

City of Bloomington



PLAT COMMITTEE

Monday, Oct. 11, 2010

4:30 p.m.

City Hall

Hooker Conference Room, #245

**CITY OF BLOOMINGTON
PLAT COMMITTEE AGENDA**

October 11, 2010 at 4:30 p.m.

*Hooker Conference Room, #245

ROLL CALL

MINUTES TO BE APPROVED: Sept 13, 2010

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

PUD-22-10 Richland Construction Company (2nd hearing)
3201 S. Wickens St.
Final plat approval of a 3-lot subdivision
(Case Manager: Patrick Shay)

PUD-24-10 Bob Shaw
2500 N. Stonelake Circle
Preliminary and final plat approval of a 6-lot subdivision known as Stonelake
Park, Phase 5
(Case Manager: Patrick Shay)

End of Agenda

Next Meeting: Nov. 8, 2010

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
LOCATION: 3201 S. Wickens Street**

**CASE #: PUD-22-10
DATE: October 11, 2010**

**PETITIONER: Richland Development
107 E. 6th Street, Bloomington**

**CONSULTANT: Bynum Fanyo & Associates, Inc.
528 N. Walnut Street, Bloomington**

REQUEST: The petitioner is requesting final plat approval of a 5-lot subdivision to be known as The Highlands Parcel I Subdivision.

BACKGROUND:

Lot Area: 34.24 Acres
Current Zoning: Planned Unit Development (Golf Course Community PUD)
GPP Designation: Community Activity Center & Parks/Open Space
Surrounding Uses: North – Vacant, Golf Driving Range, Office
East – Bloomington Country Club
South – Single Family (The Highlands)
West – Vacant

REPORT: The Golf Course Community Planned Unit Development received rezoning approval in 1996 (PUD-52-95) and was later revised in 2000 (PUD-14-00) for a mixed-use development with 12 main development parcels, A-L. Since the original approval, the majority of Parcels A, B, C, D and F have been developed as the Highlands and the Batchelor Heights single and multi-family developments. The remaining Parcels E and G-L are currently undeveloped but received preliminary plat approval (PUD-20-98) to be separated for marketing and sale. Exhibit #1 shows the location of all the parcels within the PUD.

The petitioner has broken several of these parcels off for sale, but the subject parcel is part of a single tract (Lot 2 of the Wickens Subdivision) that encompassed Parcels E, J, K, and I. These parcels are located in the north central and north eastern portion of the PUD and are approved for multifamily (E), commercial (J), park (K) and business park (I) uses.

Parcel E to the east of the subject parcel also recently received final plan and preliminary plat approval for 54 zero-lot line units and 34 apartment units. Parcel E will be platted in the future to include the required 60 feet of right-of-way for the extension of Wickens Street and an additional 10.45 acres for the 88 units and common area. The remaining 34.24 acres of this tract will be subdivided with this 5-lot subdivision.

Tracts 1 and 2, 6.33 and 6.34 acres respectively, encompass Parcel I and will allow for future business park developments. The 11.74 acre Tract 3 will be a future park area approved as Parcel K. Tract 4 is a 3.93 acre lot that will be developed in the future as a commercial development and was approved as Parcel J. The fifth lot of the subdivision, Parcel E, is the remainder of the subject parcel and will receive a future final plat approval as described above.

This plat also includes the dedication of right-of-way for Rockport Road and for the future extension of Adams Street (realignment of Rockport Road). The Plan Commission allowed these rights-of-way to be platted with bonding for public improvements to be deferred to future final plan approvals for development. This plat will only create the right-of-way and parcels; no development is approved at this time.

