

**CITY OF BLOOMINGTON**



**AUGUST 4, 2014 @ 4:30 p.m.  
CITY HALL - HOOKER  
CONFERENCE ROOM #245**

**CITY OF BLOOMINGTON  
PLAT COMMITTEE AGENDA**

**August 4, 2014 at 4:30 p.m.**

**\*Hooker Conference Room, #245**

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**ROLL CALL**

**MINUTES TO BE APPROVED:** June 10, 2013

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS**

**PETITION WITHDRAWN:**

**PUD-4-14**      **Carghill @ Renwick (WS Property)**  
**1560 S. Renwick Blvd.**  
Final plat approval of a 39-lot single-family subdivision

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**DP-20-14**      **ERL-14**  
**601 N. College Ave., 1A**  
Final plat amendment to remove a utility easement  
*(Case Manager: James Roach)*

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
LOCATION: 1300 & 1310 N. College Avenue**

**CASE #: DP-20-14  
DATE: August 4, 2014**

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**PETITIONER:** ERL-14  
601 N. College Ave., Bloomington

**CONSULTANT:** Smith Brehob and Associates  
453 S. Clarizz Blvs., Bloomington

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**REQUEST:** The petitioner is requesting a final plat amendment to remove a utility easement.

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**REPORT SUMMARY:** This plat was approved by the Plat Committee on August 11, 2008 (DP-21-08). That plat was for 6 lots in a subdivision known as the "Seeber Subdivision." Since that time some of the buildings that once were on these lots have been demolished and ownership of all lots have changed. The petitioner owns four of the six originally platted lots. The Plan Commission recently approved a site plan for a new building (SP/UV-38-13) that will be built across these four lots.

This petition replats just lots 2 and 3 to remove a 20-foot wide platted access and utility easement. This easement was designed to provide future utility service to these two lots as well as shared access from a single street cut. It does not contain any utility lines and will not contain any with the future development.

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**FINAL PLAT ISSUES:**

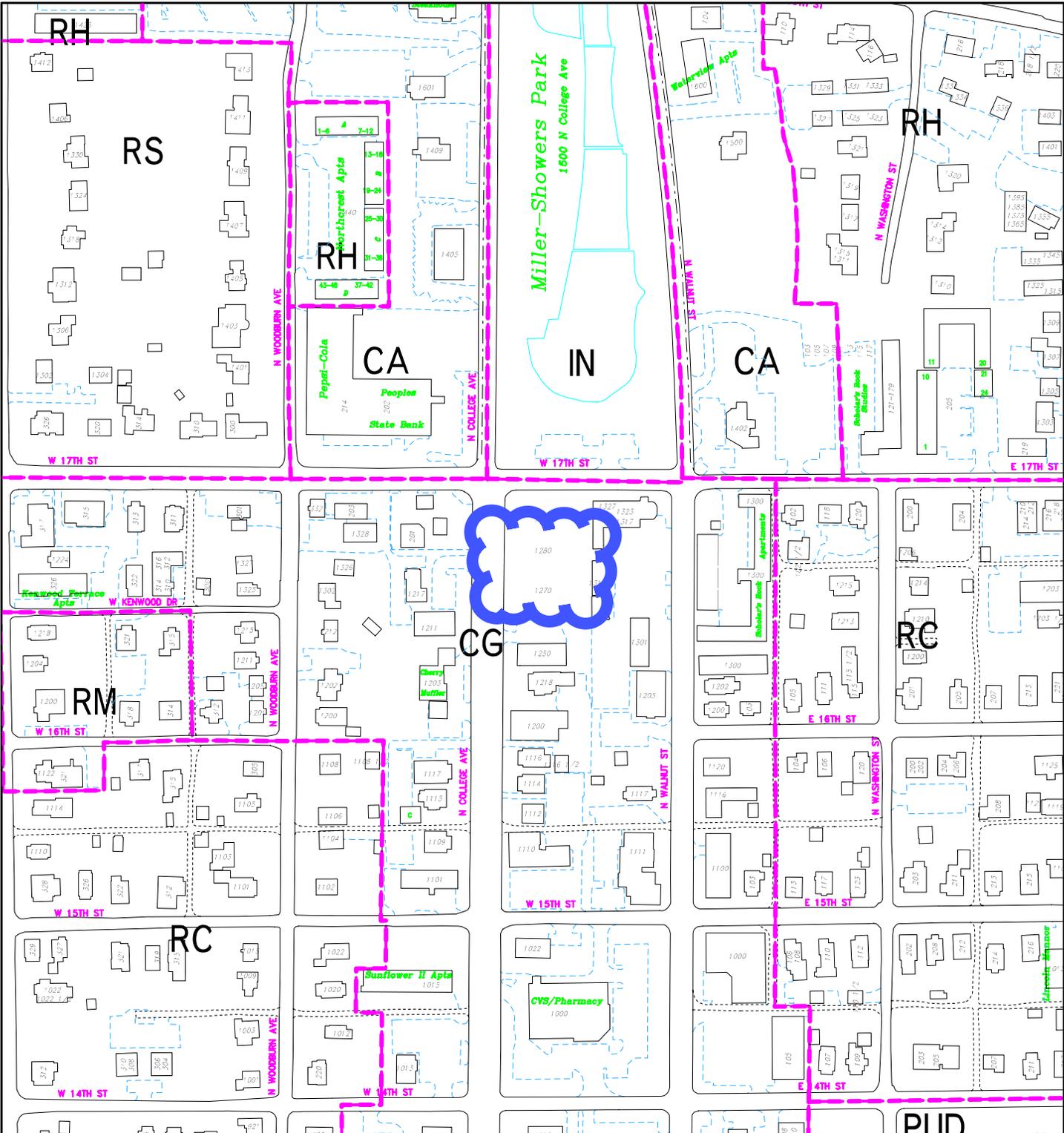
**Right-of-Way:** Right-of-way dedication took place with the previous plat. A reduced right-of-way dedication was approved in 2008.

