

MONROE COUNTY PLAT COMMITTEE



**May 20, 2021
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>

May 20, 2021

4:00 pm

REGULAR MEETING

ADMINISTRATIVE:

1. Resolution – House Bill 1437 to be presented by Legal

OLD BUSINESS: None.

NEW BUSINESS:

1. **2101-SSS-01 Hilton Sliding Scale Subdivision Preliminary Plat** **PAGE 3**
Plat Committee Decision.
Three (3) parcels on 27.13 +/- acres located in Section 24 of Bloomington Township at 5189 E State Road 45.
Zoned AG/RR, ECO3. Contact: tbehrman@co.monroe.in.us
2. **SMN-21-5 Silo Acres Minor Subdivision Preliminary Plat** **PAGE 10**
Three (3) parcels on 34.56 +/- acres in Richland Township Section 28 at 2775 N Thomas RD.
Zoned AG/RR. Contact: rpayne@co.monroe.in.us
3. **SMN-21-7 Bunch/Tamewitz Minor Subdivision Preliminary Plat** **PAGE 15**
Plat Committee Decision.
One (1) parcel on 60.46 +/- acres located in Benton North Township, Section 6 at 5199 E Robinson RD.
Zoned FR. Contact: acrecelius@co.monroe.in.us

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

Public Meeting

Date:

May 20, 2021

CASE NUMBER	PROPOSED NAME	DETAIL
2101-SSS-01	Hilton Sliding Scale Subdivision	3-Lot Sliding Scale Subdivision Preliminary Plat

The Subdivision Control Ordinance shall be interpreted, administered and enforced in a manner that is consistent with Chapter 850-3.

RECOMMENDED MOTION	Approval	Planner: Tammy Behrman
<i>Recommended Motion Conditions or Reasoning:</i> Approved based on the finding that the proposed preliminary plat meets the Subdivision Control Ordinance with the following condition: 1. The existing septic on proposed Lot 3 shall have the tank pumped and cleaned as recommended by the Health Department.		

Waiver(s) Requested:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:
Waiver of Final Hearing Requested:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
Plat Vacation:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/> Yes:

PETITIONER	Eric Deckard, Deckard Land Surveying	
OWNERS	Larry L & Susan Goodman c/o Michael Hilton	
ADDRESS	5189 E State Road 45; 53-05-24-400-029.000-004; 53-05-24-400-019.000-004	
TOWNSHIP + SECTION	Bloomington; 24	
PLATS	<input checked="" type="checkbox"/> Unplatted <input type="checkbox"/> Platted:	
ACREAGE +/-	26.84	
	PETITION SITE	ADJACENT
ZONING	AG/RR; ECO3	AG/RR; CR; SR; ECO3
CDO ZONE	Farm and Forest	Farm and Forest
USE	Residential / Agriculture	Residential / Agriculture

SUMMARY

The petitioner is proposing a 3-lot Sliding Scale Subdivision with no waiver requests.

DISCUSSION

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.



Below is a summary of the lot configurations and requirement. Additionally the plat demonstrates a tree preservation area, a note to underground utilities and no sidewalks are required in this area. One item to note on Lot 3 is during the inspection of the existing septic system the Health Department noted the septic tank should be pumped and cleaned. Staff has made this a condition of approval.

	Lot 1 (Parent Parcel)	Lot 2	Lot 3
Acreage / Buildable Area (+/-)	18.99 / 9.30	4.67 / 1.60	2.56 / 1.74
Wastewater	Proposed septic #22467	Proposed septic #22468	Existing septic Inspection# 6877
6877Utility Access / Capacity	Duke Energy / B & B Water		
Property Access INDOT #E2155D0004	Proposed shared I/E easement from E State Road 45	Proposed shared I/E easement from E State Road 45	Existing drive from E State Road 45
RoW Dedication; E State Road 45; Major Collector	Yes = 45'	Yes = 45'	Yes = 45'
Environmental Conditions	Steep slopes	Steep slopes	Steep slopes
Existing Structure(s)	Existing Barnes / outbuildings	Vacant	Existing SFR

EXHIBITS - Immediately following report

1. County Slope & Site Conditions Map
2. Site Photos
3. Hilton Sliding Scale Subdivision Preliminary Plat (2 pages)

Site Conditions Map

— Major Collector [90']
 — Petitioner
 — 2-Foot Contours

Permit Slopes

0 - 12%
 13 - 15%
 16 - 18%
 19 - 21%
 22 - 24%
 > 25%

— Local Roads [50']

