

CITY OF BLOOMINGTON



PLAT COMMITTEE

June 12, 2023 @ 4:00 p.m.

401 N. Morton Street
Kelly Conference Room #155 & via Zoom:

<https://bloomington.zoom.us/j/87020984080?pwd=emtzeEpRdk9ZSmp3amw5TWFXZUpXdz09>

Meeting ID: 870 2098 4080

Passcode: 050554

**CITY OF BLOOMINGTON
PLAT COMMITTEE
June 12, 2023 at 4:00 p.m.**

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

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.

❖ **HYBRID MEETING:**

<https://bloomington.zoom.us/j/87020984080?pwd=emtzeEpRdk9ZSmp3amw5TWFXZUpXdz09>

Meeting ID: 870 2098 4080

Password: 050554

PETITION MAP: <https://arcg.is/1iOCr4>

ROLL CALL

MINUTES TO BE APPROVED: March 6, 2023

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS CONTINUED TO: July 10, 2023

DP-10-23 **Kris Grube**
3884 E Regents Circle
Request: Secondary plat approval for a plat amendment to the drainage easement on a lot in the Residential Medium Lot (R2) zoning district.
Case Manager: Karina Pazos

DP-15-23 **Catalent Indiana LLC**
1600 S Rogers Street
Request: Secondary plat approval to amend the plat for "IMI Batch Plant" in the Mixed-Use Employment (ME) zoning district.
Case Manager: Eric Greulich

PETITIONS:

DP-19-23 **Joe Kemp Construction, LLC**
2400 S Adams Street
Request: Secondary plat approval to amend the plat and cross sections for Summit Woods Phase 1.
Case Manager: Eric Greulich

**Next Meeting Date: July 10, 2023

Updated: 6/9/2023

*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.*

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
Location: 2400 S. Adams Street**

**CASE #: DP-19-23
DATE: June 12, 2023**

PETITIONER: Joe Kemp Construction
5458 N. 1200 E, Loogootee, IN

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd, Bloomington, IN

REQUEST: The petitioner is requesting secondary plat approval to amend the plat and cross sections for Summit Woods Phase 1.

REPORT: The property is located at 2400 S. Adams Street and is on Parcel O of the Sudbury PUD. The Sudbury PUD was approved in 1999 under PUD-80-98 and this section received final plan approval and preliminary plat approval under PUD-08-15. Parcel O of the PUD was approved for single and multifamily residences, as well as a school. Surrounding land uses include Summit Elementary School to the east, Summit Ridge attached single family units and the Woolery Mill to the south, the Sudbury residence to the west, and the vacant Parcel N of the PUD to the north. This property is developed with single family detached and attached homes.

This phase received final plan approval to construct 17 single family residences and 42 attached single family residences, as well as several new public streets within this development. With the final plan and preliminary plat approval, the Plan Commission approved specific cross sections for the public streets. During construction of a portion of this phase, there were errors made on the developer's part regarding the location of sidewalks and width of the tree plots. The Department worked with the developer to address the errors, however due to several factors including the location of the already installed roads, stormwater structures, private steps and residences, and adjacent environmental features, the required 8.5' tree plots could not be achieved. All of the required sidewalks are the minimum 5' wide and all of the streets meet the approved design standards. The petitioner must amend the approved cross sections to allow for a tree plot that varies in width from 7' to 8.5'. All of the tree plots have the required street trees. No impacts to the approved roads or other infrastructure or public improvements are impacted with this request. The Plan Commission approved the revised primary plat with amended cross sections under Case #DP-39-22.

This amendment would only apply to the south side of Ezekiel Drive along Lots #1-2, the south side of Victoria Lane between Samuel Lane and Delila Star Drive, and the east and west sides of Samuel Lane along Lots #6-9 and #16-24.

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 per the revised cross sections approved by the Plan Commission under the primary plat. The only change from the previously approved secondary plat would be the revised cross sections with a reduced tree plot width. No changes or alteration of any lots or dedicated right-of-way result with this revision. No variances or waivers are required for this subdivision. There are no other known applicable regulations that would apply to this subdivision. This approval is compliant with the revisions approved by the Plan Commission.

PLAT REVIEW:

Lot Layout: This amendment will not impact any of the already platted lots.

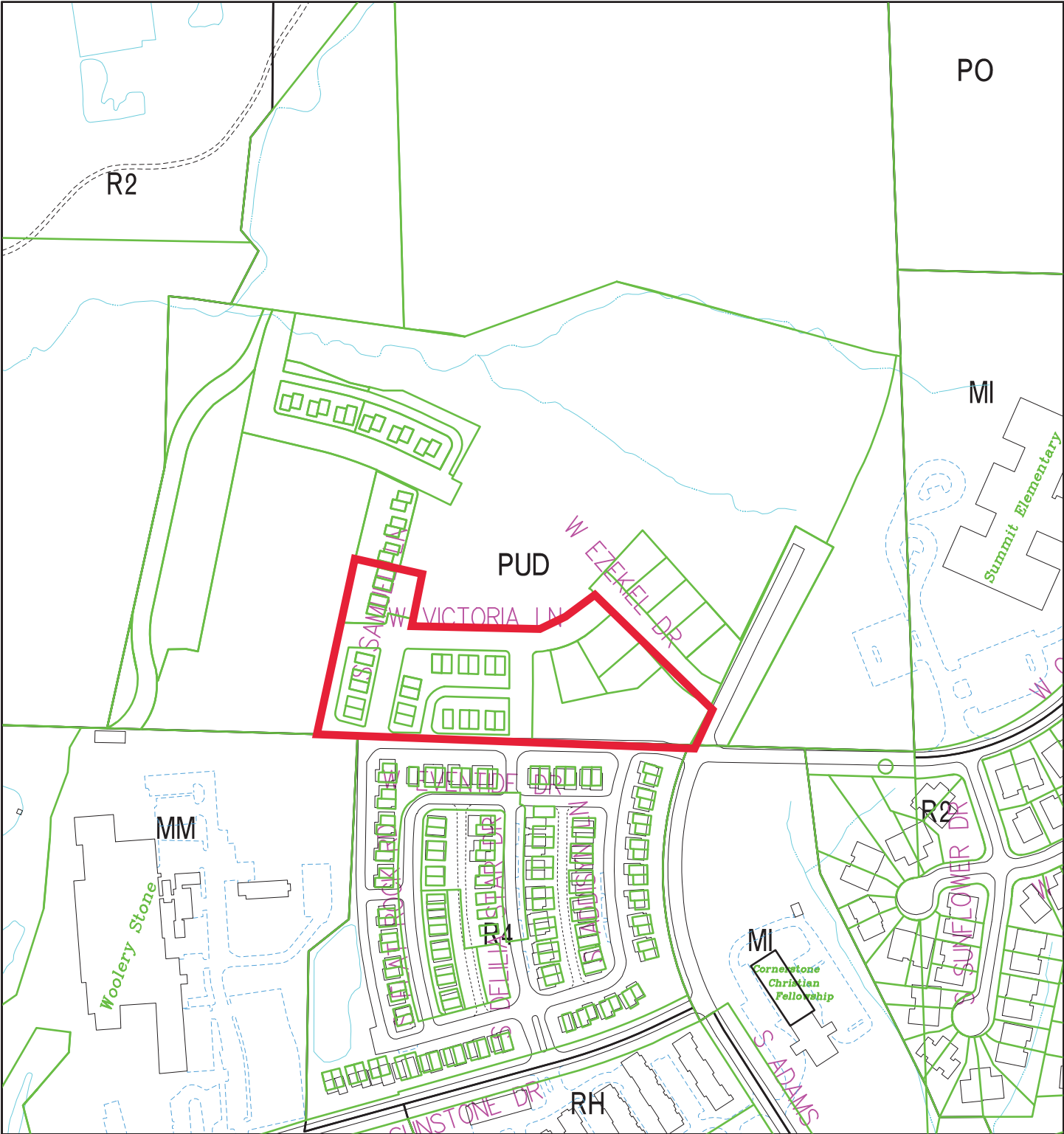
Right-of-Way: All public roads will still have the minimum required dedicated right-of-way, only the width of the tree plots are affected.

Street Trees: All of the tree plots will have the required street trees and the reduced tree plots will still have a minimum 7' of width.

CONCLUSION: This amendment only approves the modifications to the specific areas listed to resolve the errors made during construction. No other changes to any other phases or cross sections within the development are approved.

