City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

STAFF REPORT

BARTHOLOMEW COUNTY PLAN COMMISSION
(January 11, 2012 Meeting)

Docket No. / Project Title:	MI/P-11-11 (Tannehill Minor Subdivision)
Staff:	Heather Pope
Applicant:	Tannehill Park, Inc.
Property Size:	57.37 Acres
Current Zoning:	CR (Regional Commercial) RMH (Residential: Manufactured Home Park)
Location:	South side of Heflen Park Road on the east and west side of County Road 280 West, in German Township

Background Summary:
The applicant has indicated that the proposed subdivision is for the purpose of creating 2 new lots for a total of 2 lots and 1 parent tract remainder equaling 57.37 acres. This request was forwarded to the Plan Commission due to a lack of a quorum at the December Subdivision Review Committee meeting.

Preliminary Staff Recommendation:
Approval, all minimum requirements of the Subdivision Control Ordinance have been met.

Plan Commission Options:
In reviewing a request for *minor subdivision approval*, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 16.40.050).

Outstanding Technical Comments:
All technical comments have been met.

Current Property Information (entire subdivision site):	
Land Use:	Undeveloped
Site Features:	There are five billboards on site and a hilly, large wooded area.
Flood Hazards:	No flood hazards exist on this site.
Vehicle Access:	Heflen Park Road (Local) and County Road 280 West (Local)

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	I-1 (Industrial: Light)	Semi-truck Wash
South:	AG (Agriculture)	Single-family Residential
East:	CR (Regional Commercial) AG (Agriculture)	Wooded Agriculture
West:	AG (Agriculture)	Agriculture, Heflen Park

Interdepartmental Review:	
County Highway Department:	No comments received.
County Fire Inspector:	No comments received.
Eastern Bartholomew Water:	Due to reasons unknown back in the 1970's, when Eastern Bartholomew Water Corporation installed an 8in. PVC water main across the Driftwood property, the assessment was never recorded. The water main is active and has been so Eastern Bartholomew Water Corporation would like to request a utility easement be recorded with your site plan. The water main comes across the interstate onto the property, 90's and follows the fence line east/north to Heflen Park Road. Running roughly 10 feet off the fence line.
Technical Code Enforcement:	No comment received.

History of this Location:

The relevant history of this property includes the following:

1. Tannehill Mobile Home Park was developed in the late 1960's and has approximately 220 mobile home lots with a club house/meeting room and recreation area for the residents.
2. Tannehill Mobile Home Park provides its own drinking water with Eastern Bartholomew Water Corporation as backup if necessary. In August 2005 Tannehill Park received approval for a 40 ft. x 24 ft. addition to their existing tank house which is located on the property on the west side of County Road 280 West (B/ZC-05-19-Dec).
3. In July 2011 the Bartholomew County Board of Zoning Appeals granted a Use Variance (B/UV-11-02) for this Lot 1 and Lot 2 in the proposed subdivision. The Use Variance was to allow mini-warehouse self-storage in the RMH (Residential: Manufactured Home Park) zoning district. The conditions associated with this approval were never recorded; therefore, the Use Variance is not effective.

4. In October 2011 the Bartholomew County Plan Commission (B/RZ-11-02 & B/RZ-11-03) approved the rezoning of both proposed Lots 1 and 2 from RMH (Residential: Manufactured Home Park) to CR (Regional Commercial).
5. In December 2011 the Bartholomew County Board of Zoning Appeals (B/CU-11-09) granted Conditional Use approval to allow mini-warehouse self-storage in the CR (Regional Commercial) zoning district. There were three conditions associated with this approval. They were (1) A subdivision shall be completed prior to construction separating the mini-warehouse storage facility from the residential property to the south; (2) The wooded area on the conditional use site within 50 feet of the I-65 right-of-way shall be preserved (no construction activity will occur within the drip line of these trees) and (3) The wooded area on the conditional use site and within 35 feet of the proposed south property line shall be preserved as a buffer between the commercial and residential uses. The petitioner has 90 days to record the conditions of approval in the Bartholomew County Recorder's Office and provide the Planning Department a copy of the recorded conditions. As of this date, a copy of those conditions has not been provided to the Planning Department.

History of this Application:

The relevant history of this application includes the following: This case was originally heard at the December 22, 2011 Plat Committee Meeting. However, due to a lack of a quorum the case was forwarded to the January Plan Commission meeting. All comments generated from the Plat Committee meeting have been met.

