



## STAFF REPORT

### BARTHOLOMEW COUNTY PLAN COMMISSION (June 13, 2012 Meeting)

**Docket No. / Project Title:** MI/P-12-02 (Nicholls/Bohall Minor Subdivision)  
**Staff:** Thom Weintraut  
**Applicant:** Sharinda Bohall  
**Property Size:** 6.98 Acres  
**Current Zoning:** AG (General Rural)  
**Location:** 14353 West Lake Road, in Jackson Township

#### Background Summary:

The applicant has indicated that the proposed subdivision is for the purpose of creating 1 new lot for a total of 2 lots equaling 6.98 acres, including approval of a modification of Subdivision Control Ordinance Section 8-60(a)(3)(i) to allow an access easement to cross a lot and divide it in two without those two areas being platted.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Should the access easement be located across the middle of Lot 1 effectively dividing that lot into two pieces?
2. Will the access easement create difficulties for the use of Lot 1?

#### Preliminary Staff Recommendation:

Approval of the subdivision and the request for a modification of Section 8-60(a)(3)(i) to allow an access easement to divide a lot without the two areas being platted and the following condition(s): All outstanding technical comments shall be addressed.

The requested modification is consistent with the intent of the Zoning Ordinance because the portion of Lot 1 that contains the existing structures is larger than the minimum requirement of 1 acre and therefore should not impact the use of Lot 1, adversely affect adjacent properties, or be detrimental to the community as a whole. The size of the proposed lots are based upon the request of the estate and not created by the applicant or owners of the lots. In addition, the topography of the property and soils types limit locations for suitable septic sites on the eastern portion of the property and the location of the septic system on Lot 1 restricts the placement of an easement along the eastern edge of the property and therefore necessitates the location of the easement to divide Lot 1.

#### Plan Commission Options:

In reviewing a request for *minor subdivision approval*, which includes a request for modification(s) the Plan Commission may (1) approve the modification(s) and the subdivision, (2) deny the modification(s) and the subdivision, or (3) continue the review to the next Plan Commission meeting. If more than one modification is requested, the Plan Commission may approve some, all, or none of the requests. The Plan Commission may attach conditions to the approval of the modification(s); however the conditions should be directly related to the circumstances of the modification requested (per Subdivision Control Ordinance Section 8-119(c)).

**Modification Decision Criteria:**

Indiana law and the Bartholomew County Subdivision Control Ordinance require that the Plan Commission approve all subdivisions which meet the applicable requirements. The Plan Commission has delegated the approval authority for Minor Subdivisions to the Plat Committee. This application is being considered by the Plan Commission because the Plat Committee found at least one aspect of the proposal to be inconsistent with the Subdivision Control Ordinance. Section 8-119(a) of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public, health, safety, and general welfare.
2. Adjacent property will not be adversely affected.
3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.
4. The modification is consistent with the intent of the Zoning Ordinance, other applicable ordinances, and the Comprehensive Plan.
5. The condition necessitating the modification was not created by the owner or applicant.
6. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

**Outstanding Technical Comments:**

The following outstanding technical comments must be addressed by the applicant:

1. Primary Approval certificate should be the Plan Commission.
2. The Board of Commissioner's certificate is not needed since there is no requirement for dedication of right-of-way.
3. Provide recorded documentation of easement for the septic system lateral that is located on adjoining property.
4. Surveyor's signature is required.

| <b>Current Property Information (entire subdivision site):</b>     |  |
|--|--|
| <b>Land Use:</b>   | Single family residential                            |
| <b>Site Features:</b>  | A house, garage, barn and woods                      |
| <b>Flood Hazards:</b>  | None   |
| <b>Special Circumstances:</b><br>(Wellfield Protection Area, etc.) | None   |
| <b>Vehicle Access:</b>   | The property gains access from Lake Road - Collector |

| <b>Surrounding Zoning and Land Use (entire subdivision site):</b> |                                 |                                       |
|---|---------------------------------|---------------------------------------|
|   | <b>Zoning:</b>                  | <b>Land Use:</b>                      |
| <b>North:</b>   | AG (Agriculture: General Rural) | Recreation/Campground (Lutheran Lake) |

|               |                                 |                                    |
|---------------|---------------------------------|------------------------------------|
| <b>South:</b> | AG (Agriculture: General Rural) | Woods, and agriculture             |
| <b>East:</b>  | AG (Agriculture: General Rural) | Agriculture, woods, and recreation |
| <b>West:</b>  | AG (Agriculture: General Rural) | Single family and woods            |

|                                   |   |
|-----------------------------------|---|
| <b>Interdepartmental Review:</b>  |   |
| <b>County Highway Department:</b> | This is the best location for an access easement because of topography and sight distance.  |
| <b>County Health Department:</b>  | There are two acceptable septic sites for the Lot 2. The absorption field for the existing house is partially located on the adjoining property. The petitioner will need to either obtain an easement from the adjoining property owner or install a new system entirely on Lot 1. |

**History of this Application:**

The relevant history of this application includes the following: On May 24, 2012 the Plat Committee reviewed this application and forwarded it to the Plan Commission due to a request to allow and access easement to cross a lot and divide it in two without those two areas being platted.

