

# **MONROE COUNTY PLAT COMMITTEE**



**April 19, 2018  
4:00 pm**

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

**A G E N D A**  
**MONROE COUNTY PLAT COMMITTEE**

Monroe County Planning Department, 501 N. Morton Street, Suite 224, Bloomington, IN  
April 19, 2018  
4:00 pm

**REGULAR MEETING**

**OLD BUSINESS:**       None.

**NEW BUSINESS:**

- 1. 1802-SMN-02       Fowler Revocable Trust Minor Subdivision Preliminary Plat       PAGE 3**  
**Plat Committee Decision.**  
Three (3) parcels on 80.13 acres +/- in Van Buren Township, Sections 25 & 26 at 5275 S Leonard Springs Rd. **Zoned AG/RR.**
  
- 2. 1803-SSS-03       Carmichael Miller Sliding Scale Subdivision Preliminary Plat       PAGE 17**  
**Plat Committee Decision.**  
Two (2) parcels on 9.6 acres +/- in Indian Township, Section 19 at 9580 W Carmichael Rd. **Zoned AG/RR and ER.**

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.

**PLANNER** Jordan Yanke  
**CASE NUMBER** 1802-SMN-02 Fowler Revocable Trust Minor Subdivision  
**PETITIONER** David Fowler; Scott Carpenter c/o Deckard Land Surveying  
**ADDRESS** 5275 & 5550 S Leonard Springs RD  
**REQUEST** Preliminary Plat to Subdivide 3 Parcels into 3 Parcels  
**ZONE** Agriculture/Rural Reserve (AG/RR)  
**ACRES** 80.13 acres +/-  
**TOWNSHIP** Van Buren  
**SECTION** 23, 25, and 26  
**COMP PLAN**  
**DESIGNATION** Rural Residential; MCUA Rural Transition

**EXHIBITS**

1. Fowler Revocable Trust Minor Subdivision Preliminary Plat

**RECOMMENDATION**

Staff gives a recommendation of **approval** of the Minor Subdivision Preliminary Plat based on the findings of fact and subject to the Monroe County Public Works Department reports, and with the following conditions:

- 1) Provide proof of capacity for electric and water service for the proposed subdivision;
- 2) Add drainage easement to the Final Plat to account for the stream running through proposed Lot 1 and Lot 2 shown in Exhibit 1;

**BACKGROUND**

The petition site is currently three parcels in Van Buren Township. Each parcel’s acreage is shown below:

- Parcel 1 (4.49 acres)
- Parcel 2 (20.44 acres)
- Parcel 3 (54.66 acres)

Currently, there are two existing single-family residences on the petition site. The proposal is to subdivide the parcels to create three new lots with different configuration and acreages. The proposed lots will be each be served by separate driveways. The petition site maintains frontage along S Leonard Springs Road (Local Road).

The site is currently zoned Agriculture/Rural Reserve (AG/RR). The lots are intended to be used for residential purposes. Each proposed lot meets all design standards within the Monroe County Zoning Ordinance for the Agriculture/Rural Reserve (AG/RR) Zoning District. The proposed acreage for each lot is as follows:

- Lot 1 (30.13 acres)
- Lot 2 (30.00 acres)
- Lot 3 (20.00 acres)

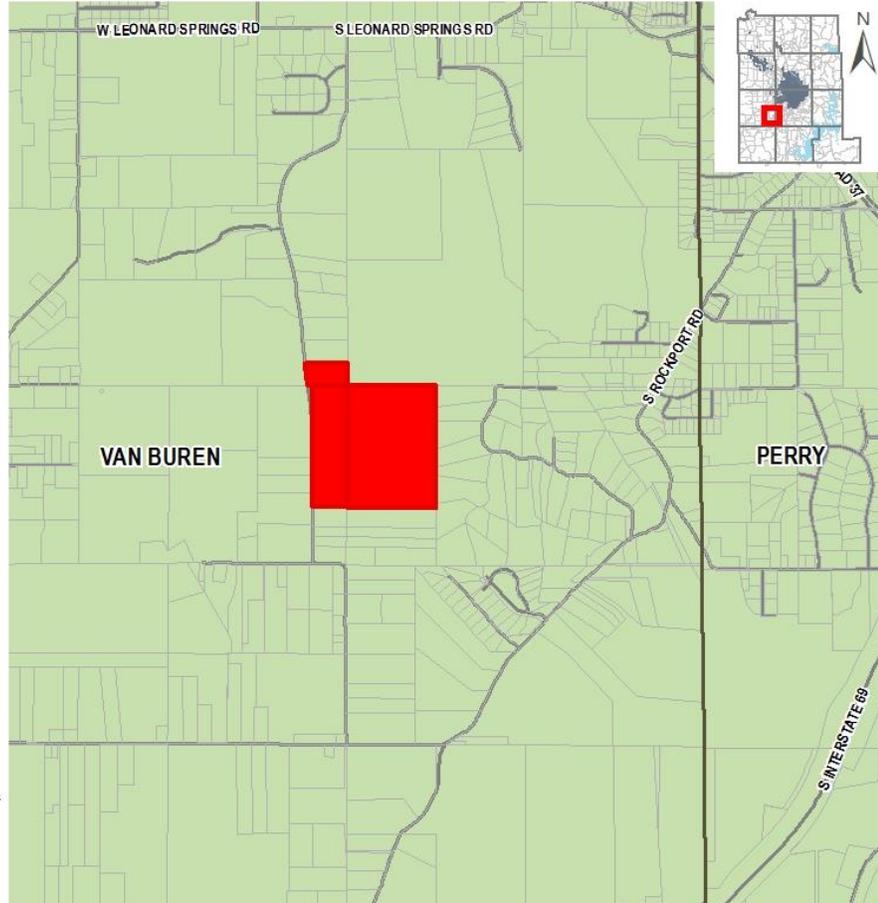
The proposed lots will be served by private septic systems. When lots are greater than 10 acres, the Monroe County Zoning Ordinance permits subdivision lots to be served by a private septic system instead of a public sanitary sewer system.

