

# MONROE COUNTY PLAT COMMITTEE



**June 17, 2021  
4:00 pm**

## **Teleconference Information**

[https://monroecounty-  
in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQOIFLazRTQT09](https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQOIFLazRTQT09)

**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=c2lrWFp0eGFNQUtqK0NQQiFLazRTQT09](https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQiFLazRTQT09)

**June 17, 2021**

**4:00 pm**

**REGULAR MEETING**

**ADMINISTRATIVE: None.**

**OLD BUSINESS: None.**

**NEW BUSINESS:**

- 1. SSS-21-4      McClung Tract 3 Sliding Scale Subdivision Preliminary Plan    PAGE 3**  
**Plat Vacation Request.**  
**Plat Committee Decision.**  
Two (2) parcels on 49.72 +/- acres located in Section 33 & 34 of Benton North Township at 7383 N Tunnel RD.  
**Zoned FR.** Contact: rpayne@co.monroe.in.us
  
- 2. SSS-21-5      Lasuertmer Sliding Scale Subdivision Preliminary Plat                      PAGE 9**  
**Plat Vacation Request.**  
**Road Width Waiver Request.**  
**Plat Committee Recommendation**  
Two (2) parcels on 10 +/- acres located in Section 23 & 24 of Washington Township at 4501 E Streacher RD.  
**Zoned AG/RR.** Contact: rpayne@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:

June 17, 2021

CASE NUMBER	PROPOSED NAME	DETAIL
SSS-21-4	McClung Tract 3 Sliding Scale Subdivision Preliminary Plan	2-Lot Sliding Scale Subdivision Preliminary Plat with Plat Vacation

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

RECOMMENDED MOTION	Approval	Planner: Rebecca Payne
<p><b>Recommended Motion Conditions or Reasoning:</b>            Approved based on the finding that the proposed preliminary plat meets the Subdivision Control Ordinance and subject to MS4 Coordinator and Highway Engineer reports and the following conditions:</p> <ol style="list-style-type: none"> <li>1. Petitioner change the name of the subdivision to be unique per Ch 856-6</li> <li>2. Complete Rule 5 edits as required by the MS4 Assistant</li> <li>3. Add a 100' DE centered on the flowline for the part of Lot 1 east of Tunnel Rd</li> </ol>		

<b>Waiver(s) Requested:</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:
<b>Waiver of Final Hearing Requested:</b>	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
<b>Plat Vacation:</b>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Yes: McClung Type E Administrative Subdivision (Part of Tract 3)

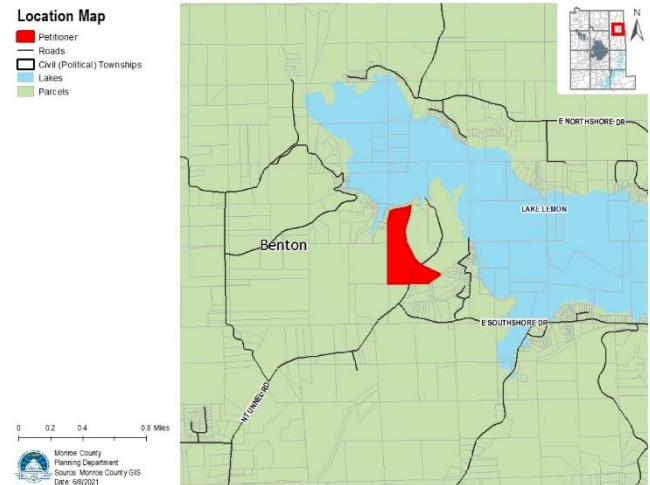
<b>PETITIONER</b>	Doug Graham, Bynum Fanyo	
<b>OWNERS</b>	Polley, Brenda K & Polley, Matthew E	
<b>ADDRESS</b>	7383 N Tunnel RD, Unionville, IN Parcel#: 53-01-34-300-020.000-003	
<b>TOWNSHIP + SECTION</b>	Benton North 33 & 34	
<b>PLATS</b>	<input type="checkbox"/> Unplatted <input checked="" type="checkbox"/> Platted: McClung Type E Administrative Subdivision	
<b>ACREAGE +/-</b>	22.16	
	<b>PETITION SITE</b>	<b>ADJACENT</b>
<b>ZONING</b>	SR, FR	AG/RR
<b>CDO ZONE</b>	Rural Residential	Rural Residential & Farm and Forest
<b>USE</b>	Residential	Residential

## SUMMARY

The petitioner is proposing a 2-lot Sliding Scale Subdivision with no waiver requests. There would be a partial plat vacation of part of Tract 3 from McClung Type E Administrative Final Plat. The petitioner will obtain appropriate signatures for the plat vacation process.

## 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 Sliding Scale 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 on Lot 1, a note to underground utilities and no sidewalks are required in this area.

	<b>Lot 1 (Parent Parcel)</b>	<b>Lot 2</b>
<b>Acreage / Buildable Area (+/-)</b>	47.17 AC Total/10.65 Buildable	2.79 AC/1.04 Buildable
<b>Wastewater</b>	Proposed septic #WW-21-50	Proposed septic #WW-21-49
<b>Utility Access / Capacity</b>		
<b>Property Access</b>	This parcel has access through use of a shared driveway entrance with 7383 North Tunnel Road through easement. This permit is issued for the entrance at the road only. RW-21-67	This parcel has access through use of a shared driveway entrance with Lot #1 North Tunnel Road through easement. This permit is issued for the entrance at the road only. RW-21-70
<b>RoW Dedication;</b> North Tunnel RD; Local RD	Yes = 50'	Yes = 50'
<b>Environmental Conditions</b>	Steep slopes	N/A
<b>Existing Structure(s)</b>	Vacant	Existing House and Garage

#### **EXHIBITS - Immediately following report**

1. County Slope & Site Conditions Map
2. Aerial Photo
3. McClung Tract 3 Sliding Scale 2 Subdivision Preliminary Plat (2 pages)
4. McClung Type E Administrative Subdivision Final Plat



# Site Conditions Map

Petitioner  
 — 2-Foot Contours

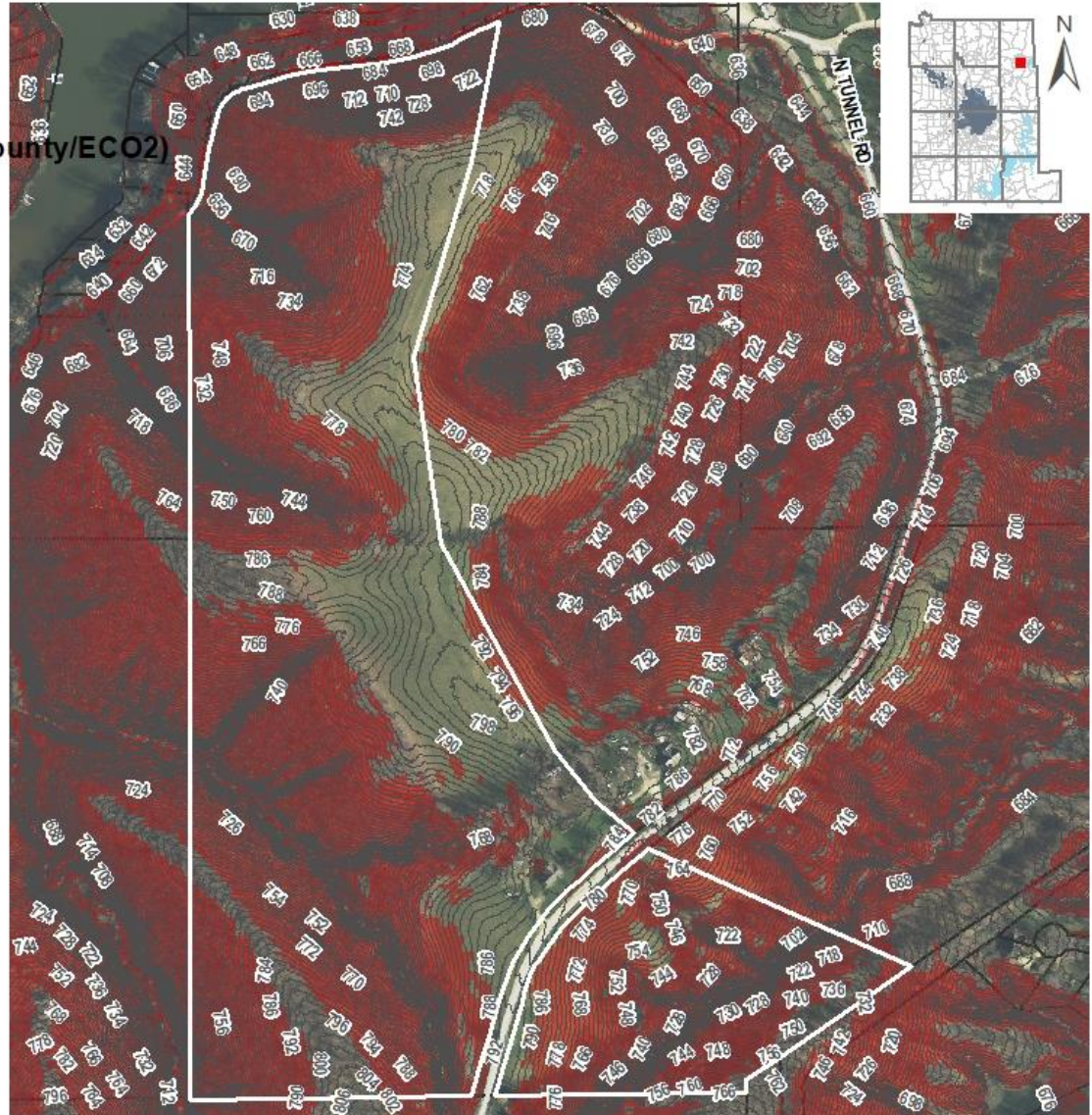
## 15% Slope Restriction (County/ECO2)