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. This subdivision request is the result of the execution of a settlement of an estate that dictated the size of the parcels; however there are no immediate plans to build on Lot 2.
2. The location of the access easement divides Lot 1 into two separate areas, however because there are no suitable septic locations on the rear of Lot 1, further subdivision of Lot 1 is unlikely.
3. The configuration of the two lots is a result of the location of 2 suitable septic sites for Lot 2. The only suitable septic sites are on the eastern portion of the Lot 2 at the front and the rear of the lot. The septic field for Lot 1 is on the east side of Lot 1 and therefore the access easement cannot follow the east property line (see existing features map).
4. The configuration of the access easement on Lot 1 provides a contiguous area of greater than 1 acre around the existing dwelling and accessory buildings so the future use of Lot 1 should not be impacted.
5. There are only 2 suitable septic sites located for Lot 2 and therefore future subdivision of Lot 2 is unlikely.

**Subdivision Control Ordinance Consideration(s):**

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 8-60(A)(3)(i): Whenever an access easement or served right-of-way corridor crosses a lot or agriculture remainder when future dedication of the corridor would create separate buildable lot(s), agricultural tract(s), or unbuildable remnant(s) the land so crossed shall be platted as separate lot(s), tract(s), or unbuildable parcel(s) as the corridor is created.

Date: May 31, 2012

City of Columbus  
Plan Commission  
123 Washington Street  
Columbus, Indiana 47203

Re: "Nicholls/Bohall Minor Subdivision"

Public Hearing: MP – 12 – 02

Petitioner: Sharinda Bohall

Mr. President and members of the Plan Commission:

On behalf of the petitioner, I would like to inform you that the subject property owner have discussed the situation of the existing absorption laterals crossing the east property line with Goranson's (the east adjoiner and family relative). The Goranson's have agreed to grant an easement for the absorption field to cross the lot line as directed by the Bartholomew County Health Department.

Thank you for consideration in this matter.

Respectfully Submitted,

Tim M. Allen, RLS  
Independent Land Surveying, Inc.

Cc: Sharinda Bohall

Date: May 30, 2012

City of Columbus  
Plan Commission  
123 Washington Street  
Columbus, Indiana 47203

Re: "Nicholls/Bohall Minor Subdivision"

Public Hearing: MP – 12 – 02

Petitioner: Sharinda Bohall

Mr. President and members of the Plan Commission:

On behalf of the petitioner and the owners of the subject property, I would like to request a modification to the Subdivision Control Ordinance (Section 8-60(a)(3)(i) for an access easement to divide Lot 1. The division of this property is being completed as directed in the settling of an estate. Lot 2 is being created on the east side of the property to include areas that are suitable for septic sites. If the lot were moved to the west side no suitable septic sites would exist. The access easement could not be placed along the east line of Lot 1 due to the location of the current septic field on the east side of the existing house. The proposed location of the access easement and road intersection is preferred by the county highway. The granting of this modification will not have any adverse affects to adjacent properties. This modification will not conflict with the requirements of the Zoning Ordinance including lot area, lot frontage, lot width, and setback(s), particularly if Lot 1 would be subdivided in the future.