## LOCATION MAP

The parcels are located at 5275 and 5550 S Leonard Springs Road in Sections 23, 25, and 26 of Van Buren Township. The petition site is mostly vacant with wooded areas. There are two existing single-family residences.

### Location Map

-  Petitioner
-  Townships
-  Roads
-  Parcels
- Incorporated Areas**
-  Bloomington



0 0.175 0.35 0.7 Miles



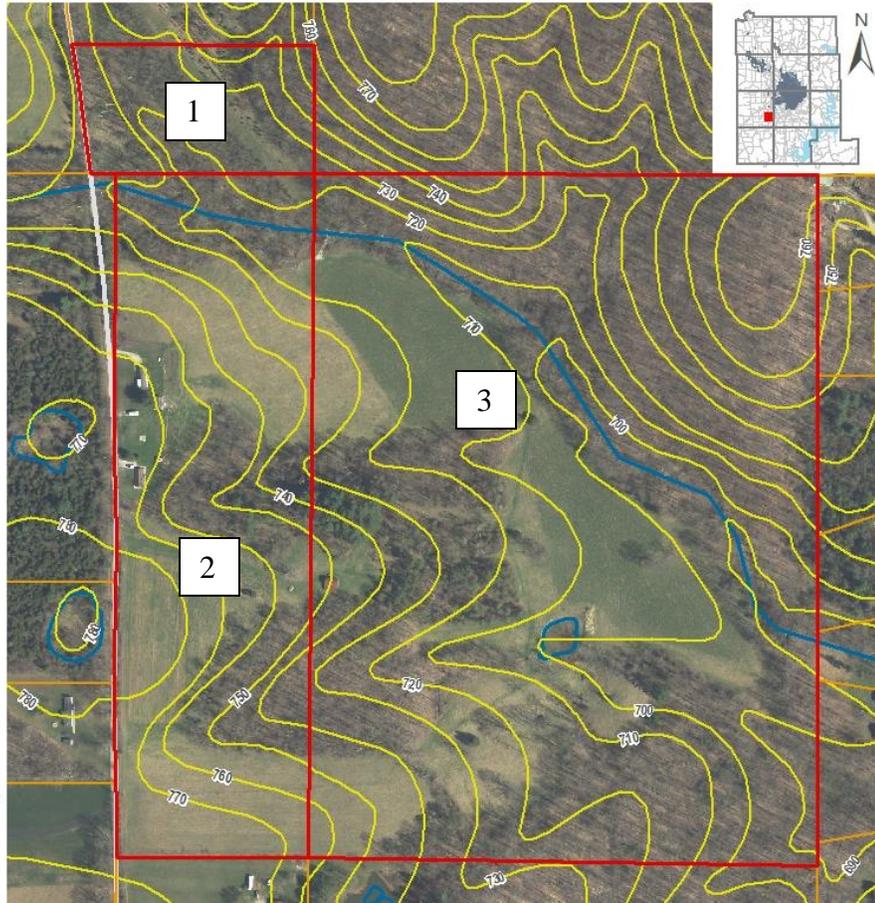
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 4/9/2018

## SITE CONDITIONS

The petition site is currently comprised of three parcels (see map below) and it contains two existing single-family dwellings. Most of the petition site is heavily forested and it contains a stream running through proposed Lot 1 and Lot 2. There are no known karst features on site.

### Site Conditions Map

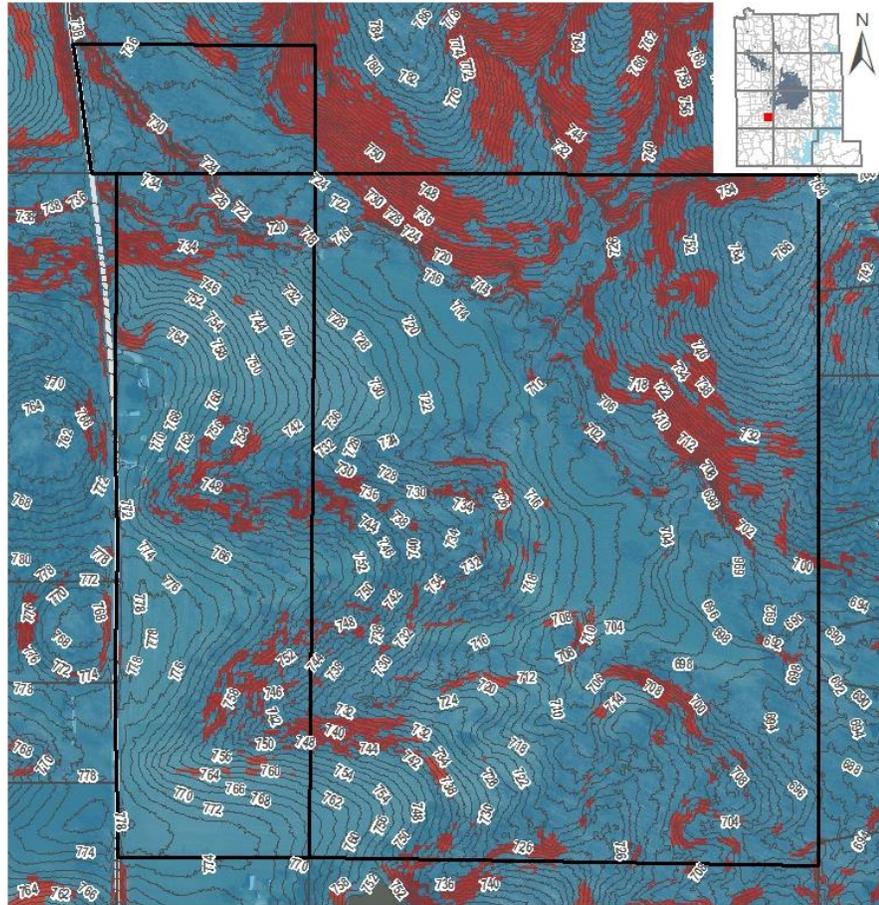
-  Petitioner
-  Parcels
-  10-Foot Contours
-  Roads
-  Hydrologic Features



