

CITY OF BLOOMINGTON



PLAT COMMITTEE

July 14, 2025, 4:00 P.M.
Kelly Conference Room #155
Hybrid Zoom Link:

<https://bloomington.zoom.us/j/86714253039?pwd=SXJ2bmNwRFhLeVZSRW44TVlOT3hZUT09>

Meeting ID: 867 1425 3039

Passcode: 064896

CITY OF BLOOMINGTON
PLAT COMMITTEE
July 14, 2025 at 4:00 p.m.

401 N. Morton Street, City Hall
Kelly Conference Room #155

HYBRID MEETING:

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PETITION MAP: <https://bton.in/G6BiA>

ROLL CALL

MINUTES TO BE APPROVED: May 12, 2025

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

CONTINUED:

DP-12-25/ SUB2025-04-0044

Robert V. Shaw

3515, 3518, 3522, and 3526 N Hackberry Street
Parcel(s): 53-05-20-200-013.042-005, 53-05-20-200-013.043-005, 53-05-20-200-013.025-005, 53-05-20-200-013.026-005, 53-05-20-200-013.024-005, 53-05-20-200-013.023-005

Request: Secondary plat amendment of the Ridgefield Subdivision Section V Phase I. Case Manager: Jackie Scanlan

PETITIONS:

DP-16-25/ SUB2025-04-0047

City of Bloomington Engineering Department

601 W. 2nd Street

Parcel: 53-08-05-400-063.000-009

Request: Secondary plat approval of amended plat for Hopewell West. Case Manager: Gabriel Holbrow

**Next Meeting Date: August 11, 2025

Updated: 7/11/2025

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Melissa Hirtzel** at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with

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DP-25-25/ SUB2025-06-0048

Smith Design Group

2250 S. Element Way

Parcel: 53-08-07-400-008.324-009

Request: Secondary plat amendment of Summit Woods Phase 3 to change the street name of S. Ezekiel Drive to S. Breaking A Way. Case Manager:
Eric Greulich

Plat Committee Members

Member	Appointed By	Term
Kendall Knoke	Engineering Department	01/01/2025 – 01/01/2026
Brian Blake	Utilities Department	01/01/2025 – 01/01/2026
Christopher Smith	Plan Commission	01/01/2025 – 01/01/2026

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**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT**

**CASE #: DP-15-25 / SUB2025-04-0047
DATE: July 14, 2025**

**Location: West of South Rogers Street between West 1st Street and West 2nd Street
(addresses of current parcels: 601, 605, 707, and 711 W 2nd St; and 667 S Jackson St)**

PETITIONER: City of Bloomington Engineering Department
401 North Morton Street
Bloomington, IN

OWNER: Bloomington Redevelopment Commission
401 North Morton Street, Suite 130
Bloomington, IN

CONSULTANT: Bledsoe Riggert Cooper & James (BRCJ)
1351 West Tapp Road
Bloomington, IN

REQUEST: The petitioner is requesting secondary plat approval of an amended plat for Hopewell West.

BACKGROUND:

Area: 11.33 acres
Current Zoning: Mixed-Use Medium Scale (MM) within the Transform Redevelopment Overlay (TRO)
Comprehensive Plan Designation: Mixed Urban Residential / Former Bloomington Hospital Focus Area
Existing Land Use: Vacant (former hospital site)
Proposed Land Use: No change proposed
Surrounding Uses: North – Park; Office; Medical Clinic; Personal Services
South – Vacant buildings (former hospital site)
East – Vacant land; Office; Medical Clinic
West – Vacant buildings; Office

REPORT: The property is located west of South Rogers Street between West 1st Street and West 2nd Street. The petition site is a portion of the former site of the IU Health Bloomington Hospital. Development of the larger area is guided by the Bloomington Hospital Site Redevelopment Master Plan (Master Plan), released in January 2021. The petition site is occasionally called Hopewell West, part of the future Hopewell neighborhood. The property is owned by the City of Bloomington Redevelopment Commission (RDC).

The entire petition site is located in the Mixed-Use Medium Scale (MM) zoning district within the Transform Redevelopment Overlay (TRO). Adjacent properties to the north across West 2nd Street include Building and Trades Park, zoned Parks and Open Space (PO), as well as several properties zoned MM within the TRO which contain office, medical clinic, and personal services uses. To the south across West 1st Street, the property at the southwest corner of Rogers and 1st is zoned Residential Multifamily (RM) within the TRO, while the properties immediately west of that are zoned Residential Urban Lot (R4) and are not within the TRO. The properties to the south contain vacant buildings or recently demolished buildings that were formally used as part of the hospital

site. To the east across South Rogers Street is the area occasionally known as Hopewell Phase I East which contains the Hopewell Commons park and vacant developable land and is zoned MM within the TRO, as well as the Centerstone building and property which is zoned Mixed-Use Neighborhood Scale (MN) within the TRO. Adjacent properties to the west are zoned MM and Mixed-Use Institutional (MI) within the TRO and contain vacant buildings and office space owned by the Monroe County Community School Corporation (MCCSC), as well as one privately owned office building.

The Plan Commission approved the primary plat for this Hopewell West subdivision as DP-23-23 / PLAT2023-06-0005 on July 10, 2023, and the Plat Committee approved a secondary plat as DP-23-24 / PLAT2024-05-0029 on June 10, 2024. The approved secondary plat was recorded on October 14, 2024. After recording, the petitioner discovered several errors and omissions on the recorded plat, including two incorrect lot dimensions and other lot dimensions missing metes and bounds. The petitioner now requests secondary plat approval of an amended plat that resolves the errors and omissions.

The proposed amended plat, like the current recorded plat, establishes lots and rights-of-way in this portion of the Master Plan area to re-create an urban pattern of streets, alleys, and blocks to facilitate redevelopment. The plat creates new public right-of-way for two new north-south streets, South Fairview Street and South Jackson Street; an east-west greenway street bordered by green space and park amenities, West University Street; as well as five alleys. The plat contains 19 lots, including lots for the two existing buildings that remain: a parking garage in the center north of the site (lot 6) and the Kohr building in the southeast corner of the site (lot 19, 667 South Jackson Street). The Kohr building, formerly part of the hospital complex, has been locally designated as a one-building historic district and is currently under construction for redeveloped as affordable housing. Lots 7, 11, 12, and 16 along West University Street are intended to be greenspace lots managed by the City of Bloomington Parks and Recreation Department as public park space, similar to the new Hopewell Commons park to the east of Rogers Street. The greenspace lots are intended to contain park amenities as well as stormwater drainage facilities for the neighborhood.

The propose amended plat, like the current recorded plat, is consistent with the primary plat and complies with all five conditions of the Plan Commission's primary plat approval. City of Bloomington Utilities (CBU) determined that the proposed amended plat is acceptable on May 12, 2025.

Typically, in conjunction with the approval of a secondary plat, the subdivision petitioner is required to provide a financial performance guarantee that all public facility improvements and installations shall be completed within two years, with possible extensions for up to one additional year. However, the UDO provides an exception that the posting of a performance guarantee is not required when the petitioner is the City of Bloomington. As the petitioner for this subdivision is the City Engineering Department and the property owner is the Bloomington Redevelopment Commission, both constituent bodies of the City of Bloomington, no performance guarantee is required.

20.06.060(c)(3)(D) SECONDARY PLAT REVIEW AND DECISION: The Plan Commission or Plat Committee shall review the secondary subdivision petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: The plat complies with all of the requirements of the UDO. The plat is compliant with the Transportation Plan. The subdivision follows the guidance of the Bloomington Hospital Site Redevelopment Master Plan. The drainage infrastructure and utilities have been designed in consultation with the City of Bloomington Utilities (CBU) Department and final approval from CBU is required prior to the issuance of any permits to construct the public infrastructure for the subdivision. The amended secondary plat complies with the primary plat for this subdivision as approved by the Plan Commission on July 10, 2023. CBU determined that the amended secondary plat is acceptable on May 12, 2025.

PLAT REVIEW: The proposed subdivision follows the Infill Subdivision (IS) design standards with modifications as required by the Transform Redevelopment Overlay (TRO) in the City of Bloomington Unified Development Ordinance (UDO)

Infill Subdivision Standards as modified by TRO section 20.02.050(b)(11)(A):

Parent tract size: No minimum parent tract size. Maximum parent tract size is three acres. The parent tract is 11.33 acres. The Plan Commission granted a waiver with primary plat approval to allow the parent tract size to exceed the maximum. The larger tract size is a necessary and integral aspect of this unique early stage of the development of the Hopewell neighborhood.

Open space: Not required. The plat provides four greenspace lots intended to be open space managed by the City of Bloomington Parks and Recreation Department.

Lots served by alleys: Minimum 100 percent. 14 of the 19 lots (73 percent) are served by public alleys. The Plan Commission granted a waiver with primary plat approval to allow five lots along the West University Street greenway to lack alley access. The plat establishes pedestrian easements to all five lots along the West University Street greenway, providing access from the side opposite the street frontage.

Block length: Maximum 400 feet. All blocks are between 217 feet and 332 feet.

Cul-de-sac length: Not permitted. No culs-de-sac are proposed. The plat includes three dead-end alleys; however, because alleys are not streets, these are not considered culs-de-sac.

Transportation facilities: Required to meet Transportation Plan guidance. In the Transportation Plan, West 2nd Street and South Rogers Street are designated as the General Urban street typology with 84 feet of right-of-way width, while West 1st Street and the new interior street grid are designated as the Neighborhood Residential street typology with 60 feet of right-of-way width. The plat provides additional right-of-way dedication along West 2nd Street and South Rogers Street to bring both streets up to the proposed width. The plat shows West 1st Street, South Fairview Street, and South Jackson Street designed to Neighborhood Residential street guidance with at least 60 feet of right-of-way width. As guided by the Master Plan, the West University Street greenway follows a modified Shared Street typology with a 55-foot right-of-way width.

