

CITY OF BLOOMINGTON



PLAT COMMITTEE

**December 9, 2019 @ 4:00 p.m.
CITY HALL - KELLY
CONFERENCE ROOM #155**

CITY OF BLOOMINGTON
PLAT COMMITTEE
December 9, 2019 at 4:00 p.m.

*Kelly Conference Room #155

ROLL CALL

MINUTES TO BE APPROVED:

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS:

DP-37-19 **IU Health Southern Indiana Physicians**
2605 E. Creeks Edge Dr.
Request: Final plat amendment of Third Replat of Parcels E/F of Canada Farm
Subdivision Phase I to combine Lot 7 & 8.
Case Manager: Eric Greulich

**Next Meeting Date: September 9, 2019

Updated: 12/6/2019

*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.*

**BLOOMINGTON PLAT COMMITTEE
STAFF REPORT
LOCATION: 2605 E. Creek's Edge Drive**

**CASE #: DP-37-19
DATE: December 9, 2019**

PETITIONER: IU Health Southern Indiana Physicians
2450 S. Henderson St.

CONSULTANT: Andrew B. Buroker, Faegre Baker Daniels, LLP
600 E. 96th Street, Indianapolis, IN

REQUEST: The petitioner is requesting a final plat amendment of the Third Replat of Parcels E/F of Canada Farm Subdivision Phase 1 to combine lots #7 and #8.

STAFF REPORT: The site is located at 2605 E. Creeks Edge Drive and is zoned Planned Unit Development (PUD). The property has been developed with a medical office building currently being occupied by IU Health. Surrounding land uses include multi-family residences (Oaklawn) to the north, commercial uses to the south, single family residences to the east, and multi-family residences (Steeplechase) to the west.

A site plan was approved for this property under PUD-29-05. The current lot line arrangement was approved with the re-plat for this property and the properties to the south under PUD-13-06. With the previous approvals, there was a lot created for the office building (Lot #7) and a separate lot created for a common area lot that contains a detention pond and spring (Lot #8). The detention pond does provide stormwater detention for the multi-family residences to the west, as well as for this lot, and the UDO requires it to be located on a Common Area lot.

The petitioner is requesting to amend the lot lines of Parcel E to remove the lot line that between Lot #8 and Lot #7 to create just one lot, Lot #8. The petitioner has prepared a facilities maintenance plan for the detention pond and that will be recorded with this deed for this property. The facilities plan places all of the maintenance responsibilities for the detention pond on the owner of the lot. The City of Bloomington Utilities Department has reviewed the plan and approved it.

There will be no changes to the site plan or property as a result of this lot line adjustment. With this petition, the petitioner is requesting a waiver from Section 20.07.150(d) of the UDO that requires detention facilities to be located on a common area.

SUBDIVISION WAIVER REQUEST:

(A) The Plan Commission may grant a Subdivision Waiver if, after a public hearing, it makes written findings of fact based upon the evidence presented to it in each specific case, that:

(i) The granting of the Subdivision Waiver shall not be detrimental to the public safety, health, or general welfare, or injurious to other property; and

PROPOSED FINDING: The granting of the waiver will not be detrimental to the public safety, health, or general welfare because the pond will still be maintained to the required specifications. The recording of the facilities maintenance plan will place the ownership and maintenance responsibilities of the pond entirely on this property owner, which they are in agreement with.

(ii) The conditions upon which the request for a Subdivision Waiver is based are unique to the property for which the Subdivision Waiver is sought and are not applicable generally to other property; and

PROPOSED FINDING: The property is unique in that the detention area is only one of several detention ponds scattered throughout the overall PUD and serves only a portion of the development to the west as well as this lot. The placement of the maintenance responsibilities on just one property owner can actually make it easier for future enforcement if maintenance is required.

(iii) Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the subdivision regulations is carried out (Financial hardship shall not constitute grounds for a waiver); and

PROPOSED FINDING: The detention pond in question is very small in nature and is predominantly defined by a natural spring that was already present at this location. As mentioned previously, allowing the detention pond to be on the private lot can make it easier for maintenance because the individual property owner is completely responsible rather than a homeowners association.

(iv) The Subdivision Waiver shall not in any manner vary the provisions of the development standards, Growth Policies Plan, or Thoroughfare Plan.

PROPOSED FINDING: The granting of the waiver does not interfere with the Comprehensive Plan or the Thoroughfare Plan. The spring is still being protected and no disturbance or alteration of the area is allowed.

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, with the exception of the waiver request as outlined above.

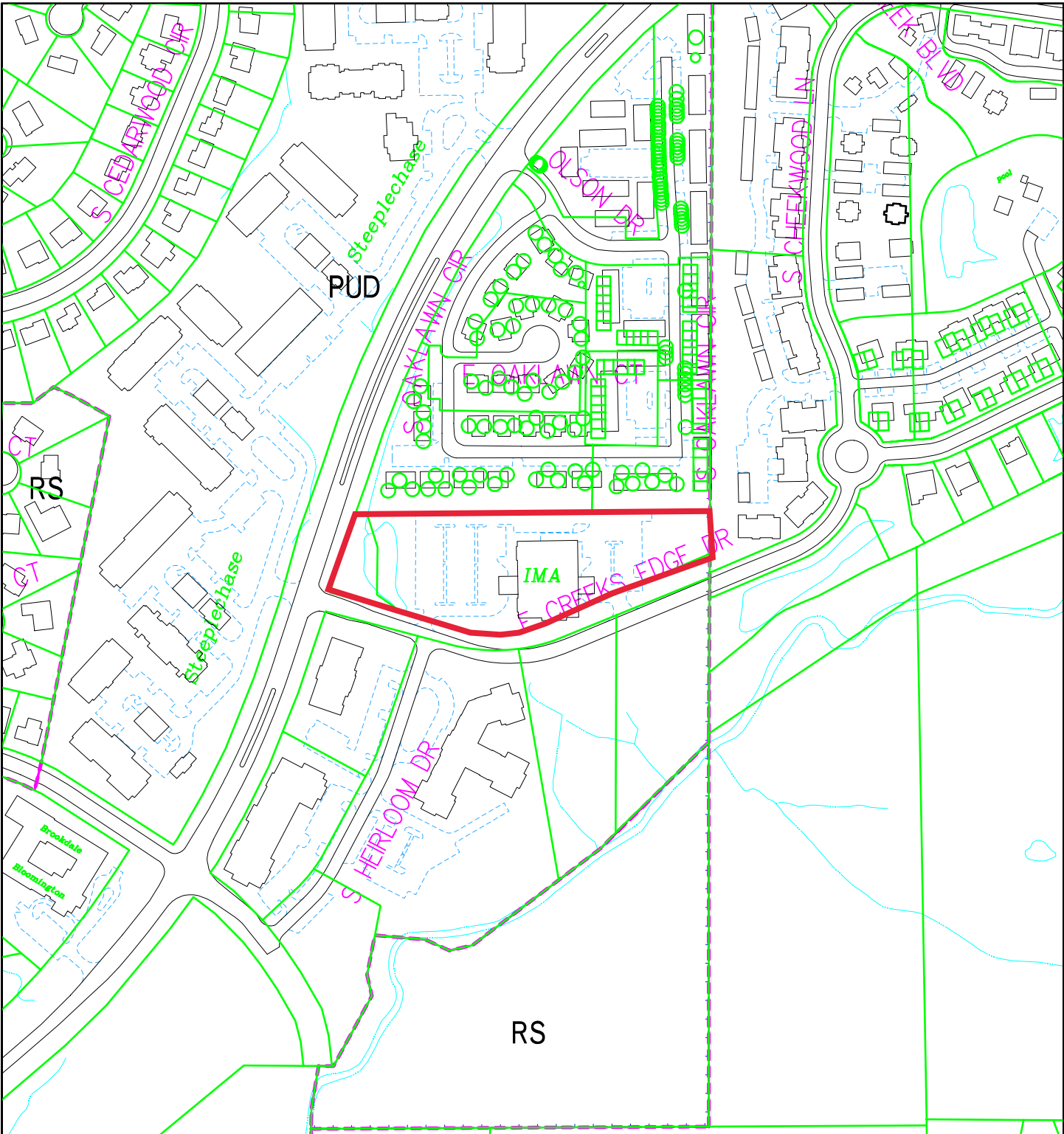
PLAT REVIEW:

