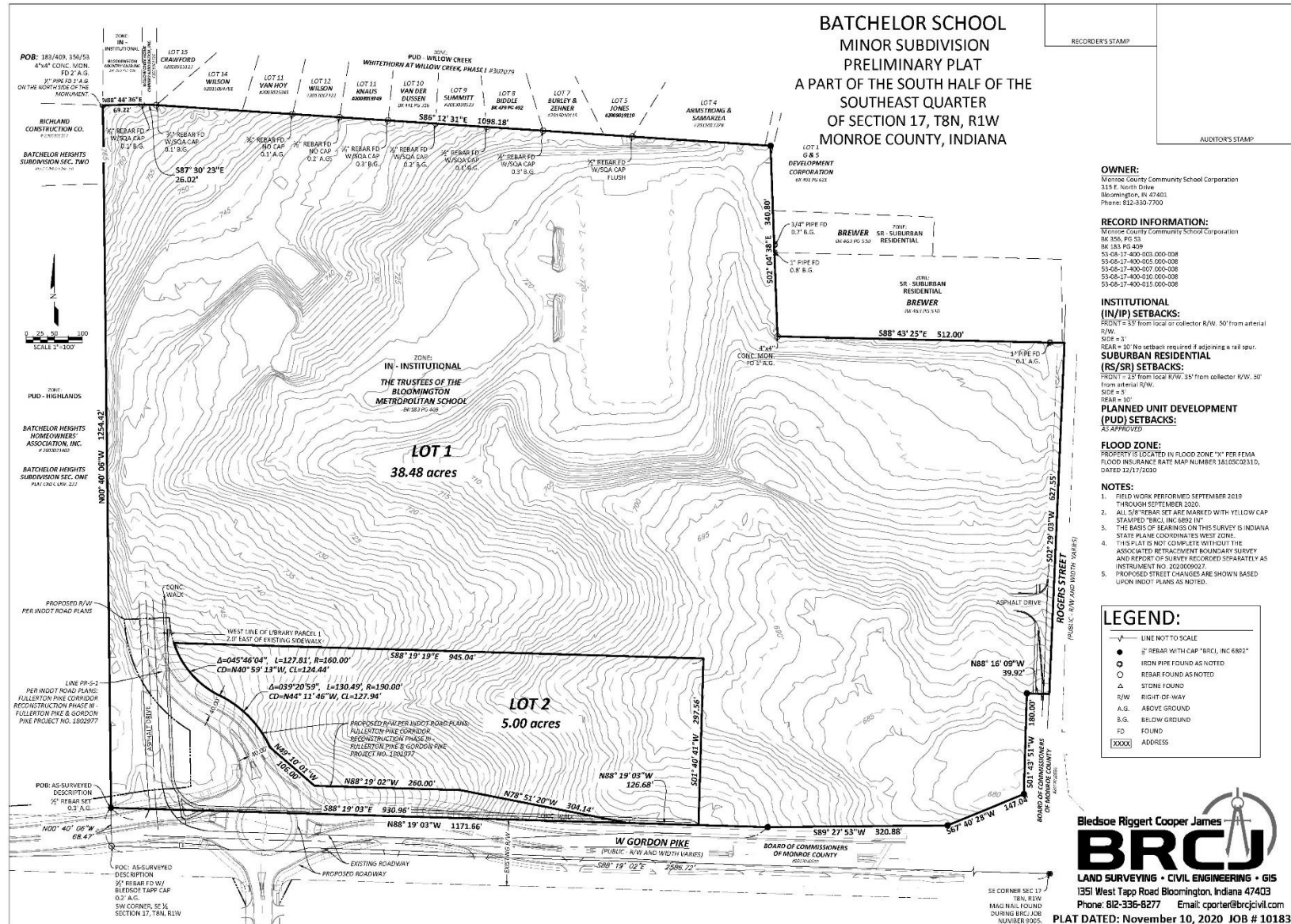
- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site.

(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 1: Petitioner Preliminary Plat



BATCHELOR SCHOOL
MINOR SUBDIVISION PRELIMINARY PLAT
A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 17, T8N, R1W, MONROE COUNTY, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP

OWNER CERTIFICATION

Monroe County Community School Corporation, Owner of the real estate shown and described herein, do hereby certify, layoff, and plat (2) tracts, numbered 1 and 2.

Rights-of-way not heretofore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certificate, this plat shall be known as Batchelor School Minor Subdivision.

IN WITNESS WHEREOF, the undersigned Owners set their hand and seal this ____ day of

_____, 2020.

Representative of Monroe County Community School Corporation

STATE OF INDIANA
COUNTY OF MONROE

Before me, a Notary Public in and for said County and State, personally appeared _____, Representative of Monroe County Community School Corporation, owner, who acknowledged the execution of the above referenced plat, to be their voluntary act for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this ____ day of _____, 2020.

Notary Public (Signature)

Notary Public (Printed Name)

My Commission Expires: _____

My County of Residence: _____

Under the authority of Chapter 174, Acts of 1947, as amended General Assembly of the State of Indiana, and the Monroe County Subdivision Ordinance, this plat was processed as a Minor Subdivision on _____, 2020.

Larry Wilson, Secretary
Monroe County Plan Commission

Margaret Clements, President
Monroe County Plan Commission

REPORT OF SURVEY

A report of survey was included with the retracement boundary survey of the subject property by Christopher L. Porter of Bledsoe Riggert Cooper James, Inc., dated September 20, 2019 and recorded in the Office of the Recorder as Instrument No. 202009027.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

"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."

