

MONROE COUNTY PLAT COMMITTEE



**April 20, 2023
4:00 PM**

Hybrid Meeting

In-person

Monroe County Government Center
Planning Department
501 N. Morton Street, Suite 224
Bloomington, IN 47404

Virtual

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

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 823 0548 5858

Password: 278851

A G E N D A
MONROE COUNTY PLAT COMMITTEE
of the Monroe County Plan Commission

Monroe County Planning Department
HYBRID

When: April 20, 2023, at 4:00 PM

Where: 501 N Morton St, Suite 224

Or via Zoom: <https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQiFLazRTQT09>

If calling into the Zoom meeting, dial: 312-626-6799.
When prompted, enter the Meeting ID #: 823 0548 5858
Password: 278851

ADMINISTRATIVE:

OLD BUSINESS:

1. SMN-23-1

**Topoligus Minor Subdivision
Plat Committee Decision.**

PAGE 3

Two (2) parcels on 519.17 +/- acres in Sections 16, 17, 20, and 21 of Polk Township along E Allens Creek RD, Parcel #s: 53-12-16-400-007.000-010, 53-12-17-400-001.000-010, 53-08-03-107-001.000-009, 53-12-16-300-002.000-010, 53-12-16-400-018.000-010, 53-12-16-400-019.000-010, 53-12-16-400-022.000-010, 53-12-17-300-004.000-010, 53-12-20-200-016.000-010, 53-12-21-200-006.000-010, 53-05-28-200-001.001-005, 53-05-28-203-013.000-005, 53-05-28-203-030.000-005, 53-08-03-406-004.000-009, and 53-12-20-200-007.000-010.

Owner: Topoligus Investment Limited Partnership

Zoned FR, ECO 1, ECO 2, and ECO 3. Contact: dmyers@co.monroe.in.us

NEW BUSINESS:

1. SPP-23-2

**Pedigo Bay Major Subdivision Preliminary Plat Amd 3
Plat Committee Recommendation.**

PAGE 23

Eight (8) parcels on 15.3 +/- acres in Section 35 of Clear Creek Township, at 2591, 2597, 2599, 2600, 2603, 2621 E Pedigo Bay, parcel # 53-11-35-200-002.000-006, 53-11-35-200-004.000-006, 53-11-35-200-012.000-006, 53-11-35-200-020.000-006, 53-11-35-200-022.000-006, 53-11-35-200-026.000-006, 53-11-35-200-028.000-006.

Petitioner: Pedigo Bay Homeowners Association

Zoned: FR, AG/RR, SR, and ECO 1. 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: April 20, 2023

CASE NUMBER	PROPOSED NAME	DETAIL
SMN-23-1	Topoligus Minor Subdivision	2-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.

***This staff report was updated on April 20, 2023, at 2:30 PM to reflect the most recent information.

***Red text or annotations refer to updates made to this staff report on April 20, 2023.

PLAT COMMITTEE	<input type="checkbox"/> Recommendation	<input checked="" type="checkbox"/> Decision
RECOMMENDED MOTION	Approval with Conditions	Planner: Drew Myers
Recommended Motion Conditions or Reasoning: <u>Approve</u> the subdivision based on the finding that the proposed preliminary plat meets the Subdivision Control Ordinance with the following condition: 1. The petitioner submit an updated preliminary plat that addresses any final comments from Planning Staff.		

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	TRICO Surveying & Mapping, Inc.	
OWNERS	Topoligus Investment Limited Partnership	
ADDRESS	E Allens Creek RD, Parcel #s: 53-12-16-400-007.000-010, 53-12-16-400-024.000-010, 53-12-16-300-002.000-010, 53-12-16-300-002.000-010, 53-12-16-400-019.000-010, 53-12-16-400-019.000-010, 53-12-16-400-019.000-010, 53-12-16-400-022.000-010, 53-12-17-300-004.000-010, 53-12-17-300-004.000-010, 53-12-17-400-001.000-010, 53-12-17-400-001.000-010, 53-12-17-400-001.000-010, 53-12-20-200-016.000-010, 53-12-20-200-016.000-010, 53-12-21-200-006.000-010, 53-12-21-200-006.000-010, 53-12-21-200-006.000-010, 53-12-21-200-006.000-010.	
TOWNSHIP + SECTION	Polk; 16, 17, 20 & 21	
PLATS	<input checked="" type="checkbox"/> Unplatted <input type="checkbox"/> Platted:	
ACREAGE +/-	519.17 +/- acres	
	PETITION SITE	ADJACENT
ZONING	Forest Reserve (FR)	Forest Reserve (FR)
COMP PLAN	Farm and Forest	Farm and Forest
USE	Vacant; DNR Classified Forest	Residential; Vacant; Federal Land

SUMMARY

The petitioner is proposing a 2-lot Minor Subdivision Preliminary Plat with no waiver requests. The property is zoned Forest Reserve (FR) and is located within Area 1, 2, and 3 of the Environmental Constraints Overlay. The proposed subdivision will create two tracts: Tract 1 totals 369.90 +/- acres and Tract 2 totals 149.27 +/- acres. Proposed Tract 1 and Tract 2 will each be designated as a lot suitable for

development. Tract 2 will contain 40.69 acres of buildable area. Both Tract 1 and Tract 2 are currently vacant. Portions of both tracts include area designated as DNR Classified Forest. **A septic permit for Tract 1 was issued on April 20, 2023. A septic permit for Tract 2 was issued on March 17, 2023.**

DISCUSSION

The proposed subdivision will create two (2) tracts out of 519.17 +/- acres. A summary of the details for each tract can be found in Table 1.

A Construction Stormwater General Permit (CSGP) – formerly known as Rule 5 – is not required for this subdivision. If the subdivider makes no land improvements and only sells the tracts, then they do not need to submit a Stormwater Pollution Prevention Plan (SWPPP) or a Notice of Intent (NOI). The individual(s) who purchases the lot(s) and build there must submit their own SWPPP and NOI, even if land disturbance is under one (1) acre.

There are no waiver requests for this subdivision petition.

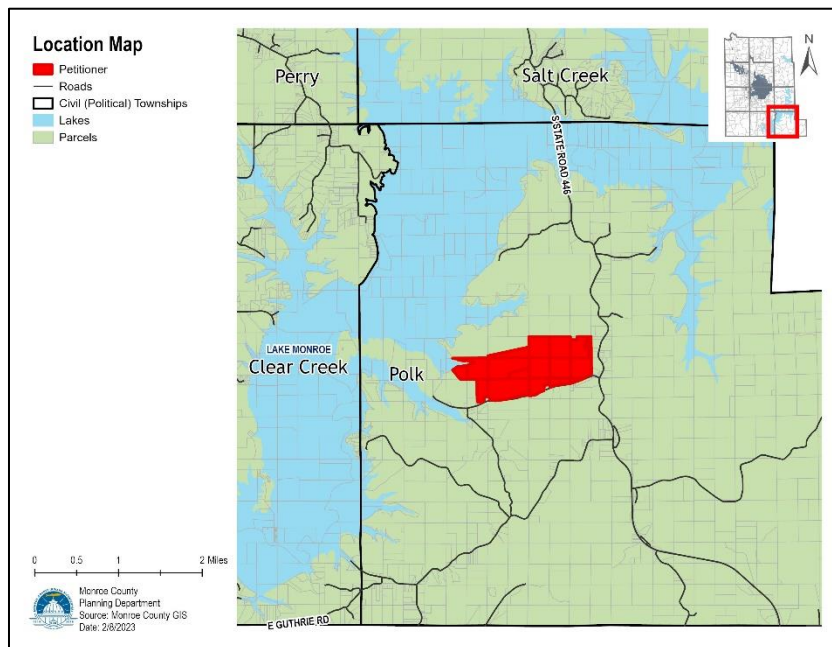


TABLE 1: summary of the lot configurations and requirement.

	Tract 1	Tract 2
Acreage / Buildable (+/- acres)	359.90 /	149.27 / 40.69
Wastewater	WW-23-46 (issued 4/20/2023)	WW-23-3 (issued 3/17/2023)
Property Access	E Allens Creek Road; existing driveway RW-23-8	E Allens Creek Road; existing driveway RW-23-4
R/W Dedication; E Allens Creek Road (local)	Dedication already exists in varying widths	Dedication already exists in varying widths
Environmental Conditions	Ponds, streams; slopes > 15%; DNR Classified Forest	Ponds, streams, slopes > 15%; DNR Classified Forest
Existing Structure(s)	Vacant	Vacant

HIGHWAY COMMENTS:

- Requested the plat show centerline and edge of pavement for E Allens Creek RD. Completed.

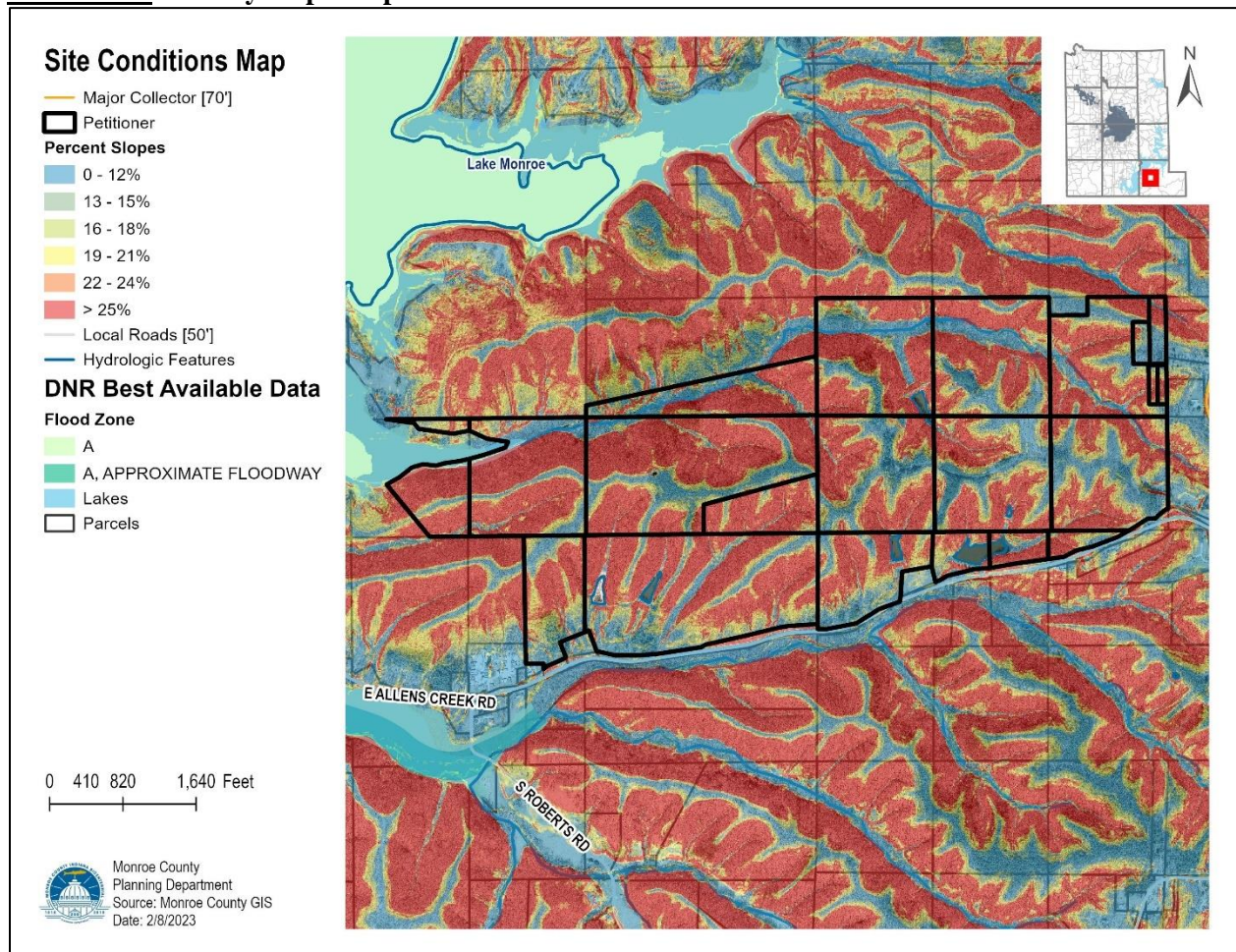
STORMWATER COMMENTS:

- No Comments as of February 8, 2023.