Planning Consideration(s):

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

1. The parent tract will have rights to 3 additional lots. The parent tract is 47.28 acres and houses a manufactured home park (Tannehill Mobile Home Park). Lot 1, containing 5.54 acres, is technically its own lot because it was bisected from the parent tract when County Road 280 West was constructed. It is bounded by Heflen Park Road to the north, I-65 on the east and County Road 280 West on the west and south sides. Lot 2 contains 4.34 acres with 0.21 acres of right-of-way required to be dedicated as part of this plat along the Heflen Park Road frontage.
2. The petitioner is not requesting any modifications from the Subdivision Control Ordinance.

DRIFTWOOD UTILITIES INC
PO BOX 446
COLUMBUS IN 47202-0446
812-526-8177
FAX 812-526-8180

January 3, 2012

Tim Allen
Independent Land Surveying
3640 Commerce Dr
Columbus IN 47201

RE: Sewer Service For Proposed Tannehill Park Minor Subdivision

Dear Mr. Allen:

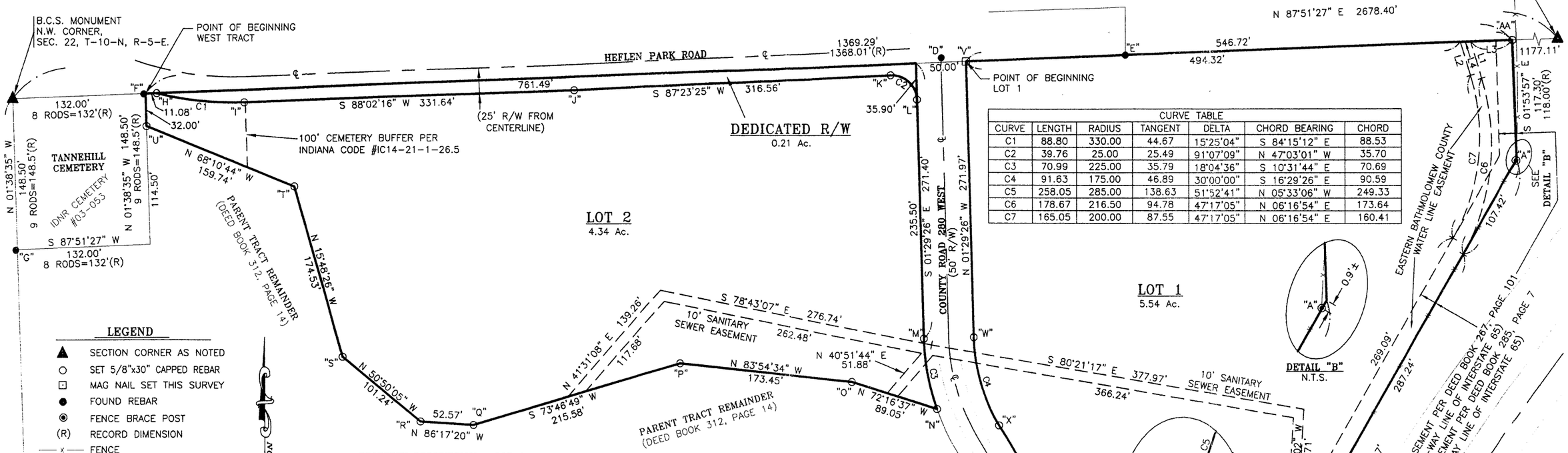
This letter is to advise that Driftwood Utilities, Inc. has sewer service available to accommodate the proposed Tannehill Park Minor Subdivision. If you have any questions or require additional information, please call us at 812-526-8177.