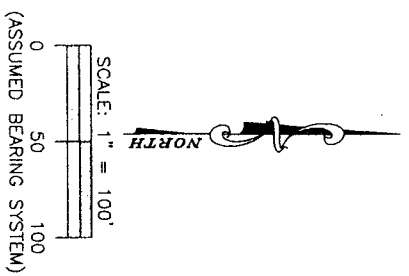
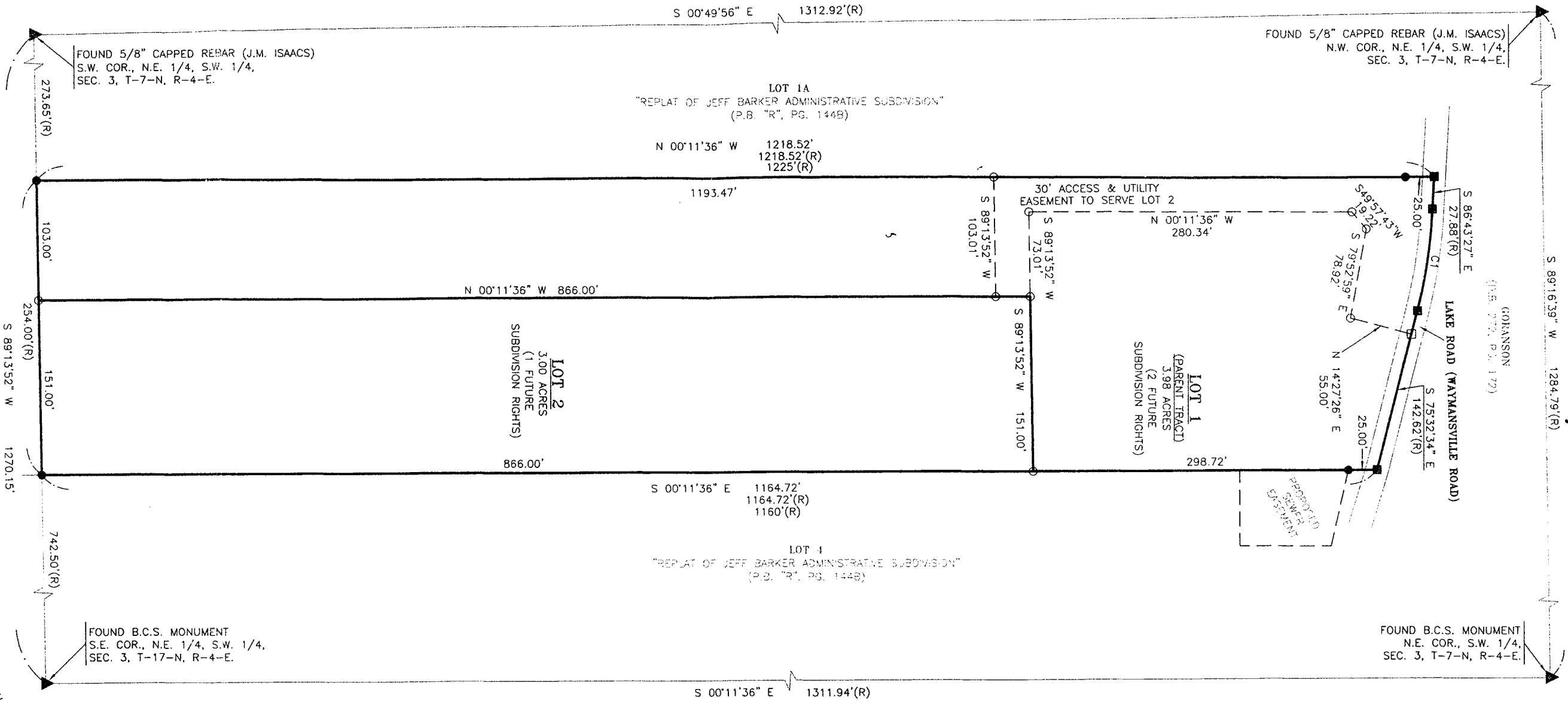
Thank you for consideration in this matter.

Respectfully Submitted,

Tim M. Allen, RLS  
Independent Land Surveying, Inc.

Cc: Sharinda Bohall

# NICHOLLS/BOHALL MINOR SUBDIVISION



- LEGEND**
- ▲ SECTION CORNER FOUND
  - SET 5/8"x30" CAPPED REBAR
  - SET MAG NAIL
  - FOUND MAG NAIL
  - FOUND REBAR
  - (R) RECORD DIMENSION

**ACREAGE TABLE**

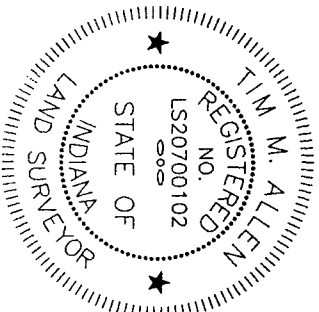
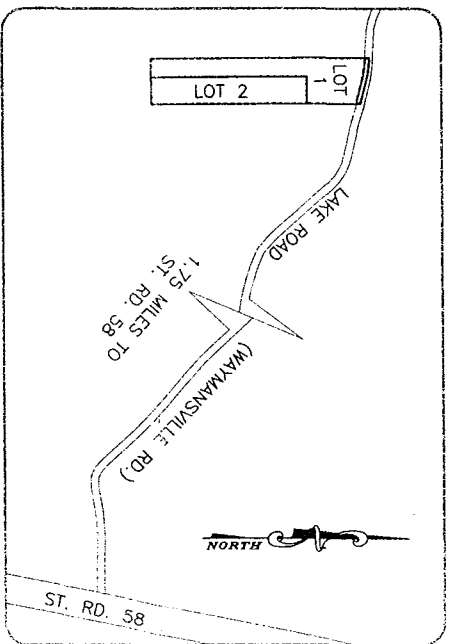
|       |                          |
|-------|--------------------------|
| LOT 1 | 3.98 AC.                 |
| LOT 2 | 3.00 AC.                 |
| TOTAL | 6.98 AC.<br>7.00 AC. (R) |