RECOMMENDATION: Staff recommends approval of DP-19-23 with the following conditions:

1. This amendment applies only to the sections specified in the attached exhibits and report.
2. A secondary revised plat must be recorded with this new approval date.



PO

R2

MI

PUD

Summit Elementary

MM

Woolery Stone

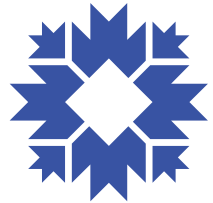
R2

MI

Cornerstone Christian Fellowship

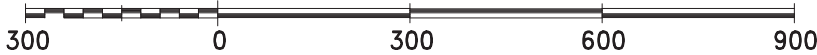
RH

City of Bloomington
Planning



Scale: 1" = 300'

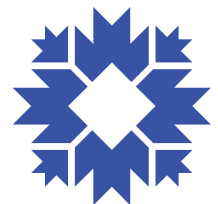
By: greulice
5 Jul 22



For reference only; map information NOT warranted.

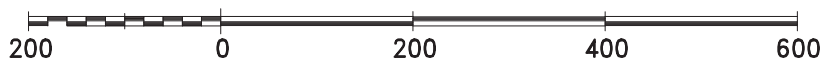


City of Bloomington
Planning



Scale: 1" = 200'

By: greulice
9 Sep 22



For reference only; map information NOT warranted.



Todd M. Borgman, P.L.S.
Katherine E. Stein, P.E.
Don J. Kocarek, R.L.A.
Stephen L. Smith, Founder

May 10, 2023

City of Bloomington Plat Committee
City of Bloomington Planning & Transportation Department
c/o Mr. Eric Greulich
Showers Building Suite 130
401 N Morton St
Bloomington, Indiana 47404

Dear Members of the Plat Committee,

On behalf of our clients, Joe Kemp Construction, LLC. and Blackwell Contractors Inc, we respectfully request to be placed on the June 2023 Plat Committee agenda for consideration of a Secondary Plat Amendment for Summit Woods Phase 1 Section 1 and Summit Woods Phase 1 Section 2.

The primary plat for Phase 1 Sections 1 and Section 2 were amended and approved by Plan Commission on September 12, 2022, which included revisions to the typical cross sections that were originally approved in 2015. The cross sections on the primary plat were modified to the as-built cross sections.

There are no changes to the Right-of ways, easements, or lots for either Phase 1 Section 1 and Phase 1 Section 2 plat amendments. The purpose of the secondary plat amendments is to change the date of approval.

Should you have any questions, please feel free to contact me.

Regards,

Katherine E Stein, P.E.
Smith Design Group, Inc.

EASEMENT LEGEND

- (A) Drainage Easement for any surface water or other flow improvements that are located for maintenance by the lots on which they are located.
- (B) Shall prohibit any alteration within the easement that would hinder or restrict flow.
- (C) The owner of the lot in 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 such easement.
- (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to change 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.
- (F) Allow in cases where removal of exotic invasive species is proposed written approval from the Planning Department is required prior to any proposed restoration.

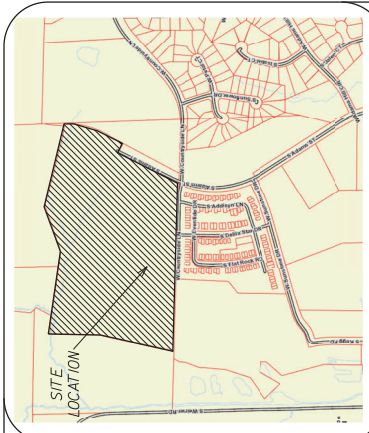
- (A) Prohibits any land-disturbing activities, including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement.
- (B) Allows the removal of dead or diseased trees that pose a risk or insect drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
- (C) Grants the City the right to enter the property to inspect the easement and other or repair the kerst feature.
- (D) All Kerst Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a minimum of one (1) sign is required, regardless of easement size. A minimum of one (1) sign is required, regardless of easement size.
- (E) Any use of pesticides, herbicides, or fertilizers is prohibited in area. A minimum of one (1) sign is required, regardless of easement size.
- (F) Allow in cases where removal of exotic invasive species is proposed written approval from the Planning Department is required prior to any proposed restoration.

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

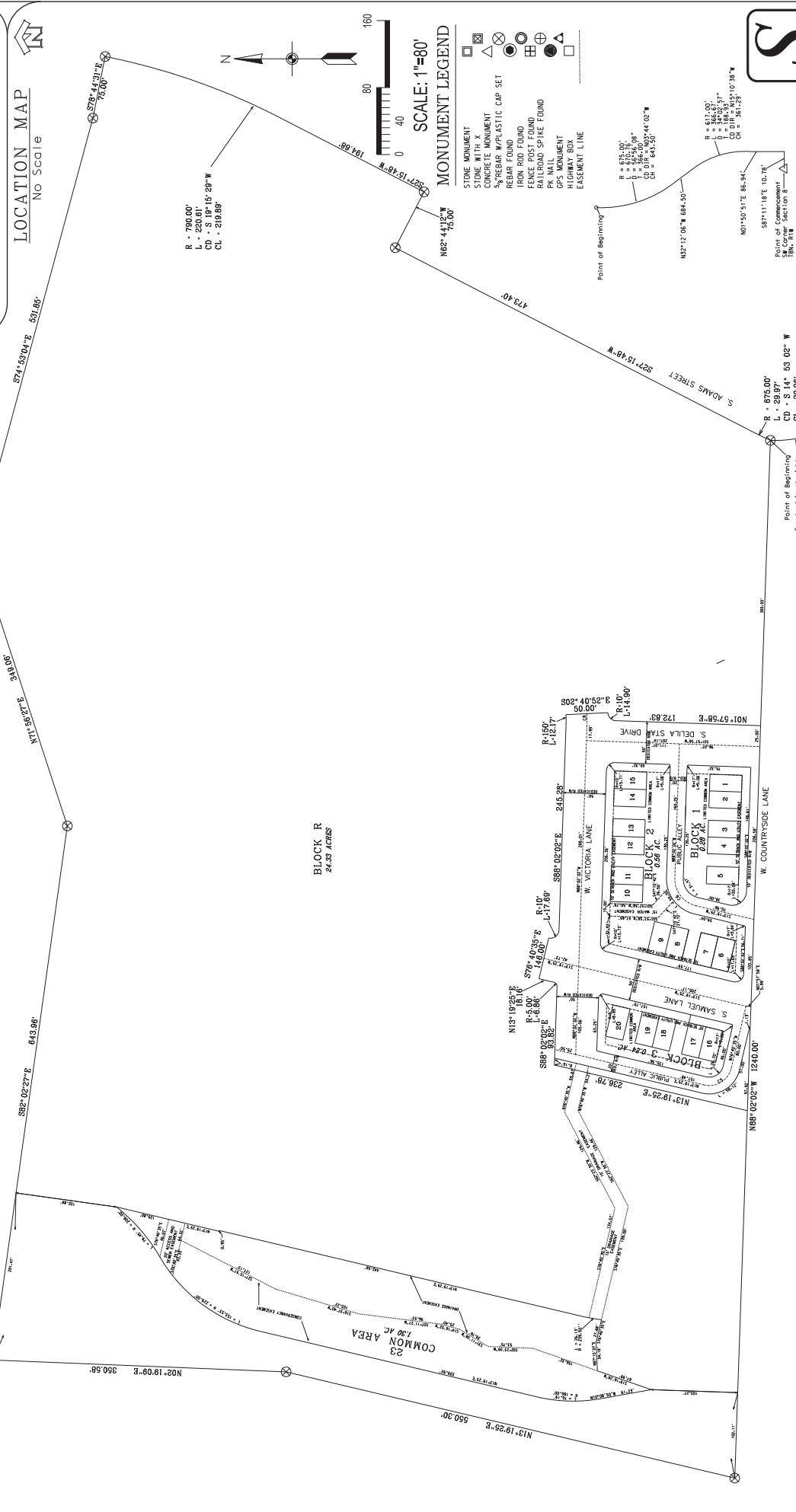
GENERAL NOTES

1. Original boundary survey completed by Phil O. Topp entitled "Subbury Parcel 0".
2. All corners to be marked with 5/8" x 2" rebar with yellow SBA cap.