0 165 330 660 Feet  
Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 4/9/2018

# Slope Map

-  Petitioner
-  Parcels
-  2-Foot Contours
-  Roads
- Percent Slope (2010)**
-  0 - 15
-  > 15



0 80 160 320 480 640 Feet

 Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 4/9/2018

## **SITE PICTURES**



Figure 1: View of petition site's frontage along S Leonard Springs Road, facing north.



Figure 2: View of petition site's frontage along S Leonard Springs Road, facing south.



Figure 3: View of existing residence on proposed Lot 1, facing east.



Figure 4: View of existing residence on proposed Lot 2, facing east.



Figure 5: Aerial view of petition site.

## ADJACENT USES / ZONING

The property is zoned as Agriculture/Rural Reserve (AG/RR). Adjoining properties are zoned the same. The proposed use of the subdivision is single-family residential lots.



## INFRASTRUCTURE AND ACCESS

The proposed subdivision maintain frontage along S Leonard Springs Road (Local Road). Upon final plat approval, each proposed lot will be served by a driveway approved by the Monroe County Public Works Department. There will be no shared access. The existing/proposed driveways are not required to be paved.

Due to the fact the proposed lots are greater than 10 acres eliminates the requirement for a proposed subdivision to be supplied by sanitary sewer. Thus, all three lots have a septic permit on file.

## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located within the Rural Residential and MCUA Rural Transition designations of the Comprehensive Plan. The Comprehensive Plan states the following:

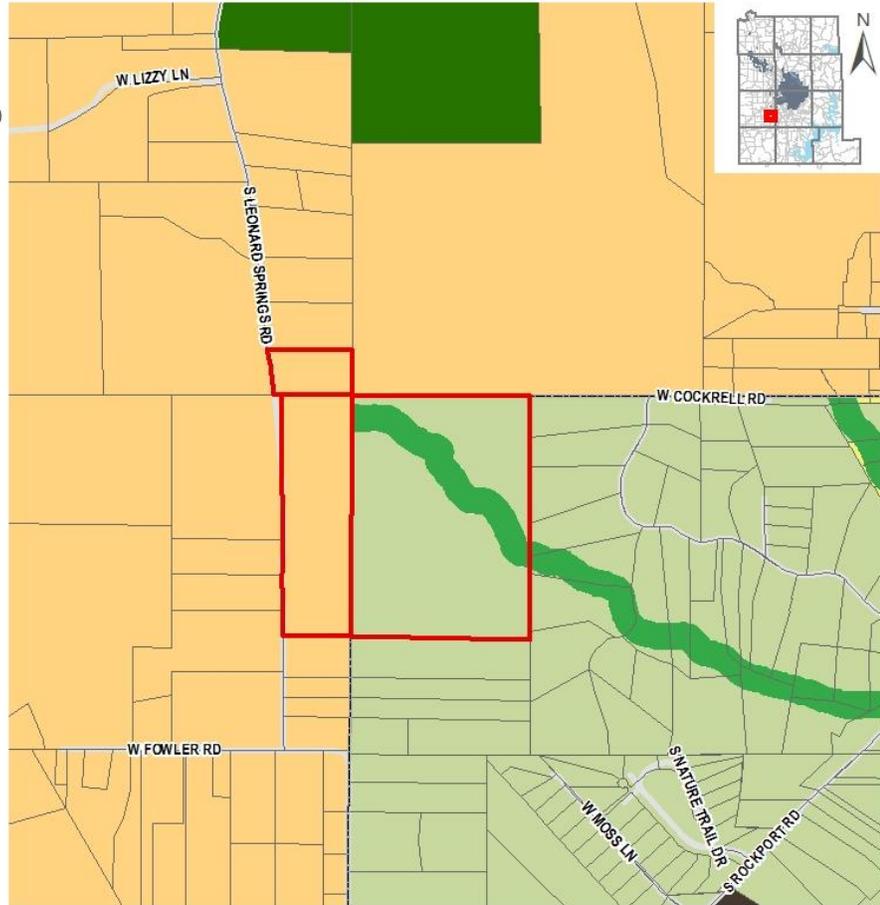
### **Rural Residential**

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 Farm and Forest 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. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation, which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.