Very truly yours,

Jason Newton

Jason Newton,
President

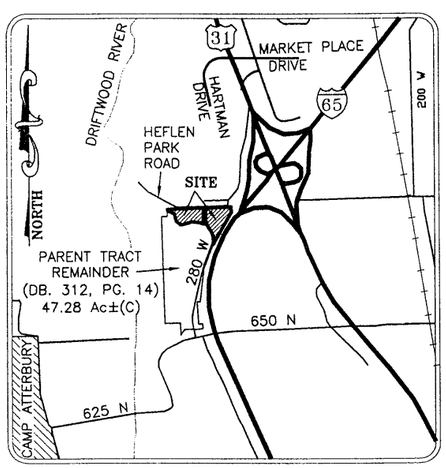
TANNEHILL PARK MINOR SUBDIVISION



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	88.80	330.00	44.67	15°25'04"	S 84°15'12" E	88.53
C2	39.76	25.00	25.49	91°07'09"	N 47°03'01" W	35.70
C3	70.99	225.00	35.79	18°04'36"	S 10°31'44" E	70.69
C4	91.63	175.00	46.89	30°00'00"	S 16°29'26" E	90.59
C5	258.05	285.00	138.63	51°52'41"	N 05°33'06" W	249.33
C6	178.67	216.50	94.78	47°17'05"	N 06°16'54" E	173.64
C7	165.05	200.00	87.55	47°17'05"	N 06°16'54" E	160.41

ACREAGE TABLE

LOT 1	5.54 Ac.
LOT 2	4.34 Ac.
PARENT TRACT REMAINDER	47.28 Ac.(C)
DEDICATED R/W	0.21 Ac.
TOTAL	57.37 Ac.(R)



LOCATION MAP
N.T.S.

PROPERTY DESCRIPTION – LOT 1

A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 5 EAST AS DESCRIBED IN DEED BOOK 312, PAGE 14, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION MARKED BY A BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT; THENCE NORTH 87°51'27" EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 954.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 280 WEST AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 87°51'27" EAST A DISTANCE OF 546.72 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO CALLS: SOUTH 01°53'57" EAST A DISTANCE OF 117.30 FEET TO A POINT; THENCE SOUTH 29°55'26" WEST A DISTANCE OF 784.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 280 WEST; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE CALLS: NORTH 20°23'15" EAST A DISTANCE OF 2.75 FEET TO THE PC OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 285.00 FEET FOR AN ARC DISTANCE OF 258.05 FEET, SAID CURVE HAS A CHORD BEARING NORTH 05°33'06" WEST A DISTANCE OF 249.33 FEET TO THE PT THEREOF; THENCE NORTH 31°29'26" WEST A DISTANCE OF 196.59 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 175.00 FEET FOR AN ARC DISTANCE OF 91.63 FEET, SAID CURVE HAS A CHORD BEARING NORTH 16°29'26" WEST A DISTANCE OF 90.59 FEET TO THE PT THEREOF; THENCE NORTH 01°29'26" WEST A DISTANCE OF 271.97 FEET TO THE POINT OF BEGINNING, CONTAINING 5.54 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS.

PROPERTY DESCRIPTION – WEST TRACT (LOT 2 & DEDICATED RIGHT-OF-WAY)

A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 5 EAST AS DESCRIBED IN DEED BOOK 312, PAGE 14, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION AND A BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT; THENCE ALONG THE NORTH LINE OF SAID SECTION NORTH 87°51'27" EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 132.00 FEET TO THE EAST LINE OF TANNEHILL CEMETERY AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 87°51'27" EAST A DISTANCE OF 772.57 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 280 WEST; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO CALLS: SOUTH 01°29'26" EAST A DISTANCE OF 271.40 FEET TO THE PC OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 225.00 FEET FOR AN ARC DISTANCE OF 70.99 FEET, SAID CURVE HAS A CHORD BEARING SOUTH 10°31'44" EAST A DISTANCE OF 70.69 FEET TO THE PT THEREOF; THENCE NORTH 72°16'37" WEST A DISTANCE OF 89.05 FEET TO A POINT; THENCE NORTH 83°54'34 WEST A DISTANCE OF 173.45 FEET TO A POINT; THENCE SOUTH 73°46'49" WEST A DISTANCE OF 215.58 FEET TO A POINT; THENCE NORTH 86°17'20" WEST A DISTANCE OF 52.57 FEET TO A POINT; THENCE NORTH 50°50'05" WEST A DISTANCE OF 101.24 FEET TO A POINT; THENCE NORTH 15°48'26" WEST A DISTANCE OF 174.53 FEET TO A POINT; THENCE NORTH 68°10'44" WEST A DISTANCE OF 159.74 FEET TO THE EAST LINE OF TANNEHILL CEMETERY; THENCE NORTH 01°38'35" WEST ALONG SAID EAST LINE A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.55 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS.