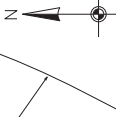
CURVE DATA TABLE			
NO.	RADIUS	CHORD	TANGENT
°	'	'	'
1	17500'	419'	419'
2			70'
3			
4			
5			
6			
7			
8			
9			
10			



LOCATION MAP
No Scale



R = 760.00'
L = 220.01'
CD = S 19° 15' 28\"/>



SCALE: 1"=80'

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

Point of Beginning
R = 617.00'
L = 29.97'
CD = S 34° 02' 31\"/>

R = 617.00'
L = 29.97'
CD = S 34° 02' 31\"/>

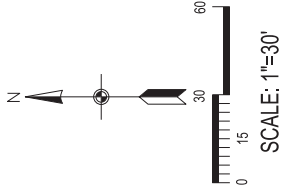
Point of Beginning
R = 675.00'
L = 29.97'
CD = S 34° 02' 31\"/>



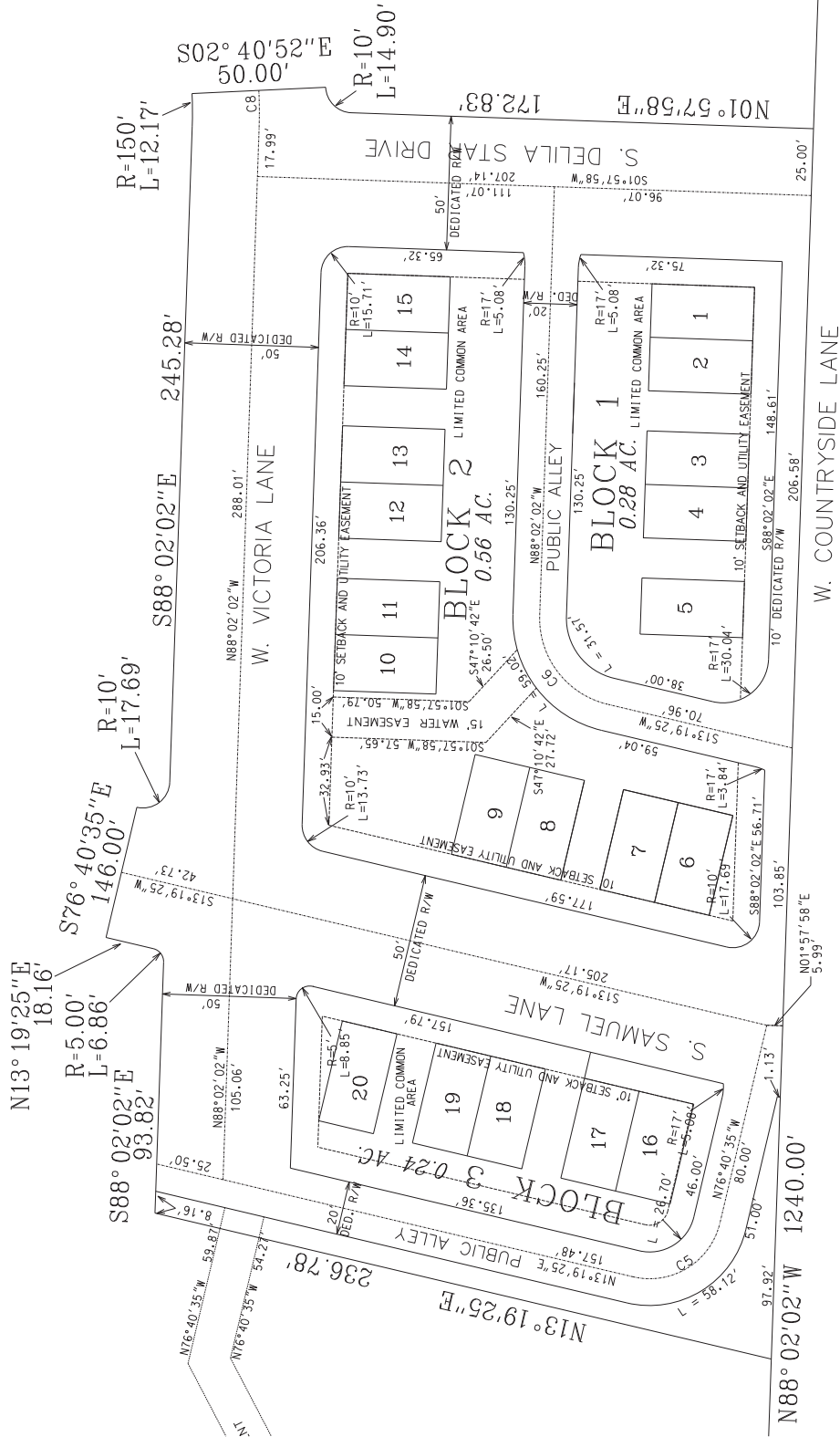
JOB NO. 5121
PAGE 1 OF 4

SUMMIT WOODS PHASE 1 SECTION 1- FINAL PLAT AMENDMENT 1

PREPARED BY: SMITH DESIGN GROUP, INC., 1467 W ARLINGTON ROAD BLOOMINGTON, INDIANA 47404



BLOCK R
24.33 ACRES



UNIT ADDRESS TABLE

UNIT	ADDRESS
1	1752 W. COUNTRYSIDE LANE
2	1755 W. COUNTRYSIDE LANE
3	1760 W. COUNTRYSIDE LANE
4	1764 W. COUNTRYSIDE LANE
5	1768 W. COUNTRYSIDE LANE
6	2321 S. SAMUEL LANE
7	2317 S. SAMUEL LANE
8	2313 S. SAMUEL LANE
9	2309 S. SAMUEL LANE
10	1771 W. VICTORIA LANE
11	1767 W. VICTORIA LANE
12	1763 W. VICTORIA LANE

UNIT ADDRESS TABLE

UNIT	ADDRESS
13	1759 W. VICTORIA LANE
14	1755 W. VICTORIA LANE
15	1751 W. VICTORIA LANE
16	2320 S. SAMUEL LANE
17	2316 S. SAMUEL LANE
18	2312 S. SAMUEL LANE
19	2308 S. SAMUEL LANE
20	2304 S. SAMUEL LANE

SUMMIT WOODS PHASE I SECTION 1- FINAL PLAT AMENDMENT 1

PREPARED BY: SMITH DESIGN GROUP, INC. 1467 W ARLINGTON ROAD, BLOOMINGTON, INDIANA 47404



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

1. North 01 degrees 50 minutes 51 seconds East, a distance of 86.94 feet to a tangent curve to the left having a radius of 617.00 feet and a chord bearing and distance of North 15 degrees 10 minutes 38 seconds West, 361.29 feet;
 2. Northerly along said curve through a central angle of 34 degrees 02 minutes 57 seconds for a length of 366.67 feet;
 3. North 32 degrees 12 minutes 06 seconds West, a distance of 684.50 feet to a tangent curve to the right having a radius of 615.00 feet and a chord bearing and distance of North 03 degrees 44 minutes 02 seconds West, 643.50 feet;
 4. Northerly along said curve through a central angle of 56 degrees 56 minutes 08 seconds for a length of 670.76 feet to the true Point of Beginning;
- thence leaving said right of way North 88 degrees 02 minutes 02 seconds West, a distance of 1240.00 feet to a 5/8-inch rebar with yellow cap; thence North 13 degrees 19 minutes 25 seconds East, a distance of 550.30 feet to a 5/8-inch rebar with yellow cap; thence North 02 degrees 19 minutes 09 seconds East, a distance of 350.58 feet to a 5/8-inch rebar with yellow cap; thence South 82 degrees 02 minutes 27 seconds East, a distance of 643.96 feet to a 5/8-inch rebar with yellow cap; thence North 71 degrees 56 minutes 27 seconds East, a distance of 349.06 feet to a 5/8-inch rebar with yellow cap; thence South 74 degrees 53 minutes 04 seconds East, a distance of 531.85 feet to a 5/8-inch rebar with yellow cap; thence South 78 degrees 44 minutes 31 seconds East, a distance of 75.00 feet to a 5/8-inch rebar with yellow cap on the East right of way line of Adams Street and the point of curvature of a non-tangent curve concave westerly and having a radius of 790.00 feet and a chord bearing and distance of South 19 degrees 15 minutes 29 seconds West, 220.61 feet; thence continuing along said East right of way line South 27 degrees 15 minutes 48 seconds West, a distance of 194.68 feet; thence North 62 degrees 44 minutes 12 seconds West, a distance of 75.00 feet to the West right of way line of Adams Street; thence South 27 degrees 15 minutes 48 seconds West, a distance of 473.40 feet to the point of curvature of a tangent curve to the left having a radius of 615.00 feet and a chord bearing and distance of South 14 degrees 53 minutes 02 seconds West, 29.36 feet; thence Southerly along said curve and West right of way line through a central angle of 02 degrees 32 minutes 37 seconds for a length of 29.97 feet to the Point of Beginning, containing 27.98 acres, more or less.