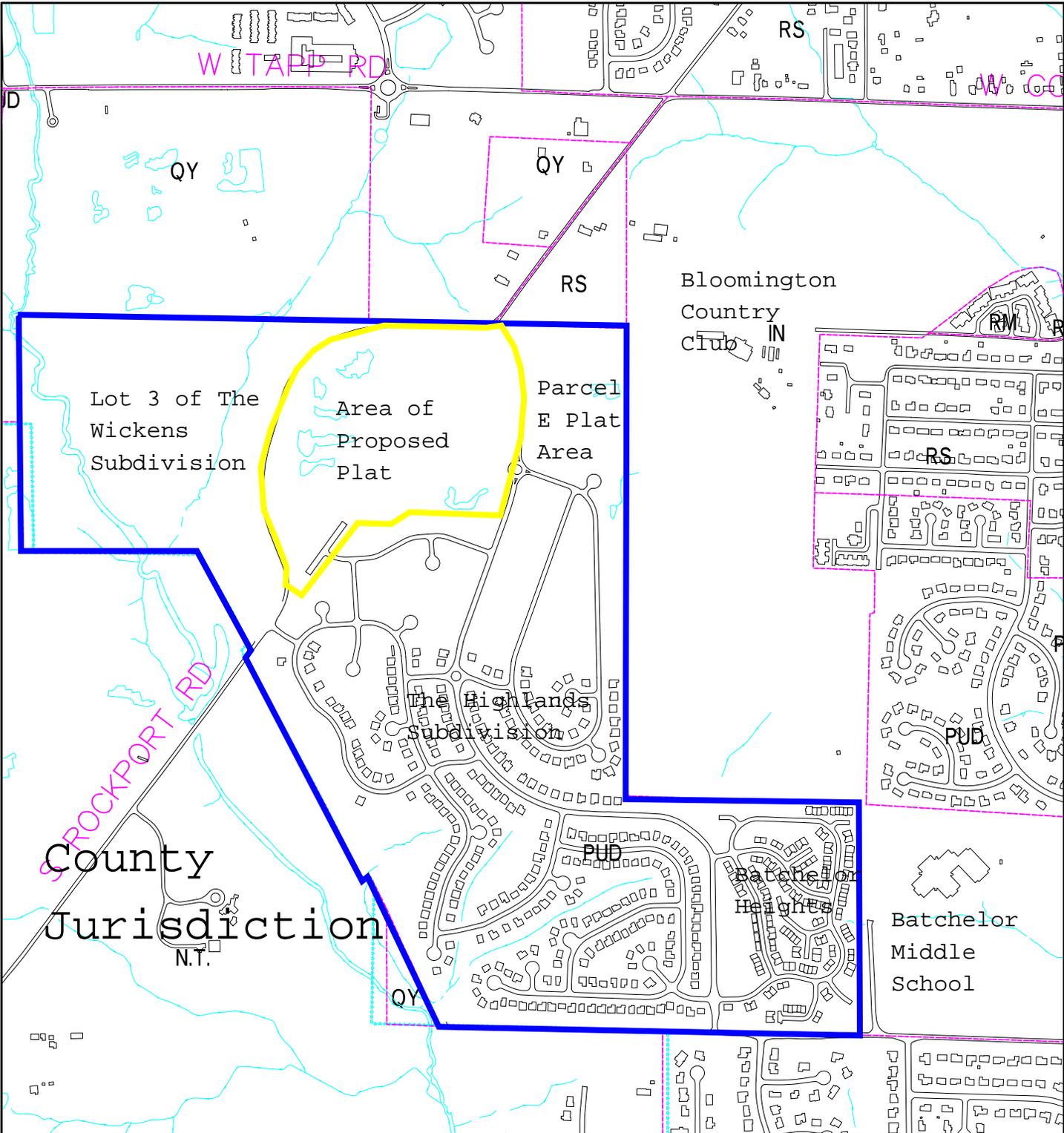
FINAL PLAT ISSUES

Right-of-Way: The proposed plat shows a 65-foot right-of-way dedication for the existing portion of Rockport Road and an 80-foot right-of-way dedication for the future Adams Street extension/Realigned Rockport Road. These are consistent with the PUD approval and the Master Thoroughfare Plan. Right-of-way for the extension of Wickens Street will be platted with the future final plat for the recently approved Parcel E development.

Improvements: There is no development proposed with this request. Utilities and drainage have been reviewed with previous approvals. Specific utility and drainage plans will be reviewed with future final plans for these parcels. Sidewalk and street trees will also be bonded for and constructed with future development. This plat will only allow for lot creation.

RECOMMENDATION: Staff recommends approval of PUD-22-10 with the following conditions:

1. Construction and bonding for all rights-of-way will be required with final plans for development including pedestrian accommodations and street trees.
2. The setback chart must be removed from the plat prior to signature.



PUD-22-10 RICHLAND CONSTRUCTION

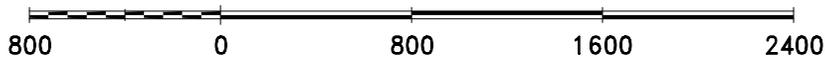
3201 S WICKENS STREET

PLAT COMMITTEE

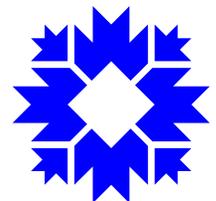
LOCATION/ZONING/LAND USE MAP

By: shayp

10 Sep 10

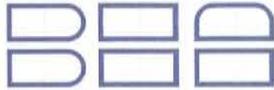


City of Bloomington
Planning



Scale: 1" = 800'

For reference only; map information NOT warranted.



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 19, 2010

AUG 23 2010

City of Bloomington *Plat Committee*
~~Plan Commission~~
401 N. Morton Street
Bloomington, Indiana 47403

Re: The Highlands Parcel "I", Final Plat Approval, Revised Statement

Dear Plat Committee:

Our client Richland Development respectfully request final plat approval for Parcel I of the Highlands. The plat consists of four lots located on the property at 3201 S. Wickens Street.

The purpose of this subdivision is to allow the transfer of the property directly to the two individual partners of the Highlands. No development plan is being requested at this time.

The attached final plat consists of four tracts:

Tract One 6.33 Acres
Tract Two 6.34 Acres
Tract Three 11.74 Acres
Tract Four 3.93 Acres

No infrastructure is proposed at this time but will be brought back when development plan approval is being requested.

After you have had a chance to review this proposal please feel free to contact me at any time.

We thank you for your consideration on this petition.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM
BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, IN 47404

THE HIGHLANDS PARCEL I SUBDIVISION FINAL PLAT



NORTH



Scale 1" = 60 ft

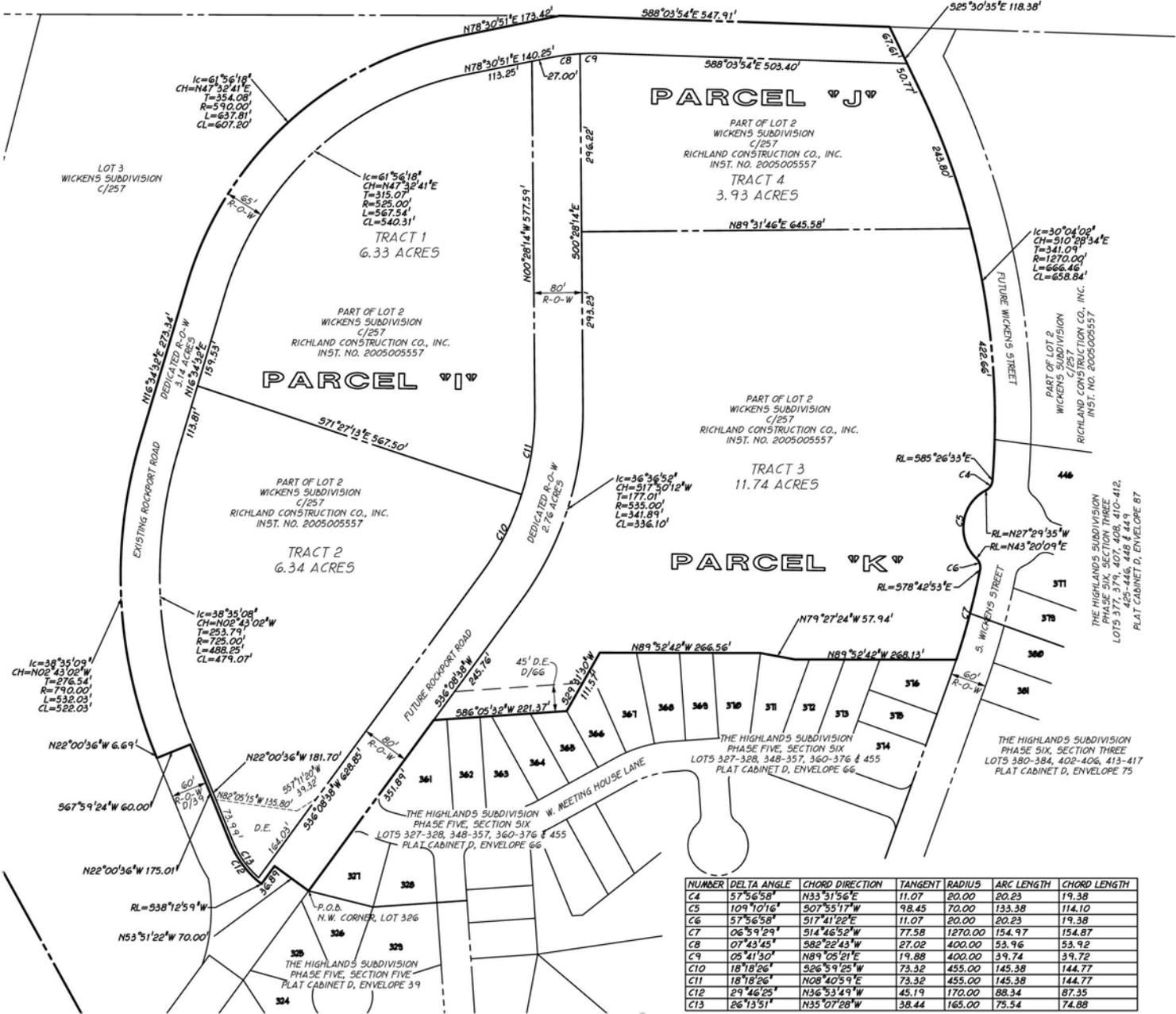
LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
DEED RECORD BOOK AND PAGE	XXX/XXX
FOUND	FD.
EXISTING 5/8" REBAR WITH CAP	o E
5/8" REBAR (24" LONG) WITH CAP SET	o S
WATERLINE EASEMENT	W.L.E.
SANITARY SEWER EASEMENT	S.S.E.
ELECTRIC EASEMENT	E.E.
DRAINAGE EASEMENT	D.E.



