

DULY ENTERED
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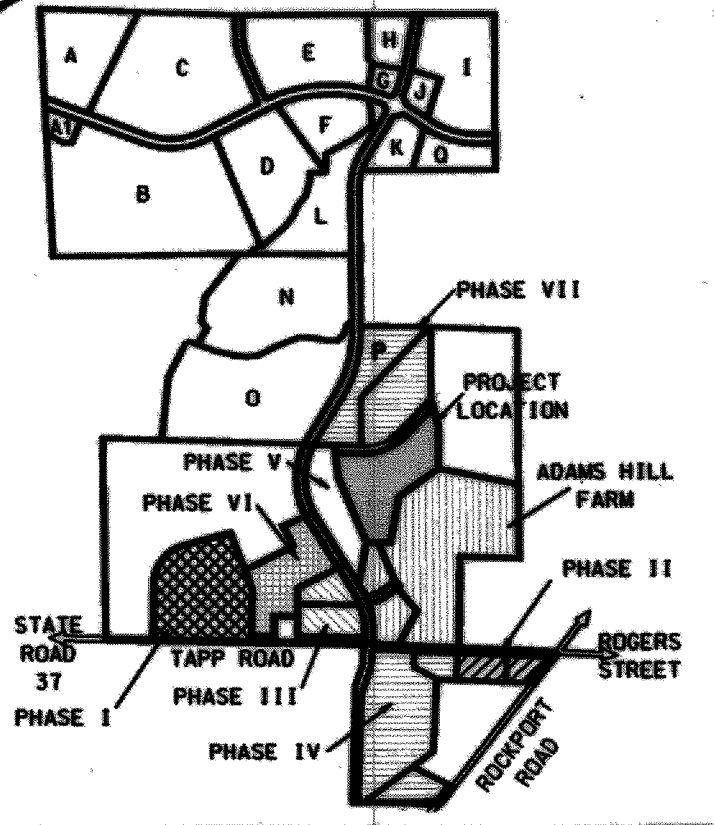
DEC 30 2004

Barbara M. Clark
Auditor Monroe County, Indiana

SUNFLOWER GARDENS PHASE II
FORMERLY A PART OF LOT 14
WOOLERY PLANNED COMMUNITY PHASE VII
FINAL PLAT

Pat Haley
Monroe County Recorder IN
IN 2004027791 SPL
12/30/2004 13:42:19 2 PGS
Filing Fee: \$23.00

L = 13.08'
Δ = 01°35'42"
R = 470.00'
CD = 544°39'58"W
LC = 13.08'