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.
Certified this _____ day of _____, 2023.

TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO 21200021
STATE OF INDIANA

I affirm under the penalties for perjury, that I have taken reasonable care to read each Social Security Number in this document unless required by law. (TODD BORGMAN)

The real estate described on this plat shall be and is hereby subject to the terms and Conditions of the Declaration of Covenants, conditions and Restrictions, as well as the Facilities Maintenance Plan, which forms a part of that document. Recorded on July 19, 2019 as Instrument Numbers 2019010177 COV RES in the office of the Recorder of Monroe County, Indiana.
Streets and Right-of-Ways are to hereby be dedicated to the public.

The undersigned, Joseph Kemp, Jr., President of Joe Kemp Construction, LLC., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated Summit Woods Phase 1 Section 1 Final Plat Amendment 1.

IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Corporation, by Joseph Kemp Jr., President, has hereunto executed this _____ day of _____, 2023.

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

STATE OF INDIANA)
COUNTY OF MONROE) SS:

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Joseph Kemp Jr., personally known to me to be the President of Joe Kemp Construction, LLC., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Summit Woods Phase 1 Section 1 as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this _____ day of _____, 2023.
My Commission Expires: _____.

NOTARY PUBLIC
a resident of Monroe County

PLANNING AND TRANSPORTATION

UNDER THE AUTHORITY 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 PER TERMS AND CONDITIONS OF PLAT COMMITTEE CASE#:

APPROVED BY THE CITY PLANNING AND TRANSPORTATION AT A MEETING HELD _____, 2023

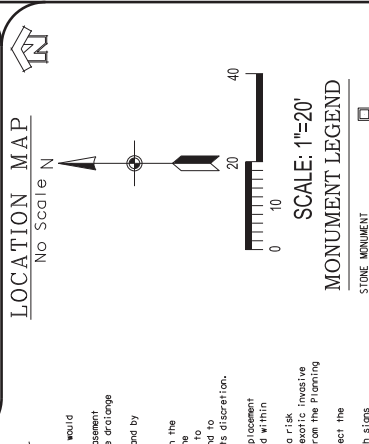
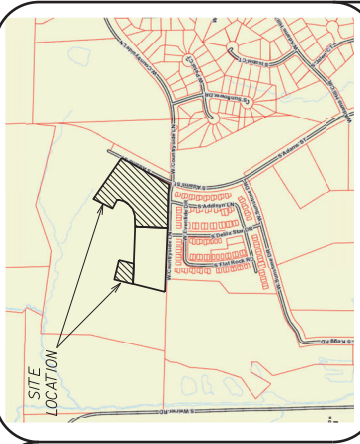
SCOTT ROBINSON, DIRECTOR

SUBDIVISION PURPOSE

THE SOLE PURPOSE OF THE PLAT IS TO CHANGE THE DATE OF APPROVAL. ALL INFORMATION ON SUMMIT WOODS PHASE 1 SECTION 1 SHALL BE HELD IF A DISCREPANCY IS FOUND WITH THIS PLAT.

GENERAL NOTES

- Original boundary survey completed by Phil O. Topp entitled "Suburbey Parcel 0".
- All corners to be marked with 5/8" x 2' rebar with yellow SBA cap.



EASEMENT LEGEND

- Drainage Easement (DE): For any surface species or other minor improvements that are intended for maintenance by the lot owner.
- (A) Shall prohibit any alteration within the easement that would hinder or prevent flow.
- (B) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by features within such easement.
- (C) 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 install a manhole within the easement, and to construct a Kerf Conservancy Easement (KCE).
- (D) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the easement area.
- (E) Prohibits any dead or diseased trees that pose a risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
- (F) Grants the City the right to enter the property to inspect the easement area.
- (G) All Kerf Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. The minimum or one (1) sign is required, regardless of easement size.
- (H) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
- (I) Allowed: In cases where removal of exotic invasive species is proposed for the restoration of disturbed areas with native plant material, written approval from the Planning Department is required prior to any proposed restoration.
- Conservancy Easement
- (A) Prohibits any land-disturbing activities, including the placement of a fence, or alteration of any vegetative cover, including the removal of any dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
- (B) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
- (C) Allowed: In cases where removal of exotic invasive species is proposed for the restoration of disturbed areas with native plant material, written approval from the Planning Department is required prior to any proposed restoration.

BLOCK R

UNIT	ADDRESS
21	2294 S. SAMUEL LANE
22	2290 S. SAMUEL LANE
23	2286 S. SAMUEL LANE
24	2282 S. SAMUEL LANE

BLOCK R



LEAD-IN CALLS

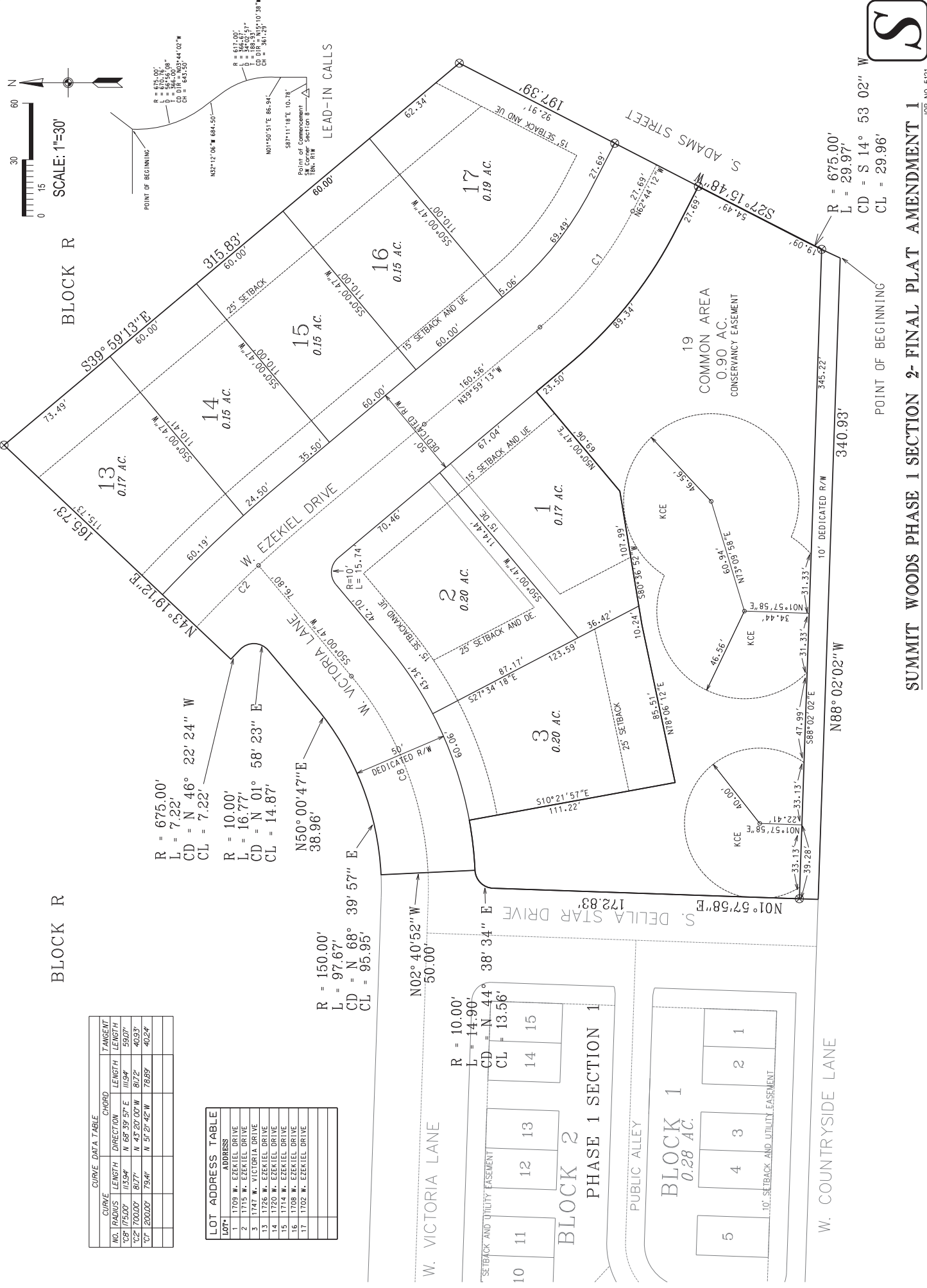
SUMMIT WOODS PHASE 1 SECTION 2- FINAL PLAT AMENDMENT 1