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 DECEMBER OF 2011; 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
REGISTERED
NO.
LS20700102
STATE OF
INDIANA
LAND SURVEYOR

TIM M. ALLEN, LS-20700102 DATE

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.88	N 17°21'39" W
L2	34.60	N 17°21'39" W
L3	42.03	N 87°51'27" E
L4	10.36	S 87°51'27" W
L5	16.50	S 60°04'34" E

TANNEHILL PARK MINOR SUBDIVISION

SEC. 22, T-10-N, R-5-E

BARTHOLOMEW COUNTY, INDIANA

Independent Land Surveying
www.ilsurveying.com

414 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

SHEET: 1/2	SCALE: 1"= 100'	
	DWG REVISION DATES	
DRAWN BY: TMA, BAS	1/3/12	-
DWG DATE: 12/12/11	-	-
DWG NAME: 11073 MINOR.dwg		

JOB #11073

SURVEYORS REPORT
PREPARED FOR: TANNEHILL PARK, INC., AN INDIANA CORPORATION, RECORD DEED OWNERS OF THAT LAND DESCRIBED IN DEED BOOK 312, PAGE 14 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA. THE PURPOSE OF THIS SURVEY IS TO CREATE LOT 1 WHICH IS SEPARATED BY THE COUNTY ROAD FROM THE REMAINDER OF THE PROPERTY.

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) A PLAT PERFORMED AND CERTIFIED BY LLOYD WHITE TITLED "COUNTY RIGHT-OF-WAY TANNEHILL PARK" AS RECORDED IN PLAT BOOK "G", PAGE 88, IN THE BARTHOLOMEW COUNTY RECORDER'S OFFICE.

2) INDOT STATE HIGHWAY I-PROJECT NO. 65-2 (55)74 RIGHT-OF-WAY PLANS DATED FISCAL YEAR 1960.

3) A PLAT PERFORMED AND CERTIFIED BY THE BARTHOLOMEW COUNTY SURVEYOR, GENE W. DARNALL, TITLED "HEFLEN PARK ROAD PLAT" AS RECORDED IN PLAT BOOK "K", PAGE 124, IN THE BARTHOLOMEW COUNTY RECORDER'S OFFICE.

4) A PLAT PERFORMED AND CERTIFIED BY THE BARTHOLOMEW COUNTY SURVEYOR, GENE W. DARNALL, TITLED "HEFLEN PARK ADDITION MINOR PLAT" AS RECORDED IN PLAT BOOK "L", PAGE 85, IN THE BARTHOLOMEW COUNTY RECORDER'S OFFICE.

5) A PLAT PERFORMED BY CROWDER AND DARNALL AND CERTIFIED BY BRIAN SCOTT CROWDER TITLED "FINAL PLAT INTERCHANGE PARK" AS RECORDED IN PLAT BOOK "N", PAGE 67, IN THE BARTHOLOMEW COUNTY RECORDER'S OFFICE.

6) A PLAT PERFORMED BY TRACEY ENGINEERING AND CERTIFIED BY JEREMIAH J. TRACEY TITLED "WILLOUGHBY TRUCKING PARK FINAL PLAT" AS RECORDED IN PLAT BOOK "O", PAGE 73, IN THE BARTHOLOMEW COUNTY RECORDER'S OFFICE.

FINDINGS OF FACTS:
THE SECTION CORNER MONUMENTS FOUND AS SHOWN HEREON IN SECTION 22, TOWNSHIP 10 NORTH, RANGE 5 EAST ARE REFERENCED AND ON RECORD IN THE BARTHOLOMEW COUNTY SURVEYOR'S OFFICE. THE LOCATIONS OF THESE MONUMENTS ARE ACCEPTED.

"A" - RIGHT-OF-WAY FENCE BRACE POST FOUND NEAR THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65. SAID POST IS 0.9 FEET SOUTHWEST OF A CORNER OF SUBJECT LAND AND REFERENCE SURVEY #2.

"B" - RIGHT-OF-WAY FENCE BRACE POST FOUND NEAR THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65. SAID POST IS 1.5 FEET FROM A CORNER OF SUBJECT LAND AND REFERENCE SURVEY #2.

"C" - FOUND BENT REBAR AT A POINT MARKING THE CENTERLINE OF COUNTY ROAD 280 WEST AS ESTABLISHED IN REFERENCE SURVEY #1. SAID REBAR WAS SET IN SAID SURVEY. THE LOCATION OF SAID REBAR IS 0.7 FEET SOUTHEAST OF THE ESTABLISHED LOCATION ON AN EXTENSION OF SAID CENTERLINE.