EXHIBITS - Immediately following report

1. County Slope Maps
2. Site Pictometry/Photos
3. Planning Staff Findings of Fact
4. **Topogus Minor Subdivision – Preliminary Plat**
5. New Septic Permit – Tract 2
6. **New Septic Permit – Tract 1**







EXHIBIT 1: County Slope Maps





Site Conditions Map

-  Petitioner
-  10-Foot Contours

Percent Slopes

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

-  Local Roads [50']
-  Hydrologic Features

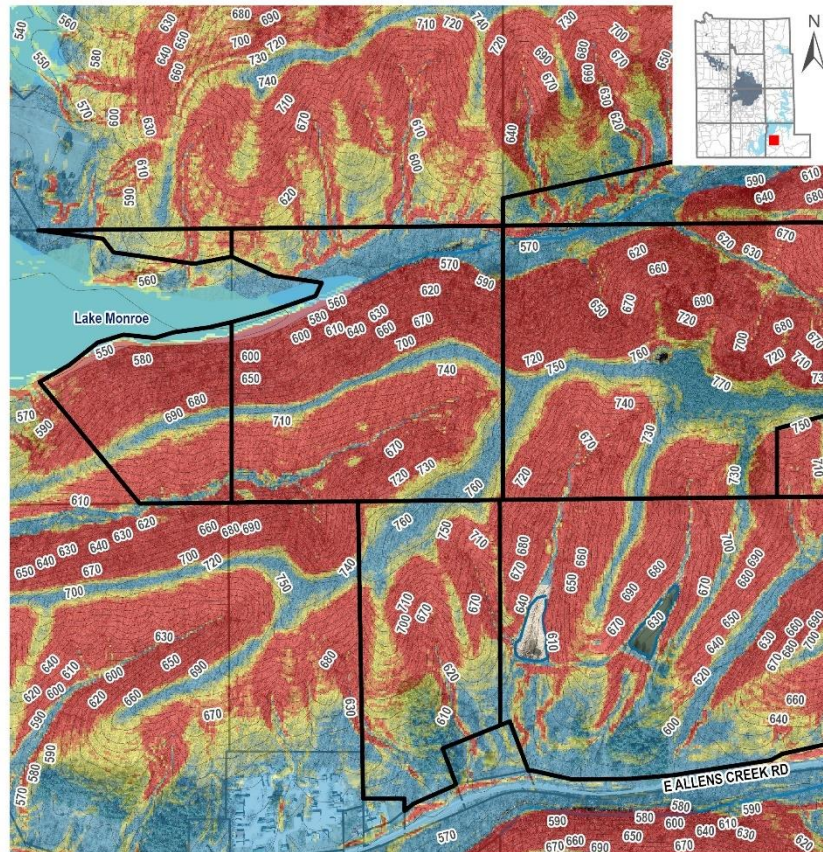
DNR Best Available Data

-  Flood Zone A
-  Lakes
-  Parcels

0 175 350 700 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/8/2023






Site Conditions Map

-  Petitioner
-  10-Foot Contours

Percent Slopes

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

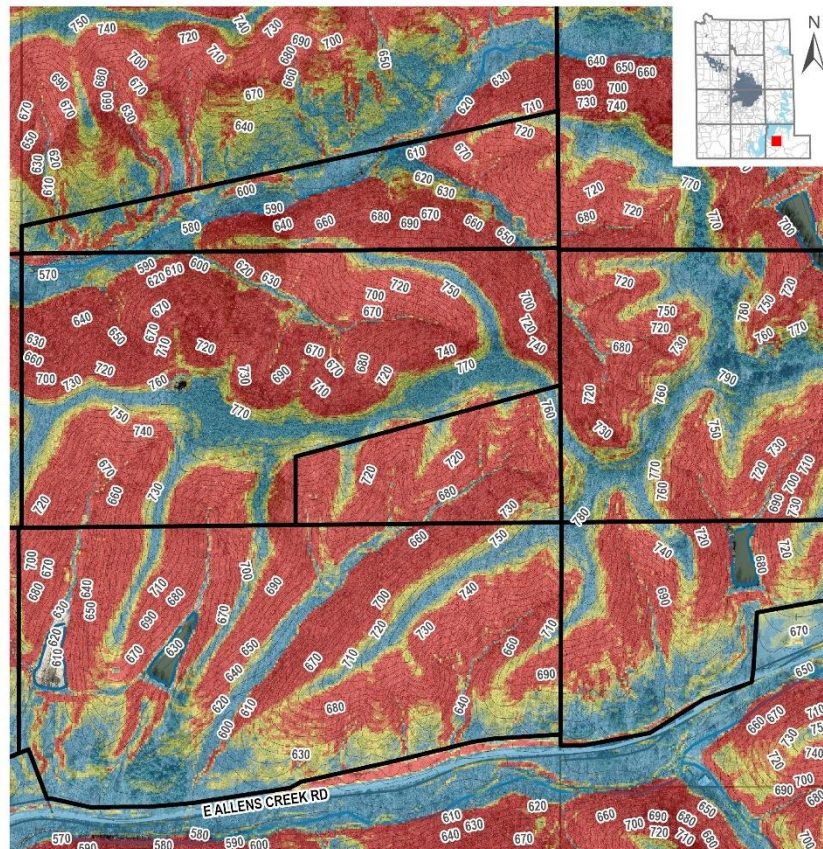
-  Local Roads [50']
-  Hydrologic Features

-  Parcels








0 175 350 700 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/8/2023



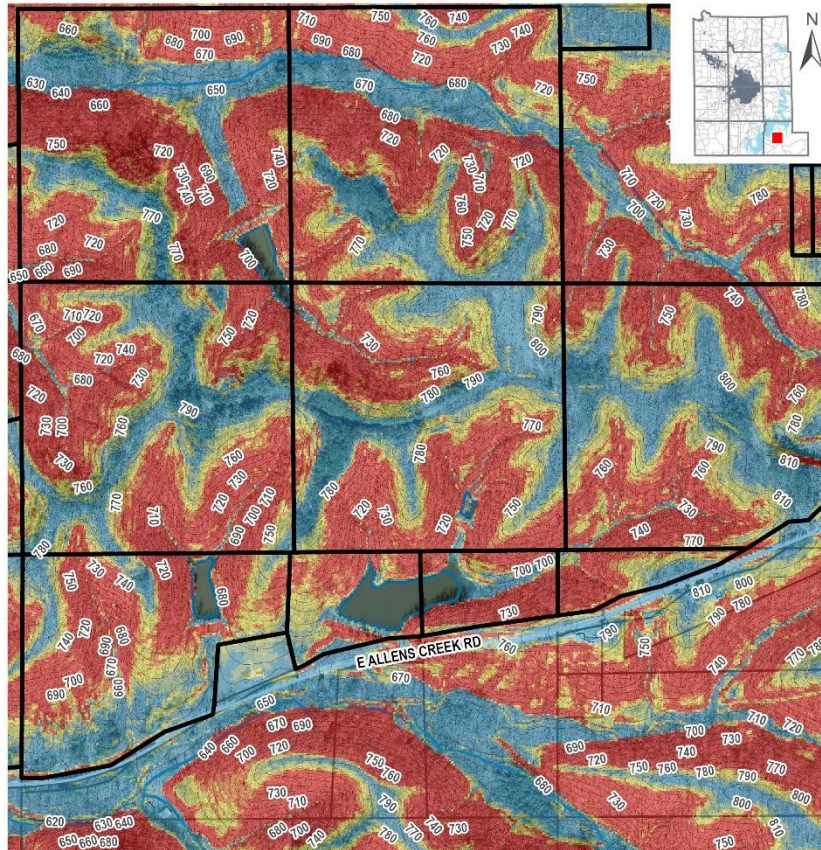
Site Conditions Map

-  Petitioner
-  10-Foot Contours
- Percent Slopes**
 -  0 - 12%
 -  13 - 15%
 -  16 - 18%
 -  19 - 21%
 -  22 - 24%
 -  > 25%
-  Local Roads [50']
-  Hydrologic Features
-  Parcels













0 175 350 700 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/8/2023



Site Conditions Map

-  Major Collector [70']
-  Petitioner
-  10-Foot Contours
- Percent Slopes**
 -  0 - 12%
 -  13 - 15%
 -  16 - 18%
 -  19 - 21%
 -  22 - 24%
 -  > 25%
-  Local Roads [50']
-  Hydrologic Features
-  Parcels

0 175 350 700 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/8/2023

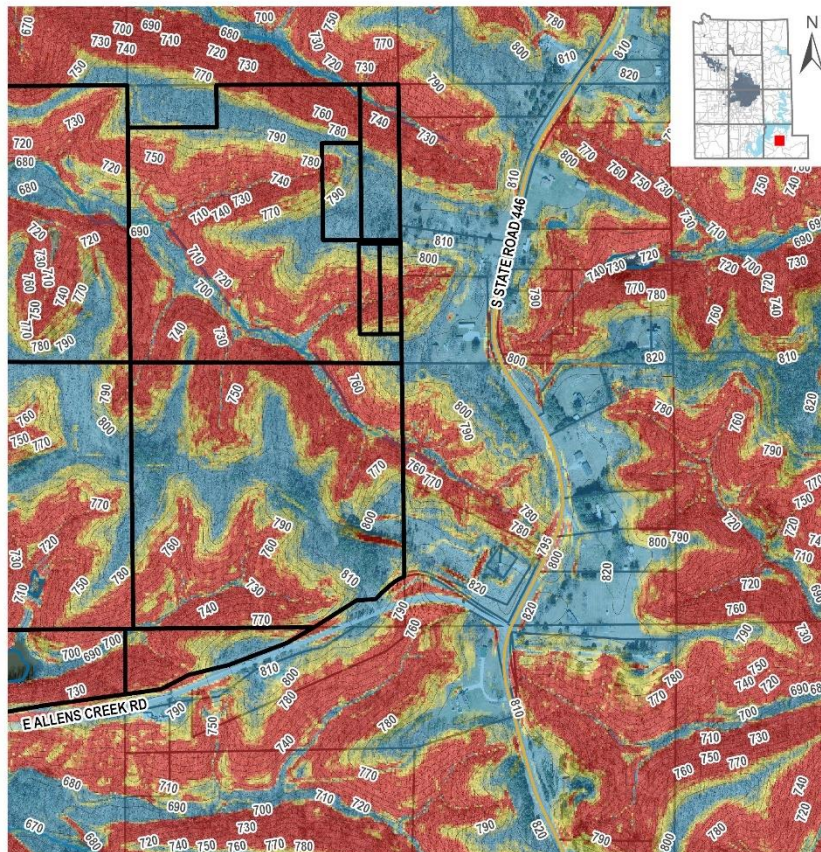


EXHIBIT 2: Site Photos



Photo 1: E Allens Creek RD; adjacent to Tract 2 driveway entrance – facing West



Photo 2: Tract 2 driveway entrance – facing North



Photo 3: E Allens Creek RD – petition site on the right



Photo 4: E Allens Creek RD; road cut to existing lake on Tract 2



Photo 5: Lake on Tract 2; facing North



Photo 6: E Allens Creek RD; adjacent to Tract 1 driveway entrance; facing West



Photo 7: Tract 1 driveway entrance; facing North

EXHIBIT 3: Findings of Fact
FINDINGS OF FACT - Subdivisions

850-3 PURPOSE OF REGULATIONS

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

Findings

- The petition site is twenty-one (21) parcels totaling approximately 509.17 +/- acres;
- The petition site is not in a platted subdivision;
- The site is zoned Forest Reserve (FR);
- The preliminary plat petition is to subdivide the property into four new lots with the following details:
 - Tract 1: 359.90 +/- acres / 75.90 buildable acres;
 - Tract 2: 149.27 +/- acres / 40.69 buildable acres;
- Both Tract 1 and Tract 2 are designated as suitable for development;
- The preliminary plat petition does not require a subdivision waiver;
- Street trees and sidewalks are not required for this subdivision petition;
- Proposed Tract 1 and Tract 2 to receive access off of E Allens Creek Road via individual pre-existing driveway cuts;
- There is no designated DNR Floodplain located on the petition site;
- Portions of the petition site are located within Area 1, 2, or 3 of the Environmental Constraints Overlay;

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

Findings

- The Comprehensive Plan designates the property as Farm and Forest;
- See findings under Section A;

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

Findings

- See findings under Section A;
- Tract 1 contains 359.90 +/- acres) and will be transferred to the Nature Conservancy;
- Tract 2 contains 149.27 +/- acres and will remain under its current private ownership with no intention for development at this time;

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

Findings

- Neighboring properties are also zoned Forest Reserve (FR);
- The use of neighboring properties is either residential, vacant, or federally owned;
- See findings under Sections A & C;

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

subject to environmental constraints, both during and after development).