**PROPERTY DESCRIPTION**  
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 4 EAST, INTENDED TO BE THAT LAND AS DESCRIBED IN INSTRUMENT #90-4890, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89°13'52" WEST A DISTANCE OF 742.50 FEET TO THE TRUE POINT OF BEGINNING, MARKED BY A 5/8" REBAR AND CAP (FOUND); THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°13'52" WEST A DISTANCE OF 254.00 FEET TO A 5/8" REBAR AND CAP (FOUND); THENCE NORTH 00°11'36" WEST A DISTANCE OF 1218.52 FEET TO THE CENTER OF LAKE ROAD (ALSO KNOWN AS WAYMANVILLE ROAD) AND A MAG NAIL (FOUND); THENCE ALONG THE CENTER OF SAID ROAD THE FOLLOWING THREE CALLS: SOUTH 86°43'27" EAST A DISTANCE OF 27.88 FEET TO THE P.C. OF A CURVE TO THE RIGHT, MARKED BY A MAG NAIL (FOUND); THENCE ALONG SAID CURVE: THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 430.08 FEET FOR AN ARC DISTANCE OF 89.38 FEET, SAID CURVE HAS A CHORD BEARING SOUTH 81°29'47" EAST A DISTANCE OF 89.22 FEET TO THE P.T. THEREOF, MARKED BY A MAG NAIL (FOUND); THENCE SOUTH 75°32'34" EAST A DISTANCE OF 142.62 FEET TO A MAG NAIL (FOUND); THENCE LEAVING SAID ROAD SOUTH 00°11'36" EAST A DISTANCE OF 1164.72 FEET TO THE POINT OF BEGINNING, CONTAINING 6.98 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS.

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | TANGENT | DELTA     | CHORD         | BEARING | CHORD |
|-------|--------|--------|---------|-----------|---------------|---------|-------|
| C1    | 89.38  | 430.08 | 44.85   | 11°54'26" | S 81°29'47" E | 89.22   |       |



JOB # 12082

**INDEPENDENT**  
**Land**  
**Surveying**

414 South Main Street  
Bloomington, Indiana 47720  
Phone: 812-358-2882  
Fax: 812-358-2605  
www.independentsurveying.com

3640 Commerce Drive  
Columbus, Indiana 47201  
Phone: 812-372-0895  
Fax: 812-372-6150

**NICHOLLS/BOHALL**  
**MINOR SUBDIVISION**  
SEC. 3, T-7-N, R-4-E  
JACKSON TOWNSHIP  
BARTHOLOMEW COUNTY,  
INDIANA

SHEET: 1/2  
SCALE: 1" = 100'  
DRAWN BY: BMS  
DATE: 5/7/12  
DWG. NO.: 12082 BOHALL MINOR SUBDwg

**SURVEYOR'S CERTIFICATE**  
I, TIM M. ALLEN, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN MAY OF 2012; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD OF TRANSFER OF THE LAND SHOWN ON THE PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED; FURTHERMORE, I AFFIRM UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

TIM M. ALLEN, LS-20700102

DATE

# NICHOLLS/BOHALL MINOR SUBDIVISION

**SURVEYORS REPORT**  
 PREPARED FOR: SHARINDA BOHALL, TRUSTEE OF THE REVOCABLE TRUST OF SHIRLEY G. BOHALL, RECORD DEED OWNER OF THAT LAND DESCRIBED IN INSTRUMENT #90-4890 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, LYING IN THE JACKSON TOWNSHIP, THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT LAND AT THE OWNER'S REQUESTED LOCATION AS SHOWN HEREON.

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865 IAC 1-12 ("RULE 12"), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

1. VARIANCES IN THE FOUND MONUMENTATION
2. VARIANCES IN RECORD DOCUMENTS AND PLATS
3. INCONSISTENCIES IN LINES OF OCCUPATION
4. RANDOM ERRORS IN MEASUREMENT (RELATIVE POSITIONAL ACCURACY)

THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. ALL BEARINGS AND DISTANCES SHOWN ON THE DRAWING ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED. BEARING SYSTEM IS "ASSUMED".

