

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=c2lrWFp0eGFNQUtqK0NQQIFLazRTQT09](https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQIFLazRTQT09)

**Meeting ID: 823 0548 5858
Passcode: 278851**

Phone Number: 312-626-6799



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.		

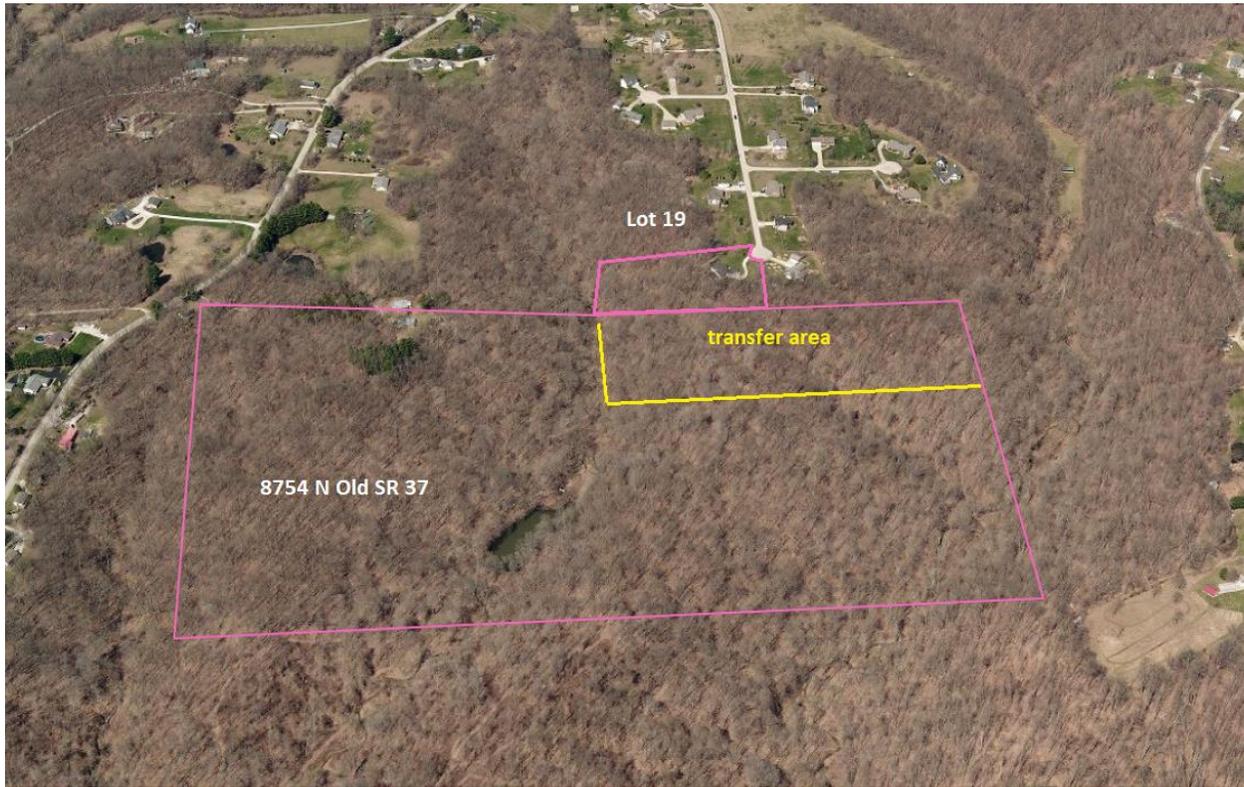
Waiver(s) Requested:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:
Waiver of Final Hearing Requested:	<input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Plat Vacation:	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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: Jim Fielder
 Warren County Recorder IN
 IN 2001024407 SPL
 11/18/2001 14:59:17 2 PGS
 Filing Fee: \$23.00

PLAT CABINET ENVELOPE 502

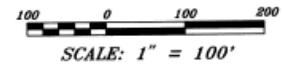
ORCHARD ESTATES SUBDIVISION SECTION TWO FINAL PLAT

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)