Findings

- There is no designated DNR Floodplain on the petition site;
- There are no known sinkholes or karst features located on the petition site;
- Proposed Tract 1 and Tract 2 both exhibit existing ponds and streams;
- See findings under Sections A & C;

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

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

Findings:

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

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

Findings:

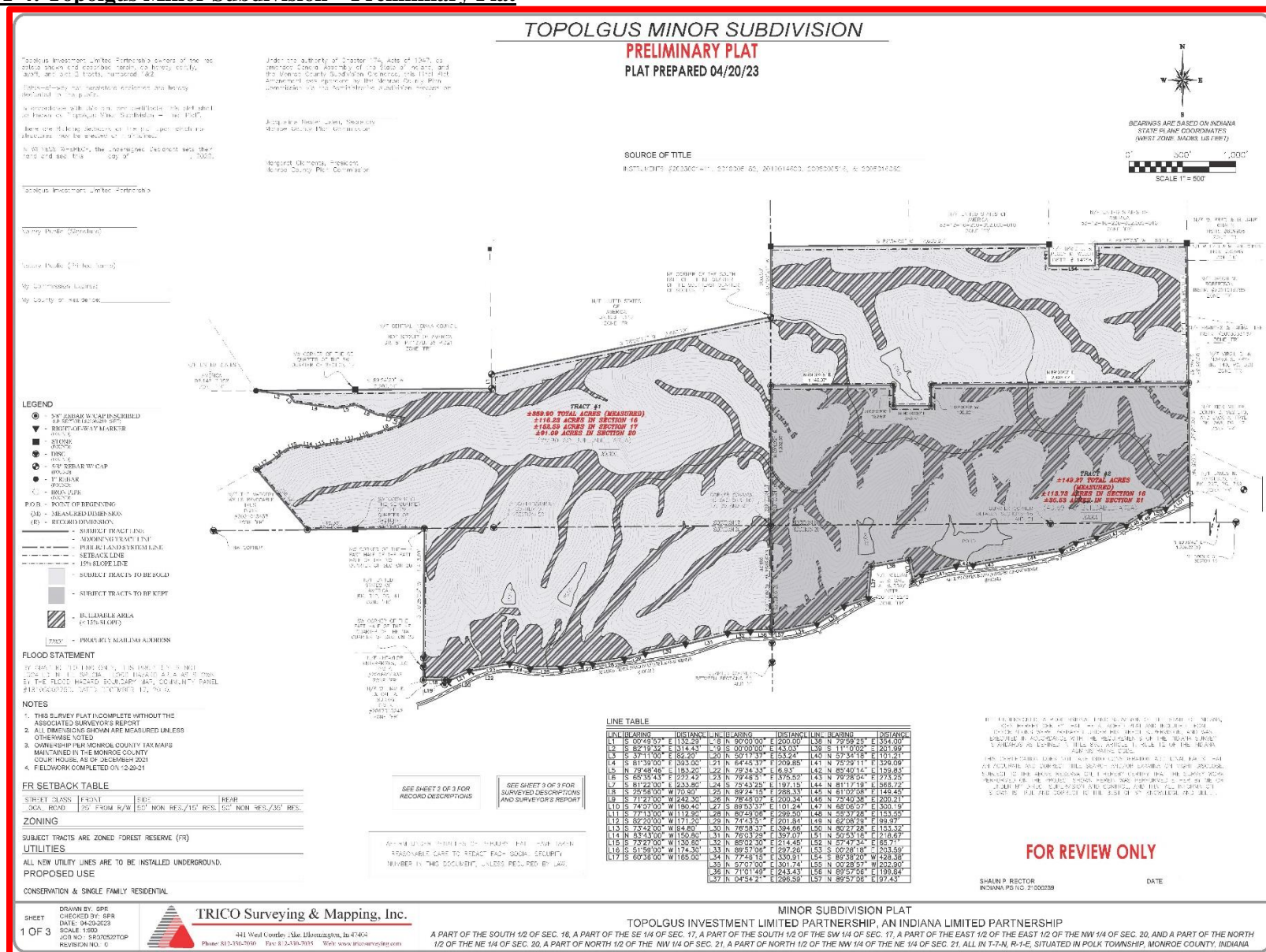
- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site. County Surveyor has also reviewed the plat for survey accuracy;

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

Findings

- The land boundary records are found at the Monroe County Recorder's Office and, if approved, a final plat will be required to be recorded as the result of the proposed preliminary plat amendment process;

EXHIBIT 4: Topolpus Minor Subdivision – Preliminary Plat



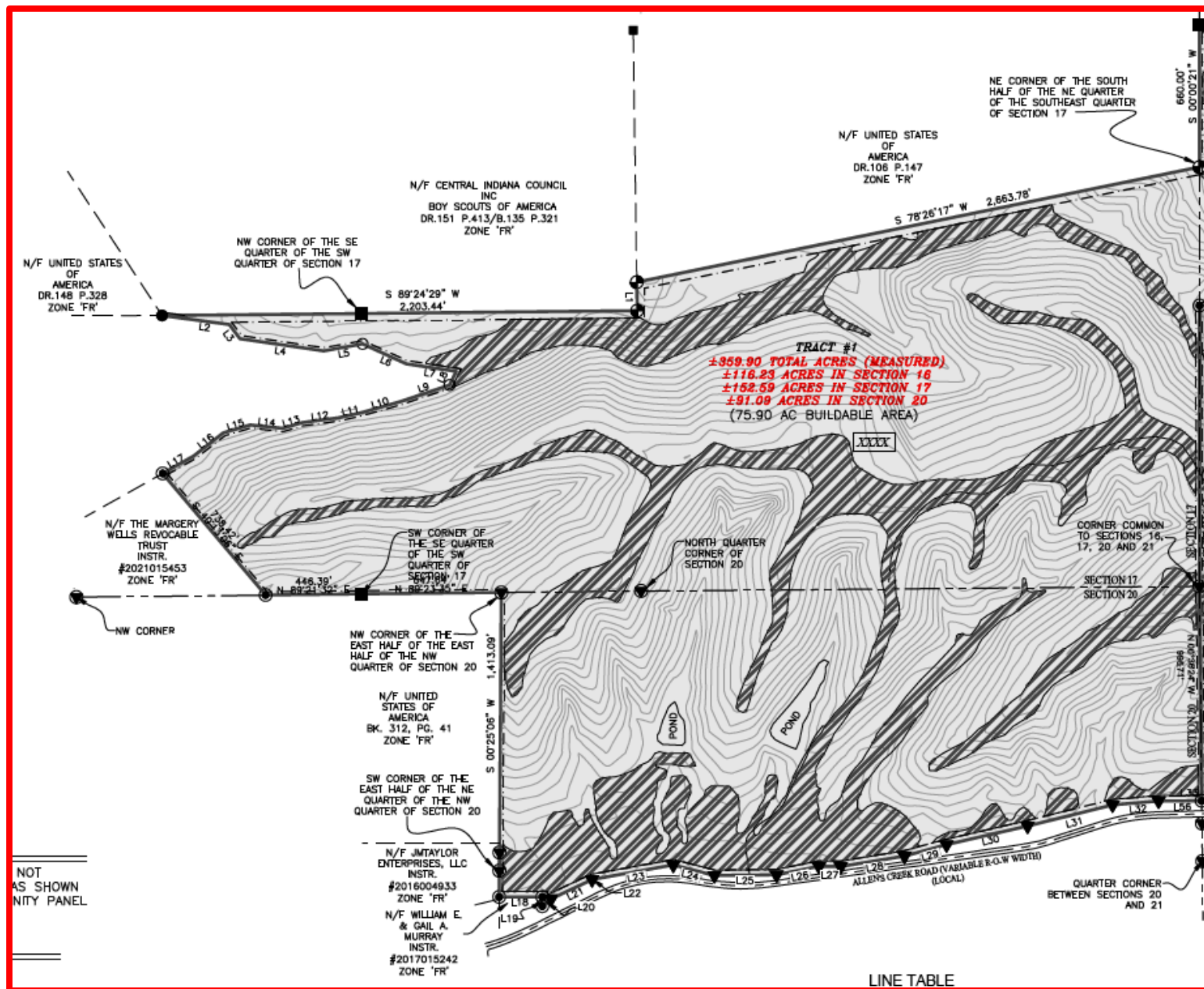


EXHIBIT 5: New Septic Permits – Tract 2

4/13/23, 9:48 AM

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Monroe County Health Department

119 W. 7th Street, Bloomington, IN 47404
Phone: (812) 349-2543 Email: wastewater@co.monroe.in.us



NEW SEPTIC PERMIT

Permit ID **WW-23-3**

DATE PERMIT ISSUED: March 17, 2023

SITE INFORMATION:

Name of Applicant: Shaun Rector
State Parcel #: 53-12-16-400-019.000-010
Owner Name: Topolgas Investment Limited Partnership
Owner Address: 840 S Woodscrest Dr Bloomington, In 47401
Site Address: S State Road 446 Bloomington, 47401 IN
Subdivision: N/A
Lot #: N/A
Number of Bedrooms: 2

SEPTIC SYSTEM SPECIFICATIONS:

Septic Tank Size (gal.): 1000 gal
Pump Tank Size (gal.): N/A
Type of Septic System: subsurface, sand lined system, Presby Advanced Enviro Septic pipes
Septic Field Size (ft. x ft.): 72 feet x 10 feet
Depth of cut (in.): 7 inch maximum
Min. Depth of #23 sand (in.): 6 inches minimum
Number of Pipes: 2
Length of each Pipe (ft.): 70 feet each
Total Linear foot of pipe: 140 total linear feet
Low Vent Required: Yes
High Vent Required:
Subsurface Drainage: Perimeter Drain on all sides
Depth of Subsurface Drain (in.): 35 inches

ADDITIONAL COMMENTS:

Install a 1000 gallon minimum septic tank with accessible risers. Install a distribution box. Install a sand lined septic absorption bed with a basal area of 72' x 10' and a maximum depth of 7". Install a minimum of 6" system sand. Install two Presby Advance Enviro-Septic pipes 70' long each for a total of 140 linear feet of pipe. Install 3" system sand over the pipes. Install 9" of top soil over the septic bed. Add grass seed and straw to the bed. Install a low vent 12" above the final grade. Install a complete perimeter drain around the septic bed to a depth of 35" to include a hard pipe outlet and a varmint guard. Maintain a minimum of 10' of separation between the perimeter drain and the septic absorption bed.

DISCLAIMER

By the ministerial issuance of this permit, the Monroe County Health Department does not certify the compliance of the planned residential sewage system with the applicable administrative rule of the Indiana Department of Health concerning residential onsite sewage systems.

ANY DEVIATIONS FROM THIS PERMIT MUST BE PRE-APPROVED BY THE MONROE COUNTY HEALTH DEPARTMENT.

Duration of Permit: Permit Expires 2 years from March 17, 2023

A handwritten signature in blue ink, appearing to read "Thomas W. Sharp".

Thomas Sharp, M.D.
Monroe County Health Officer

A handwritten signature in blue ink, appearing to read "Shian'ah Cox".

Shian'ah Cox
Senior Environmental Health Specialist

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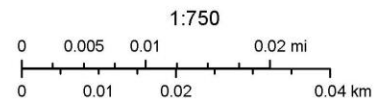
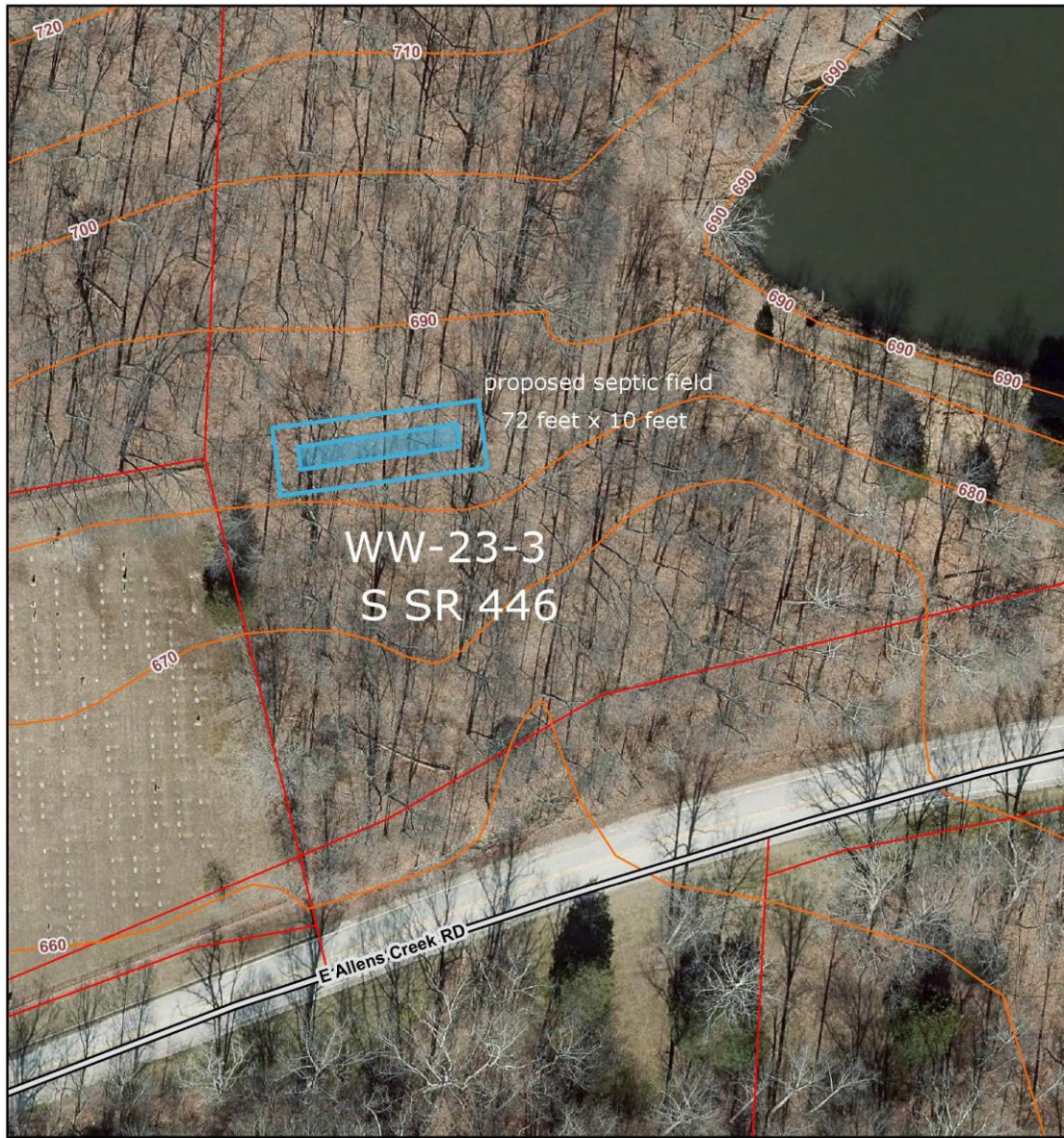