▭ Parcels

0 50 100 200 Feet



Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 4/29/2021

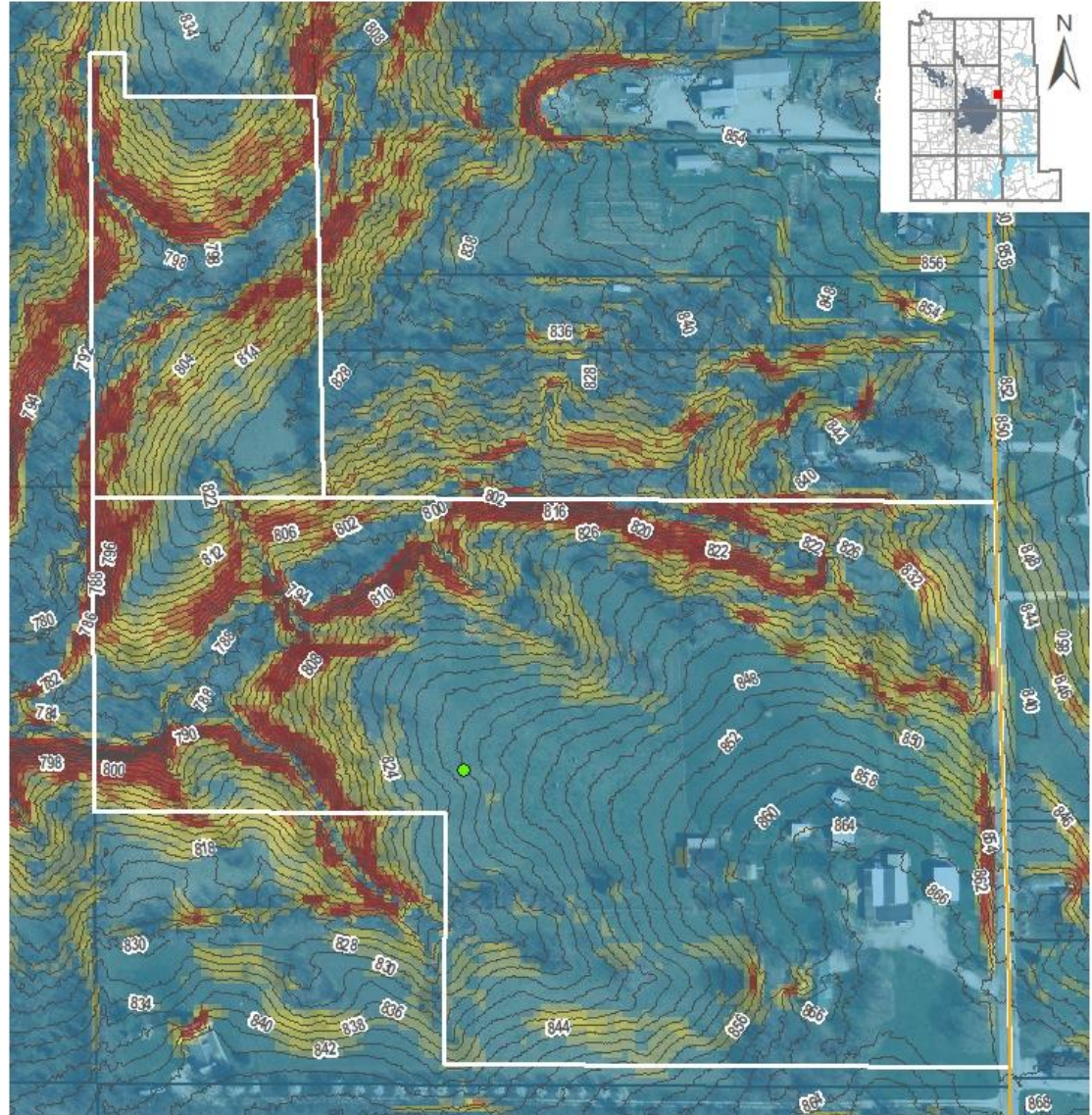




Photo 1: Looking south along E State Road 45. Driveway in foreground.



Photo 2: Looking north along E State Road 45. Driveway in foreground.



Photo 3. Facing west. View of main barn (right) and house (left).



Photo 4. Aerial photo from 2020.

PROJECT LOCATION

BLOOMINGTON TWP.
TOWNSHIP 9N
RANGE 1W
SECTION 24

DEVELOPER, APPLICANT &/OR OWNER
MICHAEL P. HULTON
2708 N. 400 E.
GREENFIELD, IN 46140

Front - 60' from R/W or 50' if to direct frontage
Side - 10' for Residential & Accessory Structures / 50' for others
Rear - 25' for Residential & Accessory Structures / 50' for others
Lots 2 & 3 are for "Single Family" use.
Lot 1 is for "Single Family" & "Agriculture" use.

ZONE: AGRICULTURE/RURAL RESERVE / ECO AREA 3



- ## CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 LAC 1-12-1 through 19.

Certified this _____ day of _____, 2021.

Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana

Drainage Easement		
LINE	BEARING	DISTANCE
110	N 6° 55' 12" W	15.24
111	N 75° 25' 54" E	45.24
112	N 12° 20' 17" E	125.97
113	N 12° 20' 17" E	125.97
114	N 75° 25' 54" E	18.68
115	N 2° 25' 53" W	14.91
116	N 69° 18' 51" W	15.24
117	N 64° 35' 58" W	16.69
118	N 64° 35' 58" W	14.92
119	N 44° 55' 04" E	41.92
120	N 75° 25' 54" E	68.37
121	N 75° 25' 54" E	68.37
122	N 75° 25' 54" E	68.37
123	N 75° 25' 54" E	68.37
124	N 1° 10' 43" E	27.00
125	N 1° 10' 43" E	27.00
126	N 69° 18' 51" W	15.24
127	N 69° 18' 51" W	21.86
128	S 38° 11' 14" E	16.73
129	S 37° 34' 16" E	16.73
130	S 37° 34' 16" E	16.73
131	S 75° 25' 54" W	32.60
132	S 69° 18' 51" W	51.04
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418	S 69° 18' 5	

LINE	BEARING	DISTANCE
1-38	S 84° 21' 55" E	121.13'
1-39	S 83° 14' 12" E	163.36'
1-40	S 30° 44' 08" E	110.85'
1-41	S 59° 37' 18" E	123.43'



NOTES: LOCATION MAP

- [illegible]

DECKARD
LAND SURVEYING
1694 S. LUMBERSON WILLET
BLOOMINGTON, IN 47403
716.374.4343 • 716.374.4076
DALL 2016, 2017, 2018 • WWW.DS-USA.COM

HILTON
SLIDING SCALE SUBDIVISION
A PART OF SECTION 24 T9N, R1W[illegible]

20-157

- 1
- or
- 2.

03/01/21

BNDY.SHT

SURVEYOR'S REPORT

In accordance with Title 865, IAC, 1-12 sections 1-10 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- (Variations) in the reference monuments
- (Discrepancies) in the record description and plats
- (Inconsistencies) in lines of occupation and;
- (Relative Positional Accuracy) "RPA"

The relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for a Suburban survey (0.13 plus 100 PPM) as defined I.A.C. Title 865 ("relative positional accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

SUBJECT PROPERTY:

A Sliding Scale Subdivision was performed on the property now or formerly owned by Larry L. Goodman and Susan E. Goodman as found in Instrument Number 2009009926 in the Office of the Monroe County Recorder. The purpose of this survey is to retrace the boundary lines of the subject property and divide into three separate lots. This property is located in Section 24, Township 9 North, Range 1 West, Monroe County, Indiana.

REFERENCE MONUMENTS:

A) A 5/8 inch diameter rebar with cap stamped "Utr" was found marking the Southwest corner of the Southeast quarter of Section 24, Township 9 North, Range 1 West. This monument was found to have been set in a survey performed by Lee Utr for Alexander dated December 23rd, 1998 and referenced in a survey performed by Eric L. Deckard for Dawson dated February 3rd, 2015. This monument was found to agree with other monuments in the area and was accepted and held as said corner.

B) A 5/8 inch diameter rebar was found 2 inches below grade in the centerline of N. Russell Road marking the Southwest corner of the Northeast quarter of Section 24, Township 9 North, Range 1 West. This monument was referenced in a survey performed by Eric L. Deckard for Dawson dated February 3rd, 2015 and Young dated October 29th, 2020. This monument was found to be of record in the Office of the Monroe County Surveyor as Corner L.D. "W-13" and was accepted and held as said corner.

C) Several 5/8 inch diameter rebar with caps stamped "Deckard" were found marking corners and offset corners of the subject property and the land now or formerly owned by Dawson (Instrument Number 2009002346). These rebar were set in a survey performed by Eric L. Deckard for Dawson dated February 3rd, 2015 and were accepted and held as said corners.

D) A 1 inch diameter rebar with cap stamped "SBA" was found 1 inch above grade marking the northwest corner of the subject property (Lot 1). This rebar was believed to have been set in a survey performed by Todd M. Borgman for Shuler as shown on Smith Design Group Job #59-32 and was accepted and held as said corner.

E) A 1 inch diameter pipe was found 8 inches above grade marking the west end of 301.35 foot long line on the north line of the subject property (Lot 1). The origin of this pipe is unknown, however was found to agree with other monuments in the area and was accepted and held as said corner.

F) A 5/8 inch iron pin was found 3 inches above grade at a fence intersection marking the northeast corner of the subject property (Lot 1). The origin of this pin is unknown, however was found to agree with monuments in the area and was accepted and held as said corner.