On-street parking: Per Transportation Plan guidance. Where provided, on-street parking shall comply with City standards. The proposal shows on-street parking on all block faces along South Jackson Street and South Fairview Street as well as on the north side of both blocks of the West University Street greenway. The proposed parking complies with width guidance in the Transportation Plan and complies with other City standards.

Tree plot width: Per Transportation Plan, or seven feet, whichever is greater. The proposal shows greenscapes on both sides of South Fairview Street and South Jackson Street and on the west side of South Rogers Street that vary from five feet, which is the minimum per the Transportation Plan, to 12 feet. Along the West University Street greenway, the proposal shows stormwater garden and activity zones up to 41 ½ feet on the adjacent greenspace lots. Greenscape facilities in the public right-of-way of West 2nd Street and West 1st Street will be provided by separate City projects to redesign and reconstruct these existing streets. The Plan Commission granted a waiver with primary plat approval to allow the proposed tree plots widths.

Sidewalk/multiuse path width: Per Transportation Plan, or eight feet, whichever is greater. The proposal shows six-foot-wide pedestrian zones within the public right-of-way along both sides of all new streets, supplemented by 15-foot-wide sidewalk/café zones on the greenspace lots adjacent to the West University Street greenway. The proposal shows a ten-foot-wide sidewalk on the west side of South Rogers Street as well as five-foot-wide center-curb-separated bicycle lanes on both sides of South Rogers Street. Pedestrian and bicycle facilities in the public right-of-way of West 2nd Street and West 1st Street are not shown, but will be provided by separate City projects to redesign and reconstruct these existing streets. The Plan Commission granted a waiver with primary plat approval to allow for a minimum of six feet in width for pedestrian facilities on the new streets.

Lot Establishment Standards:

Lot area and lot width: There is no minimum lot area for lots in mixed-use and nonresidential zoning districts, including MM, within the TRO. The minimum lot width within the TRO is 35 feet. There is no maximum lot width for lots in mixed-use and nonresidential zoning districts within the TRO. All lots have between 41 and 316 feet of frontage on public streets.

Intersection radii: Property lines corners are required to be rounded by arcs at street and alley intersections. The Plan Commission granted a waiver with primary plat approval to allow all lots to have right-angle corners to accommodate the goals of the development and in recognition that the street right-of-way designs provide adequate space for vehicle turning movements and sight lines.

Lot shape: All lots shall be designed with a depth-to-width ratio not to exceed four to one. All lots comply with the required depth-to-width ratio. Some of the greenspace lots, such as lot 7, appear long and skinny. However, in the case of all of these lots the long dimension is the width along the adjacent street while the skinny dimension is the depth, meaning that their depth-to-width ratio is very small and well below the maximum of four to one.

Lot access: All new lots in the TRO shall have frontage on a public street right-of-way, per TRO section 20.02.050(b)(11)(B). All lots have frontage on one of the existing or newly created public streets.

Stormwater Standards: All proposed subdivisions shall provide for the collection and management of all surface water drainage, and all subdivision requests shall include the submittal of a drainage plan to the City of Bloomington Utilities (CBU). The subdivision plans indicate underground detention areas within drainage easements in greenspace lots 11 and 16. Although the subdivision has not yet achieved final CBU approval for the drainage plan, the plat provides enough area to meet the needs of required stormwater management facilities. CBU determined that the proposed amended plat is acceptable on May 12, 2025.

Right-of-Way Standards:

Street Layout: The new streets are laid out in an orderly and logical manner, provide for pedestrian and vehicular safety, and provide direct access to existing public streets, as required by the UDO.

ROW width: West 2nd Street is designated as the General Urban street typology in the Transportation Plan, requiring an 84-foot right-of-way (42 feet from centerline). The adjacent segment of West 2nd Street is the subject of a street redesign project by the City of Bloomington Engineering Department, and plans for the West 2nd Street project show a right-of-way width requiring more than 42 feet from centerline near the intersection with South Rogers Street to accommodate turn lanes and other street infrastructure. The plat dedicates additional right-of-way width along West 2nd Street to at least 42 feet from centerline per Transportation Plan guidance where the West Second Street project plans call for that much width or less, and dedicates greater width in accordance with the street project plans where those plan call for greater width. In this way, the plat complies with both the Transportation Plan and the West 2nd Street project.

South Rogers Street is also designated as the General Urban street typology in the Transportation Plan, requiring an 84-foot right-of-way (42 feet from centerline). Condition 5 of the primary plat approval required 50 feet of right-of-way width from the centerline on the west side South Rogers Street between West 2nd Street and West University Street. The plat dedicates additional right-of-way width along South Rogers Street to provide 50 feet from centerline north of West University Street and 42 feet from centerline south of West University Street.

West 1st Street is designated as the Neighborhood Residential street typology with a 60-foot right-of-way in the Transportation Plan. The existing right-of-way of West 1st Street adjacent to the petition site is 66 feet, already more than called for in the Transportation Plan. No new right-of-way dedication is required. The plat maintains the existing right-of-way of West 1st Street.

A new street grid for the former hospital site is identified in the Transportation Plan as part of new connection NC-45, with a Neighborhood Residential street typology and 60 feet of right-of-way width. The plat dedicates 60 feet of new right-of-way width for South Fairview Street and South Jackson Street. As guided by the Master Plan, the West University Street greenway follows a modified Shared Street typology with a 55-foot right-of-way width.

Street Trees: The minimum number of required street trees to be planted shall be one large canopy tree for every 30 feet of property that abuts a public right-of-way. The proposal shows 116 new street trees along both sides of the new streets as well as along the west side of South Rogers Street, with typical spacing of 24 feet. The proposed trees are all permitted street tree species per the UDO, comprising ten species from eight different genera. In accordance with best practice and UDO requirements, no genus accounts for more than 20 percent of the street trees.

Alleys: Alleys must have a minimum 20-foot-wide right-of-way and a minimum 14-foot-wide pavement width. All alleys in the subdivision plans show 20 feet of pavement width within 20-foot-wide rights-of-way.

Three of the alleys are dead-end alleys. Dead-end alleys are not prohibited by the UDO, but are discouraged where avoidable. One alley on the west side of the site connects with South Fairview Street but dead-ends at the west property line. The subdivision plans show that this alley is to be constructed as a stub alley providing the opportunity for an alley connection to the west in the future. A second alley in the northeast quadrant connects with South Fairview Street but appears to dead-end at lot 6. In fact, however, drive access will continue directly into the existing parking garage on lot 6 and the parking garage will serve as a possible turn-around for vehicles. A third alley in the southwest quadrant connects with South Jackson Street but dead-ends before it reaches Rogers Street due to the significant grade difference between the needed alley access to the Kohr building redevelopment and the level of Rogers Street below.

Street lighting: All subdivisions shall be required to have a street lighting plan approved by the City Engineering Department and submitted to the City Board of Public Works. Additionally, the street lighting plans must be accepted by the City Board of Public Works

prior to secondary plat signing. In the TRO, street lighting must be pedestrian-scaled and no more than 15 feet in height. The proposal includes 49 lantern-style street lights mounted on 12-foot poles along South Rogers Street, South Jackson Street, and South Fairview Street. Along the West University Street greenway, the proposal includes 39 dual-fixture modern-style street lights mounted on 14-foot poles as well as lights strung on wires at 11 feet in height and ground lights. The street lighting plan has been approved by the Board of Public Works.

Environmental Considerations: A tree study of the larger Master Plan site was done, and no closed canopy areas were identified, though some specimen trees were located. The subdivision plans maintain as many of the high-quality existing trees as possible. There are no other known sensitive environmental features.

Utilities: The subdivision plans shows public water and sanitary sewer service to all lots. Utility plans have been in review by City of Bloomington Utilities (CBU) for approximately two years, having gone through nine rounds of review so far. Although the subdivision plans have not yet achieved final CBU approval, the project continues to make progress. After secondary plat approval and recording, during development of lots in the subdivision, CBU approval will be required before any permits for development are issued for the lots in the subdivision.