**REFERENCE SURVEYS:**  
 (1) AN UNRECORDED BOUNDARY SURVEY PREPARED BY INDEPENDENT LAND SURVEYING, INC. AND CERTIFIED BY JONATHAN M. ISAACS, TITLED "ERNE GORANSON BOUNDARY SURVEY", DATED AUGUST 22, 2005.  
 (2) A PLAT PREPARED BY INDEPENDENT LAND SURVEYING, INC. AND CERTIFIED BY JONATHAN M. ISAACS, TITLED "REPLAT OF JEFF BARKER ADMINISTRATIVE SUBDIVISION" AS RECORDED IN P.B. "R", PG. 144B, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

**FINDINGS OF FACTS:**  
 THE SECTION MONUMENTS FOUND AS SHOWN HEREON IN SECTION 3, TOWNSHIP 7 NORTH, RANGE 4 EAST ARE REFERENCED AND ON RECORD IN THE BARTHOLOMEW COUNTY SURVEYOR'S OFFICE. THE LOCATIONS OF THESE MONUMENTS ARE ACCEPTED THIS SURVEY.  
 MAG NAILS FOUND AT CORNERS OF THE SUBJECT PROPERTY IN LAKE ROAD (ALSO KNOWN AS WAYMANSVILLE ROAD) WERE SET IN REFERENCE SURVEY #1. THE LOCATIONS OF SAID NAILS ARE HELD THIS SURVEY.  
 5/8" REBAR AND CAPS FOUND AT THE SOUTHWEST AND SOUTHEAST CORNERS OF THE SUBJECT PROPERTY WERE SET IN REFERENCE SURVEY #1.

LAKE ROAD (WAYMANSVILLE ROAD) AND OCCUPATION LINES WERE LOCATED THIS SURVEY AS SHOWN HEREON.  
**THEORY OF LOCATION:**  
 THE REBAR SET THIS SURVEY MARKING CORNERS OF LOTS 1 & 2 WERE SET PER THE OWNER'S REQUESTED LOCATIONS.  
 ALL MONUMENTS SET OR FOUND THIS SURVEY ARE WITHIN 4" OF THE GROUND SURFACE.

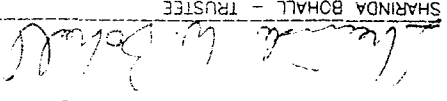
**SUMMARY:**  
 LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE DUE TO VARIANCES IN REFERENCE MONUMENTS: NONE OBSERVED.  
 DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS: NONE OBSERVED.  
 DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: SHOWN HEREON.  
 A SEARCH FOR EASEMENTS OF RECORD IS NOT TO BE IMPLIED BY THIS SURVEY. IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY. MATTERS OF ZONING COMPLIANCE IS NOT EXPRESSED OR GUARANTEED BY THIS SURVEY.  
 THE UNDERSIGNED CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF INDIANA, THE PRECISION AND ACCURACY STANDARD FOR THE HEREON SURVEY MEETS OR EXCEEDS THE ACCEPTABLE RELATIVE POSITIONAL ACCURACY FOR A RURAL SURVEY.  
 THE HEREON SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION FROM THE NOTES OF A BELIEF WAS EXECUTED IN ACCORDANCE WITH TITLE 865, 1-12-1 (RULE 12) OF THE INDIANA ADMINISTRATIVE CODE.

NOTICE: TO SUBJECT LAND OWNER, THE ADJOINING LAND OWNER MAY HAVE UNWRITTEN RIGHTS TO THAT LAND OUTSIDE OF ANY FENCES OR OCCUPATION LINES THAT YOU MAY OR MAY NOT BE OCCUPYING. BEFORE REMOVING ANY FENCES OR IMPROVEMENTS, I RECOMMEND THAT YOU CONSULT WITH AN ATTORNEY. CONTACT THIS OFFICE, IF YOU HAVE ANY QUESTIONS.

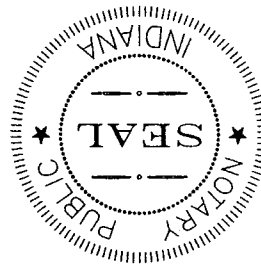
**OWNER'S CERTIFICATE**  
 I, THE UNDERSIGNED, SHARINDA BOHALL, TRUSTEE OF THE REVOCABLE TRUST OF SHIRLEY G. BOHALL, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "NICHOLLS/BOHALL MINOR SUBDIVISION", CONSISTING OF 2 LOTS IDENTIFIED HEREON AS "LOT 1" AND "LOT 2". CLEAR TITLE TO THE LAND CONTAINED IN THIS SUBDIVISION IS GUARANTEED.  
 THE SETBACK LINES SHALL BE DETERMINED BY THE REGULATIONS OF THE GOVERNING ENTITY HAVING JURISDICTION OVER THE PROPERTY SHOWN HEREIN.  
 ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR COUNTY TO INSTALL, MAINTAIN, REPAIR OR REPLACE ITS INSTALLATION, DRAINAGE USE OF EASEMENTS AND/OR STREETS NOW OR AT ANY FUTURE TIME. THE ACCESS AND UTILITY EASEMENT SHOWN ON THIS DRAWING IS A CONDITION 1, TYPE A EASEMENT. THE RESPONSIBILITY FOR MAINTENANCE AND SNOW REMOVAL ON THE ACCESS EASEMENTS AND/OR STREETS SHOWN ON THIS DRAWING IS ASSUMED BY THE PROPERTY OWNERS OF LOT 2 AND NOT BY THE COUNTY.  
 THE SUBJECT PROPERTY HAS THREE (3) FUTURE SUBDIVISION RIGHTS REMAINING UNDER CURRENT "AG" ZONING. THE RIGHTS WILL BE DIVIDED BETWEEN THE 2 LOTS AS SHOWN HEREON.  
 WITNESS MY HAND AND SEAL THIS 7TH DAY OF MAY, 2012.

