

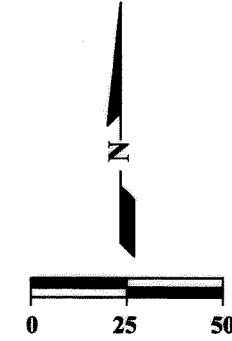
DULY ENTERED
FOR TAXATION

SEP 04 2012

2012014652 SPL \$25.00
09/04/2012 10:51:53A 2 PGS
Jim Fielder
Monroe County Recorder IN
Recorded as Presented

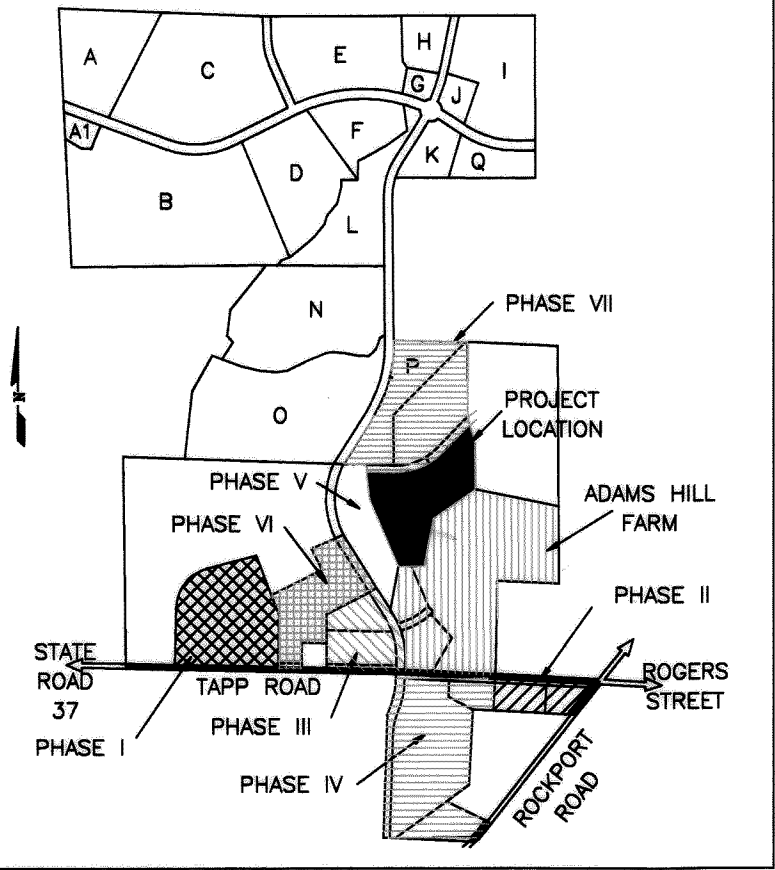
Auditor Monroe County, Indiana

SUNFLOWER GARDENS
SECTION I

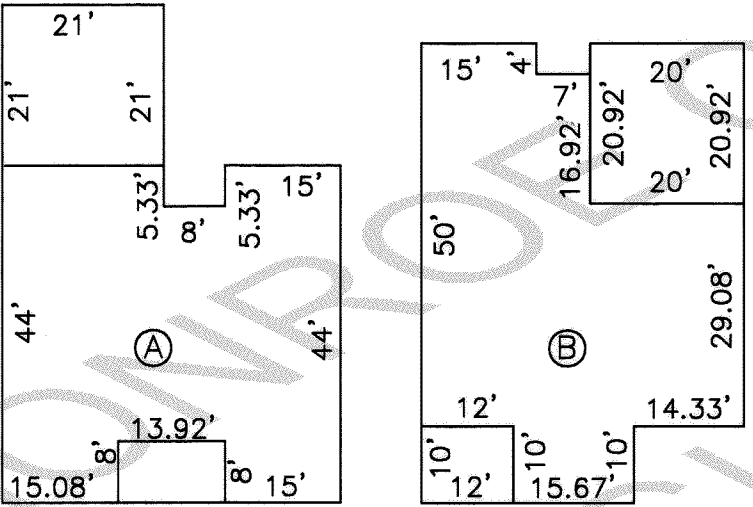


SCALE: 1"=50'

