

# CITY OF BLOOMINGTON



# PLAT COMMITTEE

October 8, 2018 @ 4:00 p.m.  
CITY HALL - KELLY  
CONFERENCE ROOM #245

**CITY OF BLOOMINGTON  
PLAT COMMITTEE  
October 8, 2018 at 4:00 p.m.**

**\*Kelly Conference Room #155**

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**ROLL CALL**

**MINUTES TO BE APPROVED: September 2018**

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

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**WITHDRAWN:**

PUD-23-18    **Public Investment Corporation**  
2700 W Tapp Rd.  
Final plat approval of a 24 lot subdivision of 54.53 acres  
*Case Manager: Eric Greulich*

**CONTINUED TO NOVEMBER:**

DP-10-18    **Bob & Keri Costello**  
1924 E 2<sup>nd</sup> St.  
Final plat for a two lot subdivision zoned RS  
*Case Manager: Amelia Lewis*

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**PETITION:**

DP-21-18    **Btown Cohousing LLC**  
2005 S Maxwell St, 1325 & 1280 E Short St.  
Final plat approval for a 3.4 acre, 28 lot subdivision in a Planned Unit  
Development  
*Case Manager: Amelia Lewis*

DP-27-18    **City of Bloomington Redevelopment Commission**  
621 N Rogers St.  
Preliminary Plat Amendment to add to northern portion of Trades District Plat  
*Case Manager: Jackie Scanlan*

\*\*Next Meeting Date: November 5, 2018

Updated: 10/3/2018

***Auxiliary aids for people with disabilities are available upon request with adequate notice.  
Please call [812-349-3429](tel:812-349-3429) or e-mail [human.rights@bloomington.in.gov](mailto:human.rights@bloomington.in.gov).***

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT**

**CASE #: DP-21-18  
DATE: October 18, 2018**

**Location: 2005 S. Maxwell Street, 1280 & 1325 E. Short Street**

**PETITIONER: B-Town Co-Housing LLC  
4535 E 3<sup>rd</sup> Street, Bloomington**

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

**REQUEST:** The petitioner is requesting final plat approval for a 3.4 acre, 28 lot subdivision in a Planned Unit Development.

**REPORT:** The approval for the Planned Unit Development was forwarded with a positive recommendation from Plan Commission to City Council on May 14, 2018 (PUD-02-18). Council approved Ordinance 18-13 on June 27, 2018.

The 3.18 acre site is located at the south end of South Maxwell Street where the street connects with Short Street. Surrounding land uses include single family residences to the north, a green area (conservancy easement) for the Mayfair Subdivision to the east, the Bloomington Montessori School playground to the west, and the YMCA to the south.

The petitioner is proposing a design built around the concept of a Cohousing community which “combines the autonomy of privately owned dwellings with the advantages of community living,” per the petitioner’s statement. This PUD would redevelop the property with 27 single family houses on individual lots, located around a common garden and common house for residents with parking on the perimeters. Each lot would be individually purchased, similar to other single family developments. The proposed density for this development is 9.38 dwelling units per acre (including the right of way along the east portion of Short Street & including the option for five (5) Accessory Dwelling Units (ADUs)).

**FINAL PLAN REVIEW:** A Condition of Approval for the PUD designated staff the final review of the site plan granted there were no significant changes. No significant changes have been proposed.

**FINAL PLAT REVIEW:** The Review Considerations for Final Plats BMC 20.09.190(g) require that the Plan Commission review (1) The written statement and supportive material submitted by the petitioner; (2) The Preliminary Plat; (3) The Final Plat; (4) Any commitments or conditions of approval attendant to prior approvals; (5) The testimony of the petitioner; (6) The testimony of the public during the Preliminary Plat public hearing, when applicable; (7) Any applicable development standards in Chapter 20.05: Development Standards; (8) Any applicable subdivision standards in Chapter 20.06: Subdivision Regulations; (9) Any applicable design standards in Chapter 20.07: Design Standards; (10) Any other applicable provisions of the Unified Development Ordinance; (11) Any requirements of the members of the Development Review Committee; (12) The Planning and Transportation Department report; and (13) Such other additional information as may be required by the Plan Commission to evaluate the petition.

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**THE PRELIMINARY PLAT:** The preliminary plat was approved by the Plan Commission at their hearing on September 10, 2018.

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**CHAPTER 20.02 ZONING DISTRICTS:** As a PUD, the district has its own set of established development standards and does not follow an existing zoning classification in the current UDO. With the intention of creating a high density development, though still single family development, the PUD followed many standards of the RH (Residential High Density) Zoning District.

**Lots:** As shown in the original PUD approval, there are 27 individual single family lots. These lots vary in size from 0.03 acre to 0.18 acre. The rest of the property, 1.67 acres, not identified as individual single family lots is proposed to be platted as the 28<sup>th</sup> lot and commonly owned by the HOA.

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**CHAPTER 20.05 DEVELOPMENT STANDARDS:**

**Setbacks:** The development standards were approved in the original PUD and are shown on the plat.

**Pedestrian Facilities:** Per the approved preliminary plan for the PUD, the petitioner will construct 5 foot wide sidewalks along the south side of Short Street and the portion along Maxwell Street, adjacent to this development. On the north side of the Short Street right-of-way there will be an 8 foot wide multi-use path constructed extending from Maxwell Street east ending approximately 3 feet from the east property line. This path will have a ramp down to the grade at Maxwell Street.

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**CHAPTER 20.06 SUBDIVISION REGULATIONS:** The preliminary plan determined an alternate subdivision layout as opposed to one of the subdivision types specified in Chapter 6.

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**CHAPTER 20.07 DESIGN STANDARDS:** Chapter 7 outlines design standards for site and infrastructure improvements associated with all lot subdivisions.

**Easement Standards (EA):**

**Easements:** There is a proposed Ingress, Egress, & Utility Easement shown on the west and southern borders of the property. The intention behind this easement is to allow for emergency vehicle access, utility maintenance, as well as potential future pedestrian access to the YMCA. There is an additional 8 foot wide easement along the south side of Short Street.

There are drainage easements located at the southwest corner of the site and a portion of the property along the eastern edge.

The preliminary plan identified an access point at the southwest corner of the site across the drainage easement. Due to concerns from City of Bloomington Utilities, this access point will need to be relocated to the north or east of this drainage easement. A proposed ingress, egress & utility easement to the western property line on either side of the drainage



easement will provide options to make this option more realistic, in line with the approved preliminary plan.

**Environmental Standards (EV):** The primary common area is accessed by an ingress, egress, & utility easement measuring 15 feet in width along the southern border of the property.

**Facilities Plan Standards (FC):** The proposed Facilities Plan is required to be recorded in conjunction with the approved Final Plat.

**Lot Establishment Standards (LT):**

**Lot Width Measurement & Frontage:** The preliminary plan approved a site design style that does not have typical lot width and frontage requirements as a majority of the homes are situated around a common lawn area.

**Right-of-way:** See Street and Right-of-Way Standards (SR) below.

**Street and Right-of-Way Standards (SR):**

**Right-of-Way:** The plat shows proposed 5 foot wide right of way dedication for all frontages along Maxwell and Short Streets. There is an existing 40 foot wide right-of-way where Short Street dead ends in the eastern portion of the development. With the proposed 5 foot wide right of way to the north and south, the right-of-way for this portion of Short Street becomes 50 feet in width. The proposed plan shows this area as back out parking and space for dumpsters. Any use of the public right-of-way will need approval from the Board of Public Works. Per BMC 20.04.080(g)(2)(B) the petitioner shall dedicate required right-of-way along Short Street and Maxwell Street within 180 days of approval by the City Council.

**Street Lighting Standards (SL):** All subdivisions shall be required to have a Street Lighting Plan submitted to the Board of Public Works if deemed necessary by the Public Works Department as a component of the Final Plat proposal.

**Utility Standards (UT):**

**Utilities:** The site is currently serviced by City of Bloomington Utilities. The existing lines and appropriate easements are shown on the plat.

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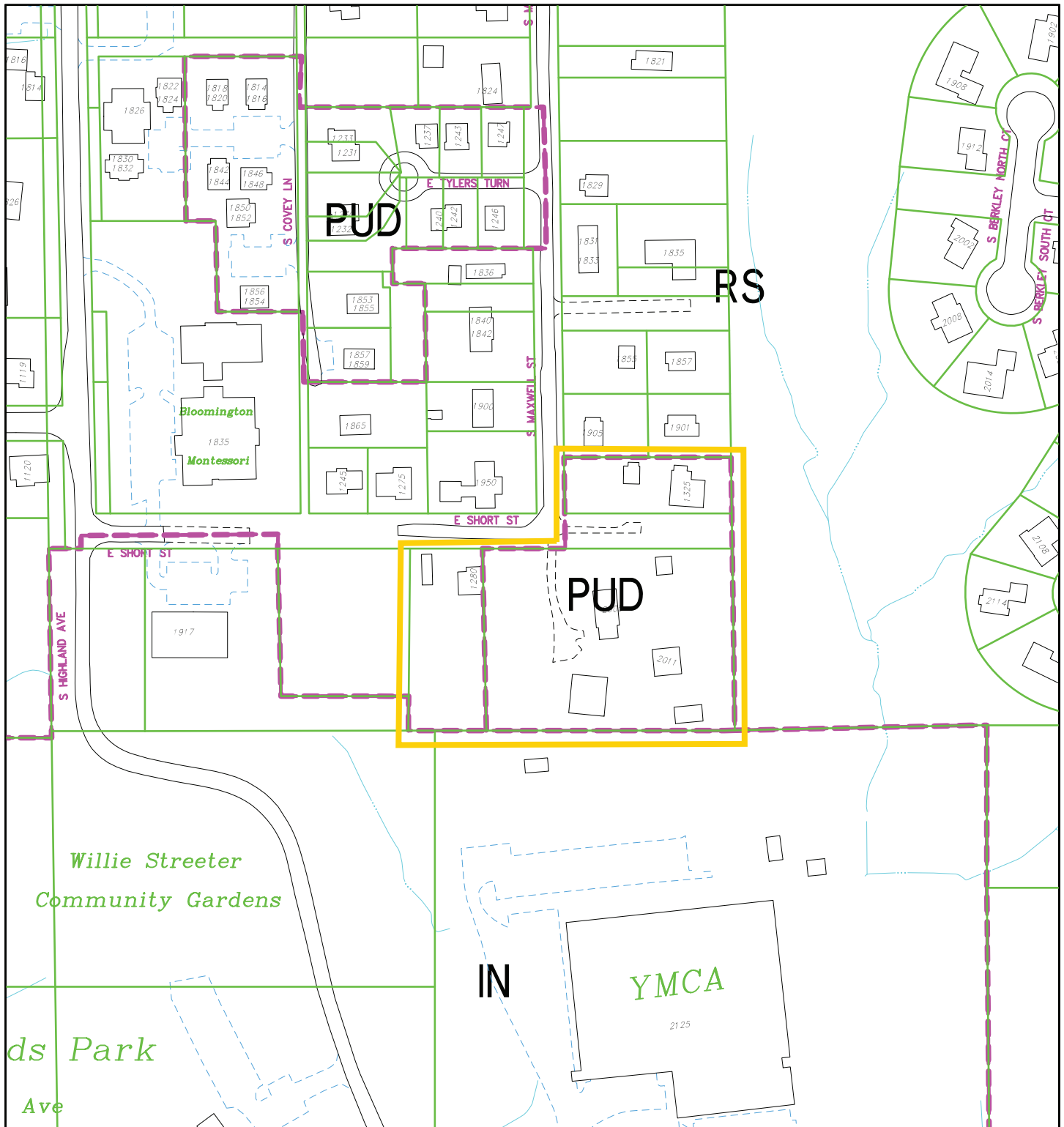
**CONCLUSION:** The Final Plat is consistent with the approved PUD and meets the minimum Final Plat requirements of the Unified Development Ordinance.

