INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____

EASEMENT LEGEND

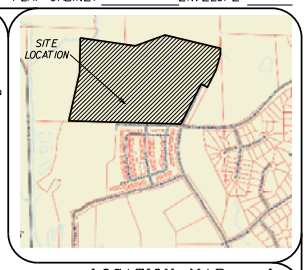
DE= Drainage Easement
(A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
(B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
(C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
(D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
(E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

Karst Conservancy Easement
(A) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the easement area.
(B) Allows the removal of dead or diseased trees that pose a risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
(C) Grants the City the right to enter the property to inspect the easement and alter or repair the karst feature.
(D) All Karst Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
(E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
(F) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.

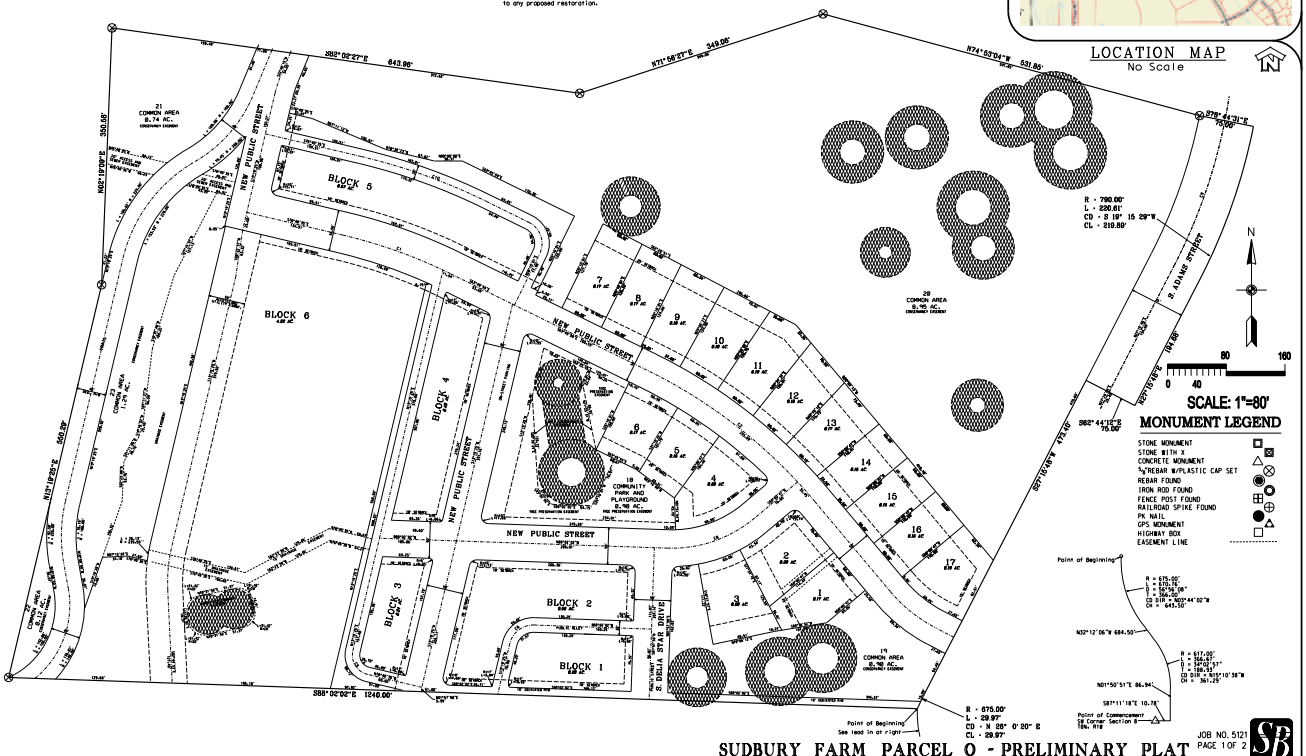
Access Easement
(A) An easement of 20' in width for the purpose of providing access along a sanitary sewer.
(B) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within the Access Easement. Trails, drives and pedestrian access is permitted.

Tree Preservation Easement
(A) Prohibits the removal of any tree over six (6) inches dbh within the easement area.
(B) Allows the removal of dead or diseased trees that pose a risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
(C) All Tree Preservation Easements shall be identified with signs located along the boundary of theeasement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
(D) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.

Conservancy Easement
(A) Prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement.
B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
(C) All Conservancy Easements shall be identified with signs located along the boundary of theeasement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
(D) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.



