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07/21/2022 08:01:12A 1 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Presented

PERENNIAL ESTATES SUBDIVISION LOT 1 & LOT 2 AMENDMENT FOUR- FINAL PLAT
A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH,
RANGE 1 WEST, MONROE COUNTY, INDIANA

DULY ENTERED
FOR TAXATION.

JUL 20 2022

Catherine Smith
Auditor Monroe County, Indiana

PERRY TWP.
TOWNSHIP 8 N
RANGE 1 W
SECTION 27

DEVELOPER, APPLICANT & OR OWNER
TAWNY STERWERF
1785 E RAYLETOWN ROAD
BLOOMINGTON, IN 47401

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	29.60'	29.59'	N 02°17'36" W	5°39'10"
C2	350.00'	34.53'	34.52'	N 02°17'36" W	5°39'10"
C3	300.00'	29.60'	29.59'	S 02°17'36" E	5°39'10"
C4	350.00'	34.53'	34.52'	S 02°17'36" E	5°39'10"

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 00°31'59" W	60.96'
L2	S 05°07'11" E	120.19'
L3	N 00°31'59" E	58.49'
L4	N 89°26'13" W	50.00'
L5	S 00°31'59" W	58.47'
L6	N 05°07'11" W	120.19'
L7	S 00°31'59" W	60.96'
L8	S 89°27'46" E	50.00'
L9	N 32°30'58" E	35.31'
L10	N 47°08'13" E	129.10'
L11	N 60°28'45" E	114.61'
L12	N 79°21'41" E	94.84'
L13	S 89°48'29" W	80.63'

EXISTING STRUCTURES:

- (1) - 2- Story Dwelling
- (2) - 2- Story Dwelling with Basement
- (3) - Detached Garage

SETBACK TABLE

Front - 25' from R/W for buildings (local)
Side - 15'
Rear - 35'
These lots are for "Single Family" use.
ZONE: ESTATE RESIDENTIAL (ER)

SETBACK TABLE

Front - 25' from R/W for buildings (local)
Side - 5'
Rear - 10'
These lots are for "Single Family" use.
ZONE: SUBURBAN RESIDENTIAL (SR)

ECO AREA 3 RESTRICTIONS
CHAPTER 825-4(c)(2)

There shall be no disturbance of natural vegetation beyond the eighteen (18) percent slope line, subject to the requirements of 825-3.

CERTIFICATION

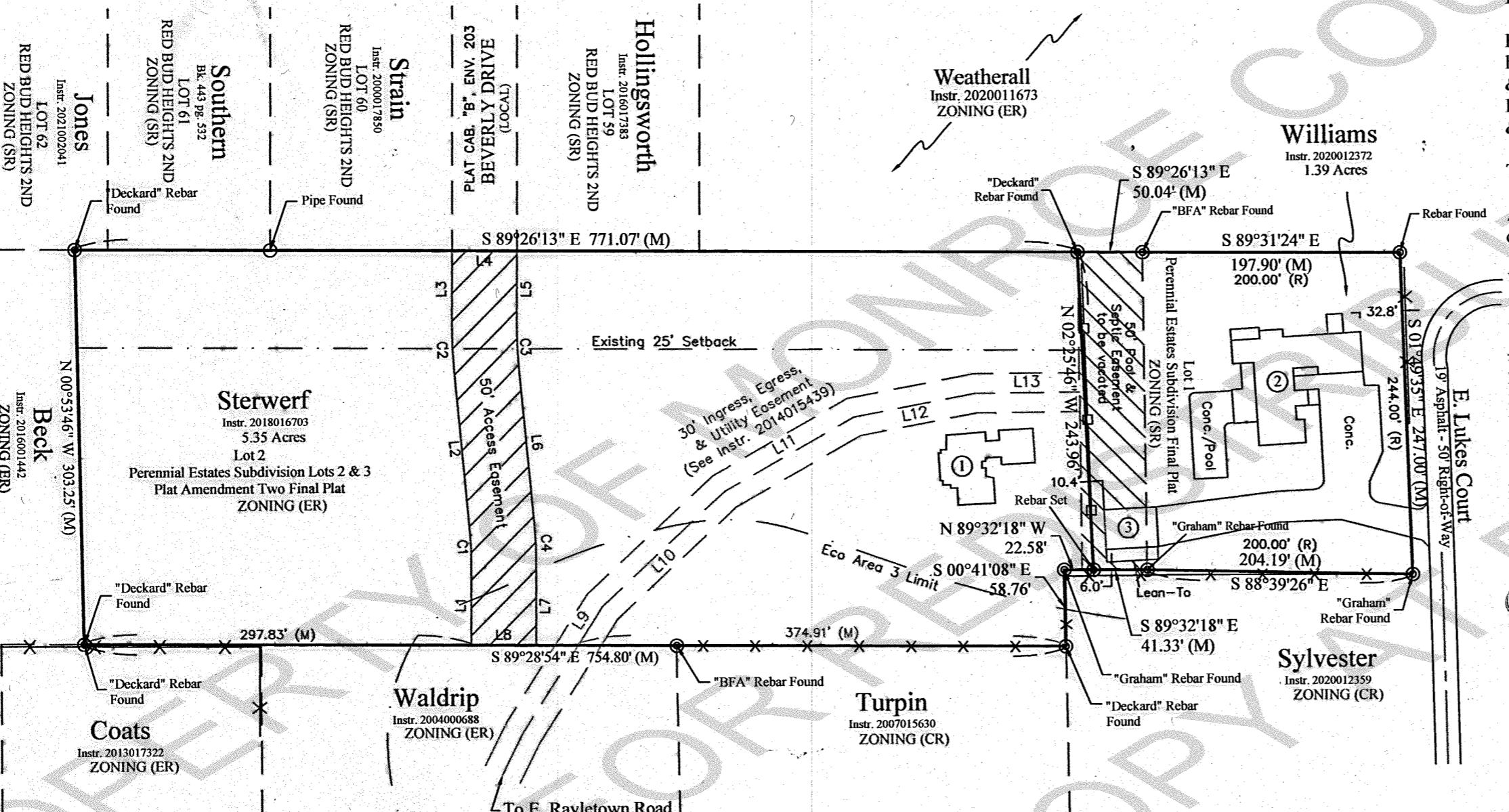
The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 20th day of June, 2022.