Right-of-Way Dedication: No right-of-way dedication is required with this request. All required right-of-way was dedicated with previous plats.

Utilities: The Utilities Department has reviewed the proposed facilities maintenance plan and has approved the submitted plan.

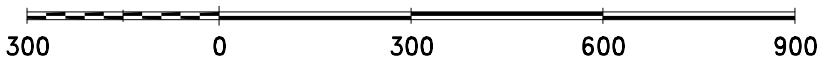
RECOMMENDATION: Staff recommends adopting the proposed findings for the waiver and approval of this petition with the following conditions of approval:

- 1) The facilities maintenance plan must be recorded within 30 days a copy of the recorded document submitted to the Planning and Transportation Department.

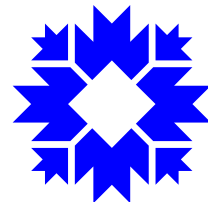


DP-37-19 IU Health
 2605 E Creeks Edge Drive
 Plat Committee
 Site location, zoning, parcels

By: greulice
 6 Dec 19



City of Bloomington
 Planning & Transportation



Scale: 1" = 300'

For reference only; map information NOT warranted.

City of Bloomington
Planning and Transportation Department
Plat Committee
Proposed Plat Amendment to Lots 7 and 8, Canada Farms
Subdivision Phase I
2605 East Creek's Edge Drive, Bloomington, IN 47401

Petitioner's Statement

Indiana University Health Southern Indiana Physicians, Premier Multispecialty Group requests a plat amendment of Canada Farm Subdivision, Phase 1. The amended plat would combine Lot 7 (parcel number 53-08-15-107-071.007-009) with Lot 8 (parcel number 53-08-15-107-071.008-009) of the existing subdivision into a new combined Lot 8.

Rogers Property Management LLP, an Indiana limited liability partnership, currently owns Lot 7, consisting of 0.39 +/- acres with existing site improvements of only a storm water detention basin. This Lot 7 was originally designed as a common area lot in the subdivision, but it is still owned by a private entity. This plat amendment would combine this lot with Lot 8 and guaranty inspection and maintenance of the retention basin by the adoption of a Retention Basin Operations and Maintenance Manual.

DOC-2605 East Creeks Edge Drive MOB, LLC is the owner of Lot 8, consisting of an approximately 4-acre tract with a 1 story medical office building and associated parking lot. The owner of Lot 8 leases the medical office building to petitioner and proposes to purchase Lot 7 to hold title to both Lots 7 and 8, which then combines them into one parcel under one ownership.

This plat amendment is being requested as the initial step needed for the construction of an on-premises double-sided freestanding monument sign on the combined Lot 8 for IU Health Bloomington's Orthopedics Sports Medicine facility, currently located in the medical office building located on Lot 8. The facility currently has a lower than desired level of visibility from the South Sare Road intersection with East Creek's Edge Drive, and the proposed freestanding monument sign will allow for better visibility and way-finding to the medical office building facility for patients and the public.

An Application for Permanent Sign Permit for the proposed freestanding monument sign is being filed concurrently with the plat amendment petition.

Thank you for your consideration.

Retention Basin Operations And Maintenance Manual

For the Property Owner:

**Doc-2605 East Creeks Edge
Drive Mob, Llc**
309 N. Water Street, Suite 500
Milwaukee, WI 53202

For property at:

**2605 E. Creek's Edge Drive
Bloomington, Monroe County, Indiana**

Property Occupant:

**Indiana University Health
Southern Indiana Physicians**

Manual Prepared By:

Bynum Fanyo & Associates, Inc.
528 N. Walnut Street
Bloomington, IN 47404
Ph: (812)332-8030
BFA Project No.: 401933

Date:

25 October, 2019

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9. Exhibit C: Basin Component Photographs

Narrative

Doc-2605 East Creeks Edge Drive Mob, Llc, is the owner of Lot 8A of Canada Farm Subdivision Phase I in Monroe County, Indiana addressed as 2605 East Creek's Edge Drive, Bloomington, IN 47401. Improvements on Lot 8A include a medical office building (Indiana University Health Southern Indiana Physicians) with accompanying asphalt parking lots and a stormwater retention basin. Said retention basin is more specifically located in the western portion of the lot at latitude/longitude N39.128373° / W86.502804° and is the subject of this Operations and Maintenance Manual. The retention pond is in the form of a wet detention basin consisting of an excavated impoundment area with a principal outlet control structure and a surface overflow spillway.

Definitions

Retention Basin:

A retention basin is an excavated stormwater impoundment consisting of the impoundment area, an earthen dam, a concrete outlet control structure (inlet and casting) and a surface overflow spillway. Retention basins maintain a normal pool level of stormwater year round and usually include additional dry storage volume above normal pool for the temporary detention of rainfall runoff. The purpose of a retention basin is to slow down rainfall runoff and improve water quality. To function as intended the retention basin and its individual components require routine maintenance. The location of the retention basin is shown in Exhibit A.

