

MONROE COUNTY PLAT COMMITTEE



**February 17, 2022
4:00 pm**

**Monroe County Government Center
Planning Department
501 N. Morton Street, Suite 100B
Bloomington, IN 47404**

Teleconference Information

[https://monroecounty-
in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQIIFLazRTQT09](https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQIIFLazRTQT09)

**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>

February 17, 2022

4:00 pm

REGULAR MEETING

ADMINISTRATIVE: None.

OLD BUSINESS: None.

NEW BUSINESS:

- 1. SPP-22-1 Orchard Estates Subdivision Section 2 Lot 19 Preliminary Plat Amd. 1**
Waiver of Final Hearing Requested. PAGE 3
Plat Committee Recommendation.
One (1) parcels on 2.24 +/- acres in Section 14 of Washington Township at 8728 N
Cortland Dr, parcel no. 53-02-14-400-004.000-017.
Owner: Renner, Donald & Barbara
Zoned: ER. 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: February 17, 2022

Planner: Anne Crecelius

CASE NUMBER	PROPOSED NAME	DETAIL
SPP-22-1	Orchard Estate Subdivision Section 2 Preliminary Plat Lot 19 Amd. 1	Preliminary Plat Amendment to Lot 19

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

RECOMMENDED MOTION	Approval	Planner: Anne Crecelius
Recommended Motion Conditions or Reasoning: Approval based on the finding that the proposed preliminary plat meets the Subdivision Control Ordinance and subject to the Monroe County Highway and MS4 Coordinator reports.		

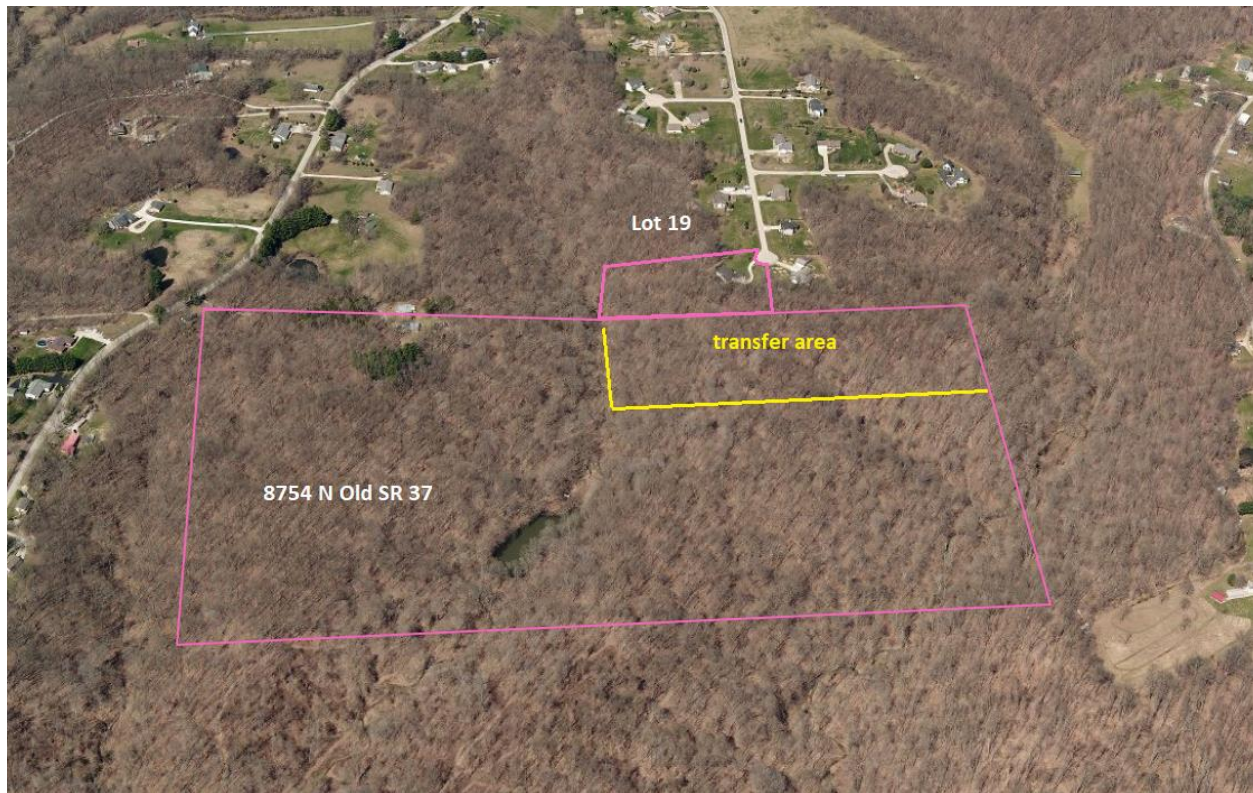
Waiver(s) Requested:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:
Waiver of Final Hearing Requested:	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Plat Vacation:	<input checked="" type="checkbox"/> No <input type="checkbox"/>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