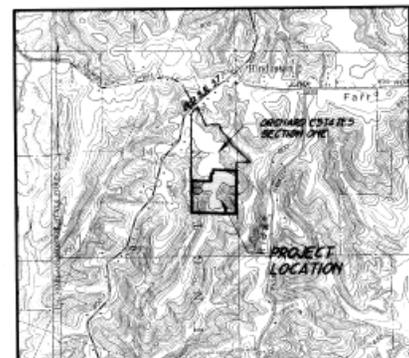
LOT 11

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



LEGEND

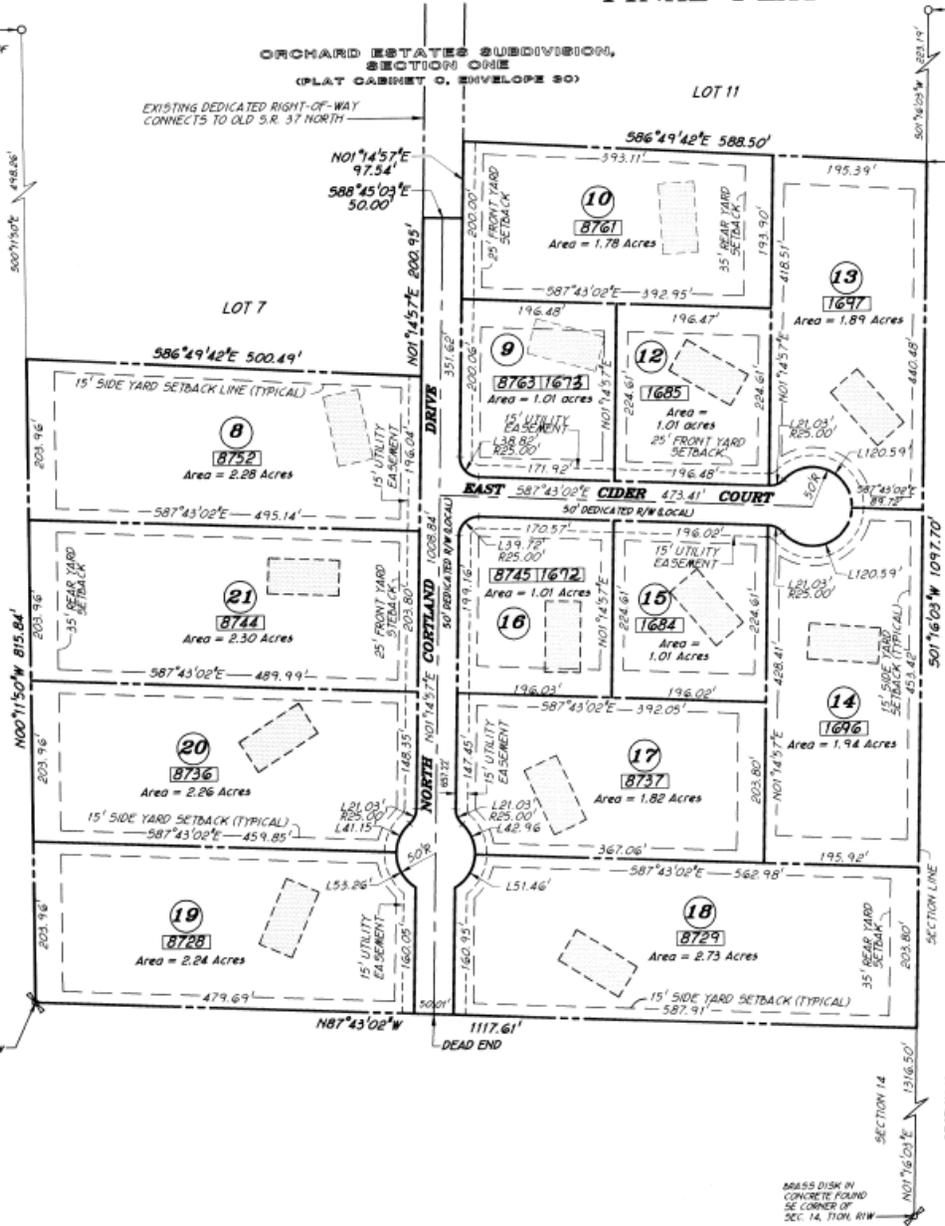
- PROPERTY LINE
- - - EASEMENT LINE
- SETBACK LINE
- - - RIGHT-OF-WAY
- 8761 ADDRESS NORTH CORTLAND DRIVED
- 1685 ADDRESS EAST CIDER COURT
- PROPOSED SEPTIC FIELD LOCATION
- 5/8"X24" REAR W/CAP SET



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.