Eric L. Deckard
Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana



HISTORIC DESCRIPTIONS:

LOT 1 - Lot Number One (1) in Perennial Estates Subdivision Final Plat.

LOT 2 - Lot Number Two (2) in Perennial Estates Subdivision - Lots 2 & 3 Amendment One Final Plat.

SOURCE OF TITLE:

LOT 1 - Now or Formerly owned by Ronald F. Williams, Trustee of the Ronald F. Williams Revocable Trust as found in Instrument Number 2020012372 in the Office of the Monroe County Recorder.

LOT 2 - Now or Formerly owned by Kyle Sterwerf and Tawny Sterwerf as found in Instrument Number 2018016703 in the Office of the Monroe County Recorder.

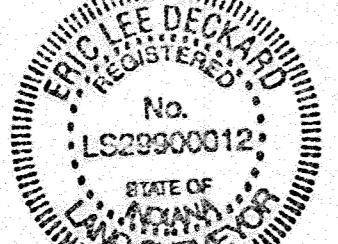
REFERENCED SURVEYS:

1. Reference is made to the plat of Perennial Estates Subdivision Final Plat as found in Plat Cabinet "C", Envelope 176 in the Office of the Monroe County Recorder.
2. Reference is made to the plat of Perennial Estates Subdivision Lots 2 & 3 - Amendment One Final Plat as found in Instrument Number 2007003678 in the Office of the Monroe County Recorder.
3. Reference is made to the plat of Perennial Estates Subdivision Lot 2 Amendment Three Final Plat as found in Instrument Number 2014015439 in the Office of the Monroe County Recorder.