# Comprehensive Plan

-  Petitioner
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Conservation Residential
-  Managed Lands
-  Rural Residential
-  MCUA Open Space
-  MCUA Quarry Landscape
-  MCUA Rural Transition
-  MCUA Suburban Residential



0 0.075 0.15 0.3 Miles



Monroe County  
 Planning Department  
 Source: Monroe County GIS  
 Date: 4/9/2018

**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 site is currently zoned Agriculture/Rural Reserve (AG/RR);
- The adjoining properties are zoned Agriculture/Rural Reserve (AG/RR);
- Approval of the subdivision would create three (3) lots that exceed the minimum lot size requirement for the zoning designation AG/RR;
- Approval of the subdivision would result in a 30.13 acre parcel, 30.00 acre parcel, and a 20.00 acre parcel;
- The proposed use is residential;
- Each lot will be served by a separate driveway accessing S Leonard Springs Road;
- The lots will be served by private septic systems;

(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**

- See findings under Section A;
- The Comprehensive Plan designates the site as Rural Residential and MCUA Rural Transition;

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

**Findings**

- See findings under Section A;
- The petition site is mostly vacant, although it does contain two existing single family structures and a few smaller structures;
- The petition site is heavily forested in certain areas;
- The surrounding uses are primarily residential and undisturbed land;
- The petition site maintains frontage along S Leonard Springs Road;

(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**

- See findings under Sections A & C & D;
- There are no known karst features on the property nor FEMA floodplain;
- No waivers are required in relation to the subdivision proposal;

(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 of each recorded deed for the site.

(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.





**PLANNER** Jackie Nester  
**CASE NUMBER** 1803-SSS-03  
**PETITIONER** Daniel Miller  
**ADDRESS** 9580 W Carmichael Road  
**REQUEST** Sliding Scale Subdivision Preliminary Plat to subdivide 1 lot into 2 lots  
**ACRES** 12.5 ±  
**ZONE** AG/RR & ER  
**TOWNSHIP** Indian Creek  
**SECTION** 19

**COMPREHENSIVE PLAN LAND USE DESIGNATION: Farm and Forest**

**EXHIBITS**

1. Carmichael Miller Sliding Scale Preliminary Plat Drawing

**RECOMMENDED MOTION**

Staff gives a recommendation of **approval** of the preliminary plat amendment based on the findings of fact and subject to the Monroe County Highway Department & Drainage Engineer reports and recommendations.

**PETITIONER’S REQUEST**

The Sliding Scale proposal would divide this 12.5 acre lot into two parcels. The lot does meet development standards and the Subdivision Control Ordinance’s provisions. The proposed acreages are as follows:

- Lot 1: 2.52 +/- acres
- Lot 2: 7.08 +/- acres

The parent parcel (Lot 2) meets the requirement of 55% of the total acreage. Lot 2 is not intended for development and is listed as “unbuildable” on the plat. Lot 1 presently has a home on the lot. Lot 1 and 2 will be split zoned Estate Residential (ER) and Agriculture/Rural Reserve (AG/RR). The lots will meet the requirements for the more restrictive zone, AG/RR. The comprehensive plan shows both of these properties as Farm and Forest.

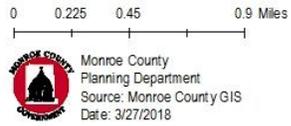
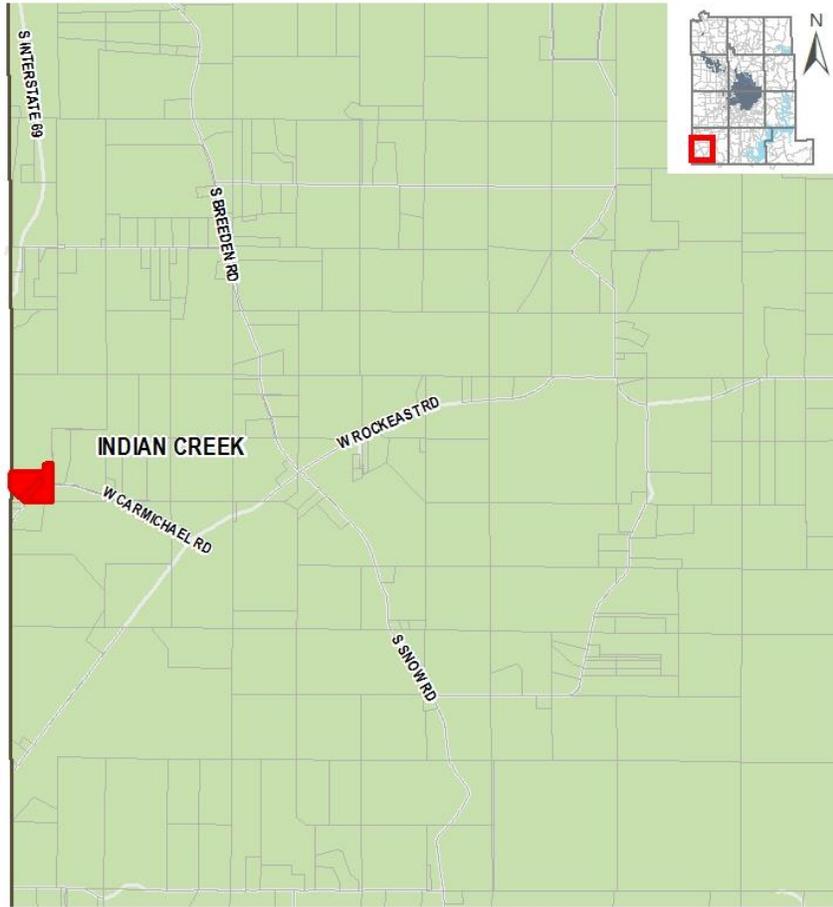
**CONNECTIVITY**

Lot 1 and 2 will have direct access to W Carmichael RD. The current driveway access through lot 1 will be removed and another driveway to the east will be added with Public Works approval.

