

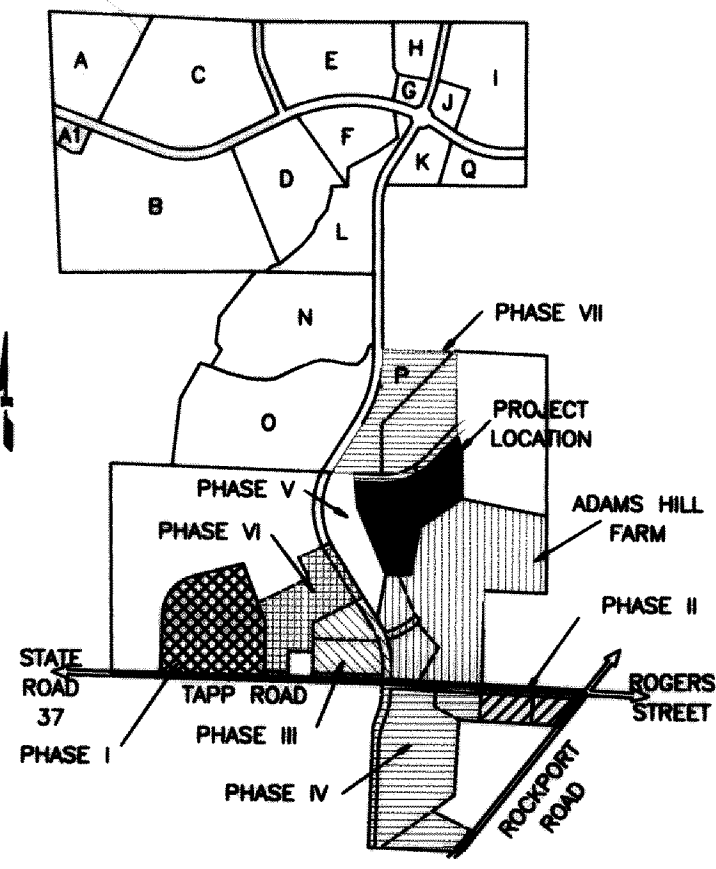
Monroe County Recorder IN
Recorded as Presented