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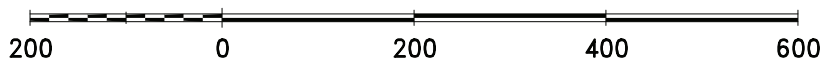
**RECOMMENDATION:** Based on the findings in the report, the Department recommends approval of the final plat for case DP-21-18 with the following conditions:

1. All terms and conditions of PUD-02-18 and DP-20-18 are binding on this petition.
2. The proposed dedicated right-of-way shown on the plat shall receive approval from the Board of Public Works.
3. Concurrently with the dedication of right-of-way to the Board of Public Works, a Street Lighting Plan shall be submitted to the Board of Public Works if required by the Public Works Department.

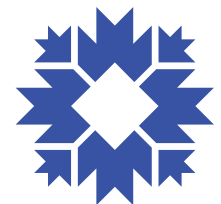
4. Following all revisions to the Final Plat, the President of the Plan Commission or Chair of the Plat Committee shall sign and seal the plat at the appropriate locations.
5. The petitioner shall file the Final Plat with the County Recorder's Office and within thirty (30) days provide the Planning and Transportation with a copy of the recorded mylar.



By: lewisa  
 21 Feb 18



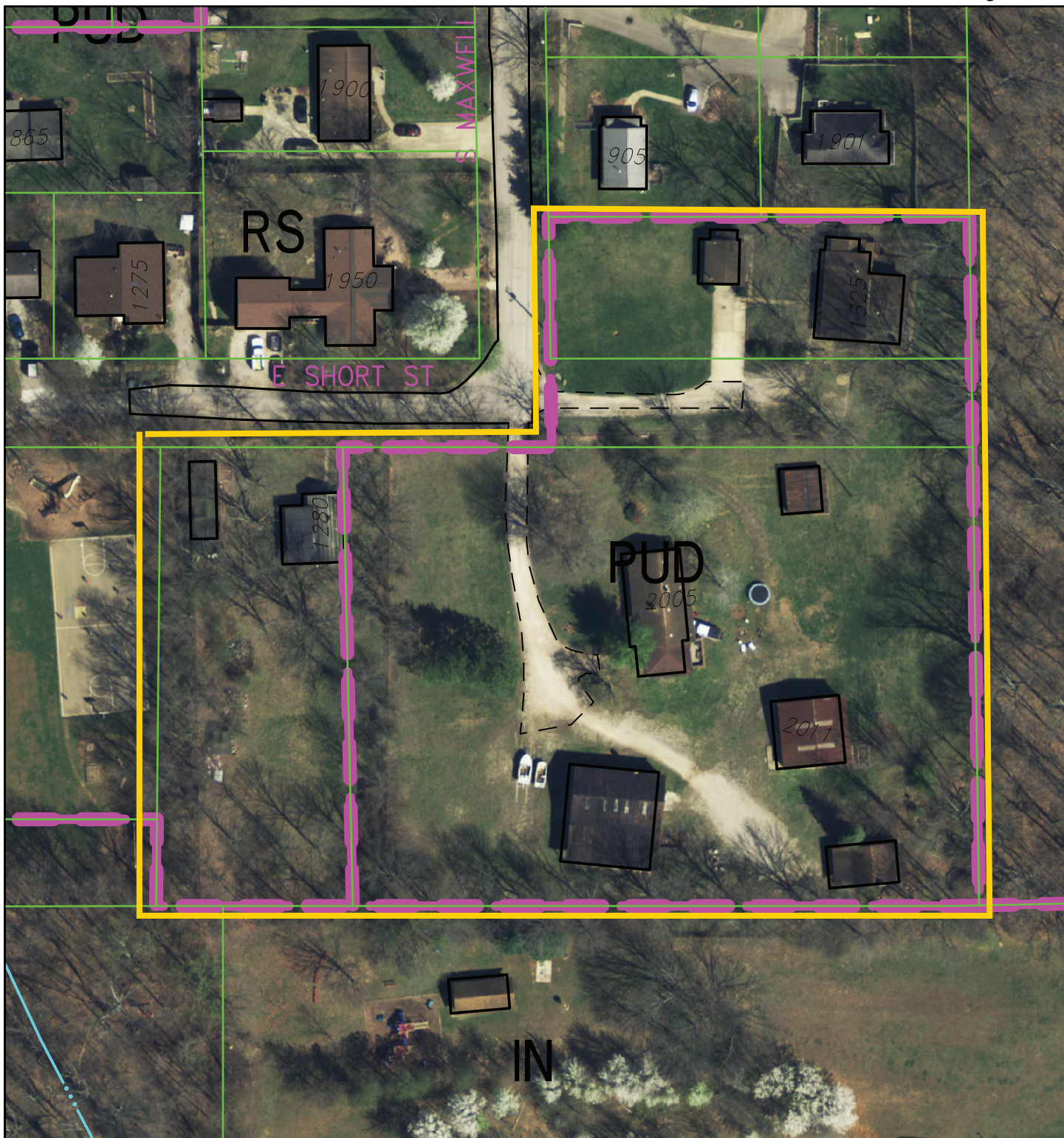
City of Bloomington  
 Planning & Transportation



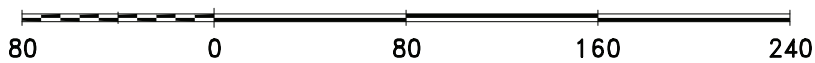
Scale: 1" = 200'

For reference only; map information NOT warranted.





By: lewisa  
21 Feb 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 80'



BYNUM FANYO & ASSOCIATES, INC.

October 8, 2018

City of Bloomington Plat Committee  
401 N. Morton Street  
Bloomington, Indiana 47403

Re: B-Town Co-Housing PUD @ Maxwell and Short Streets

BFA Project #401778

Dear City of Bloomington Plat Committee:

Our client, Loren Wood Builders, respectfully request final plat approval. The property consists of 2.75 acres on the south side of the intersection of S. Maxwell Street and E. Short Street. The site is now zoned 'PUD' with an underlying zoning of 'RS'. The site is proposing 26 single family lots with 2 other lots that would function as community spaces. The community lots would be maintained through an HOA that each lot owner would contribute to. This preliminary plan, preliminary plat, and PUD for this site was approved by City Council and Plan Commission previously.

After you have had a chance to review our petition please feel free to contact us with any questions or clarifications you have.

Sincerely,

Daniel Butler, P.E., Project Engineer

Bynum Fanyo and Associates, Inc.  
528 North Walnut Street  
Bloomington, Indiana 47404  
Office 812 332 8030

B-TOWN CO-HOUSING, LLC  
1325 & 1280 East Short Street and 2005  
South Maxwell Street  
Bloomington, Indiana 47401  
Facility Operation & Maintenance Plan  
BFA Project Number 401778  
September 11, 2018

Prepared by:  
Bynum Fanyo & Associates, Inc.  
528 N. Walnut Street  
Bloomington, Indiana 47404

**Introduction:**

The property is located just south of the intersection of South Maxwell Street and East Short Street in Bloomington, Indiana (1325 & 1280 East Short Street and 2005 South Maxwell Street). There will direct access to this property from East Short Street. The property will contain 26 new single-family residential buildings, garages, community gatherings areas and structures along with access drives, 35 on-site parking stalls (outside the garages), and sidewalks. Also, the property will contain two new stormwater quality/detention facilities to settle out debris and suspended solids from the site. These will be located on the southeast and southwest side of the property.

**Purpose:**

This facility maintenance plan was developed to specify pre-construction and construction standards as well as post-construction maintenance standards for the property (herein known as 'the property').

**Pre-Construction:**

Prior to commencement of construction activities a pre-construction meeting will be held with the contractor (operators & laborers), owner, engineer, architect, City Inspectors to go over the construction plans, erosion control plan, any necessary City Planning conditions and the expectations for the project in accordance with **327 IAC 15-5-7 (9)**.

**“(9)”** The project site owner shall inform all general contractors, construction management firms, grading or excavating contractors, utility contractors, and the contractors that have primary oversight on individual building lots of the terms and conditions of this rule and the conditions and standards of the storm water pollution prevention plan and the schedule for proposed implementation.”

**During Construction:**

Prior to commencing grading activities the contractor will be required to install all erosion control practices as outlined on the erosion control plan. These practices will then be inspected and approved by the City of Bloomington Drainage Department before grading activities commence.

It is vital that the existing stormwater facilities to the east and southwest of the property be protected from sediment during construction. Install silt fence along the project side of these facilities prior to any grading activity. Install the stormwater measures outlined in the plans and then a temporary drainage swale with check dams leading to them if deemed necessary.



During construction the contractor will be required to inspect and perform necessary maintenance of all erosion control structures daily with weekly reports and upon completion of every “major” rainfall event per **327 IAC 15-5-7 (18 A-C)**. Please see the below information taken from the Indiana Code regarding Rule 5 “maintenance and responsibilities.” A construction site inspection and maintenance log is required to document all information and inspection dates. Coordinate log with the City of Bloomington Drainage Department.

- (18)** A self-monitoring program that includes the following must be implemented:
- (A)** A trained individual shall perform a written evaluation of the project site:
    - (i)** by the end of the next business day following each measurable storm event; and
    - (ii)** at a minimum of one (1) time per week.
  - (B)** The evaluation must:
    - (i)** address the maintenance of existing storm water quality measures to ensure they are functioning properly; and
    - (ii)** identify additional measures necessary to remain in compliance with all applicable statutes and rules.
  - (C)** Written evaluation reports must include:
    - (i)** the name of the individual performing the evaluation;
    - (ii)** the date of the evaluation;
    - (iii)** problems identified at the project site; and
    - (iv)** details of corrective actions recommended and completed.
  - (D)** All evaluation reports for the project site must be made available to the inspecting authority within forty-eight (48) hours of a request.”

The contractor shall be responsible for maintaining each erosion control device in accordance with the erosion control plan prepared by Bynum Fanyo & Associates, Inc. and the latest edition of the **Indiana Handbook for Erosion Control in Developing Areas**.

In order to prevent erosion of soil off site temporary seeding will be required in areas that are left inactive for fifteen (15) days or more in accordance with **327 IAC 15-5-7 (16)**. Specific seeding types will be dependant on the weather. During times of the year when soil temperatures are less than 50°F a Dormant and Frost Seeding mix shall be employed as detailed in the construction plans. When soil temperatures are above 50°F a Temporary Seeding Mix shall be employed as also specified in the construction plans.

**“(16)”** Un-vegetated areas that are scheduled or likely to be left inactive for fifteen (15) days or more must be temporarily or permanently stabilized with measures appropriate for the season to minimize erosion potential. Alternative measures to site stabilization are acceptable if the project site owner or their representative can demonstrate they



have implemented erosion and sediment control measures adequate to prevent sediment discharge. Vegetated areas with a density of less than seventy percent (70%) shall be re-stabilized using appropriate methods to minimize the erosion potential.”

**Post-Construction (Owner Responsibilities):**

At the completion of construction it will be the responsibility of the Owner of the property to inspect, maintain and repair all landscaping, hardscaping, the water-quality/detention ponds, and private water lines. In the event that the Owner fails to meet these responsibilities the city is hereby granted the right to enter these Areas and make any necessary maintenance repairs and recover its costs by billing the Owner of the Area or place a lien on the property when payment is not made in a timely manner.

All responsibilities for inspection, maintenance, and repair as well as their associated costs shall be borne by the owner or successors in interest to the property. It shall be the responsibility of a new owner of the property to notify the City of Bloomington and City of Bloomington Utilities of the change in ownership to the property.

**Landscaping:**

Once the site has been established all landscape maintenance will be provided by the Owner. The use of fertilizers and pesticides shall be used sparingly on the site.

The following is a listing of routine landscaping tasks and their maintenance frequency.

<u>Task</u>	<u>Frequency</u>
Mowing & Trimming	Weekly or as needed depending upon growing season
Tree Pruning	As needed
Turf reseeding	as needed to maintain mature turf

**Hard-Scaping:**

Hard-scaping includes sidewalks, patios, decks, and parking surfaces. Surfaces shall not be allowed to accumulate significant amounts of debris such as leaves, sand, trash, and grass clippings. Surfaces shall also be cleared of snow in accordance with the City of Bloomington’s ordinance. Weeds shall be manually removed from cracks in sidewalks and other concrete surfaces as needed. Graffiti shall be removed immediately after an occurrence.