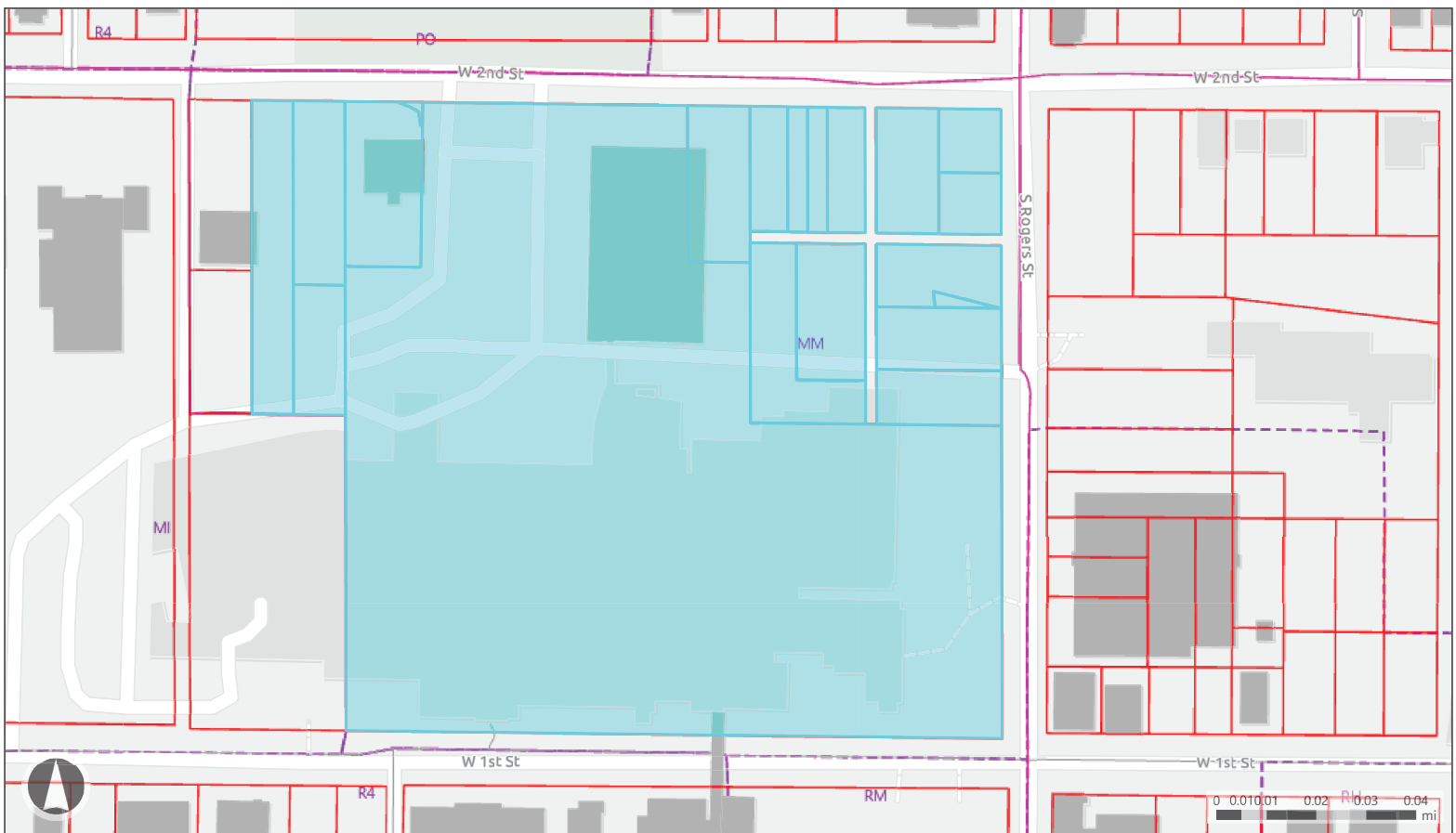
CONCLUSION: The amended secondary plat corrects errors and omissions in the previously approved secondary plat. The subdivision as amended continues to comply with all standards in UDO and meets the design and conditions of the associated primary plat. As part of the redevelopment of the area included in the Bloomington Hospital Site Redevelopment Master Plan, the subdivision will set up Hopewell West with improved public ways and new amenities, as well as create new developable parcels.

RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee approve the amended secondary plat DP-15-25 / SUB2025-04-0047.



Hopewell West

Location Map



Map Legend

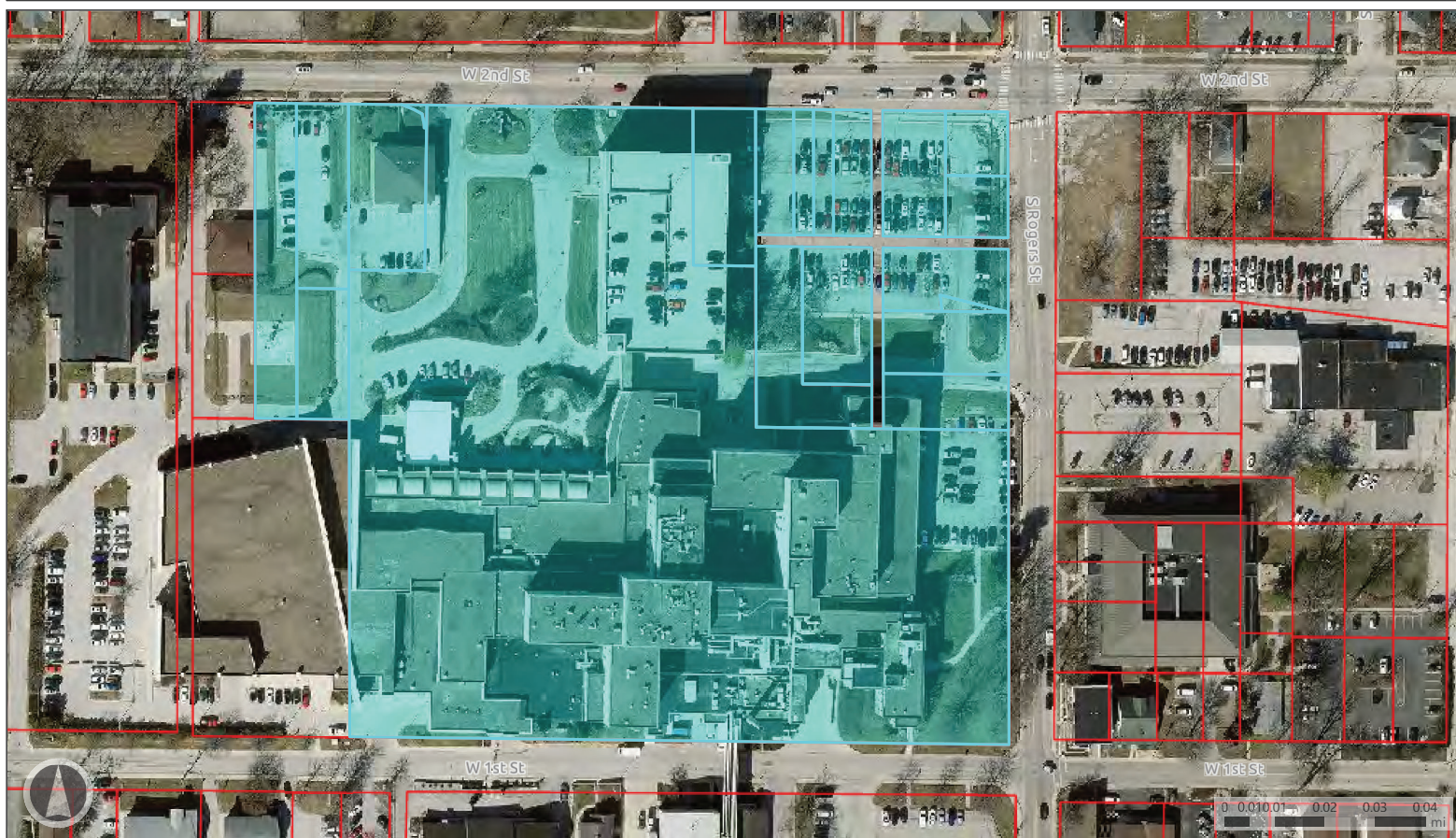
- Parcels
- Buildings
- Street Typology
 - General Urban
- Neighborhood Residential
- Zoning District Boundary





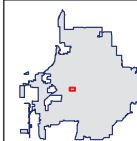
Hopewell West

Context Aerial



Map Legend

Parcels





**City of Bloomington
Engineering Department**

April 23, 2025

Eric Greulich, Development Services Manager
City of Bloomington Planning and Transportation Department
401 N Morton Street
Bloomington, IN 47404

Re: Hopewell West Final Plat – Amendment 1

Mr. Greulich and any applicable commission/committee members:

On behalf of the City of Bloomington Redevelopment Commission, this amended Hopewell West Final Plat is submitted to you for your consideration. This plat is being amended because the current version does not contain critical information necessary for surveying professionals to find and lay out the lots shown on the plat. Meets and bounds have been added to all lot dimensions and two dimensions were found to be incorrect and have been updated. The surveyor (Chris Porter, BRCJ, 1351 West Tapp Road Bloomington, IN 47403 – seal located on the submitted Hopewell West Final Plat Amendment 1) has done closure checks on each lot and has certified that all geometry is now correct. This amended version provides clarity and consistency to all current and future property owners in the Hopewell West subdivision, reducing the likelihood of future issues. This amended version also furthers the interests of the City and general public by correctly showing all public rights-of-way throughout and adjacent to the subdivision.

The Hopewell West subdivision is located on an approximately 11.33 acre property that was the site of the former IU Health Bloomington Hospital. The subdivision is bounded by 2nd Street, Rogers Street, 1st Street, and MCCSC owned property. The surrounding land uses include commercial, park, vacant, and healthcare. Currently all of the lots in the Hopewell West subdivision are undeveloped with the exception of one lot with a parking garage (inactive) and another lot that is under construction to become a multifamily residential building. Vehicular access to the site is provided by 1st Street, 2nd Street, and Rogers Street. Environmental issues on the site are many and are documented in a report by VET Engineering on file in the City of Bloomington Housing and Neighborhood Development Department. Drainage plans for this subdivision were approved with the original Hopewell West subdivision approval and remain unchanged.

Included in this submission is the current recorded Hopewell West Final Plat, the Hopewell West Final Plat – Amendment 1, and an exhibit highlighting the updates included on this amended plat. Please feel free to contact me directly at 812-349-3467 with any questions or concerns regarding this project.