LOCATION MAP

PROJECT LOCATION



NUMBER	DELTA	ANGLE	CHORD	DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C4	57°56'58"	N33°31'56"E	11.07	20.00	20.25	19.38		
C5	109°10'16"	S07°55'17"W	98.45	70.00	133.38	114.10		
C6	57°56'58"	S17°41'22"E	11.07	20.00	20.25	19.38		
C7	06°51'25"	S14°46'52"W	77.58	1270.00	154.97	154.87		
C8	07°43'45"	S82°22'43"W	27.02	400.00	53.96	53.92		
C9	05°41'30"	N89°05'21"E	19.88	400.00	39.74	39.72		
C10	18°18'26"	S26°59'25"W	73.32	455.00	145.38	144.77		
C11	18°18'26"	N08°40'59"E	73.32	455.00	145.38	144.77		
C12	29°46'25"	N36°53'49"W	45.19	170.00	88.34	87.35		
C13	26°13'51"	N35°07'28"W	38.44	165.00	75.54	74.88		

SETBACK TABLE			
	SIDE YARD	FRONT YARD	REAR YARD
ALL STREETS	6'	25'	25'

OWNER/SUBDIVIDER/DEVELOPER
 NAME: RICHLAND CONSTRUCTION CO., INC.
 ADDRESS: P.O. BOX 1306
 BLOOMINGTON, INDIANA 47402

DESIGN PROFESSIONALS
 NAME: BYNUM FANYO & ASSOCIATES, INC.
 ADDRESS: 528 NORTH WALNUT STREET
 BLOOMINGTON, INDIANA 47403
 TELEPHONE: 812-332-8030

THE HIGHLANDS PARCEL I SUBDIVISION
FINAL PLAT

LEGAL DESCRIPTION

Owner: Richland Construction Co., Inc.
Source: Instrument No. 2005005557

DEED OF DEDICATION

34.24 ACRES

We the undersigned, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as THE HIGHLANDS PARCEL I SUBDIVISION an addition to the City of Bloomington. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

There are strips of ground varying in width as shown on this plat and marked "Easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures now to be erected or maintained upon said strips of land, but owners of lots in this subdivision, shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20__, at which time said covenants, (or restrictions), shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, it is agreed to change such covenants, or restrictions, in whole or in part.

Invalidation of any one of the foregoing covenants, (or restrictions), by judgement or court order shall in no wise affect any of the other covenants, (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Signed and Sealed this ___ day of ___, 2010.

BY: Name, Title

STATE OF INDIANA }
COUNTY OF MONROE }SS:

Before me, the undersigned Notary Public, in and for the said County and State, personally appeared and acknowledged the execution of the foregoing for the purposes therein expressed.

Witness my hand and seal this ___ day of ___, 2010.

County of Residence Commission Expires

Notary Public Signature Notary Public Printed

A part of Lot 2 in Wickens Subdivision, recorded December 17, 1998, as Instrument Number 825607, in Plat Cabinet C, Envelope 257, in the office of the Recorder of Monroe County, Indiana, more particularly described as follows:

Beginning at the northwest corner of Lot 326 The Highlands Subdivision Phase Five, Section Five, as recorded in Plat Cabinet D, Envelope 39, in the office of the Recorder of Monroe County, Indiana; Thence along the northerly line of The Highlands Subdivision Phase Five, Section Five North 53 degrees 51 minutes 22 seconds West 70.00 feet; Thence South 36 degrees 08 minutes 38 seconds West 36.89 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 170.00 feet and to which beginning a radial line bears South 38 degrees 12 minutes 59 seconds West; Thence Northwesterly 88.34 feet on said curve through a central angle of 29 degrees 46 minutes 25 seconds; Thence North 22 degrees 00 minutes 36 seconds West 175.01 feet; Thence South 67 degrees 59 minutes 24 seconds West 60.00 feet; Thence leaving said northerly line North 22 degrees 00 minutes 36 seconds West 6.69 feet to the beginning of a curve concave easterly having a radius of 790.00 feet; Thence Northerly 532.03 feet through a central angle of 38 degrees 35 minutes 09 seconds; Thence North 16 degrees 34 minutes 32 seconds East 273.34 feet to the beginning of a curve concave southeasterly having a radius of 590.00 feet; Thence Northeasterly 637.81 feet through a central angle of 61 degrees 56 minutes 18 seconds; Thence North 78 degrees 30 minutes 51 seconds East 173.42 feet; Thence South 88 degrees 03 minutes 54 seconds East 547.91 feet to the west right-of-way of Wickens Street; Thence on said west right-of-way South 25 degrees 30 minutes 35 seconds East 118.38 feet to the beginning of a curve concave southwesterly having a radius of 1270.00 feet; Thence Southerly 666.46 feet through a central angle of 30 degrees 04 minutes 02 seconds to the beginning of a compound curve concave northwesterly having a radius of 20.00 feet to which a radial line bears South 85 degrees 26 minutes 33 seconds East; Thence Southwesterly 20.23 feet through a central angle of 57 degrees 56 minutes 58 seconds to the beginning of a reverse curve concave southeasterly having a radius of 70.00 feet to which a radial line bears North 27 degrees 29 minutes 35 seconds West; Thence Southwesterly, Southerly and Southeasterly 133.38 feet through a central angle of 109 degrees 10 minutes 16 seconds to the beginning of a reverse curve concave southwesterly having a radius of 20.00 feet to which a radial line bears North 43 degrees 20 minutes 09 seconds East; Thence Southerly 20.23 feet through a central angle of 57 degrees 56 minutes 58 seconds to the beginning of a compound curve concave northwesterly having a radius of 1270.00 feet to which a radial line bears South 78 degrees 42 minutes 53 seconds East; Thence Southwesterly 154.97 feet through a central angle of 06 degrees 59 minutes 29 seconds to the north line of The Highlands Subdivision Phase Five, Section Six, Lots 327-328, 348-357, 360-376 & 455 as recorded in Plat Cabinet D, Envelope 66, in the office of the Recorder of Monroe County, Indiana; Thence leaving said west right-of-way and on the north line of said The Highlands Subdivision Phase Five, Section Six, Lots 327-328, 348-357, 360-376 & 455 North 89 degrees 52 minutes 42 seconds West 268.13 feet; Thence North 79 degrees 27 minutes 24 seconds West 57.94 feet; Thence North 89 degrees 52 minutes 42 seconds West 266.56 feet; Thence South 29 degrees 31 minutes 30 seconds West 111.57 feet; Thence South 86 degrees 05 minutes 32 seconds West 221.37 feet; Thence South 36 degrees 08 minutes 38 seconds West 351.89 feet to the Point of Beginning, containing 34.24 ACRES, more or less.

CERTIFICATE OF SURVEYOR

I, Douglas R. Curry, hereby certify that I am a professional Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on ___; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

Douglas R. Curry, LS 890006

I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. Douglas R. Curry
This instrument prepared by Douglas R. Curry

CERTIFICATE OF APPROVAL BY COMMISSION

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, as follows:

Approved by City Plan Commission at a meeting held ___

President

Secretary

Approved by Board of Public Works at a meeting held ___

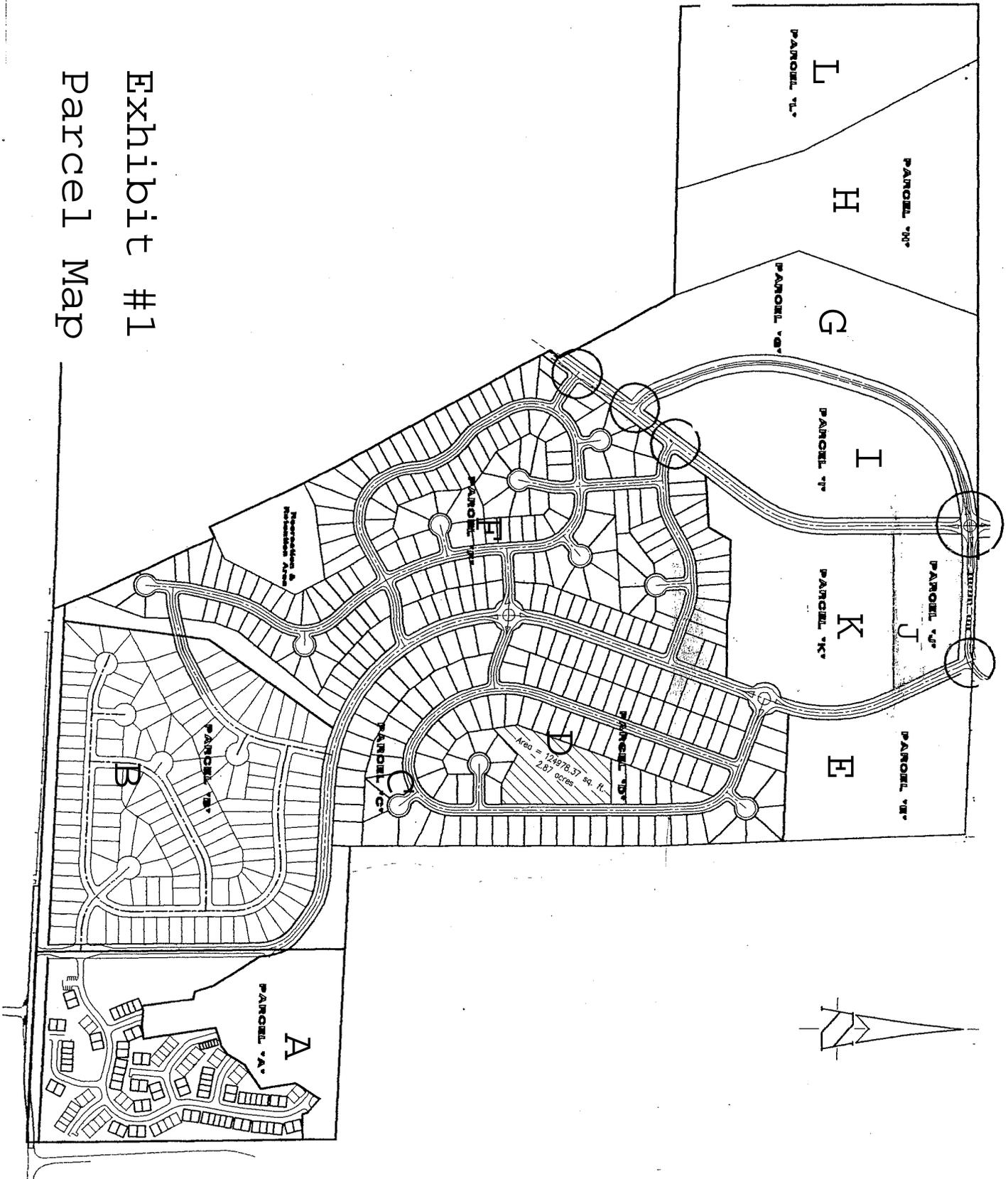
Chairman

Member

Member

SUBJECT TO all rights-of-way and easements.