PETITIONER	Donald & Barbara Renner c/o Travis Norman, Travis Norman Group	
ADDRESS	8728 N Cortland DR, 53-02-14-400-004.000-017	
TOWNSHIP + SECTION	Washington, 14	
PLATS	<input type="checkbox"/> Unplatted <input checked="" type="checkbox"/> Platted: Orchard Estate Subdivision Section 2 Final Plat	
ACREAGE +/-	2.37	
	PETITION SITE	ADJACENT
ZONING	ER	ER, AG/RR
CDO	Rural Residential	Rural Residential
USE	Residential	Residential

DISCUSSION

The petitioner is requesting to amend the preliminary plat of the "Orchard Estates Subdivision Section Two" for the purposes of expanding the total acreage of Lot 19. Lot 19 (2.37 acres) would be expanded by 10 acres; the 10 acres is located to the south of Lot 19, that is unplatted and addressed as 8754 N Old State Road 37. This preliminary plat amendment is being requested consecutively with a 1-lot Type E Administrative Subdivision to amend the boundary of 8754 N Old State Road 37 to reflect this proposed transfer of acreage. Both properties are developed with a residential use.

	Lot 19 Existing -Orchard Estates SPP-22-1 (amendment)	Lot 1 Proposed -Condle Type E SAD-22-1
Existing Structure(s)	SFR	SFR
Wastewater	Existing – no changes proposed	Existing – no changes proposed
Property Access	Existing – no changes proposed	Existing – no changes proposed
RoW Dedication	N/A - no road frontage	N/A already dedicated
Environmental Conditions	Steep slopes	Steep slopes



EXHIBITS - *Immediately following report*

1. 2001 Orchard Estates Subdivision Section 2 Final Plat
2. Proposed Orchard Estates Subdivision Section 2 Preliminary Plat Amendment 1

INSTRUMENT NUMBER 514 Fielder
 Bureau County Recorder IN
 IN 2001024407 SPL
 11/18/2001 14:59:17 2 PGS
 Filing Fee: \$23.00

PLAT CABINET 1 ENVELOPE 502

ORCHARD ESTATES SUBDIVISION SECTION TWO FINAL PLAT

STONE FOUND
 NW CORNER OF THE
 NE 1/4 OF THE SE 1/4 OF
 SEC. 14, T10N, R1W

ORCHARD ESTATES SUBDIVISION,
 SECTION ONE
 (PLAT CABINET C, ENVELOPE 50)

LOT 11

EXISTING DEDICATED RIGHT-OF-WAY
 CONNECTS TO OLD S.R. 37 NORTH

N01°14'57"E
 97.54'
 588°45'03"E
 50.00'

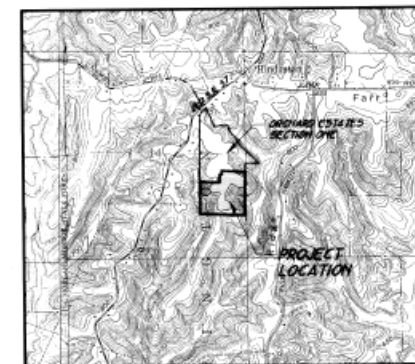
NE CORNER OF THE
 NE 1/4 OF THE SE 1/4 OF
 SEC. 14, T10N, R1W

POINT OF BEGINNING

100 0 100 200
 SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT-OF-WAY
- R/W
- 8761 ADDRESS NORTH CORTLAND DRIVE
- 1685 ADDRESS EAST CIDER COURT
- PROPOSED SEPTIC FIELD LOCATION
- 5/8"X24" REBAR W/CAP SET