Sincerely,

Kendall Knoke
Project Engineer

Recorded Plat

**HOPEWELL WEST
SUBDIVISION - SECONDARY PLAT
A PART OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 8 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA**

2024010984 SPL \$30.00
10/14/2024 11:26:36R 2 PGS
Ray Swain
Monroe County Recorder IN
Recorded as Presented

LEGAL DESCRIPTION

A part of Seminary Lots 37 and 46 and St. Clair's Subdivision of parts of Seminary Lots 37 and 46 in the City of Bloomington, Monroe County, Indiana, and more particularly described by Christopher L. Porter, LS21200022, on May 15, 2023, as part of Bledsoe Riggert Cooper James, Inc. Job Number 11335, as follows:

Commencing at a 3/4-inch diameter iron pipe marking the northwest corner of Seminary Lot 46; thence along the north line of said Lot 46 SOUTH 89 degrees 39 minutes 29 seconds EAST a distance of 66.00 feet to a 5/8-inch diameter rebar with cap and the Point of Beginning; thence continuing along said north line SOUTH 89 degrees 20 minutes 08 seconds EAST a distance of 794.37 feet to the northeast corner of Lot 1 of St. Clair's Subdivision as recorded in Plat Book 15, Page 65 in the Monroe County Recorder's office and the west right of way line of Rogers Street; thence along said right of way line SOUTH 00 degrees 18 minutes 59 seconds WEST a distance of 660.66 feet to the north right of way line of First Street; thence along said right of way line NORTH 89 degrees 26 minutes 45 seconds WEST a distance of 698.09 feet to the east line of Deed Book 111, Page 289 in said Recorder's office; thence along the east line of said Deed Book NORTH 00 degrees 33 minutes 11 seconds EAST a distance of 332.00 feet; thence NORTH 89 degrees 20 minutes 08 seconds WEST a distance of 99.00 feet to the southeast corner of Deed Book 162, Page 77; thence along the east line of said Deed Book and the east line of Instrument Number 2004021706 NORTH 00 degrees 33 minutes 11 seconds EAST a distance of 330.00 feet to the point of beginning, containing 11.33 acres, more or less.

This description includes the platted alleys in St. Clair's Subdivision.

REPORT OF SURVEY

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, 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:

- Reference monuments of record
- Title documents of record
- Evidence of active lines of occupation
- Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for an Urban survey (0.07 feet (21 millimeters) plus 50 parts per million) as defined in IAC Title 865 "Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This is a partial Retracement Survey and an Original Survey performed at the request of the City of Bloomington Redevelopment Commission.

The surveyed property was in the name of Bloomington Hospital, Inc. (Deed Book 364, Page 240, Instrument No. 2004018581 and Instrument Number 2010015969) at the time the field work was conducted, and when the legal description and report of survey were written. At the time of certification of this plat, the property is in the name of The City of Bloomington, Indiana, by and through the Bloomington Redevelopment Commission (Instrument No. 2024000173).

The field work was performed May, 2023.

SURVEYS & PLATS OF RECORD:

- ALTA/NSPS Land Title Survey for Indiana University Health, Inc. by Terry D. Wright, Hamilton Designs Job Number 2018-147, dated May 25, 2018, provided by Indiana University Health, Inc.
- Plat of Seminary Square and Lots, found in Plat Cabinet B, Envelope 5 in the Monroe County Recorder's office.
- Plat of St. Clair's Subdivision of Parts of Seminary Lots 37 and 46, found in Plat Cabinet B, Envelope 9 in said Recorder's office.
- Survey of Seminary Lots 11, 12, 13, 14 and Part of Lot 10 and Part of Seminary Lot 37 by Charles D. Graham, found recorded as Instrument Number 2021024040 in said Recorder's Office.

MONUMENTS FOUND:

- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown as number 500 on the Graham survey.
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown on the Hamilton survey as the northwest corner of Tract 6, PCL 3 per Deed Record 371, Page 479.
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown as number 504 on the Graham survey.
- A 5/8-inch diameter rebar with illegible cap was found flush with grade. The origin of this monument is unknown.
- A railroad spike was found 0.1 foot below grade. The origin of this monument is unknown.

2822. A 5/8-inch diameter rebar was found disturbed. This monument is shown as number 501 on the Graham survey.

2823. A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found 0.1 foot above grade. This monument is shown as number 502 on the Graham survey.

2834. A 3/4-inch diameter iron pipe was found flush with grade and accepted as the northwest corner of Seminary Lot 46 per survey 1.

2835. A 5/8-inch diameter rebar with Hamilton 0124 cap was found 0.1 foot above grade and accepted as the northwest corner of Instrument Number 2004018581 per survey 1.

2836. A 3/4-inch diameter iron pipe was found 0.2 feet above grade. This monument is shown on the Hamilton survey as the southeast corner of Tract 6, PCL 2 per Deed Record 371, Page 478.

DEED ANALYSIS:

No discrepancies were found when comparing the legal descriptions for the western adjoiners with the Bloomington Hospital, Inc. descriptions.

ESTABLISHMENT OF LINES AND CORNERS:

Monument 2835 as held for the geometry shown on the Hamilton survey. Said geometry was then rotated to monument 2836 to establish the perimeter lines of the Bloomington Hospital, Inc. parcels.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: Up to 1.5 feet when comparing the distance between monuments 2835 and 2836 calculated per the Hamilton survey with the measured distance.

Due to Occupation or possession lines: No discrepancies noted.

Due to Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines: No discrepancies noted.

EASEMENT DEFINITIONS

Drainage Easements: (A) Shall be required for any surface swales or other minor drainage improvements that are intended to serve 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 costs 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.

Utility Easements: (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities. (B) Prohibits the placement of any unauthorized obstruction within the easement area unless authorized by the City utilities department and the easement holder(s).

Pedestrian Easements: (A) Grants the general public the right to access the pedestrian easement for purposes of walking, running, bicycling, skating, or using small motorized and non-motorized vehicles approved by the City. (B) Grants the City the right to construct, alter, repair, maintain, or remove improvements within the easement area. (C) Prohibits the placement of any obstruction within the pedestrian easement.

OWNER CERTIFICATION

City of Bloomington Redevelopment Commission, Owner of the real estate shown and described herein, does hereby certify, layoff, and plat (19) tracts, numbered 1-19.

Rights-of-way not heretofore dedicated are hereby dedicated to the public. In accordance with this plat and certificate, this plat shall be known as Hopewell West Subdivision.

IN WITNESS WHEREOF, the undersigned Owner set their hand and seal this 15 day of

July, 2024.

Deborah Hutton
Deborah Hutton, President Deborah Myerson, vice-President
City of Bloomington Redevelopment Commission

STATE OF INDIANA COUNTY OF MONROE

Before me, a Notary Public in and for said County and State, personally appeared City of Bloomington Redevelopment Commission, owner, who acknowledged the execution of the above referenced plat, to be their voluntary act for the uses and purposes therein set forth.

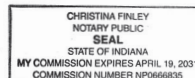
WITNESS my hand and Notarial Seal this 15 day of July, 2024.

Christina Finley
Notary Public (Signature)

Christina Finley
Notary Public (Printed Name)

My Commission Expires: 4-9-31

My County of Residence: Monroe

**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 PLAT COMMITTEE AT A MEETING HELD: June 10, 2024

Dell
Director of Planning & Transportation Department

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

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 drawing.

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 10th day of July, 2024.

Christopher L. Porter
Christopher L. Porter
Professional Surveyor No. LS21200022
State of Indiana



**DULY ENTERED
FOR TAXATION**

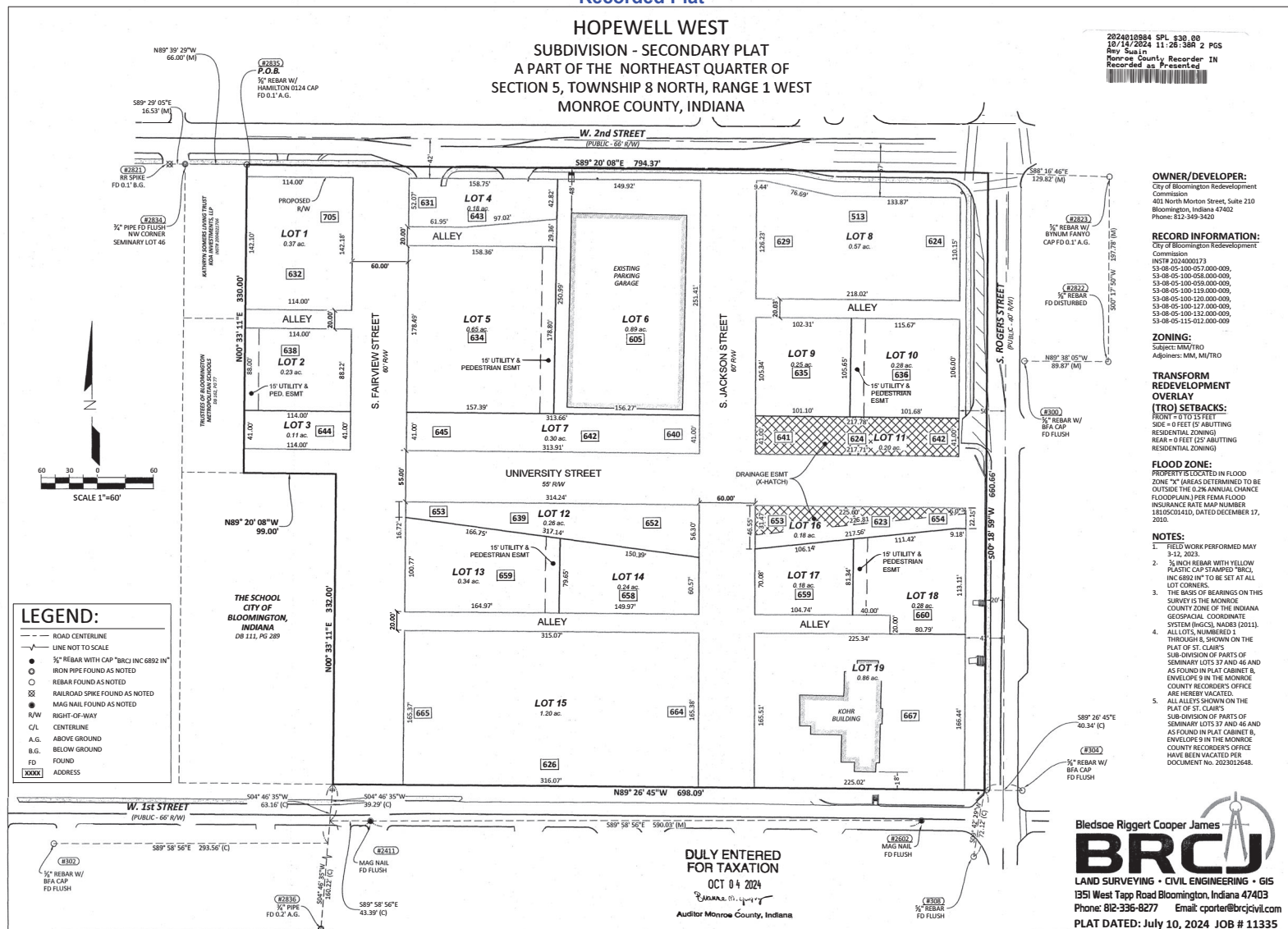
OCT 04 2024

Barbara D. Harty
Auditor Monroe County, Indiana

Recorded Plat

HOPEWELL WEST
SUBDIVISION - SECONDARY PLAT
A PART OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 8 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA

2024010984 SPL \$30.00
 10/14/2024 11:26:38R 2 PGS
 Rev Sulin
 Monroe County Recorder IN
 Recorded as Presented



OWNER/DEVELOPER:
 City of Bloomington Redevelopment
 Commission
 401 North Morton Street, Suite 210
 Bloomington, Indiana 47402
 Phone: 812-349-3420

RECORD INFORMATION:
 City of Bloomington Redevelopment
 Commission
 INSTR 20240000173
 53-08-05-100-057-000-000,
 53-08-05-100-058-000-000,
 53-08-05-100-059-000-000,
 53-08-05-100-110-000-000,
 53-08-05-100-120-000-000,
 53-08-05-100-127-000-000,
 53-08-05-100-132-000-000,
 53-08-05-115-012-000-000

ZONING:
 Subject: MM/TRO
 Adjacent: MM, MM/TRO

**TRANSFORM
 REDEVELOPMENT
 OVERLAY
 (TRO) SETBACKS:**
 FRONT = 0 TO 15 FEET
 SIDE = 0 FEET (5' ABUTTING
 RESIDENTIAL ZONING)
 REAR = 0 FEET (2' ABUTTING
 RESIDENTIAL ZONING)

FLOOD ZONE:
 PROPERTY LOCATED IN FLOOD
 ZONE "X" (AREAS DETERMINED TO BE
 OUTSIDE THE 0.2% ANNUAL CHANCE
 FLOODPLAIN) PER FEMA FLOOD
 INSURANCE RATE MAP NUMBER
 18105C0410, DATED DECEMBER 17,
 2010.

Bledsoe Riggert Cooper James
BRCJ
 LAND SURVEYING • CIVIL ENGINEERING • GIS
 1351 West Tapp Road Bloomington, Indiana 47403
 Phone: 812-336-8277 Email: cporter@brcjcivil.com
 PLAT DATED: July 10, 2024 JOB # 11335

Proposed Plat Amendment

HOPEWELL WEST SUBDIVISION - SECONDARY PLAT A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

OWNER/DEVELOPER:
City of Bloomington Redevelopment Commission
403 North Morton Street, Suite 210
Bloomington, Indiana 47402
Phone: 812-349-3420

Housing Authority of the City of Bloomington
1007 N. Summit Street
Bloomington, Indiana 47404
Phone: 812-339-3401

RECORD INFORMATION:
City of Bloomington Redevelopment Commission
INSTR 2024000173
Former parcel numbers:
53-08-05-100-057-000-009,
53-08-05-100-059-000-009,
53-08-05-100-118-000-009,
53-08-05-100-120-000-009,
53-08-05-100-121-000-009,
53-08-05-100-132-000-009,
53-08-05-115-012-000-009

Platted parcel numbers:
53-08-05-400-058-000-009 (Lot 1)
53-08-05-400-059-000-009 (Lot 2)
53-08-05-400-060-000-009 (Lot 3)
53-08-05-400-061-000-009 (Lot 4)
53-08-05-400-062-000-009 (Lot 5)
53-08-05-400-063-000-009 (Lot 6)
53-08-05-400-064-000-009 (Lot 7)
53-08-05-400-065-000-009 (Lot 8)
53-08-05-400-066-000-009 (Lot 9)
53-08-05-400-067-000-009 (Lot 10)
53-08-05-400-068-000-009 (Lot 11)
53-08-05-400-069-000-009 (Lot 12)
53-08-05-400-070-000-009 (Lot 13)
53-08-05-400-071-000-009 (Lot 14)
53-08-05-400-072-000-009 (Lot 15)
53-08-05-400-073-000-009 (Lot 16)
53-08-05-400-074-000-009 (Lot 17)
53-08-05-400-075-000-009 (Lot 18)

Housing Authority of the City of Bloomington
Instr 2025000040
INSTR 2025000040

ZONING:
Subject: MM/TRO
Adjacent: MM, MM/TRO

TRANSFORM REDEVELOPMENT

OVERLAY
(TRO) SETBACKS:
FRONT = 0 TO 15 FEET
SIDE = 0 FEET (5' ABUTTING RESIDENTIAL ZONING)
REAR = 0 FEET (25' ABUTTING RESIDENTIAL ZONING)

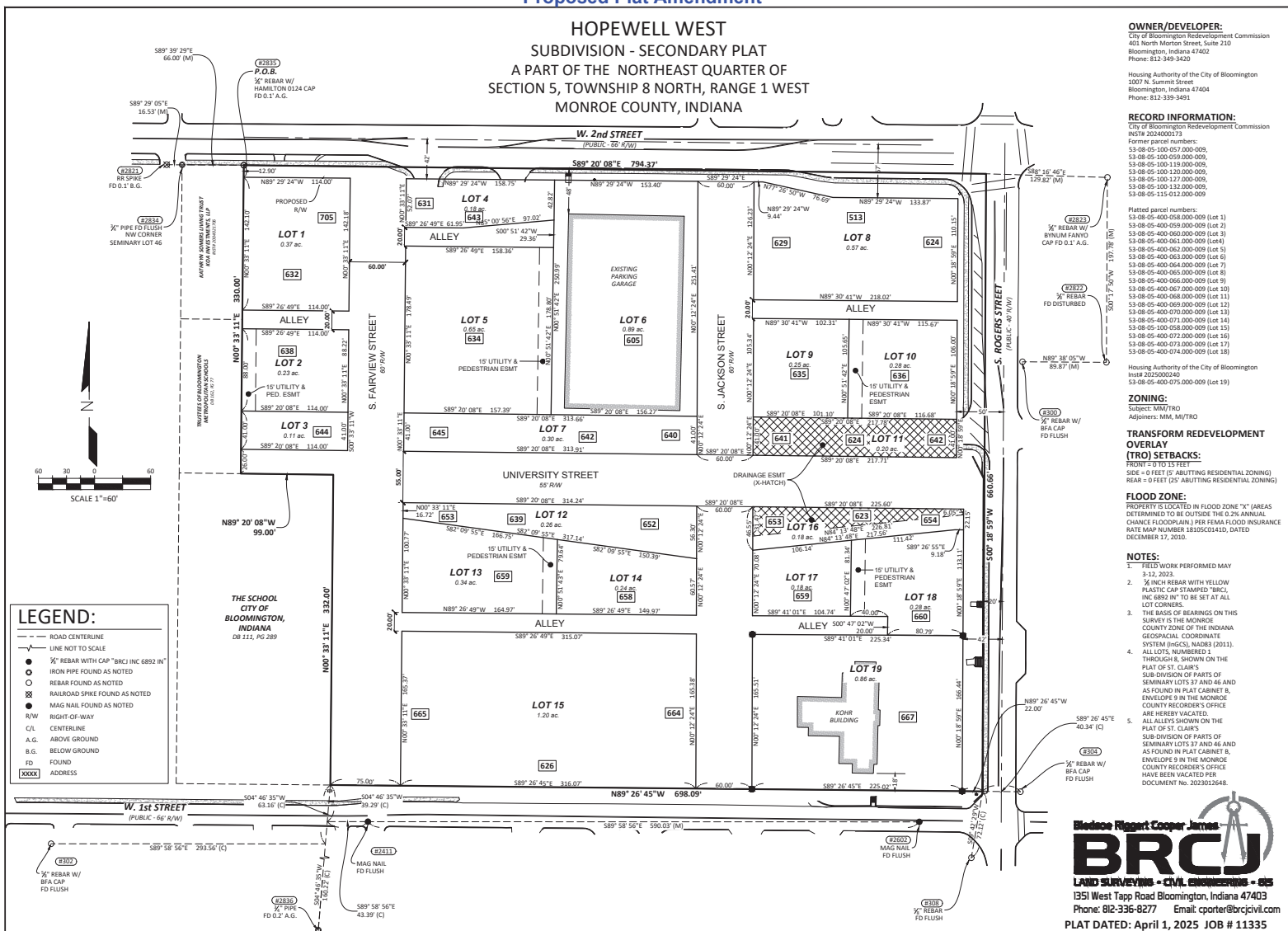
FLOOD ZONE:
PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 18105C0341D, DATED DECEMBER 17, 2010.