- 0 - 15
- > 15
- Local Roads [50']
- Parcels

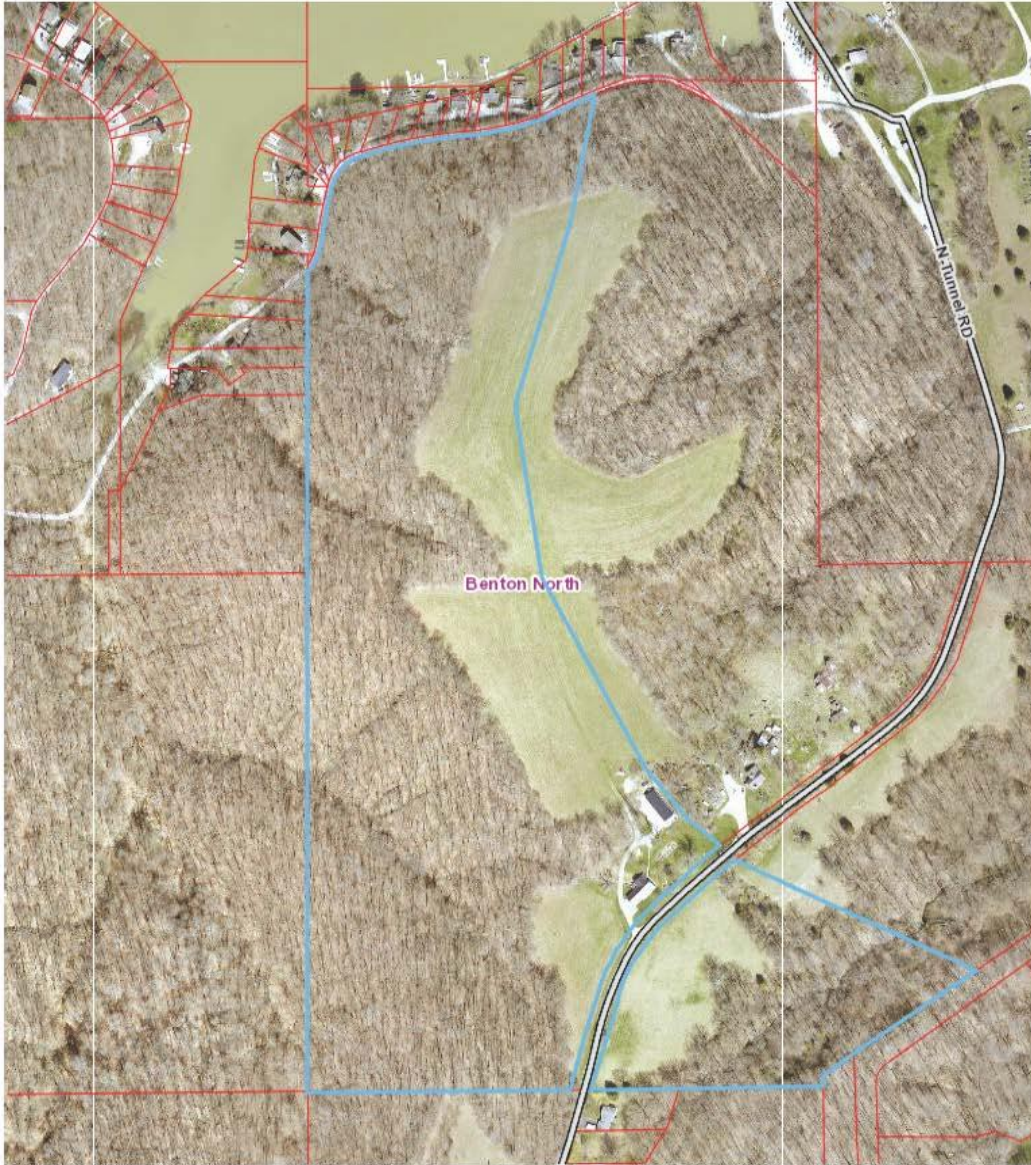
0 115 230 460 Feet



Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 6/8/2021







**Photo 1. Aerial photo from 2020.**

OWNER/SUBDIVIDER/DEVELOPER  
NAME: MATTHEW POLLEY  
ADDRESS: 7383 N. TUNNEL ROAD  
UNIONVILLE, INDIANA 47468  
TELEPHONE: 812-332-8119

DESIGN PROFESSIONALS  
NAME: BYNUM FANTO & ASSOCIATES, INC.  
ADDRESS: 528 NORTH WALNUT STREET  
BLOOMINGTON, INDIANA 47403  
TELEPHONE: 812-332-8030

# McCLUNG TRACT 3 SLIDING SCALE SUBDIVISION

A PART OF THE NW 1/4 & A PART OF THE SW 1/4 OF SECTION 34, BENTON TOWNSHIP



Scale 1" = 200 ft

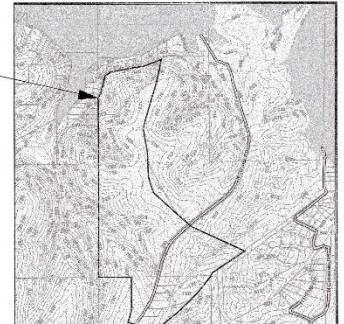
## LEGEND

PROPERTY LINE  
EASEMENT LINE  
FENCE  
DEED RECORD BOOK AND PAGE  
5/8" REAR WITH CAP SET  
MAG NAL SET  
RECORD  
MEASURED  
BUILDABLE AREA  
SECTION CORNER

## SETBACK TABLE

(TRACT 3 - FR ZONING) SLIDING SCALE

	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
FR	60'	15' RESIDENTIAL 50' NON-RESIDENTIAL	35' RESIDENTIAL 50' NON-RESIDENTIAL



DRAINAGE MAP

NUMBER	DIRECTION	DISTANCE
L11	N 82° 23' 00" E	38.38'
L12	N 04° 14' 58" E	126.46'
L13	N 01° 03' 57" E	34.01'
L14	N 87° 03' 57" E	27.21'
L15	N 88° 28' 23" E	25.99'
L16	N 5° 16' 20" E	45.60'
L17	N 77° 51' 06" E	51.64'
L18	N 74° 11' 52" E	75.97'
L19	N 16° 51' 28" E	52.40'
L20	N 71° 17' 18" E	84.10'
L21	N 68° 19' 03" E	104.04'
L22	N 56° 28' 42" E	67.36'
L23	N 65° 29' 56" E	93.00'
L24	S 77° 50' 22" E	81.91'
L25	S 51° 54' 26" E	71.03'
L26	S 77° 58' 38" E	66.17'
L27	S 18° 35' 00" E	61.80'
L28	S 62° 41' 11" E	18.17'
L29	S 10° 47' 55" E	51.78'
L30	S 68° 23' 30" E	31.54'
L31	S 55° 32' 26" E	150.80'
L32	S 04° 08' 50" E	36.68'
L33	S 41° 59' 11" E	60.86'
L34	S 07° 52' 07" E	47.19'
L35	S 82° 51' 02" E	123.00'
L36	S 68° 36' 47" E	24.11'
L37	N 41° 55' 58" E	33.95'
L38	N 67° 57' 59" E	61.34'
L39	N 47° 16' 10" E	47.14'
L40	S 72° 45' 41" E	67.60'
L41	N 78° 16' 28" E	74.98'
L42	N 11° 23' 57" W	158.29'
L43	N 52° 01' 10" E	265.29'
L44	S 58° 26' 01" W	188.27'
L45	S 05° 26' 01" W	47.15'
L46	S 57° 27' 57" E	81.91'

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

As per Chapter 856-41, all utilities, including but not limited to gas, sewer, electric power, telephone and CATV shall be located underground throughout the subdivision.

As per Chapter 862-4, Lot 2 shall not be further subdivided for a period of twenty-five (25) years from the date of recording of the Final Plat unless connected to a public sewage disposal system or further subdivision of the property is authorized by ordinance.

If the pre-existing nonconforming residential structure (the existing house on Lot 2) does not meet front yard setback requirements, and may not be enlarged, moved or otherwise changed, unless a variance from the terms of the ordinance is obtained from the board of Zoning Appeals. Further, the nonconforming structure status applies to the residential structure and removal or destruction of the structure shall eliminate the nonconforming status.

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 02320, Map Revised: December 17, 2010 subject Property is in Zone X, an area determined to be outside the 500-year floodplain.  
Source: FEMA

PREPARED BY BYNUM FANTO & ASSOCIATES, INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404



LEGAL DESCRIPTION  
PAGE 1  
41.79 ACRES

Parts of the Southwest quarter of the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 34, Township 10 North, Range 1 East, Benton Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a corner mark marking the southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 10 North, Range 1 East, Benton Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a corner mark marking the southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 10 North, Range 1 East, Benton Township, Monroe County, Indiana, more particularly described as follows:

Beginning at a corner mark marking the southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 10 North, Range 1 East, Benton Township, Monroe County, Indiana, more particularly described as follows:

also a part of the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter of Section 34, Township 10 North, Range 1 East, Benton Township, Monroe County, Indiana, more particularly described as follows:

Commencing at a corner mark marking the southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 10 North, Range 1 East, Benton Township, Monroe County, Indiana, more particularly described as follows:

Thence continuing on said south line of said quarter quarter South 87 degrees 43 minutes 39 seconds East 244.50 feet to a pipe found marking the southeast corner of the Southwest quarter of the Southwest quarter of Section 34, Township 10 North, Range 1 East, Benton Township, Monroe County, Indiana, more particularly described as follows:

# McCLUNG TRACT 3 SLIDING SCALE SUBDIVISION

FINAL P.L. 1  
A PART OF THE NW 1/4 & A PART OF THE SW 1/4 OF SECTION 34, BENTON TOWNSHIP

We, Brandon K. Polley & Matthew F. Polley, the owner of the real estate described herein, does hereby certify, layout and plat into numbered 1 & 2 to be known as McCLUNG TRACT 3 SLIDING SCALE SUBDIVISION.

Right-of-way not hereinafter dedicated is hereby dedicated to Monroe County, Indiana in accordance with this plat and certification, this plat shall be known as McCLUNG TRACT 3 SLIDING SCALE SUBDIVISION.

Front and side yard setback lines are established as shown on this plat. Between them and the property lines of the adjacent street or building or other structure shall be erected or maintained.