LOCATION MAP
 SCALE: 1" = 2000'

SETBACK TABLE (ER ZONING)

	SIDE YARD	FRONT YARD	REAR YARD
LOCAL	15'	25'	35'

NOTES: 1. According to the most recent FIRM, Community-Panel Number: 180444 0002 A, Map Revised March 6, 1981, shown project is in Zone X (an area determined to be outside the 500-year flood plain). Source: FEMA

2. All lots within Orchard Estates Section Two are for single family use.

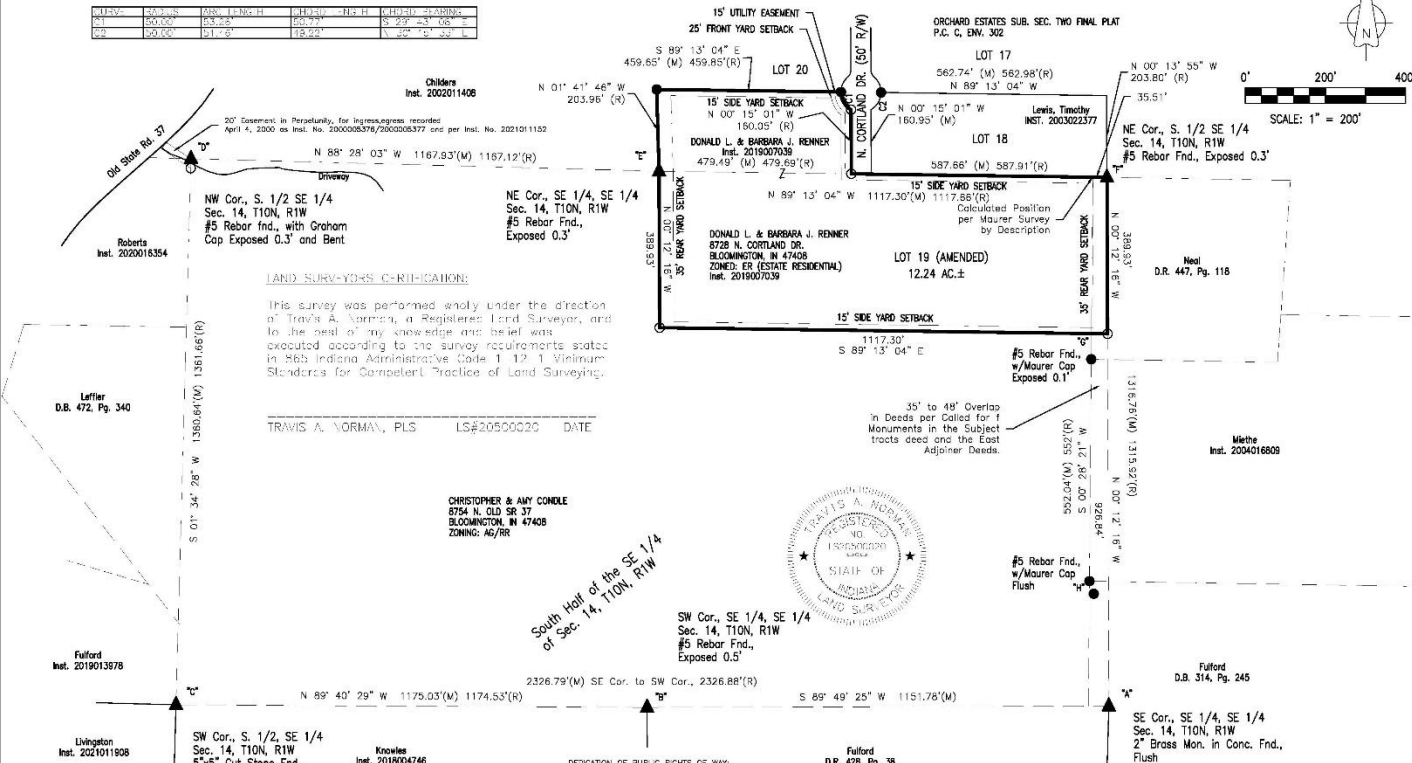
ORCHARD ESTATES SECTION TWO
 FINAL PLAT
 SHEET 1 OF 2
 JOB NO. 409715
 JUNE 18, 2001