**Water Quality/Detention Ponds located on-site:**

Monthly inspections by the owner of the sand filter strips, under drain, plantings, and earthen dams will be completed. If any damage that has caused functionality to cease to these features, then repairs or replacement shall be immediate. The underdrain and sand filter strip/filter fabric shall be replaced as detailed in the construction plan set if

functionality has ceased even after cleaning them out. Functionality has ceased if the pooled water in the facilities does not drain within 24 hours of no additional rain events.

Sediment levels within the basin area shall also be monitored to not be allowed to accumulate to a depth above the 6" mark located on the permanent 2" diameter aluminum sediment stake. When sediment accumulates to the 6" mark then said sediment shall be removed and properly disposed to restore the pond to its design capacity.

The ponds were or will be planted with a native grass/forbe seed mix suitable for wet areas which assists in the stormwater quality treatment process. This planting shall be monitored monthly and maintained by the owner or a company experienced with native plants to ensure a healthy establishment. Mowing in the stormwater quality facilities shall be permitted only in March or April. When sediment is removed as discussed above, the pond shall be replanted with the same or a City of Bloomington approved native seed/forbe mix. Also, any new tree saplings shall be removed from the ponds on an annual basis to ensure no trees shall be allowed to be established in the pond area.

**Easements:**


All easements shall be per the City of Bloomington Unified Development Ordinance Standards as seen and described as on the recorded plat.

**Private Water Lines:**

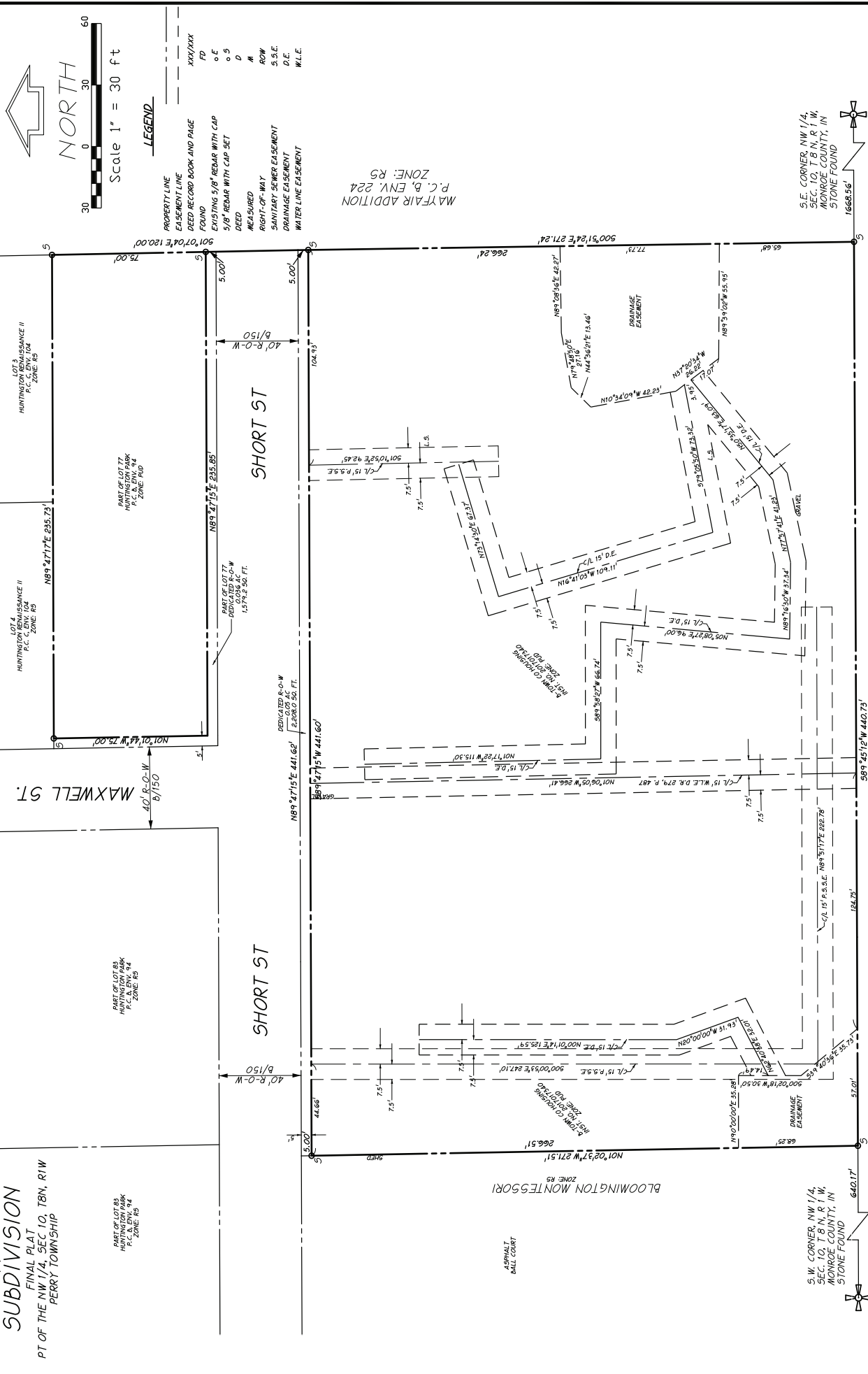
Within the property line of the Property, the water lines are private and shall be the owner's responsibility or successors in interest to the Property for ongoing maintenance. All underground piping, hydrants, control valves, fire department connection and backflow devices located on the Property will be maintained per NFPA 25 including the operating and inspection of all control valves, fire hydrants, and fire department connections as well as testing of all double check valve assemblies annually. Any reduced pressure backflow devices shall be tested semi-annually.

**OWNER SIGNATURE:**

I (property owner) hereby agree to the terms of this Facility Operation and Maintenance Plan and agree to abide by the regulations set forth in this plan in perpetuity.

Name Loren M. Wood Representing: B-Town Cohousing Title: Member  
 Signature  Date: 9/12/2018

**BLOOMINGTON CO-OP SUBDIVISION**  
 FINAL PLAT  
 PT OF THE NW 1/4, SEC. 10, T8N, R1W  
 PERRY TOWNSHIP



**BLOOMINGTON CO-OP SUBDIVISION**  
 FINAL PLAT  
 OCTOBER 8, 2018  
 SHEET 2 OF 3  
 JOB NO 401778

PREPARED BY BYNUM FANYO & ASSOCIATES INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

S.W. CORNER NW 1/4, SEC. 10, T 8 N, R 1 W, MONROE COUNTY, IN. STONE FOUND

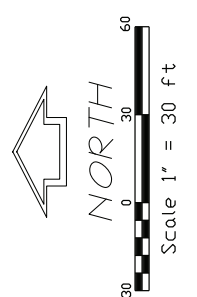
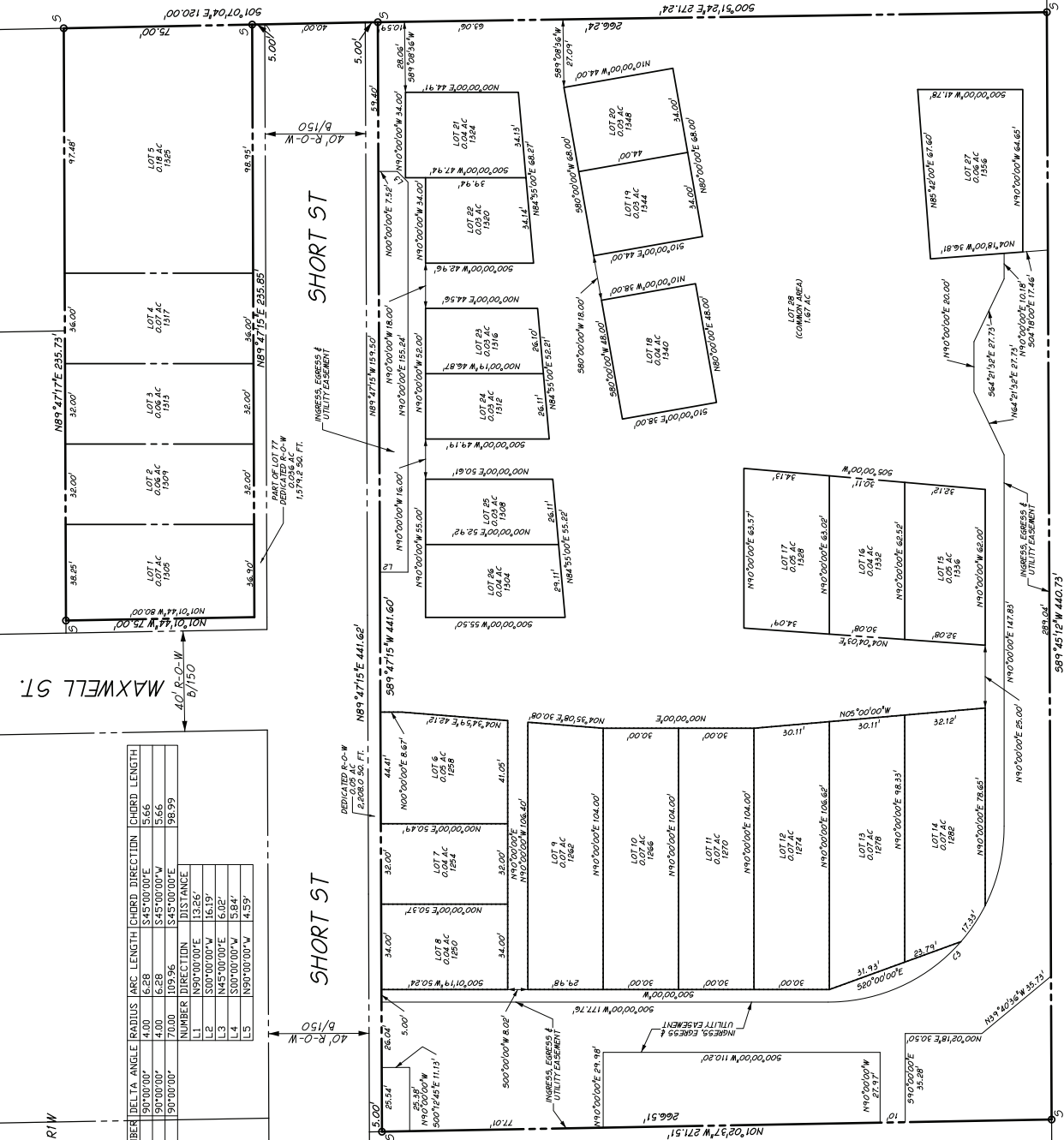
S.E. CORNER NW 1/4, SEC. 10, T 8 N, R 1 W, MONROE COUNTY, IN. STONE FOUND

**BLOOMINGTON CO-OP SUBDIVISION**  
 FINAL PLAT  
 PT OF THE NW 1/4, SEC. 10, T8N, R1W  
 PERRY TOWNSHIP

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	90°00'00"	4.00	6.68	8.45	0.00	00°00'	5.66
C2	90°00'00"	4.00	6.68	8.45	0.00	00°00'	5.66
C3	90°00'00"	70.00	109.96	84.50	0.00	00°00'	98.99

NUMBER	DIRECTION	DISTANCE
L1	N90°00'00"E	13.26'
L2	S00°00'00"W	16.19'
L3	N45°00'00"E	6.02'
L4	S00°00'00"W	5.84'
L5	N90°00'00"W	4.39'



**LEGEND**

PROPERTY LINE  
 EASEMENT LINE  
 DEEP RECORD BOOK AND PAGE  
 FOUND  
 EXISTING 5/8" REPAIR WITH CAP  
 5/8" REPAIR WITH CAP SET  
 DEED  
 AREA MEASURED  
 RIGHT-OF-WAY  
 SANITARY SEWER EASEMENT  
 DRAINAGE EASEMENT  
 WATER LINE EASEMENT