Witness our hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: OWNER, signed Brandon K. Polley, Owner Inst. No. 2016018760

BY: OWNER, printed

STATE OF INDIANA )  
COUNTY OF MONROE )

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared Brandon K. Polley 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: \_\_\_\_\_

Witness our hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: OWNER, signed Matthew F. Polley, Owner Inst. No. 2016018760

BY: OWNER, printed

STATE OF INDIANA )  
COUNTY OF MONROE )

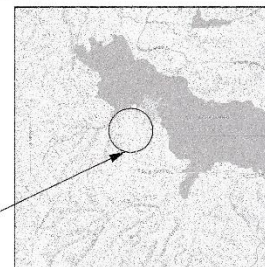
Before me, the undersigned Notary Public, in and for the said County and State, personally appeared Matthew F. Polley and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County of Residence: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

Notary Public Signature: \_\_\_\_\_ Notary Public Printed: \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ PLAT NUMBER \_\_\_\_\_ ENVELOPE \_\_\_\_\_



PROJECT LOCATION

LOCATION MAP

Under the authority of Chapter 174, Acts of 1947, as amended by the General Assembly of the State of Indiana, and Monroe County Subdivision Control Ordinance, this McClung Tract 3 Subdivision Plat 3 location was approved by the Monroe County Plan Commission on \_\_\_\_\_, 20\_\_\_\_.

MONROE COUNTY PLAN COMMISSION

PRESIDENT: Margaret Clements

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission of a meeting held \_\_\_\_\_, 20\_\_\_\_.

This parcel was created through the Sliding Scale Subdivision procedure and approved by the Monroe County Plan Commission on \_\_\_\_\_, 20\_\_\_\_.

MONROE COUNTY PLAN COMMISSION

FILED/SEAL:

SECRETARY

Evidence of easements has not been located in this field and is not shown on the survey shown. This certification does not take into consideration additional facts on accurately and correct title search and/or examination might disclose.

Subject to the above reservations, I hereby certify that the survey work on the project shown herein was performed 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 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 \_\_\_\_\_ June 25th, 2016 and that the monuments shown on it exist, and that their locations, sizes, types, and materials are accurately shown.

Charles W. Graham

Charles W. Graham  
Indiana L.S. #15000004  
Bryant Lupton & Associates, Inc.  
528 North Walnut Street  
Bloomington, Indiana 47404-5004  
812-332-2010



McCLUNG TRACT 3  
SLIDING SCALE SUBDIVISION  
FINAL PLAT  
PLAT PREPARED: FEBRUARY 9, 2021  
201 IN. 5000A  
SHEET 2 OF 2

PREPARED BY BRYANT LUPTON & ASSOCIATES, INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404





# MONROE COUNTY PLAT COMMITTEE

Public Meeting

Date:

June 17, 2021

CASE NUMBER	PROPOSED NAME	DETAIL
SSS-21-5	Lasuertmer Sliding Scale Subdivision	2-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: Rebecca Payne
<p><b>Recommended Motion Conditions or Reasoning:</b>            Positive recommendation to the Plan Commission based on the finding that the proposed preliminary plat, road width waiver, and plat vacation meets the Subdivision Control Ordinance and subject to the MS4 Coordinator and Highway Engineer reports, subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Petitioner meet all Highway and Health Department requirements.</li> <li>2. Should the petitioner not construct a primary residence on the parent parcel (Lot 2) within 3 years, then they will be required to convert the existing Accessory Dwelling Unit back into the primary residence on the property.</li> </ol>		

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

<b>PETITIONER</b>	Todd Borgman, Bynum Fanyo	
<b>OWNERS</b>	Countryman, Amy; Lasuertmer, David & Laura	
<b>ADDRESS</b>	4501 E Streacher RD; Parcel #53-02-23-400-001.000-017 & 53-02-24-300-005.000-017	
<b>TOWNSHIP + SECTION</b>	Washington Township, Section 23	
<b>PLATS</b>	<input type="checkbox"/> Unplatted <input checked="" type="checkbox"/> Platted: Countryman Type E Administrative Sub Final Plat	
<b>ACREAGE +/-</b>	22.16	
	<b>PETITION SITE</b>	<b>ADJACENT</b>
<b>ZONING</b>	AG/RR	AG/RR, IP
<b>CDO ZONE</b>	Farm and Forest	Farm and Forest
<b>USE</b>	Residential / Agriculture	Residential / Agriculture

SUMMARY
The petitioner is proposing a 2-lot Sliding Scale Subdivision with one road width waiver requests. There would be a partial plat vacation of the Countryman Type E Administrative Subdivision Final Plat. The petitioner will obtain appropriate signatures for the plat vacation process.

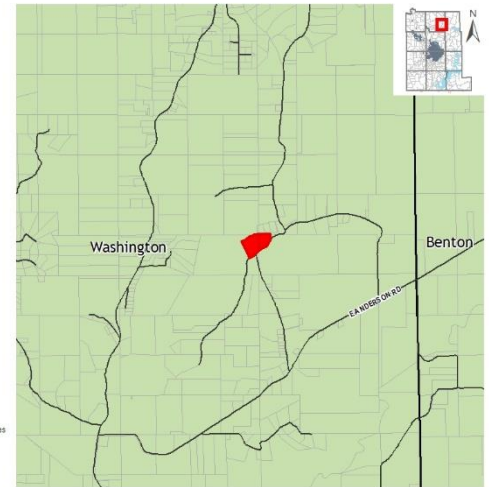
## DISCUSSION

The proposed subdivision requires one road width waiver and therefore will be heard at the Plan Commission. If the proposed subdivision and plat vacation are approved, the proposed subdivision may file a Sliding Scale 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 on Lot 1, a note to underground utilities and no sidewalks are required in this area.

**Location Map**  


0 0.2 0.4 0.8 Miles  
  
 Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 9/20/2021



	<b>Lot 1</b>	<b>Tract 2 (Parent Parcel)</b>
<b>Acreage / Buildable Area (+/-)</b>	4.235 Total/ 1.97 Buildable	5.255 Total 2.58 Buildable SEC 24 – 3.214 Acres SEC 23 – 2.041 Acres
<b>Wastewater</b>	21939	12952
<b>Utility Access / Capacity</b>		
<b>Property Access</b>	This parcel has access through use of a shared driveway entrance with Lot #2 East Streacher Road through easement. This permit is issued for the entrance at the road only. RW-21-45	This parcel has access through use of a shared driveway entrance with Lot #1 East Streacher Road through easement. This permit is issued for the entrance at the road only. RW-21-46
<b>RoW Dedication;</b> E Streacher Road = Local Road; N Lydy RD = Local Road	Yes = 50'	Yes = 50'
<b>Environmental Conditions</b>	Steep slopes	N/A
<b>Existing Structure(s)</b>	Existing house, outbuildings (shed)	Existing House

**EXHIBITS - Immediately following report**

1. County Slope & Site Conditions Map
2. Aerial Photo
3. Lasuertmer Sliding Scale Subdivision Preliminary Plat
4. Countryman Type Administrative Subdivision Final Plat
5. Septic Permits for Lots 1 & 2

## Site Conditions Map

Petitioner


— 2-Foot Contours

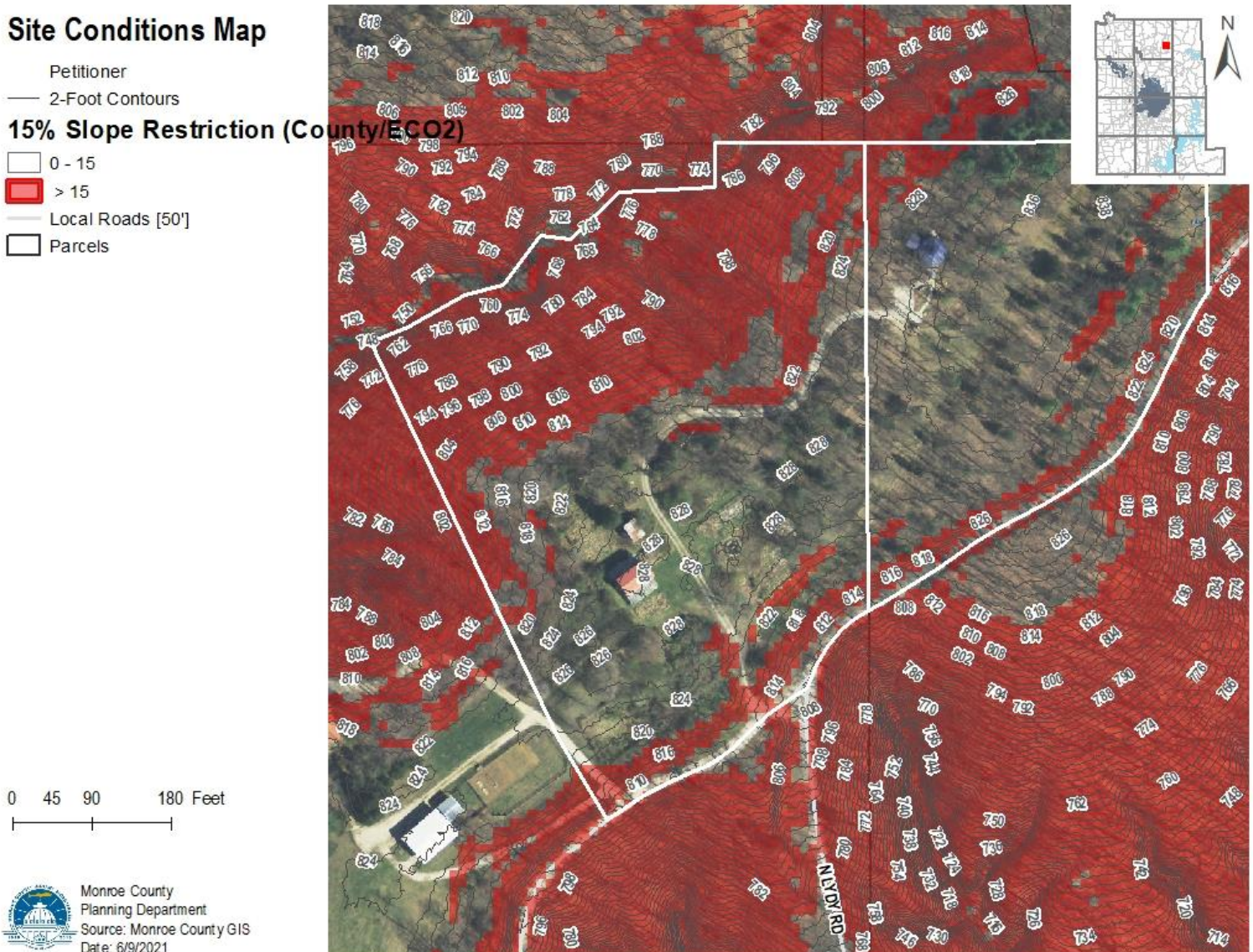
**15% Slope Restriction (County/ECO2)**

0 - 15

☐ > 15

— Local Roads [50']