**Drainage/Utilities:** There are not currently any utilities, either public or private within this easement. The design of the new building assumed that this easement would no longer be used. Utility and drainage plans have been approved for the new building.

**Sidewalk and Street Trees:** Sidewalks are in place along all frontages. All sidewalks will be replaced in conjunction with the approved site plan.

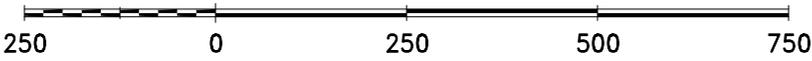
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**RECOMMENDATION:** Staff recommends approval with no conditions.



DP-20-14  
Location Map

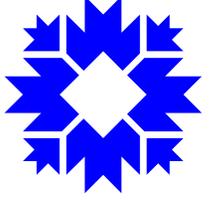
By: roachja  
1 Aug 14



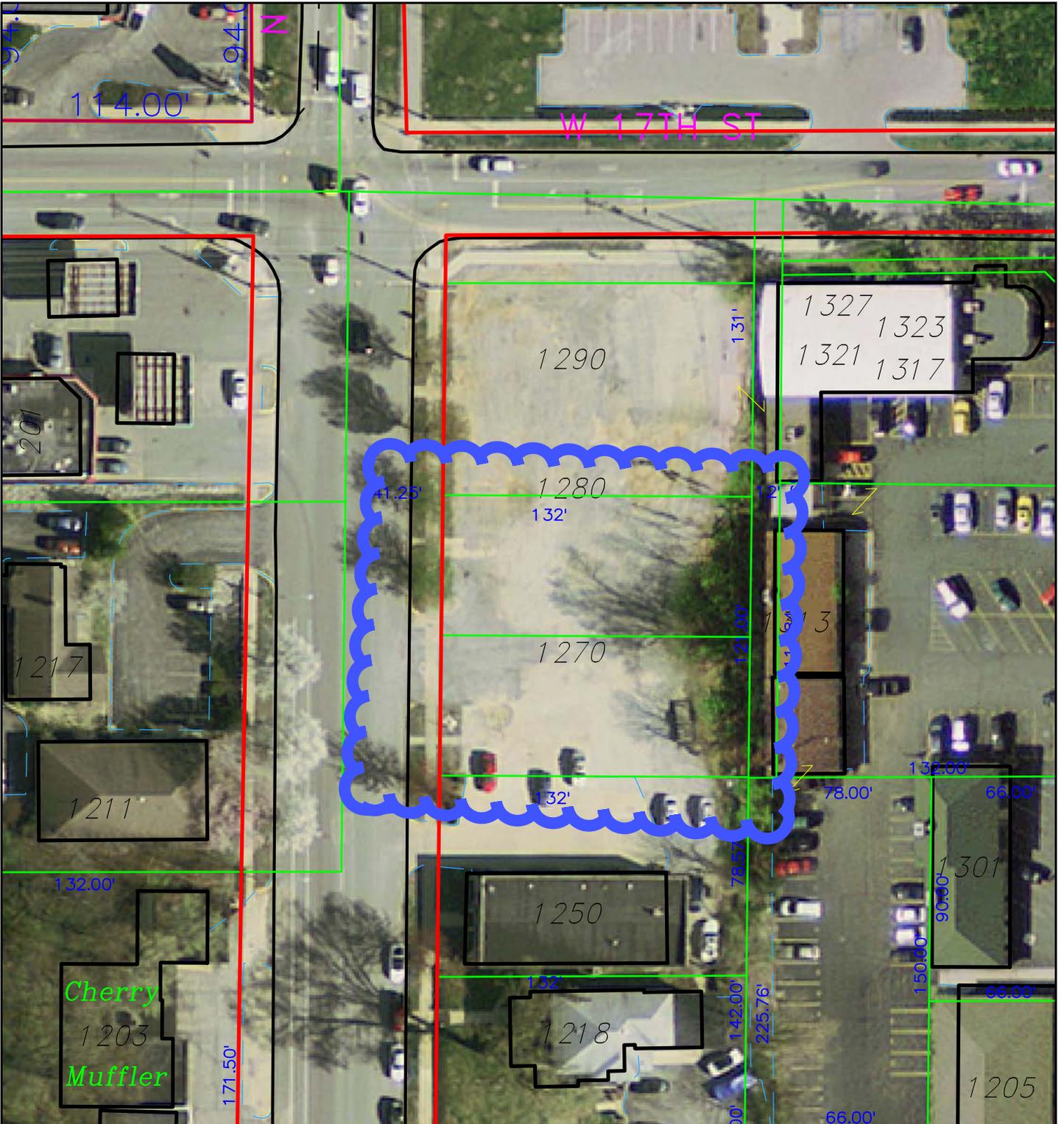
For reference only; map information NOT warranted.