Rainfall Runoff:

Rainfall runoff in urban areas contain many types and forms of pollutants. When compared to rainfall runoff from pre-developed conditions, high concentrations and some contaminants that are not naturally present in runoff from undeveloped lands are found. Runoff from undeveloped watersheds contain metals, nutrients, sediment particles, oxygen-demanding compounds, and other constituents. Once a watershed is developed, constituent loads increase because rainfall runoff volumes increase and the sources of many of these pollutants also increase. Supplemental applications of compounds, such as fertilizers, tend to increase the availability of some pollutants to stormwater runoff. Retention basins are implemented into project designs to offset the effects of these pollutants.

Retention Basin Owner:

Retention basin owners are typically the property owner. The owner may also be the lessee of the property in the case of long-term leases of commercial and industrial zoned properties. The owner of this retention basin is Doc-2605 East Creeks Edge Drive Mob, Llc.

Inspections

Routine inspections and maintenance are the responsibility of the retention basin owner. The retention basin owner shall be financially responsible for any maintenance or repairs required by the City of Bloomington Utilities (CBU) or its representatives during their inspections. The approved maintenance plan and inspection forms provided with this manual should be used as guidance for performing maintenance activities. Completed inspection forms must be maintained by the retention basin owner and produced upon request by the CBU. The CBU must be notified of any changes in retention basin ownership, major repairs or retention basin failure in writing within 30 days. The letter should be addressed to:

City of Bloomington Utilities
Engineering Dept.
600 E. Miller Dr.
Bloomington, IN 46401
Ph: (812)349-3930

The CBU and/or its authorized representative have the right to enter the property to inspect the retention basin. In the event the CBU finds the retention basin in need of maintenance or repair, the CBU will notify the retention basin owner of the necessary maintenance or repairs and give the owner a timeframe for completing the maintenance or repairs. If the maintenance or repairs are not completed within the designated timeframe, the CBU may perform the maintenance or repairs and bill the retention basin owner for the cost of the work.

Inspection & Maintenance Activities

Refer to the checklist provided with this manual for inspection, maintenance, and repair of the retention basin. The checklist is to be used by the retention basin owner in performing routine inspections and may also be used by the CBU to perform its own annual inspections.

Retention basin owners must routinely inspect retention basins to verify that all components are functioning as designed and are not in danger of failing. Retention basins require maintenance to function properly as a water quality and quantity facility. Maintenance can range from soil erosion repairs to eradication of invasive plant species.

The retention basin owner agrees to the maintenance and inspection programs included with this manual. Inspections must be performed on an annual basis between May 1 and September 1 and documented on the inspection forms included with this manual.

Retention Basin Owner Acknowledgment

This Operation and Maintenance Manual is submitted to the City of Bloomington Utilities (CBU) with the intent to insure the longevity and adequate functioning of the retention basin owned by Doc-2605 East Creeks Edge Drive Mob, Llc. By submitting this Operation and Maintenance Manual to the CBU with plans to maintain said retention basin, the retention basin owner agrees to follow and abide by the inspection schedule and maintenance activities listed in this manual. The retention basin owner is responsible for any additional maintenance and/or repair activities to maintain the function and longevity of the retention basin. All responsibilities for inspection and maintenance of the retention basin as well as any other responsibilities and obligations which shall be borne by the owner, Doc-2605 East Creeks Edge Drive Mob, Llc, shall also be borne by any successors in interest to the property.

Retention Basin Owner Signature:

Date

Printed Owner & Title

Retention Basin Inspection Checklist
 IU Health Southern Indiana Physicians
 Owner: Doc-2605 East Creeks Edge Drive Mob, Llc

Location: Retention pond at west edge of property at 2605 E. Creek's Edge Dr., Bloomington, IN 47401
 Date: _____
 Inspector: _____
 Signature: _____

Time: _____
 Title: _____

Refer to Exhibits A - C
 Y = Yes
 N = No

| Maintenance Item | Y or N | Comments | Recommended Maintenance Procedure |
|---|--------|----------|---|
| Adjacent banks w/ at least 95% ground cover | | | Use only seed mix from Exhibit 2. Mow to 6" height in mid June only. |
| Erosion at pipes discharging to the basin | | | Repair eroded areas by adding natural rock or stones 6" and larger in the washed area to a level flush with the surrounding ground surface. |
| Invasive plant species present | | | Eradicate any and all plant species listed in the Landscape Standards of the City of Bloomington Ordinance Chapter 20.05.058 Exhibit LA-B that are within or on the adjacent banks. |
| Animal burrows present | | | Contact the City of Bloomington Animal Control or a licensed animal trapper for removal services. |
| Steel grated casting blocked or damaged | | | Remove trash and debris from the casting. Remove all plants within 2 feet of the casting. |
| Concrete outlet control structure in good condition | | | Check for cracking or serious spawling of concrete. If present then contact a contractor to repair. |
| Surface overflow spillway clear of obstructions | | | Remove trash, debris and woody plants between the pond and the sidewalk ramp at the property driveway entrance. |