Exhibit #1
Parcel Map

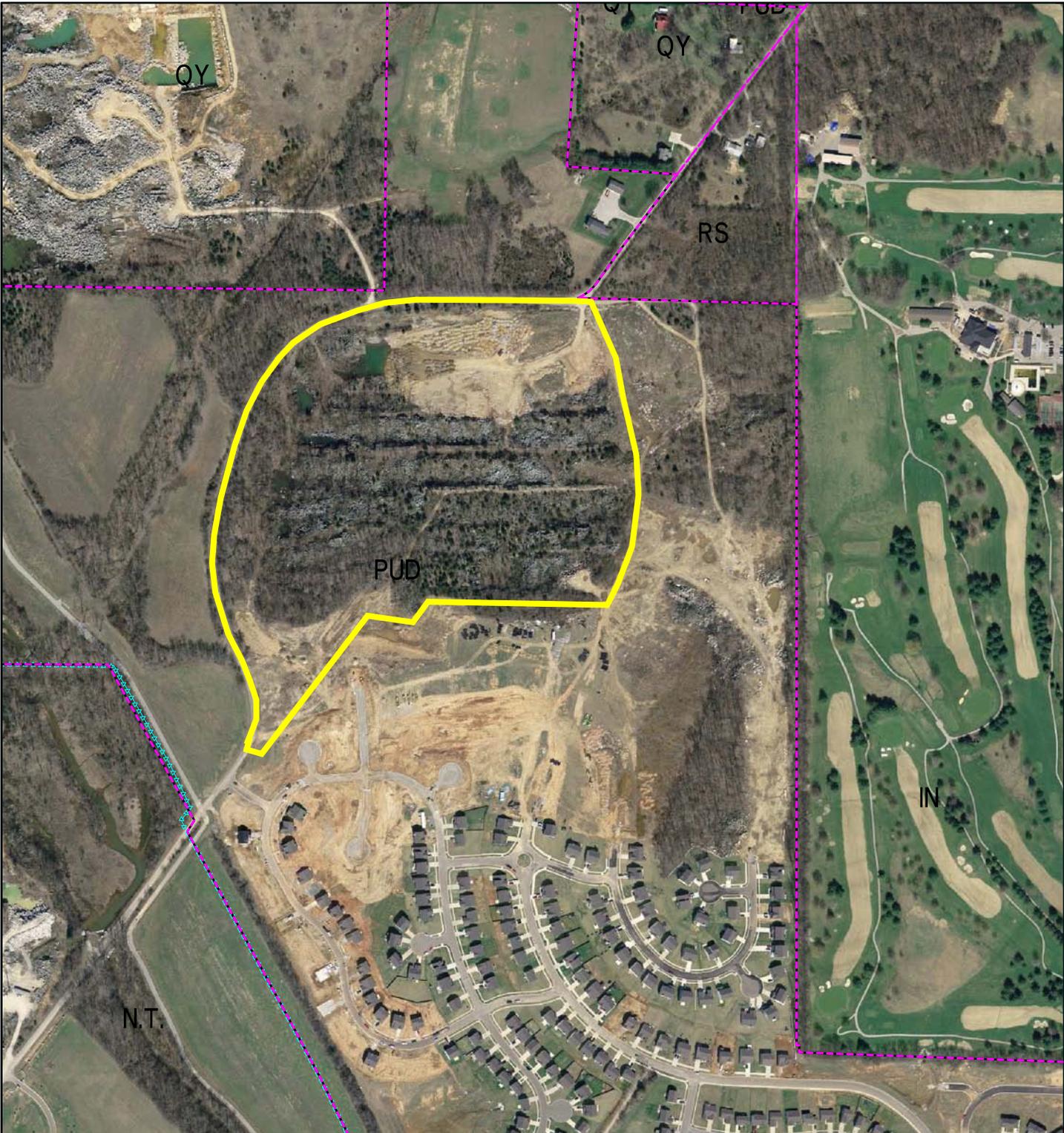


BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404

GOLF COMMUNITY
REVISED PARCEL PLAN
WITH LABELED INTERSECTIONS

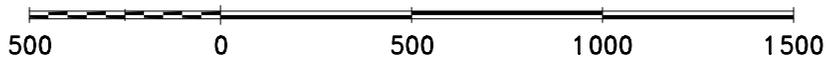
Date: JUNE 12, 2000

Project No: 409974

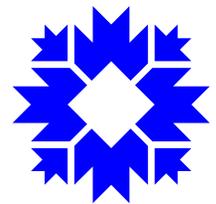


PUD-22-10 RICHLAND CONSTRUCTION
AERIAL PHOTO

By: shayp
10 Sep 10



City of Bloomington
Planning



Scale: 1" = 500'

For reference only; map information NOT warranted.

**PETITIONER: Stonelake Corporation (Bob Shaw)
2005 S. Rogers Street, Bloomington**

**CONSULTANT: Bledsoe Riggert & Guerrettaz, Inc.
1351 W. Tapp Road, Bloomington**

REQUEST: The petitioner is requesting preliminary and final plat approval of a 6-lot subdivision to be known as Stonelake Park Phase V.

BACKGROUND:

Lot Area: 0.63 Acres
Current Zoning: Planned Unit Development (Stonelake PUD)
GPP Designation: Urban Residential
Surrounding Uses: North – Quarry
East – Single Family (Cascades Addition)
South – Manufacturing and Hotel
West – Vacant

REPORT: The Stonelake Planned Unit Development was originally approved in 1987 (PUD-05-87) and later revised to add additional residential land (RS/PUD-51-94). This revision also included a final plan to allow 61 zero-lot-line homes to be constructed. This part of the PUD has been developed under the name of Stonelake Park. After some minor revisions, the development will have 54 zero-lot-line homes.

Stonelake Park has developed slowly and has been platted as the homes have been constructed. There have been 4 previous phases that encompass 24 of the 54 units. This phase includes 6 lots, 4 are for individual units to allow for future sales, 1 is the common area immediately surrounding the 4 units and the final lot is the remainder of the parent tract that will be further subdivided in the future.

This approval does not affect the overall development, no changes are being requested. This approval will only create zero-lot-line parcels for lots 29-32 and add to the common area for the overall development.