Certified Month Day, Year

Christopher L. Porter
Professional Surveyor No. LS21200022
State of Indiana

DEED DESCRIPTION

BK 183 PG 409

A part of the South half of the Southeast Quarter of Section Seventeen (17), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit:

Beginning at the Northwest Corner of said South Half of the Southeast Quarter of Section Seventeen (17); thence running South eighty-five (85) degrees Forty-five (45) minutes East along and with the fence line for a distance of Eleven Hundred Ninety-five and one-half (1195.5) feet; thence running South One (1) degree Twenty-five (25) minutes East for a distance of Three Hundred Thirty-nine and Seven-tenths (339.7) feet; thence running South Eighty-eight (88) degrees East for a distance of Five Hundred Twelve (512) feet and to the center line of the Bedford Pike now known as South Rogers Street; thence running in a Southerly direction over and along said center line of South Rogers Street and to its point of intersection with the South boundary line of said Section Seventeen (17); thence running West over and along said South boundary line of said Section Seventeen (17) and to the Southwest Corner of said Section Seventeen (17); thence running North over and along the West boundary line of the Southeast Quarter of Section Seventeen (17) and to the point of beginning containing Forty-six and one-tenth (46.1) acres, more or less.

The above described lands have been more accurately described by Raymond Graham, Surveyor, as follows, to-wit:

A part of the Southeast quarter of Section Seventeen (17), Township Eight (8) North, Range One (1) West, Monroe County, Indiana, described as follows, to-wit:

Beginning at the Southwest corner of the said Southeast Quarter, thence North zero degrees one (01) minute East for One thousand three hundred twenty-five and forty-four hundredths (1325.44) feet, thence East for One thousand one hundred ninety-two and ninety-three hundredths (1192.93) feet; thence South One (1) degree twenty-five (25) minutes East for three hundred thirty-nine and forty-two hundredths (339.42) feet, thence South eighty-eight (88) degrees zero (00) minutes East for four hundred eighty-seven and seven hundredths (487.07) feet to the centerline of a County Road, thence South two (2) degrees fifty-one (51) minutes thirty (30) seconds West along the County Road centerline for nine hundred forty-eight and sixty hundredths (948.60) feet thence leaving the road and running North eighty-seven (87) degrees thirty-eight (38) minutes thirty (30) seconds West along the South line of the said South-east quarter for One Thousand Six Hundred Thirty-nine and fourteen hundredths (1639.14) feet and to the point of beginning. Containing in all forty-five and ninety-seven (45.97) acres, more or less.

Subject to taxes for the year 1967, due and payable in 1968, and all subsequent taxes.

Subject to easement for power lines as presently existing and located across the West side of the above-described real estate.

AS-SURVEYED DESCRIPTION

A part of the Southeast Quarter of Section 17, Township 8 North, Range 1 West, Perry Township, Monroe County, Indiana, as prepared November 9, 2020 by Christopher L. Porter, LS21200022, Bledsoe Riggert Cooper & James, Inc., Job Number 10183, described as follows:

COMMENCING at a 5/8-inch diameter rebar at the Southwest Corner of the Southeast Quarter of said Section 17; thence along the west line of said Southeast Quarter NORTH 00 degrees 40 minutes 06 seconds West a distance of 68.47 feet to a 5/8-inch diameter rebar at the northwest corner of the fee simple right of way described in Instrument Number 2017010555 in the office of the Monroe County Recorder and the Point of Beginning; thence along the west line of Deed Book 183, Page 409 NORTH 00 degrees 40 minutes 06 seconds WEST a distance of 1254.42 feet to a concrete monument at the northwest corner of said Deed Book; thence along the north line of said Deed Book the following three (3) courses:

- 1) NORTH 88 degrees 44 minutes 36 seconds EAST a distance of 69.22 feet to a 5/8-inch diameter rebar with Smith Quillman Cap;
- 2) SOUTH 87 degrees 30 minutes 23 seconds EAST a distance of 26.02 feet to a 5/8-inch diameter rebar with Smith Quillman Cap;
- 3) SOUTH 86 degrees 12 minutes 31 seconds EAST a distance of 1098.18 feet to a 5/8-inch diameter rebar with BR CJ cap, hereinafter referred to as a BR CJ rebar, at the northeast corner of said Deed Book; thence along the east line of said Deed Book SOUTH 02 degrees 04 minutes 38 seconds EAST a distance of 340.80 feet to a concrete monument; thence along the north line of said Deed Book SOUTH 88 degrees 43 minutes 25 seconds EAST a distance of 512.00 feet to the centerline of Rogers Street, passing a 3-inch diameter pipe at 495.68 feet; thence along said centerline SOUTH 02 degrees 29 minutes 03 seconds WEST a distance of 627.55 feet to the northeast corner of said Instrument Number 2017010555; thence along the lines of said Instrument the following five (5) courses:
 - 1) NORTH 88 degrees 16 minutes 09 seconds WEST a distance of 39.92 feet to a BR CJ rebar;
 - 2) SOUTH 01 degrees 43 minutes 51 seconds WEST a distance of 180.00 feet to a BR CJ rebar;
 - 3) SOUTH 67 degrees 40 minutes 28 seconds WEST a distance of 147.04 feet to a BR CJ rebar;
 - 4) SOUTH 89 degrees 27 minutes 53 seconds WEST a distance of 320.88 feet to a BR CJ rebar;
 - 5) NORTH 88 degrees 19 minutes 03 seconds WEST a distance of 1171.66 feet to the Point of Beginning, containing 43.48 acres, more or less.


Bledsoe Riggert Cooper James
BRCJ
LAND SURVEYING • CIVIL ENGINEERING • GIS
1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: cporter@brcjcivil.com

PLAT DATED: November 10, 2020 JOB # 10183