EXHIBIT 6: New Septic Permits – Tract 1

4/20/23, 2:34 PM

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Monroe County Health Department

119 W. 7th Street, Bloomington, IN 47404
Phone: (812) 349-2543 Email: wastewater@co.monroe.in.us



NEW SEPTIC PERMIT

Permit ID **WW-23-46**

DATE PERMIT ISSUED: April 20, 2023

SITE INFORMATION:

Name of Applicant: Shaun Rector
State Parcel #: 53-12-20-200-016.000-010
Owner Name: Topolugus Investment Limited Partnership
Owner Address: 840 S Woodcrest Dr Bloomington, In 47401
Site Address: E Allens Creek RD Bloomington, 47401 IN
Subdivision: Topolugus Minor Subdivision
Lot #: 1
Number of Bedrooms: 2

SEPTIC SYSTEM SPECIFICATIONS:

Septic Tank Size (gal.): 1000 gal minimum
Pump Tank Size (gal.): N/A
Type of Septic System: subsurface, sand lined system, Presby Advanced Enviro Septic pipes
Septic Field Size (ft. x ft.): 72 feet x 10 feet
Depth of cut (in.): 14 in maximum
Min. Depth of #23 sand (in.): 6 inches minimum
Number of Pipes: 2
Length of each Pipe (ft.): 70 feet each
Total Linear foot of pipe: 140 total linear feet
Low Vent Required: Yes
High Vent Required:
Subsurface Drainage: Perimeter Drain on all sides
Depth of Subsurface Drain (in.): 45 in

ADDITIONAL COMMENTS:

Install a 1000 gallon minimum septic tank with accessible risers. Install a sand lined septic absorption bed with a basal area of 72' x 10' and a maximum depth of 14". Install a minimum of 6" system sand. Install two Presby Advance Enviro-Septic pipes 70' long each for a total of 140 linear feet of pipe. Install a low vent 12" above the final grade. Install a curtain drain on the upslope sides of the absorption bed to a depth of 45" to include a hard pipe outlet and a varmint guard. Maintain 10' of separation between the subsurface drain and the absorption bed.

DISCLAIMER

By the ministerial issuance of this permit, the Monroe County Health Department does not certify the compliance of the planned residential sewage system with the applicable administrative rule of the Indiana Department of Health concerning residential onsite sewage systems.

ANY DEVIATIONS FROM THIS PERMIT MUST BE PRE-APPROVED BY THE MONROE COUNTY HEALTH DEPARTMENT.

Duration of Permit: Permit Expires 2 years from April 20, 2023

Handwritten signature of Thomas W. Sharp in blue ink.

Thomas Sharp, M.D.
Monroe County Health Officer

Handwritten signature of Shian'ah Cox in blue ink.

Shian'ah Cox
Senior Environmental Health Specialist

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MONROE COUNTY PLAT COMMITTEE**April 20, 2023**

PLANNER	Anne Crecelius
CASE NUMBER	SPP-23-2
PETITIONER	Pedigo Bay Homeowners Association Inc c/o Eric Deckard, Deckard Land Surveying
ADDRESS	2591, 2597, 2599, 2600, 2603, 2621 E Pedigo Bay, parcel # 53-11-35-200-002.000-006, 53-11-35-200-004.000-006, 53-11-35-200-012.000-006, 53-11-35-200-020.000-006, 53-11-35-200-022.000-006, 53-11-35-200-026.000-006, 53-11-35-200-028.000-006
REQUEST	Pedigo Bay Subdivision Preliminary Plat Amendment 3 Plat Committee Recommendation
ACRES	15.3 +/- acres
ZONE	AG/RR, FR, SR, and ECO1
TOWNSHIP	Clear Creek Township
SECTION	35
PLATS	Platted. Pedigo Bay Subdivision Final Plat, 2001
COMP PLAN DESIGNATION	Rural Residential

EXHIBITS

1. Pedigo Bay Subdivision Preliminary Plat Amendment 3
2. 2001 Pedigo Bay Subdivision Final Plat
3. 2021 Cosner/Fish Type E Administrative Subdivision

RECOMMENDATION

Staff recommends forwarding a **positive recommendation** for the Pedigo Bay Subdivision Preliminary Plat Amendment 3.

Plan Commission Regular Meeting – May 16, 2023 (Preliminary Hearing)

Waiver of final hearing requested.

Plan Commission Regular Meeting – June 20, 2023 (Final Hearing)**SUMMARY**

The petition site is six parcels totaling 15.3 +/- acres located in Clear Creek Township. The petitioner is proposing to amend the Pedigo Bay Subdivision Preliminary Plat (amendment 3) in order to: 1) reduce the area of open space, and 2) add five (5) existing lots into the Pedigo Bay Subdivision. Four of the five adjacent lots are developed and of a residential use. All of the lots utilize the services of the Pedigo Bay Subdivision such as the private package plant and gated community. The petitioner is the Pedigo Bay Homeowner's Association. The homeowners involved with this petition are Jason & Angelene Cosner, Rex & Melinda Fish, Michael & Caroline Harding, and Peter Kunz.

BACKGROUND

The petition parcels are a combination of platted and unplatted lots. Three of the five residential lots are unplatted despite being adjacent to Pedigo Bay and utilize all services of the subdivision. The other two residential lots are platted within a the "Cosner/Fish Type E Administrative Subdivision", recorded in 2021. The "Common Area" that is being absorbed into the 5 residential lots is platted within the Pedigo Bay Subdivision (2001). The Common Area is one lot of record and composed of three disconnected parcels (see image below). The southern parcel that contains the private package plant has been seen in the Pedigo Bay Subdivision Amendment 2 in 2004 (2004010242).

The Common Area to be transferred to the residential lots was rezoned from Forest Reserve (FR) to Suburban Residential (SR) in 2022. This portion of Common Area contain multiple karst features that are protected within platted Sinkhole Conservancy Areas (SCA). This area was originally intended to contain the septic systems of lots platted within the subdivision. Septic systems were not pursued and in 2004 the 1.6 +/- acre portion of Common Area on the southeast side of Pedigo Bay and Sailor LN was rezoned from FR to AG/RR to accommodate a private package treatment plant. During the rezone process Planning staff determined that the residential lots would be unable to be subdivided further despite the addition of acreage. This is because the five lots are partially within the ECO 1 overlay and would be unable to meet Chapter 825-4 (below) under the Zoning Ordinance.



825-4: The maximum residential density that shall be allowed shall be one unit per five (5) acres.

	Lot 1 A3	Lot 2 A3	Lot 3 A3	Lot 4 A3	Lot 5 A3
Owner	Fish	Cosner	Cosner	Kunz	Harding
Address	2591 E Pedigo	2597 E Pedigo	E Pedigo Bay	2599 E Pedigo	2621 E Pedigo
Total Acreage	2.87 acres	2.67 acres	1.64 acres	4.35 acres	1.23 acres
Buildable Acreage	0.52 buildable	0.71 buildable	0.38 buildable	1.31 buildable	0.38 buildable
Transfer Acres	1.20	0.99	0.48	0.97	0.12
Primary Use	SFR	SFR	Undeveloped	SFR	SFR
Easements/Karsts	50' I/E/U 20' I/E	20' Sanitary Sewer	Unknown I/E/U SCA	SCA	N/A

LOCATION MAP

Location Map
 ■ Petitioner
 — Roads
 □ Civil (Political) Townships
 ■ Lakes
 ■ Parcels

0 0.15 0.3 0.6 Miles
 Monroe County
 Planning Department
 Source: Monroe County GIS
 Date: 11/10/2022



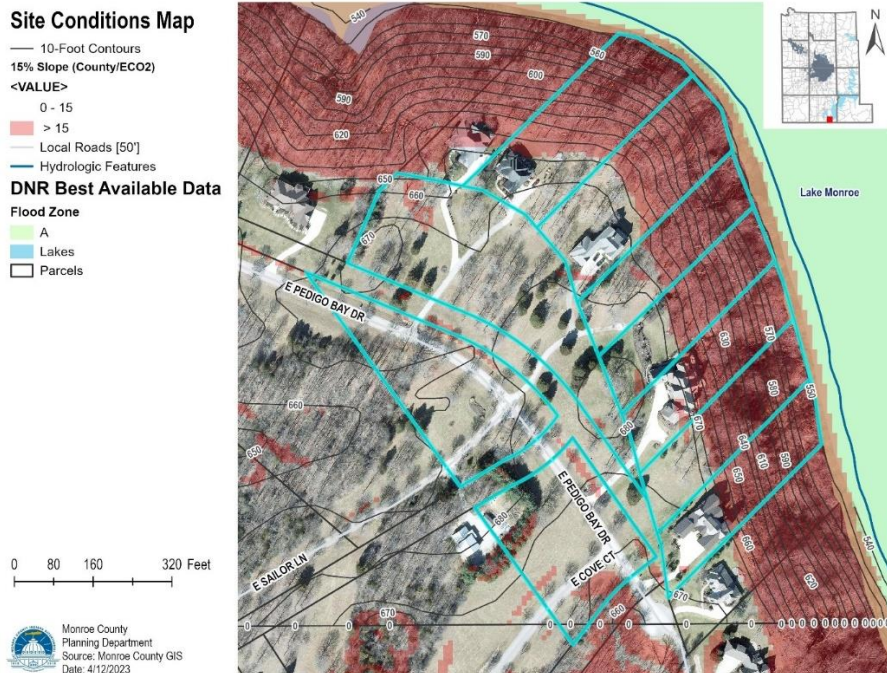
ZONING

The zoning for the petition site is Forest Reserve (FR) and Environmental Constraint Overlay Area (ECO1). Adjacent zoning is FR and Suburban Residential (SR), and Agricultural Rural Reserve (AG/RR). The petition site is developed with a private package plant on the southwest corner of Pedigo Bay Drive and Sailor LN.



SITE CONDITIONS & INFRASTRUCTURE

The site has frontage along E Pedigo Bay and E Sailor LN, two Local roads per the 2016 Thoroughfare Plan. The site is partially located within the Lake Monroe Watershed and is zoned with the Environmental Constraints Overlay Area 1. The petition site is currently developed with a private package treatment plant and contains karsts, utility and access easements. The property is mainly slopes that are under the 15% buildable area restrictions for structures.



SITE PICTURES



Photo 1. Pictometry photo looking north.



Photo 2: Looking NE from E Sailor LN.



Photo 3: Looking NE from intersection of E Sailor LN and E Pedigo Bay DR.



Photo 4: Looking NE at platted SCA on 2603 E Pedigo Bay DR.



Photo 5: Looking NE from E Pedigo Bay DR.



Photo 6: Looking NE from E Pedigo Bay DR.



Photo 7: Looking NE from E Pedigo Bay DR. Petition sign located on 2599 E Pedigo Bay DR.



Photo 8: Looking SE from E Pedigo Bay DR.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the **Rural Residential** designation of the Monroe County Comprehensive Plan. Points that align with the proposed rezone are highlighted in **green**. Points that differ are highlighted in **grey**. The plan states the following for this designation:

The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse population character of the Farm and Forest category is no longer applicable. Generally, these areas are characterized by active or potential mineral extraction operations nearby, steep slopes, and the remaining forest and/or agricultural land where roadways and other public services are minimal or not available.