FINAL PLAT ISSUES

Right-of-Way: This portion of the plat has no public streets, therefore no tight-of-way dedication is required with this plat. With future phases, the northern portion of Stonelake Drive will need to be dedicated.

Access: This phase gains access to SR45/46 via Rappel Avenue and Stonelake Drive. Stonelake Circle is a private street that loops and will ultimately have two access points to Stonelake Drive. Although new subdivisions are not permitted to have private streets by the UDO, this development was approved prior to this prohibition and was permitted to utilize a private street to be owned and maintained by the homeowner's association.

A note has been placed on the plat that states the maintenance responsibilities of the association.

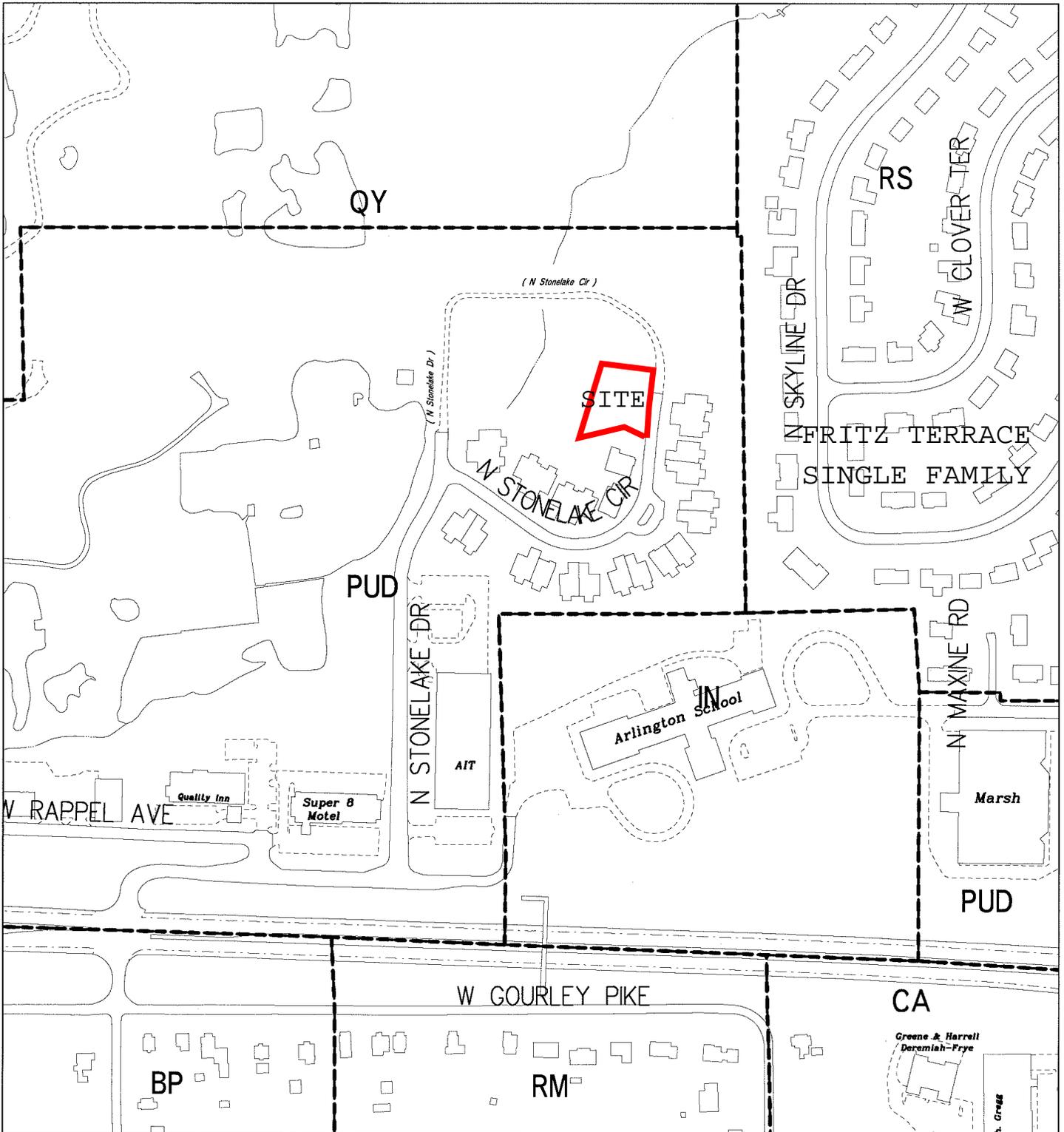
Utilities: All utilities have been approved and installed with previous phases of the development.

Street Trees: Although these are private streets, the Plan Commission required street trees to be placed on both sides of Stonelake Circle.

Pedestrian Accommodations: A 5-foot sidewalk was required to be placed on the west side of Stonelake Circle. The petitioner has continued sidewalk construction as units are constructed. These are not public sidewalks.

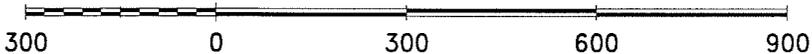
RECOMMENDATION: Staff recommends approval with the following conditions:

1. Prior to plat signature, addresses for these units must be confirmed with the City Engineering Department and placed on the plat.
2. Street trees must be placed a minimum of 40 feet on center along Stonelake Circle adjacent to this plat phase.



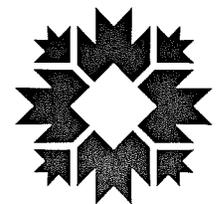
PUD-24-10 BOB SHAW
 2500 N. STONELAKE CIRCLE
 LOCATION/ZONING/LAND USE MAP
 PLAT COMMITTEE

By: shayp
 8 Oct 10



For reference only; map information NOT warranted.

City of Bloomington
 Planning



Scale: 1" = 300'

August 18, 2010

Patrick Shay
City of Bloomington Planning Dept.
401 N. Morton Street, Suite 160
P.O. Box 100
Bloomington, IN 47402-0100

RE: Stonelake Park Phase V Final Plat

Patrick:

On behalf of the petitioner, Robert V. Shaw, we are respectfully requesting final plat approval for the above referenced project.

We are requesting that this item be placed on the September 13, 2010 Plat Committee agenda for approval. We are requesting a waiver of second hearing.

Attached with this letter are the following:

- *Application form and fee.*
- *Final Plat (3 copies) and reduction (1 copy)*
- *Auditor's map and list of affected persons*

Do not hesitate to call our office if you require any further clarification.