MAYFAIR ADDITION  
 P.C. b. ENV. 224  
 ZONE: R5

**OWNER/SUBDIVIDER/DEVELOPER**  
 NAME: LOREN WOOD BUILDERS  
 ADDRESS: 4535 E. 340 ST.  
 BLOOMINGTON, IN 47401  
 TELEPHONE: 812-287-7575

**DESIGN PROFESSIONALS**  
 NAME: BYNUM FANYO & ASSOCIATES, INC.  
 ADDRESS: 528 NORTH WALNUT STREET  
 BLOOMINGTON, INDIANA 47404  
 TELEPHONE: 812-332-8030

S.E. CORNER, NW 1/4,  
 SEC. 10, T 8 N, R 1 W,  
 MONROE COUNTY, IN.  
 STONE FOUND  
 16883.56'

**BLOOMINGTON CO-OP**  
 FINAL PLAT  
 OCTOBER 8, 2018  
 SHEET 1 OF 3  
 JOB NO 401778

**SETBACK TABLE**  
 (PID ZONING)

MINIMUM BUILDING SETBACKS FROM PLAT PROPERTY LINES: NORTH, SOUTH & EAST 5'
MINIMUM BUILDING SETBACKS FOR INTERNAL LOTS: 0'
MINIMUM PARKING SETBACKS FROM THE PROPERTY LINE: 5'
MINIMUM IMPROVED SURFACE CHANGEOVER: 50% OF TOTAL SETBACK REPORT: W/AMOUNT 40', MINIMUM ACCEPTED SET: 25'

YMCA OF  
 MONROE COUNTY  
 D.R. 277, P. 07  
 ZONE: IN

**FLOOD NOTE**  
 According to Flood Insurance Rate Map (FIRM) Community Panel Number: 18105C 0144D,  
 Map Revised: December 17, 2010, subject Property is in Zone X. Zone X is an area determined to be  
 outside the 500-year floodplain. Source: FEMA

**BLOOMINGTON CO-OP  
SUBDIVISION**  
FINAL PLAT  
PT OF THE NW 1/4, SEC. 10, T8N, R1W  
PERRY TOWNSHIP

SOURCE OF TITLE: INST. NO. 20170173-40

OWNERS: B-TOWN CO-HOUSING, LLC

ZONING: PUD - PLANNED UNIT DEVELOPMENT & MS - RESIDENTIAL SINGLE FAMILY

The undersigned, as owners 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 to the City of Bloomington, Indiana, to take any action, including but not limited to, to renege against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

B-Town Co-Housing, LLC, the owners of the real estate shown and described herein, does hereby lay off, plat, and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as BLOOMINGTON CO-OP, in addition to the City of Bloomington. All streets and alleys shown, and not heretofore dedicated are dedicated to the public.

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

The strips of ground that are shown on the plat and marked "easement" are owned by the owners of the lots that they respectively affect, subject to the rights of public utilities for the installation and maintenance of water and sewer mains, poles, ducts, lines, and wires. Buildings or other structures shall not be erected or maintained on these strips.

This subdivision shall be subject to the Declaration of Covenants, Conditions, and Restrictions as set forth in Instrument Number \_\_\_\_\_ in the Office of the Recorder of Monroe County, Indiana.

Signed and Sealed \_\_\_\_\_, 20\_\_\_\_.

Signature \_\_\_\_\_ Office \_\_\_\_\_

Name Printed \_\_\_\_\_  
B-Town Co-Housing  
STATE OF INDIANA ) 55;  
COUNTY OF MONROE )

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 herein expressed.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County of Residence \_\_\_\_\_ Commission Expiration \_\_\_\_\_

Notary Public, Written \_\_\_\_\_ Notary Public, Printed \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

PLAT CABINET \_\_\_\_\_

ENVELOPE \_\_\_\_\_

**EASEMENT LEGEND**

UE = Utility Easement

(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 obstructions within the easement area.

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 of its discretion.

PSSE = Private Sanitary Sewer Easement

(A) Shall allow the Property owner or their assigns exclusive access for installation, maintenance, repair, or removal of sanitary sewer facilities.

(B) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within the Sanitary Sewer Easement.

(C) Grading activity shall be prohibited within Sanitary Sewer Easements without written permission from the Property owner.

W.L.E. = Waterline Easement.

(A) Shall allow the city utilities department exclusive access for installation, maintenance, repair, or removal of potable water facilities.

(B) Encroachment by other utilities is prohibited, unless such encroachment is approved by the city utilities department in conjunction with the preliminary plat. Upon written permission from the city utilities department, encroachments may be permitted after the recording of the final plat.

(C) Trees and structures including, but not limited to, buildings, fences, retaining walls, signs, and light fixtures, shall not be located within waterline easements.

(D) Grading activity shall be prohibited within waterline easements without written permission from the city utilities department.

(E) Signs shall not be located within waterline easements unless the sign is a public sign authorized by Section 20.05.079(01) or is further authorized by the city.

**LEGAL DESCRIPTION**

Lot 77 of Huntington Park as recorded in Plat Cabinet B, envelope 94, in the office of the Recorder of Monroe County, Indiana.

Also a part of the Northwest quarter of Section 10, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:

Beginning of a stone found marking the southeast corner of said Northwest quarter: Thence on the south line of said quarter section South 89 degrees 45 minutes 12 seconds West 1668.56 feet and to the True Point of Beginning;

Thence continuing on said south line South 89 degrees 45 minutes 12 seconds West 440.73 feet; Thence leaving said south line North 01 degree 02 minutes 37 seconds West 271.51 feet and to the south line of Short Street; Thence on said south line North 89 degrees 47 minutes 15 seconds East 441.62 feet to the west line of Mayfair Addition as record in Plat Cabinet B,

envelope 224 in said office of the Recorder; Thence leaving said south line and on said west line of Mayfair Addition South 00 degrees 51 minutes 24 seconds East 271.24 feet to the Point of Beginning. Containing 2.75 ACRES, more or less.

Subject to all rights-of-way and easements

**CERTIFICATE OF APPROVAL  
OF COMMISSION AND BOARD OF PUBLIC WORKS**

Under the authority of Indiana code 36-7-4, 700 series, 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 City Plan Commission at a meeting held \_\_\_\_\_, 20\_\_\_\_.

(Adam Watson, Director of Public Works)

(Terri Porter, Director of Planning and Transportation)

Approved by the Board of Public Works at a meeting held \_\_\_\_\_, 20\_\_\_\_.

(Chairperson) \_\_\_\_\_ (Member) \_\_\_\_\_

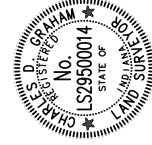
(Member) \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on February 20, 2018; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

*Charles D. Graham*

Charles D. Graham  
Registration No. LS29500014



**BLOOMINGTON CO-OP**  
FINAL PLAT  
OCTOBER 8, 2018  
SHEET 3 OF 3  
JOB NO 401778

This instrument prepared by Charles D. Graham

Charles D. Graham

I affirm under penalties of perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.

**BLOOMINGTON PLAT COMMITTEE  
STAFF REPORT  
Location: Southeast Corner of Rogers and 11<sup>th</sup> Streets**

**CASE #: DP-27-18  
DATE: October 8, 2018**

**PETITIONER: City of Bloomington  
Redevelopment Commission  
401 N. Morton Street**

**CONSULTANT: Bledsoe Riggert Cooper and James  
1351 W. Tapp Road**

**REQUEST:** The petitioner is requesting preliminary plat approval for an additional 2 lots in an existing subdivision.

**REPORT:** The petition site is located on the east side of N. Rogers Street between West 10<sup>th</sup> and 11<sup>th</sup> Streets. The property is 8.57 acres, largely owned by the City of Bloomington Redevelopment Commission with roughly .58 acres owned by Morton Street Properties LLC. This site is part of the larger 12 acre Trades District. The property is zoned Commercial Downtown (CD) and is within the Showers Technology Park Overlay (STPO).

In 2017, the petitioner subdivided the southern portion of the plat into 6 lots, right-of-way and one common area. The current petition proposes to plat the area to the north into two lots, one vacant lot and one containing two historic buildings. Right-of-way for Madison Street will also be continued through the site to West 11<sup>th</sup> Street with this petition. The new right-of-way is designed to provide a pedestrian-friendly streetscape that utilizes innovative green infrastructure to collect and treat stormwater. The northern portion of the site currently contains two historic structures, the Dimension Mill and the Kiln building in the Showers Brothers Local Historic District, as well as vacant land. The southern portion of the site is under construction to add the right-of-way that was approved through the 2017 plat. It also contains a parking lot owned and utilized by Solution Tree.

The Dimension Mill is currently under construction for rehabilitation and use as an office incubator space. No other development permits or site plans have been filed for the northern portion of the site.

The petitioner proposes to create two new lots in the northern portion of the plat, and to correct slight alignment issues in the previously recorded southern portion of the subdivision.

**SITE PLAN REVIEW:**

**Right of Way:** A variable width but roughly 72 foot right-of-way for the new portion of Madison Street is proposed. The right of way will contain room for two travel lanes, on-street parking, sidewalks, planting areas, and green infrastructure water treatment features.

When the southern portion of the plat was platted in 2017, the right-of-way width for Rogers Street was designed based upon the larger design for the Trades District and the necessary infrastructure

additions in the right-of-way, including tree plat and sidewalk. 9.5 feet of right-of-way was dedicated along Rogers Street in that plat, which amounts to roughly 9 feet lower than the required Thoroughfare Plan width of 40 feet. Department recommends carrying forward that amount with this amendment.

BMC (20.09.210(d)(2)(A)(i) allows for waivers from subdivision standards. The Department finds that the requested waiver from the required 40' of dedicated right-of-way for Rogers Street to only dedicate 9.5 feet to right-of-way is appropriate. The request to dedicate less than the required right-of-way stems from the desire to place the future buildings closer to the street. All of the required public facilities including on-street parking, street trees, and sidewalk will be located in the right-of-way.

**Minimum Lot Size:** The two new lots are 1.99 acres and 1.01 acres in size. There is no minimum lot size in the CD zoning district.

**Utilities:** Water service currently exists in Rogers Street and through the site, in the future Trades Street right-of-way. A green infrastructure stormwater system will be utilized to collect stormwater in the rights-of-way, with detention areas planned in Common Area to the southwest of 10<sup>th</sup> Street and in the common area (former Lot 6) in the southern portion of the site. Sanitary sewer exists in Rogers Street.

**Environmental:** There are no environmental features on this site that require preservation. Green infrastructure is planned in the right-of-way to provide functionality and improve the pedestrian experience through an enhanced green space.

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**PRELIMINARY PLAT REVIEW:** The Review Considerations for Preliminary Plats BMC 20.09.180(h) require that the Plan Commission review:

- (1) The written statement and supportive material submitted by the petitioner;
- (2) The Preliminary Plat;
- (3) The testimony of the petitioner;
- (4) The Growth Policies Plan (now the 2018 Comprehensive Plan);
- (5) Any applicable standards in *Chapter 20.02: Zoning Districts*;
- (6) Any applicable development standards in *Chapter 20.05: Development Standards*;
- (7) Any applicable subdivision standards in *Chapter 20.06: Subdivision Regulations*;
- (8) Any applicable design standards in *Chapter 20.07: Design Standards*;
- (9) Any other applicable provisions of the Unified Development Ordinance;
- (10) The Planning and Transportation Department report; and
- (11) Such other additional information as may be required by the Plan Commission or Plat Committee to evaluate the petition.

**PROPOSED FINDING:** The Department finds that all necessary requirements have been submitted with this petition and that the design meets UDO standards, excepting the waiver request mentioned above.