NOTES:

1. FIELD WORK PERFORMED MAY 9-12, 2023.
2. 3/4" REBAR WITH CAP "BRCJ" INC 6892 IN" PLASTIC CAP STAMPED "BRCJ" INC 6892 IN" TO BE SET AT ALL LOT CORNERS.
3. THE BASIS OF BEARINGS ON THIS SURVEY IS THE MONROE COUNTY ZONE OF THE INDIANA GEOSPACIAL COORDINATE SYSTEM (IGCS), NAD83 (2011).
4. ALL LOTS, NUMBERED 1 THROUGH 8, SHOWN ON THE PLAT OF ST. CLAIR'S SUB-DIVISION OF PARTS OF SEMINARY LOTS 17 AND 46 AND AS FOUND IN PLAT CABINET 8, ENVELOPE 9 IN THE MONROE COUNTY RECORDER'S OFFICE ARE HEREBY VACATED.
5. ALL ALLEYS SHOWN ON THE PLAT OF ST. CLAIR'S SUB-DIVISION OF PARTS OF SEMINARY LOTS 17 AND 46 AND AS FOUND IN PLAT CABINET 8, ENVELOPE 9 IN THE MONROE COUNTY RECORDER'S OFFICE HAVE BEEN VACATED PER DOCUMENT No. 2023010648.

Madison Report Cooper James
BRCJ
LAND SURVEYING - CIVIL ENGINEERING - GIS
1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: cporter@brcjcivil.com
PLAT DATED: April 1, 2025 JOB # 11335

SHEET 1 OF 2



S:\Jobs\11300-11399\11335 HOPEWELL WEST (2ND & ROGERS, BLGTH)\DRAW\CD\11335_PLAT.DWG

Proposed Plat Amendment

**HOPEWELL WEST
SUBDIVISION - SECONDARY PLAT
A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA**

LEGAL DESCRIPTION

A part of Seminary Lots 37 and 46 and St. Clair's Subdivision of parts of Seminary Lots 37 and 46 in the City of Bloomington, Monroe County, Indiana, and more particularly described by Christopher L. Porter, LS21200022, on May 15, 2023, as part of Bledsoe Rigger Cooper James, Inc. Job Number 11335, as follows:

Commencing at a 3/4-inch diameter iron pipe marking the northwest corner of Seminary Lot 46; thence along the north line of said Lot 46 SOUTH 89 degrees 39 minutes 29 seconds EAST a distance of 66.00 feet to a 5/8-inch diameter rebar with cap and the Point of Beginning; thence continuing along said north line SOUTH 89 degrees 20 minutes 08 seconds EAST a distance of 794.37 feet to the northeast corner of Lot 1 of St. Clair's Subdivision as recorded in Plat Book 15, Page 65 in the Monroe County Recorder's office and the west right of way line of Rogers Street; thence along said right of way line SOUTH 00 degrees 18 minutes 59 seconds WEST a distance of 680.66 feet to the north right of way line of First Street; thence along said right of way line NORTH 89 degrees 26 minutes 45 seconds WEST a distance of 698.09 feet to the east line of Deed Book 111, Page 289 in said Recorder's office; thence along the east line of said Deed Book NORTH 00 degrees 33 minutes 11 seconds EAST a distance of 332.00 feet; thence NORTH 89 degrees 20 minutes 08 seconds WEST a distance of 99.00 feet to the southeast corner of Deed Book 162, Page 77; thence along the east line of said Deed Book and the east line of Instrument Number 2004021706 NORTH 00 degrees 33 minutes 11 seconds EAST a distance of 330.00 feet to the point of beginning, containing 11.33 acres, more or less.

This description includes the platted alleys in St. Clair's Subdivision.

REPORT OF SURVEY

In accordance with Title 865, 1-2-1 through 1-12-30 of the Indiana Administrative Code, 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:

- Reference monuments of record
- Title documents of record
- Evidence of active lines of occupation
- Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for an Urban survey (0.07 feet (21 millimeters) plus 50 parts per million) as defined in IAC, Title 865 "Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This is a partial Retracement Survey and an Original Survey performed at the request of the City of Bloomington Redevelopment Commission.

The surveyed property was in the name of Bloomington Hospital, Inc. (Deed Book 364, Page 240, Instrument No. 2004018581 and Instrument Number 2010019969) at the time the field work was conducted, and when the legal description and report of survey were written. At the time of certification of this plat, the property is in the name of The City of Bloomington, Indiana, by and through the Bloomington Redevelopment Commission (Instrument No. 2024000173).

The field work was performed May, 2023.

SURVEYS & PLATS OF RECORD:

- ALTA/NSPS Land Title Survey for Indiana University Health, Inc. by Terry D. Wright, Hamilton Designs Job Number 2018-147, dated May 25, 2018, provided by Indiana University Health, Inc.
- Plat of Seminary Square and Lots, found in Plat Cabinet B, Envelope 5 in the Monroe County Recorder's office.
- Plat of St. Clair's Subdivision of Parts of Seminary Lots 37 and 46, found in Plat Cabinet B, Envelope 9 in said Recorder's office.
- Survey of Seminary Lots 11, 12, 13, 14 and Part of Lot 10 and Part of Seminary Lot 37 by Charles D. Graham, found recorded as Instrument Number 2012024040 in said Recorder's Office.

MONUMENTS FOUND:

- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown as number 500 on the Graham survey.
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown on the Hamilton survey as the northwest corner of Tract 6, PCL 3 per Deed Record 371, Page 479.
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown as number 504 on the Graham survey.
- A 5/8-inch diameter rebar with illegible cap was found flush with grade. The origin of this monument is unknown.
- A railroad spike was found 0.1 foot below grade. The origin of this monument is unknown.
- A 5/8-inch diameter rebar was found disturbed. This monument is shown as number 501 on the Graham survey.
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found 0.1 foot above grade. This monument is shown as number 502 on the Graham survey.
- A 3/4-inch diameter iron pipe was found flush with grade and accepted as the northwest corner of Seminary Lot 46 per survey 1.
- A 5/8-inch diameter rebar with Hamilton 0124 cap was found 0.1 foot above grade and accepted as the northwest corner of Instrument Number 2004018581 per survey 1.
- A 3/4-inch diameter iron pipe was found 0.2 feet above grade. This monument is shown on the Hamilton survey as the southeast corner of Tract 6, PCL 2 per Deed Record 371, Page 478.

DEED ANALYSIS:

No discrepancies were found when comparing the legal descriptions for the western adjoiners with the Bloomington Hospital, Inc. descriptions.

ESTABLISHMENT OF LINES AND CORNERS:

Monument 2835 as held for the geometry shown on the Hamilton survey. Said geometry was then rotated to monument 2836 to establish the perimeter lines of the Bloomington Hospital, Inc. parcels.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: Up to 1.5 feet when comparing the distance between monuments 2835 and 2836 calculated per the Hamilton survey with the measured distance.

Due to Occupation or possession lines: No discrepancies noted.

Due to Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines: No discrepancies noted.

EASEMENT DEFINITIONS

Drainage Easements: (A) Shall be required for any surface swales or other minor drainage improvements that are intended to serve 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 costs 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.

Utility Easements: (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities. (B) Prohibits the placement of any unauthorized obstruction within the easement area unless authorized by the City utilities department and the easement holder(s).

Pedestrian Easements: (A) Grants the general public the right to access the pedestrian easement for purposes of walking, running, bicycling, skating, or using small motorized and non-motorized vehicles approved by the City. (B) Grants the City the right to construct, alter, repair, maintain, or remove improvements within the easement area. (C) Prohibits the placement of any obstruction within the pedestrian easement.

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

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 drawing.

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 9th day of August, 2024.

Christopher L. Porter
Christopher L. Porter
Professional Surveyor No. LS21200022
State of Indiana

REVISED 4/11/2025:
ADDED DIMENSIONS,
ADDED UPDATED PARCEL INFORMATION,
ADDED CORNER MONUMENTATION FOR LOT 19,
ADDED OWNER INFORMATION FOR LOT 19

**OWNER CERTIFICATION**

City of Bloomington Redevelopment Commission, Owner of the real estate shown and described herein, does hereby certify, layoff, and plat (19) tracts, numbered 1-19.

Rights-of-way not heretofore dedicated are hereby dedicated to the public. In accordance with this plat and certificate, this plat shall be known as Hopewell West Subdivision.

IN WITNESS WHEREOF, the undersigned Owners set their hand and seal this ____ day of _____, 2025.

Deborah Hutton, President
City of Bloomington Redevelopment Commission

STATE OF INDIANA COUNTY OF MONROE

Before me, a Notary Public in and for said County and State, personally appeared the City of Bloomington Redevelopment Commission, Owner, who acknowledged the execution of the above referenced plat, to be their voluntary act for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this ____ day of _____, 2025.

Notary Public (Signature)

Notary Public (Printed Name)

My Commission Expires: _____

My County of Residence: _____

The Housing Authority of the City of Bloomington, Owner of the real estate shown and described herein, does hereby certify, layoff, and plat (19) tracts, numbered 1-19.

Rights-of-way not heretofore dedicated are hereby dedicated to the public. In accordance with this plat and certificate, this plat shall be known as Hopewell West Subdivision.

IN WITNESS WHEREOF, the undersigned Owners set their hand and seal this ____ day of _____, 2025.

_____, Representative
The Housing Authority of the City of Bloomington

STATE OF INDIANA COUNTY OF MONROE

Before me, a Notary Public in and for said County and State, personally appeared the Housing Authority of the City of Bloomington, Owner, who acknowledged the execution of the above referenced plat, to be their voluntary act for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this ____ day of _____, 2025.

Notary Public (Signature)

Notary Public (Printed Name)

My Commission Expires: _____

My County of Residence: _____

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 PLAT COMMITTEE AT A MEETING HELD: _____, 2025.