PREPARED BY: SMITH DESIGN GROUP INC., 1467 W ARLINGTON ROAD, BLOOMINGTON, INDIANA 47404



SUMMIT WOODS PHASE 1 SECTION 2- FINAL PLAT AMENDMENT 1

PREPARED BY: SMITH DESIGN GROUP, INC., 1467 W ARLINGTON ROAD., BLOOMINGTON, INDIANA 47404



BLOCK R

BLOCK R

CURVE DATA TABLE

CURVE	CHORD	TANGENT			
NO. RADIUS	LENGTH	DIRECTION	LENGTH		
C1	1750.00'	U3.94'	N 68° 39' 57" E	111.94'	59.07'
C2	7000.00'	81.77'	N 43° 20' 00" W	81.72'	40.93'
C3	20000.00'	79.44'	N 51° 27' 42" W	78.69'	40.24'

LOT ADDRESS TABLE

LOT#	ADDRESS
1	1709 W. EZEKIEL DRIVE
2	1715 W. EZEKIEL DRIVE
3	1747 W. VICTORIA DRIVE
13	1726 W. EZEKIEL DRIVE
14	1720 W. EZEKIEL DRIVE
15	1714 W. EZEKIEL DRIVE
16	1708 W. EZEKIEL DRIVE
17	1702 W. EZEKIEL DRIVE

$R = 675.00'$
 $L = 7.22'$
 $CD = N 46^{\circ} 22' 24'' W$
 $CL = 7.22'$

$R = 10.00'$
 $L = 16.77'$
 $CD = N 01^{\circ} 58' 23'' E$
 $CL = 14.87'$

$N50^{\circ} 00' 47'' E$
 $38.96'$

$R = 150.00'$
 $L = 97.67'$
 $CD = N 68^{\circ} 39' 57'' E$
 $CL = 95.95'$

$R = 10.00'$
 $L = 14.90'$
 $CD = N 44^{\circ}$
 $CL = 13.56'$

$R = 675.00'$
 $L = 29.97'$
 $CD = S 14^{\circ} 53' 02'' W$
 $CL = 29.96'$

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

1. North 01 degrees 50 minutes 51 seconds East, a distance of 86.94 feet to a tangent curve to the left having a radius of 617.00 feet and a chord bearing and distance of North 15 degrees 10 minutes 38 seconds West, 361.29 feet;
2. Northerly along said curve through a central angle of 34 degrees 02 minutes 57 seconds for a length of 366.67 feet;
3. North 32 degrees 12 minutes 06 seconds West, a distance of 684.50 feet to a tangent curve to the right having a radius of 675.00 feet and a chord bearing and distance of North 03 degrees 44 minutes 02 seconds West, 643.50 feet;
4. Northerly along said curve through a central angle of 56 degrees 56 minutes 08 seconds for a length of 670.76 feet to the True Point of Beginning; thence leaving said right of way North 88 degrees 02 minutes 02 seconds West, a distance of 340.93 feet; thence North 01 degrees 57 minutes 58 seconds East, a distance of 172.83 feet to a tangent curve concave to the southeast having a chord bearing of North 44 degrees 38 minutes 34 seconds East, a chord length of 13.56 feet, and a radius of 10.00 feet; thence along said curve an arc length of 14.90 feet; thence North 02 degrees 40 minutes 52 seconds West 50.00 feet to a tangent curve concave to the northwest having a chord bearing of North 68 degrees 39 minutes 57 seconds East, a chord length of 95.95 feet and a radius of 150.00 feet; thence along said curve an arc length of 97.67 feet; thence North 50 degrees 00 minutes 47 seconds East 38.96 feet to a tangent curve concave to the northwest having a chord bearing of North 01 degrees 58 minutes 23 seconds East, a chord length of 14.87 feet and a radius of 10.00 feet; thence along said curve an arc length of 16.77 feet to a tangent curve concave to the southwest having a chord bearing of North 46 degrees 22 minutes 24 seconds West, a chord length of 7.22 feet and a radius of 675.00 feet; thence along said curve an arc length of 7.22 feet; thence North 43 degrees 19 minutes 12 seconds East 165.73 feet; thence South 39 degrees 59 minutes 13 seconds East 315.83 feet to the West right-of-way line of South Adams Street; thence South 27 degrees 15 minutes 48 seconds West 197.39 feet to a tangent curve concave to the southeast having a chord bearing of South 14 degrees 53 minutes 02 seconds West, a chord length of 29.96 feet and a radius of 675.00 feet; thence along said curve an arc length of 29.97 feet to the Point of Beginning, containing 2.95 acres more or less.

And also:

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

1. North 01 degrees 50 minutes 51 seconds East, a distance of 86.94 feet to a tangent curve to the left having a radius of 617.00 feet and a chord bearing and distance of North 15 degrees 10 minutes 38 seconds West, 361.29 feet;
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- 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 ----- day of -----, 2023.
- TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO 21200021
STATE OF INDIANA
I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. (TODD BORGMAN)

The real estate described on this plat shall be and is hereby subject to the terms and Conditions of the Declaration of Covenants, conditions and Restrictions, as well as the Facilities Maintenance Plan, which forms a part of that document. Recorded on July 19, 2019 as Instrument Number 2019010177 COV RES in the office of the Recorder of Monroe County, Indiana.

Streets and Right-Of-Ways are to hereby be dedicated to the public.

The undersigned, Joseph Kemp, Jr., President of Joe Kemp Construction, LLC., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated Summit Woods Phase 1 Section 2 Amendment 1.

IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Corporation, by Joseph Kemp Jr., President, has hereunto executed this ----- day of -----, 2023.

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

STATE OF INDIANA)
COUNTY OF MONROE)
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Joseph Kemp Jr., personally known to me to be the President of Joe Kemp Construction, LLC., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Summit Woods Phase 1 Section 2 as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this ----- day of -----, 2023.
My Commission Expires: -----.

-----, NOTARY PUBLIC
a resident of Monroe County

PLANNING AND TRANSPORTATION

UNDER THE AUTHORITY, INDIANA CODE 36-7-4.700 SERIES ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF BLOOMINGTON AS FOLLOWS:

APPROVED PER TERMS AND CONDITIONS OF PLAT COMMITTEE CASE#-----
APPROVED BY THE CITY PLANNING AND TRANSPORTATION AT A MEETING HELD -----, 2023

SCOTT ROBINSON, DIRECTOR

SUBDIVISION PURPOSE

THE SOLE PURPOSE OF THE PLAT IS TO CHANGE THE DATE OF APPROVAL. ALL INFORMATION ON SUMMIT WOODS PHASE 1 SECTION 2 SHALL BE HELD IF A DISCREPANCY IS FOUND WITH THIS PLAT.



EASEMENT LEGEND

- (A) Drainage Easement for any surface water or other flow improvements that are located for maintenance by the lots on which they are located.
- (B) Shall prohibit any alteration within the easement that would hinder or restrict flow.
- (C) The owner of the lot in 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 such 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.
- (F) Allow in cases where removal of exotic invasive species is proposed the restoration of disturbed areas with native plant material.