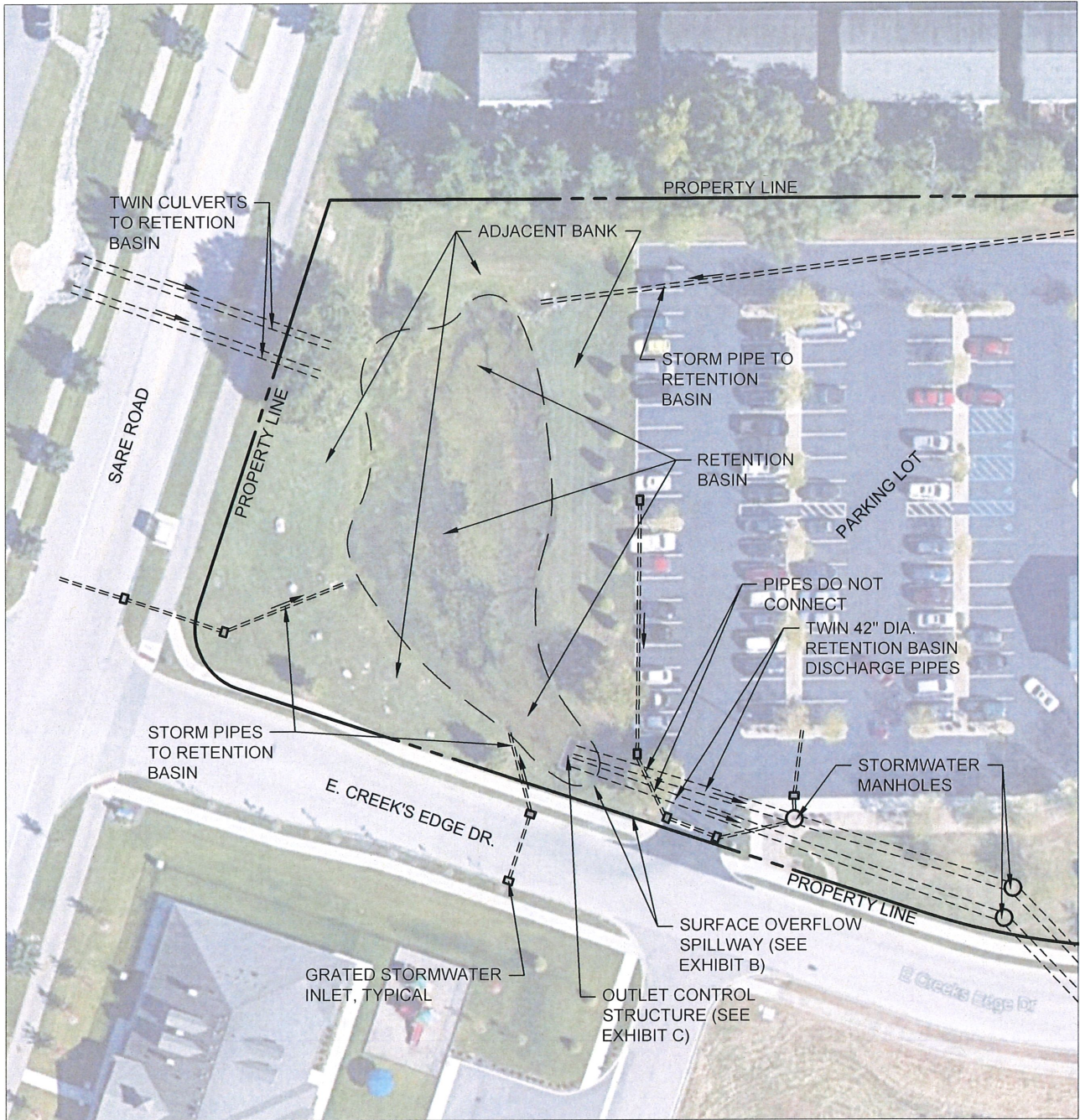
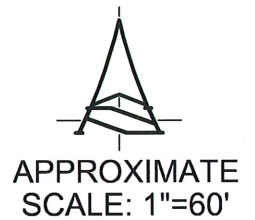
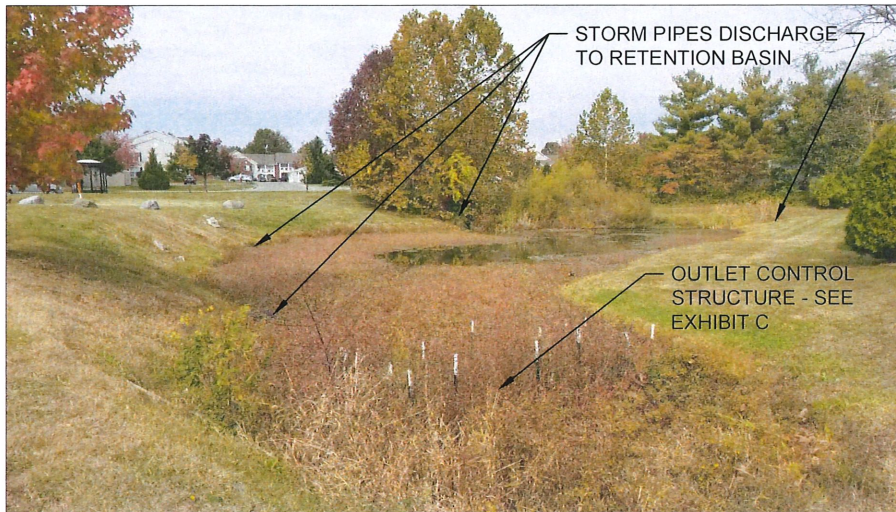


EXHIBIT A
LOCATION MAP





RETENTION BASIN
(SE LOOKING NW)



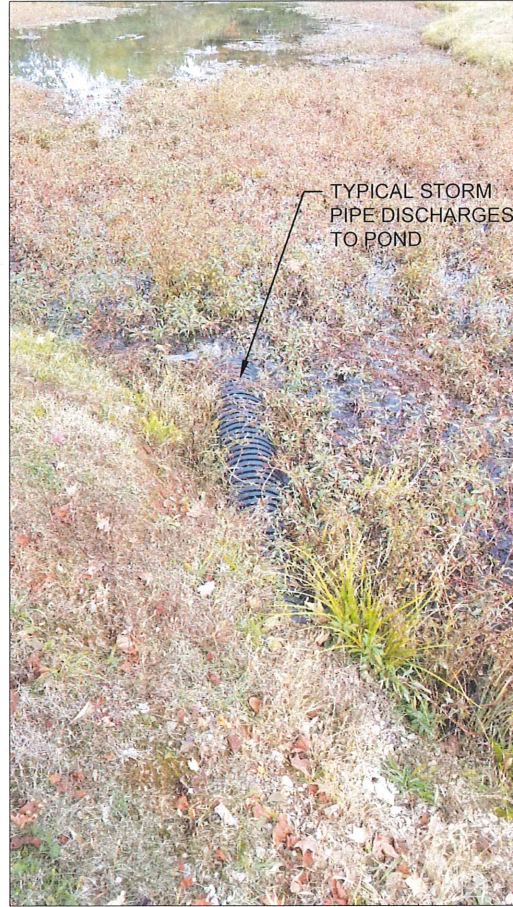
SURFACE OVERFLOW SPILLWAY

EXHIBIT B
BASIN COMPONENT PHOTOGRAPHS



OUTLET CONTROL STRUCTURE
(OPEN GRATED CASTING ON
CONCRETE INLET)

