

OSAGE PLACE SUBDIVISION PHASE 2 SECONDARY PLAT

PERRY TOWNSHIP
SECTION 8 TOWNSHIP 8 NORTH
RANGE 1 WEST

LOT ADDRESS TABLE	
LOT #	ADDRESS
32	2020 S. HOPE DRIVE
33	2016 S. HOPE DRIVE
34	2012 S. HOPE DRIVE
35	2008 S. HOPE DRIVE
36	2004 S. HOPE DRIVE
37	1992 S. HOPE DRIVE
38	1988 S. HOPE DRIVE
39	1984 S. HOPE DRIVE
40	1980 S. HOPE DRIVE
41	1976 S. HOPE DRIVE
42	1968 S. HOPE DRIVE
43	1964 S. HOPE DRIVE
44	1960 S. HOPE DRIVE
45	1956 S. HOPE DRIVE
46	1957 S. HOPE DRIVE
47	1961 S. HOPE DRIVE
48	1965 S. HOPE DRIVE
49	1969 S. HOPE DRIVE
50	1979 S. HOPE DRIVE
51	1983 S. HOPE DRIVE
52	1987 S. HOPE DRIVE
53	1991 S. HOPE DRIVE
54	2005 S. HOPE DRIVE
55	2009 S. HOPE DRIVE
56	2013 S. HOPE DRIVE
57	836 W. GUY AVENUE
58	832 W. GUY AVENUE
59	828 W. GUY AVENUE
60	828 W. DUNCAN DRIVE
61	824 W. DUNCAN DRIVE
62	831 W. CHAMBERS DRIVE
63	827 W. CHAMBERS DRIVE
64	832 W. CHAMBERS DRIVE
65	828 W. CHAMBERS DRIVE
66	829 W. CHEROKEE DRIVE
67	825 W. CHEROKEE DRIVE
68	826 W. CHEROKEE DRIVE
69	830 W. CHEROKEE DRIVE
70	834 W. CHEROKEE DRIVE

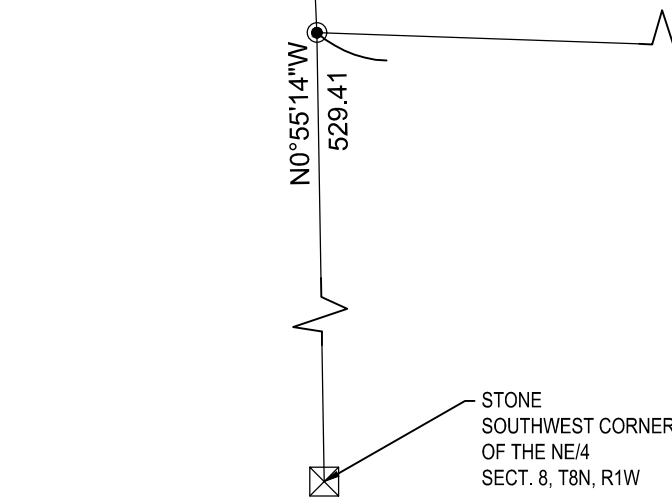
PLANNING AND TRANSPORTATION

UNDER THE AUTHORITY INDIANA CODE 36-7-4 700 SERIES, 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 PER TERMS AND CONDITIONS OF PLAN COMMISSION CASE # SP/DP-33-23

APPROVED BY THE PLAT COMMITTEE AT A MEETING HELD SEPTEMBER 11, 2023.

SCOTT ROBINSON, DIRECTOR



OWNER CERTIFICATE

THE UNDERSIGNED, HABITAT FOR HUMANITY OF MONROE COUNTY INC. BEING THE OWNERS 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 OSAGE PLACE SUBDIVISION PHASE 2 FINAL PLAT.

STREETS AND RIGHTS-OF-WAY ARE TO HEREBY BE DEDICATED TO THE PUBLIC.

