

FINAL PLAT SHADOW CREEK SUBDIVISION

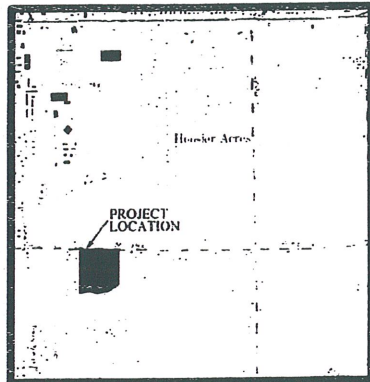
Pat Haley
Monroe County Recorder IN
IN 2004021514 SPL
09/29/2004 10:55:58 2 PGS
Filing Fee: \$23.00

N
0 40 80
SCALE: 1"=80'

SEP 7 2004

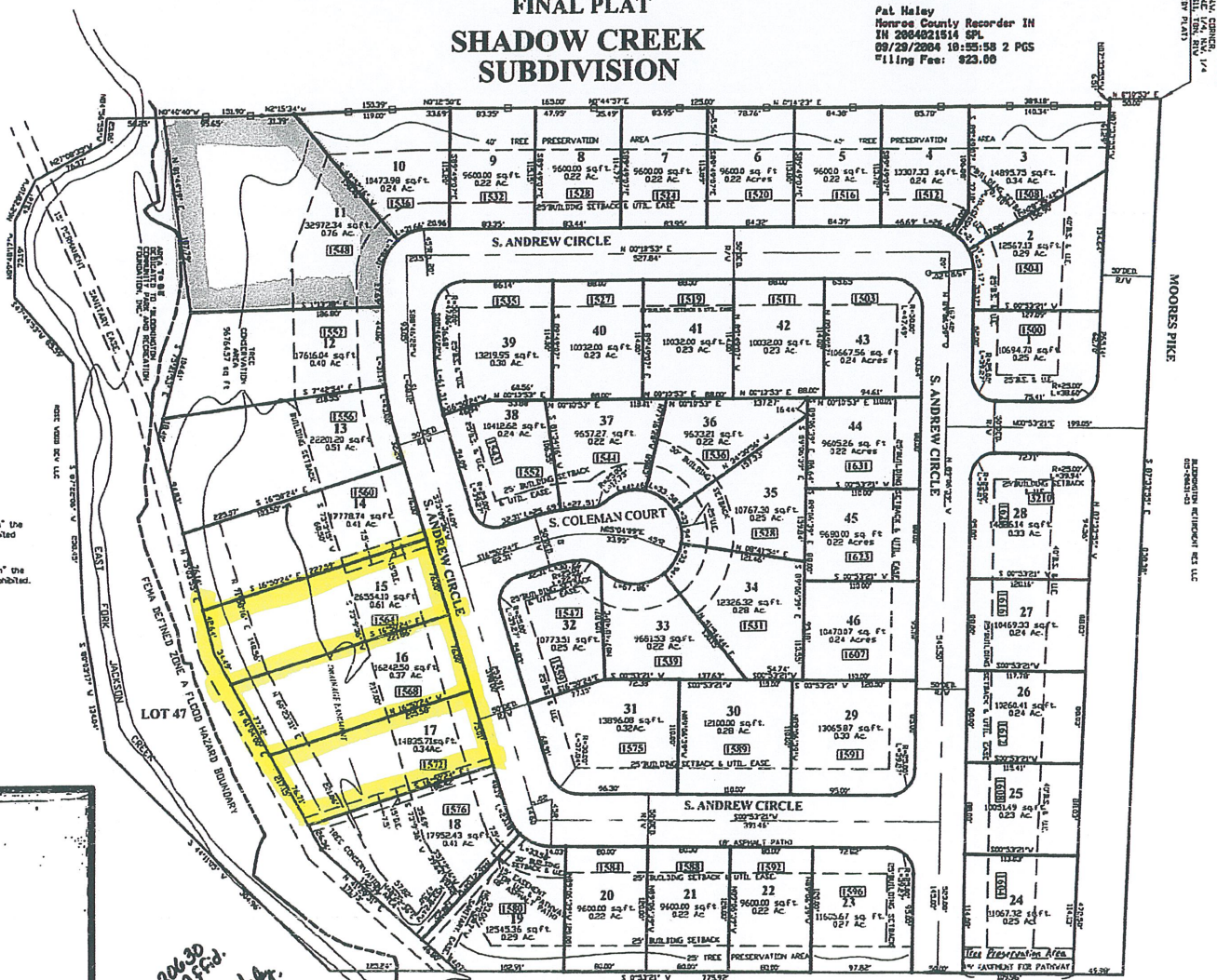
LEGEND

D.E.= DRAINAGE EASEMENT
U.E.= UTILITY EASEMENT
D.A.U.E.= DRAINAGE & UTILITY EASEMENT
○ = P.K. MARK
● = 5/8" REBAR WITH YELLOW CAP
P.L.= PEDESTRIAN EASEMENT
— = FENCE LINE
B.S.= BUILDING SETBACK
TREE PRESERVATION AREA
Within the areas designated as "Tree Preservation" the removal of any trees over 8" in caliper is prohibited without approval from the Planning Department.
TREE CONSERVATION AREA
Within the areas designated as "Tree Conservation" the removal of any trees or understory growth is prohibited.



LOCATION MAP

1"=1/4" QUAD MAP
SCALE: 1"=2000'



2005020630
Surveyors Affdavit
Lt 15
10-11-05 Bledsoe
Rec.

#2006007687
Surveyors Affidavit
Lt 18 & 15
4-20-06 Pat Haley, Rec.