OUTLET CONTROL
STRUCTURE



TYPICAL STORM
PIPE DISCHARGES
TO POND

TYPICAL STORM PIPE TO
POND

EXHIBIT C
BASIN COMPONENT PHOTOGRAPHS

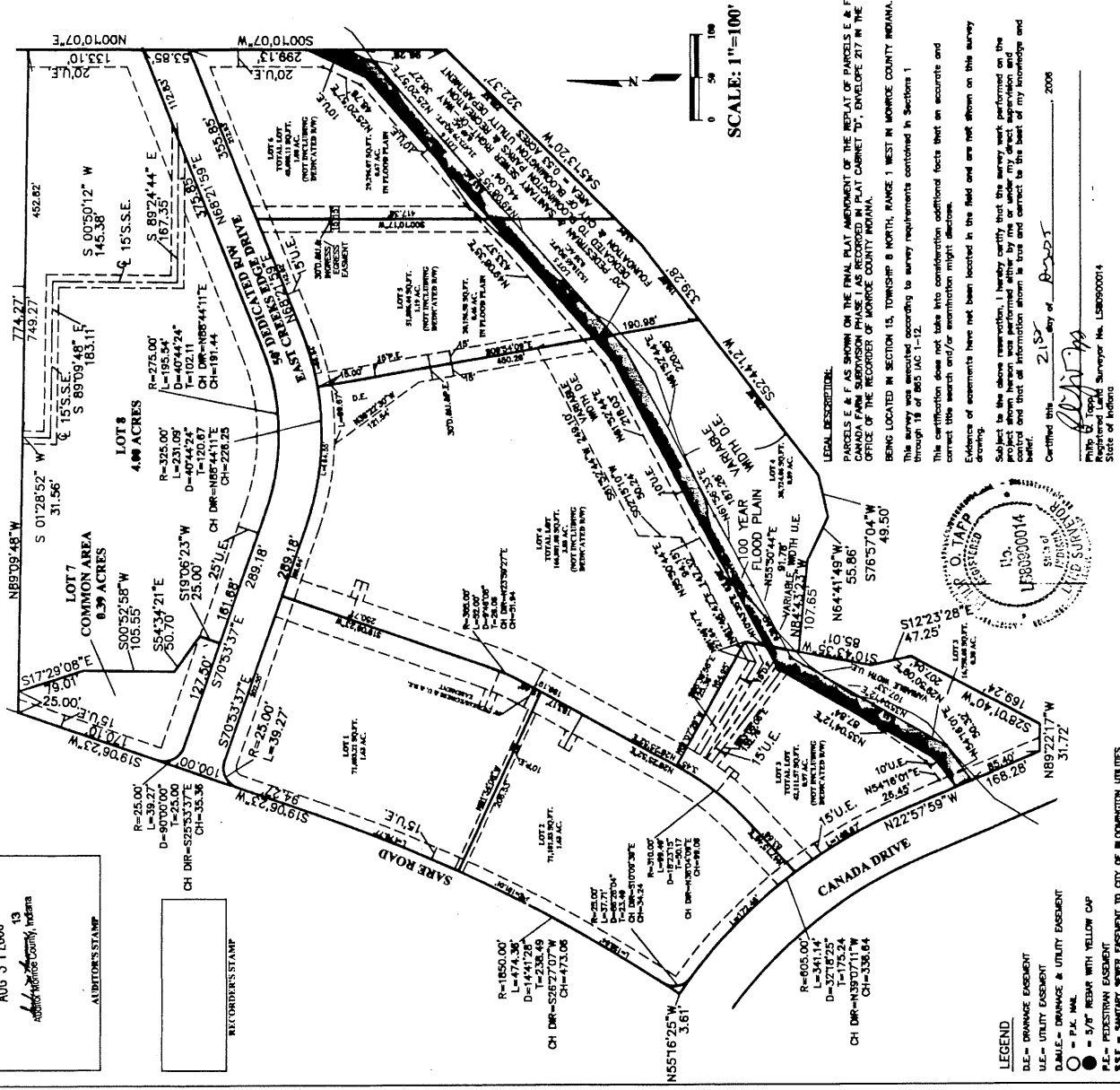
Pat Haley
 Monroe County Recorder-IN
 IN 2008817949 SPL
 09/05/2006 12:50:20 1 PGS
 P.Lime Fee: \$28.00

FINAL PLAT AMENDMENT THIRD REPLAT OF PARCELS E/F CANADA FARM SUBDIVISION PHASE I

DAILY ENTERED
 FOR TAXATION
 AUG 31 2006
 13
 Monroe County, Indiana

ALBERTUS STAMP

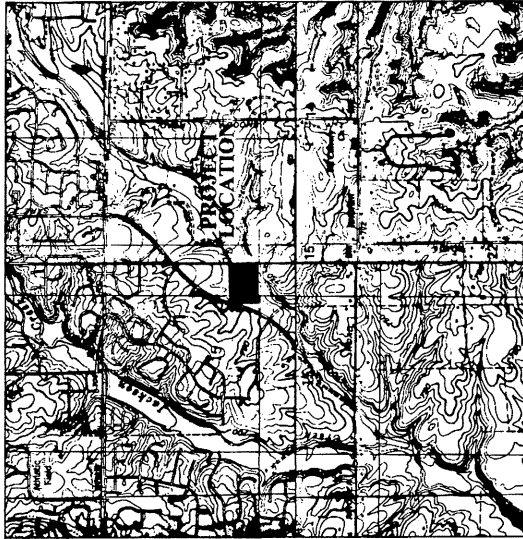
BLK CONDUITS STAMP



- LEGEND**
- D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.U.A.L.E. = DRAINAGE & UTILITY EASEMENT
 - = P.A. MAIL
 - = 5/8" REBAR WITH YELLOW CAP
 - P.E. = PEDESTRIAN EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT TO CITY OF INDIANAPOLIS UTILITIES



LEGAL DESCRIPTION:
 PARCELS E & F AS SHOWN ON THE FINAL PLAT AMENDMENT OF THE REPLAT OF PARCELS E & F CANADA FARM SUBDIVISION PHASE I AS RECORDED IN PLAT CABINET "D", ENVELOPE 217 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY INDIANA.
 BEING LOCATED IN SECTION 15, TOWNSHIP 8 NORTH, RANGE 1 WEST IN MONROE COUNTY INDIANA.
 This survey was conducted according to survey requirements contained in Sections 1 through 18 of 803 IAC 1-12.
 The certification does not take into consideration additional facts that an accurate and correct true meridian north of 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 above described was performed either by me or under my direct supervision and that I am a duly Licensed Professional Surveyor in the State of Indiana.
 Certified by: *[Signature]* O. TAPP, Surveyor
 Date: 2/15/06



LOCATION MAP

USGS QUAD MAP
 SCALE: 1"=2000'