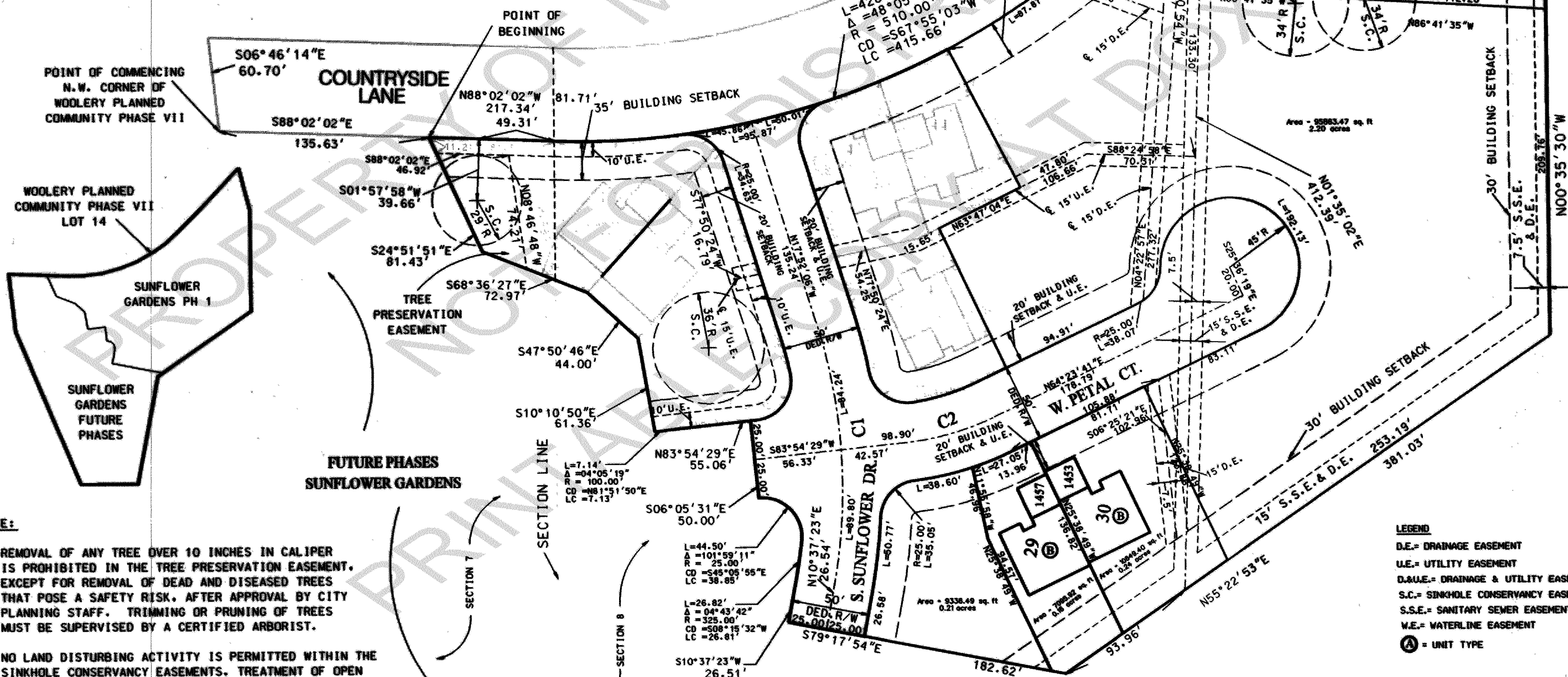
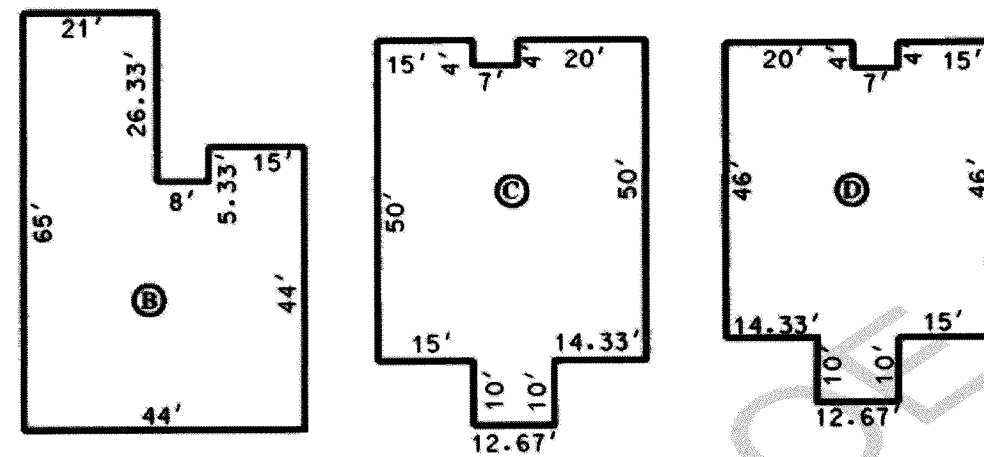


LOCATION MAP
NO SCALE

CURVE DATA TABLE						
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	174.04	28°29'29"	350.00	88.86	S03°37'22"E	172.26
C2	59.60	19°30'48"	175.00	30.09	N74°09'05"E	59.31

ADDRESSES		
LOT No.	ROAD NAME	
29	W. Petal Court	
30	W. Petal Court	
48	W. Countryside Lane	
49	W. Countryside Lane	

TYPICAL UNITS
NOT TO SCALE



NOTE:

1. 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.
2. 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.
3. DRIVEWAYS ARE NOT SHOWN ON PLAT. SOME WERE NOT CONSTRUCTED AT TIME OF PLATTING.
4. REMAINING AREA WITHIN BOUNDARY WILL BE PLATTED INTO LOTS/UNITS AS CONSTRUCTION PROCEEDS.

LEGEND

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

Prepared by: Bledsoe Tapp & Riggert, Inc. Job No. 4176
1351 West Tapp Road Bloomington, IN 47403 (812) 336-8277 SHEET 1 OF 2

