

**AGENDA**  
**ELLETTSVILLE PLAN COMMISSION**  
**Town Hall**  
**1150 W. Guy McCown Drive**  
**Ellettsville, Indiana**  
**Thursday, April 3, 2025 - 6:00 P.M.**

**Pledge of Allegiance**

**Roll Call**

**Approval of Minutes – March 6, 2025**

**Monthly Conflict of Interest Statement**

**Old Business**

**New Business**

Voluntary Annexation of 5474 (5475) N. Union Valley Road, Bloomington (4.74 Acres);  
Petitioner: Mychal Doering; Case No. PC 25-11

Voluntary Annexation of abandoned railroad corridor located between W. McNeely Street  
and W. Main Street and east of the N. Sale Street and W. Main Street intersection. (.91  
Acres); Petitioner: Town of Ellettsville; Case No. PC 25-12

Primary Plat Approval for 143 Lots (118.71 Acres) in the Harman Farms, Phase 1,  
Subdivision (7633 W. State Road 46); Petitioner: Harman Farms Development LLC; Case  
No. PC 25-03 (**Link for the plans: [PC 25-03 Primary Plat-Full Set.pdf](#)**)

**Planning Department Update**

Next Meeting – May 1, 2025

**Privilege of the Floor – Non-Agenda Items**

**Plan Commission Comments**

**Adjournment**

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs and activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.

**The Town of Ellettsville Plan Commission is inviting you to a scheduled Zoom meeting.**

Topic: Ellettsville Plan Commission

Time: Apr 3, 2025 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86780770711?pwd=OBgNhQtNwIL3DGYb10EHgGQFRLoBGr.1>

Meeting ID: 867 8077 0711

Passcode: 779245

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One tap mobile

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+13017158592,,86780770711#,,,,\*779245# US (Washington DC)

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Dial by your location

- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 867 8077 0711

Passcode: 779245

## **March 6, 2025**

The Ellettsville, Indiana Plan Commission met in regular session on Thursday, March 6, 2025, at Town Hall. David Drake called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**Roll Call:** Members participating were David Drake, President; Dan Swafford, Vice President; Steve Hale; Zach Michael; Pamela Samples; Pat Wesolowski; and Ryan Skaggs. Denise Line, Planning Director, Renee Jones, Secretary, and Darla Brown, Town Attorney, were also present.

### **Approval of the Minutes**

David Drake entertained a motion to approve the minutes for the regular meeting on January 9, 2025. Dan Swafford made a motion to approve the minutes for January 9, 2025. Pat Wesolowski seconded the motion. Motion carried.

### **New Business**

#### **Primary Plat Approval for Two (2) Lots (2.58 Acres) in the Garreth & Ann Blackwell Two Lot Subdivision (7490 W. State Road 46); Petitioner: Garreth & Ann Blackwell Trust; Case No. PC 25-08**

**Denise Line, Planning Director,** explained the Petitioner Garreth and Ann Blackwell Trust, is requesting a primary plat of a two lot, minor subdivision consisting of 2.58 acres. Both lots are zoned Commercial 2, General Commercial. The subdivision is accessed from W. State Road 46.

David Drake made a motion to give a favorable recommendation to the Town Council to approve Primary Plat Approval for Two Lots. Steve Hale seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion carried.

#### **Zoning Map Amendment Request from Commercial 2 to Residential 1, for One (1) Parcel (1.36 Acres) located at 7490 W. State Road 46); Petitioner: Garreth & Ann Blackwell Trust; Case No. PC 25-09**

**Denise Line, Planning Director,** explained that the Petitioner Garreth and Ann Blackwell Trust, requested to rezone 7490 W. State Road 46, Lot 2 from Commercial 2, General Business, to Residential 1, Single Family Residential. The parcel is located at 7490 W. State Road 46, Lot 2.

David Drake made a motion to give a favorable recommendation to the Town Council to approve the rezoning. Pamela Sample seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion carried.

#### **Resolution 03-2025 to Authorize the Ellettsville Planning Director to Temporarily Waive the Requirement of Two Access Ways for the Charlestowne Manor Subdivision; Case No. PC 25-10**

**Denise Line, Planning Director,** explained the Resolution 03-2024 is requested by the Planning Department. Charlestowne Manor is having difficulty getting approval from Monroe County for a second ingress/egress for its subdivision as required by the Town of Ellettsville Code. At the August 2024 meeting the Planning Committee approved a 6-month period to try and get the issue resolved.

**A.J. Willis P.E.,** Engineer for the ingress/egress issue, spoke on the matter stating that he has been working on this project and the engineering designs have been approved, Monroe County is waiting on the last submission of the engineer to be fully approved.