Sincerely,



Ben Bledsoe, L.S.
Bledsoe Riggert & Guerrettaz, Inc.

STONELAKE PARK PHASE V FINAL PLAT

NOTE:

- 1.) STONELAKE DRIVE IS A DEDICATED PUBLIC ROADWAY. REMAINING STREETS WILL BE PRIVATELY OWNED & MAINTAINED BY STONELAKE PARK ASSOCIATION, INC.
- 2.) THE SCREENED IN PORCH FOR EACH UNIT IS A PART OF THE UNIT & NOT COMMON OR LIMITED COMMON AREA AS DEFINED IN THE RESTRICTIONS & HOMEOWNERS DECLARATION.
- 3.) THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS & RESTRICTIONS OF STONELAKE PARK RECORDED AS INSTRUMENT NO. 1999016323 IN THE OFFICE OF THE RECORDER MONROE COUNTY, INDIANA.

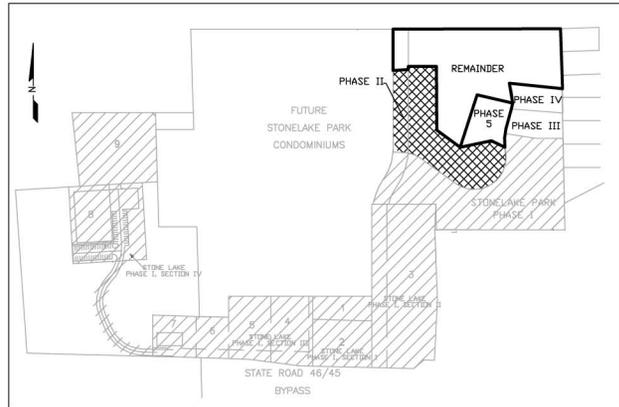
LEGEND

UE UTILITY EASEMENT
DE DRAINAGE EASEMENT

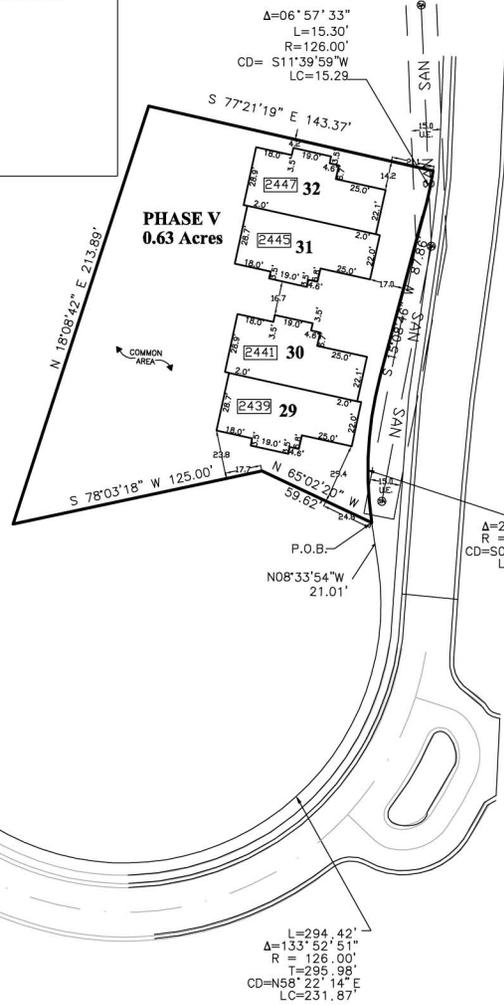
TOTAL UNIT AREA= 7,263.52 SQ FT
0.17 ACRES
UNIT 29 = 1811.25 SQ FT
UNIT 30 = 1820.41 SQ FT
UNIT 31 = 1811.45 SQ FT
UNIT 32 = 1820.41 SQ FT

COMMON AREA= 20,160.61 SQ FT
0.46 ACRES

TOTAL LOT AREA= 27,424.12 SQ FT
0.63 ACRES

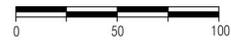


PHASE MAP
NOT TO SCALE



PHASE V FINAL PLAT

SCALE: 1" = 50'



PROJECT NO. 316
PLAT DATE: SEPTEMBER, 2010
SHEET 1 OF 2

DESCRIPTION

A part of the Northeast quarter of Section 29, Township 9 North, Range 1 West Monroe County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Northeast quarter; thence SOUTH 89 degrees 59 minutes 53 seconds East (assumed basis of bearings) 430.75 feet; thence NORTH 00 degrees 00 minutes 00 seconds East a distance of 700.16 feet; thence SOUTH 88 degrees 30 minutes 19 seconds East a distance of 126.96 feet; thence NORTH 00 degrees 00 minutes 02 seconds East a distance of 268.09 feet; thence NORTH 90 degrees 00 minutes 00 seconds East a distance of 65.00 feet; thence SOUTH 81 degrees 54 minutes 53 seconds East a distance of 40.40 feet; thence NORTH 90 degrees 00 minutes 00 seconds East a distance of 4.60 feet to the West right of way of Stone Lake Drive and a non tangent curve to the right having a radius of 260.00 feet and a chord bearing and distance of NORTH 22 degrees 28 minutes 59 seconds East, 105.36 feet; thence Northerly along said curve through a central angle of 23 degrees 22 minutes 47 seconds for a length of 106.09 feet; thence NORTH 34 degrees 10 minutes 23 seconds East a distance of 7.78 feet to a tangent curve to the left having a radius of 200.00 feet and a chord bearing and distance of NORTH 18 degrees 52 minutes 30 seconds East, 105.54 feet; thence Northerly along said curve through a central angle of 30 degrees 35 minutes 46 seconds for a length of 106.80 feet; thence leaving the West line of Stone Lake Drive SOUTH 86 degrees 25 minutes 23 seconds East, 105.54 feet; thence leaving the West line of Stone Lake Drive SOUTH 86 degrees 25 minutes 23 seconds East a distance of 49.93 feet to a tangent curve to the right having a radius of 99.00 feet and a chord bearing and distance of SOUTH 71 degrees 37 minutes 04 seconds East, 57.65 feet; thence Easterly along said curve through a central angle of 33 degrees 51 minutes 28 seconds for a length of 58.50 feet; thence SOUTH 54 degrees 41 minutes 20 seconds East a distance of 175.82 feet to a tangent curve to the left having a radius of 126.00 feet and a chord bearing and distance of NORTH 58 degrees 22 minutes 14 seconds East, 231.87 feet; thence Easterly and Northerly along said curve through a central angle of 133 degrees 52 minutes 51 seconds for a length of 294.42 feet; thence NORTH 08 degrees 33 minutes 54 seconds West a distance of 21.01 feet to the POINT OF BEGINNING; thence NORTH 65 degrees 02 minutes 20 seconds WEST a distance of 59.62 feet; thence SOUTH 78 degrees 03 minutes 18 seconds WEST a distance of 125.00 feet; thence NORTH 18 degrees 08 minutes 42 seconds EAST a distance of 213.89 feet; thence SOUTH 77 degrees 21 minutes 19 seconds EAST a distance of 143.37 feet to a non-tangent curve to the right having a radius of 126.00 feet and a chord bearing and distance of SOUTH 11 degrees 39 minutes 59 seconds WEST, 15.29 feet; thence Southerly along said curve through a central angle of 06 degrees 57 minutes 33 seconds for a length of 15.30 feet; thence SOUTH 15 degrees 08 minutes 46 seconds WEST a distance of 87.86 feet to a tangent curve to the left having a radius of 174.00 feet and a chord bearing and distance of SOUTH 03 degrees 17 minutes 25 seconds WEST, 71.49 feet; thence Southerly along said curve through a central angle of 23 degrees 42 minutes 38 seconds for a length of 72.01 feet to the Point of Beginning containing 0.63 acres, more or less.