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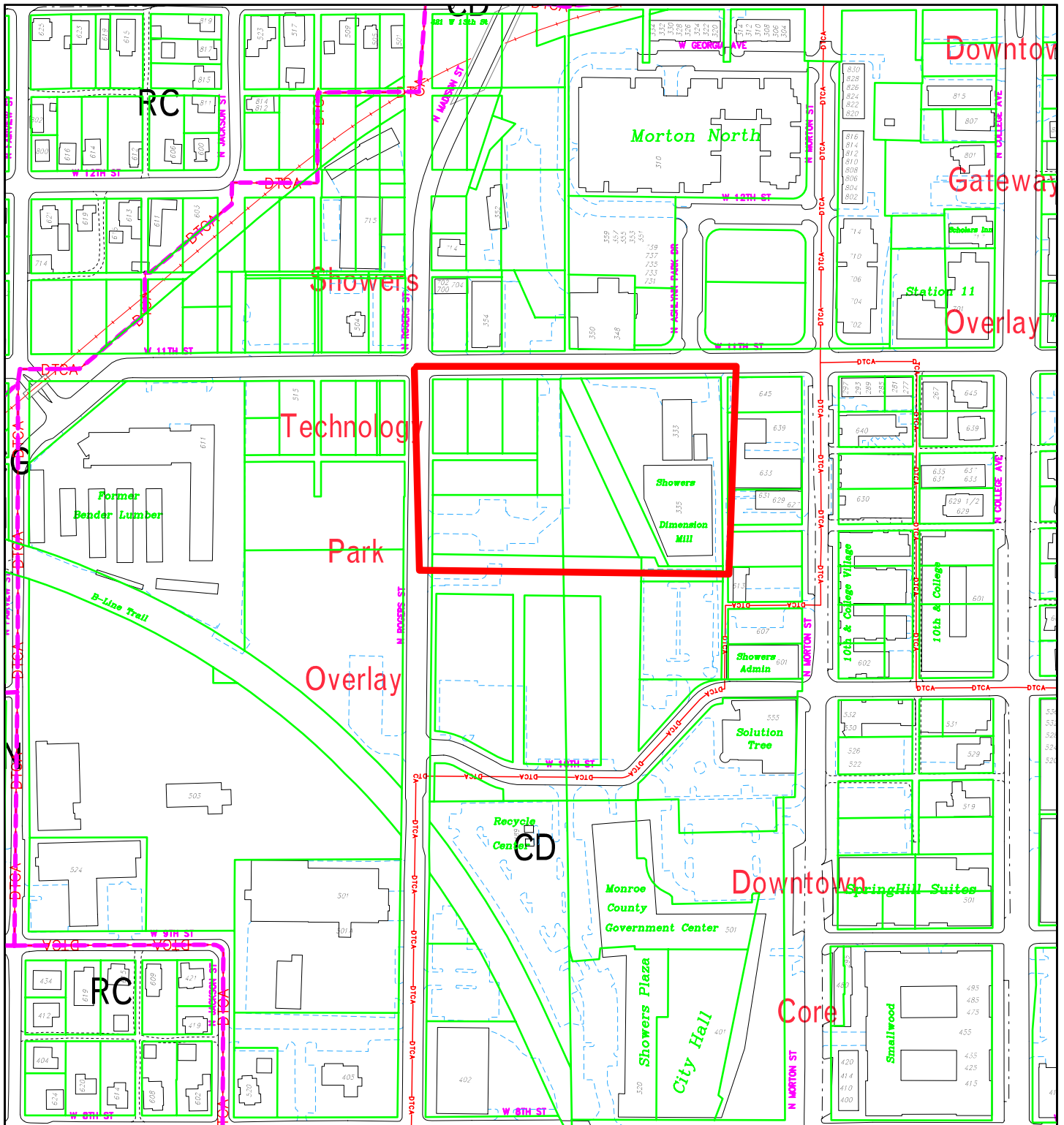
**CONCLUSION:** The amendment to Trades District Preliminary Plat meets the minimum Preliminary Plat requirements of the Unified Development Ordinance.

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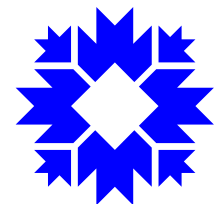
**RECOMMENDATION:** Based on the findings in the above report, the Department recommends approval of the preliminary plat amendment for case# DP-27-18 with the following conditions:

1. The required right-of-way dedication must be shown on the Final Plat for both 11<sup>th</sup> and Rogers Streets.





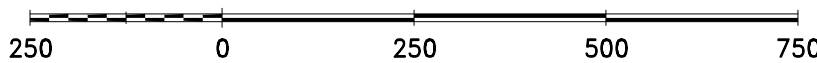
City of Bloomington  
 Planning & Transportation



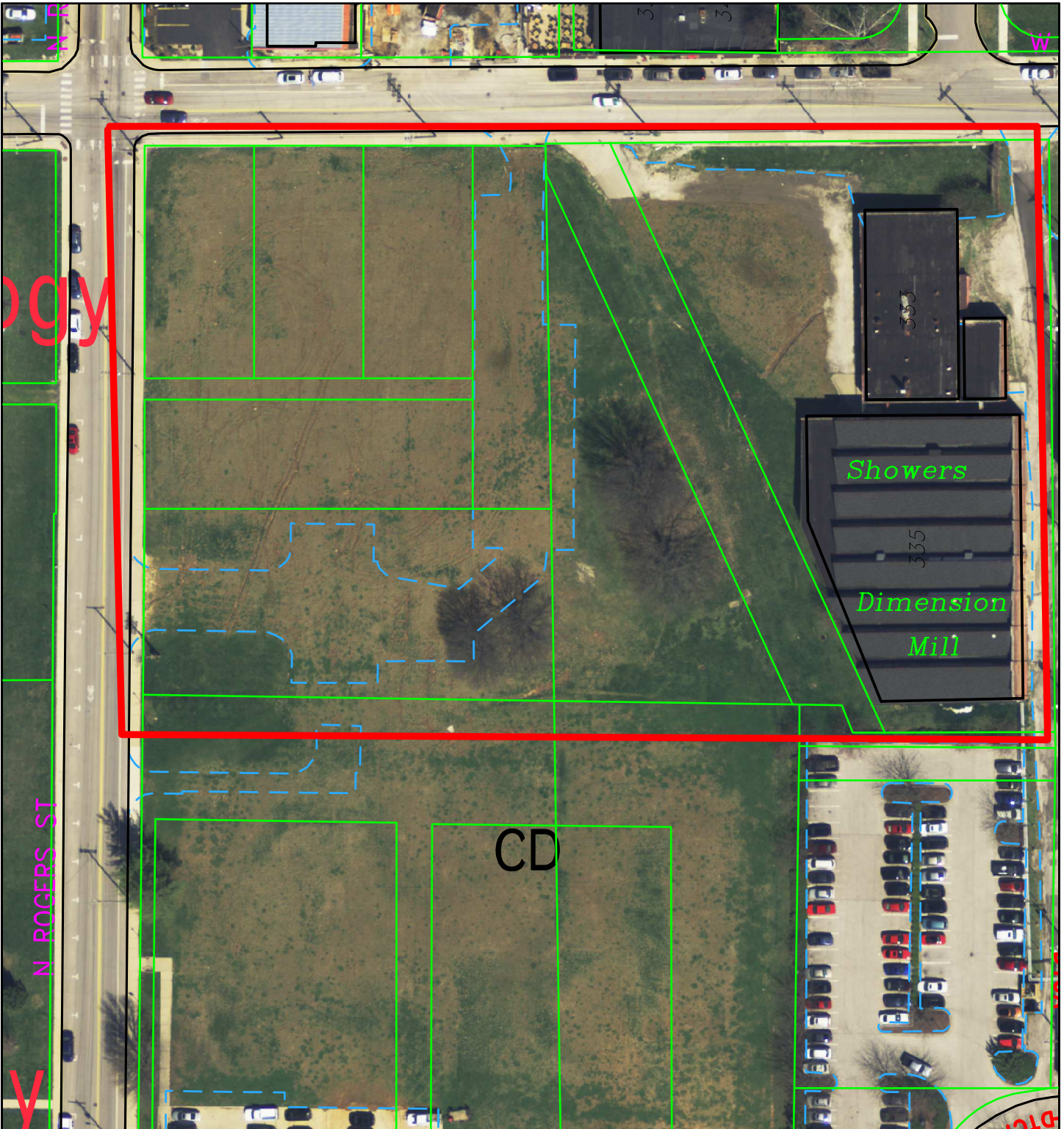
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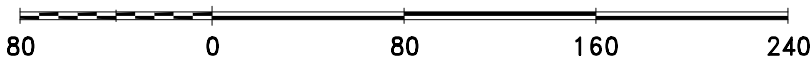
By: scanlanj  
 21 Sep 18



For reference only; map information NOT warranted.



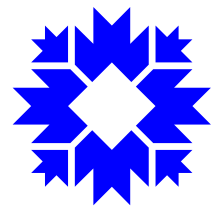
By: scanlanj  
21 Sep 18



For reference only; map information NOT warranted.



City of Bloomington  
Planning & Transportation



Scale: 1" = 80'

September 11, 2018

Jackie Scanlan  
City of Bloomington, Planning Department  
401 N. Morton Street, Suite 160  
Bloomington, Indiana 47402-0100

**Re: Trades District Amendment 1 Final Plat**

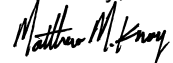
Dear Ms. Scanlan,

On behalf of the City of Bloomington Redevelopment Commission, we are petitioning the City of Bloomington for a plat amendment to the Trades District Final Plat within the City's Certified Technology Park.

This amendment will amend previous platted lots, create additional lots, and dedicate additional right-of-way to continue the development of this area consistent with the master plan.

If you have any questions about this development, please do not hesitate to contact me.