 Parcels

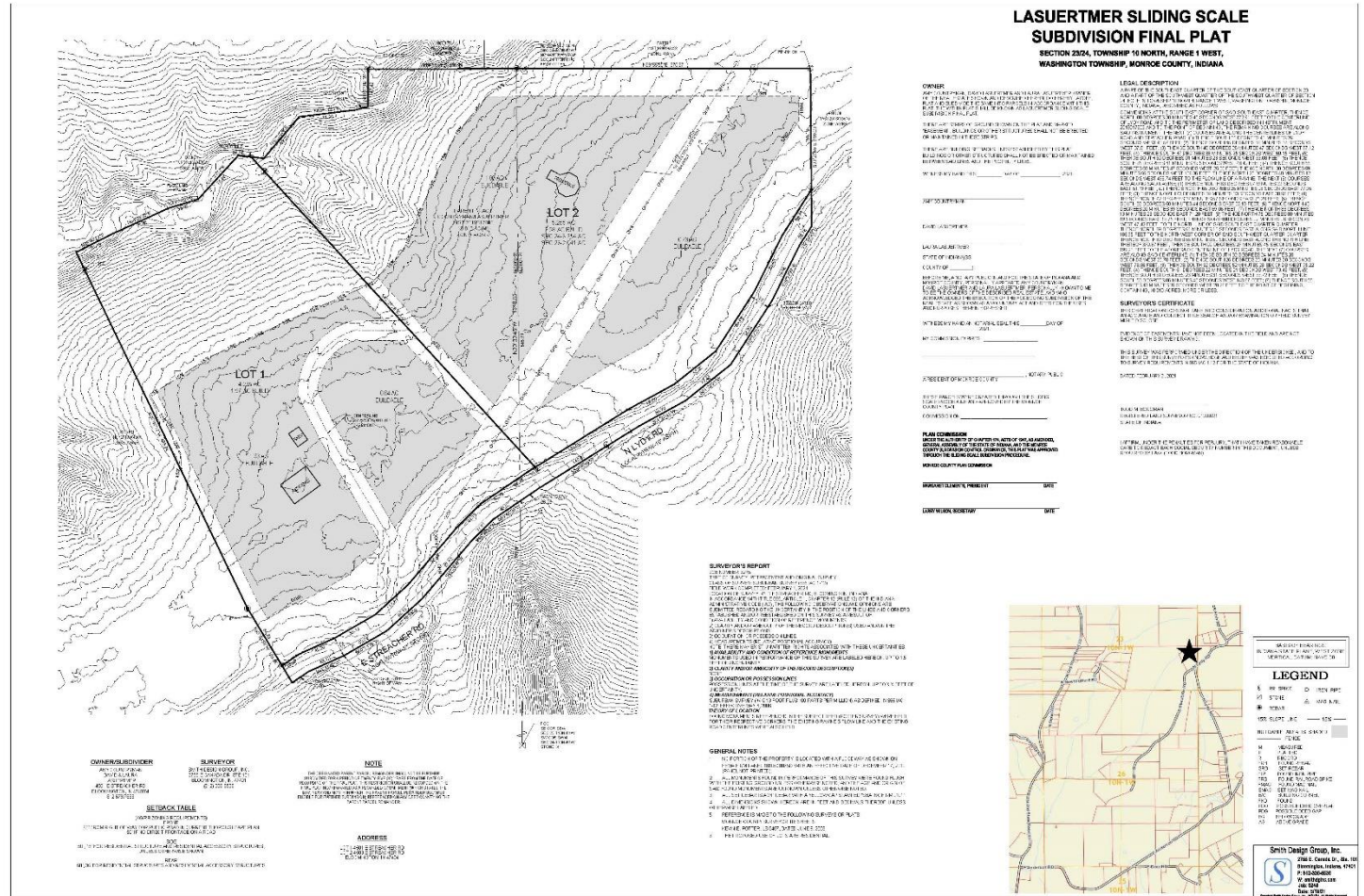






**Photo 1. Aerial photo.**

# EXHIBIT 3 Lasuertmer Sliding Scale Subdivision Final Plat





LASUERTMER SLIDING SCALE  
SUBDIVISION FINAL PLAT

SECTION 23/24, TOWNSHIP 10 NORTH, RANGE 1 WEST,  
WASHINGTON TOWNSHIP, MONROE COUNTY, INDIANA

OWNER

AMY COUNTRYMAN, DAVID LASUERTMER AND LAURA LASUERTMER, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE THE SAME INTO PARCELS IN ACCORDANCE WITH THIS PLAT. THE WITHIN PLAT SHALL BE KNOWN AS LASUERTMER SLIDING SCALE SUBDIVISION FINAL PLAT.

THERE ARE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "EASEMENT". BUILDINGS OR OTHER STRUCTURES SHALL NOT BE ERRECTED OR MAINTAINED IN THESE STRIPS.

THERE ARE BUILDING SETBACKS LINES ESTABLISHED BY THIS PLAT. BUILDINGS OR OTHER STRUCTURES SHALL NOT BE ERRECTED OR MAINTAINED BETWEEN SAID LINES AND THE PROPERTY LINES.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

AMY COUNTRYMAN

DAVID LASUERTMER

LAURA LASUERTMER

STATE OF INDIANA:SS

COUNTY OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA AND MONROE COUNTY, PERSONALLY APPEARED AMY COUNTRYMAN, DAVID LASUERTMER AND LAURA LASUERTMER, PERSONALLY KNOWN TO ME TO BE THE OWNERS OF THE DESCRIBED REAL ESTATE, AND WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING SUBDIVISION OF THE REAL ESTATE AS SHOWN AS A VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AN NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_, NOTARY PUBLIC  
A RESIDENT OF MONROE COUNTY

THESE PARCELS WERE CREATED THROUGH THE SLIDING SCALE PROCEDURE AND APPROVED BY THE MONROE COUNTY PLAN COMMISSION ON \_\_\_\_\_

PLAN COMMISSION  
UNDER THE AUTHORITY OF CHAPTER 174, ACTS OF 1947, AS AMENDED, GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND THE MONROE COUNTY SUBDIVISION CONTROL ORDINANCE, THIS PLAT WAS APPROVED THROUGH THE SLIDING SCALE SUBDIVISION PROCEDURE.  
MONROE COUNTY PLAN COMMISSION

MARGARET CLEMENTS, PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

LARRY WILSON, SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, BOTH IN TOWNSHIP 10 NORTH, RANGE 1 WEST, WASHINGTON TOWNSHIP, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 30 MINUTES 45 SECONDS WEST 772.91 FEET TO THE CENTERLINE OF LYDY ROAD AND TO THE PERIMETER OF LAND DESCRIBED IN INSTRUMENT 2019017803 AND TO THE POINT OF BEGINNING, THE REMAINING COURSES ARE ALONG SAID INSTRUMENT, THE NEXT (7) COURSES ARE ALONG THE CENTERLINES OF LYDY ROAD AND STREACHER ROAD: (1) THENCE SOUTH 85 DEGREES 43 MINUTES 26 SECONDS WEST 40.57 FEET; (2) THENCE SOUTH 45 DEGREES 36 MINUTES 34 SECONDS WEST 37.81 FEET; (3) THENCE SOUTH 40 DEGREES 26 MINUTES 47 SECONDS WEST 97.12 FEET; (4) THENCE SOUTH 47 DEGREES 38 MINUTES 35 SECONDS WEST 60.15 FEET; (5) THENCE SOUTH 60 DEGREES 01 MINUTES 23 SECONDS WEST 63.08 FEET; (6) THENCE SOUTH 65 DEGREES 41 MINUTES 48 SECONDS WEST 48.42 FEET; (7) THENCE SOUTH 55 DEGREES 58 MINUTES 17 SECONDS WEST 25.06 FEET; THENCE NORTH 30 DEGREES 59 MINUTES 55 SECONDS WEST 109.36 FEET; THENCE NORTH 25 DEGREES 40 MINUTES 12 SECONDS WEST 498.74 FEET TO THE FLOW LINE OF A Ravine, THE NEXT (6) COURSES ARE ALONG SAID RAVINE: (1) THENCE NORTH 63 DEGREES 07 MINUTES 22 SECONDS EAST 51.19 FEET; (2) THENCE NORTH 65 DEGREES 25 MINUTES 28 SECONDS EAST 77.95 FEET; (3) THENCE NORTH 73 DEGREES 09 MINUTES 03 SECONDS EAST 38.90 FEET; (4) THENCE NORTH 42 DEGREES 27 MINUTES 57 SECONDS EAST 75.28 FEET; (5) THENCE SOUTH 82 DEGREES 50 MINUTES 44 SECONDS EAST 32.18 FEET; (6) THENCE NORTH 40 DEGREES 20 MINUTES 39 SECONDS EAST 69.06 FEET; (7) THENCE NORTH 83 DEGREES 13 MINUTES 23 SECONDS EAST 71.20 FEET; (8) THENCE NORTH 75 DEGREES 00 MINUTES 19 SECONDS EAST 15.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 47.42 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 18 SECONDS EAST ALONG SAID NORTH LINE 188.95 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER QUARTER; THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE THEREOF 370.87 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 45 SECONDS EAST 199.23 FEET TO THE AFORESAID CENTERLINE OF LYDY ROAD, THE NEXT (7) COURSES ARE ALONG SAID CENTERLINE: (1) THENCE SOUTH 32 DEGREES 24 MINUTES 20 SECONDS WEST 28.78 FEET; (2) THENCE SOUTH 26 DEGREES 23 MINUTES 20 SECONDS WEST 78.56 FEET; (3) THENCE SOUTH 32 DEGREES 52 MINUTES 28 SECONDS WEST 95.22 FEET; (4) THENCE SOUTH 51 DEGREES 22 MINUTES 21 SECONDS WEST 73.48 FEET; (5) THENCE SOUTH 61 DEGREES 23 MINUTES 31 SECONDS WEST 66.72 FEET; (6) THENCE SOUTH 58 DEGREES 06 MINUTES 48 SECONDS WEST 148.87 FEET; (7) THENCE SOUTH 55 DEGREES 43 MINUTES 26 SECONDS WEST 28.26 FEET TO THE POINT OF BEGINNING, CONTAINING, 10.010 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE AND CORRECT TITLE SEARCH AND/OR EXAMINATION OR FIELD SURVEY MIGHT DISCLOSE.