The Rural Residential use category includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated town or city. Approximately 52,000 acres of rural property in Indian Creek, Clear Creek, Van Buren, Bloomington, Richland, Bean Blossom, Washington, and Benton Townships are designated Rural Residential. Most often this category adjoins or is very close to the Farm and Forest Residential areas. Current Rural Residential densities are usually greater than 64 homes per section and some portions of the Rural Residential area have already been subdivided or developed at urban densities.

To maintain Rural Residential property use opportunities, an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. Where appropriate infrastructure is available, home clustering with open space dedications may be an option in this residential category. Open space can serve a variety of uses including recreational opportunities for local residents, limited accessory agricultural uses, or buffering of an adjoining use. Contiguous Resilient Land shall be available for each dwelling adequate to support either two independent conventional septic fields or one replaceable mound system. Sufficient space for buildings traditionally associated for this type of use must also be provided. In addition, public roadways shall not experience less than the Monroe County Level of Service standard existing at the time this Plan is adopted. New subdivision road traffic lanes that access County roadways shall not exceed the capacity of traffic lanes for adjoining public roadways. State highways, major collectors, or arterial roads are exempt from this requirement.

FINDINGS OF FACT – SUBDIVISIONS

850-3 PURPOSE OF REGULATIONS

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

Findings

- The petition parcels are zoned either Suburban Residential (SR) or Forest Reserve (FR) and Environmental Constraints Overlay Area 1 (ECO 1);
- is currently zoned Estate Residential (ER) and is developed with a SFR use;
- Approval of the preliminary plat amendment would allow the 5 existing residential lots to become platted within the Pedigo Bay Subdivision;
- The 5 residential lots would absorb land that is directly adjacent to the south that is platted as Common Area within the Pedigo Bay Subdivision;
- No new buildable lots are created by this change;
- Because of restrictions for the ECO Area 1 of Chapter 825 the proposed transfer of land doesn't create an opportunities for further subdivision;
- Per Chapter 854-11 (B)(C)(1) this change is considered a "material deviation" because it "increases the number of subdivision lots" which requires an amendment to the preliminary plat;
- All developed properties are serviced by the Pedigo Bay Subdivision private package plant;

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

Findings

- The Comprehensive Plan designates the property as Rural Residential (Phase I) and Rural Reserve (Phase II) district in the Monroe County Comprehensive Plan;
- See findings under Section A;

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

Findings

- The property is currently developed with SFR;
- Adjoining parcels are zoned Forest Reserve (FR), Agricultural Rural Reserve (AG/RR), or Suburban Residential (SR);
- Adjoining parcels are zoned Environmental Constraints Overlay Area 1 (ECO 1);
- E Pedigo Bay DR is a Local roads per the 2016 Thoroughfare Plan;

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

Findings

- See findings under Sections A & C;

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

Findings

- No new building lots are created through this amendment;
- The site is within the Environmental Constraints Overlay Area 1 of Chapter 825;
- There are some steep slopes over 12% and 15% on the northern side of the five (5) residential lots;
- There are known karst features on the property that were previously platted within Sinkhole Conservancy Areas;
- See findings under Sections A & C;

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

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

Findings:

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

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

Findings:

- The petitioner submitted a survey with correct references, to township, section, and range to

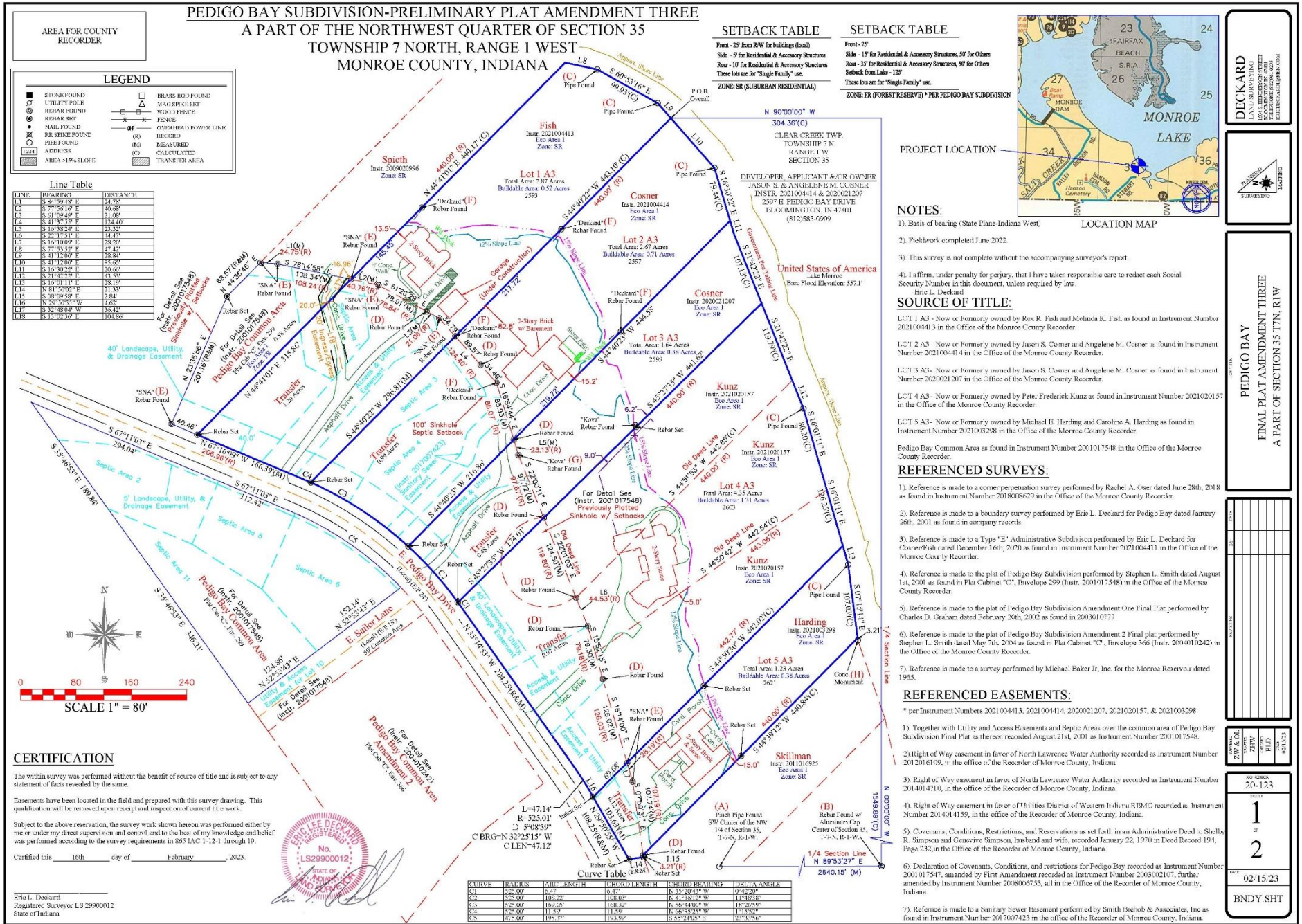
locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site. County Surveyor has also reviewed the plat for survey accuracy.

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

Findings

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

EXHIBIT 1: Preliminary Plat



SURVEYOR'S REPORT

In accordance with Title 865, IAC: 1-12 sections 1-30 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:

- (Variances) 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 class 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 Final Plat Amendment was performed on the properties now or formerly owned by Jason S. & Angeline M. Cosner as found in Instrument Number 2021004414, Rex R. & Melinda K. Fish as found in Instrument Number 2021004413, Jason S. & Angeline M. Cosner as found in Instrument Number 2020021207, Peter F. Kunz as found in Instrument Number 2021020157, Michael F. Harding and Caroline A. Harding as found in Instrument Number 2021003298, and Pedigo Bay Common Area as found in Instrument Number 2001017548 in the Office of the Monroe County Recorder. The purpose of this survey is to retrace the boundary lines of the subject properties and to adjust lot lines as located in Section 35, Township 7 North, Range 1 West of the Second Principal Meridian, Monroe County, Indiana.

REFERENCE MONUMENTS:

- A 1 inch diameter pinch-top pipe was found 8 inches above grade marking the Southwest corner of the Northwest quarter of Section 35, Township 7 North, Range 1 West, Monroe County, Indiana. The origin of this monument is unknown, however, was found to be referenced as said corner in a boundary survey of Pedigo Bay as performed by Eric L. Deckard and dated January 26th, 2001. This pipe was found to agree with other monuments and lines of occupation found in the area and was accepted and held as said corner.
- A 5/8 inch diameter rebar with 2 inch aluminum cap was found 5 inches above grade marking the center of Section 35, Township 7 North, Range 1 West, Monroe County, Indiana. This monument is believed to have been set in a corner perpetuation survey performed by Rachel A. Oser dated June 28th, 2018 and was found to be referenced in said survey as found in Instrument Number 2018008629 in the Office of the Monroe County Recorder. This monument was accepted and held as said corner.
- Several 3/4 inch diameter pipes were found along the U.S. Government Fee Taking Line. These monuments are believed to have been set in a 1965 survey performed by Michael Baker Jr. Inc. These monuments were also found to be referenced in said boundary survey for Pedigo Bay performed by Eric L. Deckard dated January 26th, 2001. These monuments were accepted and held as said points on line.
- Several 5/8 inch diameter rebar were found along the south boundary lines of the subject properties. These monuments are believed to have been set in a survey performed by Stephen L. Smith for Pedigo Bay dated August 1st, 2001. These monuments were accepted and held as said corners.
- Several 5/8 inch diameter rebar with caps stamped "SNA" were found along the south boundary lines of the subject properties. These monuments are believed to have been set in a survey performed by Stephen L. Smith for Pedigo Bay dated August 1st, 2001. These monuments were accepted and held as said corners.
- Several 5/8 inch diameter rebar with caps stamped "Deckard" were found marking corners and points on line of the subject properties (Lots 1 & 2 - Cosner/Fish Type "E" Administrative Subdivision Instrument Number 2021004411). These rebar were set in the original platting of Cosner/Fish Type "E" Administrative Subdivision performed by Eric L. Deckard dated December 16th, 2020 and found in Instrument Number 2021004411 in the Office of the Recorder of Monroe County, Indiana. These rebar were accepted and held as said corners and points on line.

G) A 5/8 inch diameter rebar with cap stamped "Kova Engineering" was found 1 inch below grade marking the west end of the 97.72 foot long line on the south line of the land now or formerly owned by Cosner (Instr. 2020021207). The origin of this rebar is unknown, however was found to agree with other monuments in the area and was accepted and held as said corner. The record versus measured distance between this monument and the southeast corner ("D") of said Cosner tract is 97.67 feet versus 97.72 feet respectively.

H) A concrete monument was found marking a point along the U.S. Government Fee Taking Line. This monument was found to be referenced in a 1965 survey performed by Michael Baker Jr. Inc. as well as a boundary survey for Pedigo Bay performed by Eric L. Deckard dated January 26th, 2001. This monument was accepted and held as said point on line.

LINE OF OCCUPATION:

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

- No substantial lines of occupation were found along the south, east, or west lines of the subject properties.
- The U.S. Government fee taking line was found running north and south along the north lines of the subject properties. This line was accepted and held as said north lines.

RECORD DESCRIPTIONS:

- No discrepancies were found in the record descriptions.

PEDIGO BAY SUBDIVISION-PRELIMINARY AMENDMENT THREE A PART OF THE NORTHWEST QUARTER OF SECTION 35 TOWNSHIP 7 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

CLEAR CREEK TWP.
TOWNSHIP 7N
RANGE 1W
SECTION 35

DEVELOPER, APPLICANT & FOR OWNER
JASON S. & ANGELENE M. COSNER
INSTR. 2021004414 & 2020021207
2597 E. PEDIGO BAY DRIVE
BLOOMINGTON, IN 47401
(812)583-0909

AREA FOR COUNTY
RECORDER

SURVEY DESCRIPTION

A Part of the Northwest Quarter of Section 35, Township 7 North, Range 1 West of the Second Principal Meridian in Monroe County, Indiana, being that 12.76 acre parcel surveyed by Eric L. Deckard, Indiana Professional Surveyor #29900012 and shown on a plat of survey as Deckard Land Surveying Job No. 20-123, being more particularly described as follows:

Commencing at rebar marking the center of said Section 35; thence North 00 degrees 00 minutes 00 seconds West for a distance of 1549.89 feet; thence North 90 degrees 00 minutes 00 seconds West for a distance of 304.36 feet to the Point of Beginning, said point being on the U.S. Government Fee Taking Line; thence along said Fee Taking Line the following Five (5) courses:

- South 41 degrees 12 minutes 00 seconds East for a distance of 95.65 feet to a pipe.
- South 16 degrees 30 minutes 22 seconds East for a distance of 100.10 feet.
- South 21 degrees 42 minutes 22 seconds East for a distance of 270.45 feet to a pipe.
- South 16 degrees 01 minutes 11 seconds East for a distance of 234.64 feet to a pipe.
- South 07 degrees 15 minutes 14 seconds East for a distance of 107.03 feet.