Sincerely,

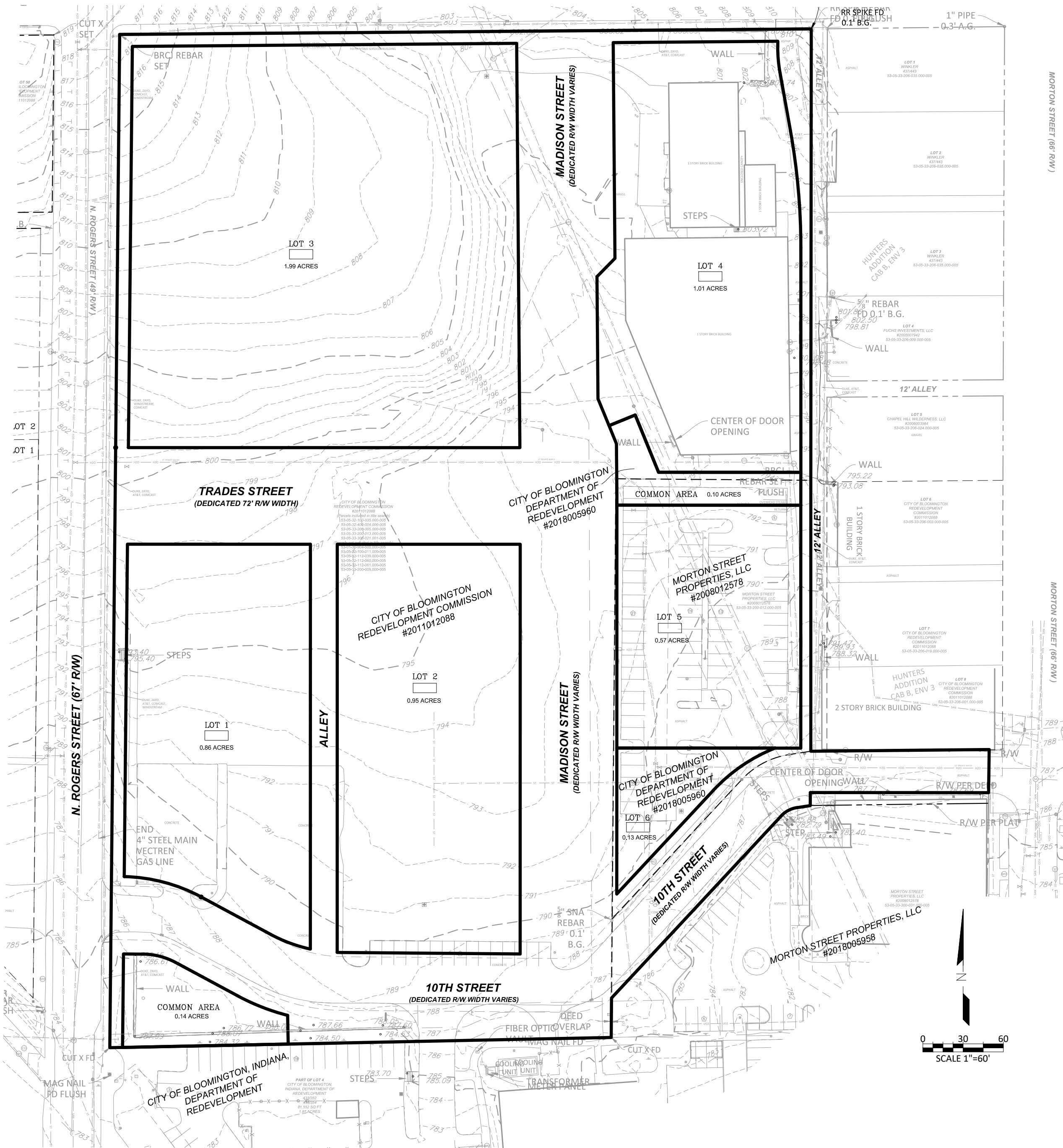
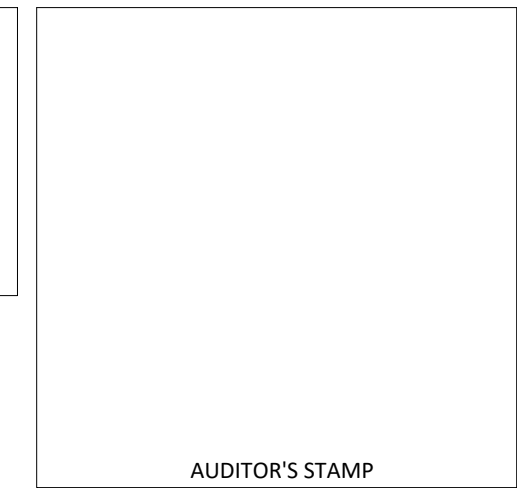
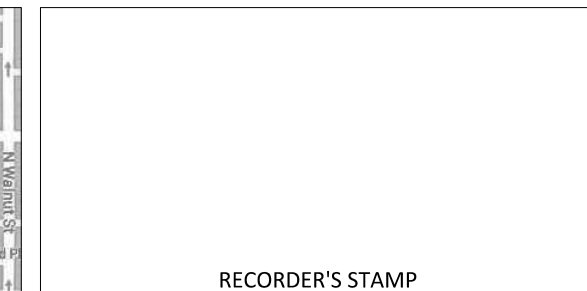
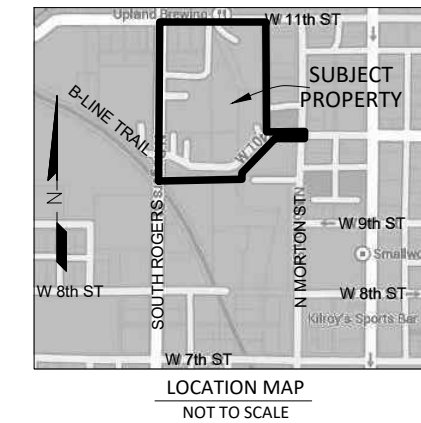


Matthew M. Knoy | PS  
Bledsoe Riggert Cooper James, Inc.



# TRADES DISTRICT AMENDMENT 1 PRELIMINARY PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST  
MONROE COUNTY, INDIANA



### TRADES DISTRICT PLAT PHASE 1 AMENDMENT DESCRIPTION

A part of the Northeast quarter of Section 32 and a part of the Northwest Quarter of Section 33 all in Township 9 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

**BEGINNING** at the Northwest corner of a 12 foot alley being 12 feet west of the Northwest Corner of Lot 1 in Hunter Addition to the City of Bloomington; thence along the west line of said alley the following Two (2) courses:  
 1) SOUTH 00 degrees 03 minutes 30 seconds WEST, 336.39 feet; thence  
 2) SOUTH 00 degrees 00 minutes 30 seconds EAST, 201.91 feet; thence leaving said west line, NORTH 89 degrees 26 minutes 12 seconds EAST, 12.00 feet to the north right-of-way line of 10th Street; thence NORTH 89 degrees 27 minutes 30 seconds EAST, along said north right-of-way, 120.94 feet; thence leaving said north right-of-way, SOUTH 00 degrees 47 minutes 52 seconds WEST, 32.18 feet to the south right-of-way line of 10th Street; thence along said south right-of-way the following Five (5) courses:  
 1) NORTH 89 degrees 57 minutes 02 seconds WEST, 132.88 feet; thence  
 2) SOUTH 00 degrees 09 minutes 30 seconds WEST, 9.74 feet; thence  
 3) SOUTH 81 degrees 13 minutes 31 WEST, 9.97 feet to a non-tangent curve concave to the southeast, having a radius of 20.00 feet, a chord bearing of SOUTH 62 degrees 12 minutes 31 seconds WEST, and a chord length of 13.32 feet; thence  
 4) southwesterly along said curve 13.58 feet; thence  
 5) SOUTH 42 degrees 59 minutes 02 seconds WEST, 185.47 feet; thence leaving said south right-of-way, SOUTH 00 degrees 28 minutes 28 seconds WEST, 29.39 feet; thence SOUTH 88 degrees 49 minutes 52 seconds WEST, 373.75 feet to the east 57.5 foot right-of-way line of North Rogers Street; thence NORTH 00 degrees 33 minutes 32 seconds EAST, along said east right-of-way, 755.17 feet to the south right-of-way line of 11th Street; thence leaving said east right-of-way, SOUTH 89 degrees 32 minutes 29 seconds WEST, 515.39 feet to the Point of Beginning, containing 8.69 acres, more or less and subject to all legal rights of way and easements.

**NOTES:**

1. FIELD WORK PERFORMED MARCH 2014 THROUGH MARCH, 2017.
2. ALL REBAR SET ARE 3/8 INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ INC 68921N"
3. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH ESTABLISHED FROM STATIC GPS OBSERVATIONS DATED SEPTEMBER 13, 2016 AND POST-PROCESSED USING OPUS (NGS ONLINE POSITIONING USER SERVICE). REFERENCE FRAME NAD 83(2011) EPOCH 2010.0000, INDIANA STATE PLANE COORDINATES ZONE 1302 WEST, U.S. SURVEY FEET. THESE COORDINATES DIFFER BY AS MUCH AS 2.0 FEET FROM THE PUBLISHED DATA ESTABLISHED BY THE CITY OF BLOOMINGTON UTILITIES CONTROL MONUMENTATION SURVEY DATED APRIL 30, 1998.
4. THIS PLAT IS NOT COMPLETE WITHOUT THE ASSOCIATED RETRACEMENT BOUNDARY SURVEY REPORT AND REPORT OF SURVEY RECORDED SEPARATELY AS INSTRUMENT NO. 2017003363.
5. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. REFER TO ALTA/ACSM LAND TITLE SURVEY BY BEN E. BLEDSOE RECORDED IN THE OFFICE OF THE RECORDER AS INSTRUMENT NO. 2017003363 AND BOUNDARY SURVEY BY STEPHEN L. SMITH DATED JANUARY 22, 1999 FOR EASEMENT REFERENCES.
6. THE SUBJECT PROPERTIES ARE UNDER CONSTRUCTION AT THE TIME OF THIS PLAT AMENDMENT.

**FLOOD ZONE:**

FEMA HAS NOT DESIGNATED THIS PROPERTY AS A SPECIAL FLOOD HAZARD AREA, PROPERTY IS LOCATED IN FLOOD ZONE X PER COMMUNITY PANEL NO. 18105C0141D DATED DECEMBER 17, 2010.

**OWNER/DEVELOPER**

City of Bloomington Redevelopment Commission  
 401 West 17th Street  
 Bloomington, IN 47404

City of Bloomington Department of Redevelopment  
 PO Box 100  
 Bloomington, IN 47402

Morton Street Properties, LLC  
 555 North Morton Street  
 Bloomington, IN 47404

**RECORD INFORMATION**

City of Bloomington Redevelopment Commission  
 Instrument Number 20111012088

City of Bloomington Department of Redevelopment  
 Instrument Number 2018005960

Morton Street Properties, LLC  
 Instrument Number 2008012578

**ZONING**

Subject: CD  
 Adjoiners: CD

**PRO FORMA SURVEY**

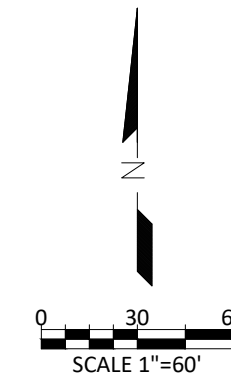
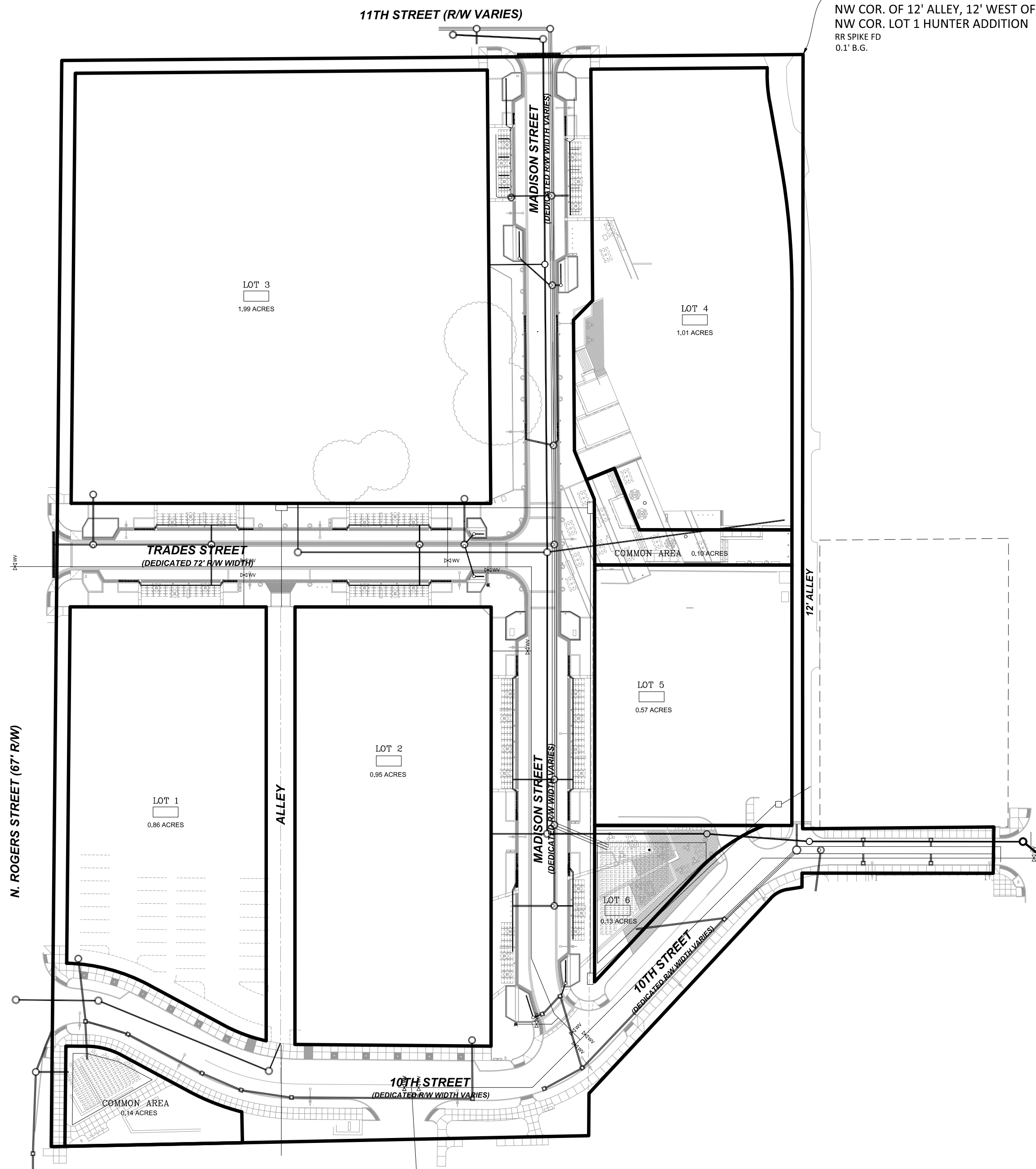
**Bledsoe Riggert Cooper James**  
  