LOCATION MAP
No Scale



MONUMENT LEGEND

- STONE MONUMENT
- STONE WITH X
- CONCRETE MONUMENT
- 5/8"REBAR W/PLASTIC CAP SET
- REBAR FOUND
- IRON ROD FOUND
- FENCE POST FOUND
- RAILROAD SPIKE FOUND
- PK NAIL
- GPS MONUMENT
- HIGHWAY BOX
- EASEMENT LINE

SUDBURY FARM PARCEL O - PRELIMINARY PLAT

JOB NO. 5121
PAGE 1 OF 2

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

INSTRUMENT NO. _____ PLAT CABINET _____ ENVELOPE _____

A part of the Southeast quarter of Section 7, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of said Section 7; thence South 87 degrees 11 minutes 18 seconds East, a distance of 10.78 feet to the West right of way line of Adams Street; thence the next 4 courses along said West line:

1. North 01 degrees 50 minutes 51 seconds East, a distance of 86.94 feet to a tangent curve to the left having a radius of 617.00 feet and a chord bearing and distance of North 15 degrees 10 minutes 38 seconds West , 361.29 feet;

2. Northerly along said curve through a central angle of 34 degrees 02 minutes 57 seconds for a length of 366.67 feet;

3. North 32 degrees 12 minutes 06 seconds West, a distance of 684.50 feet to a tangent curve to the right having a radius of 675.00 feet and a chord bearing and distance of North 03 degrees 44 minutes 02 seconds West, 643.50 feet;

4. Northerly along said curve through a central angle of 56 degrees 56 minutes 08 seconds for a length of 670.76 feet to the true Point of Beginning;

thence leaving said right of way North 88 degrees 02 minutes 02 seconds West, a distance of 1240.00 feet to a 5/8-inch rebar with yellow cap; thence North 13 degrees 19 minutes 25 seconds East, a distance of 550.30 feet to a 5/8-inch rebar with yellow cap; thence North 02 degrees 19 minutes 09 seconds East, a distance of 350.58 feet to a 5/8-inch rebar with yellow cap; thence South 82 degrees 02 minutes 27 seconds East, a distance of 643.96 feet to a 5/8-inch rebar with yellow cap; thence North 71 degrees 56 minutes 27 seconds East, a distance of 349.06 feet to a 5/8-inch rebar with yellow cap; thence South 74 degrees 53 minutes 04 seconds East, a distance of 531.85 feet to a 5/8-inch rebar with yellow cap on the East right of way line of Adams Street and the point of curvature of a non-tangent curve concave westerly and having a radius of 790.00 feet and a chord bearing and distance of South 19 degrees 15 minutes 29 seconds West, 220.61 feet; thence continuing along said East right of way line South 27 degrees 15 minutes 48 seconds West, a distance of 194.68 feet; thence North 62 degrees 44 minutes 12 seconds West, a distance of 75.00 feet to the West right of way line of Adams Street; thence South 27 degrees 15 minutes 48 seconds West, a distance of 473.40 feet to the point of curvature of a tangent curve to the left having a radius of 675.00 feet and a chord bearing and distance of South 14 degrees 53 minutes 02 seconds West, 29.96 feet; thence Southerly along said curve and West right of way line through a central angle of 02 degrees 32 minutes 37 seconds for a length of 29.97 feet to the Point of Beginning, containing 27.98 acres, more or less.

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 ___th day of February, 2015.

_____
Stephen L. Smith
Registered Land Surveyor No. LS80040427
State of Indiana
I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law.
Stephen L. Smith

LOT ADDRESS TABLE	
LOT*	ADDRESS
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The real estate described on this plat shall be and is hereby subject to the terms and Conditions of the Declaration of Covenants, conditions and Restrictions. Recorded on _____as Instrument Numbers _____and _____ in the office of the Recorder of Monroe County, Indiana.

The undersigned, Joseph Kemp, Jr. President of Joe Kemp Construction, 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 _____.

IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Corporation, by Joseph Kemp Jr. President, has hereunto executed this_____day of _____, 2015.

_____
Joseph Kemp Jr., President
Joe Kemp Construction, LLC.

STATE OF INDIANA)
COUNTY OF MONROE) SS:
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Joseph Kemp Jr., personally known to me to be the President of Joe Kemp Construction, LLC... and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as _____ as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this_____ day of _____, 2015.

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 as follows:

Approved by the Board of Public Works at a meeting held:

_____

_____
Charlotte Zietlow, President

_____
James McNamara, Member

_____
Dr. Frank N. Hrisomalos, Member

Approved by the City Plan Commission at a meeting held:

_____

_____
Tom Micuda, Director of Planning and Transportation

_____
Jack Baker, President of Plan Commision

SUDBURY FARM PARCEL O - PRELIMINARY PLAT

JOB NO. 5121
PAGE 2 OF 2

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