Thence leaving said Fee Taking Line South 44 degrees 39 minutes 12 seconds West for a distance of 440.84 feet to a rebar; thence South 08 degrees 09 minutes 58 seconds East for a distance of 2.84 feet; thence South 81 degrees 50 minutes 02 seconds West for a distance of 21.33 feet to the north right-of-way of E. Pedigo Bay Drive; thence the following Five (5) courses along said north right-of-way:

- North 29 degrees 50 minutes 55 seconds West for a distance of 108.25 feet.
- 47.14 feet along a 525.01 foot radius curve to the left whose chord bears North 32 degrees 25 minutes 15 seconds West for a distance of 47.12 feet.
- North 35 degrees 14 minutes 53 seconds West for a distance of 284.25 feet.
- 295.33 feet along a 525.00 foot radius curve to the left whose chord bears North 51 degrees 06 minutes 27 seconds West for a distance of 291.45 feet.
- North 07 degrees 16 minutes 09 seconds West for a distance of 166.39 feet.

Thence leaving said north right-of-way North 44 degrees 41 minutes 01 seconds East for a distance of 315.86 to rebar stamped "SNA"; thence continuing North 44 degrees 41 minutes 01 seconds East for a distance of 440.17 feet to the U.S. Government Fee Taking Line, passing through a rebar stamped "Deckard" at 145.45 feet; thence the following three (3) courses along said Fee Taking Line:

- South 77 degrees 53 minutes 52 seconds East for a distance of 47.42 feet to a pipe.
- South 60 degrees 53 minutes 16 seconds East for a distance of 99.92 feet to a pipe.
- South 41 degrees 12 minutes 00 seconds East for a distance of 28.84 feet to the Point of Beginning, containing 12.76 acres, more or less.

Subject to all 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 16th day of February, 2023.

Eric L. Deckard
Registered Surveyor S.S. 29900012
State of Indiana



DEDICATION OF PUBLIC RIGHTS-OF-WAY:

Jason S. & Angeline M. Cosner, Rex R. & Melinda K. Fish, Peter F. Kunz, & Michael E. Harding and Caroline A. Harding, Owners of the real estate shown and described herein do hereby certify, lay off and plat lots numbered 1 A3 thru 5 A3 to be known as Pedigo Bay Subdivision- Final Plat Amendment Three. 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 Pedigo Bay Subdivision- Final Plat Amendment Three.

As owner(s) of a Lots 1 & 2 in Cosner / Fish Type "E" Administrative Subdivision - Final Plat we by this instrument declare these platted lots vacated.

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 ____.

Jason S. Cosner (Owner)
2597 E. Pedigo Bay Drive
Bloomington, Indiana 47401
(812) 583-0909

Peter F. Kunz (Owner)
11725 Illinois Street Ste 270
Carmel, Indiana 46032

Angeline M. Cosner (Owner)
2597 E. Pedigo Bay Drive
Bloomington, Indiana 47401
(812) 583-0909

Michael E. Harding (Owner)
2621 E. Pedigo Bay Dr.
Bloomington, Indiana 47401

Rex R. Fish (Owner)
2593 E. Pedigo Bay Drive
Bloomington, Indiana 47401
(812) 675-6427

Caroline A. Harding (Owner)
2621 E. Pedigo Bay Dr.
Bloomington, Indiana 47401

Melinda K. Fish (Owner)
2593 E. Pedigo Bay Drive
Bloomington, Indiana 47401
(812) 675-6427

STATE OF INDIANA)
COUNTY OF MONROE) SS:

Before me, the undersigned Notary Public, in an for said County and State, personally appeared Jason S. & Angeline M. Cosner, Rex R. & Melinda K. Fish, Peter F. Kunz, & Michael E. Harding and Caroline A. Harding (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 properties are located in zone "X", and does not appear to be located in a special flood hazard area except a small portion of the subject properties appear to be located in Zone "A". A special flood hazard area, according to FHRM, Panel Number 18105C0275D 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 Plat Amendment procedure and approved by the Monroe County Plan Commission on _____.

Monroe County Plan Commission:

President: _____

Secretary: _____

DECKARD
LAND SURVEYING
1800 MONROE ST. #210
BLOOMINGTON, IN 47401
(812) 583-0909



PEDIGO BAY
FINAL PLAT AMENDMENT THREE
A PART OF SECTION 35 17N, 1W

DATE	FILED	RECORDED	INDEXED

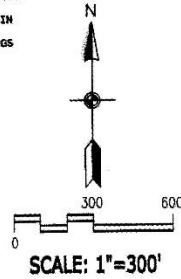
2023
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20-123
2
2
02/15/23
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EXHIBIT 2: 2001 Pedigo Bay Subdivision Final Plat

FOR EASE
S&E 2005011374
PAT HALEY REC. 6-17-05

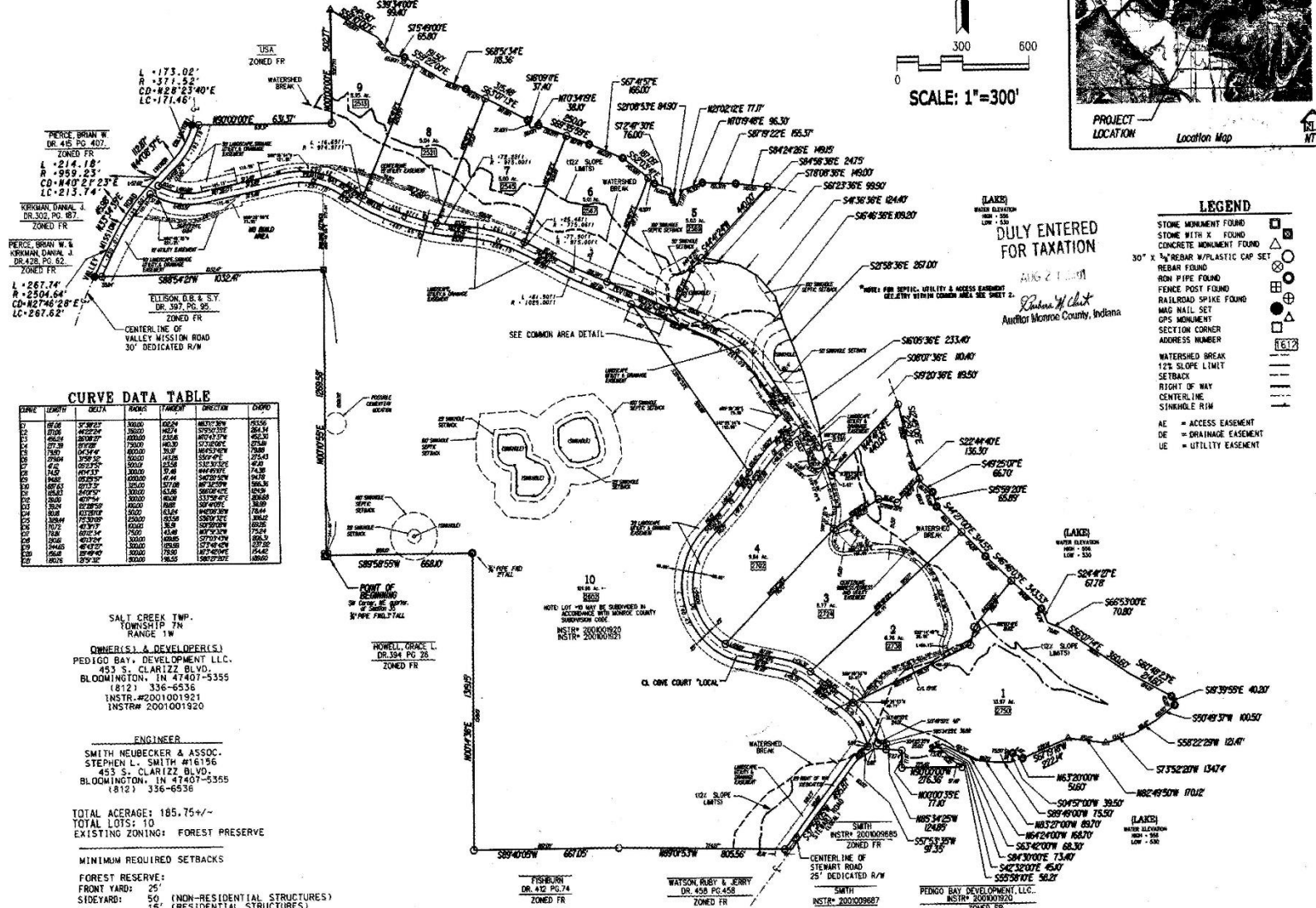
Jim Fielder
Monroe County Recorder IN
1W 2001017548 SPL
09/21/2001 10:39:29 2 PGS
Filing Fee: \$23.00



PEDIGO BAY
SUBDIVISION,
FINAL PLAT

DATE	BY	REVISIONS

2880
SHEET
1
OF
2
DATE 07/24/01
FINAL PLAT



CURVE DATA TABLE

CURVE	LENGTH	DELTA	BEARS	TANGENT	DIRECTION	CHORD
1	10.00	17.30	30.00	10.00	180.00	10.00
2	10.00	17.30	30.00	10.00	180.00	10.00
3	10.00	17.30	30.00	10.00	180.00	10.00
4	10.00	17.30	30.00	10.00	180.00	10.00
5	10.00	17.30	30.00	10.00	180.00	10.00
6	10.00	17.30	30.00	10.00	180.00	10.00
7	10.00	17.30	30.00	10.00	180.00	10.00
8	10.00	17.30	30.00	10.00	180.00	10.00
9	10.00	17.30	30.00	10.00	180.00	10.00
10	10.00	17.30	30.00	10.00	180.00	10.00
11	10.00	17.30	30.00	10.00	180.00	10.00
12	10.00	17.30	30.00	10.00	180.00	10.00
13	10.00	17.30	30.00	10.00	180.00	10.00
14	10.00	17.30	30.00	10.00	180.00	10.00
15	10.00	17.30	30.00	10.00	180.00	10.00
16	10.00	17.30	30.00	10.00	180.00	10.00
17	10.00	17.30	30.00	10.00	180.00	10.00
18	10.00	17.30	30.00	10.00	180.00	10.00
19	10.00	17.30	30.00	10.00	180.00	10.00
20	10.00	17.30	30.00	10.00	180.00	10.00

SALT CREEK TWP.
TOWNSHIP 7N
RANGE 1W
OWNER(S) & DEVELOPER(S)
PEDIGO BAY DEVELOPMENT LLC.
453 S. CLARIZZ BLVD.
BLOOMINGTON, IN 47407-5355
(812) 336-6536
INSTR. #2001001921
INSTR. #2001001920

ENGINEER
SMITH NEUBECKER & ASSOC.
STEPHEN L. SMITH 416156
453 S. CLARIZZ BLVD.
BLOOMINGTON, IN 47407-5355
(812) 336-6536
TOTAL ACERAGE: 185.75 +/-
TOTAL LOTS: 10
EXISTING ZONING: FOREST PRESERVE
MINIMUM REQUIRED SETBACKS
FOREST RESERVE:
FRONT YARD: 25'
SIDEYARD: 50' (NON-RESIDENTIAL STRUCTURES)
15' (RESIDENTIAL STRUCTURES)
REAR YARD: 25' (RESIDENTIAL)
50' (NON-RESIDENTIAL)
SETBACK FROM LAKE: 125'
Lot usage: single-family

FOR PEDESTRIAN EASEMENT
SEE 2005015759, 2005015760,
2005015761 8/9/2005
PAT HALEY REC.
FOR ACCESS & UTILITY EASEMENT
SEE 2005015859
PAT HALEY REC. 8/9/05

PEDIGO BAY SUBDIVISION
FINAL PLAT

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See Exhibit A-1
2003019619

CAB C ENV 299

LEGAL DESCRIPTION

A part of Section 35 and a part of the Northeast Quarter of the Northeast Quarter of Section 34, in Monroe County, Indiana, and being more particularly described as follows:

BEGINNING at a 3/4" pipe 3" tall found at the southwest corner of Section 35; thence NORTH 00 degrees 10 minutes 35 seconds East along the west line of said Section 35 1265.58 feet to a 10" x 8" x 10" iron pipe; thence SOUTH 88 degrees 14 minutes 21 seconds West along the north line of (D. R. 397, Pg. 351) 1032.47 feet to a 10" x 8" x 10" iron pipe; thence NORTH 00 degrees 10 minutes 35 seconds East along the center line of said road the following five (5) courses: 1) 267.14 feet along a 2504.44 foot radius non-tangent curve to the right whose chord bears NORTH 27 degrees 46 minutes 28 seconds East 267.62 feet; thence 2) NORTH 33 degrees 34 minutes 35 seconds East 45.98 feet; thence 3) 214.18 feet along a 559.23 foot radius non-tangent curve to the right whose chord bears NORTH 40 degrees 21 minutes 23 seconds East 213.14 feet; thence 4) NORTH 44 degrees 08 minutes 37 seconds East 112.87 feet; thence 5) 173.02 feet along a 371.52 foot radius non-tangent curve to the left whose chord bears NORTH 28 degrees 23 minutes 40 seconds East 171.46 feet; thence NORTH 90 degrees 00 minutes 00 seconds East 631.37 feet to a 6" rebar with cap set; thence NORTH 00 degrees 00 minutes 00 seconds East 502.77 feet to a concrete monument found on the fee take line; thence along said fee take line the following seventeen (17) courses: 1) SOUTH 58 degrees 10 minutes 00 seconds East 245.50 feet to a pipe; 2) thence SOUTH 39 degrees 34 minutes 00 seconds East 99.40 feet; thence 3) SOUTH 75 degrees 49 minutes 00 seconds East 65.80 feet; thence 4) SOUTH 59 degrees 22 minutes 00 seconds East 151.50 feet; 5) thence SOUTH 66 degrees 51 minutes 34 seconds East 183.36 feet to a pipe; thence 6) SOUTH 63 degrees 07 minutes 13 seconds East 315.48 feet to a pipe; thence 7) SOUTH 18 degrees 09 minutes 11 seconds East 37.40 feet; thence 8) NORTH 10 degrees 34 minutes 19 seconds East 56.10 feet to a pipe; thence 9) SOUTH 69 degrees 35 minutes 55 seconds East 250.01 feet to a pipe; thence 10) SOUTH 67 degrees 41 minutes 57 seconds East 166.00 feet to a pipe; thence 11) SOUTH 52 degrees 03 minutes 41 seconds East 187.09 feet to a pipe; thence 12) SOUTH 72 degrees 47 minutes 30 seconds West 76.00 feet; thence 13) SOUTH 21 degrees 08 minutes 53 seconds West 84.90 feet; thence 14) NORTH 21 degrees 02 minutes 12 seconds East 77.17 feet; thence 15) NORTH 70 degrees 19 minutes 48 seconds East 96.30 feet to a pipe; thence 16) SOUTH 87 degrees 19 minutes 22 seconds West 155.37 feet to a pipe; thence 17) SOUTH 64 degrees 24 minutes 26 seconds East 145.15 feet to a 6" rebar with cap set; thence along said fee take line SOUTH 44 degrees 41 minutes 24 seconds West 440.00 feet along (D. R. 352, Pg. 390) to a 6" rebar with cap set; thence SOUTH 84 degrees 58 minutes 36 seconds East 24.75 feet along said (D. R. 352, Pg. 390) to a 6" rebar with cap set; thence SOUTH 78 degrees 08 minutes 36 seconds East 145.00 feet to a 6" rebar with cap set; thence 61 degrees 23 minutes 36 seconds East 99.90 feet to a 6" rebar with cap set; thence SOUTH 47 degrees 36 minutes 36 seconds East 124.40 feet to a 6" rebar with cap set; thence SOUTH 16 degrees 46 minutes 36 seconds East 105.20 feet to a 6" rebar with cap set; thence SOUTH 21 degrees 58 minutes 36 seconds East 127.00 feet to a 6" rebar with cap set; thence SOUTH 16 degrees 46 minutes 36 seconds East 233.40 feet; thence SOUTH 08 degrees 07 minutes 36 seconds East 110.40 feet to a 6" rebar with cap set; thence SOUTH 19 degrees 20 minutes 36 seconds East 119.50 feet to a 6" rebar with cap set; thence NORTH 44 degrees 41 minutes 24 seconds West 440.00 feet along the southwest line of (D. R. 352, Pg. 397) to a concrete monument on the east line of the Northeast Quarter of Section 35 and said fee take line; thence along said fee take line the following twenty-five (25) courses: 1) SOUTH 12 degrees 45 minutes 06 seconds East 135.30 feet to a pipe; thence 2) SOUTH 49 degrees 25 minutes 07 seconds East 66.70 feet to a pipe; thence 3) SOUTH 15 degrees 59 minutes 20 seconds East 65.89 feet to a pipe; thence 4) SOUTH 12 degrees 45 minutes 06 seconds East 314.55 feet to a pipe; thence 5) SOUTH 46 degrees 46 minutes 03 seconds East 343.53 feet to a pipe; thence 6) SOUTH 24 degrees 41 minutes 27 seconds East 67.78 feet; thence 7) SOUTH 46 degrees 53 minutes 00 seconds East 70.80 feet; thence 8) SOUTH 36 degrees 07 minutes 14 seconds East 360.60 feet to a pipe; thence 9) SOUTH 60 degrees 48 minutes 23 seconds East 214.60 feet to a pipe; thence 10) SOUTH 19 degrees 29 minutes 55 seconds East 40.20 feet to a pipe; thence 11) SOUTH 50 degrees 48 minutes 10 seconds West 100.50 feet to a concrete monument; thence 12) SOUTH 58 degrees 22 minutes 29 seconds West 121.47 feet to a concrete monument; thence 13) SOUTH 73 degrees 52 minutes 20 seconds West 134.74 feet to a concrete monument; thence 14) NORTH 82 degrees 45 minutes 50 seconds West 170.12 feet to a pipe; thence 15) SOUTH 67 degrees 18 minutes 18 seconds West 222.14 feet to a pipe; thence 16) NORTH 63 degrees 20 minutes 00 seconds West 51.60 feet to a pipe; thence 17) SOUTH 04 degrees 57 minutes 00 seconds West 39.50 feet; thence 18) SOUTH 89 degrees 49 minutes 00 seconds West 15.50 feet; thence 19) NORTH 83 degrees 27 minutes 00 seconds West 85.70 feet; thence 20) NORTH 64 degrees 24 minutes 00 seconds West 168.70 feet; thence 21) SOUTH 63 degrees 42 minutes 00 seconds West 68.30 feet; thence 22) SOUTH 84 degrees 30 minutes 00 seconds East 73.40 feet; thence 23) NORTH 42 degrees 32 minutes 00 seconds East 45.10 feet; thence 24) SOUTH 55 degrees 58 minutes 10 seconds East 56.29 feet; thence leaving said fee take line NORTH 30 degrees 00 minutes 26 seconds West 276.36 feet to the north line of (D. R. 312, Pg. 367-370) to the east line of the Southwest Quarter of Section 35 and to a 6" rebar with cap set; thence NORTH 00 degrees 00 minutes 35 seconds East along said east line 71.10 feet to a 6" rebar with cap set; thence along (D. R. 354, Pg. 392) the following: 1) NORTH 85 degrees 34 minutes 25 seconds West 124.65 feet to a 6" rebar with cap set; thence 2) SOUTH 57 degrees 53 minutes 35 seconds West 57.35 feet to a 6" rebar with cap set; thence 3) SOUTH 37 degrees 36 minutes 05 seconds West 458.87 feet to a 6" rebar found; thence NORTH 69 degrees 01 minute 53 seconds West 605.58 feet along the north line of the Southeast Quarter of the Southeast Quarter of said Section 35 to the northeast corner of said quarter section to a pipe found; thence SOUTH 89 degrees 40 minutes 00 seconds West 641.00 feet along the north line of the Southeast Quarter of the Southwest Quarter of said Section 35 to a 6" rebar with cap set; thence NORTH 00 degrees 14 minutes 36 seconds East 1319.15 feet along the east line of (D. R. 394, Pg. 361) to a 3/4" pipe 2" tall found; thence SOUTH 19 degrees 58 minutes 55 seconds West 668.10 feet to the POINT OF BEGINNING, containing 185.75 acres, more or less.

The survey was shown herein was performed 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 IACS 1-12-1 through 15.

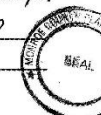
Certified this 1st day of August, 2001.

Stephan L. Smith
Stephan L. Smith
Registered Land Surveyor No. S0427
State of Indiana



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 by the Monroe County Plan Commission at a meeting held:

June 20, 2001
MONROE COUNTY PLAN COMMISSION
Brian O'Neill
Brian O'Neill, President
Mary O'Neil
Mary O'Neil, Vice President



STATE OF INDIANA
COUNTY OF MONROE

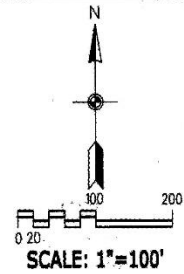
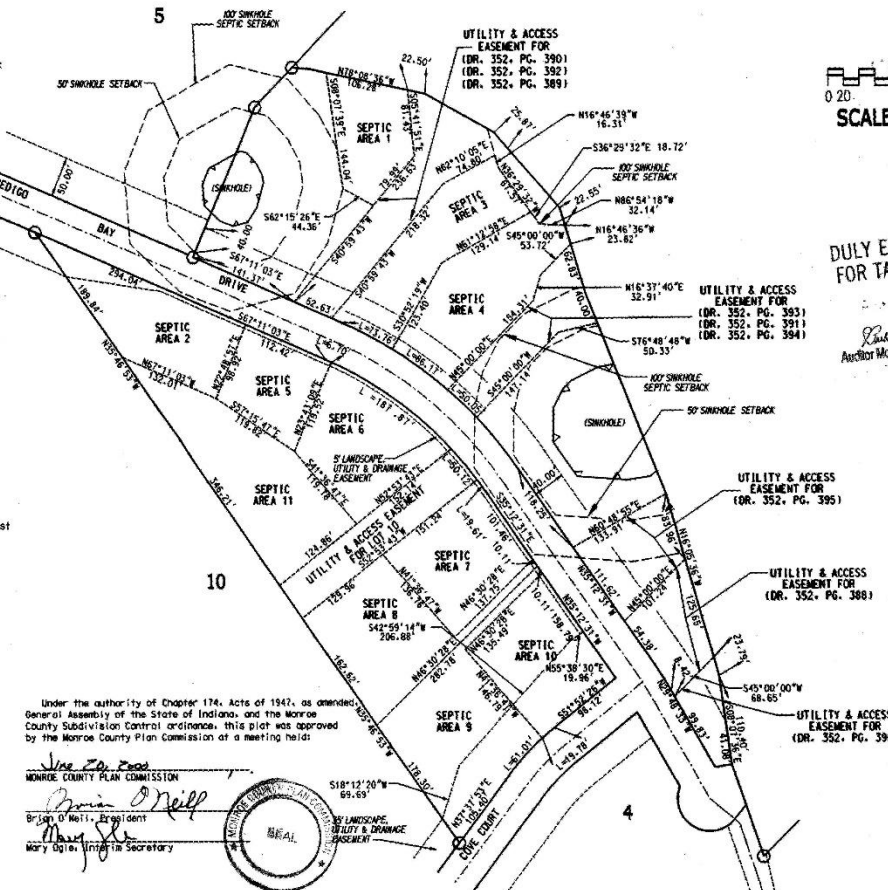
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Ronald J. Kilian, Member, Pedigo Bay Development, LLC, who acknowledged the execution of the foregoing plat for the Real Estate known as Pedigo Bay Subdivision, as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this 1st day of August, 2001.
My Commission Expires 7-11-2008

