

**CITY OF BLOOMINGTON**



**PLAT COMMITTEE**

**September 23, 2019 @ 4:00 p.m.  
CITY HALL - KELLY  
CONFERENCE ROOM #155**

**CITY OF BLOOMINGTON  
PLAT COMMITTEE  
September 23, 2019 at 4:00 p.m.**

**\*Kelly Conference Room #155**

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**ROLL CALL**

**MINUTES TO BE APPROVED:** May 2019

**REPORTS, RESOLUTIONS, AND COMMUNICATIONS:**

**PETITIONS:**

DP-33-19      **Joe Kemp Construction, LLC**  
1841 W. Ezekiel Dr.  
Request: Final plat approval of a two-lot subdivision of 7.51 acres.  
Case Manager: Eric Greulich

\*\*Next Meeting Date: October 7, 2019

Updated: 9/23/2019

***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  
Location: 1841 W. Ezekiel Drive**

**CASE #: DP-33-19  
DATE: September 23, 2019**

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

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

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**REQUEST:** The petitioner is requesting final plat approval of a two lot subdivision to allow the creation of a new lot for a multifamily development.

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**BACKGROUND:**

**Area:** 7.51 acres  
**Current Zoning:** PUD  
**GPP Designation:** Urban Residential  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Multifamily dwelling units  
**Surrounding Uses:** North – Vacant (Sudbury Parcel N)  
West – Single family residence  
East – Elementary school (Summit)  
South – Attached Single Family (Summit Ridge/Woolery Mill)

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**SUMMARY:** The property is located at 2400 S. Adams Street and is on Parcel O of the Sudbury PUD. Surrounding land uses include Summit Elementary School to the east, Summit Ridge attached single family units and the Woolery Mill to the south, a single family residence to the west, and the vacant Parcel N of the PUD to the north. This property is a mix of pasture and wooded areas with one karst features.

The Sudbury PUD was approved in 1999 under PUD-80-98 and this parcel received PUD Preliminary Plan approval and preliminary plat approval under PUD-08-15. This site received final plan approval under PUD-21-19. A grading permit has also been issued to allow site grading and infrastructure installation. Surrounding properties were platted with previous approvals, but this portion of the overall parcel has not been officially platted and has just remained as a remainder lot. The Common Area lot adjacent to the west of this site that contains detention for the development was platted under the Summit Woods Phase 1 plat. This plat would assign a lot number for the multi-family parcel of the development.

There is a portion of the Clear Creek Trail that runs alongside Common area Lot #23 that will be dedicated to the Parks Department. The construction of the trail was required with Phase 2 of the development and was bonded for with previous approvals. Common area lot #23 contains the detention pond for this development and was established under a previous plat (PUD-07-16).

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**FINAL PLAT REVIEW:**

**Lot Layout:** This plat will allow the creation of just the multi-family parcel and assign it a lot number.

**Pedestrian Facilities/Alternative Transportation:** All of the internal streets will be private. Right-of-way for adjacent public streets was dedicated with previous plats, no additional right-of-way dedication is required with this plat. A portion of sidewalk along Ezekiel Drive will be installed with this development.

**Utilities:** A drainage easement has been shown for stormwater lines that extend to the detention pond located on the common area lot.

**Environmental:** There is one karst feature on property and the petitioner has placed the karst features within a conservation easement.

**Right-of-Way:** All right-of-way for surrounding streets was dedicated with previous plats. No additional right-of-way dedication is required with this plat.

**Common Area:** There are three common area lots proposed with this plat. All of these common area lots are for protection of environmental features. All of the protected features are required to be in common area. A facilities maintenance plan for the entire development was approved with the plat of Phase 1.