THE REAL ESTATE DESCRIBED ON THIS PLAT SHALL BE AND IS HEREBY SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OSAGE PLACE SUBDIVISION, PER INSTRUMENT 2022006622.

THE REAL ESTATE DESCRIBED ON THIS PLAT SHALL BE AND IS HEREBY SUBJECT TO THE TERMS AND CONDITIONS OF THE FACILITIES MAINTENANCE PLAN, PER INSTRUMENT 2022006624.

IN WITNESS WHEREOF, HABITAT FOR HUMANITY OF MONROE COUNTY, INC., AN INDIANA NON-PROFIT CORPORATION, HAS HEREUNTO

THIS _____ DAY OF _____, 2023.

WENDI GOODLETT PRESIDENT & CHIEF EXECUTIVE OFFICER

STATE OF INDIANA)
COUNTY OF _____)

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY HEREON, PERSONALLY APPEARED WENDI GOODLETT, PERSONALLY KNOWN TO ME TO BE PRESIDENT AND CHIEF EXECUTIVE OFFICER OF HABITAT FOR HUMANITY OF MONROE COUNTY, INC., BEING THE OWNER OF THE DESCRIBED REAL ESTATE, AND WHO ACKNOWLEDGED THE EXECUTION OF THE ABOVE REFERENCED PLAT, AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2023.

_____, NOTARY PUBLIC, SIGNATURE

_____, NOTARY PUBLIC, PRINTED

COUNTY OF RESIDENCE: _____

MY COMMISSION EXPIRES: _____

COMMISSION NO: _____

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF SAID QUARTER, THENCE NORTH 00 DEGREES 55 MINUTES 14 SECONDS WEST (INDIANA STATE PLANE, WEST ZONE) ALONG THE WEST LINE OF AUTUMNVUE (PLAT CABINET "C", ENVELOPE 80) 529.41 FEET TO THE SOUTHWEST CORNER OF OSAGE PLACE SUBDIVISION PHASE 1 INSTRUMENT NUMBER 2022007569; THENCE SOUTH 88 DEGREES 00 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE THEREOF 517.98 FEET TO THE SOUTHEAST CORNER OF COMMON LOT 31 IN SAID PHASE 1 AND TO THE POINT OF BEGINNING; THE NEXT (11) COURSES ARE ALONG SAID PHASE 1: (1) THENCE NORTHWEST 117.93 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET BEING SUBTENDED BY A LONG CHORD BEARING NORTH 51 DEGREES 38 MINUTES 45 SECONDS WEST AND A DISTANCE OF 115.83 FEET; (2) THENCE SOUTH 87 DEGREES 31 MINUTES 18 SECONDS WEST 124.74 FEET; (3) THENCE NORTH 02 DEGREES 28 MINUTES 44 SECONDS WEST 210.00 FEET; (4) THENCE NORTH 87 DEGREES 31 MINUTES 16 SECONDS EAST 21.19 FEET; (5) THENCE NORTH 02 DEGREES 28 MINUTES 44 SECONDS WEST 44.00 FEET; (6) THENCE SOUTH 87 DEGREES 31 MINUTES 16 SECONDS WEST 21.19 FEET; (7) THENCE NORTH 02 DEGREES 28 MINUTES 44 SECONDS WEST 384.15 FEET; (8) THENCE NORTHEAST 12.80 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET BEING SUBTENDED BY A LONG CHORD BEARING NORTH 85 DEGREES 05 MINUTES 19 SECONDS EAST AND A DISTANCE OF 12.80 FEET; (9) THENCE NORTH 06 DEGREES 01 MINUTES 20 SECONDS WEST 60.00 FEET; (10) THENCE SOUTHWEST 16.70 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET BEING SUBTENDED BY A LONG CHORD BEARING SOUTH 85 DEGREES 44 MINUTES 58 SECONDS WEST AND A DISTANCE OF 16.69 FEET; (11) THENCE SOUTH 87 DEGREES 31 MINUTES 16 SECONDS WEST 105.65 FEET TO THE SOUTH LINE OF THE ELECTRIC TRANSMISSION LINE EASEMENT (BOOK 120 PAGE 600); THENCE NORTH 72 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID SOUTH LINE 543.64 FEET TO THE EAST LINE OF LAND CONTAINED IN INSTRUMENT 2015014872; THENCE SOUTH 01 DEGREES 05 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE 380.33; THENCE SOUTH 00 DEGREES 44 MINUTES 06 SECONDS WEST CONTINUING ON SAID EAST LINE 236.49 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS WEST CONTINUING ON SAID EAST LINE 314.68 TO THE NORTH LINE OF THE AFORESAID AUTUMNVUE SUBDIVISION; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 00 MINUTES 31 SECONDS WEST ALONG SAID NORTH LINE 161.09 FEET TO THE POINT OF BEGINNING, CONTAINING 7.54 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS PERFORMED UNDER THE DIRECTION OF THE UNDERSIGNED, AND TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO SURVEY REQUIREMENTS IN 865 IAC 1.12 FOR THE STATE OF INDIANA.