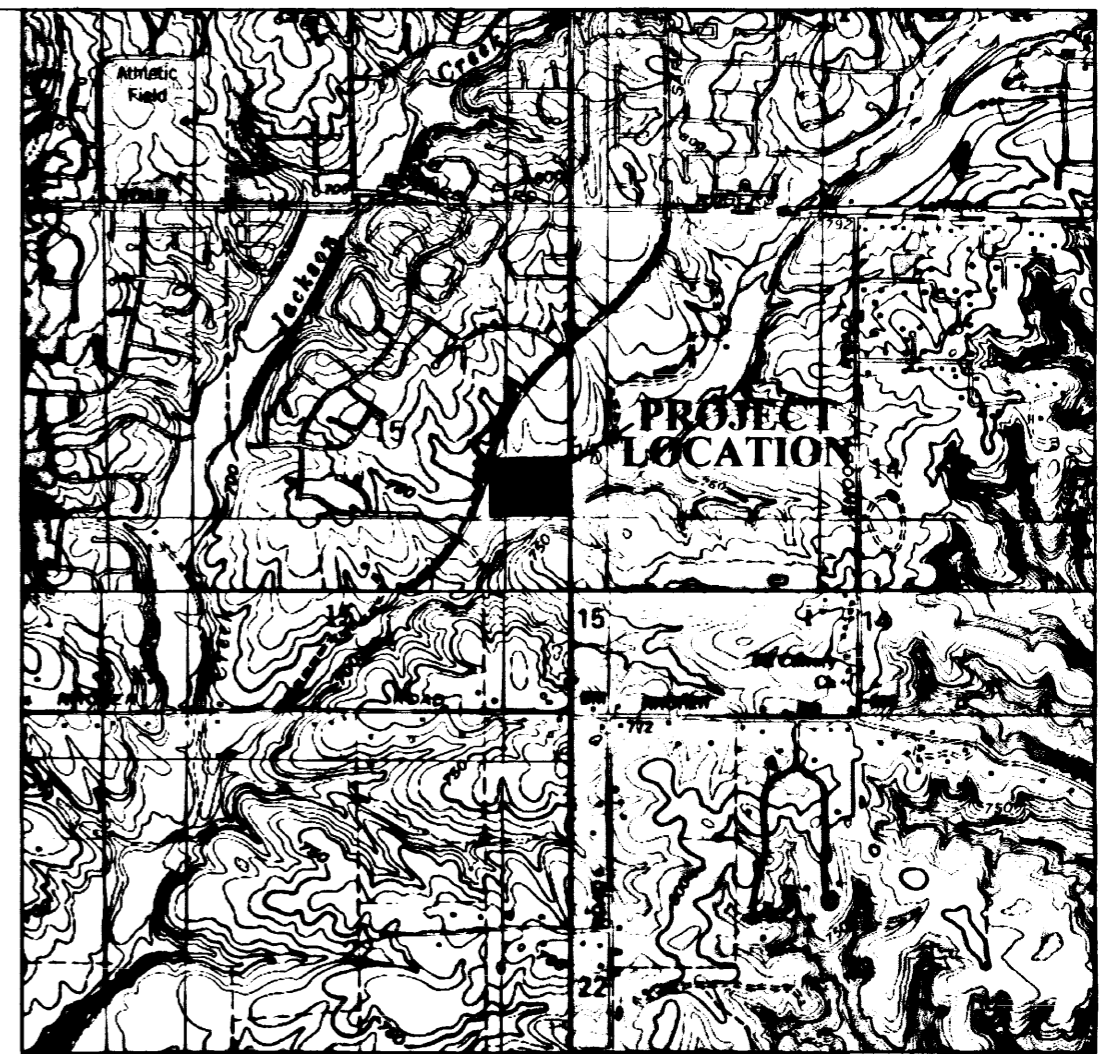
PLAT COMMISSION AND BOARD OF PUBLIC WORKS
 Under the authority provided by Chapter 174, Article 10 of the Constitution of the State of Indiana and confirmed by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:
 Approved by the Board of Public Works at a meeting held:
 President: *[Signature]*
 Mayor: *[Signature]*
 City Clerk: *[Signature]*
 Approved by the City Plan Commission at a meeting held:
 President: *[Signature]*
 Director: *[Signature]*

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.
[Signature]
 Notary

The undersigned, Sherwood Hills South, Inc. & Rogers Property Management, L.L.P., an Indiana limited liability partnership, being the owners of the above described and other, more fully described, land and subdivided the same into lots being the Canada Farm Subdivision Phase I, as shown on the attached plat, and designated as Final Plat Amendment, Third Replat of Parcels E & F Canada Farm Subdivision Phase I.
 IN WITNESS WHEREOF, Sherwood Hills South, Inc. & Rogers Property Management, L.L.P., by *[Signature]*, its duly authorized officer, has hereunto set its hand and seal this 28th day of August, 2006.
 Sherwood Hills South, Inc. & Rogers Property Management, L.L.P., by *[Signature]*
 Rogers Property Management, L.L.P., by *[Signature]*, J. Brumbaugh, P. M.D., General Partner

STATE OF INDIANA)
 COUNTY OF MONROE)
 Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Kenneth E. Blackwell for Sherwood Hills South, Inc. & Rogers Property Management, L.L.P., and *[Signature]* for Rogers Property Management, L.L.P., and known as Final Plat Amendment, Third Replat of Parcels E & F Canada Farm Subdivision, Phase I as that voluntary act and deed for the uses and purposes therein expressed.
 WITNESS my hand and official seal this 28th day of August, 2006.
 My Commission Expires: November 8, 2008
[Signature]
 Notary Public
 Ken K Gehlhausen

FINAL PLAT AMENDMENT THIRD REPLAT OF PARCELS E/F CANADA FARM SUBDIVISION PHASE I



LOCATION MAP

USGS QUAD MAP
 SCALE: 1"=2000'

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:

August 22nd, 2006
 [Signature]
 President

Cheri Baker
 [Signature]
 Member

Approved by the City Plan Commission at a meeting held:

July 10, 2006
 [Signature]
 Director
W.E. Strube
 President

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

[Signature]
 Name

The undersigned, Sherwood Hills South, Inc. & Rogers Property Management LLP, an Indiana limited liability partnership, being the owners of the above described real estate, does hereby lay off, plat and subdivide the same into lots and streets in accordance with this plat. The within plat shall be known and designated as Final Plat Amendment, Third Replat of Parcels E / F Canada Farm Subdivision Phase I.

IN WITNESS WHEREOF, Sherwood Hills South, Inc. by Kenneth E. Blackwell, & Rogers Property Management LLP, by Bradford J. Bomba, Jr., M.D., General Partner have hereunto executed this 28th day of August, 2006.

Kenneth E. Blackwell
 [Signature]
 Sherwood Hills South, Inc., by Kenneth E. Blackwell
Bradford J. Bomba Jr.
 [Signature]
 Rogers Property Management LLP, by Bradford J. Bomba, Jr. M.D., General Partner

STATE OF INDIANA)

COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Kenneth E. Blackwell for Sherwood Hills South, Inc. & Bradford J. Bomba, Jr., M.D., General Partner for Rogers Property Management LLP, and being the owners of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Final Plat Amendment, Third Replat of Parcels E / F Canada Farm Subdivision, Phase I as their voluntary act and deed for the uses and purposes therein expressed.