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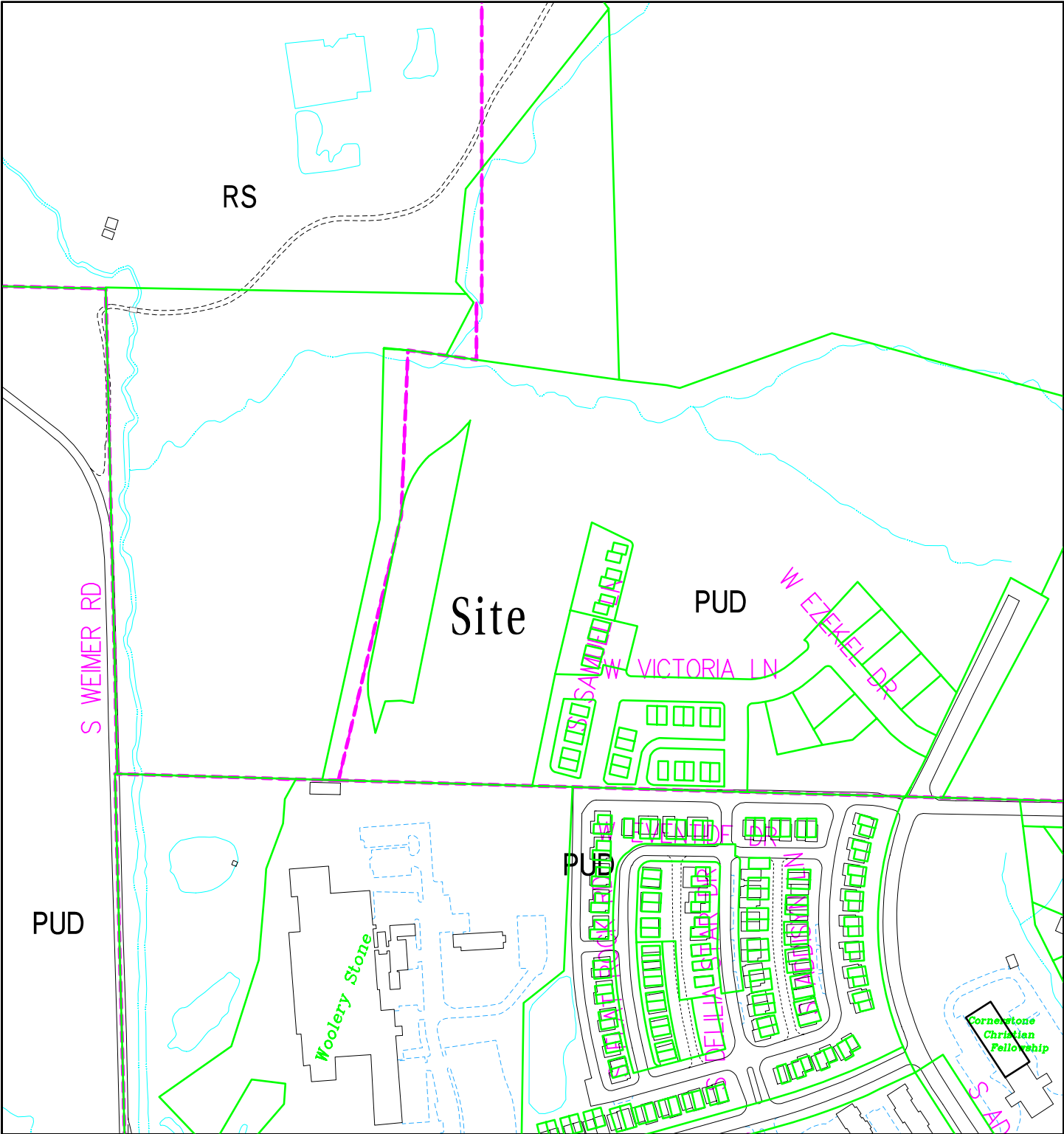
**FINAL PLAT REVIEW:** The review considerations for Final Plats are outlined within BMC 20.09.190(g) state that in reviewing Final Plats, the staff, Plan Commission, or Plat Committee shall review:(1) The written statement and supportive material submitted by the petitioner;(2) The Preliminary Plat;(3) 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.

**Proposed Finding:** The proposed plat meets all of the subdivision regulations.

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**RECOMMENDATION:** Based on the proposed findings the Department recommends approval of this subdivision request with the conditions:

1. Approved per terms and conditions of Plan Commission case #PUD-21-19.
2. Signage along the karst features shall be placed per UDO requirements.
3. The plat must cross-reference the facility maintenance plan that was recorded previously.