DATED SEPTEMBER 18, 2023

TODD M. BORGMAN
REGISTERED LAND SURVEYOR NO. 21200021
STATE OF INDIANA

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. (TODD BORGMAN)

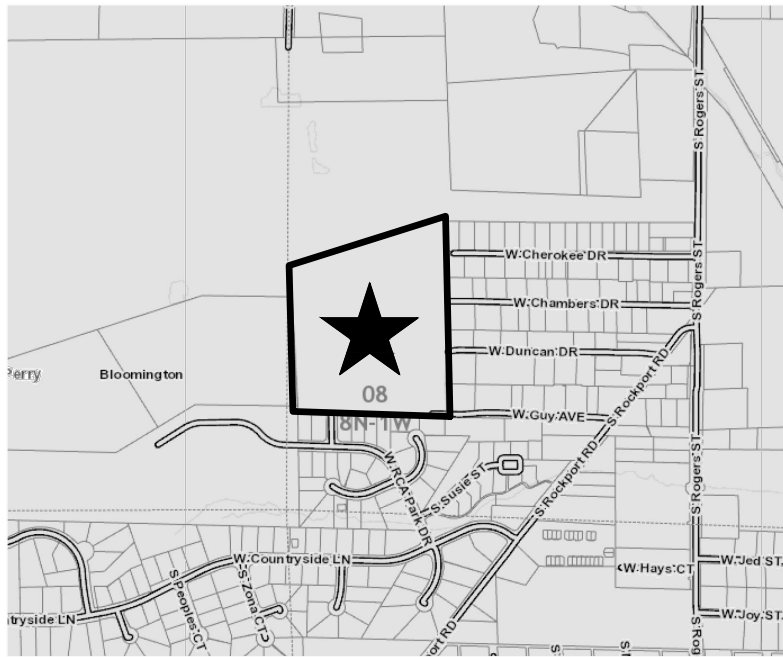
OWNER/SUBDIVIDER

HABITAT FOR HUMANITY OF MONROE COUNTY INC.
213 E KIRKWOOD AVE.
BLOOMINGTON, IN 47408
812-331-4069
INST 2019017484
53-08-08-100-115.000-009

SETBACKS

FRONT YARD SETBACK = 15 FT
CARPORT/DETACHED GARAGE = 10 FT
(BEHIND FRONT WALL OF RESIDENCE)
REAR YARD SETBACK = 20 FT
SIDE YARD SETBACK = 5 FT MIN.

ALL LOTS ARE FOR SINGLE FAMILY USE AND ZONED THOMSON PUD.
COMMON AREAS ARE NON-BUILDABLE LOTS OF RECORD.