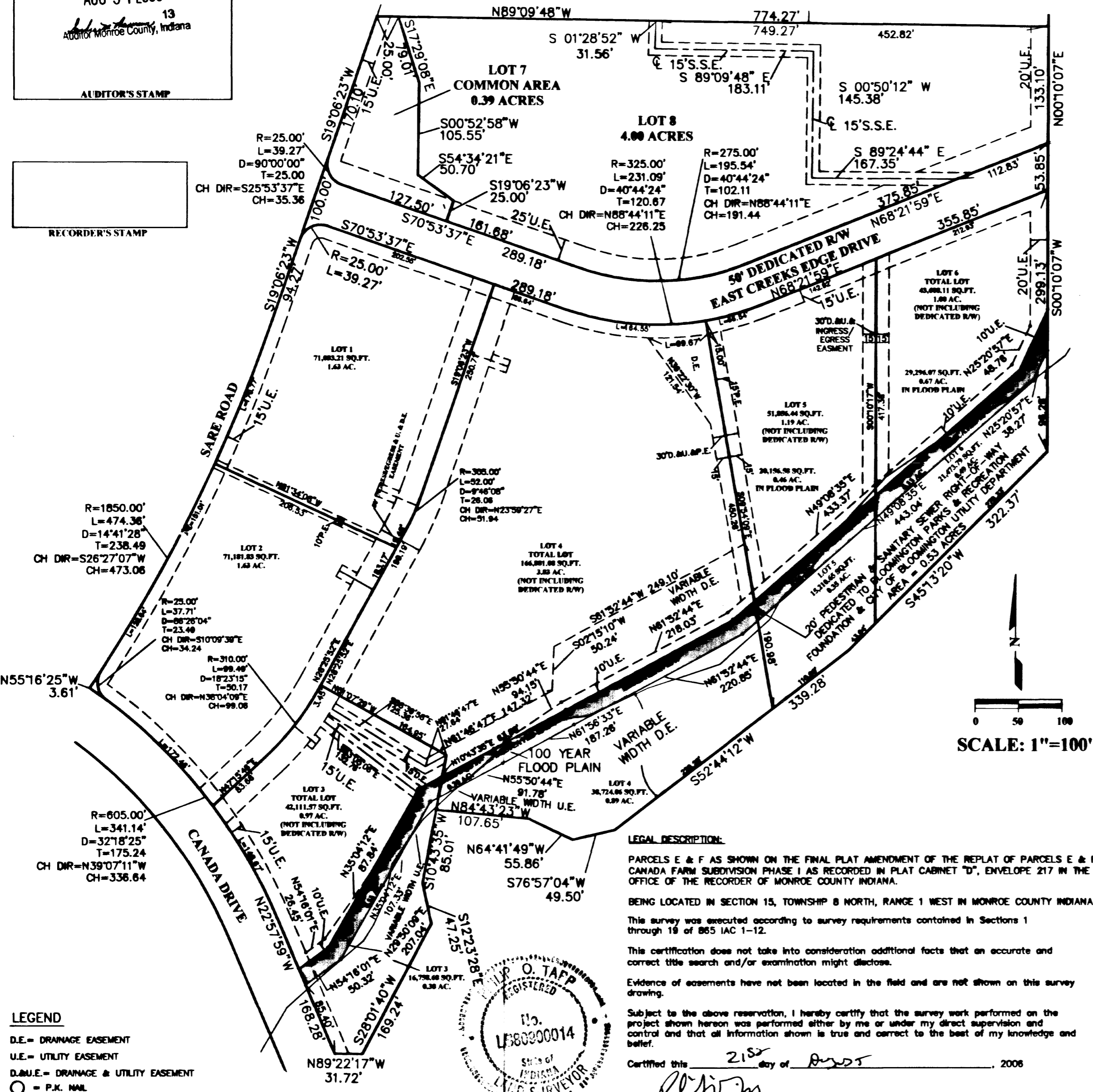
WITNESS my hand and Notarial Seal this 28th day of August, 2006.

My Commission Expires: November 8, 2008
Rori K Gehlhausen
Lori K Gehlhausen

**JOB NO. 6015
 SHEET 1 OF 1**

DULY ENTERED
 FOR TAXATION
 AUG 31 2006
 13
 Auditor Monroe County, Indiana
 AUDITOR'S STAMP

RECORDER'S STAMP



- LEGEND**
- D.E.= DRAINAGE EASEMENT
 - U.E.= UTILITY EASEMENT
 - D.U.E.= DRAINAGE & UTILITY EASEMENT
 - = P.K. NAIL
 - = 5/8" REBAR WITH YELLOW CAP
 - P.E.= PEDESTRIAN EASEMENT
 - S.S.E.= SANITARY SEWER EASEMENT TO CITY OF BLOOMINGTON UTILITIES

LEGAL DESCRIPTION:

PARCELS E & F AS SHOWN ON THE FINAL PLAT AMENDMENT OF THE REPLAT OF PARCELS E & F CANADA FARM SUBDIVISION PHASE I AS RECORDED IN PLAT CABINET "D", ENVELOPE 217 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY INDIANA.

BEING LOCATED IN SECTION 15, TOWNSHIP 8 NORTH, RANGE 1 WEST IN MONROE COUNTY INDIANA. This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

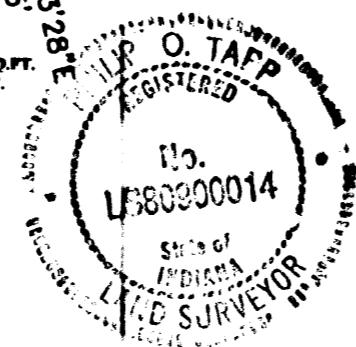
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

Evidence of easements have not been located in the field and are not shown on this survey drawing.

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

Certified this 21st day of August, 2006

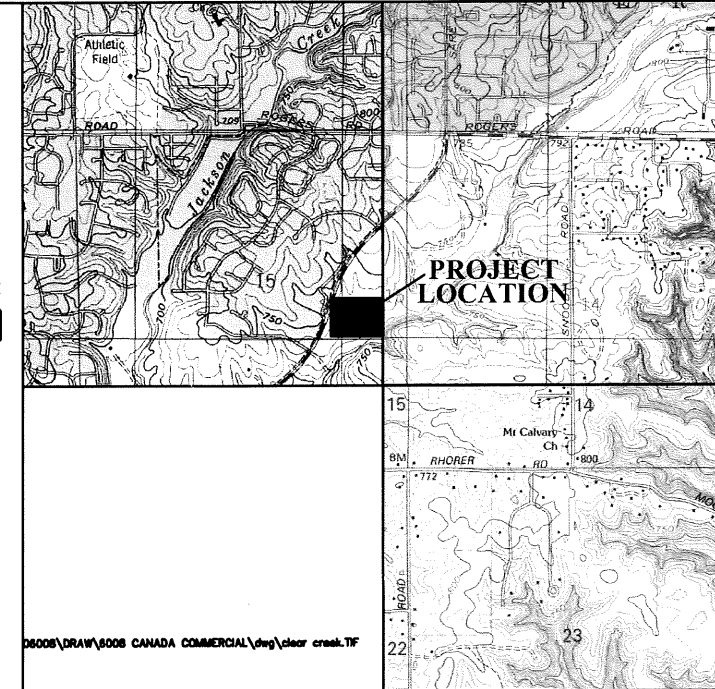
Philip O. Tapp
 [Signature]
 Registered Land Surveyor No. LS80900014
 State of Indiana