**LAND SURVEYING • CIVIL ENGINEERING • GIS**  
 1351 West Tapp Road Bloomington, Indiana 47403  
 Phone: 812-336-8277 Email: mknoy@brccivil.com

**TRADES DISTRICT AMENDMENT 1 PRELIMINARY PLAT**  
 A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST  
 QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST  
 MONROE COUNTY, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP

**P.O.B**  
 NW COR. OF 12' ALLEY, 12' WEST OF THE  
 NW COR. LOT 1 HUNTER ADDITION  
 RR SPIKE FD  
 0.1' B.G.



**PRO FORMA  
 SURVEY**

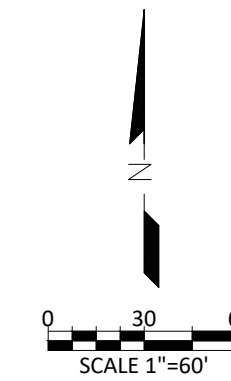
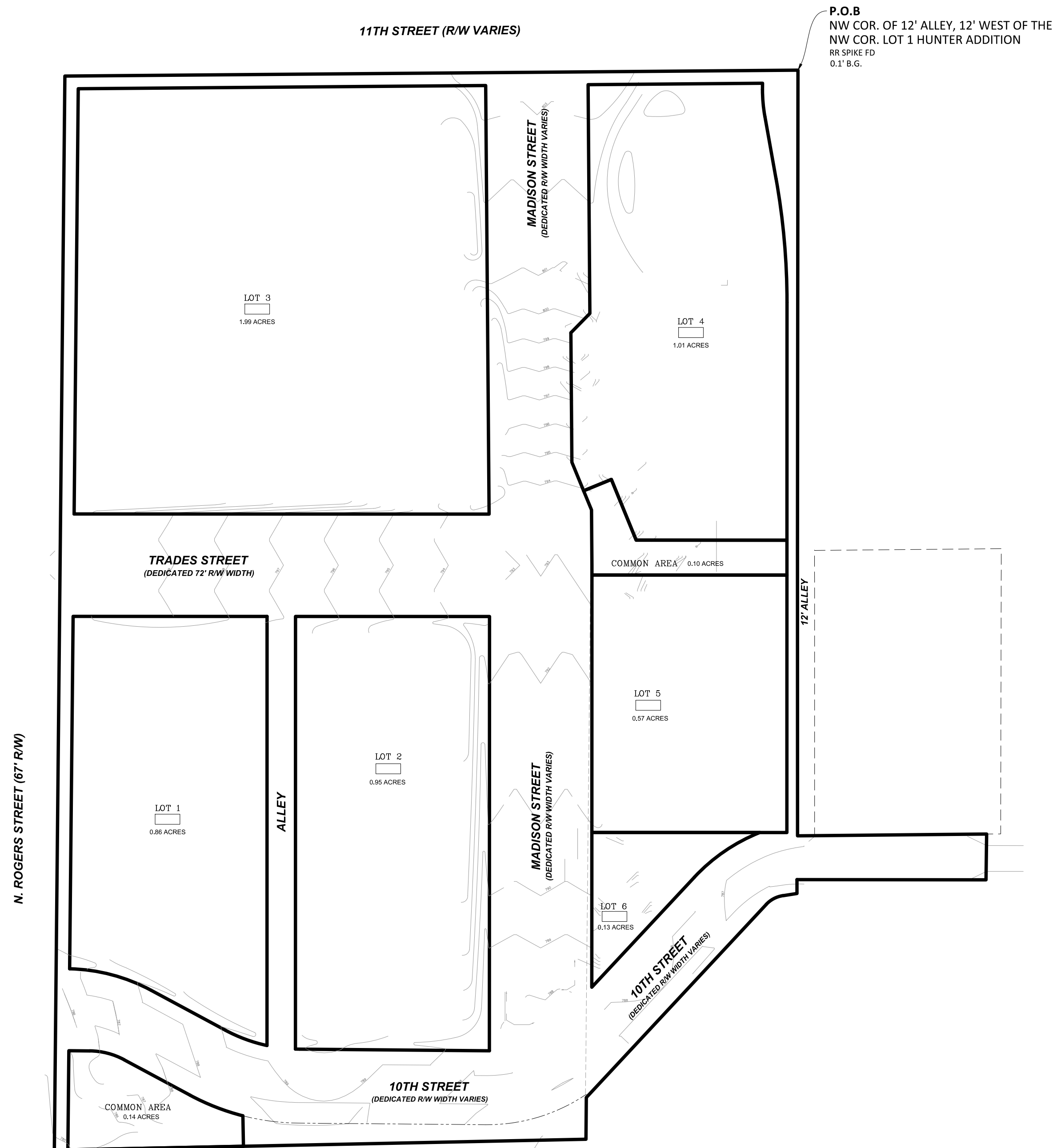
**Bledsoe Riggert Cooper James**  
**BRCJ**  
 LAND SURVEYING • CIVIL ENGINEERING • GIS  
 1351 West Tapp Road Bloomington, Indiana 47403  
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MONROE COUNTY, INDIANA

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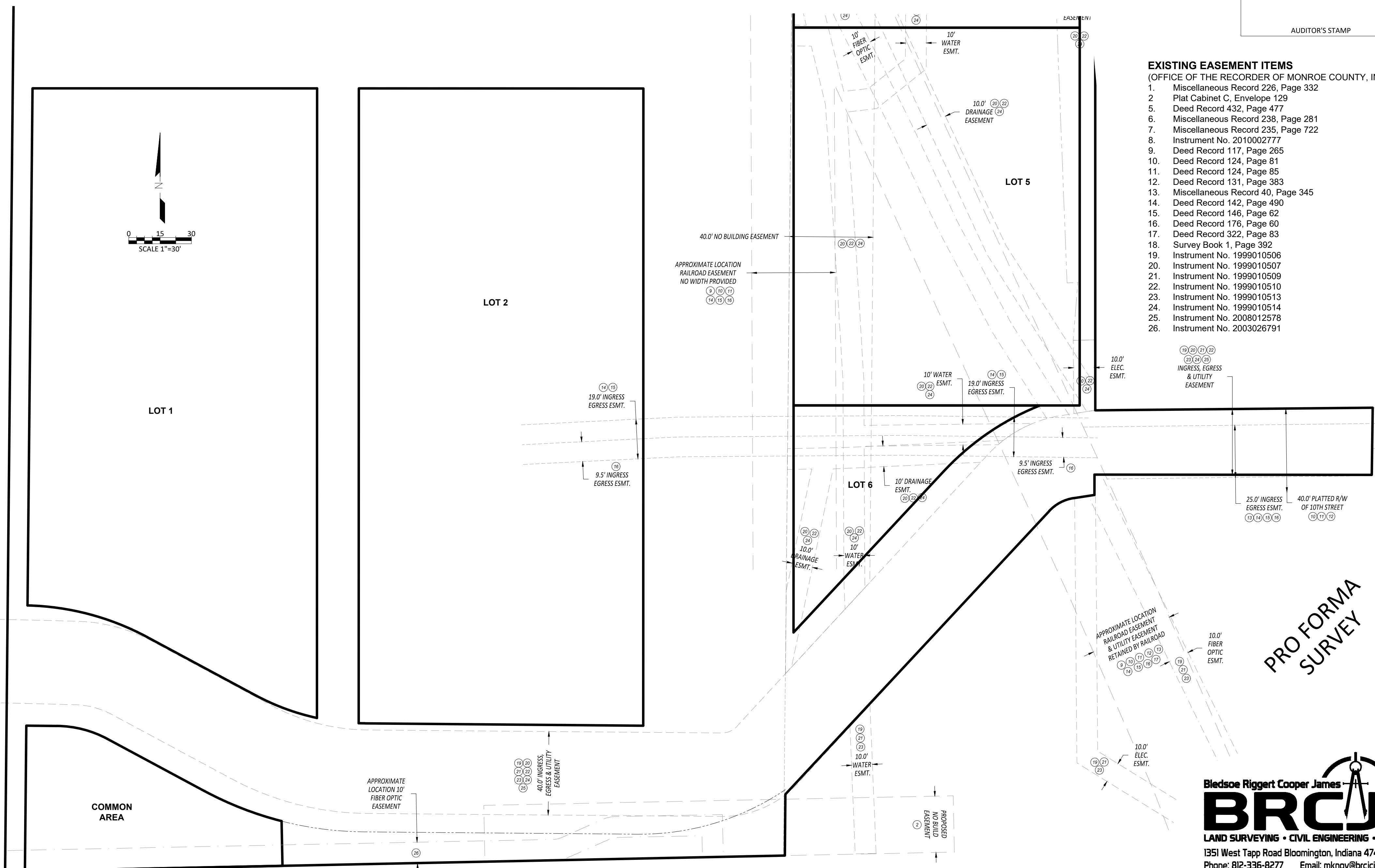
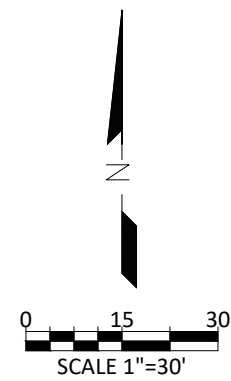
PRO FORMA  
SURVEY

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 MONROE COUNTY, INDIANA

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- EXISTING EASEMENT ITEMS**  
 (OFFICE OF THE RECORDER OF MONROE COUNTY, IN)
- Miscellaneous Record 226, Page 332
  - Plat Cabinet C, Envelope 129
  - Deed Record 432, Page 477
  - Miscellaneous Record 238, Page 281
  - Miscellaneous Record 235, Page 722
  - Instrument No. 2010002777
  - Deed Record 117, Page 265
  - Deed Record 124, Page 81
  - Deed Record 124, Page 85
  - Deed Record 131, Page 383
  - Miscellaneous Record 40, Page 345
  - Deed Record 142, Page 490
  - Deed Record 146, Page 62
  - Deed Record 176, Page 60
  - Deed Record 322, Page 83
  - Survey Book 1, Page 392
  - Instrument No. 1999010506
  - Instrument No. 1999010507
  - Instrument No. 1999010509
  - Instrument No. 1999010510
  - Instrument No. 1999010513
  - Instrument No. 1999010514
  - Instrument No. 2008012578
  - Instrument No. 2003026791