This survey was executed according to survey requirements contained in Sections 1 through 19.

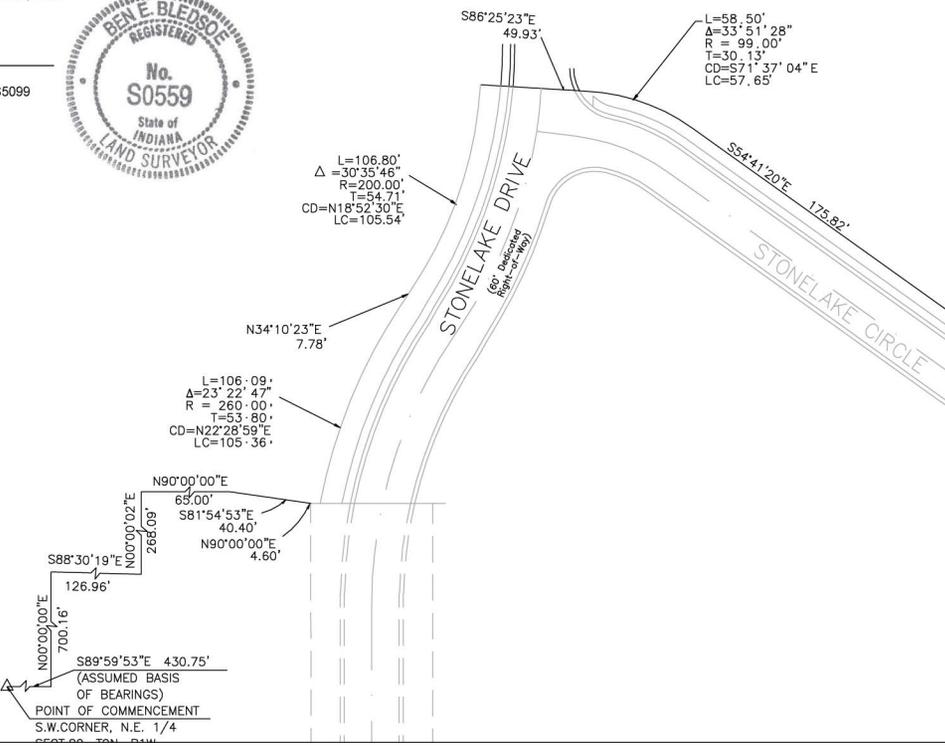
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either 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.

Certified this 22nd day of September, 2010

Ben E. Bledsoe
Ben E. Bledsoe
Registered Land Surveyor No. S5099
State of Indiana



STONELAKE PARK PHASE V FINAL PLAT

Owners Certificate/Waiver of Protest of Annexation

The undersigned, Stonelake Corporation, an Indiana corporation, being the owner of the herein described real estate, does hereby layoff and plat the same into 4 units numbered 29 through 32 and common area as designated on the Plat. The real estate described herein and the lots and common area created hereby shall be subject to the Declaration of Covenants Conditions and Restrictions of Stonelake Park, dated August 3, 1999 and recorded August 11, 1999 as Instrument number 1999016323 in the Office of the Recorder of Monroe County, Indiana.

The undersigned, as owner of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owners of the platted real estate and their successors in title to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

This plat shall be known and designated as Stonelake Park, Phase V.

In Witness Whereof, _____
Stonelake Corporation
by: James C. Register

State of Indiana
County of Monroe

Before me a Notary Public for said County and State, James C. Register, of Stonelake Corporation, an Indiana corporation, personally appeared and acknowledged the execution of this instrument this ____ day of September, 2010.

Michelle E. Yoho, Notary

My commission expires: September 27, 2017
Residing in Greene County, Indiana

Certificate of Approval of 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 as follows:

Approved at staff level by the Board of Public Works

Susie Johnson, Director

Approved by the City Plan Commission at a meeting held (Plat Committee 9-08-08)

Tom Micuda, AICP Director

PHASE V FINAL PLAT



PROJECT NO. 316
PLAT DATE: SEPTEMBER, 2010
SHEET 2 OF 2

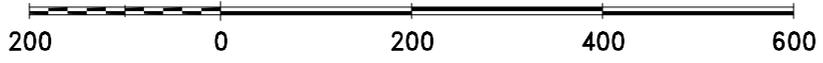


Bledsoe Riggert Guerrettaz
LAND SURVEYING - CIVIL ENGINEERING
1351 WEST TAPP ROAD, BLOOMINGTON, IN 47403; P 812-336-8277 F 812-336-0817



PUD-24-10 BOB SHAW
 AERIAL PHOTO

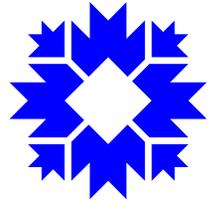
By: shayp
 8 Oct 10



For reference only; map information NOT warranted.



City of Bloomington
 Planning



Scale: 1" = 200'