SHIRLEY G. BOHALL REVOCABLE TRUST BY:  
  
 SHARINDA BOHALL - TRUSTEE

STATE OF INDIANA  
 COUNTY OF BARTHOLOMEW  
 )  
 ) SS:



BROWN  
 COUNTY OF RESIDENCE  
 11/16/2018  
 MY COMMISSION EXPIRES

NOTARY PUBLIC - TIM M. ALLEN

WITNESS MY HAND AND NOTARIAL SEAL THIS 7TH DAY OF MAY, 2012.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED SHARINDA BOHALL, KNOWN TO ME TO BE TRUSTEE OF THE REVOCABLE TRUST OF SHIRLEY G. BOHALL, RECORD DEED OWNER OF SUBJECT LAND, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

ATTEST: BARBARA J. HACKMAN  
 BARTHOLOMEW COUNTY AUDITOR

BARBARA J. HACKMAN, BARTHOLOMEW COUNTY AUDITOR

THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

LARRY S. KLEINHENZ

PAUL FRANK

CARL LIENHOOP

THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BARTHOLOMEW COUNTY, INDIANA, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

VOID UNLESS RECORDED BY: \_\_\_\_\_, 20\_\_\_\_

JEFFREY R. BERGMAN, AICP

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.  
 APPROVED BY THE PLANNING DIRECTOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_, 20\_\_\_\_

VOID UNLESS SECONDARY APPROVAL IS RECEIVED

SECRETARY - RAE-LEIGH STARK

PRESIDENT - TOM R. FINKE

APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 UNDER AUTHORITY BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE COUNTY OF BARTHOLOMEW, INDIANA AS FOLLOWS:  
**PRIMARY APPROVAL**

**NICHOLLS/BOHALL MINOR SUBDIVISION**  
 SEC. 3, T-7-N, R-4-E  
 JACKSON TOWNSHIP  
 BARTHOLOMEW COUNTY,  
 INDIANA

**Independent Land Surveying**  
 www.independentsurveying.com  
 14 South Main Street  
 Brownstown, Indiana 47220  
 Phone: 812-358-2882  
 Fax: 812-358-2605

3640 Commerce Drive  
 Columbus, Indiana 47201  
 Phone: 812-372-0996  
 Fax: 812-372-6160

DWG NAME: 12082 BOHALL MINOR SUBDIVISION  
 DWG DATE: 5/7/12  
 DRAWN BY: BAS  
 5/30/12  
 DWG REVISION DATES  
 SHEET: 2/2  
 SCALE: 1"=100'