SUNFLOWER GARDENS PHASE II FORMERLY A PART OF LOT 14 WOOLERY PLANNED COMMUNITY PHASE VII FINAL PLAT

Legal Description
Sunflower Gardens Phase II
Job # 4176

A part of Section 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 Northwest corner of said Lot 14; thence SOUTH 88 degrees 02 minutes 02 seconds EAST along the Southerly Right of Way of Country Side Lane 135.63 feet to the true point of beginning; thence SOUTH 24 degrees 51 minutes 51 seconds EAST a distance of 81.43 feet; thence SOUTH 68 degrees 36 minutes 27 seconds EAST a distance of 72.97 feet; thence SOUTH 47 degrees 50 minutes 46 seconds EAST a distance of 44.00 feet; thence SOUTH 10 degrees 10 minutes 50 seconds EAST a distance of 81.36 feet to the point of curvature of a non tangent curve to the right concave southerly having a radius of 100.00 feet and a chord bearing and distance of NORTH 81 degrees 51 minutes 50 seconds EAST, 7.13 feet; thence Easterly along said curve through a central angle of 4 degrees 05 minutes 19 seconds for a length of 7.14 feet; thence NORTH 83 degrees 54 minutes 29 seconds EAST a distance of 55.06 feet; thence SOUTH 06 degrees 05 minutes 31 seconds EAST a distance of 50.00 feet to a non tangent curve to the right having a radius of 25.00 feet concave Southwesterly and a chord bearing and distance of SOUTH 45 degrees 05 minutes 55 seconds EAST, 38.85 feet; thence Southeasterly along said curve through a central angle of 101 degrees 59 minutes 11 seconds for a length of 44.50 feet to a point of compound curvature for 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 4 degrees 43 minutes 42 seconds for a length of 26.82 feet; thence SOUTH 10 degrees 37 minutes 23 seconds WEST a distance of 26.51 feet; thence SOUTH 79 degrees 17 minutes 54 seconds EAST a distance of 182.62 feet; thence NORTH 55 degrees 22 minutes 53 seconds EAST a distance of 381.03 feet; thence NORTH 00 degrees 35 minutes 30 seconds WEST a distance of 361.28 feet; thence NORTH 15 degrees 17 minutes 53 seconds WEST a distance of 150.83 feet to a non tangent curve to the left having a radius of 470.00 feet concave Southerly and a chord bearing and distance of SOUTH 44 degrees 39 minutes 58 seconds WEST, 13.08 feet; thence Westerly along said curve through a central angle of 01 degrees 35 minutes 42 seconds for a length of 13.08 feet; thence SOUTH 43 degrees 52 minutes 08 seconds WEST a distance of 295.80 feet to a tangent curve to the right having a radius of 510.00 feet and a chord bearing and distance of SOUTH 67 degrees 55 minutes 03 seconds WEST, 415.66 feet; thence Westerly along said curve through a central angle of 48 degrees 05 minutes 50 seconds for a length of 428.12 feet; thence NORTH 88 degrees 02 minutes 02 seconds WEST a distance of 81.71 feet to the Point of Beginning containing 5.72 acres (0.12 in Section 7 and 5.60 in Section 8).

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12.

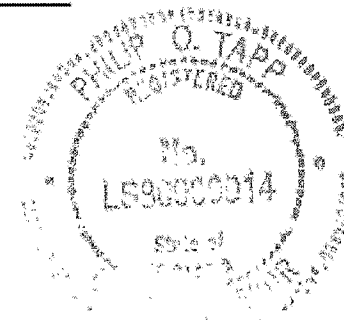
This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose.

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 20th day of December, 2004

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



Pat Haley
Monroe County Recorder IN
IN 2004027781 SPL
12/30/2004 13:42:19 2 PGS
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Barbara M. Clark
Auditor Monroe County, Indiana

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 four lots (29, 30, 49, and 50) in accordance with the plat and certificate.

This plat shall be known and designated as Sunflower Gardens Phase II.

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

Sunflower Gardens Phase II 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 reannexate against any pending or future annexation by the City of Bloomington, Indiana, of such platted real estate.

In Witness Whereof, Ben E. Bledsoe, Secretary for Bledsoe Tapp & Co., Inc., has executed this instrument and caused his name to be subscribed thereto, this 21st day of December, 2004.

Ben E. Bledsoe
Bledsoe Tapp & Co., Inc.
by: Ben E. Bledsoe

STATE OF INDIANA)
COUNTY OF MONROE) ss:

Before me, a Notary Public for said County and State, Ben E. Bledsoe, personally appeared and acknowledged the execution of this instrument this 21st day of December, 2004.

Michelle E. Yoho
Michelle E. Yoho

My commission expires: September 1, 2008
County of Residence: Greene

CERTIFICATE OF APPROVAL OF 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 by the Board of Public Works at a meeting held: June 29, 2004

Beth Hollingsworth
Beth Hollingsworth

Frank N. Hrisanatos
Frank N. Hrisanatos, M.D.

Charlotte Zietlow

Approved by the City Plan Commission at a meeting held

Tam Micauda
Tam Micauda, Planning Director

Milan Pece
Member, MILAN PECE