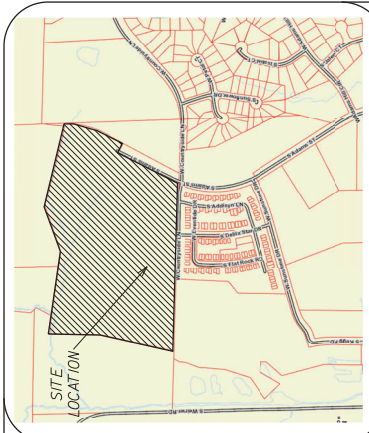
- (A) Prohibits any land-disturbing activities, including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement.
- (B) Allows the removal of dead or diseased trees that pose a risk or insect drainage as well as allowing the removal of exotic invasive species,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

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- (B) Allows the removal of dead or diseased trees that pose a safety risk or insect drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
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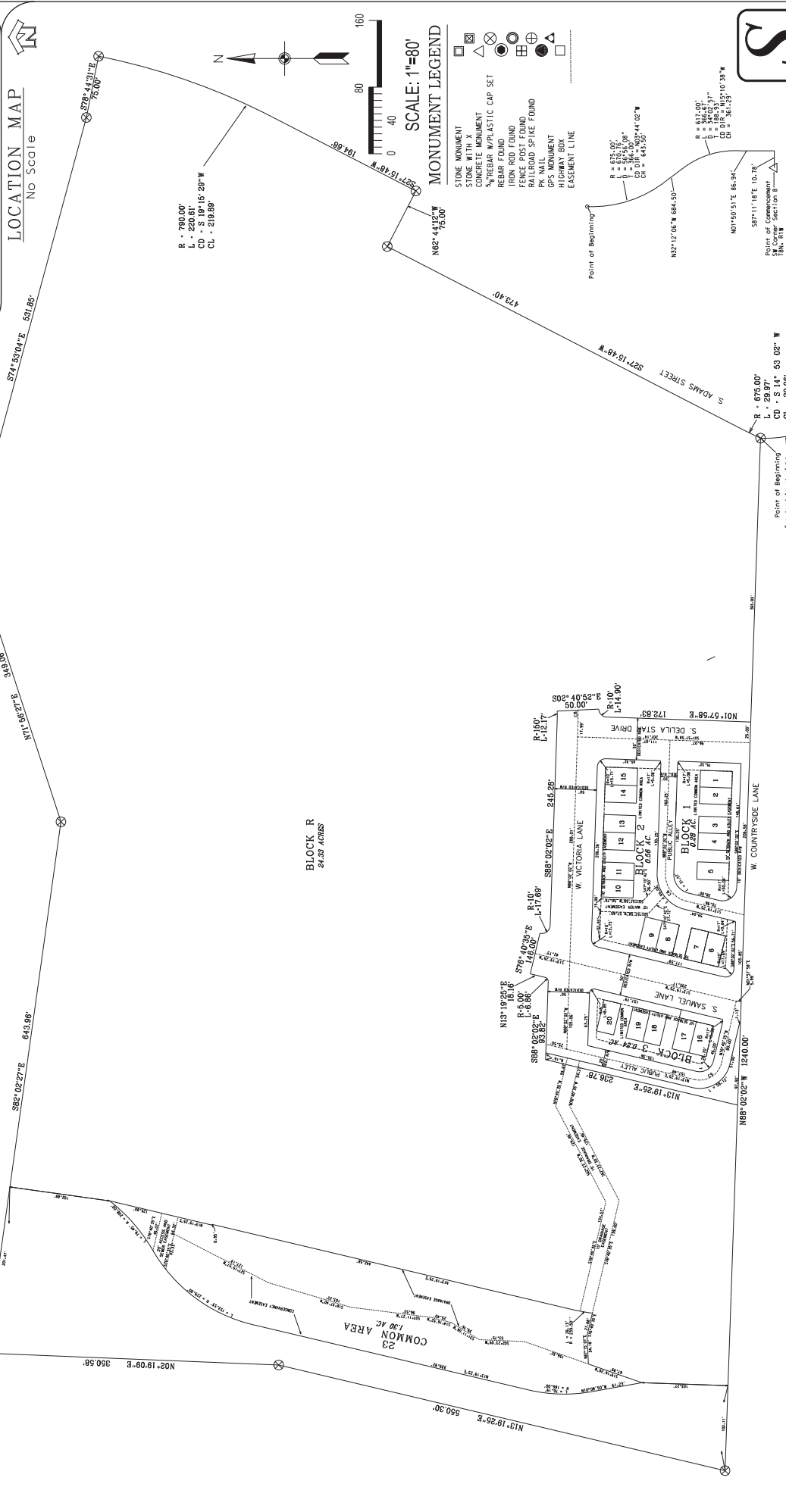
GENERAL NOTES

1. Original boundary survey completed by Phil O. Topp entitled "Subbury Parcel 0".
2. All corners to be marked with 5/8" x 2" rebaros with yellow SBA cap.

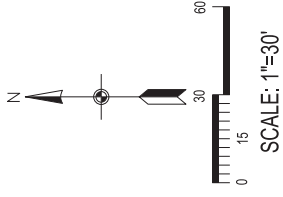
CURVE DATA TABLE			
NO.	RADIUS	DIRECTION	CHORD LENGTH
1	175.00'	N 89° 38' 33" E	44.19'
2			7.00'



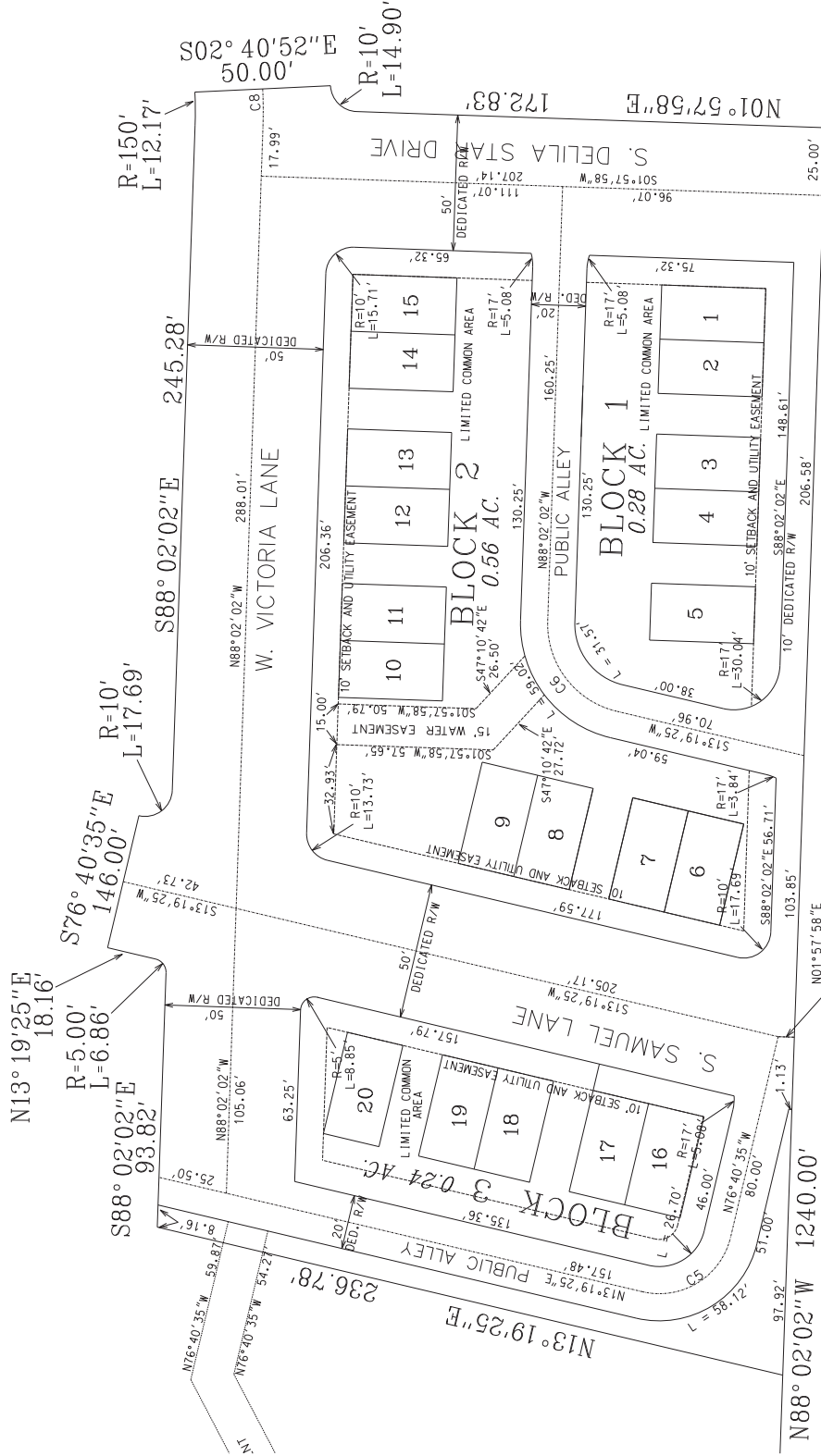
LOCATION MAP
No Scale



SUMMIT WOODS PHASE 1 SECTION 1-FINAL PLAT AMENDMENT 1
 PREPARED BY: SMITH DESIGN GROUP, INC., 1467 W ARLINGTON ROAD BLOOMINGTON, INDIANA 47404