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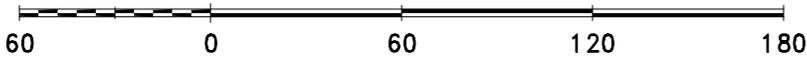


Scale: 1" = 250'



DP-20-14  
2011 Aerial Photo

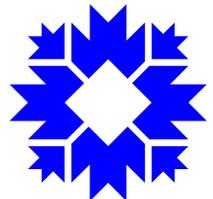
By: roachja  
1 Aug 14



For reference only; map information NOT warranted.



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Scale: 1" = 60'

Smith Brehob & Associates, Inc.



"Providing professional land planning, design, surveying and approval processing for a quality environment"

Stephen L. Smith, P.E., L.S.  
Steven A. Brehob, BS.CNT.

July 10, 2014

James Roach  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, IN. 47404

Re: Seeber Subdivision Final Plat Amendment 1

Dear James,

On behalf of our client, Elliot R. Lewis and ERL-14, LLC, we respectfully request to be placed on the Plat Committee agenda for the August 4<sup>th</sup> hearing for consideration of a Final Plat Amendment of the Seeber Subdivision located at the SE corner of the intersection of 17<sup>th</sup> Street and College Avenue.

As you are aware, Elliot owns lots 1-4 of the Seeber Subdivision and intends to construct his 17<sup>th</sup> and College Gateway project as approved by the City Plan Commission. The purpose of this plat amendment is to vacate a 20' access and utility easement shown on the Seeber Subdivision plat.

The project will utilize all 4 lots and the proposed building will straddle the internal lots lines of lots 1, 2 and 3. There is an existing 20' wide access and utility easement along the common lot line between lots 2 and 3. This easement was likely placed on the plat when it was prepared to provide access to the existing buildings that were located on lots 2 and 3 at the location of an existing driveway access point to 17<sup>th</sup> Street. The existing drive bisected the lot line between the two lots.

The buildings have now been demolished and Elliot owns the aforementioned series of lots. The platted easement is no longer necessary. Language on the plat did not indicate who the easement was dedicated to nor did it state what the purpose of the easement was. There are no public or private utility lines within the easement. We can only assume it was a general easement placed on the plat for the reasons described above.

Since only lots 2 and 3 are affected by the easement, only those lots are included in the plat amendment request. Should you have any questions,