DP-33-19

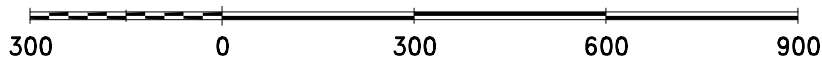
Joe Kemp Construction

Plat Committee

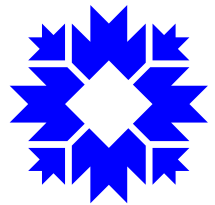
Site Location, Zoning, Parcels

By: greulice

23 Sep 19



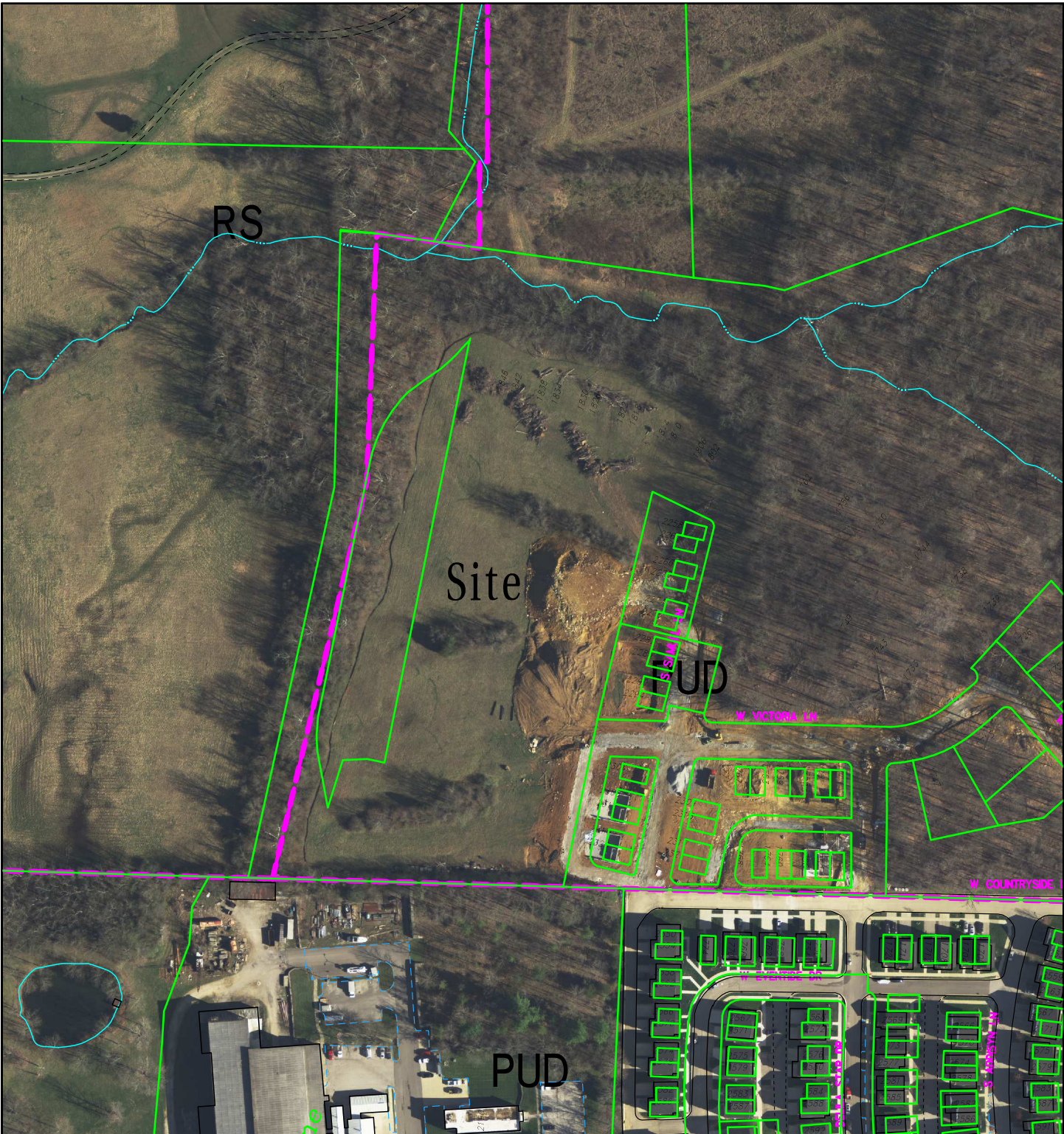
City of Bloomington  
Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.





DP-33-19 Joe Kemp Construction

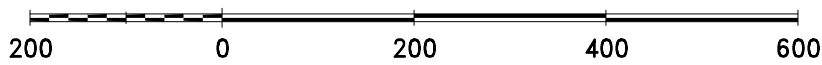
1841 W Ezekiel Drive

Plat Committee

2016 Aerial Photograph

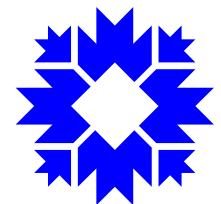
By: greulice

23 Sep 19



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



N

Scale: 1" = 200'





*Providing professional land planning, design, surveying and approval processing for a sustainable environment.*

Steven A. Brehob B.S.Cn.T.  
Todd M. Borgman, PLS  
Katherine E. Stein, PE  
Donald L. Kocarek, LA  
Stephen L. Smith, Founder

August 13, 2019

Eric Greulich  
City of Bloomington Planning Department  
401 N. Morton Street  
Bloomington, IN. 47404

Re: Summit Woods  
Phase 3 – Multifamily Area

Dear Eric,

On behalf of our client, Joe Kemp Construction, we respectfully request to be placed on the Plat Committee agenda for the September meeting for Final Plat approval of Summit Woods Phase 3. This is the multifamily area approved in 2015 as part of the Sudbury Parcel O PUD.

Details of the project are contained in the attached petitioner's statement as well as shown on the plat drawing.

Should you have any questions concerning our application, please contact me.