Ronald J. Kilian
RONALD J. KILIAN, NOTARY PUBLIC
a resident of Monroe County



COMMON AREA DETAIL



DULY ENTERED
FOR TAXATION
Ronald J. Kilian
Auditor Monroe County, Indiana



PEDIGO BAY
SUBDIVISION
FINAL PLAT
PART OF SECTION 34 & 35, T-7-N, R-3-E, MONROE COUNTY, INDIANA

DATE	BY	REVISIONS

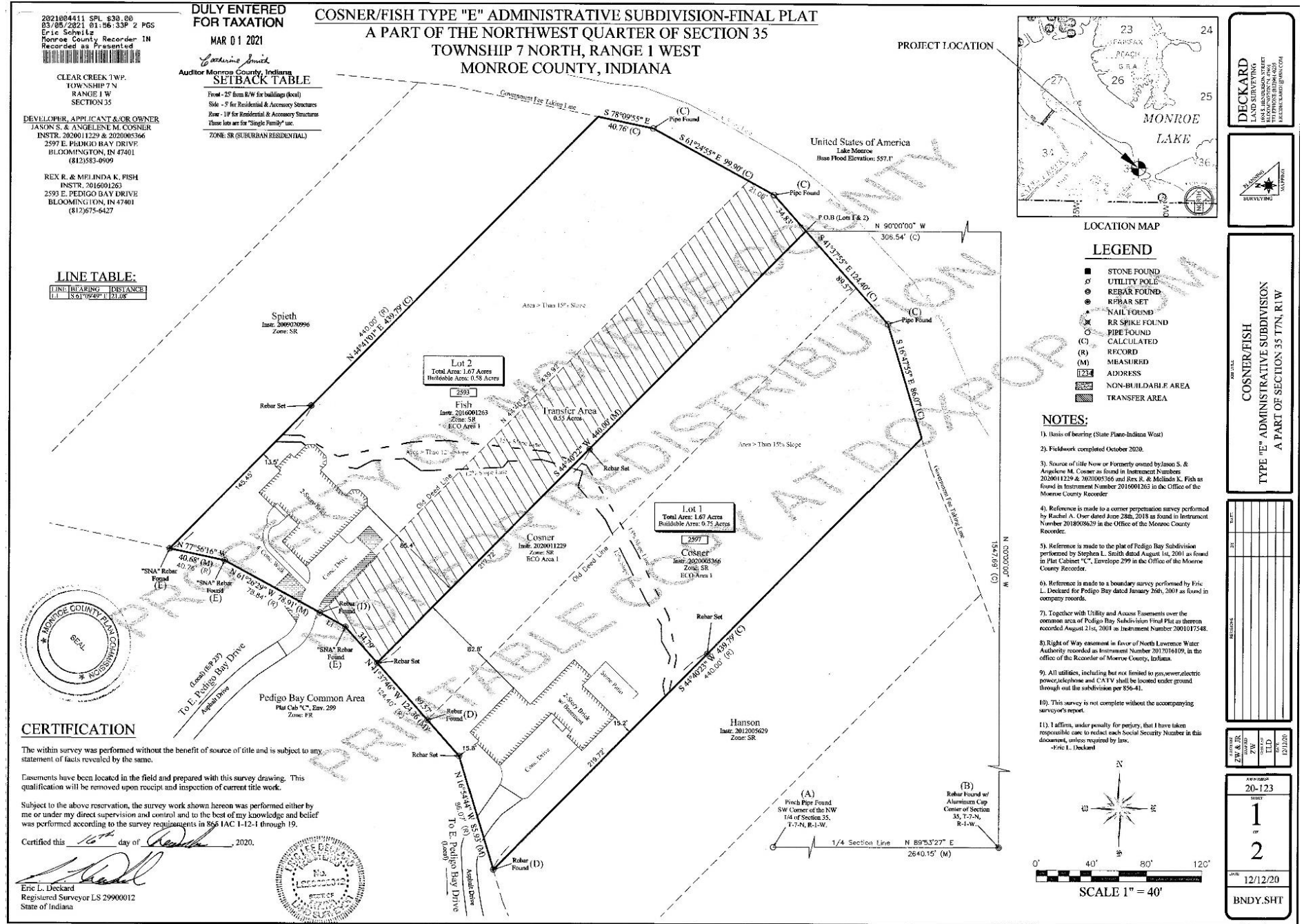
DATE	BY	REVISIONS

2880
SHEET
2
OF
2
01/08/01
FINAL PLAT

PEDIGO BAY SUBDIVISION FINAL PLAT

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EXHIBIT 3: 2021 Cosner/Fish Type E Administrative Subdivision



2021090411 SPL \$30.00
03/05/2021 01:56:33P 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

CLEAR CREEK TWP.
TOWNSHIP 7 N
RANGE 1 W
SECTION 35

DEVELOPER, APPLICANT &/OR OWNER
JASON S. & ANGELENE M. COSNER
INSTR. 2020011229 & 202005366
2597 E. PEDIGO BAY DRIVE
BLOOMINGTON, IN 47401
(812)583-0909

REX R. & MELINDA K. FISH
INSTR. 2016001263
2593 E. PEDIGO BAY DRIVE
BLOOMINGTON, IN 47401
(812)675-6427

SURVEY DESCRIPTIONS

(LOT 1)

A part of the Northwest quarter of Section 35, Township 7 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at rebar marking the center of said Section 35; thence North 00 degrees 00 minutes 00 seconds West a distance of 1547.69 feet; thence North 90 degrees 00 minutes 00 seconds West for a distance of 306.54 feet to the Point of Beginning, said point being on the U.S. Government Fee Taking Line; thence along said Fee Taking Line South 41 degrees 37 minutes 46 seconds East for a distance of 89.57 feet to a pipe; thence continuing along said Fee Taking Line South 16 degrees 47 minutes 55 seconds East for a distance of 86.07 feet; thence leaving said Fee Taking Line South 44 degrees 40 minutes 23 seconds West for a distance of 439.79 feet to a rebar; thence North 16 degrees 54 minutes 44 seconds West for a distance of 85.93 feet to a rebar; thence North 41 degrees 37 minutes 46 seconds West for a distance of 89.57 feet to a rebar stamped "Deckard"; thence North 44 degrees 40 minutes 23 seconds East for a distance of 440.00 feet to the Point of Beginning, containing 1.67 acres, more or less

Subject to all easements of record.

(LOT 2)

A part of the Northwest quarter of Section 35, Township 7 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at rebar marking the center of said Section 35; thence North 00 degrees 00 minutes 00 seconds West a distance of 1547.69 feet; thence North 90 degrees 00 minutes 00 seconds West for a distance of 306.54 feet to the Point of Beginning, said point being on the U.S. Government Fee Taking Line; thence leaving said Fee Taking Line South 44 degrees 40 minutes 23 seconds West for a distance of 440.00 feet to a rebar stamped "Deckard"; thence North 41 degrees 37 minutes 46 seconds West for a distance of 34.79 feet to a rebar stamped "SNA"; thence North 61 degrees 09 minutes 49 seconds West for a distance of 21.08 feet to a rebar; thence North 61 degrees 26 minutes 29 seconds West for a distance of 78.91 feet to a rebar stamped "SNA"; thence North 77 degrees 56 minutes 16 seconds West for a distance of 40.68 feet to a rebar stamped "SNA"; thence North 44 degrees 41 minutes 01 seconds East for a distance of 439.79 feet to the U.S. Government Fee Taking Line; thence along said Fee Taking Line South 78 degrees 09 minutes 55 seconds East for a distance of 40.76 feet to a pipe; thence continuing along said Fee Taking Line South 61 degrees 24 minutes 22 seconds West for a distance of 99.90 feet; thence South 41 degrees 37 minutes 55 seconds East for a distance of 34.83 feet to the Point of Beginning, containing 1.67 acres, more or less

Subject to all easements of record.

(TRANSFER AREA)

A part of the Northwest quarter of Section 35, Township 7 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at rebar marking the center of said Section 35; thence North 00 degrees 00 minutes 00 seconds West a distance of 1547.69 feet; thence North 90 degrees 00 minutes 00 seconds West for a distance of 306.54 feet to the Point of Beginning, said point being on the U.S. Government Fee Taking Line; thence leaving said Fee Taking Line South 44 degrees 40 minutes 23 seconds West for a distance of 440.00 feet to a rebar stamped "Deckard"; thence North 41 degrees 37 minutes 46 seconds West for a distance of 34.79 feet to a rebar stamped "SNA"; thence North 61 degrees 09 minutes 49 seconds West for a distance of 21.08 feet to a rebar; thence North 44 degrees 40 minutes 25 seconds East for a distance of 439.92 feet to the U.S. Government Fee Taking Line; thence along said Fee Taking Line South 61 degrees 24 minutes 55 seconds East for a distance of 21.06 feet; thence South 41 degrees 37 minutes 55 seconds East for a distance of 34.83 feet to the Point of Beginning, containing 0.55 acres, more or less

Subject to all easements of record.

COSNER/FISH TYPE "E" ADMINISTRATIVE SUBDIVISION A PART OF THE NORTHWEST QUARTER OF SECTION 35 TOWNSHIP 7 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

SURVEYOR'S REPORT

In accordance with Title 865, IAC. 1-12 sections 1-30 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:

- (Variances) 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 class 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 Type "E" Administrative Subdivision was performed on the properties now or formerly owned by Jason S. & Angelene M. Cosner as found in Instrument Numbers 2020011229 and 202005366 and Rex R. & Melinda K. Fish as found in Instrument Number 2016001263 in the Office of the Monroe County Recorder. The purpose of this survey is to retrace the boundary lines of the subject properties and to adjust lot lines as located in Section 35, Township 7 North, Range 1 West of the Second Principal Meridian, Monroe County, Indiana.

REFERENCE MONUMENTS:

- A 1 inch diameter pinch-top pipe was found 8 inches above grade marking the Southwest corner of the Northwest quarter of Section 35, Township 7 North, Range 1 West, Monroe County, Indiana. The origin of this monument is unknown, however, was found to be reidentified as said corner in a boundary survey of Pedigo Bay as performed by Eric L. Deckard and dated January 26th, 2001. This pipe was found to agree with other monuments and lines of occupation found in the area and was accepted and held as said corner.
- A 5/8 inch diameter rebar with 2 inch aluminum cap was found 5 inches above grade marking the center of Section 35, Township 7 North, Range 1 West, Monroe County, Indiana. This monument is believed to have been set in a corner perpetuation survey performed by Rachel A. Oser dated June 28th, 2018 and was found to be referenced in said survey as found in Instrument Number 2018008629 in the Office of the Monroe County Recorder. This monument was accepted and held as said corner.
- Several 3/4 inch diameter pipes were found along the U.S. Government Fee Taking Line. These monuments are believed to have been set in a 1965 survey performed by Michael Baker Jr. Inc. These monuments were also found to be referenced in said boundary survey for Pedigo Bay performed by Eric L. Deckard dated January 26th, 2001. These monuments were accepted and held as said points on line.
- Several 5/8 inch diameter rebar were found along the south boundary lines of the subject properties. These monuments are believed to have been set in a survey performed by Stephen L. Smith for Pedigo Bay dated August 1st, 2001. These monuments were accepted and held as said corners.
- Several 5/8 inch diameter rebar with caps stamped "SNA" were found along the south boundary lines of the subject properties. These monuments are believed to have been set in a survey performed by Stephen L. Smith for Pedigo Bay dated August 1st, 2001. These monuments were accepted and held as said corners.

LINE OF OCCUPATION:

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

- No substantial lines of occupation were found along the south, east, or west lines of the subject properties.
- The U.S. Government Fee taking line was found running north and south along the north lines of the subject properties. This line was accepted and held as said north lines.

RECORD DESCRIPTIONS:

- The record description for Cosner (Instr. 202005366) was found to misclose by a distance of 34.45 feet. The misclosure seems to be a scrivener's error and is missing a call South 41 degrees 18 minutes 00 seconds East for a distance of 34.45 feet. The adjacent legal descriptions have the south lines of each property matching the call along the north line on the U.S. government fee taking line.

DEDICATION OF PUBLIC RIGHTS-OF-WAY:

Jason S. & Angelene M. Cosner and Rex R. & Melinda K. Fish, owners of the real estate shown and described herein do hereby certify, lay off and plat lots numbered 1 thru 2 to be known as Cosner/Fish Type E Administrative 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 Cosner/Fish Type E Administrative Subdivision.

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

Witness our hands and seals this 1st day of February, 2021.

Jason S. Cosner (Owner)
2597 E. Pedigo Bay Drive
Bloomington, Indiana 47401
(812) 583-0909

Angelene M. Cosner (Owner)
2597 E. Pedigo Bay Drive
Bloomington, Indiana 47401
(812) 583-0909

Rex R. Fish (Owner)
2593 E. Pedigo Bay Drive
Bloomington, Indiana 47401
(812) 675-6427

Melinda K. Fish (Owner)
2593 E. Pedigo Bay Drive
Bloomington, Indiana 47401
(812) 675-6427

STATE OF INDIANA)
COUNTY OF MONROE) SS:

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Jason S. & Angelene M. Cosner and Rex R. & Melinda K. Fish (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 1st day of February, 2021.

Notary Public: Wendy M. Wiles

County of Residence: Monroe

My Commission Expires: 5/10/27

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 except a small portion of the subject property appears to be located in Zone "A", a special flood hazard area, according to FHBM, Panel Number 18105C0275D 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 2-11-21.

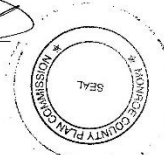
Monroe County Plan Commission:

Margaret Clements President: [Signature]

Larry Wilson Secretary: [Signature]



(Seal)



DECKARD
LAND SURVEYING
1000 S. HENDERSON STREET
BLOOMINGTON, IN 47403
TEL: 812-326-1100
FAX: 812-326-1101
WWW.DECKARDLANDSURV.COM



COSNER/FISH
ADMINISTRATIVE SUBDIVISION
TYPE "E" ADMINISTRATIVE SUBDIVISION
A PART OF SECTION 35 T7N, R1W

DATE	BY	REMARKS
12/12/20	ZW & JR	20-123
	ZW	
	JR	
	ELP	

20-123
2
2
12/12/20
BDNY.SHT