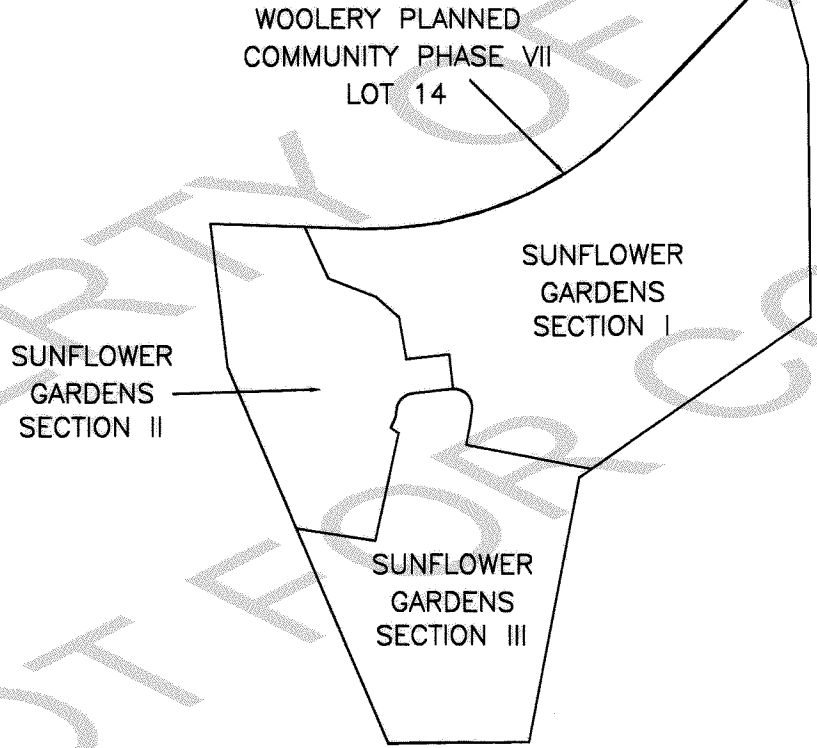
**SUNFLOWER GARDENS
SECTION III, PHASE III
FORMERLY A PART OF LOT 14
WOOLERY PLANNED COMMUNITY PHASE VII
FINAL PLAT**
DATE: AUGUST 24, 2012



LOCATION MAP
NO SCALE



TYPICAL UNITS
NOT TO SCALE



SECTION / PHASE MAP

TOTAL AREA=16,300.21 SQ.FT. 0.37 AC.
IN SECTION 7 AREA=8219.94 SQ.FT. 0.19 AC.
IN SECTION 8 AREA=8080.27 SQ.FT. 0.18 AC.

ADDRESSES		
LOT No.	ROAD NAME	
11	2576 S. SUNFLOWER DR.	
12	2580 S. SUNFLOWER DR.	

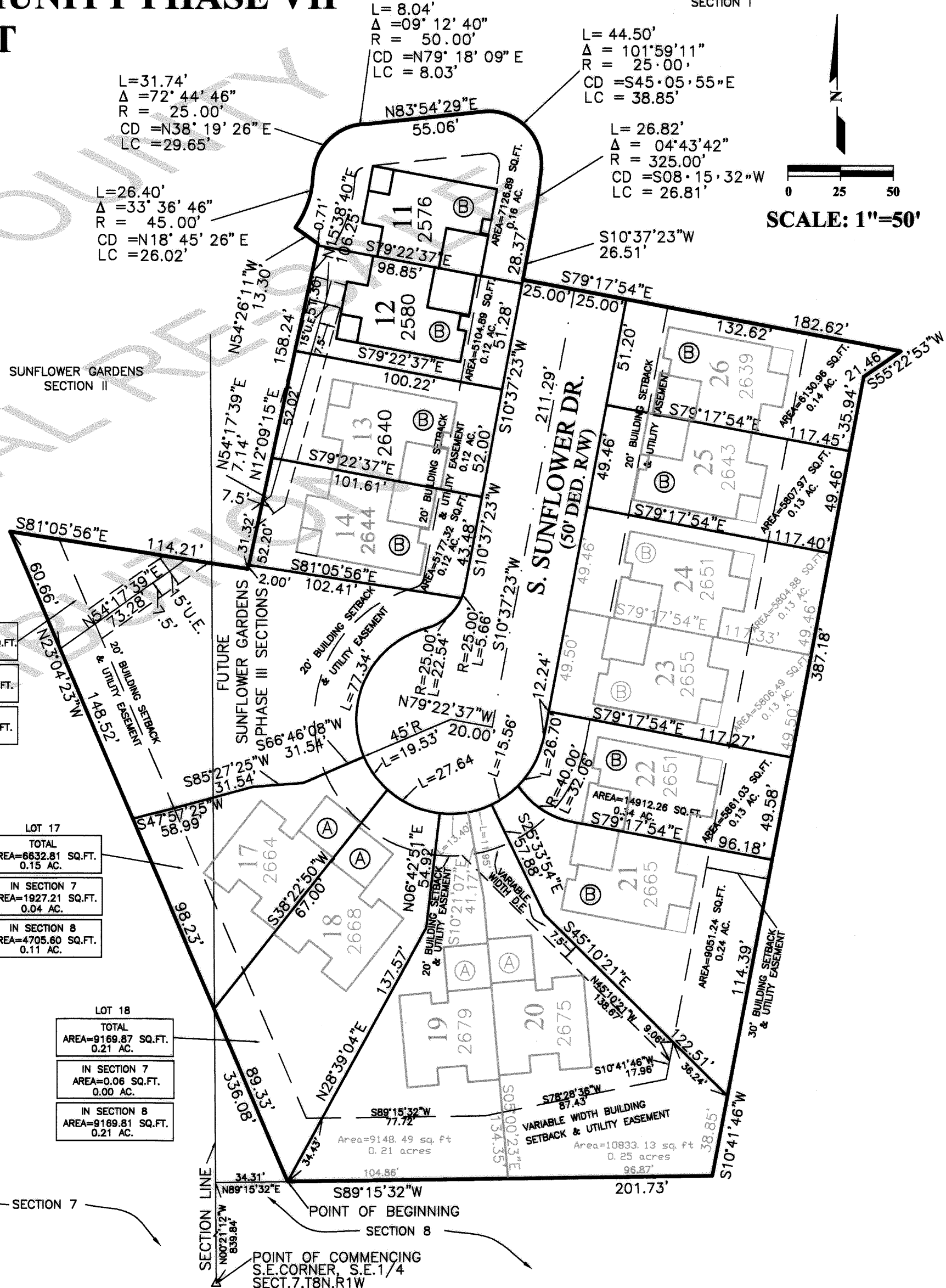
LOT 17
TOTAL AREA=8632.81 SQ.FT. 0.15 AC.
IN SECTION 7 AREA=1927.21 SQ.FT. 0.04 AC.
IN SECTION 8 AREA=4705.60 SQ.FT. 0.11 AC.