BRASS DISK IN
 CONCRETE FOUND
 SE CORNER OF
 SEC. 14, T10N, R1W



ORCHARD ESTATES SUBDIVISION SECTION TWO FINAL PLAT (LOT 19 AMENDED) – PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SEC. 14, T10N, R1W – MONROE COUNTY, INDIANA

PLAT	SEC. 14	ANG. 1	CH. 1	PLAT	SEC. 14	ANG. 1	CH. 1
1	50.00	53.22	50.00	1	50.00	53.22	50.00
2	20.00	21.00	18.22	2	20.00	21.00	18.22



SURVEYORS REPORT
 Prepared for CHRISTOPHER & AMY CONGLE – DONALD & BARBARA RENNER for property described in Instrument 2021023625 and situated in Section 14, Township 10 North, Range 1 West in the records of the Monroe County Recorder's Office. The purpose of this survey was to perform a Boundary Survey of said instrument stated above.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 855 AC 1-12 (Rule 12-3). The following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- VARIANCES IN REFERENCE MONUMENTS;
- DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- INCONSISTENCIES IN LINES OF OCCUPATION; AND
- RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY)

There may be unwritten rights associated with these uncertainties.

All bearings and distances shown on the drawing are field measurements unless otherwise noted. Bearing system is GRID NORTH PER GPS OBSERVATIONS.

REFERENCE SURVEY INFORMATION:

- 1) All reference deed information was obtained through the records of the Monroe County Recorder's Office.
- 2) All reference Section corner information was obtained through the records of the Monroe County Surveyors Office.

FINDINGS OF FACTS/THEORY OF LOCATION:

A = Two inch brass monument found and held this survey.
 B = #5 Rebar found of unknown origin and held this survey for 1 matches the Knowles Description. See Record verses Measured.
 C = Stone found and held this survey.
 D = #5 Rebar found with Graham cap found for it was called for in the subject tracts deed.
 E = #5 Rebar found with UT cap and held this survey for 1 was called for in the subject tracts deed.
 F = #5 Bynum Fanyo rebar found and held this survey for 1 was called for in the subject tracts deed. This corner has an uncertainty of 35.51 feet more or less. This is due to a pipe found 35.51 feet west of the said rebar.
 G = #5 Rebar found with Maurer cap at the NW corner of Mieths Deed and called for. This rebar creates an overlap with the subject tract of 35-46 feet more or less.
 H = #5 Rebar found with Maurer cap at the SW corner of Mieths Deed and called for. This rebar creates an overlap with the subject tract of 35-46 feet more or less.
 Note: Monuments G & H appear to confirm the pipe found 35.51 feet west of Monument F.

The East line of the subject tract has an uncertainty of 0-48 feet more or less due to reference monuments found. The found called for monuments were held for this survey, however, the East Adjoiners deeds appear to overlap the subject by 35-46 feet more or less. This is due to the difference in the section line location. (See Survey)

SUMMARY:

As a result of the above observations, it is my opinion that the uncertainties in the locations of lines and corners established on this survey are as follows:

DUE TO VARIANCES IN REFERENCE MONUMENTS: See Findings of Facts/Theory of Location above.

DUE TO DISCREPANCIES IN RECORD PLATS AND DESCRIPTIONS: See Finding of Facts/Theory of Location above.

DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: All inconsistencies in the lines of occupation are dimensioned on the attached survey plat.

SURVEY CLASSIFICATION: The subject tract lies within an area classified as an Rural survey and is within the relative positional accuracy specifications of 0.25 feet plus 200 parts per million.

No title commitment was provided for this survey and a search for easements is not to be implied by this survey. Improvements were not located by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.

Notice: To subject land owner, the adjoining land owner may have unwritten rights to that land outside of any fences or occupation lines that you may or may not be occupying. Before removing any fences or improvements, I recommend that you consult with an attorney. Contact Travis Norman Group, LLC, if you have any questions.