LEGEND

- RR SPIKE
- STONE
- REBAR
- IRON PIPE
- MAG NAIL
- FOUND REBAR
- SET REBAR
- FOUND BELOW GRADE
- AG
- FOUND ABOVE GRADE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- CONSERVANCY EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- SANITARY SEWER EASEMENT

BASIS OF BEARINGS:
INDIANA STATE PLANE, WEST ZONE
VERTICAL DATUM: NAVD 88

GENERAL NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (18105C0143D) FOR MONROE COUNTY, INDIANA, DATED DECEMBER 17, 2010, THE SUBJECT PROPERTY IS LOCATED WITHIN (UNSHADED) ZONE X.
- ALL MONUMENTS FOUND IN PERFORMANCE OF THIS SURVEY WERE FOUND FLUSH WITH THE EXISTING GROUND UNLESS OTHERWISE NOTED, AND THE AGE AND ORIGIN OF SAID FOUND MONUMENTS ARE UNKNOWN UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE LABELED.
- ALL SET REBAR IS A 24" REBAR WITH A YELLOW CAP STAMPED "SDG INC FIRM 0101"
- REFERENCE IS MADE TO THE FOLLOWING SURVEYS OR PLATS.
A. AUTUMNVUE SUBDIVISION PLAT CABINET C, ENVELOPE 80.
B. DRAGOO SURVEY BLEDSE TAPP & RIGGERT, INST 1999022132.
C. LUTES SUBDIVISION PLAT CABINET D ENVELOPE 81.
D. PLEASANT VIEW ADDITION
E. BLOOMINGTON INDUSTRIAL COMPLEX SURVEY BY TH SCHNIDER CORP. DATED JULY 25, 2002.
F. THOMSON BOUNDARY SURVEY BY THIS FIRM JOB #4478 DATED JANUARY 19, 2009.
- OSAGE PLACE PHASE 1 FINAL PLAT, INST 2022007569.

CURVE DATA TABLE

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	222.32	150.00	84° 55' 12"	S44° 56' 20"E	202.52
C2	56.31	1200.00	2° 41' 19"	N88° 51' 55"E	56.30
C3	58.11	300.00	11° 05' 56"	N78° 25' 42"E	58.02
C4	91.50	300.00	17° 28' 33"	N81° 37' 01"E	91.15

SANITARY SEWER EASEMENT (SSE)

- (A) SHALL ALLOW THE CITY UTILITIES DEPARTMENT EXCLUSIVE ACCESS FOR INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF SANITARY SEWER FACILITIES.
- (B) ENCROACHMENT BY OTHER UTILITIES IS PROHIBITED, UNLESS SUCH ENCROACHMENT IS APPROVED BY THE CITY UTILITIES DEPARTMENT IN CONJUNCTION WITH THE PRIMARY PLAT.
- (C) UPON WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT, ENCROACHMENTS MAY BE PERMITTED AFTER THE RECORDING OF THE SECONDARY PLAT.
- (D) TREES AND STRUCTURES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, AND LIGHT FIXTURES, SHALL NOT BE LOCATED WITHIN SANITARY SEWER EASEMENTS.
- (E) GRADING ACTIVITY SHALL BE PROHIBITED WITHIN SANITARY SEWER EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE CITY UTILITIES DEPARTMENT.

DRAINAGE EASEMENT (DE)