# LOCATION MAP

## Location Map

-  Petitioner
-  Townships
-  Roads
-  Parcels



## SITE CONDITIONS

The petition site consists of one lot that is 12.5 acres. This lot is unplatted. Proposed lot 1 has a home on it and lot 2 is currently vacant. The property does not contain sinkhole conservancy areas or floodplain.

### Site Conditions Map

-  Petitioner
-  Parcels
-  10-Foot Contours
-  Roads
-  Hydrologic Features





Image One: View of the south property line at the driveway. Facing west.



Image Two: View of the south property line at the driveway, Facing east.



Image Three: View of proposed Lot 1, facing north.



Image Four: View of proposed lot 2. Facing northwest.



Photo Five: View of the access on lot 1 to proposed lot 2 that will be removed and be replaced with a new driveway cut further east.

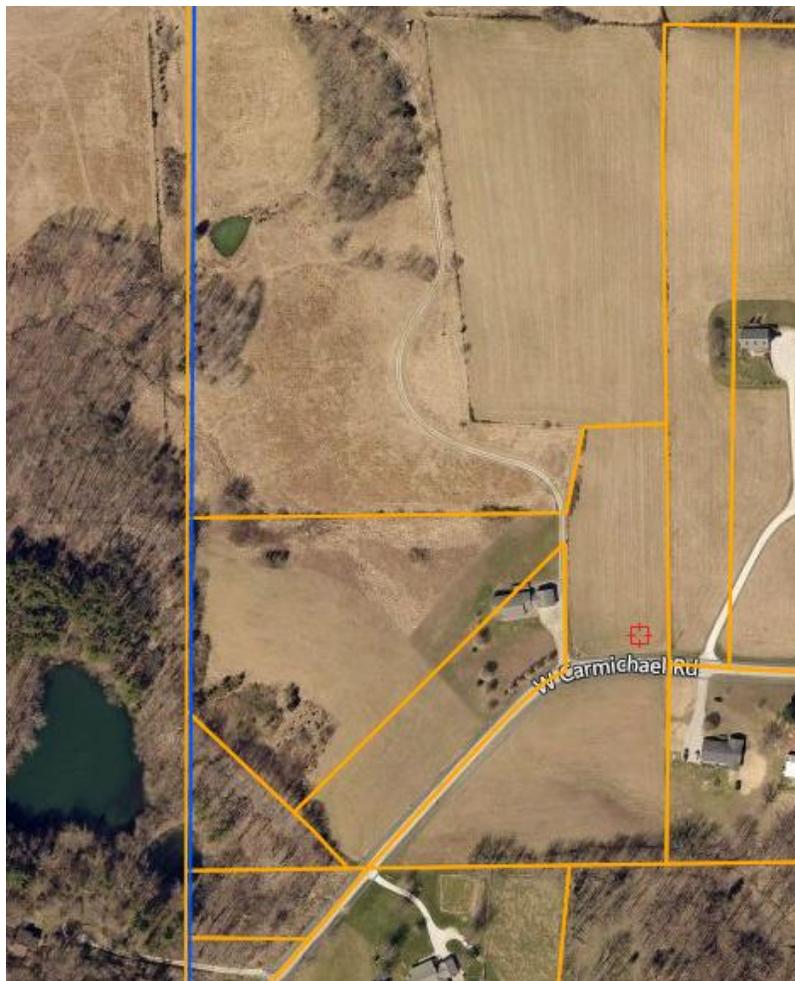


Image Six: Bird's Eye View

## ADJACENT ZONING

The property is zoned Agriculture/Rural Reserve (AG/RR) and Estate Residential (ER). All of the adjoining properties are also zoned AG/RR and ER. The properties and all adjacent properties appear to be used for residential and agricultural purposes. The proposed lot 1 and 2 will both be split zoned, but will meet the requirements for the more restrictive zone, AG/RR.

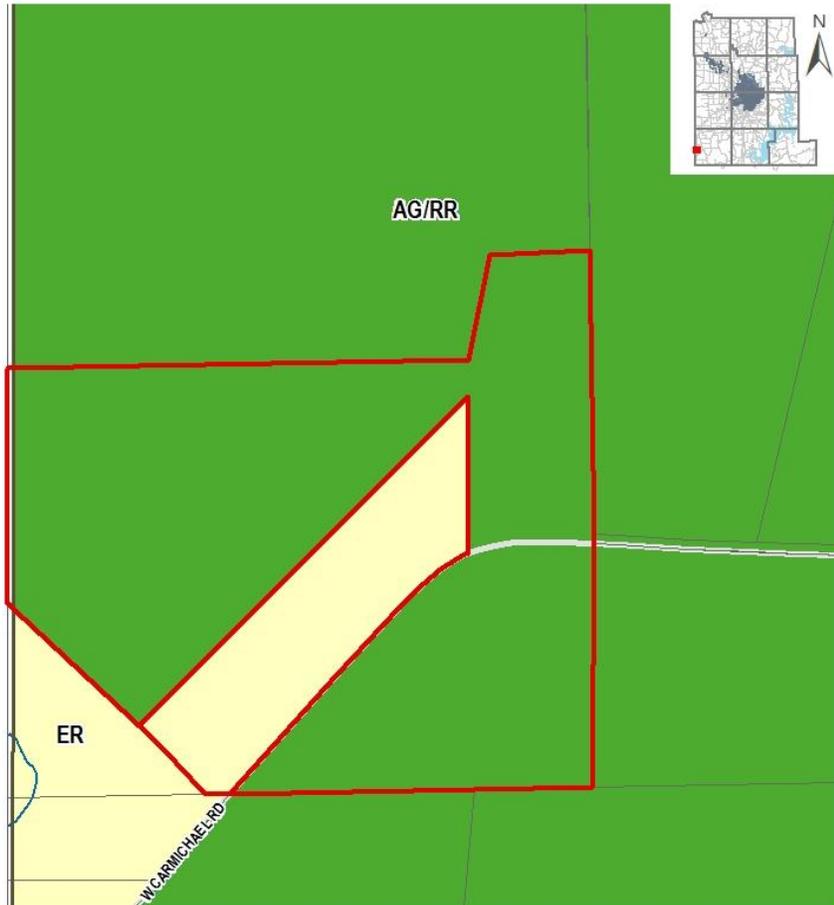
### Current Zoning Map

-  Petitioner
-  Parcels
-  Roads
-  Hydrologic Features
- Monroe County Zoning**
-  AG/RR - Agriculture/Rural Reserve
-  ER - Estate Residential