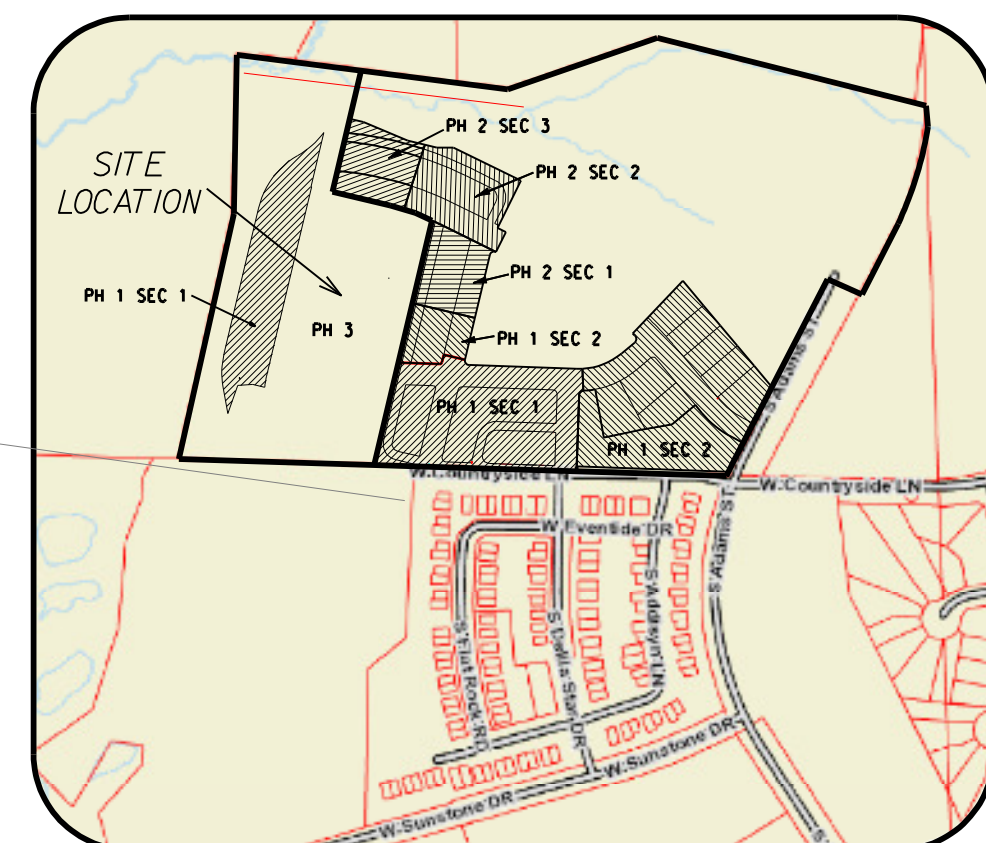
Sincerely,

Steven A. Brehob  
Smith Brehob & Assoc., Inc

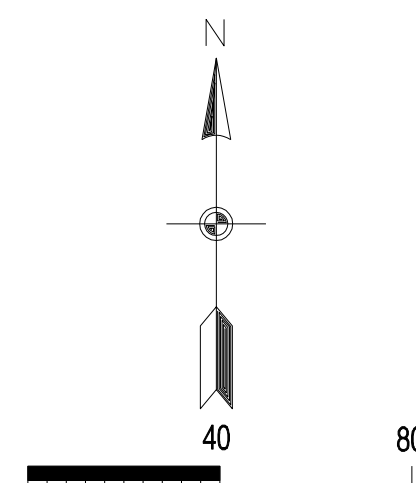
Cc: 5121 Approval processing  
Attachments: Final Plat  
Application form  
Filing fee