FINAL PLAT AMENDMENT LOT 8 CANADA FARM SUBDIVISION PHASE I

AUDITOR'S STAMP

RECORDER'S STAMP



LOCATION MAP

USGS QUAD MAP
SCALE: 1"=2000'

PLAT COMMITTEE 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:

President

Member

Member

Approved by the City Plat Committee at a meeting held:

Director

President

The undersigned, _____, being the owners of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. The within plat shall be known and designated as Final Plat Amendment, Lot 8 Canada Farm Subdivision, Phase I.

IN WITNESS WHEREOF, _____ have hereunto executed this _____ day of _____, 2019.

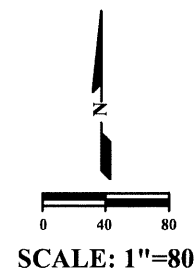
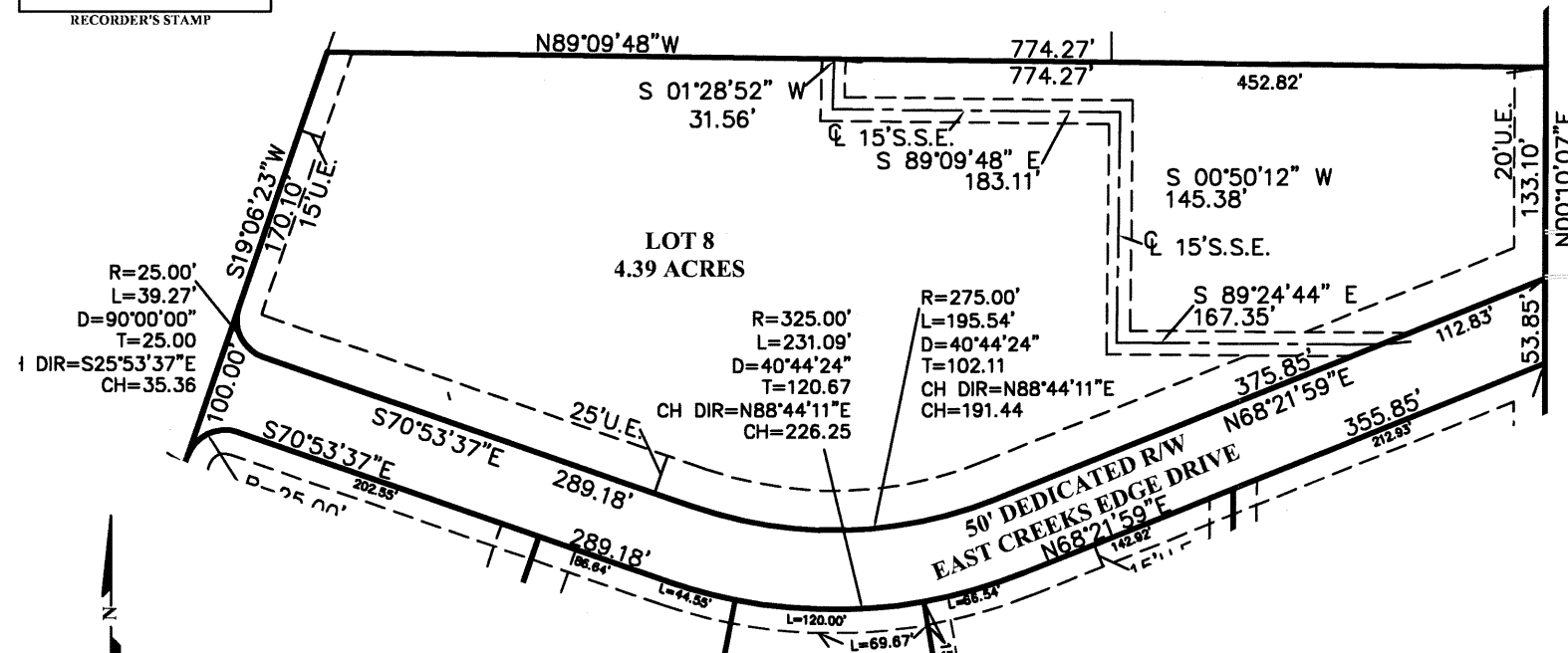
STATE OF INDIANA)
COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared _____ and _____, being the owners of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Final Plat Amendment, LOT 8 Canada Farm Subdivision, Phase I as their voluntary act and deed for the uses and purposes therein expressed.

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

My Commission Expires: _____

**JOB NO. 6015
SHEET 1 OF 1**



LEGAL DESCRIPTION:
LOTS 7 & 8 AS SHOWN ON THE FINAL PLAT AMENDMENT THIRD REPLAT OF PARCELS E/F CANADA FARM SUBDIVISION PHASE I AS RECORDED IN PLAT CABINET "D", ENVELOPE 50 IN THE OFFICE OF THE RECORDER OF MONROE COUNTY INDIANA.
BEING LOCATED IN SECTION 15, TOWNSHIP 8 NORTH, RANGE 1 WEST IN MONROE COUNTY INDIANA.
This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.
Evidence of easements have not been located in the field and are not shown on this survey drawing.
Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.
Certified this _____ day of _____, 2019

Philip D. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana

NOTE:
1. The purpose of this plat is to replat lots 7 and 8 into one Lot 8.

The undersigned, _____, being the owners of the above described real estate, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. The within plat shall be known and designated as Final Plat Amendment, Lot 8 Canada Farm Subdivision, Phase I.
IN WITNESS WHEREOF, _____ have hereunto executed this _____ day of _____, 2019.

STATE OF INDIANA)
COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared _____ and _____, being the owners of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Final Plat Amendment, LOT 8 Canada Farm Subdivision, Phase I as their voluntary act and deed for the uses and purposes therein expressed.

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

My Commission Expires: _____

- LEGEND**
- D.E.= DRAINAGE EASEMENT
 - U.E.= UTILITY EASEMENT
 - D.&U.E.= DRAINAGE & UTILITY EASEMENT
 - = P.K. NAIL
 - = 5/8" REBAR WITH YELLOW CAP
 - P.E.= PEDESTRIAN EASEMENT
 - S.S.E = SANITARY SEWER EASEMENT TO CITY OF BLOOMINGTON UTILITIES