0 0.0175 0.035 0.07 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 3/27/2018



## **COMPREHENSIVE PLAN DISCUSSION**

The petition site is located within the Farm and Forest designation of the Comprehensive Plan designation, which states:

### **Farm and Forest Residential**

Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests.

Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County.

A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced.

In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

Public services or improvements are not expected for these areas within the horizon of this Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist.

New residential density places additional stress on nearby vulnerable natural features that cannot be mitigated by sustainable practices without additional public expense.

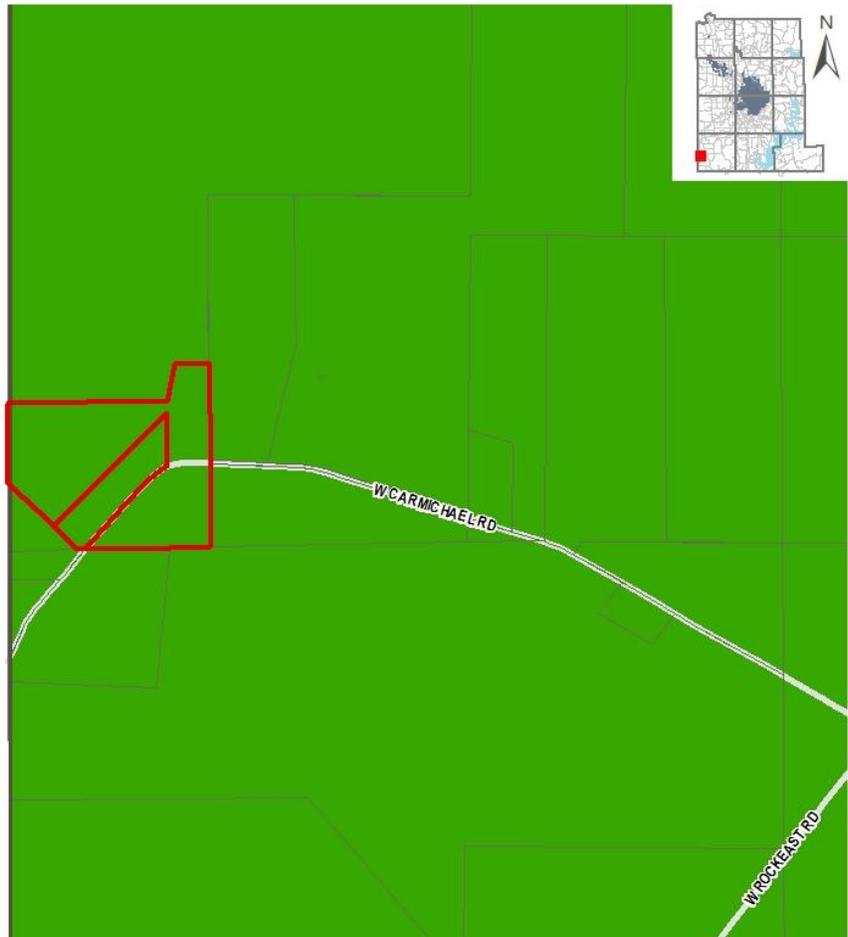
Low density residential opportunities and their associated lifestyle are scarce resources that are sustained only by our willingness to protect that quality of life opportunity for residents who have previously made that lifestyle choice and for future residents seeking that lifestyle.

To maintain Farm and Forest 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. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the

time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.

### Comprehensive Plan

-  Petitioner
-  Townships
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Farm and Forest



0 0.05 0.1 0.2 Miles



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 3/27/2018

## **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 petitioner site is unplatted;
- The petition site is zoned Agriculture/Rural Reserve (AG/RR) and Estate Residential (ER);
- A real estate inspection septic permit was issued by the Monroe County Health Department for Lot 1;
- Lot 2 is listed as “unbuildable” on the plat;
- The site appears to contain no floodplain;
- The buildable area exceeds 1 acre for both lots;
- The site is not within the regulated Environmental Constraints Overlay Area;
- There are no sinkhole conservancy areas delineated on the proposed plat;
- The new proposed parcel will have direct access to W Carmichael Road;
- The site is surrounded by residential and agricultural uses;

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

- This site is located in the Farm and Forest area as stated in the Comprehensive Plan;

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

#### **Findings**

- The subdivision will result in one new lot;
- The parent parcel, made up of 7.08 acres, will not be able to be subdivided for a period of 25 years;
- The remaining 2.52 acre lot could not be subdivided further under the current Subdivision Control Ordinance;
- The existing lot to be subdivided has one home on it;
- Lot 2 has a tree preservation area meeting the requirements in Chapter 856;
- All adjacent zoning is Agriculture/Rural Reserve (AG/RR) and Estate Residential (ER);
- See findings under (A) and (B) above;

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

#### **Findings**

- See findings under (A), (B), and (C) above;
- Without the subdivision, the petitioner could place a Detached Accessory Dwelling Unit on the property as a permitted use;

- The sliding scale subdivision would create lots that exceeds height, bulk, area, and density requirements for the AG/RR zone;
- Lot 2 is listed as “unbuildable.”
- Lot 1 will not be able to place a Detached Accessory Dwelling Unit on the property due to the lot size falling under 5 acres;

(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**

- See Findings under (A) – (D) above;

(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.