EVIDENCE OF EASEMENTS HAVE NOT BEEN LOCATED IN THE FIELD AND ARE NOT SHOWN ON THIS SURVEY DRAWING.

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED FEBRUARY 2, 2021

TODD M. BORGMAN  
REGISTERED LAND SURVEYOR NO. 21200021  
STATE OF INDIANA

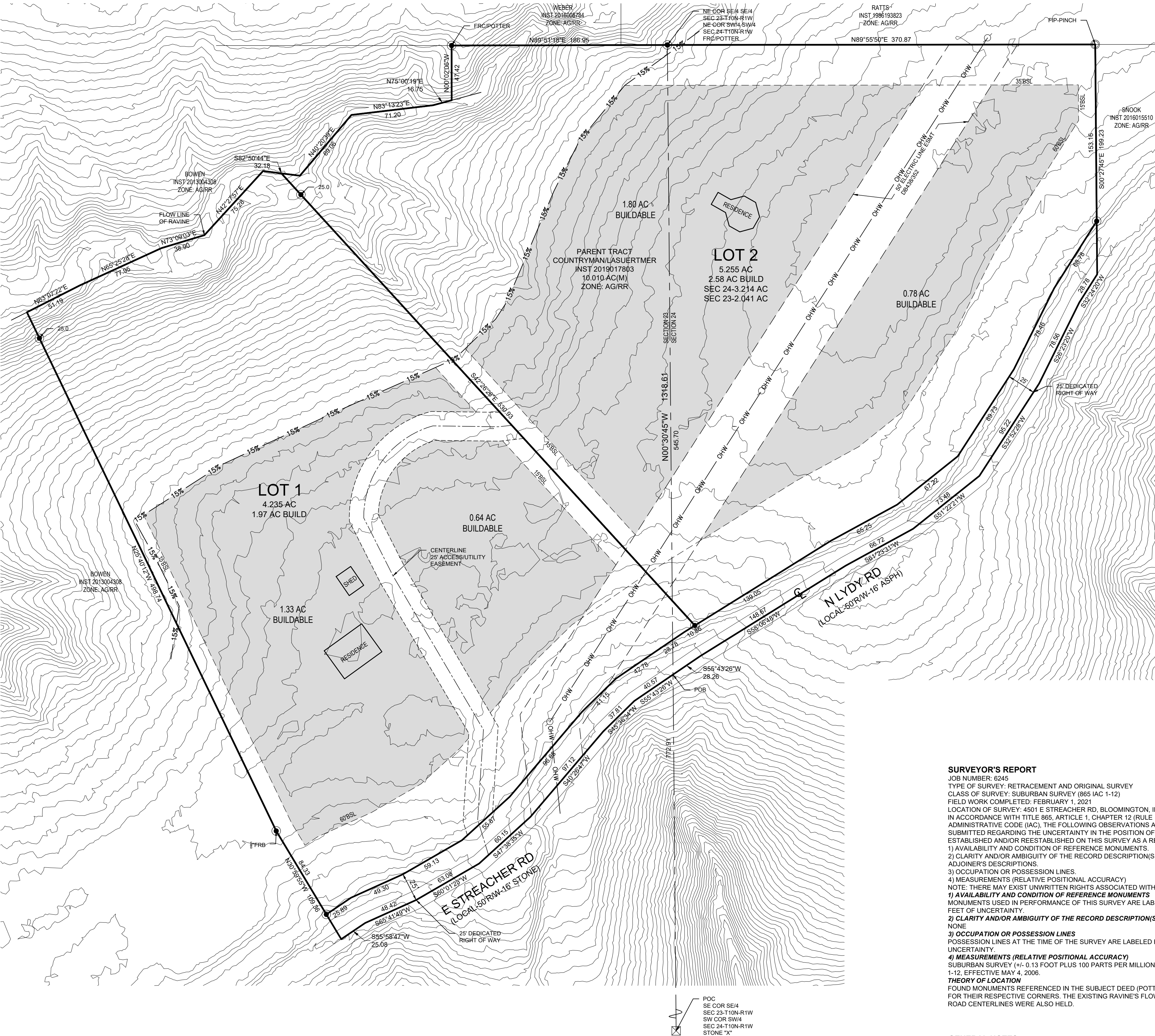
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)

SURVEYOR'S REPORT

JOB NUMBER: 6245  
TYPE OF SURVEY: RETRACEMENT AND ORIGINAL SURVEY  
CLASS OF SURVEY: SUBURBAN SURVEY (865 IAC 1-12)  
FIELD WORK COMPLETED: FEBRUARY 1, 2021  
LOCATION OF SURVEY: 4501 E STREACHER RD, BLOOMINGTON, INDIANA  
IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 (RULE 12) OF THE INDIANA ADMINISTRATIVE CODE (IAC), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE UNCERTAINTY IN THE POSITION OF THE LINES AND CORNERS ESTABLISHED AND/OR REESTABLISHED ON THIS SURVEY AS A RESULT OF:  
1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS  
2) CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S) USED AND/OR THE ADJOINER'S DESCRIPTIONS.  
3) OCCUPATION OR POSSESSION LINES  
4) MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)  
NOTE: THERE MAY EXIST UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES.  
1) **AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS**  
MONUMENTS USED IN PERFORMANCE OF THIS SURVEY ARE LABELED HEREON, UP TO 1.5 FEET OF UNCERTAINTY.  
2) **CLARITY AND/OR AMBIGUITY OF THE RECORD DESCRIPTION(S)**  
NONE  
3) **OCCUPATION OR POSSESSION LINES**  
POSSESSION LINES AT THE TIME OF THE SURVEY ARE LABELED HEREON, UP TO X.X FEET OF UNCERTAINTY.  
4) **MEASUREMENTS (RELATIVE POSITIONAL ACCURACY)**  
SUBURBAN SURVEY (+/- 0.13 FOOT PLUS 100 PARTS PER MILLION) AS DEFINED IN 865 IAC 1-12, EFFECTIVE MAY 4, 2006.  
**THEORY OF LOCATION**  
FOUND MONUMENTS REFERENCED IN THE SUBJECT DEED (POTTER SURVEY) WERE HELD FOR THEIR RESPECTIVE CORNERS. THE EXISTING RAVINE'S FLOW LINE AND THE EXISTING ROAD CENTERLINES WERE ALSO HELD.

GENERAL NOTES

- NO PORTION OF THE PROPERTY IS LOCATED WITH A FLOODWAY AS SHOWN ON FEMA FIRM PANEL 18105C0075D WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010 (PANEL NOT PRINTED).
- ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY WERE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED, AND THE AGE AND ORIGIN OF SAID FOUND MONUMENTS ARE UNKNOWN UNLESS OTHERWISE NOTED.
- ALL SET REBAR IS A 24" REBAR WITH A YELLOW CAP STAMPED "SBA INC FIRM 0101"
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
- REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS.  
MONROE COUNTY SURVEYOR TIE SHEETS  
KEVIN B. POTTER, LS 0487, DATED JUNE 9, 2008  
THE PROPOSED USE OF LOTS ARE RESIDENTIAL.



OWNER/SUBDIVIDER  
AMY COUNTRYMAN  
DAVID & LAURA  
LASUERTMER  
4501 E STREACHER RD  
BLOOMINGTON, IN 474014  
812.678.7633

SURVEYOR  
SMITH DESIGN GROUP, INC.  
2755 E CANADA DR, STE 101  
BLOOMINGTON, IN 47401  
(812) 336-6536

NOTE

THE DESIGNATED PARENT PARCEL REMAINDER SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF RECORDING OF THE FINAL PLAT. THIS RESTRICTION SHALL BE RECORDED ON THE FINAL PLAT INCORPORATED AS A RECORDED COMMITMENT WHICH STATES THE DAY, YEAR AND MONTH IN WHICH THE PARENT PARCEL REMAINDER BECOMES ELIGIBLE FOR FURTHER SUBDIVISION(S) REFERENCED ON ANY DEED CONVEYING THE PARENT PARCEL REMAINDER.