- (A) SHALL BE REQUIRED FOR ANY SURFACE SWALES OR OTHER MINOR DRAINAGE IMPROVEMENTS THAT ARE INTENDED TO SERVE THE LOTS ON WHICH THEY ARE LOCATED.
- (B) SHALL PROHIBIT ANY ALTERATION WITHIN THE EASEMENT THAT WOULD HINDER OR REDIRECT FLOW.
- (C) SHALL PROVIDE THAT THE OWNER OF THE LOT ON WHICH THE EASEMENT IS PLACED SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FEATURES WITHIN SUCH EASEMENT.
- (D) SHALL BE ENFORCEABLE BY THE CITY UTILITIES DEPARTMENT AND BY OWNERS OF PROPERTIES THAT ARE ADVERSELY AFFECTED BY CONDITIONS WITHIN THE EASEMENT.
- (E) SHALL ALLOW THE CITY UTILITIES DEPARTMENT TO ENTER UPON THE EASEMENT FOR THE PURPOSE OF MAINTENANCE, TO CHARGE THE COSTS OF SUCH MAINTENANCE TO THE RESPONSIBLE PARTIES, TO CONSTRUCT DRAINAGE FACILITIES WITHIN THE EASEMENT, AND TO ASSUME RESPONSIBILITY FOR THE DRAINAGE FEATURES AT ITS DISCRETION.

UTILITY EASEMENT (UE)

- (A) SHALL ALLOW BOTH PRIVATE AND PUBLIC UTILITY PROVIDERS ACCESS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, REPAIR, OR REMOVAL OF UTILITY FACILITIES.
- (B) PROHIBITS THE PLACEMENT OF ANY UNAUTHORIZED OBSTRUCTION WITHIN THE EASEMENT AREA UNLESS AUTHORIZED BY THE CITY UTILITIES DEPARTMENT AND THE EASEMENT HOLDER(S).

PEDESTRIAN EASEMENT (PE)

- (A) GRANTS THE GENERAL PUBLIC THE RIGHT TO ACCESS THE PEDESTRIAN EASEMENT FOR PURPOSES OF WALKING, RUNNING, BICYCLING, SKATING, OR USING SMALL MOTORIZED AND NON-MOTORIZED VEHICLES APPROVED BY THE CITY.
- (B) GRANTS THE CITY THE RIGHT TO CONSTRUCT, ALTER, REPAIR, MAINTAIN, OR REMOVE IMPROVEMENTS WITHIN THE EASEMENT AREA AND THE EASEMENT AREA.
- (C) PROHIBITS THE PLACEMENT OF ANY OBSTRUCTION WITHIN THE PEDESTRIAN EASEMENT.

CONSERVANCY EASEMENT (CE)

- (A) PROHIBITS ANY LAND-DISTURBING ACTIVITIES INCLUDING THE PLACEMENT OF A FENCE, OR ALTERATION OF ANY VEGETATIVE COVER, INCLUDING MOWING, WITHIN THE EASEMENT AREA.
- (B) ALLOWS THE REMOVAL OF DEAD OR DISEASED TREES THAT POSE A SAFETY RISK OR IMPEDE DRAINAGE AS WELL AS ALLOWING THE REMOVAL OF EXOTIC OR INVASIVE SPECIES, ONLY AFTER FIRST OBTAINING WRITTEN APPROVAL FROM THE PLANNING AND TRANSPORTATION DEPARTMENT.
- (C) ALL CONSERVANCY EASEMENTS SHALL BE IDENTIFIED WITH PUBLIC SIGNS LOCATED ALONG THE BOUNDARY OF THE EASEMENT. PUBLIC SIGNS SHALL BE PLACED AT INTERVALS OF NO MORE THAN 200 FEET, AND EACH PUBLIC SIGN SHALL BE A MAXIMUM OF ONE AND ONE-HALF SQUARE FEET IN AREA. A MINIMUM OF ONE PUBLIC SIGN IS REQUIRED, REGARDLESS OF EASEMENT SIZE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING REQUIRED SIGNAGE.
- (D) ALLOWS, IN CASES WHERE REMOVAL OF EXOTIC OR INVASIVE SPECIES IS PROPOSED, THE RESTORATION OF DISTURBED AREAS WITH NATIVE PLANT MATERIAL, WRITTEN APPROVAL FROM THE PLANNING AND TRANSPORTATION DEPARTMENT IS REQUIRED PRIOR TO ANY PROPOSED RESTORATION.