G) A 3/4 inch diameter pinch pipe was found 1 inch above grade at a fence intersection marking the southwest corner of the land now or formerly owned by Koenigsberger (Instrument Number 2020002720) and a point on the east line of the subject property (Lot 1). The origin of this pipe is unknown, however was found to agree with monuments in the area and was accepted and held as said corner. This monument was used to establish a 992.84 foot long line, this line also being the west line of the land now or formerly owned by Koenigsberger (Instrument Number 2020002720) and Helms (Deed Record 160, Page 556).

H) A 1 inch diameter iron pipe was found 8 inches below grade near the west edge of State Road 45 marking an offset to the Southwest corner of the land now or formerly owned by Cornwell (Instrument Number 2011009546). This monument is believed to have been set in a survey performed by Robert C. Sipes for Paul H. Goodman dated June 19th, 1993 and was accepted and held as said corner.

I) A 5/8 inch diameter rebar was found marking the southwest corner of the land now or formerly owned by Cornwell (Instrument Number 2011009546). The origin of this rebar is unknown, however it is believed that this rebar was intended to mark said southwest corner of Cornwell.

LINE OF OCCUPATION:

The lines of occupation, which affect this survey, are detailed as follows:

- A wire fence was found running east and west along the north line of the subject property (Lot 1). This fence meanders from +/- 4.3 feet north of line at the west end to being on line at the east end.
- A wire fence was found running north and south along the east line of the subject property (Lot 1). This fence meanders from being on line at the north end to +/- 1.5 feet west of line at the south end.
- A wire fence was found running east and west along the north line of the subject property (Lots 1 & 2). This fence meanders from +/- 0.7 feet north of line at the west end to +/- 2.9 feet south of line at the east end.
- The centerline of State Road 45 was found running north and south along the east line of the subject property. No uncertainties are associated with this line.
- A wire fence was found running east and west along the south line of the subject property (Lot 1 & 3). This fence meanders from +/- 0.4 feet north of line at the east end to +/- 6.8 feet north of line at the west end.
- A wire fence was found running north and south along the west line of the subject property (Lot 1). This fence meanders from +/- 3.1 feet west of line at the north end to +/- 0.7 feet west of line at the south end.

RECORD DESCRIPTIONS:

1) The subject deed was found to be poorly written resulting in a mislosure of +/- 51.50 feet.
A new deed description was prepared for the subject property eliminating said mislosure.

HILTON SLIDING SCALE SUBDIVISION - PRELIMINARY PLAT A PART OF THE SOUTHEAST QUARTER OF SECTION 24 TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

AREA FOR COUNTY
RECORDER

BLOOMINGTON TWP.
TOWNSHIP 9 N
RANGE 1 W
SECTION 24

DEVELOPER, APPLICANT &/OR OWNER
MICHAEL P. HILTON
2708 N. 400 E.
GREENSBURG, IN 46140
(317) 750-1917

DECKARD
LAND SURVEYING
1000 N. 1000 E.
BLOOMINGTON, IN 47408
(317) 327-6460



DEDICATION OF PUBLIC RIGHTS-OF-WAY:

Larry L. Goodman & Susan E. Goodman (Owners), of the real estate shown and described herein do hereby certify, lay off and plat Lots numbered 1 thru 3 to be known as Hilton Sliding Scale Subdivision. Rights-of-way not heretofore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certification, this plat shall be known as Hilton Sliding Scale Subdivision.

The right-of-way to be dedicated for State Road 45 shall measure 45 feet perpendicular to and parallel with the existing centerline of State Road 45. Any interest that said parties have within said right-of-way is hereby dedicated to Monroe County, Indiana.

There are building setbacks on this plat upon which no structures may be erected or maintained.

Witness our hands and seals this _____ day of _____, 20____.

Larry L. Goodman (Owner)
5189 E. State Road 45
Bloomington, Indiana 47408
(812) 327-6460

Susan E. Goodman (Owner)
5189 E. State Road 45
Bloomington, Indiana 47408
(812) 327-6460

STATE OF INDIANA)
COUNTY OF MONROE) SS:

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Larry L. Goodman & Susan E. Goodman (Owners), each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____.

Notary Public: _____

County of Residence: _____ (Seal)

My Commission Expires: _____

STORM & SURFACE DRAINAGE:

This is to certify that the subject property is located in zone "X", and does not appear to be located in a special flood hazard area, according to FTBIM, Panel Number 18105C0155D dated December 17th, 2010.

COMMISSION CERTIFICATE:

Under the authority of Chapter 174, Act of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, these parcels were created through the Sliding Scale Subdivision procedure and approved by the Monroe County Plan Commission on _____.

Monroe County Plan Commission:

Margaret Clemens President: _____

Larry Wilson Secretary: _____

SURV EY DESCRIPTION

A part of the Southeast quarter of Section 24, Township 9 North, Range 1 West of the Second Principal Meridian in Monroe County, Indiana, being that 27.13 acre parcel surveyed by Eric L. Decker, Indiana Professional Surveyor #2990012 and shown on a plat of that survey as Deckard Land Surveying Job No. 20-157, being more particularly described as follows:

Commencing at a rebar stamped "Utr" marking the Southwest corner of the Southeast quarter of said Section 24, thence along the west line of said Southeast quarter North 01 degrees 30 minutes 33 seconds West for a distance of 793.32 feet to a rebar stamped "Deckard", marking the Point of Beginning; thence along said west line North 01 degrees 30 minutes 33 seconds West for a distance of 513.87 feet to a rebar stamped "Deckard" marking the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 24; thence continuing along said west line North 01 degrees 30 minutes 12 seconds West for a distance of 647.99 feet to a rebar stamped "SBA"; thence leaving said west line North 89 degrees 19 minutes 47 seconds East for a distance of 35.50 feet to a rebar stamped "Deckard"; thence South 01 degree 52 minutes 24 seconds East for a distance of 69.15 feet to a pipe; thence North 89 degrees 55 minutes 16 seconds East for a distance of 301.35 feet to an iron pin; thence South 01 degree 48 minutes 18 seconds East for a distance of 592.34 feet to a rebar stamped "Deckard"; thence North 89 degrees 30 minutes 51 seconds East for a distance of 990.31 feet to the east line of the Northwest quarter of the Southeast quarter of said Section 24, passing through a rebar stamped "Deckard" at 945.30 feet; thence along said east line South 01 degree 27 minutes 05 seconds East for a distance of 878.85 feet; thence leaving said east line South 89 degrees 59 minutes 55 seconds West for a distance of 834.21 feet to a rebar stamped "Deckard"; passing through a rebar stamped "Deckard" at 45.01 feet on the west right-of-way of State Road 45; thence North 01 degree 30 minutes 33 seconds West for a distance of 370.09 feet to a rebar stamped "Deckard"; thence South 89 degrees 59 minutes 55 seconds West for a distance of 495.83 feet to the Point of Beginning, containing 27.13 acres, more or less.

Subject to the 45 foot dedicated right-of-way of State Road 45 and all legal assessments of record. Acreage less right-of-way dedication 26.23 acres, more or less.

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Enclosures have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown herein was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this _____ day of _____, 2021.