- (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.

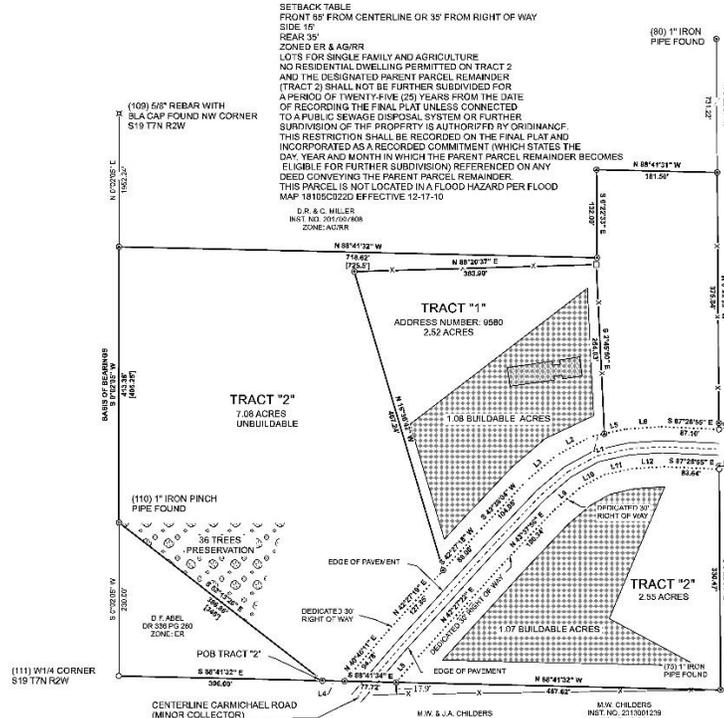
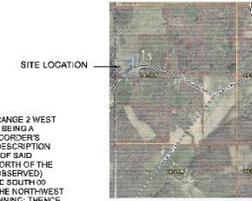
# EXHIBIT 1: Carmichael Miller Sliding Scale Preliminary Plat

DAVID R. MEIER AND ASSOCIATES LAND SURVEYING  
653 EAST PORTER RIDGE ROAD  
SPENCER, INDIANA 47460  
812-935-7628

CARMICHAEL MILLER SLIDING SCALE SUBDIVISION PRELIMINARY PLAT  
PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 2 WEST  
INDIAN CREEK TOWNSHIP, MONROE COUNTY, INDIANA  
JOB NO. 2017-091  
CLIENT: DAN MILLER

OWNER/DEVELOPER: DANIEL RAY MILLER AND CAROLYN MILLER  
11462 E MILLER LANE, SPRINGVILLE, INDIANA 47462  
812-360-1915

SUBJECT PARCEL ADDRESS: 9580 WEST CARMICHAEL ROAD, BLOOMINGTON, IN 47403  
TAX ID: 53-10-19-200-005.000-007, 53-10-19-200-005.000-007, AND 53-10-19-200-007.000-007  
INSTRUMENT NUMBER: 2017007808



LINE	BEARING	HORIZ DIST
L1	S77°30'51"W	32.08'
L2	S61°19'44"W	57.10'
L3	S49°32'19"W	58.41'
L4	S86°41'33"E	33.58'
L5	N77°40'03"E	33.58'
L6	N88°19'23"E	52.29'
L7	N0°22'43"W	9.46'
L8	N40°48'11"E	44.50'
L9	N46°52'22"E	49.16'
L10	N61°15'42"E	42.29'
L11	N77°40'03"E	43.03'
L12	N88°19'23"E	47.70'
L13	N51°17'28"W	4.96'

DAVID R. MEIER PS2080130  
I HEREBY CERTIFY THAT THE SURVEY WORK PERFORMED ON THE PROJECT SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT ALL INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A PARCEL OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN IN INDIAN CREEK TOWNSHIP, MONROE COUNTY, INDIANA, SAID PARCEL BEING A PORTION OF THE PARCEL DESCRIBED TO D.R. AND C. MILLER IN INSTRUMENT NUMBER 2017007808 IN THE RECORDER'S OFFICE OF MONROE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS IN THIS DESCRIPTION ARE BASED ON HELIXONA A LINE CONNECTING A 5/8 INCH REBAR WITH BLA CAP AT THE NORTHWEST CORNER OF SAID SECTION 19 AND 1 INCH IRON PINCH PIPE ON THE WEST LINE OF THE NORTHWEST QUARTER AND 230 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SECTION 19 AS SOUTH 60 DEGREES 02 MINUTES 00 SECONDS WEST OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO A 5/8 INCH REBAR WITH BLA CAP AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE SOUTH 00 DEGREES 02 MINUTES 00 SECONDS WEST FOR 192.24 FEET ALONG THE WEST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO A 5/8 INCH REBAR WITH MEIR CAP SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 60 DEGREES 02 MINUTES 00 SECONDS WEST FOR 415.38 FEET TO A ONE INCH IRON PINCH PIPE AT THE NORTHWEST CORNER OF THE PARCEL DESCRIBED TO D.F. ABEL IN DEED RECORD 336 PAGE 200 IN SAID RECORDER'S OFFICE; THENCE SOUTH 82 DEGREES 13 MINUTES 26 SECONDS EAST FOR 306.96 FEET ALONG THE NORTHWESTERLY LINE OF SAID SAID PARCEL TO A 5/8 INCH REBAR WITH MEIR CAP ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 86 DEGREES 41 MINUTES 32 SECONDS EAST FOR 589.73 FEET ALONG SAID SOUTH LINE TO A 1 INCH IRON PIPE; THENCE NORTH 60 DEGREES 02 MINUTES 00 SECONDS WEST FOR 775.60 FEET TO A 5/8 INCH REBAR WITH MEIR CAP; THENCE NORTH 88 DEGREES 41 MINUTES 32 SECONDS WEST FOR 181.60 FEET TO A 5/8 INCH REBAR WITH MEIR CAP; THENCE SOUTH 60 DEGREES 02 MINUTES 00 SECONDS EAST FOR 152.00 FEET TO A 5/8 INCH REBAR WITH MEIR CAP; THENCE NORTH 86 DEGREES 41 MINUTES 32 SECONDS WEST FOR 718.82 FEET TO THE POINT OF BEGINNING, CONTAINING 13.07 ACRES, MORE OR LESS.