FINAL PLAT

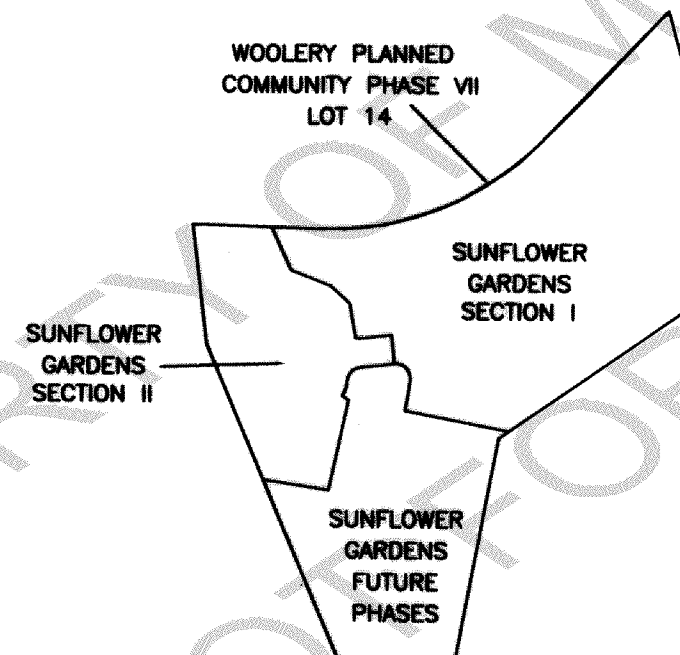
DATE: JUNE 11, 2007

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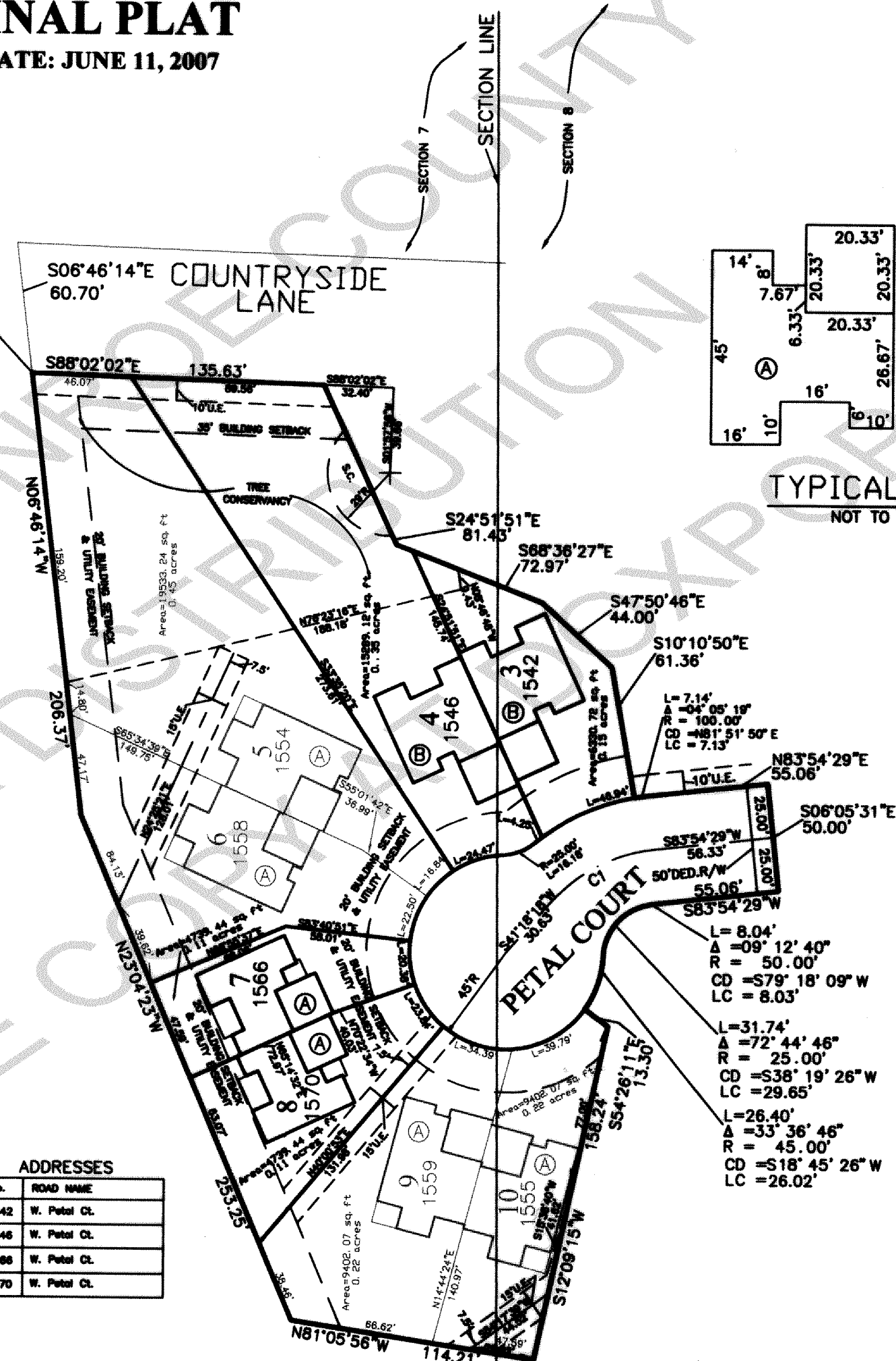
13
Adair County, Indiana



LOCATION MAP
NO SCALE



SECTION / PHASE MAP



FUTURE PHASES
SUNFLOWER GARDENS

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	55.77'	42°36'11"	75.00'	28.24'	S82°36'24"W	64.96'

ADDRESSES		
LOT	No.	ROAD NAME
3	1542	W. Petal Ct.
4	1546	W. Petal Ct.
7	1566	W. Petal Ct.
8	1570	W. Petal Ct.

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 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
(A) = UNIT TYPE

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

JOB NO. 6003
SHEET 1 OF 2

2007010643 SPL \$25.00
06/18/2007 11:23:24A 2 PGS
Monroe County Recorder IN
Recorded as Presented

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

DATE: JUNE 11, 2007

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.

Legal Description
Sunflower Gardens Section 2
Job # 6003

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:

BEGINNING 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; 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 61.36 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; thence SOUTH 83 degrees 54 minutes 29 seconds WEST a distance of 55.06 feet to a tangent curve to the left concave southerly having a radius of 50.00 feet and a chord bearing and distance of SOUTH 79 degrees 18 minutes 09 seconds WEST, 8.03 feet; thence southwesterly along said curve through a central angle of 09 degrees 12 minutes 40 seconds for a length of 8.04 feet to a tangent curve to left concave southerly having a radius of 25.00 feet and a chord bearing and distance of SOUTH 38 degrees 19 minutes 26 seconds WEST, 29.65 feet; thence southwesterly along said curve through a central angle of 72 degrees 44 minutes 46 seconds for a length of 31.74 feet to a tangent curve to the right concave westerly having a radius of 45.00 feet and a chord bearing and distance of SOUTH 18 degree 45 minutes 26 seconds WEST, 26.02 feet; thence southwesterly along said curve through a central angle of 33 degrees 36 minutes 46 seconds for a length of 28.40 feet; thence SOUTH 54 degrees 26 minutes 11 seconds EAST a distance of 13.30 feet; thence SOUTH 12 degrees 09 minutes 15 seconds WEST a distance of 158.24 feet; thence NORTH 81 degrees 05 minutes 56 seconds WEST a distance of 114.21 feet; thence NORTH 23 degrees 04 minutes 23 seconds WEST a distance of 253.25 feet; thence NORTH 06 degrees 46 minutes 14 seconds WEST a distance 206.37 feet to the Point of Beginning containing 2.06 acres (1.62 in Section 7 and 0.44 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 12th day of June, 2007

Philip O. Tapp
Registered Land Surveyor No. LS80900014
State of 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 (3,4,7,8) in accordance with the plat and certificate.

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

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

Sunflower Gardens Section II, Phase I 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 12th day of June, 2007.

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 this 12th day of June, 2007.

Barbara E. Tapp

My commission expires: 8-03-14
County of Residence: Monroe

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 to 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: 6-12-2007

Beth Hollingsworth

Frank N. Hrisomalos, M.D.

Charlotte Zietlow

Approved by the City Plan Commission at a meeting held

Tom Micuda, Planning Director

Bill Stuebe, Member