Eric L. Decker
Registered Surveyor LS 2990012
State of Indiana

HILTON
SLIDING SCALE SUBDIVISION
A PART OF SECTION 24 T9N, R1W

SECTION	TOWNSHIP	RANGE	ACRES
24	9	1	160

SECTION	TOWNSHIP	RANGE	ACRES
24	9	1	160

20-157
2
2
03/01/21
BNDY.SHT



MONROE COUNTY PLAT COMMITTEE

Public Meeting Date: May 20, 2021

CASE NUMBER	PROPOSED NAME	DETAIL
SMN-21-5	Silo Acres Minor Subdivision	3-Lot Minor Subdivision Preliminary Plat

The Subdivision Control Ordinance shall be interpreted, administered and enforced in a manner that is consistent with Chapter 850-3.

RECOMMENDED MOTION	Pending	Planner: Rebecca Payne
Recommended Motion, Conditions or Reasoning: Approval based on the finding that the proposed preliminary plat meets the Subdivision Control Ordinance.		

Waiver(s) Requested:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:
Waiver of Final Hearing Requested:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
Plat Vacation:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/> Yes:

PETITIONER	Ernest Xi	
ADDRESS	2775 N Thomas RD, 53-04-28-100-003.000-011	
TOWNSHIP + SECTION	Richland, 28	
PLATS	<input checked="" type="checkbox"/> Unplatted <input type="checkbox"/> Platted:	
ACREAGE +/-	34.56 +/-	
	PETITION SITE	ADJACENT
ZONING	AG/RR, Flood Zone A & X	AG/RR, ME
CDO	Farm and Forest	Farm and Forest
USE	Residential	Residential

SUMMARY

The petitioner is proposing a 3-lot Minor Subdivision with no waiver requests.

DISCUSSION

The petitioner is requesting to subdivide one (1) lot of record into three (3) buildable lots using the Minor Subdivision process with no waiver requests.

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.

Petitioner's Representative needs to update the following before the final plat can be filed:

1. Add note to Lot 3 stating Lot 3 is to be treated as a single lot despite the road bisecting it.
2. Show width of dedicated right of way on Thomas Road and on Vernal Pike.
3. Sinkhole conservancy areas are provided. Please include 100' drainage easements centered on the flow

lines. Dimensions of the drainage easements where houses/septic are proposed will need to be finalized with more detailed grading plans.

	Lot 1	Lot 2	Lot 3
Acreage / Buildable Area (+/-)	10.27/10.08	10.28/10.01	13.73/11.08
Wastewater	Proposed septic	Septic #WW-21-25	Septic #WW-21-24
Property Access	Proposed drive from N Thomas RD	Proposed drive from N Thomas RD	Proposed shared I/E easement from E Robinson RD
RoW Dedication	Yes	Yes	Yes
Environmental Conditions	Sinkhole Conservancy Area. 100' drainage easements need to be added	100' drainage easement added	100' drainage easement added. Lot 3 bisected by W Vernal Pike. Floodplain on either side of W Vernal Pike.
Existing Structure(s)	n/a	n/a	n/a



EXHIBITS - Immediately following report

1. Environmental Conditions Map
2. Preliminary Plat

Slope Map

- Minor Collector [90']
- Local Roads [50']

FLD_ZONE

- A
- Petitioner
- Parcels
- 2-Foot Contours

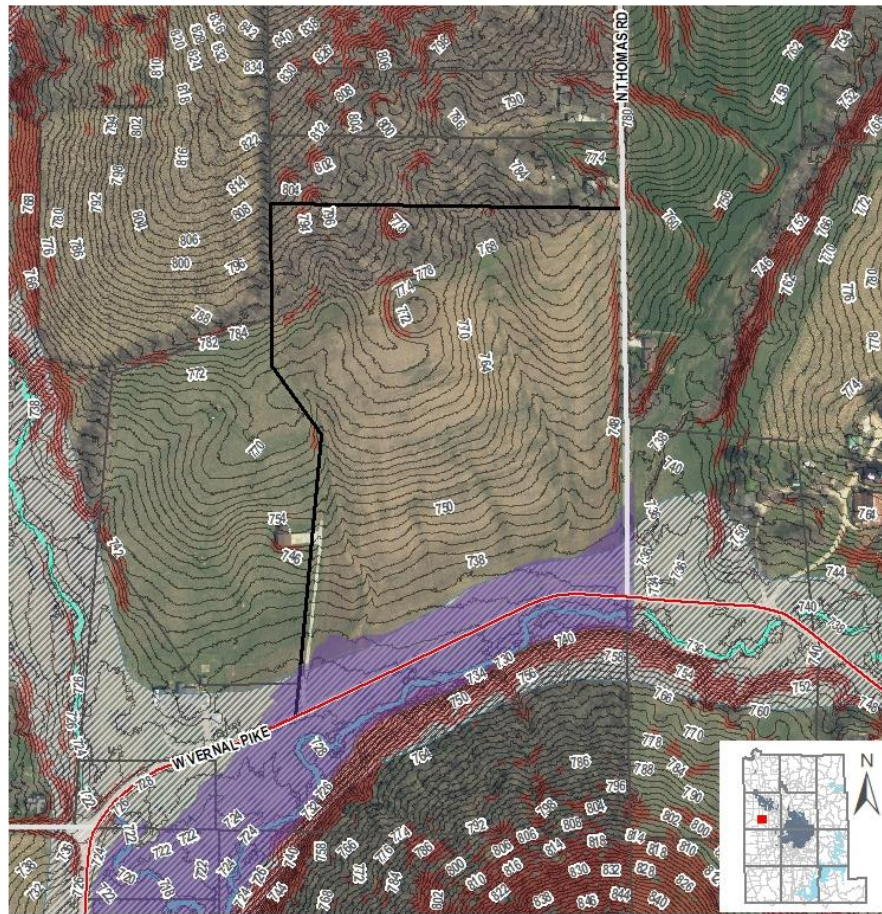
15_Percent Slope (2010)

- 0 - 15
- > 15
- FEMA Floodplain
- Hydrologic Features

0 115 230 460 690 Ft



Monroe County
Planning Department
Source: Monroe County GIS
Date: 5/13/2021



SILO ACRES MINOR SUBDIVISION FINAL PLAT - BOUNDARY A PART OF THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 9 NORTH, RANGE 2 WEST MONROE COUNTY, INDIANA

AREA FOR COUNTY
RECORDER



LOCATION MAP

RICHLAND TWP.
TOWNSHIP 9 N
RANGE 2 W
SECTION 28

DEVELOPER, APPLICANT &/OR OWNER
DOUBLED LLC
INSTRUMENT NUMBER 2019008100
616 ROBIN DRIVE
ELLETTSVILLE, INDIANA 47429

LEGEND

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- NAIL FOUND
- RR SPIKE FOUND
- POLE FOUND
- CALCULATED
- FENCE CORNER POST
- OVERHEAD POWER LINE
- FENCE
- TREE LINE
- RECORD
- MEASURED
- ADDRESS
- NON-BUILDABLE AREA
- SCA
- Sinkhole Conservation Area

NOTES:

- 1) Rebar will be set at all property corners.
- 2) Fieldwork completed February 2021.
- 3) Basis of bearing (State Plane-Indiana West).
- 4) Source of title New or Formerly owned by DOUBLED LLC as found in Instrument Number 2019008100 in the Office of the Monroe County Recorder.
- 5) Reference is made to a survey performed by Eric L. Deekard for Alton Deekard dated December 6th, 2006 as found in Instrument Number 200700122 in the Office of the Monroe County Recorder.
- 6) Reference is made to a survey performed by Stephen H. Ramsey for Serkas Turzian, Inc. dated July 7th, 1991 as found in Monroe County Auditor records.
- 7) Reference is made to a survey performed by Michael D. Avera for William and Paula Cernan dated August 19th, 2015 as found in Instrument Number 2016601750 in the Office of the Monroe County Recorder.
- 8) Reference is made to a survey performed by Ben N. Hildebrand for Serkas Turzian dated February 25th, 2001 as found in Instrument Number 2001005155 in the Office of the Monroe County Recorder.
- 9) Coordinates shown herein were obtained from GPS observations utilizing the Indiana Real-Time Network (INRCOS), Indiana West Zone, NAD83(2011) Epoch 2010.00000, State Plane Grid Coordinates, US Survey Foot, Geoid model G2012BUT, Datum NAD83, NO TRANS.
- 10) Coordinates data was collected using a Topcon Network Rover (Eclipse) the GPS, Topcon 302 total station, and a F-C 5000 data collector. Coordinate positions are grid north (Indiana State Plane West Zone).
- 11) I affirm, under penalty for perjury, that I have taken reasonable care to collect each Social Security Number in this document, unless required by law.

SETBACK TABLE

Front - 25' from Right-of-Way for Public Road
Side - 10' for Residential / Accessory Structures
30' for Other Structures
Rear - 35' for Residential / Accessory Structures
50' for Other Structures
These lots are for "Single Family" use.

ZONING: AGRICULTURAL RESERVE (AGRR)

6860 West Vernal Pike LLC
Inst. 2016009101
Zone: AGRR

Double LLC
Inst. 2019008100 (Tract 2)
Zone: AGRR

Double LLC
Inst. 2019008100 (Tract 2)
Zone: AGRR

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Encumbrances have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown herein was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this day of February, 2021.

Eric L. Deekard
Registered Surveyor LS 29900012
State of Indiana

BY	DATE
BRNDY SHRT	02/16/21

REVIEWED	DATE
BY	DATE

Line Table

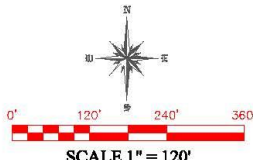
LINE	BEARING	DISTANCE
1	N 89°07'04" E	2667.48 (M)
2	S 89°06'48" E	1034.69 (M)
3	S 89°06'48" E	1034.69 (M)
4	S 89°06'48" E	1034.69 (M)
5	N 89°06'48" E	1034.69 (M)

SINKHOLE CONSERVANCY AREA

S.C.A. FROM	BEARING	DISTANCE	RADIUS	END
1	NE COR. LOT 1	S 89°23'20" W	643.17	RAD. PNT.
2	NE COR. LOT 1	S 89°23'20" W	643.17	RAD. PNT.

North American Minerals LLC
Inst. 2001012407

Stones (Calculated per "B" Survey)
SE Corner of the NE 1/4 of Section 28,
T-9-N, R-2-W



SILO ACRES MINOR SUBDIVISION FINAL PLAT - BOUNDARY
A PART OF THE NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 9 NORTH, RANGE 2 WEST
MONROE COUNTY, INDIANA

RICHLAND TWP.
TOWNSHIP 9 N
RANGE 2 W
SECTION 28

DEVELOPER, APPLICANT &/OR OWNER
DOUBLEX LLC
INSTRUMENT NUMBER 2019008100
616 ROBIN DRIVE
ELLETTSVILLE, INDIANA 47429

AREA FOR COUNTY
RECORD

DEDICATION OF PUBLIC RIGHTS-OF-WAY:

DOUBLEX LLC, an Indiana limited liability company represented by Robert Double and Ernest Xi (Owners) of the real estate shown and described herein do hereby certify, lay off and plat Lots numbered 1 thru 3 to be known as Silo Acres Minor Subdivision. Rights-of-way not heretofore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certification, this plat shall be known as Silo Acres Minor Subdivision.

The right-of-way to be dedicated for N. Thomas Road shall measure 25 feet perpendicular to and parallel with the existing centerline of N. Thomas Road. Any interest that said parties have within said right-of-way is hereby dedicated to Monroe County, Indiana.

The right-of-way to be dedicated for W. Vernal Pike shall measure 45 feet perpendicular to and parallel with the existing centerline of W. Vernal Pike. Any interest that said parties have within said right-of-way is hereby dedicated to the State of Indiana.

There are building setbacks on this plat upon which no structures may be erected or maintained.

Witness our hands and seals this _____ day of _____, 20____.

Robert Double (Owner)
2775 N. Thomas Road
Bloomington, Indiana 47404
(812)327-5194

Ernest Xi (Owner)
3754 W. Stouts Creek Road
Bloomington, Indiana 47404
(812)447-3612

STATE OF INDIANA)
COUNTY OF MONROE) SS:

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Robert Double and Ernest Xi (Owners), each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____.

Notary Public: _____

County of Residence: _____ (Seal)

My Commission Expires: _____

STORM & SURFACE DRAINAGE:

This is to certify that the subject property is located in zone "X", and "A", and does appear to be partially located in a special flood hazard area, according to FIRM, Panel Number 18105C0110D dated December 17th, 2010.

COMMISSION CERTIFICATE:

Under the authority of Chapter 174, Act of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, these parcels were created through the Administrative Subdivision procedure and approved by the Monroe County Plan Commission on _____.

Monroe County Plan Commission:

Margaret Clemens President: _____

Larry Wilson Secretary: _____

SURVEY DESCRIPTION

A part of the Northeast quarter of Section 28, Township 9 North, Range 2 West of the Second Principal Meridian, Monroe County, Indiana, more specifically described as follows:

Commencing at a brass disk marking the Northeast corner of said Northeast quarter of said Section 28; thence South 00 degrees 52 minutes 58 seconds East along the east line of said Section 28 for a distance of 800.00 feet to the Point of Beginning; thence continuing South 00 degrees 52 minutes 58 seconds East for a distance of 1307.37 feet to a rebar stamped "Deckard", passing through a railroad spike at the intersection of N. Thomas Road and W. Vernal Pike at 1144.91 feet; thence leaving said east line North 88 degrees 48 minutes 01 seconds West for a distance of 161.66 feet to a 1/2 inch rebar; thence South 63 degrees 36 minutes 21 seconds West for a distance of 254.44 feet to a 1/2 inch rebar; thence South 43 degrees 05 minutes 32 seconds West for a distance of 301.72 feet to a 1/2 inch rebar; thence South 42 degrees 26 minutes 57 seconds West for a distance of 367.84 feet to a 1/2 inch rebar; thence South 42 degrees 50 minutes 03 seconds West for a distance of 13.76 feet to a 1/2 inch rebar on the south line of the Northeast quarter of said Section 28; thence North 89 degrees 02 minutes 40 seconds West for a distance of 286.73 feet to a rebar stamped "Deckard"; thence leaving said south line North 01 degrees 50 minutes 03 seconds East for a distance of 199.64 feet to a rebar stamped "Ramsey"; thence North 02 degrees 50 minutes 16 seconds East for a distance of 47.65 feet to a railroad spike in the centerline of W. Vernal Pike; thence along said centerline North 66 degrees 15 minutes 52 seconds East for a distance of 272.31 feet to a railroad spike; thence leaving said centerline North 05 degrees 59 minutes 51 seconds East for a distance of 831.39 feet to a 5/8 inch rebar, passing through a rebar stamped "Deckard" at 29.29 feet and a rebar stamped "Ramsey" at 100.77 feet; thence North 42 degrees 00 minutes 07 seconds West for a distance of 276.46 feet to a 5/8 inch rebar; thence North 00 degrees 58 minutes 44 seconds West for a distance of 140.89 feet to a 5/8 inch rebar; thence South 68 degrees 57 minutes 33 seconds West for a distance of 3.62 feet to a rebar stamped "Deckard"; thence North 01 degrees 03 minutes 57 seconds West for a distance of 317.70 feet to a rebar stamped "Deckard"; thence South 89 degrees 06 minutes 48 seconds East for a distance of 1034.69 feet to the Point of Beginning, passing through a rebar stamped "Deckard" at 1007.44 feet, containing 34.28 acres, more or less.

Subject to the right-of-way of W. Vernal Pike, N. Thomas Road and all legal easements of record.

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this _____ day of _____, 2021.

Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana

BNDY.SHT	02/16/21	19-88	2	2	19-88	02/16/21	REVISIONS			BY	DATE	100 TOTAL	SILO ACRES MINOR SUBDIVISION A PART OF SECTION 28 T9N, R2W		DECKARD LAND SURVEYING 3044 S. HENNINGSON STREET BLOOMINGTON, IN 47403 TEL: 317.329.4620 ERIC@DECKARDLANDSURV.COM



MONROE COUNTY PLAT COMMITTEE

Public Meeting Date: May 20, 2021

CASE NUMBER	PROPOSED NAME	DETAIL
SMN-21-7	Bunch/Tamewitz Minor Subdivision	3-Lot Minor Subdivision Preliminary Plat

The Subdivision Control Ordinance shall be interpreted, administered and enforced in a manner that is consistent with Chapter 850-3.

RECOMMENDED MOTION	Approval with Conditions	Planner: Anne Crecelius
<i>Recommended Motion Conditions or Reasoning:</i> Staff recommends approval subject to the Monroe County Highway and MS4 Coordinator reports with the following condition(s): 1. Final plat filing pending the completion and approval of the required Septic Permits by the Monroe County Health Dept.		

Waiver(s) Requested:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:
Waiver of Final Hearing Requested:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
Plat Vacation:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/> Yes:

PETITIONER	Tyler Bunch c/o Doug Graham, Bynum Fanyo	
ADDRESS	5199 E Robinson RD, 53-06-06-200-009.000-003	
TOWNSHIP + SECTION	Benton North, 6	
PLATS	<input checked="" type="checkbox"/> Unplatted <input type="checkbox"/> Platted:	
ACREAGE +/-	60.46	
	PETITION SITE	ADJACENT
ZONING	FR	FR, AG/RR
CDO	Rural Residential	Rural Residential, Farm and Forest
USE	Residential	Residential

SUMMARY

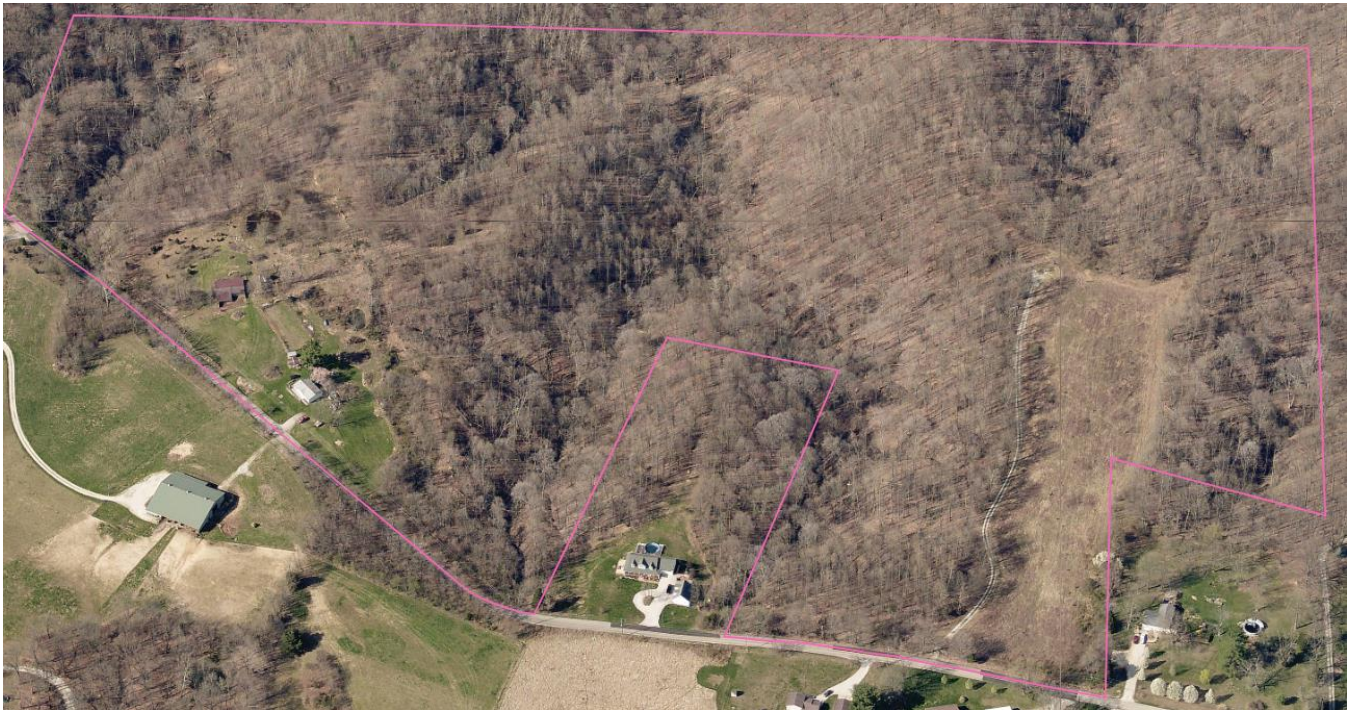
The petitioner is requesting to subdivide one (1) lot of record into three (3) buildable lots using the Minor Subdivision process with no waiver requests.

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.