#2006020266
Surveyors Affidavit
In Re: Drainage
10-13-06 Pat Haley, Rec.

CURVE DATA TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD	DIRECTION	CHORD LENGTH
C1	250.00	68.12	15°36'47"	14.27	69.57	S89°57'58"W	67.91
C2	150.00	57.36	21°54'33"	29.03	50.53	S05°53'08"E	57.01

PREPARED BY: Bledsoe Tapp & Riggert, Inc.
1351 West Tapp Road Bloomington, IN 47403 (812) 336-8277

JOB NO. 3782
SHEET 1 OF 2

FINAL PLAT SHADOW CREEK SUBDIVISION

Pat Haley
Monte County Recorder - IN
IN 2004021514 SPL
09/29/2004 10:55:58 2 PGS
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SHADOW CREEK SUBDIVISION DESCRIPTION

A part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 8 North, Range 1 West, Monroe County, Indiana, and more particularly described as follows:

BEGINNING at the Northwest Corner of Section 11, Township 8 North, Range 1 West, thence along the North line of said Section and along Moores Pike S01°11'48" degrees 53 minutes 55 seconds EAST, 838.38 feet, thence leaving said North line and Moores Pike S01°11'49 degrees 53 minutes 21 seconds WEST, 775.92 feet, thence S01°11'44 degrees 11 minutes 08 seconds WEST, 304.46 feet, thence S01°11'40 degrees 03 minutes 17 seconds WEST, 134.04 feet, thence S01°11'48 degrees 22 minutes 05 seconds WEST, 218.45 feet, thence S01°11'47 degrees 44 minutes 53 seconds WEST, 858.69 feet, thence NORTH 89 degrees 40 minutes 17 seconds WEST, 73.19 feet, thence NORTH 62 degrees 28 minutes 10 seconds WEST, 43.14 feet, thence NORTH 27 degrees 08 minutes 35 seconds WEST, 76.37 feet, thence NORTH 84 degrees 46 minutes 58 seconds WEST, 23.05 feet, thence NORTH 00 degrees 40 minutes 40 seconds WEST, 151.90 feet, thence NORTH 02 degrees 15 minutes 34 seconds WEST, 150.39 feet, thence NORTH 00 degrees 12 minutes 50 seconds EAST, 165.09 feet, thence NORTH 09 degrees 44 minutes 57 seconds EAST, 125.00 feet, thence NORTH 09 degrees 14 minutes 23 seconds EAST, 389.18 feet, thence NORTH 87 degrees 33 minutes 55 seconds WEST, 6.51 feet, thence NORTH 06 degrees 19 minutes 53 seconds EAST, 50.00 feet to the point of beginning, containing 19.183 acres, more or less.

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 SEPTEMBER, 2004.

Philip C. Tapp
Registered Land Surveyor No. 1580900013
State of Indiana

NOTES

- There are strips of ground as shown on this plat and marked "Utility Easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved.
- There are strips of ground as shown on this plat and marked "Drainage Easement", reserved for the conveyance or storage of storm water. No permanent or other structures now to be erected or maintained upon said strips of land, nor any action that would obstruct, redirect, or alter the manner of discharge of storm water runoff, or alter the configuration of storm water storage facilities. Lot owners of lots in the subdivision, shall take their titles subject to the rights of the public utilities, and the rights of the owners of other lots in this subdivision. Said drainage easements are reserved for the use of appropriate public agencies for the installation and maintenance of public storm drainage facilities or the maintenance of privately owned storm drainage facilities at the discretion of the agency.
- Drainage Easement for Detention Pond is to serve Shadow Creek Subdivision and shall be maintained and owned by the homeowners' association.

OWNER CERTIFICATE

The undersigned, Sherwood Hills South, Inc., being the owner of the above described real estate, do hereby layoff and plat the same into lots and streets in accordance with the plat and certificate.

This plat shall be known and designated as Shadow Creek Subdivision.

Streets and rights-of-way are to hereby be dedicated to the public.

Shadow Creek Subdivision is to be subject to the provisions of the Declaration of Covenants, Conditions, and Restrictions of Shadow Creek as recorded in Instrument # 2004020955, in the Office of the Recorder of Monroe County, Indiana.

In Witness Whereof, Sherwood Hills South, Inc., has executed this instrument and caused its name to be subscribed thereon this 21 day of SEPTEMBER, 2004.

Kenneth E. Blackwell
Kenneth E. Blackwell, President
Sherwood Hills South, Inc.

State of Indiana
County of Monroe

Attested and subscribed before me this 21 day of SEPTEMBER, 2004.

Dorothy A. Scott
Signature of Notary Public
Gregory Scott LAUER
Printed Name

My commission expires 11/01/2009

CERTIFICATE OF APPROVAL OF PLANNING COMMISSION & 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 in a meeting held on September 21, 2004.

Frank H. Thompson
High Traffic Growth

Frank H. Thompson

Charlotte Ziegler

Approved by the City Planning Commission in a meeting held on September 21, 2004 (Plat Committee on September 13, 2004).

Tom McCall
Tom McCall, Planning Director

Bill Stuebe
Bill Stuebe, Member

PREPARED BY: Bledsoe Tapp & Riggert, Inc.
1351 West Tapp Road Bloomington, IN 47403 (812) 336-8277

JOB NO. 3782
SHEET 2 OF 2

S 07°22'00" V E 08°43'

S 08°03'17" V E 13°40'

EAST FORK JACKSON CREEK

LOT 47

FEMA DEFINED ZONE A FLOOD HAZARD BOUNDARY

5020630
AS Affid.

Deputy