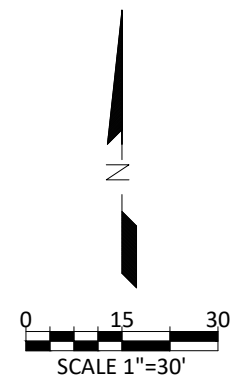
**PRO FORMA SURVEY**

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 MONROE COUNTY, INDIANA

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LOT 3

LOT 4

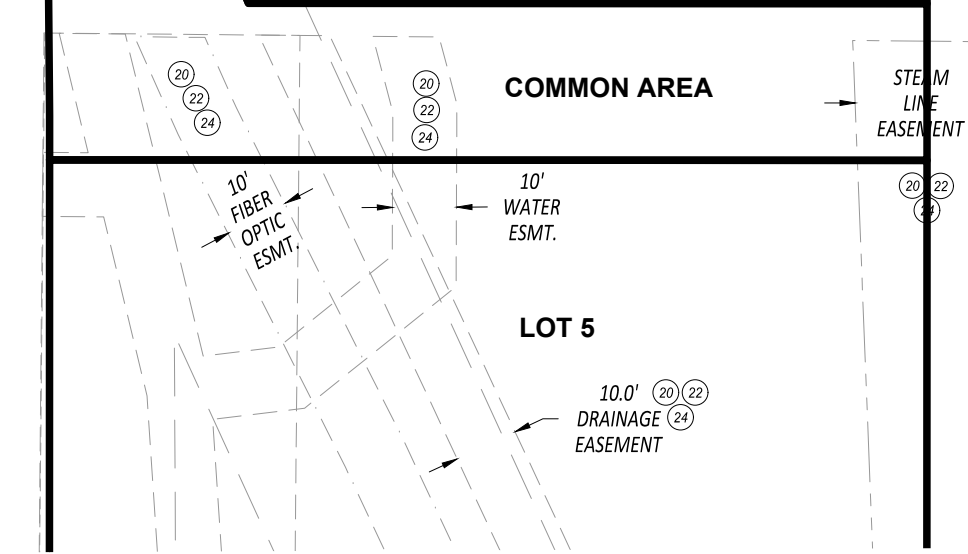
APPROXIMATE LOCATION  
 RAILROAD EASEMENT  
 117/265  
 124/85  
 124/85 (20)  
 131/383 (22)  
 2MR 40/346 (24)  
 142/490 (26)  
 146/62  
 176/60  
 UTILITY EASEMENT  
 RETAINED @ RAILROAD  
 322/83

- EXISTING EASEMENT ITEMS**  
 (OFFICE OF THE RECORDER OF MONROE COUNTY, IN)
1. Miscellaneous Record 226, Page 332
  2. Plat Cabinet C, Envelope 129
  5. Deed Record 432, Page 477
  6. Miscellaneous Record 238, Page 281
  7. Miscellaneous Record 235, Page 722
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  11. Deed Record 124, Page 85
  12. Deed Record 131, Page 383
  13. Miscellaneous Record 40, Page 345
  14. Deed Record 142, Page 490
  15. Deed Record 146, Page 62
  16. Deed Record 176, Page 60
  17. Deed Record 322, Page 83
  18. Survey Book 1, Page 392
  19. Instrument No. 1999010506
  20. Instrument No. 1999010507
  21. Instrument No. 1999010509
  22. Instrument No. 1999010510
  23. Instrument No. 1999010513
  24. Instrument No. 1999010514
  25. Instrument No. 2008012578
  26. Instrument No. 2003026791

**PRO FORMA  
 SURVEY**

LOT 1

LOT 2



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**BRCJ**  
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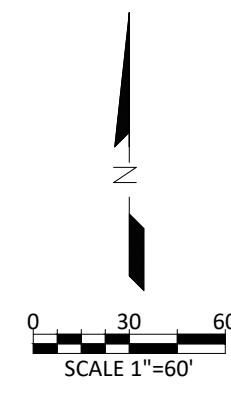
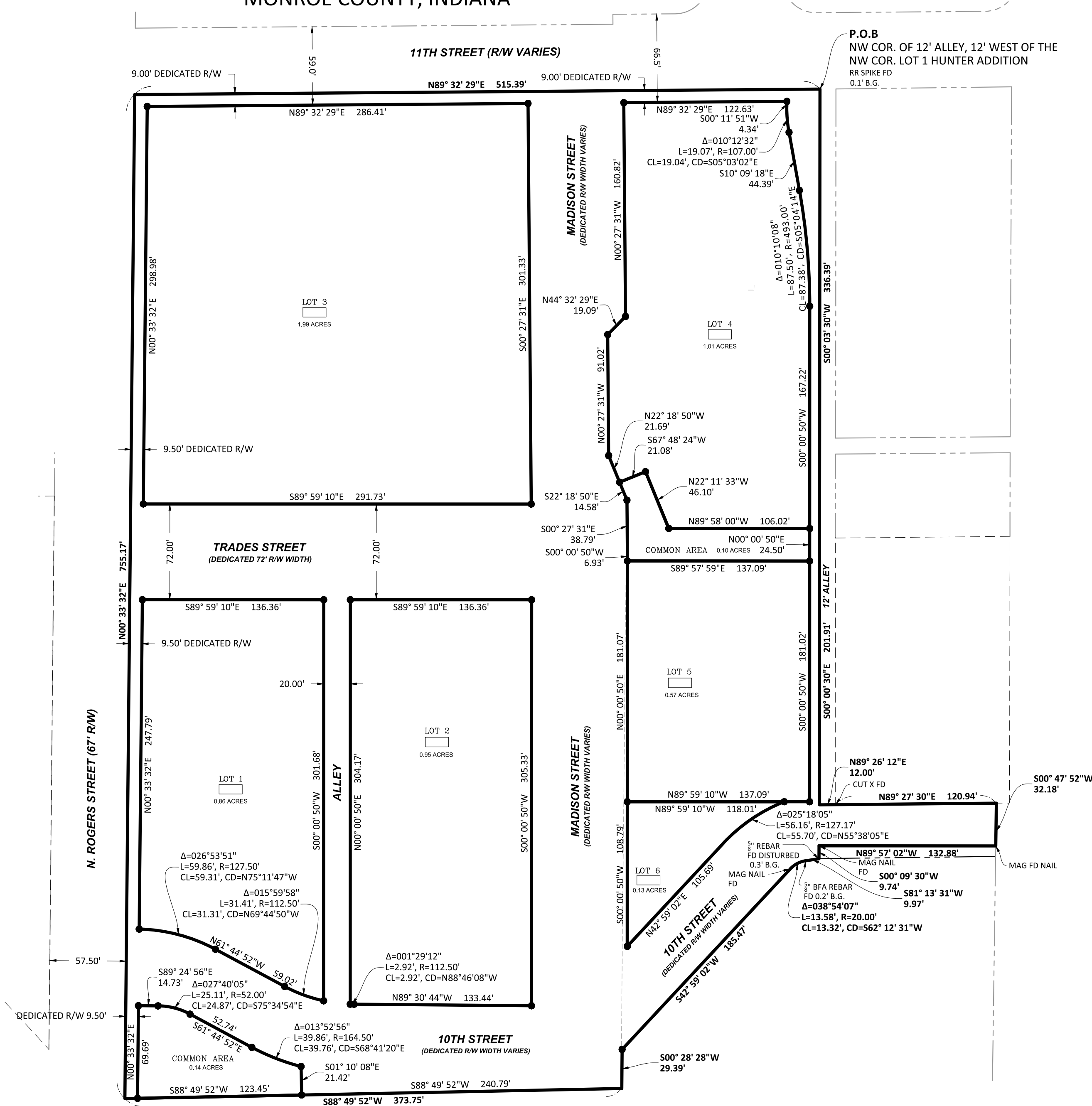


# TRADES DISTRICT AMENDMENT 1 PRELIMINARY PLAT

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MONROE COUNTY, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP



**LEGEND:**

- 5/8" REBAR WITH CAP STAMPED "BRCJ INC 6892 IN" SET FLUSH

PRO FORMA SURVEY

**Bledsoe Riggert Cooper James**  
**BRCJ**  
LAND SURVEYING • CIVIL ENGINEERING • GIS  
1351 West Tapp Road Bloomington, Indiana 47403  
Phone: 812-336-8277 Email: mknoy@brcjcivil.com

# TRADES DISTRICT AMENDMENT 1 PRELIMINARY PLAT

## A PART OF THE NORTHEAST QUARTER OF SECTION 32 AND A PART OF THE NORTHWEST QUARTER OF SECTION 33 ALL IN TOWNSHIP 9 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP

**OWNER CERTIFICATION**

The undersigned, City of Bloomington Redevelopment Commission, Morton Street Properties, LLC, and City of Bloomington Department of Redevelopment, being the owners of the described real estate herein, do hereby layoff and plat the same into six lots and two common areas in accordance with the plat and certificate.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

This plat shall be known and designated as Trades District Amendment 1 Plat.

In Witness Whereof, the City of Bloomington Redevelopment Commission, Morton Street Properties, LLC, and City of Bloomington Department of Redevelopment, have executed this instrument and caused their names to be subscribed thereto, this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City of Bloomington Redevelopment Commission

By \_\_\_\_\_

\_\_\_\_\_  
Morton Street Properties, LLC

By \_\_\_\_\_

\_\_\_\_\_  
City of Bloomington Department of Redevelopment

By \_\_\_\_\_

**STATE OF INDIANA, COUNTY OF MONROE**

Before me, a Notary Public for said County and State, \_\_\_\_\_, personally appeared and acknowledged the execution of this instrument this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Notary Signature

My commission expires: \_\_\_\_\_

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 CITY AT MEETING HELD:** \_\_\_\_\_, 2018

**APPROVED BY THE CITY BOARD OF PUBLIC WORKS AT A MEETING HELD:** \_\_\_\_\_, 2018

\_\_\_\_\_  
Director Planning & Transportation Department

\_\_\_\_\_  
President of Plan Commission

\_\_\_\_\_  
President of Board of Public Works

\_\_\_\_\_  
Member of Board of Public Works

\_\_\_\_\_  
Member of Board of Public Works

**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:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

**The Relative Positional Accuracy "RPA"** (due to random errors in measurement) of this survey is within that allowable for a urban survey (0.07 feet plus 50 ppm) as defined 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 survey is a retracement and original survey. This survey was performed at the request of the City of Bloomington Redevelopment Commission and Anderson+Bohlander, LLC to divide the subject parcels for future development. This survey is not complete without the Report of Survey associated with survey #1 and #4. Both survey #4 and this survey were performed as one effort but recorded at different stages of the project.

The properties are currently in the name of City of Bloomington Redevelopment Commission (Instrument Number 2011012088) and Morton Street Properties, LLC (Instrument Number 2008012578).

The field work was completed March of 2017.

**MONUMENTS FOUND:**

See survey #1, #2, #3, and #4 for monuments. Monuments in survey #1 along with monuments shown along the north and south lines of 10th Street were accepted as the best evidence of property lines and existing right-of-way.

**SURVEYS CONSULTED:**

1. ALTA/ACSM Land Title Survey by Ben E. Bledsoe of Bledsoe Riggert Guerrettaz, Inc.; dated August 10, 2011; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2017003363.
2. Topographic and ALTA/ACSM Land Title by Rachel A. Oser of Bledsoe Riggert Guerrettaz, Inc.; dated October 23, 2014; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2015004424.
3. Boundary Survey by Stephen L. Smith of Smith Neubecker & Associates, Inc.; dated January 22, 1999.
4. Plat of Survey by Matthew M. Knoy of Bledsoe Riggert Cooper James, Inc.; dated March 12, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018002819.
5. Trades District Final Plat by Matthew of Bledsoe Riggert Cooper James, Inc.; dated March 28, 2018; recorded in the Office of the Recorder of Monroe County, Indiana as Instrument No. 2018005027.

**DEED ANALYSIS:**

There is a possible deed overlap of as much as 0.6' along the western line of Instrument #2008012578 south of 10th Street. When accepting monuments #41, #44, and #60 as being on the south line of the Morton Street Properties, LLC parcel (see survey #4); the established southern right-of-way of 10th Street is 0.2' to 1.2' north of the record deed calls from Instrument #2008012578. There is no deed gap along the established southern right-of-way since the record deed calls to right-of-way.

**ESTABLISHMENT OF LINES AND CORNERS:**

The new perimeter boundary line was based on the Report of Survey included in surveys #1, #2, #3, and #4. The right-of-way of 10th Street was established using a best fit of found monuments, survey #3, and Instrument #2008012578. The west line of Instrument #2008012578 was established using the the east line created by survey #1. The east line of the 12' alley was established at a record 12' width from the west line of the alley per survey #1. The new parcels and street right-of-way was at the direction of the owner(s).

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: as noted in surveys #1, #2, #3, and #4.

Due to *Availability and condition of reference monuments*; as noted in surveys #1, #2, #3, and #4.

Due to *Occupation or possession lines*; as shown.

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*; as noted in surveys #1, #2, #3, and #4.

**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.

"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."

Certified October 02, 2018

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Matthew M. Knoy  
Professional Surveyor No. LS20800146  
State of Indiana

PRO FORMA  
SURVEY