BLOCK R
24.33 ACRES



W. COUNTRYSIDE LANE

UNIT ADDRESS TABLE

UNIT	ADDRESS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	1752 W. VICTORIA LANE
14	1755 W. VICTORIA LANE
15	1751 W. VICTORIA LANE
16	2320 S. SAMUEL LANE
17	2316 S. SAMUEL LANE
18	2312 S. SAMUEL LANE
19	2308 S. SAMUEL LANE
20	2304 S. SAMUEL LANE

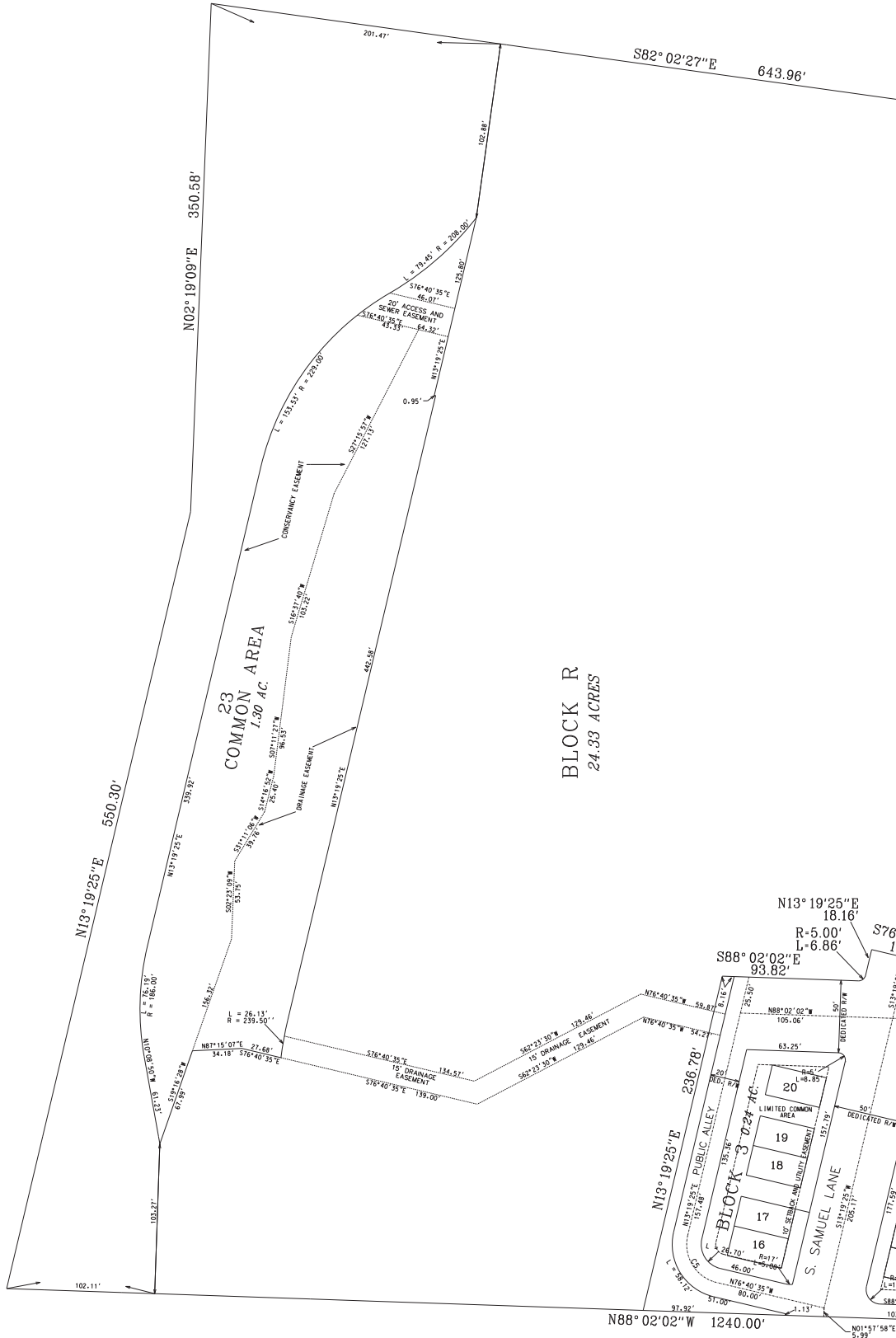
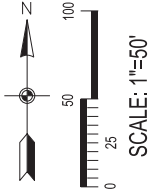
UNIT ADDRESS TABLE

UNIT	ADDRESS
1	1752 W. COUNTRYSIDE LANE
2	1755 W. COUNTRYSIDE LANE
3	1760 W. COUNTRYSIDE LANE
4	1764 W. COUNTRYSIDE LANE
5	1768 W. COUNTRYSIDE LANE
6	2321 S. SAMUEL LANE
7	2317 S. SAMUEL LANE
8	2313 S. SAMUEL LANE
9	2309 S. SAMUEL LANE
10	1771 W. VICTORIA LANE
11	1767 W. VICTORIA LANE
12	1763 W. VICTORIA LANE

SUMMIT WOODS PHASE 1 SECTION 1-FINAL PLAT AMENDMENT 1

PREPARED BY: SMITH DESIGN GROUP, INC. 1467 W ARLINGTON ROAD, BLOOMINGTON, INDIANA 47404





SUMMIT WOODS PHASE 1 SECTION 1- FINAL PLAT

PREPARED BY: SMITH DESIGN GROUP, INC., 1467 W ARLINGTON ROAD, BLOOMINGTON, INDIANA 47404

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

1. North 01 degrees 50 minutes 51 seconds East, a distance of 86.94 feet to a tangent curve to the left having a radius of 617.00 feet and a chord bearing and distance of North 15 degrees 10 minutes 38 seconds West, 361.29 feet;
 2. Northerly along said curve through a central angle of 34 degrees 02 minutes 57 seconds for a length of 366.67 feet;
 3. North 32 degrees 12 minutes 06 seconds West, a distance of 684.50 feet to a tangent curve to the right having a radius of 615.00 feet and a chord bearing and distance of North 03 degrees 44 minutes 02 seconds West, 643.50 feet;
 4. Northerly along said curve through a central angle of 56 degrees 56 minutes 08 seconds for a length of 670.76 feet to the true Point of Beginning;
- thence leaving said right of way North 88 degrees 02 minutes 02 seconds West, a distance of 1240.00 feet to a 5/8-inch rebar with yellow cap; thence North 13 degrees 19 minutes 25 seconds East, a distance of 550.30 feet to a 5/8-inch rebar with yellow cap; thence North 02 degrees 19 minutes 09 seconds East, a distance of 350.58 feet to a 5/8-inch rebar with yellow cap; thence South 82 degrees 02 minutes 27 seconds East, a distance of 643.96 feet to a 5/8-inch rebar with yellow cap; thence North 71 degrees 56 minutes 27 seconds East, a distance of 349.06 feet to a 5/8-inch rebar with yellow cap; thence South 74 degrees 53 minutes 04 seconds East, a distance of 531.85 feet to a 5/8-inch rebar with yellow cap; thence South 78 degrees 44 minutes 31 seconds East, a distance of 75.00 feet to a 5/8-inch rebar with yellow cap on the East right of way line of Adams Street and the point of curvature of a non-tangent curve concave westerly and having a radius of 790.00 feet and a chord bearing and distance of South 19 degrees 15 minutes 29 seconds West, 220.61 feet; thence continuing along said East right of way line South 27 degrees 15 minutes 48 seconds West, a distance of 194.68 feet; thence North 62 degrees 44 minutes 12 seconds West, a distance of 75.00 feet to the West right of way line of Adams Street; thence South 27 degrees 15 minutes 48 seconds West, a distance of 473.40 feet to the point of curvature of a tangent curve to the left having a radius of 615.00 feet and a chord bearing and distance of South 14 degrees 53 minutes 02 seconds West, 29.36 feet; thence Southerly along said curve and West right of way line through a central angle of 02 degrees 32 minutes 37 seconds for a length of 29.97 feet to the Point of Beginning, containing 27.98 acres, more or less.

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

Certified this ----- day of -----, 2023.

 TODD M. BORGMAN
 REGISTERED LAND SURVEYOR NO 21200021
 STATE OF INDIANA

I affirm under the penalties for perjury, that I have taken reasonable care to read each Social Security Number in this document unless required by law. (TODD BORGMAN)

The real estate described on this plat shall be and is hereby subject to the terms and Conditions of the Declaration of Covenants, conditions and Restrictions, as well as the Facilities Maintenance Plan, which forms a part of that document. Recorded on July 19, 2019 as Instrument Numbers 2019010177 COV RES in the office of the Recorder of Monroe County, Indiana.