"D" - FOUND BENT REBAR NEAR THE POINT MARKING THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD 280 WEST AND THE NORTH LINE OF SAID SECTION AS ESTABLISHED IN REFERENCE SURVEY #1. SAID REBAR WAS SET IN SAID SURVEY. THE LOCATION OF SAID REBAR IS 4.4 FEET NORTH OF THE NORTH LINE OF SAID SECTION ON THE EXTENSION OF SAID CENTERLINE.

"E" - FOUND 5/8" REBAR ON THE NORTH LINE OF SAID SECTION. THE LOCATION OF SAID REBAR AGREES WITH THE LOCATION OF A REBAR SET IN REFERENCE SURVEY #3. A PIPE WAS FOUND AT THIS LOCATION IN REFERENCE SURVEY #4. HOWEVER, SAID REBAR WAS FOUND IN REFERENCE SURVEYS #5 & #6.

"F" - FOUND 5/8" REBAR NEAR THE NORTHEAST CORNER OF TANNEHILL CEMETERY AND THE NORTH LINE OF SAID SECTION. THE ORIGIN OF SAID REBAR IS UNKNOWN. THE REBAR IS 0.3 FEET SOUTH AND 1.8 FEET WEST OF SAID CORNER AS COMPUTED PER RECORD DEED DIMENSIONS.

"G" - FOUND 5/8" REBAR NEAR THE SOUTHWEST CORNER OF TANNEHILL CEMETERY AND THE WEST LINE OF SAID SECTION. THE ORIGIN OF SAID REBAR IS UNKNOWN. THE REBAR IS 0.4 FEET SOUTH AND 1.8 FEET WEST OF SAID CORNER AS COMPUTED PER RECORD DEED DIMENSIONS.

COUNTY ROAD 280 WEST, HEFLEN PARK ROAD, AND THE FENCE ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65 IS LOCATED THIS SURVEY AS SHOWN HEREON.

THEORY OF LOCATION:
BRACE POSTS, CONCRETE MARKERS, AND STORM DRAINAGE INLETS SHOWN ON STATE RIGHT-OF-WAY PLANS FOR INTERSTATE 65 WERE LOCATED THIS SURVEY AND USED TO RE-ESTABLISH THE CENTERLINE ALIGNMENT OF INTERSTATE 65. STATION AND OFFSET OF RIGHT-OF-WAY BREAKS SHOWN ON SAID PLANS WERE RE-ESTABLISHED FROM SAID ALIGNMENT.

THE RIGHT-OF-WAY FOR COUNTY ROAD 280 WEST IS RE-ESTABLISHED USING MONUMENTS "C" & "D", THE PHYSICAL LOCATION OF SAID ROAD, AND REFERENCE SURVEY #1.

"H"-"K" - 5/8" CAPPED REBAR SET ALONG THE NEWLY DEDICATED RIGHT-OF-WAY FOR HEFLEN PARK ROAD.

"L"-"M" - 5/8" CAPPED REBAR SET ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 280 WEST.

"N" - 5/8" CAPPED REBAR SET AT THE INTERSECTION OF THE NEWLY ESTABLISHED SOUTH LINE OF LOT 2 PER THE OWNER'S REQUESTED LOCATION AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 280 WEST.

"O"-"T" - 5/8" CAPPED REBAR SET AT BREAK POINTS OF THE NEWLY ESTABLISHED SOUTH LINE OF LOT 2 PER THE OWNER'S REQUESTED LOCATION.

SURVEYORS REPORT (CONTINUED)
THEORY OF LOCATION (CONTINUED):
"U" - 5/8" CAPPED REBAR SET AT THE INTERSECTION OF THE NEWLY ESTABLISHED SOUTH LINE OF LOT 2 PER THE OWNER'S REQUESTED LOCATION AND THE EAST LINE OF TANNEHILL CEMETERY.

"V" - MAG NAIL SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 280 WEST AND THE NORTH LINE OF SAID SECTION.

"W"-"Z" - 5/8" CAPPED REBAR SET ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 280 WEST.

NO MONUMENT WAS SET AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 280 WEST AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65. SAID POINT IS REFERENCED TO MONUMENT "B".