OWNER CERTIFICATION  
DANIEL RAY MILLER AND CAROLYN MILLER, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY, LAYOFF, AND PLAT TWO TRACTS NUMBERED 1 AND 2 RIGHTS OF WAY'S NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO MONROE COUNTY, INDIANA, IN ACCORDANCE WITH THIS PLAT AND CERTIFICATION, THIS PLAT SHALL BE KNOWN AS "CARMICHAEL MILLER SLIDING SCALE SUBDIVISION FINAL PLAT. THERE ARE BUILDING SETBACKS ON THE PLAT UPON WHICH NO STRUCTURES MAY BE ERRECTED OR MAINTAINED

IN WITNESS WHEREOF, THE UNDERSIGNED DECLARANT SET THEIR HANDS AND SEAL THIS DAY OF  
DANIEL RAY MILLER CAROLYN MILLER

STATE OF INDIANA  
COUNTY OF  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL RAY MILLER AND CAROLYN MILLER, WHO ACKNOWLEDGE THE EXECUTION OF THE ABOVE REFERENCED PLAT, TO BE THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC:  
MY COMMISSION EXPIRES: MY COUNTY OF RESIDENCE:

UNDER THE AUTHORITY OF CHAPTER 174, ACTS OF 1947, AS AMENDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND MONROE COUNTY SUBDIVISION CONTROL ORDINANCE, THIS PLAT WAS APPROVED BY THE MONROE COUNTY PLAT COMMISSION ON:

MONROE COUNTY PLAN COMMISSION PRESIDENT MONROE COUNTY PLAN COMMISSION SECRETARY  
SUSIE JOHNSON LARRY WILSON

CARMICHAEL MILLER ORIGINAL SURVEY REPORT  
JOB NUMBER 2017-091

In accordance with Title 36, Article 3, Chapter 32, Section 1 through 18 of the Indiana Administrative Code the following observations and opinions are submitted regarding the verities and errors in the location and corners established in the survey and shown on this plat:  
A) ALL MEASUREMENTS MADE BY THE SURVEYOR.  
B) DISCREPANCY IN THE MEASUREMENT OF THE DISTANCE.  
C) OCCUPATION OF POSSESSION.  
D) RELATIVE FEDERAL ACCURACY (Boundary error in measurement).  
FIELD NOTES ON COMPLETION DATE:  
All trees were removed or marked December 22, 2017.

PURPOSE:  
This plat is prepared as an establishment of a sliding scale subdivision of a parcel of land located around the trees that is equal in area to the instrument number 2017007808. This plat is located in Section 19, Township 7 North, Range 2 West, Indian Creek Township, Monroe County, Indiana. All goods are in the office of the Monroe County Recorder unless otherwise stated. A description of this plat's boundary was signed by the Monroe County Surveyor and is a description of the plat.

SURVEY METHOD:  
All north and south of the survey were established by GPS observations or established through initials in points established by GPS observations.  
REFERENCE POINTS:  
1) Low 100 survey of the subject parcel as filed by Dan Miller.  
2) Low 100 survey of the subject parcel as filed by Dan Miller.  
3) Low 100 survey of the subject parcel as filed by Dan Miller.

REFERENCE MONUMENTS:  
1) A 1/2 inch iron pipe found 1' above grade along the east line of the east-west fence and used as the best evidence of the survey line at the west end of the survey line at the west end of the Northwest Quarter of Section 19. This pipe is referenced in surveys 1 and 2.  
2) A 1/2 inch iron pipe found 1' above grade and 1' south of the east-west fence and used as the best evidence of the survey line at the east end of the survey line at the west end of the Northwest Quarter of Section 19. This pipe is referenced in surveys 1 and 2.  
3) A 1/2 inch iron pipe found 1' above grade and 1' south of the east-west fence and used as the best evidence of the survey line at the east end of the survey line at the west end of the Northwest Quarter of Section 19. This pipe is referenced in surveys 1 and 2.  
4) The West Quarter Corner of Section 19 was established by a rebar located at 230' south of measurement 10. This rebar is in a pond.

RECORD DISCREPANCIES:  
None found.

OCCUPATION OR POSSESSION:  
Controlled from survey in 2017. The bearing along the west line of Tract 2 was found to encroach within 2' of the line. The fence along the north line of Tract 2 was found to be 1' from the line.

DATE OF SURVEY: 3-29-2018  
JOB NO: 2017-091  
SHEET: 1/1  
SUBJECT DEED: INST. NO. 2017007808