Streets and Right-of-Ways are to hereby be dedicated to the public.

The undersigned, Joseph Kemp, Jr., President of Joe Kemp Construction, LLC., being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated Summit Woods Phase 1 Section 1 Final Plat Amendment 1.

IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Corporation, by Joseph Kemp Jr., President, has hereunto executed this ----- day of -----, 2023.

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

STATE OF INDIANA)
 COUNTY OF MONROE) SS:

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Joseph Kemp Jr., personally known to me to be the President of Joe Kemp Construction, LLC., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Summit Woods Phase 1 Section 1 as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this ----- day of -----, 2023.
 My Commission Expires: -----

-----, NOTARY PUBLIC
 a resident of Monroe County

PLANNING AND TRANSPORTATION

UNDER THE AUTHORITY 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 PER TERMS AND CONDITIONS OF PLAT COMMITTEE CASE# -----
 APPROVED BY THE CITY PLANNING AND TRANSPORTATION AT A MEETING HELD -----, 2023

 SCOTT ROBINSON, DIRECTOR

SUBDIVISION PURPOSE

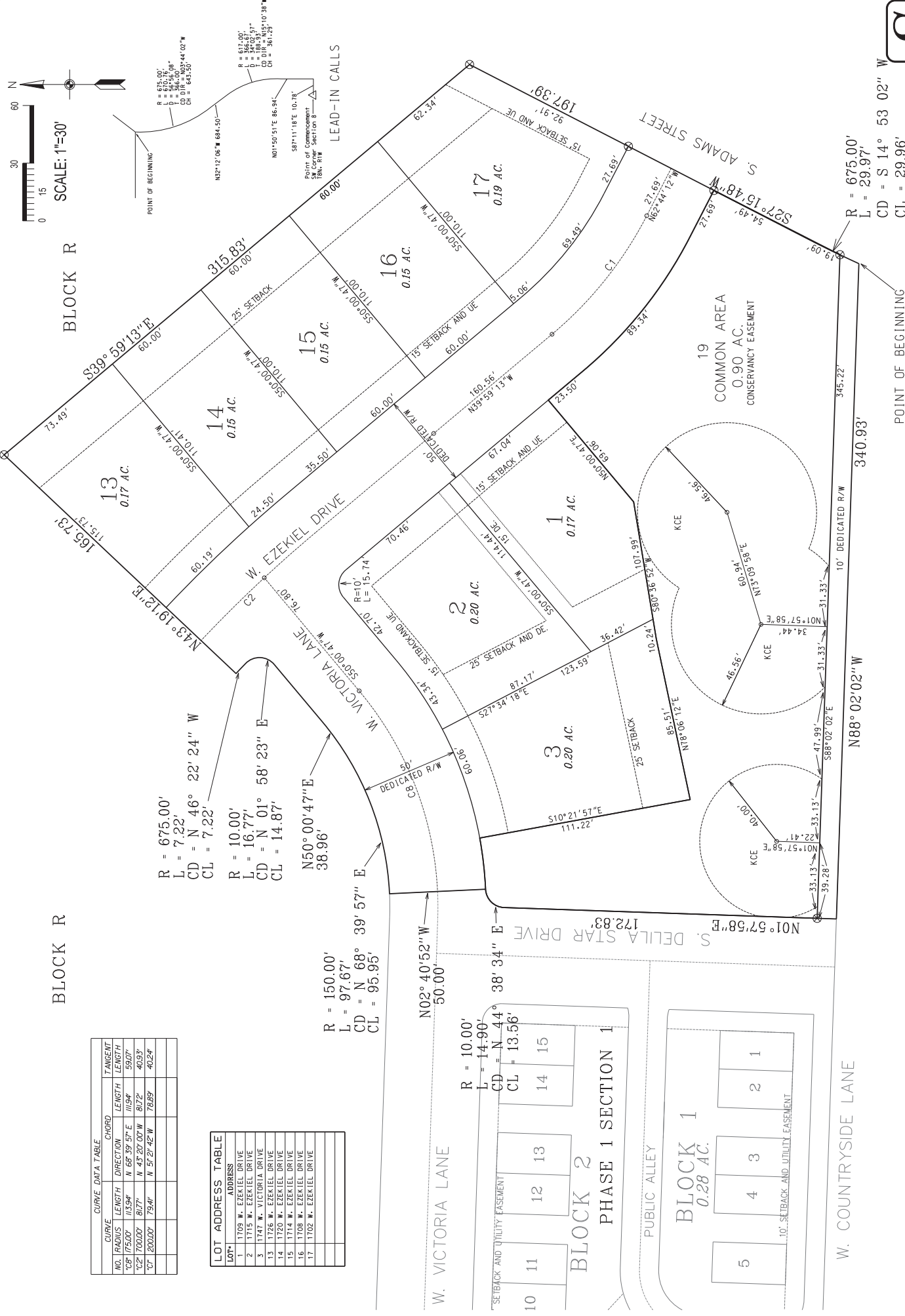
THE SOLE PURPOSE OF THE PLAT IS TO CHANGE THE DATE OF APPROVAL. ALL INFORMATION ON SUMMIT WOODS PHASE 1 SECTION 1 SHALL BE HELD IF A DISCREPANCY IS FOUND WITH THIS PLAT.





SUMMIT WOODS PHASE 1 SECTION 2- FINAL PLAT AMENDMENT 1

PREPARED BY: SMITH DESIGN GROUP, INC., 1467 W ARLINGTON ROAD., BLOOMINGTON, INDIANA 47404



BLOCK R

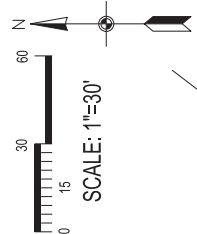
BLOCK R

CURVE DATA TABLE

CURVE	CHORD	TANGENT			
NO. RADIUS	LENGTH	DIRECTION	LENGTH		
CP1	175.00'	U394°	N 68° 39' 57" E	111.94'	59.07'
CC1	700.00'	81.77°	N 43° 20' 00" W	81.72'	40.93'
CC2	2000.00'	79.44°	N 51° 27' 42" W	78.89'	40.24'

LOT ADDRESS TABLE

LOT#	ADDRESS
1	1709 W. EZEKIEL DRIVE
2	1715 W. EZEKIEL DRIVE
3	1747 W. VICTORIA DRIVE
13	1726 W. EZEKIEL DRIVE
14	1720 W. EZEKIEL DRIVE
15	1714 W. EZEKIEL DRIVE
16	1708 W. EZEKIEL DRIVE
17	1702 W. EZEKIEL DRIVE

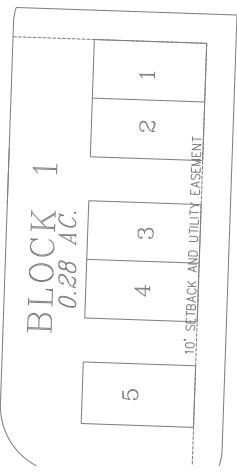
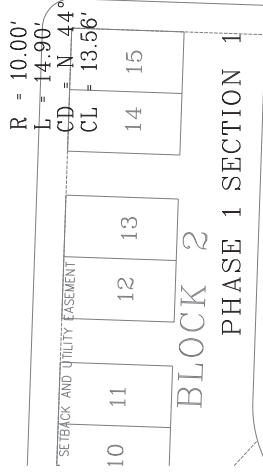


$R = 675.00'$
 $L = 7.22'$
 $CD = N 46^\circ 22' 24" W$
 $CL = 7.22'$

 $R = 10.00'$
 $L = 16.77'$
 $CD = N 01^\circ 58' 23" E$
 $CL = 14.87'$

 $N50^\circ 00' 47" E$
 $38.96'$

 $R = 150.00'$
 $L = 97.67'$
 $CD = N 68^\circ 39' 57" E$
 $CL = 95.95'$



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

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REGISTERED LAND SURVEYOR NO 21200021
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Joseph Kemp Jr., President
Joe Kemp Construction, LLC.

STATE OF INDIANA)
COUNTY OF MONROE)
Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Joseph Kemp Jr., personally known to me to be the President of Joe Kemp Construction, LLC., and being the owner of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Summit Woods Phase 1 Section 2 as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this ----- day of -----, 2023.
My Commission Expires: -----.

-----, NOTARY PUBLIC
a resident of Monroe County

PLANNING AND TRANSPORTATION

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SCOTT ROBINSON, DIRECTOR

SUBDIVISION PURPOSE

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