LOT 18
TOTAL AREA=9169.87 SQ.FT. 0.21 AC.
IN SECTION 7 AREA=0.06 SQ.FT. 0.00 AC.
IN SECTION 8 AREA=9169.81 SQ.FT. 0.21 AC.

NOTE:

- REMOVAL OF ANY TREE OVER 10 INCHES IN CALIPER IS PROHIBITED IN THE TREE PRESERVATION EASEMENT, EXCEPT FOR REMOVAL OF DEAD AND DISEASED TREES THAT POSE A SAFETY RISK, AFTER APPROVAL BY CITY PLANNING STAFF. TRIMMING OR PRUNING OF TREES MUST BE SUPERVISED BY A CERTIFIED ARBORIST.
- NO LAND DISTURBING ACTIVITY IS PERMITTED WITHIN THE SINKHOLE CONSERVANCY EASEMENTS. TREATMENT OF OPEN HOLES MAY BE PERMITTED FOR SAFETY REASONS AFTER REVIEW AND APPROVAL BY THE CITY PLANNING STAFF.
- DRIVEWAYS ARE NOT SHOWN ON PLAT. SOME WERE NOT CONSTRUCTED AT TIME OF PLATTING.
- REMAINING AREA WITHIN BOUNDARY WILL BE PLATTED INTO LOTS/UNITS AS CONSTRUCTION PROGRESSES.

- LEGEND
- D.E.= DRAINAGE EASEMENT
 - U.E.= UTILITY EASEMENT
 - D&U.E.= DRAINAGE & UTILITY EASEMENT
 - S.C.= SINKHOLE CONSERVANCY EASEMENT
 - S.S.E.= SANITARY SEWER EASEMENT
 - W.E.= WATERLINE EASEMENT
 - Ⓐ = UNIT TYPE



SUNFLOWER GARDENS
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LEGAL DESCRIPTION
SUNFLOWER GARDENS SECTION III
Job # 6003

A part of Section 7 & 8, Township 8 North, Range 1 West, Monroe County, Indiana, also being a portion of Lot 14 in Woolery Planned Community Phase VII as recorded in Plat Cabinet C, Envelope 345, more particularly described as follows:

Commencing at the Southwest corner of said Section 8; thence NORTH 00 degrees 21 minutes 12 seconds WEST, along the west line of said section, 839.84 feet; thence NORTH 89 degrees 15 minutes 32 seconds EAST, a distance of 34.31 feet to the true point of beginning; thence NORTH 25 degrees 04 minutes 23 seconds WEST, a distance of 336.08 feet; thence SOUTH 81 degrees 05 minutes 56 seconds EAST, a distance of 114.21 feet; thence NORTH 12 degrees 09 minutes 15 seconds EAST, a distance of 158.24 feet; thence NORTH 54 degrees 26 minutes 11 seconds WEST, a distance of 13.30 feet to a non tangent curve to the left having a radius of 45.00 feet and a chord bearing and distance of NORTH 15 degrees 45 minutes 26 seconds EAST, 26.02 feet; thence northerly along said curve through a central angle of 33 degrees 36 minutes 46 seconds for a length of 26.40 feet to the point of reverse curvature of a tangent curve to the right having a radius of 25.00 feet and a chord bearing and distance of NORTH 38 degrees 19 minutes 26 seconds EAST, 29.65 feet; thence easterly along said curve through a central angle of 72 degrees 44 minutes 46 seconds for a length of 31.74 feet to the point of reverse curvature of a tangent curve to the left having a radius of 50.00 feet and a chord bearing and distance of NORTH 79 degrees 18 minutes 09 seconds EAST, 8.03 feet; thence easterly along said curve through a central angle of 09 degrees 12 minutes 40 seconds EAST, a distance of 55.06 feet to the point of curvature of a tangent curve to the right having a radius of 25.00 feet and a chord bearing and distance of SOUTH 45 degrees 05 minutes 55 seconds EAST, 36.85 feet; thence southerly along said curve through a central angle of 101 degrees 59 minutes 11 seconds for a length of 44.50 feet to the point of compound curvature of a tangent curve to the right having a radius of 325.00 feet and a chord bearing and distance of SOUTH 08 degrees 15 minutes 32 seconds WEST, 26.81 feet; thence southerly along said curve through a central angle of 04 degrees 43 minutes 23 seconds WEST, a distance of 26.82 feet; thence SOUTH 10 degrees 37 minutes 17 minutes 54 seconds EAST, a distance of 182.62 feet; thence SOUTH 55 degrees 22 minutes 53 seconds WEST, a distance of 21.46 feet; thence SOUTH 10 degrees 41 minutes 46 seconds WEST, a distance of 387.18 feet; thence SOUTH 89 degrees 15 minutes 32 seconds WEST, a distance of 201.73 feet, containing 2.95 acres, more or less (0.23 acres in Section 7 and 2.72 acres in Section 8).

This survey was executed according to survey requirements contained in Sections 1 through 19 of 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 28th day of August, 2012

Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of Indiana



I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Philip O. Tapp

PLAN COMMISSION AND 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 AT STAFF LEVEL BY THE BOARD OF PUBLIC WORKS

SUSIE JOHNSON, DIRECTOR

APPROVED BY THE CITY PLAN COMMISSION.

TOM MICUDA, AICP DIRECTOR

OWNER'S CERTIFICATION

The undersigned, Bledsoe Tapp & Co., Inc., being the owner of the real estate described on this plat, does hereby layoff and plat the same into two lots (11 & 12) in accordance with the plat and certificate.

This plat shall be known and designated as Sunflower Gardens Section III, Phase III.

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

Sunflower Gardens Section III, Phase III is to be subject to the provisions of the Declaration of Covenants, Conditions and Restrictions of Sunflower Gardens, as recorded in Instrument #2004018782, in the Office of the Recorder of Monroe County, Indiana.

The undersigned, as owner of the real estate described on this plat, for and in consideration of the City of Bloomington, Indiana, granting to the undersigned the right to tap into and connect to the sewer system of the City of Bloomington for the purpose of providing sewer service to the described real estate, now release the right of the undersigned as owner of the platted real estate and their successors in title, to remonstrate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

In Witness Whereof, Philip O. Tapp, Secretary for Bledsoe Tapp & Co., Inc., has executed this instrument and caused his name to be subscribed thereto, this 28th day of August, 2012.

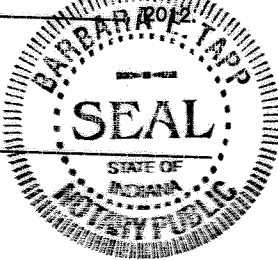
Bledsoe Tapp & Co., Inc.
by: Philip O. Tapp

STATE OF INDIANA)
COUNTY OF MONROE) ss:

Before me, a Notary Public for said County and State, Philip O. Tapp, personally appeared and acknowledged the execution of this instrument this 28th day of August, 2012.

Barbara E. Tapp

My commission expires: 8-3-14
County of Residence: Monroe



Prepared by: Philip O. Tapp & Company, Inc.
5040 Lizzy Lane Bloomington, IN 47403 (812) 327-8522

JOB NO. 6003
SHEET 2 OF 2