Petitioner's Representative needs to update the following before the final plat can be filed:

1. Confirm that the RoW dedicated is 45'
2. Update the existing easement on Lot 3 per the Highway Project Engineer (RW-21-89)
3. Add 100' drainage easements per MS4 Coordinator

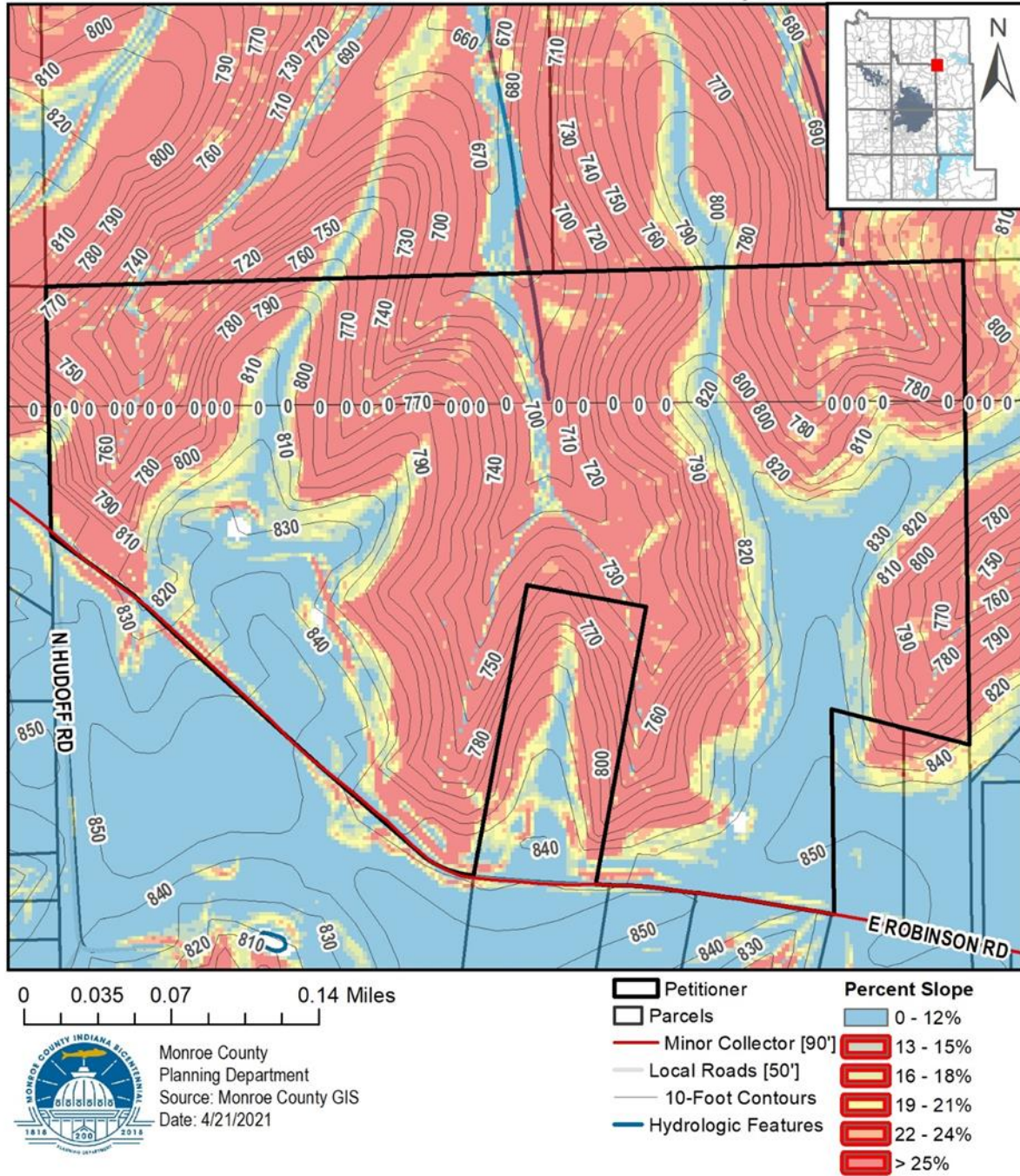
	Lot 1	Lot 2	Lot 3
Acreage / Buildable Area (+/-)	29.58 / 16.93	14.35 / 2.67	14.47 / 3.73
Wastewater	Existing septic	Proposed septic – NOT REVIEWED by Health Dept. as of 5/12/21	Proposed septic – NOT REVIEWED by Health Dept. as of 5/12/21
Property Access	Existing drive from E Robinson RD	Proposed shared I/E easement from E Robinson RD	Proposed shared I/E easement from E Robinson RD
RoW Dedication	Yes	Yes	Yes
Environmental Conditions	Pond, steep slopes. 100' drainage easements added	Pond, steep slopes. 100' drainage easements added	Steep slopes. 100' drainage easements added
Existing Structure(s)	Existing SFR	n/a	n/a



EXHIBITS - Immediately following report

1. Environmental Conditions Map
2. Preliminary Plat

Environmental Conditions Map



BUNCH/TAMEWITZ MINOR SUBDIVISION

PRELIMINARY PLAT
BENTON TOWNSHIP
SECTION 6, T 9 N, R 1 E,



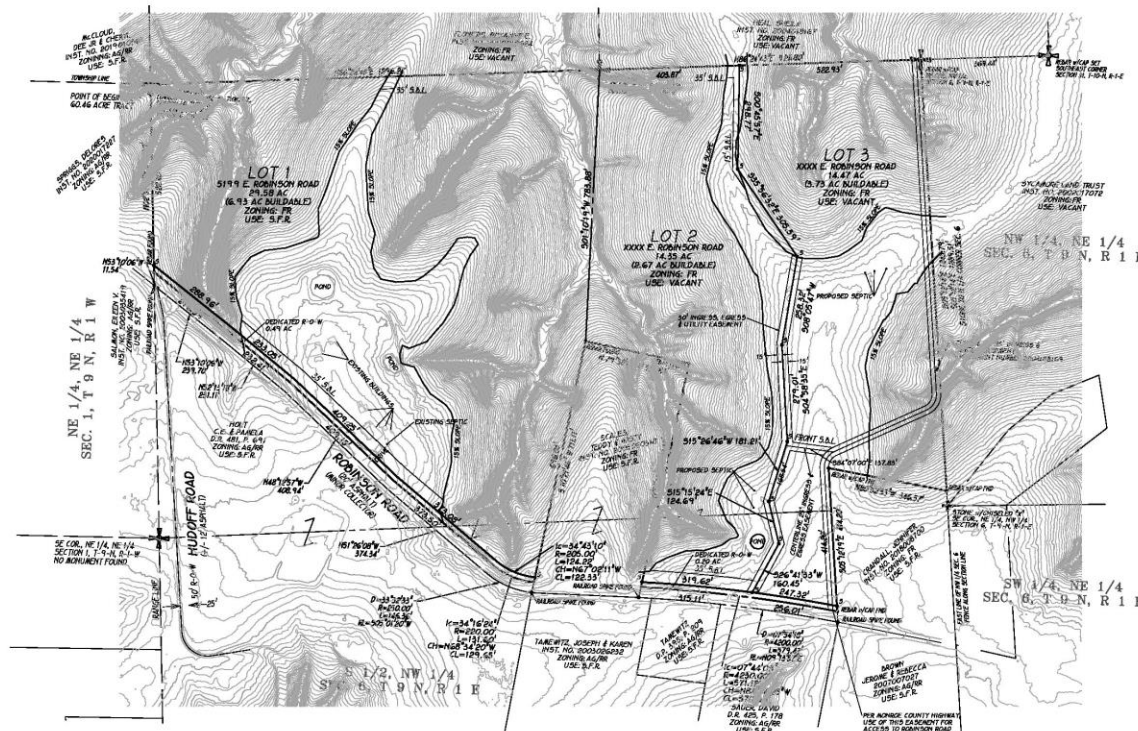
NORTH

200 0 200 400

Scale 1" = 200 ft
BASIS OF BEARING
PEGGY HOLT ADMIN SUBD.

LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
5/8" REBAR WITH CAP (TO BE SET)	○S
DEED RECORD BOOK AND PAGE	XXX/XXX
FENCE	---
FOUND	FB
SECTION CORNER	+
ENVIRONMENTAL CONSTRAINTS OVERLAY AREA	ED03



OWNER/SUBDIVIDER/DEVELOPER

NAME: PEGGY HOLT
ADDRESS: 5191 E. ROBINSON ROAD
BLOOMINGTON, IN 47408
TELEPHONE: 812-360-1412

DESIGN PROFESSIONALS

NAME: BYNUM FANYO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8030

REPORT OF SURVEY

This survey is based upon a previous survey:

1. Eric & Wilma Holt Survey as recorded in Survey Cabinet 2, envelope 225 and as Instrument number 2004018128, in the office of the Recorder of Monroe County, IN.
2. Holt Type "A" Administrative subdivision dated September 29, 2005.

FLOOD NOTE:

According to Flood Insurance Rate Map (FIRM) this real estate is part of Community-Panel Number: 18105C 0155D, Effective Date: December 17, 2010. This property is located in Zone X, an area of minimal flood hazard.
Source: FEMA

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.

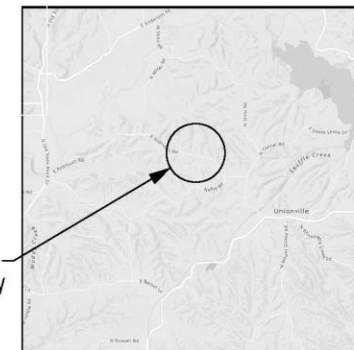
Charles D. Graham

This instrument prepared by Charles D. Graham

SETBACK TABLE

FR		
FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
35' FROM R-O-W	15' RESIDENTIAL	35' RESIDENTIAL
	50' NON-RESIDENTIAL	50' NON-RESIDENTIAL

PROJECT
LOCATION



LOCATION MAP

BUNCH/TAMEWITZ
MINOR SUBDIVISION
SHEET 1 OF 2
JOB NO. 5021006

I, Peggy Hall, the owner of the real estate described herein, does hereby certify, layoff, and plat lots numbered 1-2 to be known as BUNCH/TAMEWITZ MINOR SUBDIVISION.

Right-of-way not heretofore dedicated is hereby dedicated to Monroe County, Indiana.

In accordance with this plat and certification, this plat shall be known as BUNCH/TAMEWITZ MINOR SUBDIVISION.

Front and side yard setback lines are established as shown on the plat. Between them and the property lines of the adjacent streets no building or other structure shall be erected or maintained.

Witness our hand this _____ day of _____, 20____.

BY: _____ BY: _____
OWNER, signed OWNER, printed

STATE OF INDIANA)
COUNTY OF MONROE) SS:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared _____ and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this _____ day of _____, 20____.

County of Residence _____ Commission Expires _____
Notary Public Signature _____ Notary Public Printed _____

These parcels were created through the Minor Subdivision procedure and approved by the Monroe County Plan Commission on _____, 20____.

Under the authority of Chapter 174, Acts of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, these parcels were created through the Minor Subdivision procedure.

MONROE COUNTY PLAN COMMISSION

PRESIDENT, Margaret Clements

SECRETARY, Larry Wilson

Under the authority of Chapter 174, Acts of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this plat type "A" Administrative Subdivision vacation was approved by the Monroe County Plan Commission on: _____.

MONROE COUNTY PLAN COMMISSION

PRESIDENT, Margaret Clements

LEGAL DESCRIPTION

Owner: Peggy Hall

Source: Inst. No. 2003026231

60.46 ACRES

A part of the Northwest quarter of Section 6, Township 9 North, Range 1 East, Benton Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a rebar found marking the northwest corner of said Northwest quarter; Thence on the north line of said Northwest quarter North 86 degrees 04 minutes 43 seconds East 2223.04 feet to the northeast corner of said Northwest quarter; Thence leaving said north line and on the east line of said quarter South 05 degrees 12 minutes 14 seconds East 1245.79 feet; Thence leaving said east line North 80 degrees 52 minutes 33 seconds West 346.57 feet; Thence South 05 degrees 12 minutes 19 seconds East 414.20 feet to the north right-of-way of Robinson Road and the beginning of a curve concave southerly having a radius of 4230.00 feet; Thence on said right-of-way and curve Northwesterly 571.12 feet through a central angle of 07 degrees 44 minutes 09 seconds with a chord bearing of North 84 degrees 44 minutes 25 seconds West 570.69 feet; Thence leaving said right-of-way North 10 degrees 21 minutes 46 seconds East 660.10 feet; Thence North 79 degrees 38 minutes 14 seconds West 304.83 feet; Thence South 10 degrees 21 minutes 46 seconds West 711.11 feet to the north right-of-way of Robinson Road and the beginning of a curve concave northeasterly having a radius of 220.00 feet; Thence on said right-of-way and curve Northwesterly 131.60 feet through a central angle of 34 degrees 16 minutes 24 seconds with a chord bearing North 68 degrees 34 minutes 20 seconds West 129.65 feet; Thence continuing on said right-of-way North 51 degrees 26 minutes 08 seconds West 373.50 feet; Thence North 48 degrees 12 minutes 57 seconds West 409.15 feet; Thence North 52 degrees 13 minutes 18 seconds West 232.41 feet; Thence North 53 degrees 10 minutes 06 seconds West 276.39 feet to the west line of said Northwest quarter; Thence leaving said right-of-way line and on said west line North 02 degrees 51 minutes 31 seconds West 541.90 feet to the Point of beginning. Containing 60.46 ACRES, more or less.

SUBJECT to rights-of-way and easements

Evidence of easements has not been located in the field and is not shown on the survey drawing.

I certify that I am a Registered Land Surveyor licensed under the laws of Indiana; that this plat accurately represents a survey made by me on March 15, 2021; _____ and that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Charles D. Graham

Charles D. Graham

Registration No. LS29500014

within the State of Indiana

Bynum Fanyo & Associates, Inc.

528 N. Walnut St.

Bloomington, IN 47404

812-332-8030 tel

812-339-2990 fax

jfloyd@bynumfanyo.com



March 25, 2021

Date of Map

BUNCH/TAMEWITZ MINOR SUBDIVISION

PRELIMINARY PLAT
BENTON TOWNSHIP
SECTION 6, T 9 N, R 1 E,

BUNCH/TAMEWITZ
MINOR SUBDIVISION
SHEET 2 OF 2
JOB NO. 5021006