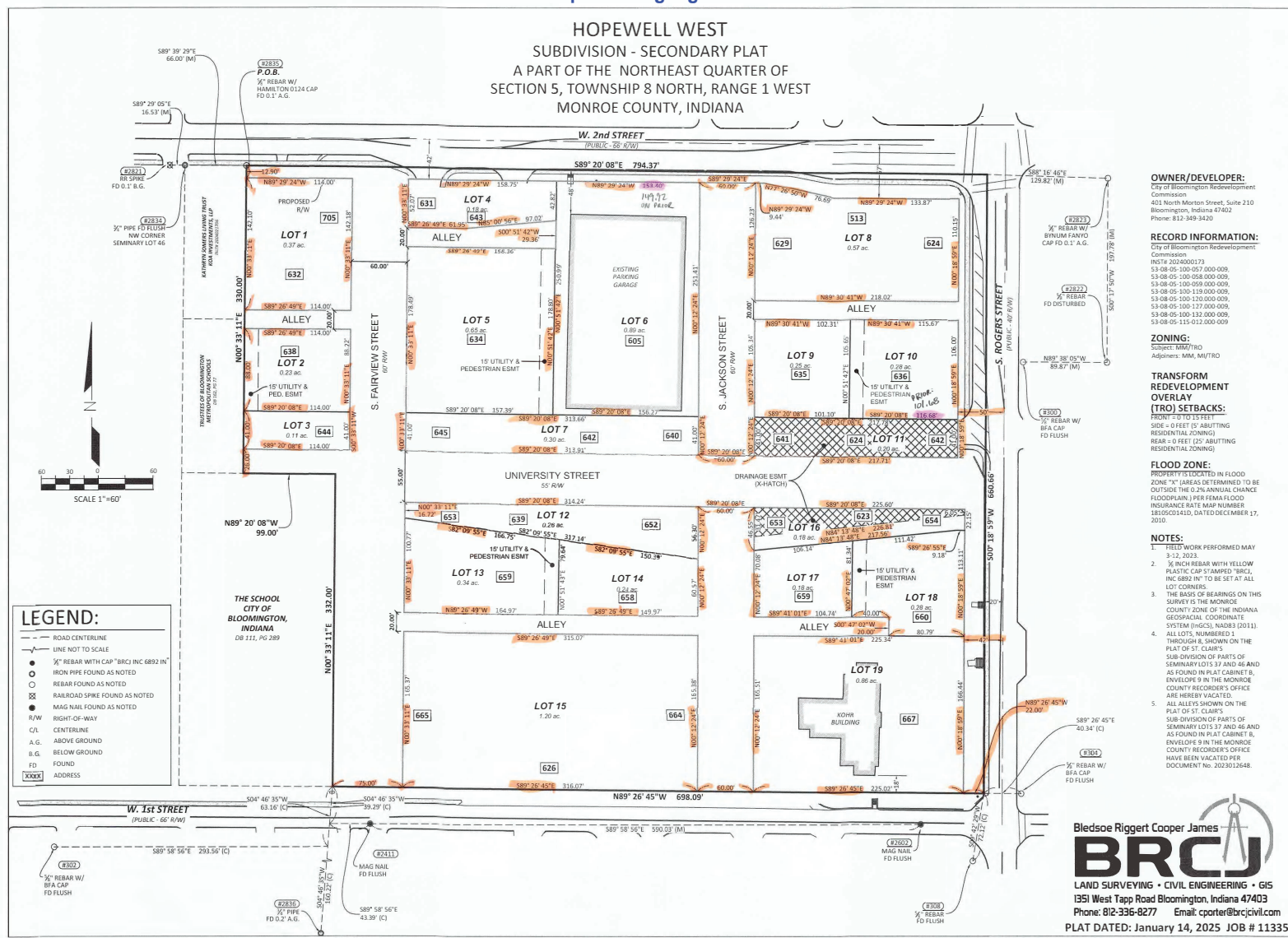
Director of Planning & Transportation Department



PLAT DATED: April 1, 2025 JOB # 11335

Updates Highlighted

**HOPEWELL WEST
SUBDIVISION - SECONDARY PLAT**
A PART OF THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 8 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA



S:\p\11300-11399\11335 HOPEWELL WEST (2ND & ROGERS, BLGTY)\DRAW\CD\11335_PLAT.DWG

SHEET 1 OF 2

Updates Highlighted

HOPEWELL WEST SUBDIVISION - SECONDARY PLAT A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

LEGAL DESCRIPTION

A part of Seminary Lots 37 and 46 and St. Clair's Subdivision of parts of Seminary Lots 37 and 46 in the City of Bloomington, Monroe County, Indiana, and more particularly described by Christopher L. Porter, LS21200022, on May 15, 2023, as part of Bledsoe Riggert Cooper James, Inc. Job Number 11335, as follows:

Commencing at a 3/4-inch diameter iron pipe marking the northwest corner of Seminary Lot 46; thence along the north line of said Lot 46 SOUTH 89 degrees 39 minutes 29 seconds EAST a distance of 66.00 feet to a 5/8-inch diameter rebar with cap and the Point of Beginning; thence continuing along said north line SOUTH 89 degrees 20 minutes 08 seconds EAST a distance of 794.37 feet to the northeast corner of Lot 1 of St. Clair's Subdivision as recorded in Plat Book 15, Page 65 in the Monroe County Recorder's office and the west right of way line of Rogers Street; thence along said right of way line SOUTH 00 degrees 18 minutes 59 seconds WEST a distance of 660.66 feet to the north right of way line of First Street; thence along said right of way line NORTH 89 degrees 26 minutes 45 seconds WEST a distance of 698.09 feet to the east line of Deed Book 111, Page 289 in said Recorder's office; thence along the east line of said Deed Book NORTH 00 degrees 33 minutes 11 seconds EAST a distance of 332.00 feet; thence NORTH 89 degrees 20 minutes 08 seconds WEST a distance of 99.00 feet to the southeast corner of Deed Book 162, Page 77; thence along the east line of said Deed Book and the east line of Instrument Number 2004011706 NORTH 00 degrees 33 minutes 11 seconds EAST a distance of 330.00 feet to the point of beginning, containing 11.33 acres, more or less.

This description includes the platted alleys in St. Clair's Subdivision.

REPORT OF SURVEY

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, 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:

- Reference monuments of record
- Title documents of record
- Evidence of active lines of occupation
- Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for an Urban survey (0.07 feet (21 millimeters) plus 50 parts per million) as defined in IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.).

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This is a partial Retracement Survey and an Original Survey performed at the request of the City of Bloomington Redevelopment Commission.

The surveyed property was in the name of Bloomington Hospital, Inc. (Deed Book 364, Page 240, Instrument No. 2004018581 and Instrument Number 2010019969) at the time the field work was conducted, and when the legal description and report of survey were written. At the time of certification of this plat, the property is in the name of The City of Bloomington, Indiana, by and through the Bloomington Redevelopment Commission (Instrument No. 2024000173).

The field work was performed May, 2023.

SURVEYS & PLATS OF RECORD:

- ALTA/NSPS Land Title Survey for Indiana University Health, Inc. by Terry D. Wright, Hamilton Designs Job Number 2018-147, dated May 25, 2018, provided by Indiana University Health, Inc.
- Plat of Seminary Square and Lots, found in Plat Cabinet B, Envelope 5 in the Monroe County Recorder's office.
- Plat of St. Clair's Subdivision of Parts of Seminary Lots 37 and 46, found in Plat Cabinet B, Envelope 9 in said Recorder's office.
- Survey of Seminary Lots 11, 12, 13, 14 and Part of Lot 10 and Part of Seminary Lot 37 by Charles D. Graham, found recorded as Instrument Number 2021024040 in said Recorder's Office.

MONUMENTS FOUND:

- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown as number 500 on the Graham survey.
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown on the Hamilton survey as the northwest corner of Tract 6, PCL 3 per Deed Record 371, Page 479.
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown as number 504 on the Graham survey.
- A 5/8-inch diameter rebar with illegible cap was found flush with grade. The origin of this monument is unknown.
- A railroad spike was found 0.1 foot below grade. The origin of this monument is unknown.

- A 5/8-inch diameter rebar was found disturbed. This monument is shown as number 501 on the Graham survey.
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found 0.1 foot above grade. This monument is shown as number 502 on the Graham survey.
- A 3/4-inch diameter iron pipe was found flush with grade and accepted as the northwest corner of Seminary Lot 46 per survey 1.
- A 5/8-inch diameter rebar with Hamilton 0124 cap was found 0.1 foot above grade and accepted as the northwest corner of Instrument Number 2004018581 per survey 1.
- A 3/4-inch diameter iron pipe was found 0.2 feet above grade. This monument is shown on the Hamilton survey as the southeast corner of Tract 6, PCL 2 per Deed Record 371, Page 478.

DEED ANALYSIS:

No discrepancies were found when comparing the legal descriptions for the western adjoiners with the Bloomington Hospital, Inc. descriptions.

ESTABLISHMENT OF LINES AND CORNERS:

Monument 2835 as held for the geometry shown on the Hamilton survey. Said geometry was then rotated to monument 2836 to establish the perimeter lines of the Bloomington Hospital, Inc. parcels.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: Up to 1.5 feet when comparing the distance between monuments 2835 and 2836 calculated per the Hamilton survey with the measured distance.

Due to Occupation or possession lines: No discrepancies noted.

Due to Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines: No discrepancies noted.

EASEMENT DEFINITIONS

Drainage Easements: (A) Shall be required for any surface swales or other minor drainage improvements that are intended to serve 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 costs 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.

Utility Easements: (A) Shall allow both private and public utility providers access associated with the installation, maintenance, repair, or removal of utility facilities. (B) Prohibits the placement of any unauthorized obstruction within the easement area unless authorized by the City utilities department and the easement holder(s).