ANITA L. HOLE, BARTHOLOMEW COUNTY RECORDER

FEE PAID \_\_\_\_\_

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

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

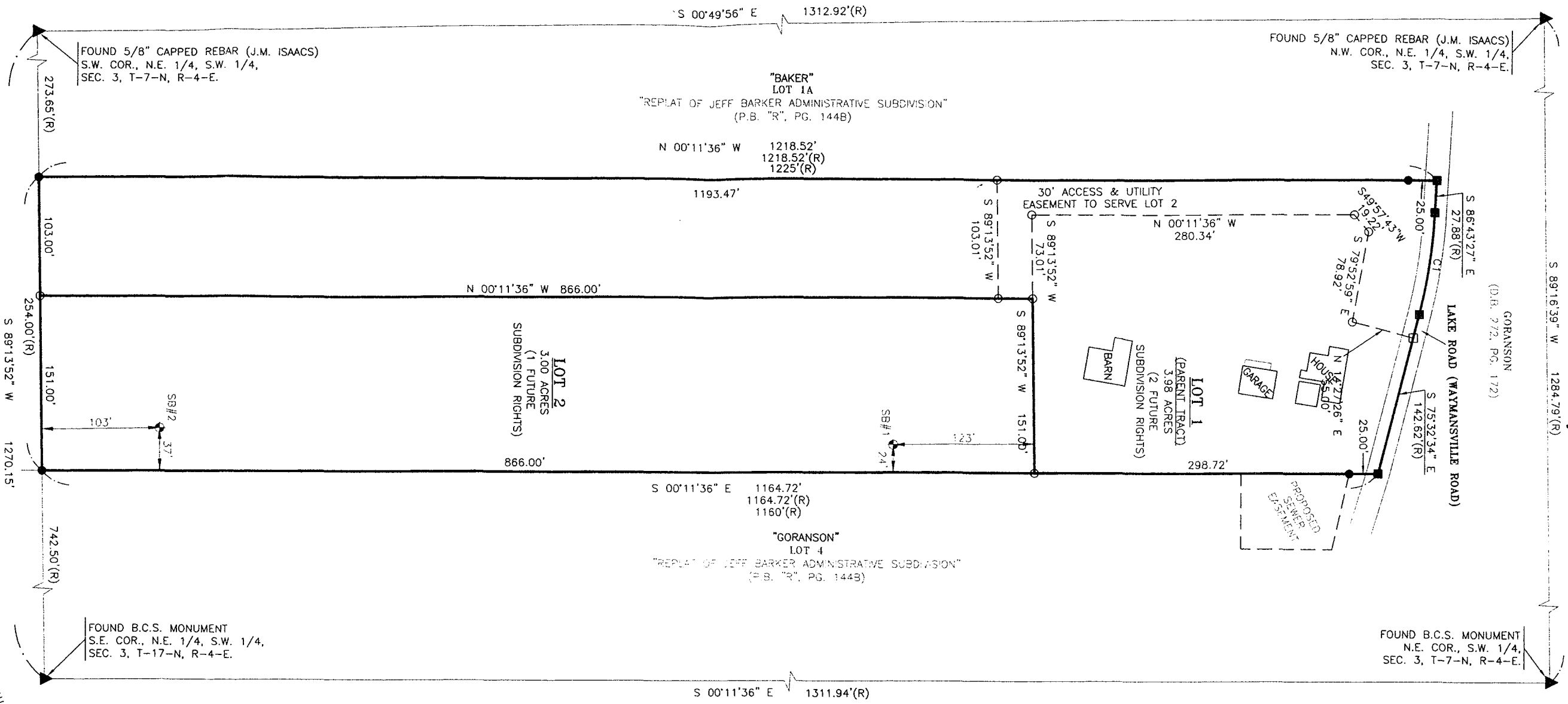
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**RECORDING CERTIFICATE**

JOB #12082

# NICHOLLS/BOHALL MINOR SUBDIVISION EXISTING CONDITIONS



GORANSON  
(D.B. 7/2, PG. 172)

"BAKER"  
LOT 1A  
"REPLAT OF JEFF BARKER ADMINISTRATIVE SUBDIVISION"  
(P.B. "R", PG. 144B)

"GORANSON"  
LOT 4  
"REPLAT OF JEFF BARKER ADMINISTRATIVE SUBDIVISION"  
(P.B. "R", PG. 144B)

LOT 2  
3.00 ACRES  
(1 FUTURE  
SUBDIVISION RIGHTS)

LOT 1  
(PARENT TRACT)  
3.98 ACRES  
(2 FUTURE  
SUBDIVISION RIGHTS)

HOUSE  
GARAGE

BARN

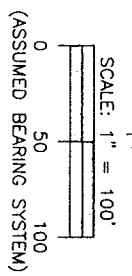
PROPOSED  
SEWER  
EQUIPMENT

FOUND 5/8" CAPPED REBAR (J.M. ISAACS)  
S.W. COR., N.E. 1/4, S.W. 1/4,  
SEC. 3, T-7-N, R-4-E.

FOUND 5/8" CAPPED REBAR (J.M. ISAACS)  
N.W. COR., N.E. 1/4, S.W. 1/4,  
SEC. 3, T-7-N, R-4-E.

FOUND B.C.S. MONUMENT  
S.E. COR., N.E. 1/4, S.W. 1/4,  
SEC. 3, T-17-N, R-4-E.

FOUND B.C.S. MONUMENT  
N.E. COR., S.W. 1/4,  
SEC. 3, T-7-N, R-4-E.