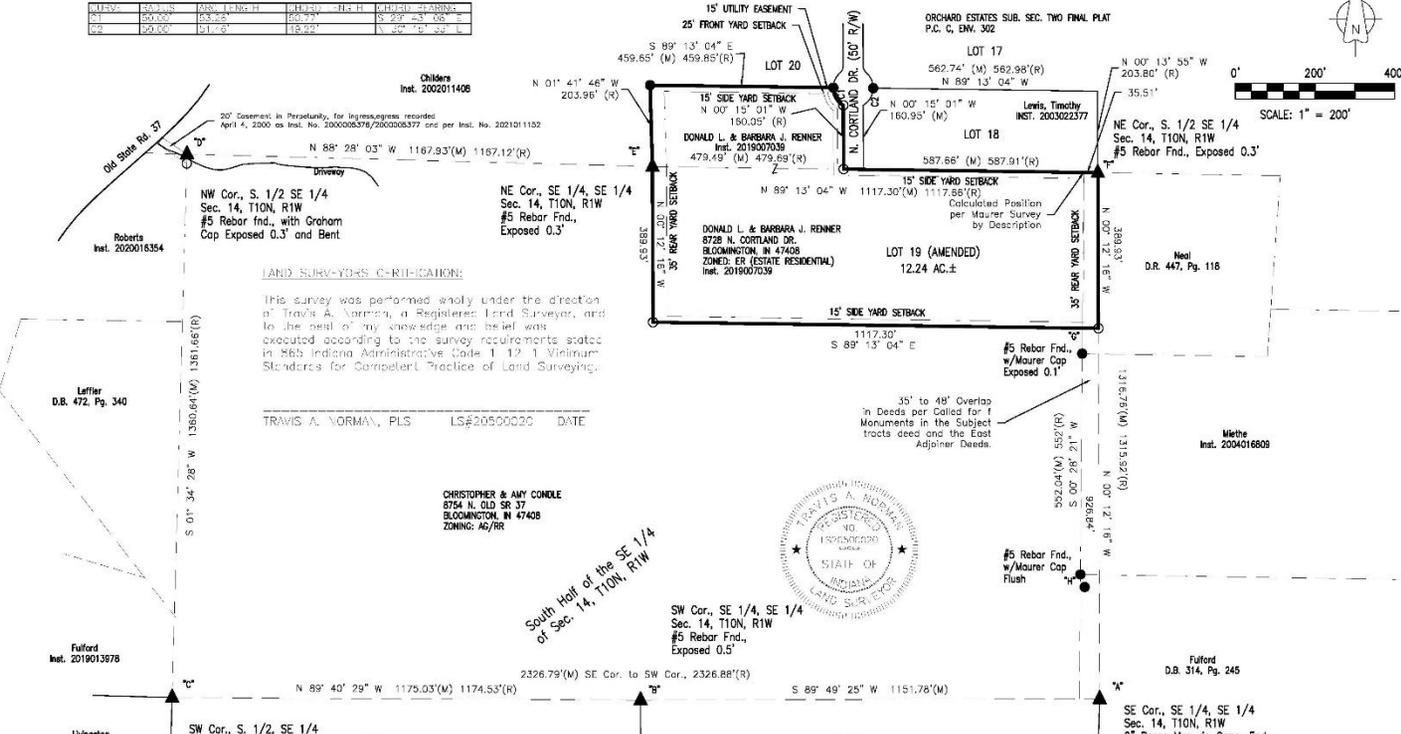
**ORCHARD ESTATES SECTION TWO
 FINAL PLAT
 SHEET 1 OF 2
 JOB NO. 409715
 JUNE 18, 2001**



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	DATE	APPLICANT	PLAT NO.	ACRES	RECORD NO.	RECORD NO.
1	06/02/00	TRAVIS A. NORMAN	202000020	12.24	202000020	202000020
2	02/02/02	TRAVIS A. NORMAN	202000020	12.24	202000020	202000020



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 for 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 IC 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;
- *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 survey 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 it 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 it was called for in the subject tracts deed.
 F - #5 Bynum Fonyo rebar found and held this survey for it 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 encumbrances 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 SURVEYORS' CERTIFICATION:

This survey was performed wholly under the direction of Travis A. Norman, a Registered Land Surveyor, and to the best of my knowledge and belief was executed according to the survey requirements stated in 885 Indiana Administrative Code 1-12-1 Minimum Standards for Competent Practice of Land Surveying.

TRAVIS A. NORMAN, PLS LS#20500020 DATE _____

CHRISTOPHER & AMY CONGLE
 8754 N. OLD SR 37
 BLOOMINGTON IN 47408
 ZONING: AG/R

SW Cor., SE 1/4, SE 1/4
 Sec. 14, T10N, R1W
 #5 Rebar Fnd.,
 Exposed 0.5'

SE Cor., SE 1/4, SE 1/4
 Sec. 14, T10N, R1W
 2" Brass Mon. in Conc. Fnd.,
 Flush

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 hereafter 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 building setbacks on this plot upon which no structures may be erected or maintained.
 Witness our hands and seals this _____ day of _____, 20____.

DONALD & BARBARA RENNER
 8728 N. CORTLAND DR.
 BLOOMINGTON, IN 47408
 PHONE: _____
 STATE OF INDIANA)
 COUNTY OF MONROE) SS:

Before me, the undersigned Notary Public, in and for said County and state, personally appeared Scott J. Davis and Jack and Mary Moore (deklar Joint 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: _____



LEGEND

- ▲ Section Corner Found (type as noted)
- Railroad Spike found
- Railroad Spike Set
- 5/8" Rebar With Cap stamped PLS#20500020Set
- Rebar Found
- Mag nail Set
- Mag/PK Nail found
- Railroad Spike found
- Iron Pipe Set
- Wood Corner Post Found
- (R) Record Deed Dimension
- R/W Right of Way
- X- Fence/line

LOCATION MAP

SE 1/4
 T10N
 R1W

SIGN & 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 map 18105033550, 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: _____

TING
 TRAVIS NORMAN GROUP
 LAND SURVEYING
 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