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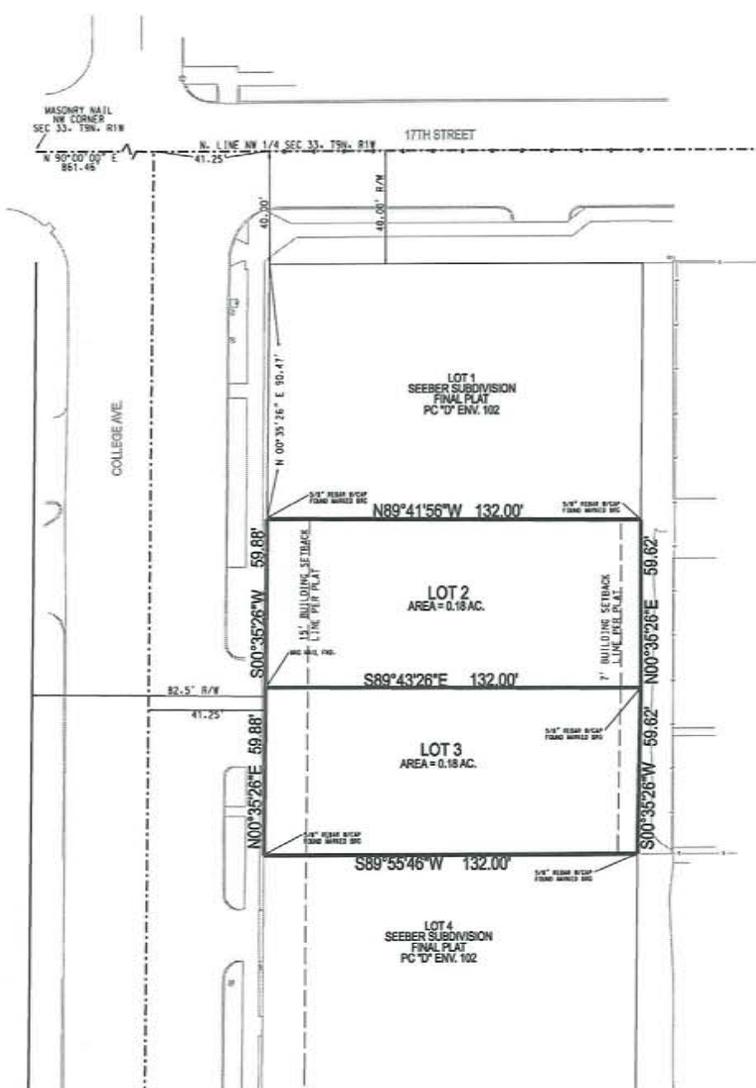
please contact me. Along with this letter, please find attached a full sized and reduced copy of the plat amendment, the application form and application filing fee.

Sincerely,

Steven A. Brehob  
Smith Brehob & Associates, Inc.

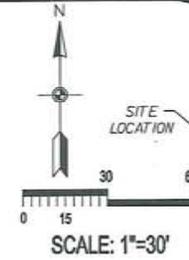
J:4895\correspondence\_out\JRoach Plat Comm Application\_7-10-14.docx

PUD-20-14  
Petitioner's Statement



**MONUMENT LEGEND**

- STONE MONUMENT
- STONE WITH X
- CONCRETE MONUMENT
- 3/8\"/>
- IRON ROD FOUND
- FENCE POST FOUND
- RAILROAD SPIKE FOUND
- PK. NAIL
- GPS MONUMENT
- HIGHWAY BOX
- EASEMENT LINE



LOCATION MAP  
No Scale

**DESCRIPTION**

A Part of the Northwest Quarter of the Northwest Quarter of Section 33 Township 9 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:  
Lots 2 and 3 of Seeber Subdivision Final Plat as Recorded in Plat Cabinet "D" Envelope 102 in the Office of the Recorder in Monroe County, Indiana.

The undersigned, Elliot R. Lewis, Member of ERL - 14, LLC., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated Seeber Subdivision Final Plat Amendment 1.

IN WITNESS WHEREOF, ERL - 14, LLC., an Indiana Corporation, by Elliot R. Lewis, Member, has heretofore executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Elliot R. Lewis, Member  
ERL - 14, LLC.

STATE OF INDIANA )  
COUNTY OF MONROE )  
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Elliot R. Lewis, personally known to me to be a Member of ERL - 14, LLC., and being the owner of the described real estate, and who acknowledges the execution of the foregoing plat for the Real Estate known as Seeber Subdivision Final Plat Amendment 1 as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_, NOTARY PUBLIC  
a resident of Monroe County

**PLAN COMMISSION AND BOARD OF PUBLIC WORKS**

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington

I hereby certify that the Subdivision plat does not include any public improvements and is in compliance with the City of Bloomington Unified Development Ordinance.

\_\_\_\_\_  
Susie Johnson, Public Works Director

\_\_\_\_\_  
Tom Micuda, Director of Planning

**GENERAL NOTES**

1. Original plat prepared by Bledsoe Riggert Guernettez titled "Seeber Subdivision Final Plat".
2. All corners to marked as noted.
3. The purpose of this plat amendment is to vacate a 20' access and utility easement along the common lot line between lots 2 and 3.

**SEEBER SUBDIVISION - FINAL PLAT AMENDMENT 1**

PREPARED BY: SMITH BREHOB & ASSOCIATES, INC., 453 S. CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401

JOB NO. 4895  
PAGE 1 OF 1



**PUD-20-14**  
**Proposed plat**

I certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and that all information shown is true and correct to the best of my knowledge and belief.  
This day of August, 2014.

\_\_\_\_\_  
Professional Surveyor No. LS80040427  
I warrant the penalties for perjury, that I have taken the steps to redact each Social Security Number unless required by law.