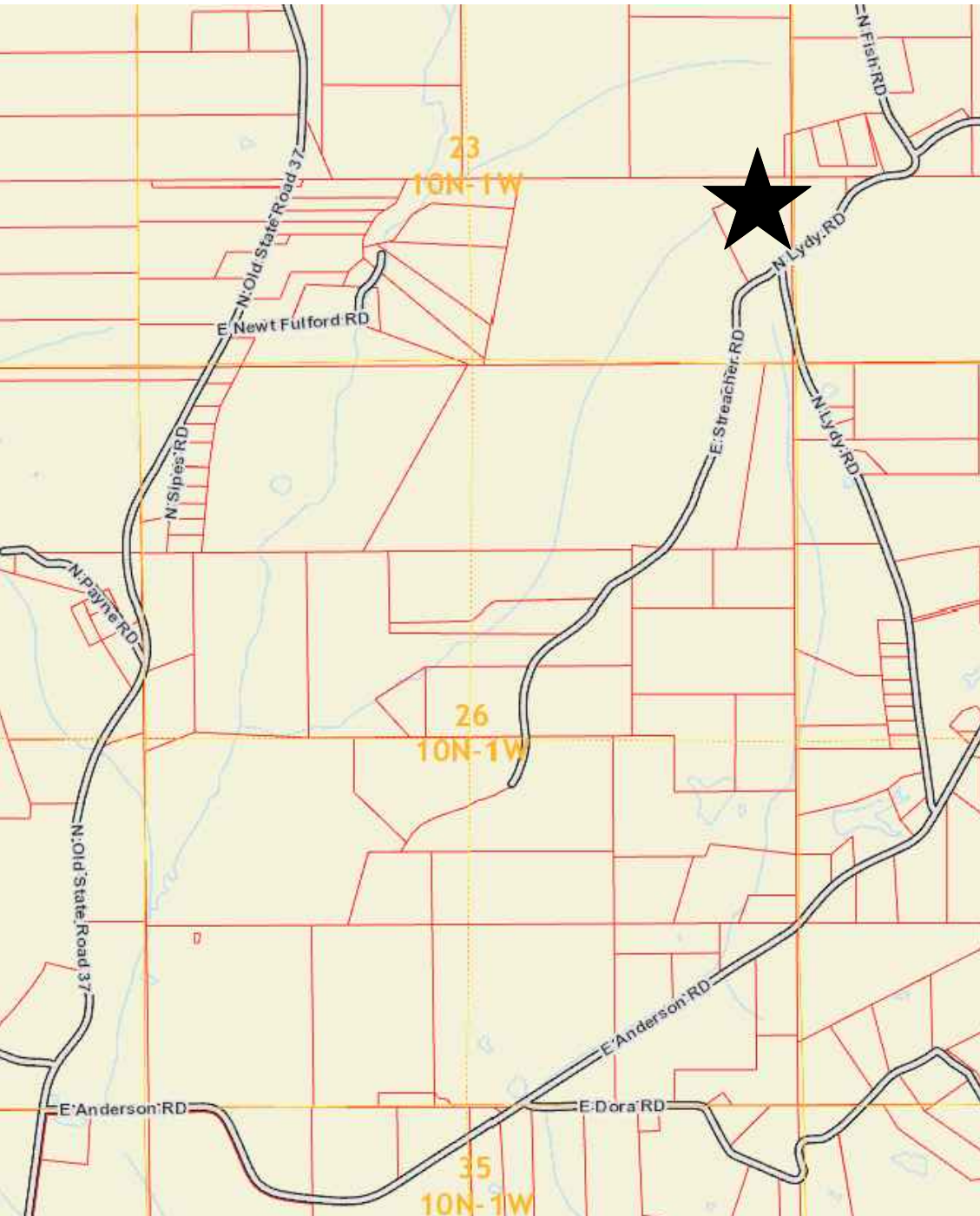
ADDRESS

LOT 1-4501 E STREACHER RD  
LOT 2-4503 E STREACHER RD  
BLOOMINGTON, IN 47404

SETBACK TABLE

(AGRR ZONING REQUIREMENTS)

- 60' FROM RIGHT OF WAY FOR PUBLIC ROAD IN CURRENT THOROUGHFARE PLAN  
50' IF NO DIRECT FRONTAGE ON A ROAD
- SIDE  
50', 15' FOR RESIDENTIAL STRUCTURE AND RESIDENTIAL ACCESSORY STRUCTURES, UNLESS OTHERWISE SHOWN
- REAR  
50', 35' FOR RESIDENTIAL STRUCTURES AND RESIDENTIAL ACCESSORY STRUCTURES



BASIS OF BEARINGS:  
INDIANA STATE PLANE, WEST ZONE  
VERTICAL DATUM: NAVD 88

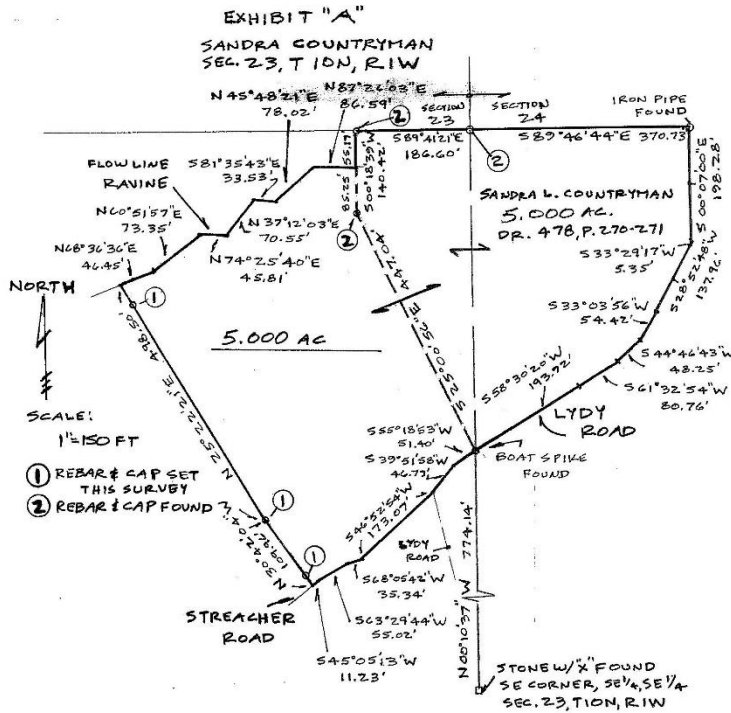
LEGEND

- RR SPIKE    IRON PIPE  
STONE    MAG NAIL  
REBAR
- 15% SLOPE LINE    15%  
BUILDABLE AREA IS SHADED  
FENCE
- M MEASURED  
P PLATTED  
R RECORD  
FRB FOUND REBAR  
SRB SET REBAR  
FIP FOUND IRON PIPE  
FRS FOUND RAILROAD SPIKE  
FMAG FOUND MAG NAIL  
SMAG SET MAG NAIL  
B/C BUILDING CORNER  
FND FOUND  
PDO POSSIBLE DEED OVERLAP  
PDG POSSIBLE DEED GAP  
BG BELOW GRADE  
AG ABOVE GRADE

Smith Design Group, Inc.  
2755 E. Canada Dr., Ste. 101  
Bloomington, Indiana, 47401  
P: 812-336-6536  
W: smithdgroup.com  
Job: 6245  
Date: 5/19/21  
Copyright Smith Design Group, Inc. 5/19/21. All Rights Reserved.



# EXHIBIT 4: Countryman Type E Administrative Subdivision Final Plat & Deeds



6/9/08

*Kevin B. Potter*

Kevin B. Potter, P.E.  
369 East Cunningham Street  
Martinsville, Indiana 46151  
Phone (812) 331-7981



**LEGAL DESCRIPTION** -- Sandra L. Countryman (Combined Parcels)

Part of the Southeast quarter of the Southeast quarter of Section 23 and part of the Southwest quarter of the Southwest quarter of Section 24, Township 10 North, Range 1 West, Washington Township, Monroe County, Indiana, more particularly described as follows:

Commencing at a cut limestone with "X" found at the Southeast corner of said quarter quarter section; thence North 00 degrees 10 minutes 37 seconds West along the East line of said quarter quarter section 774.14 feet to a boat spike in Lydy Road at the point of beginning; thence along the centerline of Lydy Road and Streicher Road the following six courses:

- 1) South 55 degrees 18 minutes 53 seconds West 51.40 feet;
- 2) South 39 degrees 51 minutes 58 seconds West 46.77 feet;
- 3) South 46 degrees 52 minutes 54 seconds West 173.07 feet;
- 4) South 68 degrees 05 minutes 42 seconds West 35.34 feet;
- 5) South 63 degrees 29 minutes 44 seconds West 55.02 feet;
- 6) South 45 degrees 05 minutes 13 seconds West 11.23 feet;

thence leaving said centerline North 30 degrees 42 minutes 04 seconds West 109.96 feet to a rebar with cap; thence North 25 degrees 22 minutes 21 seconds West 498.50 feet to the flow line of a ravine; thence following said ravine flow line the following seven courses:

- 1) North 68 degrees 36 minutes 36 seconds East 46.45 feet;
- 2) North 60 degrees 51 minutes 57 seconds East 73.35 feet;
- 3) North 74 degrees 25 minutes 40 seconds East 45.81 feet;
- 4) North 37 degrees 12 minutes 03 seconds East 70.55 feet;
- 5) South 81 degrees 35 minutes 43 seconds East 33.53 feet;
- 6) North 45 degrees 48 minutes 21 seconds East 78.02 feet;
- 7) North 87 degrees 26 minutes 03 seconds East 86.59 feet;

thence leaving said ravine North 00 degrees 18 minutes 39 seconds East 55.17 feet to a rebar on the North line of the Southeast quarter of the Southeast quarter of said Section 23; thence South 89 degrees 41 minutes 21 seconds East along said North line 186.60 feet to a rebar at the Northeast corner of said quarter quarter section; thence South 89 degrees 46 minutes 44 seconds East 370.73 feet to a pinch top pipe found; thence South 00 degrees 07 minutes 00 seconds East 198.28 feet to the center of Lydy Road; thence along the centerline of Lydy Road the following six courses:

- 1) South 33 degrees 29 minutes 17 seconds West 5.35 feet;
- 2) South 28 degrees 52 minutes 48 seconds West 137.96 feet;
- 3) South 33 degrees 03 minutes 56 seconds West 54.42 feet;
- 4) South 44 degrees 46 minutes 43 seconds West 48.25 feet;
- 5) South 81 degrees 32 minutes 54 seconds West 80.76 feet;
- 6) South 58 degrees 30 minutes 20 seconds West 193.72 feet to the point of beginning, containing 10.000 acres, more or less.

Subject to the rights-of-way for Lydy and Streicher Roads and subject to all other easements, restrictions, and rights-of-way of record.

**CERTIFICATION**

I, Kevin B. Potter, L.S. # S 0487, hereby certify that the above legal description was based on a recent survey performed under my direct supervision and was performed per IAC survey standards. In witness thereof I hereunto attach my hand and seal this 9<sup>th</sup> day of June, 2008.

*Kevin B. Potter*

Kevin B. Potter, L.S. # S 0487  
369 East Cunningham Street  
Martinsville, IN 46151  
Phone (812) 331-7981



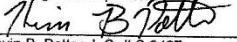
**REPORT of SURVEY**  
Sandra L. Countryman  
Section 23, T10N, R1W

Per IAC chapter 865, a report of survey is required to explain procedures used in to establish the boundary lines for the subject parcel and to provide an opinion regarding uncertainties in the final boundary locations. The subject property lines were determined as follows:

1. The subject parcel was cut out from a larger 116.885 acre parcel previously surveyed by us in the 1990's.
2. The Southeast line of the subject parcel corresponds with the center of Lydy and Streacher Roads as previously established in our 1990's survey.
3. The East line of the subject parcel follows the West line of a 5,000 acre parcel surveyed by us in the 1990's and recorded in Deed Record 478, page 270 with the West line of this 5 acre parcel marked by a rebar at the Northwest corner (point 4), a rebar at the angle point (point 3), and a boat spike in Lydy Road at the South corner (point 2).
4. The new West line of the subject parcel follows an existing fence between Streacher Road at point 52 and a rebar set next to a fence corner at point 59.
5. The North line of the subject parcel follows a flow line of an existing ravine with point 51 established where the flow line crosses the West line of the 5 acre parcel between points 3 and 4.
6. The West line between points 58 and 59 was established in order to create a new 5,000 acre parcel with point 58 being on the ravine flow line.