J:\5121\Approval\_processing\Phase 3 Multifamily Area.docx





LOCATION MAP  
No Scale

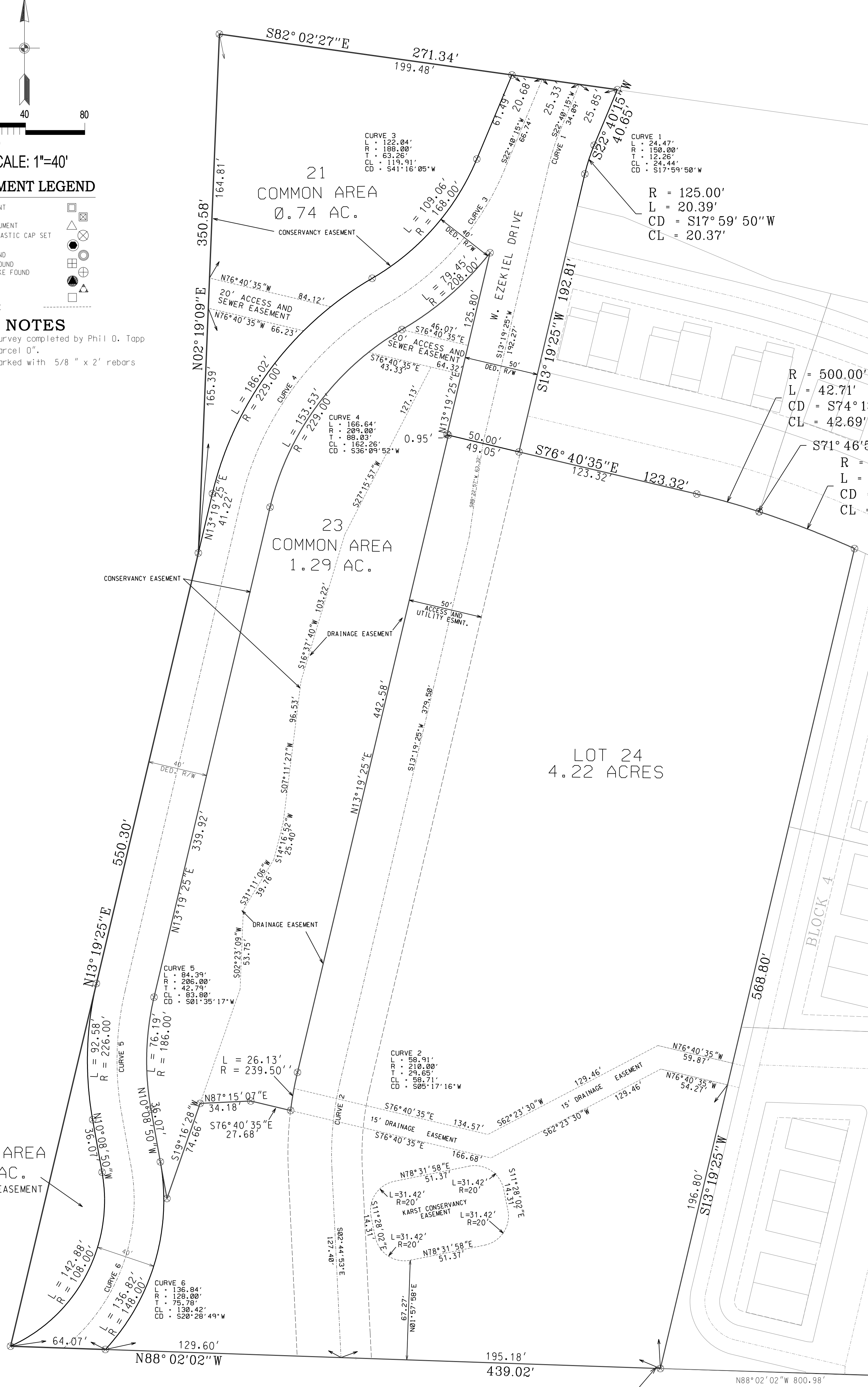


**MONUMENT LEGEND**

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

**GENERAL NOTES**

1. Original boundary survey completed by Phil D. Tapp entitled "Suburb Parcel 0".
2. All corners to be marked with 5/8" x 2' rebars with yellow cap.



**EASEMENT LEGEND**

- DE= Drainage Easement
- (A) Shall be required for any surface swales or other minor improvements that are intended for maintenance by the lots on which they are located.
- (B) Shall prohibit any alteration within the easement that would hinder or redirect flow.
- (C) Shall provide that the owner of the lot on which the easement is placed shall be responsible for maintenance of the drainage features within such easement.
- (D) Shall be enforceable by the City Utilities Department and by owners of properties that are adversely affected by conditions within the easement.
- (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.
- Karst Conservancy Easement
- (A) Prohibits any land-disturbing activities, including the placement of a fence, within the easement area. Mowing is allowed within the easement area.
- (B) Allows the removal of dead or diseased trees that pose a risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
- (C) Grants the City the right to enter the property to inspect the easement and either repair the karst features.
- (D) All Karst Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
- (E) Any use of pesticides, herbicides, or fertilizers is prohibited within the easement area.
- (F) Allows, in cases where removal of exotic invasive species is proposed, the restoration of disturbed areas with native plant material. Written approval from the Planning Department is required prior to any proposed restoration.
- Conservancy Easement
- (A) Prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement.
- (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.
- (C) All Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.
- (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.

**LEGAL DESCRIPTION**

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 38 minutes 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;

thence leaving said right of way North 88 degrees 02 minutes 02 seconds West, a distance of 800.98 feet to the true Point of Beginning; thence North 88 degrees 02 minutes 02 seconds West 02 seconds West 439.02 feet to the Southwest corner of Summit Woods Phase 1 Section 1, as shown on the Final Plat thereof, recorded in Plat Cabinet D Envelope 154 in the Office of the Recorder, Monroe County, Indiana; thence along the West line of said Final Plat North 13 degrees 19 minutes 25 seconds East 550.30 feet; thence continuing along the West line of said Final Plat North 02 degrees 19 minutes 09 seconds East 350.58 feet to the Northwest corner of said Final Plat; thence, South 82 degrees 02 minutes 27 seconds East along the North line of said Final Plat 271.34 feet; thence leaving said North line South 22 degrees 40 minutes 15 seconds West 40.65 feet to a tangent curve, concave to the Southwest, having a chord bearing of South 17 degrees 59 minutes 50 seconds West, a chord length of 20.37 feet and a radius of 125.00 feet; thence along said curve an arc length of 20.39 feet; thence South 13 degrees 19 minutes 25 seconds East 192.81 feet; thence South 76 degrees 40 minutes 35 seconds East 123.32 feet to a tangent curve, concave to the Southwest, having a chord bearing of South 14 degrees 13 minutes 51 seconds East, a chord length of 42.69 feet and a radius of 500.00 feet; thence along said curve an arc length of 42.71 feet; thence South 71 degrees, 46 minutes 57 seconds East 1.13 feet to a tangent curve concave to the Southwest, having a chord bearing of South 68 degrees 51 minutes 11 seconds East, a chord length of 69.03 feet and a radius of 675.00 feet; thence along said curve and arc length of 69.03 feet to the Northwest corner of Summit Woods Phase 2 Section 1 as shown on the Final Plat thereof, recorded in Plat Cabinet D Envelope 166 in the Office of the Recorder, Monroe County, Indiana; thence South 13 degrees 19 minutes 25 seconds West 568.80 feet to the Point of Beginning, containing 7.51 acres, more or less.