LAND DESCRIPTION:

A part of the South half of the Southeast Quarter of Section 14, Township 10 North, Range 1 West, Monroe County, Indiana and being Lot 19 in Orchard Estates Subdivision Section Two Final Plat, recorded in P.L.C. 701, Env. 302, and being 12.24 Acres, More or Less per a Survey by Travis Norman Group, LLC, dated September 22, 2021 and described as follows:

Beginning at a #5 Rebar found at the Northeast corner of the South Half of the Southeast Quarter of Section 14, Township 10 North, Range 1 West; thence South 00 Degrees 12 Minutes 10 Seconds East, along the East line of the said Half Quarter Section, 359.93 feet to a #5 Rebar set with cap inscribed Travis A. Norman, PLS #205000202; thence North 89 Degrees 13 Minutes 04 Seconds West, 1117.30 feet to a #5 Rebar set with cap; thence North 00 Degrees 12 Minutes 10 Seconds West, 359.93 feet to a #5 Rebar found at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 14, Township 10 North, Range 1 West, along the West line of Lot 19 in said Orchard Estates, 203.96 feet to a #5 Rebar; thence South 89 Degrees 13 Minutes 04 Seconds East, along the North line of said Lot, 459.65 feet to a #5 Rebar; thence along the right of way line for Cortland Drive and along a curve to the left having a radius of 50.00 feet and an arc length of 53.26 feet and subtended by a chord bearing of South 29 Degrees 43 Minutes 08 Seconds East, 50.77 feet to a #5 Rebar set with a cap inscribed Travis A. Norman, PLS #205000202; thence South 00 Degrees 15 Minutes 01 Seconds East, along said right of way line, 160.05 feet to a #5 Rebar set with said cap at the Southeast corner of Lot 19; thence South 89 Degrees 13 Minutes 04 Seconds East, along the South line of said Orchard Estates, 637.81 feet to the Point of Beginning and containing 12.24 Acres, More or Less.

LEGEND

- ▲ Section Corner Found (type as noted)
- Railroad Spike Set
- 5/8" Rebar With Cap stamped PLS#205000202set
- Rebar Found
- Wood Corner Post Found
- Mag nail Set
- Mag/PK Nail found
- Railroad Spike found
- Railroad Spike Set
- ⊗ Iron Pipe Found
- Wood Corner Post Found
- (R) Record Deed Dimension
- R/W Right of Way
- X— Fence line

DEDICATION OF PUBLIC RIGHTS OF WAY:

Owner/Developer:

DONALD L. & BARBARA J. RENNER, owner(s) of the real estate shown and described herein do hereby certify, lay off and plat lots numbered one through two to be known as ORCHARD ESTATES SUBDIVISION SECTION TWO FINAL PLAT (AMENDED LOT 19). Rights of Way not herebefore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certification, this plat shall be known as ORCHARD ESTATES SUBDIVISION SECTION TWO FINAL PLAT (AMENDED LOT 19).

There are buildings setbacks on this plot upon which no structures may be erected or maintained.

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

DONALD L. & BARBARA J. RENNER
 8728 N. CORTLAND DR.
 BLOOMINGTON, IN 47408
 PHONE: _____

STATE OF INDIANA)

COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for said County and state, personally appeared Scott J. Davis and Jack and Mary Moore (Jedrick Living Trust), and 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 our hands and seals this ____ day of _____, 20____.

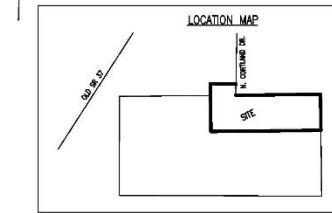
Notary public: _____

county of residence: _____

my commission expires: _____

These parcels were approved by the Monroe County Plan Commission on:

_____, _____ Date



SLOPE & SURFACE DRAINAGE:

There will be no disturbance to the natural drainage.

This is to certify that the subject property does not appear to be located in a special flood hazard area, according to flood maps 18105C03350, dated Dec. 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 at a meeting held on the ____ day of _____, 20____.

Monroe County Plan Commission: _____

President: _____

Secretary: _____

Inspected and Approved by: _____

TRAVIS NORMAN GROUP
 —LAND SURVEYING—
 812-583-7864

812-583-7864 OR 812-521-5553
 1319 BRECKENRIDGE ROAD, BEDFORD, IN 47421
 Date: 9/22/2021 Drawn by: TAN Scale: 1" = 200'
 Project No. #738 Checked by: TAN Sheet 1 of 1