- LEGEND**
- ▲ SECTION CORNER FOUND
  - SET 5/8"x30" CAPPED REBAR
  - SET MAG NAIL
  - FOUND MAG NAIL
  - FOUND REBAR
  - (R) RECORD DIMENSION

**ACREAGE TABLE**

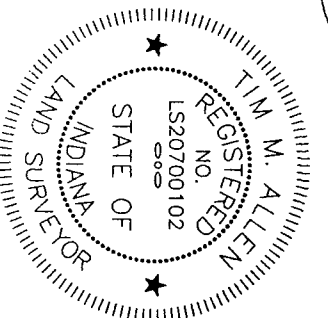
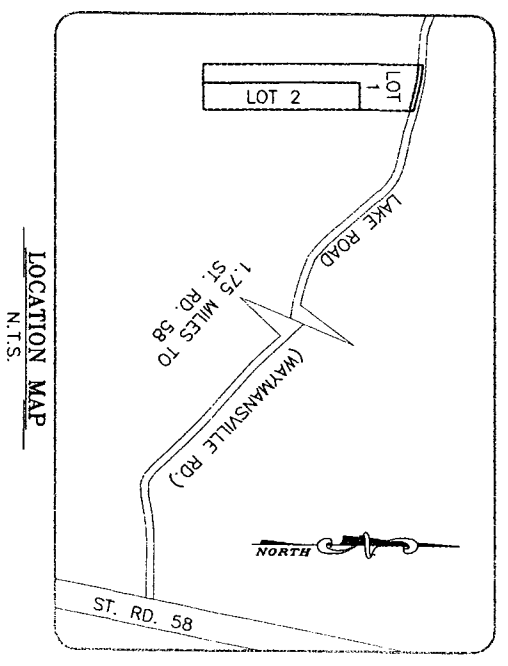
|              |                 |
|--------------|-----------------|
| LOT 1        | 3.98 Ac.        |
| LOT 2        | 3.00 Ac.        |
| <b>TOTAL</b> | <b>6.98 Ac.</b> |
|              | 7.00 Ac. (R)    |

**PROPERTY DESCRIPTION:**  
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 4 EAST, INTENDED TO BE THAT LAND AS DESCRIBED IN INSTRUMENT #90-4890, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION SOUTH 89°13'52" WEST A DISTANCE OF 742.50 FEET TO THE TRUE POINT OF BEGINNING, MARKED BY A 5/8" REBAR AND CAP (FOUND); THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°13'52" WEST A DISTANCE OF 254.00 FEET TO A 5/8" REBAR AND CAP (FOUND); THENCE NORTH 00°11'36" WEST A DISTANCE OF 1218.52 FEET TO THE CENTER OF LAKE ROAD (ALSO KNOWN AS WAYMANVILLE ROAD) AND A MAG NAIL (FOUND); THENCE ALONG THE CENTER OF SAID ROAD THE FOLLOWING THREE CALLS: SOUTH 86°43'27" EAST A DISTANCE OF 27.88 FEET TO THE PC OF A CURVE TO THE RIGHT, MARKED BY A MAG NAIL (FOUND); THENCE ALONG SAID CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 430.08 FEET FOR AN ARC DISTANCE OF 89.38 FEET, SAID CURVE HAS A CHORD BEARING SOUTH 81°29'47" EAST A DISTANCE OF 89.22 FEET TO THE PT THEREOF, MARKED BY A MAG NAIL (FOUND); THENCE SOUTH 75°32'34" EAST A DISTANCE OF 142.82 FEET TO A MAG NAIL (FOUND); THENCE LEAVING SAID ROAD SOUTH 00°11'36" EAST A DISTANCE OF 1164.72 FEET TO THE POINT OF BEGINNING, CONTAINING 6.98 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS.

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | TANGENT | DELTA     | CHORD BEARING | CHORD |
|-------|--------|--------|---------|-----------|---------------|-------|
| C1    | 89.38  | 430.08 | 44.85   | 11°54'26" | S 81°29'47" E | 89.22 |



JOB #12082

|  |   |
|--|---|
| <p><b>NICHOLLS/BOHALL<br/>MINOR SUBDIVISION</b></p> <p>SEC. 3, T-7-N, R-4-E<br/>JACKSON TOWNSHIP<br/>BARTHOLOMEW COUNTY,<br/>INDIANA</p> <p>SHEET: 1/2<br/>SCALE: 1" = 100'<br/>DRAWN BY: BAS<br/>DWG DATE: 5/7/12<br/>DWG REVISION DATES:</p> | <p><b>Independent<br/>Land<br/>Surveying</b></p> <p>414 South Main Street<br/>Brownstown, Indiana 47220<br/>Phone: 812-358-2682<br/>Fax: 812-358-2803<br/>www.independentsurveying.com</p> <p>3640 Commerce Drive<br/>Columbus, Indiana 47201<br/>Phone: 812-372-0986<br/>Fax: 812-372-6181</p> |
|--|---|

**SURVEYOR'S CERTIFICATE**  
I, TIM M. ALLEN, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN MAY OF 2012; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD OF TRANSFER OF THE LAND SHOWN ON THE PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED; FURTHERMORE, I AFFIRM UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

TIM M. ALLEN, LS-20700102

DATE \_\_\_\_\_