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

Certified this \_\_\_\_\_th day of \_\_\_\_\_, 2019.

Todd M. Borgman  
Registered Land Surveyor No. LS21200021  
State of Indiana

I affirm under the penalties of perjury, that I have taken reasonable care to report each Social Security Number in this document unless required by law.  
Todd M. Borgman

**PLAN COMMISSION AND BOARD OF PUBLIC WORKS**

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

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

\_\_\_\_\_

Kyla Cox Deckard, President

Beth H. Hollingsworth, Member

Dana Patazzio, Member

Approved by the City Plat Committee at a meeting held:

Theresa Porter, Director of Planning and Transportation

Joseph Hoffmann, President of Plan Commission

**OWNER CERTIFICATION**

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 25, 2016 as Instrument Number 20160124 COV RES in the office of the Recorder of Monroe County, Indiana.

The undersigned, Joseph Kemp, Jr., President of Joe Kemp Construction, LLC, being the owner of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known as designated Summit Woods Phase 3 Final Plat.

All additional rights-of-way shown and not previously dedicated are hereby dedicated to public use. IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Company, by Joseph Kemp Jr., President, has hereunto executed this \_\_\_\_\_th day of \_\_\_\_\_, 2019.

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 3 Final Plat as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this \_\_\_\_\_th day of \_\_\_\_\_, 2019.  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_, NOTARY PUBLIC  
a resident of \_\_\_\_\_ County





**EASEMENT LEGEND**

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 (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 easment.  
 (E) Shall allow the City Utilities Department to enter upon the easement for the purpose of maintenance, to charge the cost of such maintenance to the responsible parties, to construct drainage facilities within the easement, and to assume responsibility for the drainage features at its discretion.