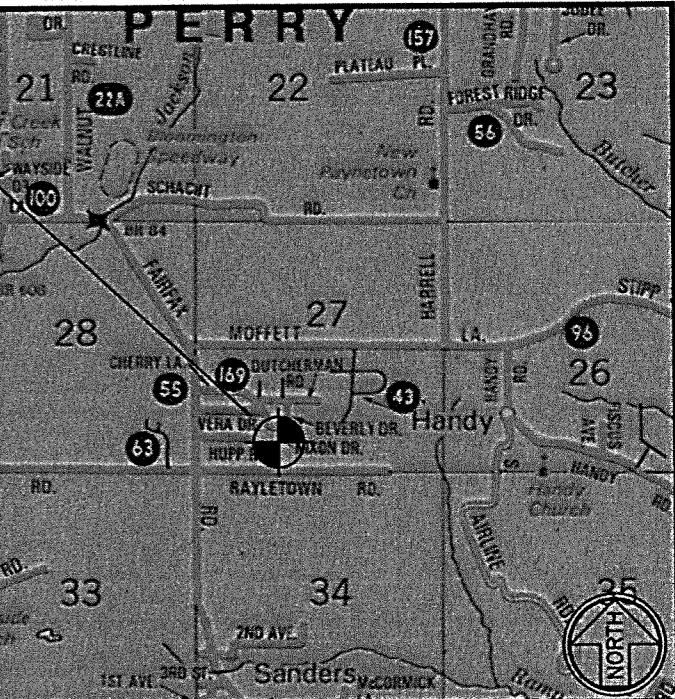
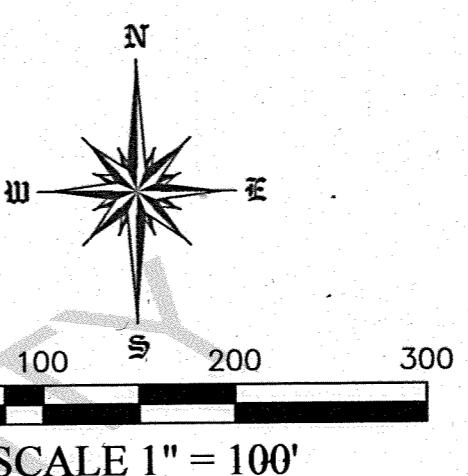
NOTES:

- 1). 5/8" rebar will be set at all property corners.
- 2). Fieldwork completed August 2021.
- 3). Basis of bearing (State Plane - Indiana West).
- 4). Coordinates shown hereon were obtained from GPS observations utilizing the Indiana Real-Time Network (INCORS), Indiana West Zone, NAD83 (2011) Epoch 2010.0000, State Plane Grid Coordinates, US Survey Feet. Geoid model G2012BU7. Datum NAD83_NO_TRANS.
- 5). Coordinate data was collected using a Topcon Network Rover (Hiper SR GPS), a Topcon 302 Total Station, and an FC-5000 Data Collector. Coordinate positions are grid north (Indiana State Plane West Zone).
- 6). I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.

- ERIC L. DECKARD



PROJECT LOCATION



DEDICATION OF PUBLIC RIGHTS-OF-WAY:

Kyle Sterwerf and Tawny Sterwerf (owners), and Ronald F. Williams (trustee) of the real estate shown and described herein do hereby certify, lay off and re-plat Lots numbered 1 and 2 to be known as Perennial Estates Subdivision Lot 1 & Lot 2 Amendment Four Final Plat. Rights-of-way not heretofore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certification, this plat shall be known as Perennial Estates Subdivision Lot 1 & Lot 2 Amendment Four Final Plat.

There are building setbacks on this plat upon which no structures may be erected or maintained.

As owner(s) of Lots 1 and 2 in Perennial Estates Subdivision, in Monroe County, Indiana, we by this instrument declare these platted lots amended.

Witness our hands and seals this 5th day of July, 2022.

Kyle Sterwerf *POA*
Kyle Sterwerf (Owner Lot 2)
1785 E. Rayletown Road
Bloomington, Indiana 47401

Tawny Sterwerf
Tawny Sterwerf (Owner Lot 2)
1785 E. Rayletown Road
Bloomington, Indiana 47401

Ronald F. Williams *Trustee*
Ronald F. Williams (Trustee Lot 1)
1901 E. Lukes Court
Bloomington, Indiana 47401

STATE OF INDIANA)
)
COUNTY OF MONROE)
)
Before me, the undersigned Notary Public, in and for said County and State, personally appeared Kyle Sterwerf and Tawny Sterwerf (owners), and Ronald F. Williams (trustee), each separately and severally acknowledged the execution of the forgoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this 5th day of July, 2022.

Notary Public: *Crystal Arguelles*
Crystal Arguelles

County of Residence: *Monroe*

My Commission Expires: *3-25-27*

STORM & SURFACE DRAINAGE:

This is to certify that the subject property is located in zone "X", and does not appear to be located in a special flood hazard area, according to FHBM, Panel Number 18105C0232D dated December 17th, 2010.

COMMISSION CERTIFICATE:

Under the authority of Chapter 174, Act of 1947, as amended by the General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, these parcels were created through the Final Plat Amendment procedure and approved by the Monroe County Plan Commission on *7/13/22*.

Monroe County Plan Commission:

President: *Eric L. Deckard*

Secretary: *Jacqueline N. Johnson*