Uncertainties in the final boundary locations may result from the following factors:

- A. Availability of Condition of Reference Monuments  
The stone at the Southeast corner of Section 23 (point 1), the spike in Lydy Road (point 2) and the rebar at points 3 and 4 on the West line of the 5 acre parcel were referenced in the legal descriptions and were found again this survey. The discrepancies in the positions of these monuments was a maximum of 0.20 feet.
- B. Ambiguities in Record Descriptions and Plats  
None found
- C. Inconsistencies in Lines of Occupation  
None Found
- D. Theoretical Uncertainty  
Due to survey instrument precision and field methods used, the theoretical uncertainty of all points in this survey is 0.25 feet which meets the requirements of a Class "C" survey as defined in the survey standards. This means that the actual field location of any monument is plus or minus 0.25 feet from the location based on the bearings and distances in the legal descriptions.

  
Kevin B. Potter, L.S. # S 0487  
369 East Cunningham Street  
Martinsville, IN 46151  
Phone (812) 331-7981  
6/9/08





# EXHIBIT 5: Septic Permit for Lot 2

## NEW SEPTIC APPLICATION

OWS

MONROE COUNTY HEALTH DEPARTMENT  
119 WEST SEVENTH STREET  
BLOOMINGTON, INDIANA 47404  
TELEPHONE: 812-333-3543

**EXPIRES**  
**JUN 30 1998**  
349-2542

PAID: 20000 APPLICATION #: 12952  
DATE: 7/12/95 RECEIPT #: 97564  
DATE PERMIT ISSUED: JUN 12 1995

### HEALTH DEPARTMENT USE ONLY

APPROVED: ☒ DISAPPROVED: ☐ SIGNED: [Signature]

PERMIT TERMS: # BEDROOMS: 3 WASHING MACHINE ☒ DISHWASHER ☒

TANK SIZE: 100 GALLONS NO. TRENCHES: 6 WIDTH 3 LENGTH 82

SPECIAL CONDITIONS Install in approved area in accordance with  
State and County codes, at trench depth - 12" - 14"  
Install perimeter drain on 3 sides, with hand outlet

DESIGNED REVISIONS AGREED TO BY: [Signature]  
(Owner or Agent of Owner)

A. Owner's Name: Philip & Sandra Countryman  
Applicant's Name: Philip & Sandra Countryman Applicant's Phone (day) 317-5756917  
(evening) 317-9234157  
Applicant's Mailing Address: 4461 N. Pennsylvanian St Indpls IN 46205

### SITE INFORMATION

B. Site Address: 4501 WEST STREACHER Lot #         
(If there is not an address #, PLEASE GIVE THE ROAD NAME)

C. Township # 10N Range # 1W Section # 24 (ATTACH COPY OF LEGAL DESC.)

D. Directions to Site: (THIS SECTION MUST BE COMPLETED FOR PROCESSING OF THIS APPLICATION)  
Nearest Major Road Intersection (Crossroad) Lydy + Streacher (distance) 20 Ft.  
Nearest Mailbox Number        Distance         
Features Clearly Observable From Road (i.e. Buildings, Ponds, Etc.)       

\*\*\*\*\* PLEASE DRAW A COMPLETE AND ACCURATE MAP TO THE SITE ON THE REVERSE SIDE \*\*\*\*\*

E. Lot Size:  
Frontage: 70 Depth:        Total Sq. Ft.        Acres: 1.20

F. Water Supply (check one):  
Municipal/City        Well        Cistern        Other       

G. Type of Proposed Building: (Note that applicant must obtain their own soil scientist/survey, those results must be submitted to the Health Department for approval from the Indiana State Board of Health prior to issuance of permit.)

#### RESIDENTIAL:

No. of Bedrooms 3

Washing Machine: yes ☒ no ☐

Dishwasher: yes ☒ no ☐

#### COMMERCIAL:

Type of Business       

Maximum work force:  
(number of 8 hour shifts/day)       

Construction: new ☐ remodel ☐

APPLICATION #: 12952  
DATE APPLIED: 7/12/95

Owner's Name: Philip & Sandra County Ryan

Applicant's Name: Philip & Sandra County Ryan Applicant's Phone # (DAY): 317-848-7970  
(EVENING): 317-923-4157

SITE ADDRESS: 4501 W. STREACHTER RD  
(If there is not an address, PLEASE GIVE THE ROAD NAME)

Number of Bedrooms: \_\_\_\_\_ Lot Size: \_\_\_\_\_

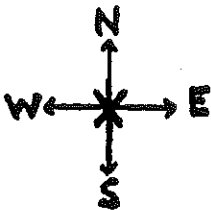
Directions to Property (COMPLETE AND ACCURATE): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

=====

ALL APPLICATIONS MUST BE ACCOMPANIED BY AN ACCURATE DRAWING THAT SHOWS THE FOLLOWING:

- |  |  |
|--|--|
| A. Property Lines                      | E. Septic Tank (Existing or Proposed)        |
| B. Water Lines                         | F. Absorption Field (Existing &/or Proposed) |
| C. Well or Cistern (If Applicable)     | G. Distance Between Units                    |
| D. Existing/Proposed House or Building | H. All Creeks, Ditches, Ponds, Etc.          |

== PLEASE LOCATE ITEMS IN RELATION TO OBVIOUS LANDMARKS WHERE POSSIBLE ==



Refer  
to 12776  
for map

\*\*\* APPROVAL OF THIS APPLICATION GIVES ONLY A PERMISSION TO CONSTRUCT AT THE EXACT LOCATION INDICATED ON THE SOIL REPORT. THE PERMIT IS **NOT VALID** UNTIL IT IS SIGNED AFTER AN INSPECTION ON THE JOB SITE AT THE TIME OF ACTUAL CONSTRUCTION!

# SOIL INVESTIGATION

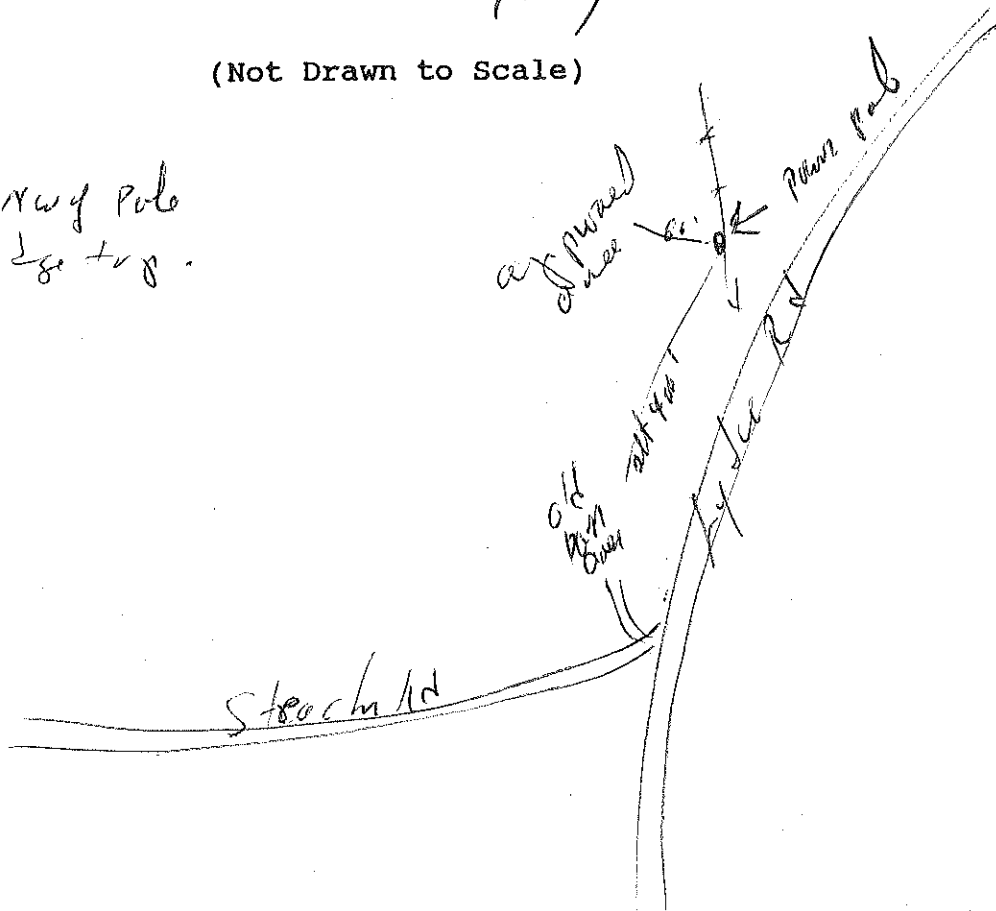
THIS SECTION **MUST** BE COMPLETED BY THE SOIL SCIENTIST

Name: \_\_\_\_\_ Application Number: 12952



(Not Drawn to Scale)

*aggruoned over in new pole  
on slope just off Ridge top.*



SCS Map No. 9 Soils Mapped ckf Soil Found well  
% of Slope 2/10 Depth to Rock 238" Depth to Fragipan 14"  
Depth to Seasonal (perched) Water Table 24"

TO BE COMPLETED BY MONROE COUNTY HEALTH DEPARTMENT PERSONNEL **ONLY**

## Design Conditions:

3 <sup>2</sup> Bedrooms  
✓ Clotheswasher  
✓ Dishwasher  
✓ Garbage Disposal  
✓ Water Conserving  
stools (<2.5 gal/flush)

## System Specifications:

1500 <sup>1</sup> sq. ft. trench (total)  
500 <sup>2</sup> linear feet  
6 trenches (no.)  
82 length (feet)  
40 field width (feet) <sup>12"</sup>  
7 1/2 barrier width (feet)  
12-14" trench (ST= std, SH = shallow)  
pd perimeter drain/surface  
diversion ditches  
G distribution (G=gravity, P=pumped)

## TRENCH DIMENSIONS

1' fill  
gravel 12"  
1-36"

## Recommendation:

✓ Approve (if all conditions and specifications met).