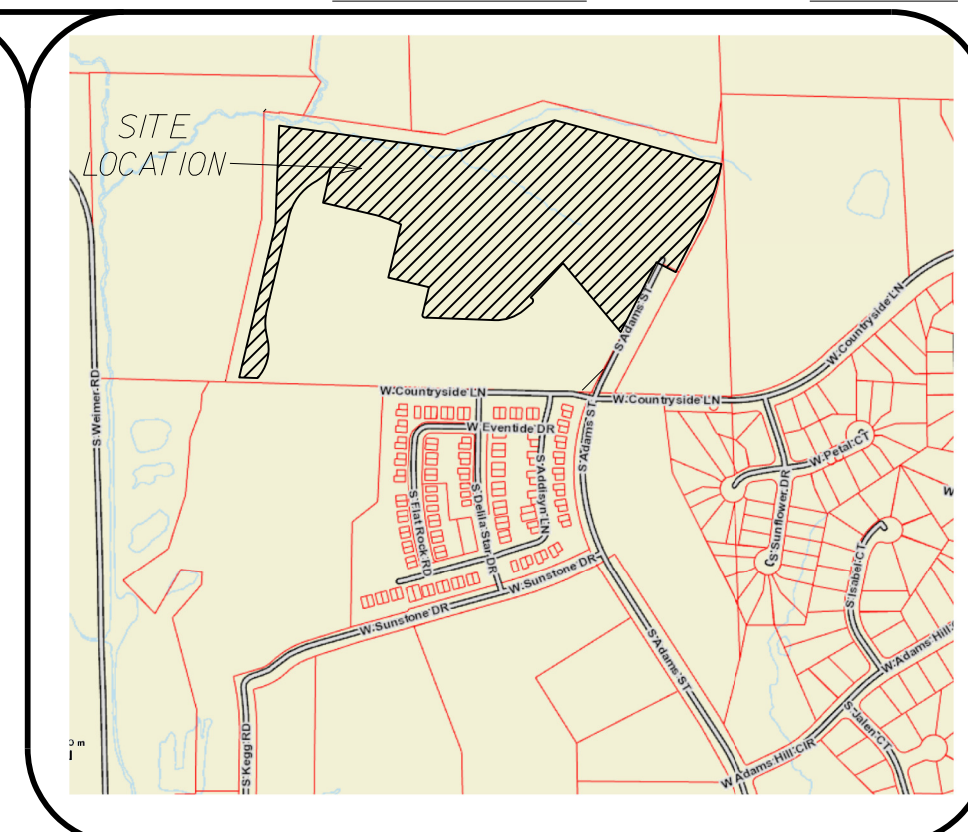
- Karst Conservancy Easement  
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 (C) Grants the City the right to enter the property to inspect the easement and alter or repair the karst feature.  
 (D) All Karst Conservancy Easements shall be identified with signs located along the boundary of the easement. Signs shall be placed at intervals of no more than two hundred (200) feet, and each sign shall be a maximum of one and a half (1.5) square feet in area. A minimum of one (1) sign is required, regardless of easement size.  
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- Conservancy Easement  
 (A) Prohibits any land-disturbing activities including the placement of a fence, or alteration of any vegetative cover, including mowing, within the easement.  
 (B) Allows the removal of dead or diseased trees that pose a safety risk or impede drainage as well as allowing the removal of exotic invasive species, only after first obtaining written approval from the Planning Department.  
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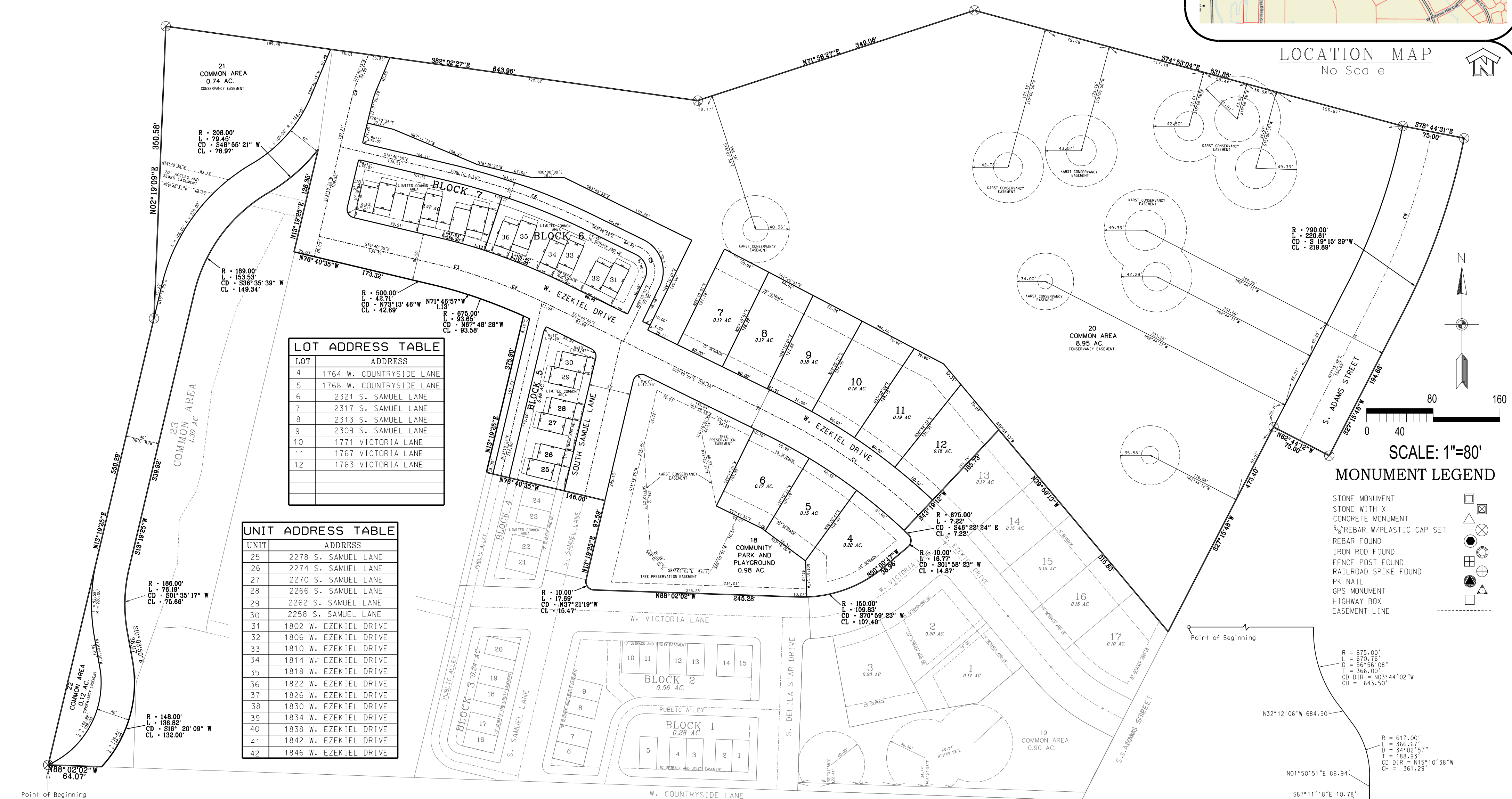
**GENERAL NOTES**

- Original boundary survey titled by Phil O. Tapp entitled "Sudbury Parcel D".
- All corners to be marked with 5/8" x 2' rebar with yellow SBA cap.