Pedestrian Easements: (A) Grants the general public the right to access the pedestrian easement for purposes of walking, running, bicycling, skating, or using small motorized and non-motorized vehicles approved by the City. (B) Grants the City the right to construct, alter, repair, maintain, or remove improvements within the easement area. (C) Prohibits the placement of any obstruction within the pedestrian easement.

OWNER CERTIFICATION

City of Bloomington Redevelopment Commission, Owner of the real estate shown and described herein, does hereby certify, layoff, and plat (19) tracts, numbered 1-19.

Rights-of-way not heretofore dedicated are hereby dedicated to the public. In accordance with this plat and certificate, this plat shall be known as Hopewell West Subdivision.

IN WITNESS WHEREOF, the undersigned Owner set their hand and seal this ____ day of _____, 2024.

Deborah Hutton, President
City of Bloomington Redevelopment Commission

STATE OF INDIANA COUNTY OF MONROE

Before me, a Notary Public in and for said County and State, personally appeared City of Bloomington Redevelopment Commission, owner, who acknowledged the execution of the above referenced plat, to be their voluntary act for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this ____ day of _____, 2024.

Notary Public (Signature)

Notary Public (Printed Name)

My Commission Expires: _____

My County of Residence: _____

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 PLAT COMMITTEE AT A MEETING HELD: _____, 2024

Director of Planning & Transportation Department

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 1 through 19 of 865 IAC 1-12.

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 drawing.

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 9th day of August, 2024.

REVISED 1/14/2025 (ADDED DIMENSIONS)

Christopher L. Porter
Professional Surveyor No. LS21200022
State of Indiana



**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 1841 W. Ezekiel Drive**

**CASE #: DP-25-25
DATE: July 14, 2025**

PETITIONER: Regency Consolidated Residential, LLC
2417 Fields Drive, Champaign, IL

CONSULTANT: Smith Design Group
1467 W Arlington Drive, Bloomington

REQUEST: The petitioner is requesting secondary plat amendment of Summit Woods Phase 3 to change the street name of S. Ezekiel Drive to S. Breaking A Way.

REPORT: The property is located at 1841 W. Ezekiel Drive and is within the Sudbury Planned Unit Development. Surrounding zoning includes Residential Medium Lot (R2) to the west, the Woolery Planned Unit Development to the south, and other properties within the Sudbury PUD to the north. This property is located on Parcel O of the Sudbury PUD.

The Plan Commission approved a final plan (PUD-21-19) to develop the site with 130 multi-family dwelling units. A final plat (DP-33-19) was approved for Phase 3 of the development for a two lot subdivision to plat and create this parcel. With that plat, the right-of-way for the north/south extension of Ezekiel Drive was platted and the street name for that section was approved

The petitioner is requesting to amend the approved secondary plat for Phase 3 to change the street name of N. Ezekiel Drive to N. Breaking A Way. The Plat Committee approved a petition (DP-01-23) for this same request, however the plat was never recorded and the approval expired. This petition is identical to the previously approved petition.

There is an easement, which functions as a private road, through the multi-family development that is named Breaking A Way for addressing purposes. That easement also connects to a private drive through Woolery PUD that is also named Breaking A Way. This name change would allow this section of road to carry north the same name used to the south. There are no addresses or buildings that have been addressed off of the section of road proposed to be renamed.

SECONDARY PLAT REVIEW: The Plat Committee shall review the secondary plat petition and approve, approve with conditions, or deny the petition in accordance with Section 20.06.040(g) (Review and Decision), based on the general approval criteria in Section 20.06.040(d)(6)(B) (General Compliance Criteria).

20.06.040(d)(6)(B) General Compliance Criteria

- i. Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

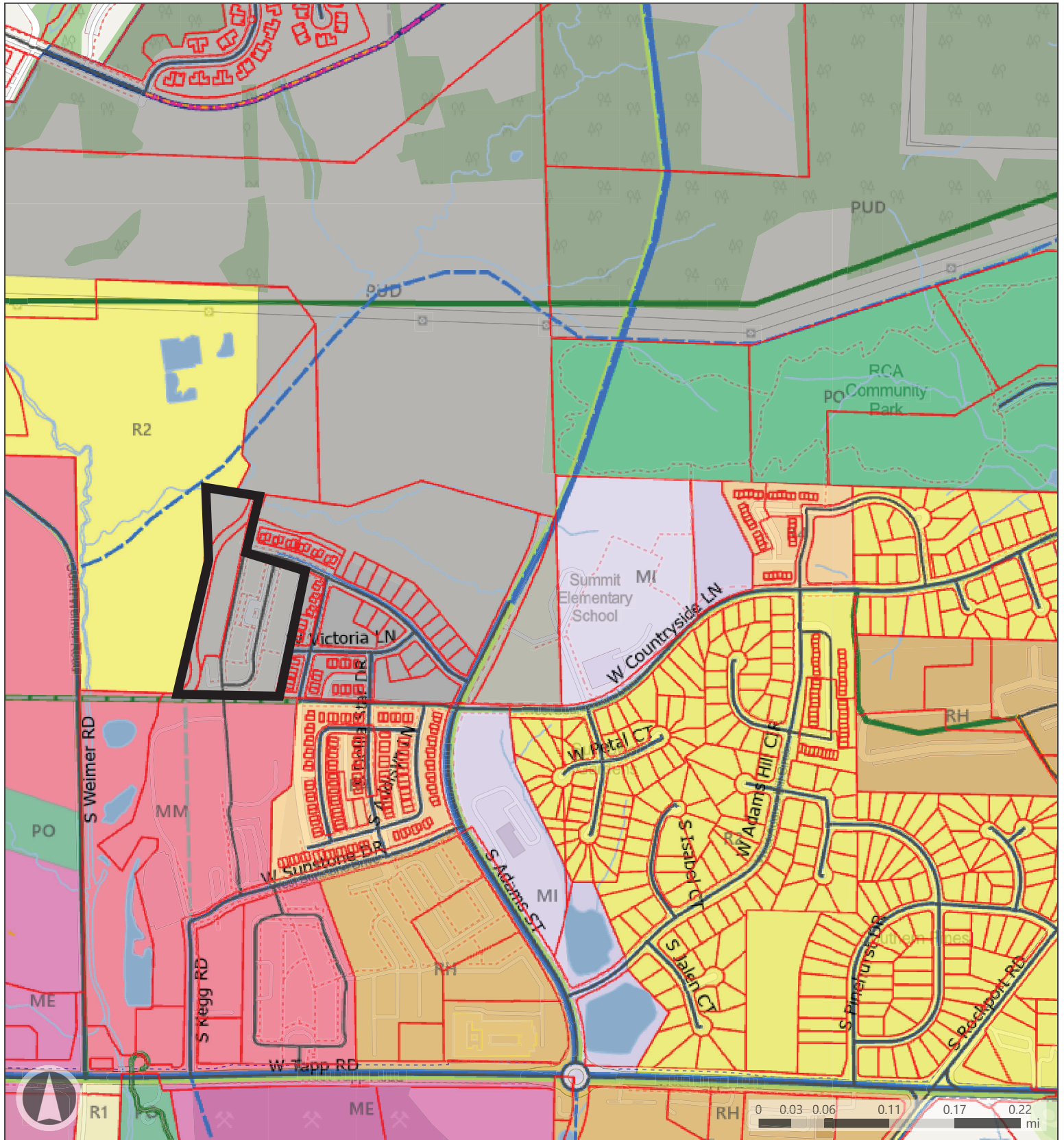
PROPOSED FINDING: The petition meets all of the requirements and standards of the UDO and the approved primary plat. The only change to the existing secondary plat would be the name of the street segment. This plat meets all of the requirements of the UDO, no variances or

waivers are required for this subdivision. There are no other known applicable regulations that would apply to this subdivision. There are not any prior approvals that would prevent this name change.

CONCLUSION: This proposal would only change the name of the platted street, no other changes to any of the lots or improvements within the right-of-way are proposed or approved. The proposed name change would create a uniform street name for the vehicular access as it moves north from the Woolery Development to the south and extends through this site.

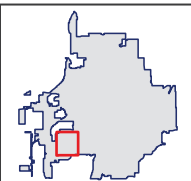
RECOMMENDATION: The Planning and Transportation Department recommends that the Plat Committee adopt the proposed findings and approve plat amendment of DP-25-25 with the following conditions:

1. This amendment approves the name change for the section of roadway indicated in the packet from N. Ezekiel Drive to N. Breaking A Way. No other changes to the approved final plan or public improvements are requested or approved.



Map Legend

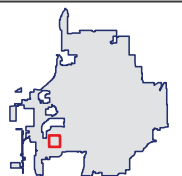
- | | | | |
|----------|-------------------------|--------------------------|-------------------|
| Parcels | City Maintained Streets | Neighborhood Residential | Primary Collector |
| Current | General Urban | Primary Arterial | Secondary |
| Proposed | Neighborhood Connector | Secondary Arterial | |





Map Legend

- | | | | |
|-------------------------|--------------------------|-------------------|-----------------------|
| Parcels | Neighborhood Connector | Primary Collector | Waterbodies |
| Current | Neighborhood Residential | Waterlines | Bloomington Municipal |
| City Maintained Streets | Secondary Arterial | | |





Todd M. Borgman, PS
Katherine E. Stein, PE
Donald J. Kocarek, LA
Stephen L. Smith, Founder

“Professional design and survey since 1979”

Petitioner’s Statement
Summit Woods Phase 3 Final Plat Amendment 1

Purpose

The purpose of this Final Plat Amendment is to change W Ezekiel Drive to S Breaking Away.

Location

The subject property is approximately located at 1841 W Ezekiel Drive.

Parcels

This plat will create no new parcels.