"AA" - 5/8" CAPPED REBAR SET AT THE NORTHEAST CORNER OF SUBJECT LAND. SAID REBAR IS ESTABLISHED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 65 AND THE NORTH LINE OF SAID SECTION.

ALL MONUMENTS SET OR FOUND THIS SURVEY ARE WITHIN 4" OF THE GROUND SURFACE.

SUMMARY:
AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: AS DISCUSSED ABOVE.
DUE TO DISCREPANCIES IN THE RECORD PLATS AND DESCRIPTIONS: AS SHOWN HEREON.
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 FIELD SURVEY CONDUCTED IN NOVEMBER OF 2011 AND THAT TO THE BEST OF MY KNOWLEDGE AND 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
WE, THE UNDERSIGNED, TANNEHILL PARK, INC., AN INDIANA CORPORATION, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "TANNEHILL PARK MINOR SUBDIVISION", CONSISTING OF 2 LOTS IDENTIFIED HEREON AS "LOT 1" & "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 ZONING 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, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION.

THIS DRAWING CONTAINS LAND WHICH IS MARKED AS PARENT TRACT REMAINDER. THIS LAND WAS NOT INCLUDED IN THE SURVEY AND IS SHOWN BASED UPON A DEED DESCRIPTION CONTAINED IN DEED BOOK 312, PAGE 14 AS RECORDED IN THE BARTHOLOMEW COUNTY RECORDER'S OFFICE, INDIANA.

WITNESS MY HAND AND SEAL THIS 9 DAY OF Dec, 2011.

TANNEHILL PARK, INC., AN INDIANA CORPORATION, BY:

_____
REED L. TAYLOR - VICE PRESIDENT/OWNER

STATE OF INDIANA)
) SS:
COUNTY OF BARTHOLOMEW)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED REED L. TAYLOR, VICE PRESIDENT/OWNER OF TANNEHILL PARK, INC., AN INDIANA CORPORATION, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF Dec, 2011.

_____
NOTARY PUBLIC - TIM M. ALLEN

BROWN
COUNTY OF RESIDENCE

11/16/2018
MY COMMISSION EXPIRES

NOTARY PUBLIC SEAL INDIANA

TANNEHILL PARK MINOR SUBDIVISION

PRIMARY APPROVAL
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:

APPROVED BY THE COUNTY PLAN COMMISSION AT A MEETING HELD THIS __ DAY OF _____, 20__.

_____ _____
PRESIDENT - ZACK ELLISON SECRETARY - TOM R. FINKE

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY _____, 20__.

SECONDARY APPROVAL
ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.

APPROVED BY THE PLANNING DIRECTOR

THIS ___ DAY OF _____, 20__.

_____
JEFFREY R. BERGMAN, AICP

VOID UNLESS RECORDED BY: _____, 20__.

BOARD OF COUNTY COMMISSIONERS
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___.

_____ _____
CARL LIENHOOP PAUL FRANKE

_____ _____
LARRY S. KLEINHENZ ATTEST: BARBARA J. HACKMAN
BARTHOLOMEW COUNTY AUDITOR

AUDITOR CERTIFICATE
THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY.

THIS _____ DAY OF _____, 20__.

_____
BARBARA J. HACKMAN, BARTHOLOMEW COUNTY AUDITOR

RECORDING CERTIFICATE

IN PLAT BOOK _____, PAGE_____,

THIS _____ DAY OF _____, 20__

AT _____ O'CLOCK _____.M.

INSTRUMENT NO. _____.

FEE PAID _____.

_____
ANITA L. HOLE, BARTHOLOMEW COUNTY RECORDER

TANNEHILL PARK MINOR SUBDIVISION

SEC. 22, T-10-N, R-5-E

BARTHOLOMEW COUNTY, INDIANA

SHEET: 2/2	SCALE: 1"= 100'	
	DWG REVISION DATES	
DRAWN BY: TMA, BAS	1/3/12	-
DWG DATE: 12/12/11	-	-
DWG NAME: 11073 MINOR.dwg		

Independent Land Surveying
www.ilsurveying.com
414 South Main Street
Brownstown, Indiana 47220
Phone: 812-358-2882
Fax: 812-358-2605
3640 Commerce Drive
Columbus, Indiana 47201
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Fax: 812-372-6160

JOB #11073