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	DIRECTION	CHORD	TANGENT
*C1*	700.00'	209.56'	N 55° 15' 24" W	208.78'	105.57'
*C2*	700.00'	97.12'	N 67° 48' 28" W	97.04'	48.64'
*C3*	525.00'	44.84'	N 74° 13' 46" W	44.83'	22.44'
*C4*	150.00'	24.47'	N 17° 59' 50" E	24.44'	12.26'
*C5*	32.00'	50.27'	N 18° 49' 59" W	45.25'	32.00'
*C6*	810.00'	181.56'	N 70° 15' 17" W	181.18'	91.16'



LOCATION MAP  
No Scale



LOT	ADDRESS
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 VICTORIA LANE
11	1767 VICTORIA LANE
12	1763 VICTORIA LANE

UNIT	ADDRESS
25	2278 S. SAMUEL LANE
26	2274 S. SAMUEL LANE
27	2270 S. SAMUEL LANE
28	2266 S. SAMUEL LANE
29	2262 S. SAMUEL LANE
30	2258 S. SAMUEL LANE
31	1802 W. EZEKIEL DRIVE
32	1806 W. EZEKIEL DRIVE
33	1810 W. EZEKIEL DRIVE
34	1814 W. EZEKIEL DRIVE
35	1818 W. EZEKIEL DRIVE
36	1822 W. EZEKIEL DRIVE
37	1826 W. EZEKIEL DRIVE
38	1830 W. EZEKIEL DRIVE
39	1834 W. EZEKIEL DRIVE
40	1838 W. EZEKIEL DRIVE
41	1842 W. EZEKIEL DRIVE
42	1846 W. EZEKIEL DRIVE

SCALE: 1"=80'  
MONUMENT LEGEND

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

**SUMMIT WOODS PHASE 2 - FINAL PLAT**

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



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;

thence leaving said right of way line North 88 degrees 02 minutes 02 seconds West, a distance of 1240.00 feet to a 5/8-inch rebar with yellow cap; siad point being the true Point of Beginning;

thence North 13 degrees 19 minutes 25 seconds East, a distance of 550.29 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 rebard 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 276.01feet; thence leaving said West right of way line North 39 degree 59 minutes 13 seconds West 315.83 feet; thence South 43 degrees 19 minutes 12 seconds West 165.73 feet to a tangent curve concave to the southwest having a radius of 675.00 feet and a chord bearing and distance of South 46 dgerrees 22 minutes 24 seconds East 7.22 feet; to a tangent curve concave to the southwest having a radius of 10.00 feet and a chord bearing and distance of South 01 degrees 58 minutes 23 seconds West 14.87 feet; thence South 50 degrees 00 minutes 47 seconds West 38.98 feet to a tangent curve concave to the northwest having a radius of 150.00 feet and a chord bearing and distance of South 70 degrees 59 minutes 23 seconds West 107.40 feet; thence North 88 degrees 02 minutes 02 seconds WEst 245.28 feet to a tangent curve concave to the northeast having a radius of 10.00 feet and a chord bearing and distance of North 37 degrees 21 minutes 19 seconds West; thence North 13 degrees 19 minutes 25 seconds East 97.59 feet; thence North 76 degrees 40 minutes 35 seconds West 146.00 feet; thence North 13 degrees 19 minutes 25 seconds East 375.90 feet to a nontangent curve concave to the southwest having a radius of 675.00 feet and a chord bearing and distance of North 67 degrees 48 minutes 28 seconds West 93.58 feet; thence North 71 degrees 46 minutes 57 seconds west 1.13 feet to a tangent curve concave to the southwest having a radius of 500.00 feet and a chord bearing and distance of North 73 degrees 13 minutes 46 seconds West 42.69 feet; thence North 76 degrees 40 minutes 35 seconds West 173.32 feet; thence North 13 degrees 19 minutes 25 seconds East126.35 feet to a non-tangent curve having a radiu of 208.00 feet and chord bearing and distance of South 48 degrees 55 minutes 21 seconds West 78.97 feet to a tangent curve having a radius of 189.00 feet and a chord bearing and distance of South 36 degrees 35 minutes 39 seconds West 149.34 feet; thence South 13 degrees 19 minutes 25 seconds West 339.92 feet to a tangent curve concave to the northeast having a radius of 186.00 feet and a chord bearing and distance of South 01 degrees 35 minutes 17 seconds West 75.66 feet; thence South 01 degrees 08 minutes 50 seconds East 36.07 feet to a tangent curve concave to the northwest having a radius of 148.00 feet and a chord bearing and distance of South 16 degrees 20 minutes 09 seconds West 132.00 feet; thence North 88 degrees 02 minutes 02 seconds West 64.07 feet to the Point of Beginning, containing 16.76 acres more or less.

I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief. Certified this \_\_\_th day of May, 2019.

-----
Todd M. Borgman
Registered Land Surveyor No. XXXXXX
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 M. 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.

Recorded on \_\_\_\_\_as Instrument Numbers \_\_\_\_\_and \_\_\_\_\_ in the office of the Recorder of Monroe County, Indiana.

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

IN WITNESS WHEREOF, Joe Kemp Construction, LLC., an Indiana Limited Liability Corporation, by Joseph Kemp Jr. President, has hereunto executed this \_\_\_\_\_day of \_\_\_\_\_, 2019.

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 as his voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_, NOTARY PUBLIC
a resident of Monroe County

PLAN COMMISSION AND BOARD OF PUBLIC WORKS

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

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

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Kayla Cox Deckard, President

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Beth Hollingsworth, Member

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Dana Palazzo, Member

Approved by the City Plan Commission at a meeting held:

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Terri Porter, Director of Planning and Transportation

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Joseph Hoffman, President of Plan Commision

SUMMIT WOODS PHASE 2 - FINAL PLAT

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