    Disapprove (unsuitable for conventional septic tank absorption field)

Possible alternatives:     Mounded System     Other

DATE: 5/31/95

New point

MONROE COUNTY HEALTH DEPARTMENT

EVALUATOR: ugh

SOIL EVALUATION SHEET  
had apply

OWNER: Phil & Sandra Lumbryman

APPLICATION #

APPLICANT: Salem

Series PROFILE DESCRIPTION

alt 60' E of old Barn - 60' NW of Pole - in trees - just off Ridge Edge

Horizon	Depth, An. Upper Lower	Texture	Color	Mottling Abundance/Contrast	Structure Grade / Type	Consistence
	0-5	sil	br	—	gr	fr
	<del>5-24</del>	sil	YB/RB	—	<del>weak</del> stony	fr
	24-38	sil	YB	Another	<del>weak</del> stony	fr

COMMENTS: hit stone @ 38" -





**SEPTIC SYSTEM CONSTRUCTION CHECK**

Permit # 12952

Name of owner: Coulterman

1. **SEWER**, house to septic tank:

A. Proper Type ✓ B. Proper Fall ✓

2. **TANK(S)**: A. Concrete ✓ Steel ✓ Other ✓

B. Size & Make ME 400-1 1000/750

C. Top of Tank(s) Level ✓ Tank(s) Coated ✓

D. Inlet(s) and Outlet(s) Properly Sealed ✓

E. Access Holes and Riser(s) ✓ Location ✓

F. Baffles ✓ T-Type ✓ Gas Deflector ✓

3. **EFFLUENT SEWER**, septic tank to distribution box or pump tank

A. Proper Type ✓ B. Proper Fall ✓

4. **EFFLUENT PUMP**: A. Make and Model ME 400-1

B. Level Alarm ✓ C. Breakaway Flange ✓

D. Pressure Sewer: Proper Type ✓ Size ✓

5. **DISTRIBUTION BOX**: A. Outlets Level ✓

B. Inlet and Outlets Sealed ✓

C. Length of Solid Pipe to Each Finger 10 16 34 44 54 60

6. **FINGER SYSTEM**:

A. Length of Each Trench 6x80

B. Level Trenches ✓ C. Trench Depth 12

D. Aggregate: Size ✓ Amount ✓

E. Barrier Material: Straw ✓ Fabric ✓

7. **DRAWING** of System as Installed (Back of This Sheet)

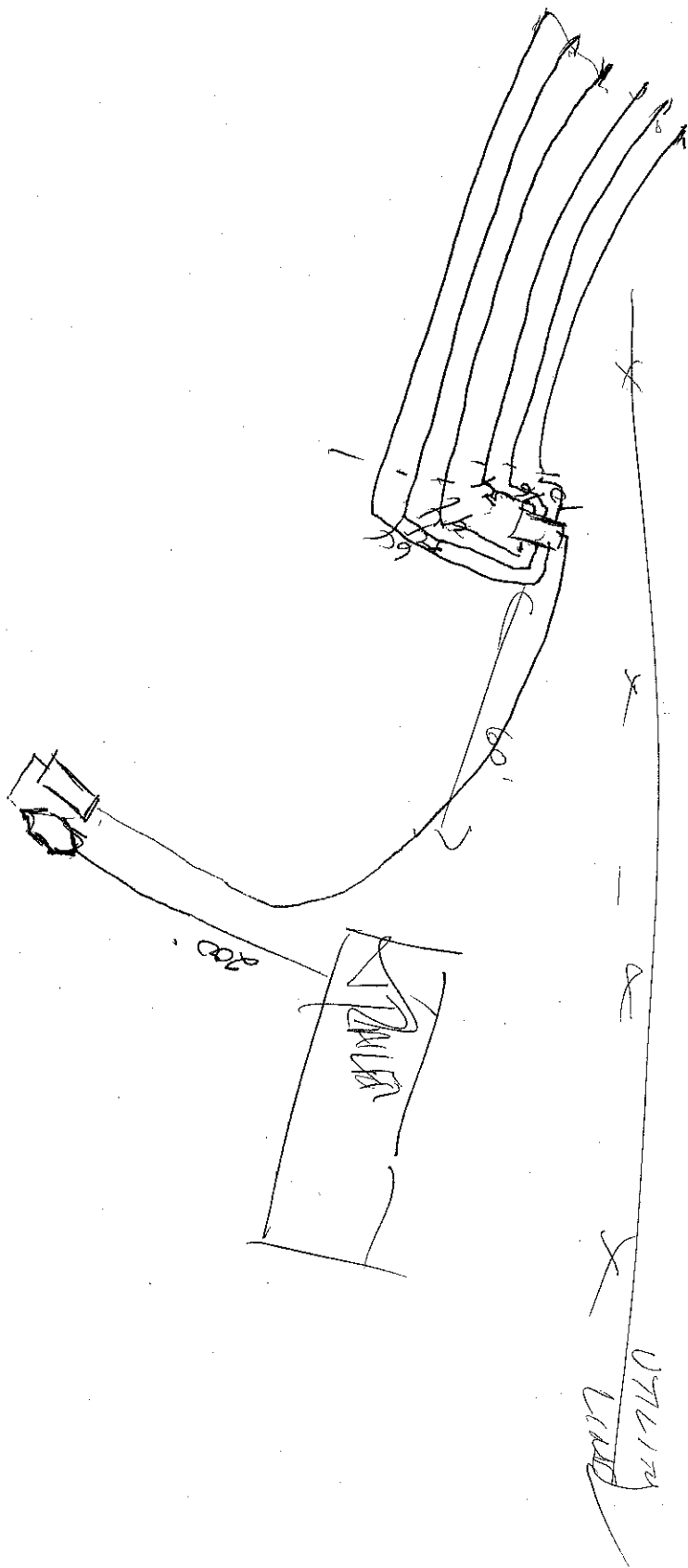
**INSTALLED BY:** Kenny Carroll

**DATE:** 7/31/95 **APPROVED:** ✓ **DISAPPROVED:** ✓

**PROVISIONAL APPROVAL ONLY:** ✓

**REMARKS:** ✓

**INSPECTOR:** Kenny Carroll



**To:** Jacqueline Nester Jelen <[jnester@co.monroe.in.us](mailto:jnester@co.monroe.in.us)>

**Subject:** Fwd: 4501 E Streacher Rd

Will a copy of this email be sufficient to prove that the cabin has a properly functioning septic system?

Thanks,

Laura

----- Forwarded message -----

**From:** Ryan Kasper-Cushman <[rcushman@co.monroe.in.us](mailto:rcushman@co.monroe.in.us)>

**Date:** Tue, Dec 10, 2019 at 2:38 PM

**Subject:** 4501 E Streacher Rd

**To:** Laura Lasuertmer <[lertmer@gmail.com](mailto:lertmer@gmail.com)>

Hello,

I conducted another follow-up inspection of the septic system servicing the round house located at 4501 E Streacher Rd. I found the septic tank effluent level normal, the pump tank effluent level normal, the septic pump functioning properly. I did not see any sign of sewage effluent discharging to the surface at the time of this inspection. The lid to the septic pump tank needs to be secured and made "childproof."

Thank you,

Ryan



**Ryan Kasper-Cushman** | *Wastewater Sanitarian*

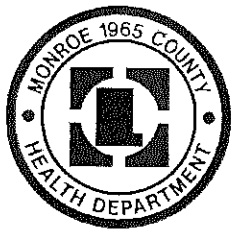
Monroe County Health Department

119 West 7th Street | Bloomington, IN 47404

**Phone:** 812-349-2073 | **Fax:** [812-339-6481](tel:812-339-6481)







# Monroe County Health Department

Monroe County, Indiana

## EXHIBIT 5: Septic permit Lot #1

Health Department   Futures Family Planning Clinic   Public Health Clinic

119 W. 7th Street  
(812) 349-2543

119 W. 7th Street  
(812) 349-7343

333 E. Miller Drive  
(812) 353-3244

☐ INSTALLER SEPTIC PERMIT

☒ HOMEOWNER SEPTIC PERMIT

Parcel #: 53-02-23-400-001.000-017	Issued: 5/2/2019
Septic Permit #: 21939	Expiration Date: 5/2/2021
Owner: AMY COUNTRYMAN	Phone: 812-679-7633
Mailing Address: 912 WEST SMITH AVENUE BLOOMINGTON, IN 47403	Subdivision:
Site Address: 4501 EAST STREACHER ROAD	Lot #:

Watershed: ☐ In ☒ Out ☒ New ☐ Repair ☐ Renewal

### SPECIFICATIONS

Septic Tank Size: ☒ 1,000 gal ☐ 1,500 gal ☐ 2,000 gal ☐ Other ☐ Use existing

☐ Filter on Septic Tank Required

Pump Tank Size: ☐ 750 gal ☐ 1,000 gal ☐ 1,500 gal ☐ No Pump Needed

☐ Use Standard Pump Package with alarm on separate electrical circuit

☒ PRESBY ADVANCE ☐

Bed Size: 30 ft. X 52 ft.   Depth of cut: 10-12 inches   # of Pipes: 4   Length: 50 ft.

Total Linear Footage of Pipe: 200 ft.   Minimum Depth of Spec #23 sand: 6-8 inches   # of Bedrooms: 3

☒ Low vent 18 inches from ground surface

☐ High vent 10 ft elevation difference from low vent (see plan for details.)

### Subsurface Drainage:

☒ Perimeter drain on all sides

☐ Curtain drain on upper 3 sides only

Depth: 60 inches

All surface drains are to be installed at a minimum 12 inches wide, to the depth stated above, and filled within 6 inches of the ground surface with a state approved material. ALL subsurface drains must have a hard outlet with a critter guard.

**CERTIFIED INSTALLERS: FOR ADDITIONAL BED VARIATIONS ON PRODUCT CONTACT RANDY. HAVE SEPTIC PERMIT NUMBER ON HAND BEFORE CALLING.**

\*See and straw must be place prior to approval.

Additional Comments: INSTALL PRESBY ADVANCE 30' X 52' WITH 4 LINES 50'.  
MAX CUT 10"- 12" WITH PERIMETER AT 60".

*Thomas W. Sharp*

THOMAS W. SHARP, M.D.  
MONROE COUNTY HEALTH OFFICER

*Randy*

HEALTH INSPECTOR

ALL SPECIFICATIONS OF PERMIT MUST BE INSTALLED AND APPROVED BEFORE CONTINUATION ON OTHER SITE AND/OR OTHER SEPTIC PROJECTS IN MONROE COUNTY, UNLESS APPROVED BY MONROE COUNTY HEALTH DEPARTMENT INSPECTOR.