David Drake made a motion to give another 6 months to get it resolved. Dan Swafford seconded the motion. Roll call vote: David Drake-yes; Dan Swafford-yes; Zach Michael-yes; Steve Hale-yes; Pamela Samples-yes; Ryan Skaggs-yes; and Pat Wesolowski-yes. Motion carried.

## **Planning Department Updates**

Next Meeting will be April 3, 2025

## **Privilege of the Floor**

None

## **Adjournment**

David Drake adjourned the meeting at 6:12 p.m.

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David Drake, President

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Ryan Skaggs

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Pamela Samples

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Pat Wesolowski

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Dan Swafford, Vice President

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Steve Hale

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Zach Michael

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Renee Jones, Secretary



# Town of Ellettsville

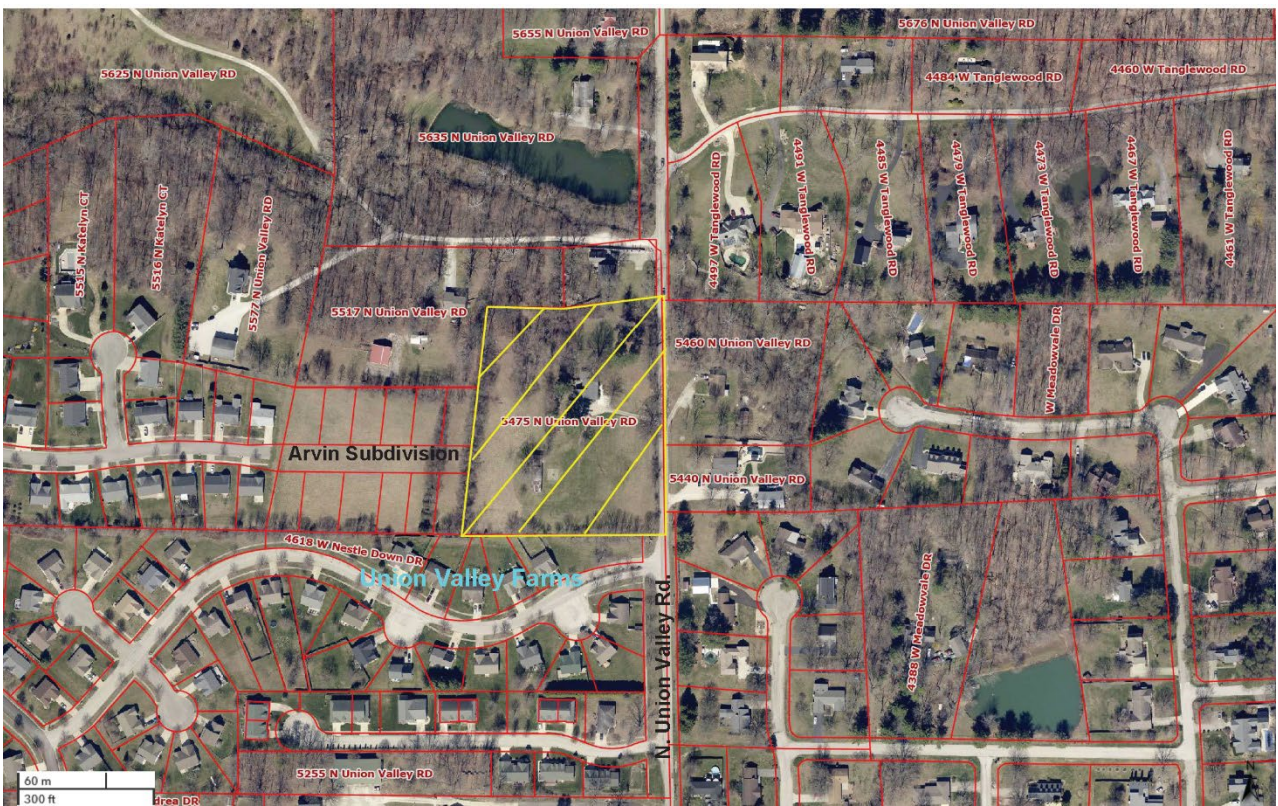
## Department of Planning & Development

### PC 25-11 – Voluntary Annexation Petition Staff Report

#### Petition

**Case - PC 25-11–Mychal Doering Annexation.** A request by Mychal Doering to voluntarily annex a parcel totaling approximately 4.74 acres of land. The subject parcel is located at 5474/5475 N. Union Valley Road.

#### Surrounding Zoning Districts & Uses



	<b>Zoning District</b>	<b>Property Use</b>
<b>North:</b>	Residential 1 (RES) (Monroe County)	Residential
<b>South:</b>	Residential 1 (R-1)	Single Family Residential
<b>East:</b>	Community Development (CD) (Monroe County)	Single Family Residential
<b>West:</b>	Residential 1 (R-1)	Single Family Residential

**Considerations**

The petitioner is requesting to annex one (1) parcel totaling approximately 4.74 acres of land, located at 5474/5475 N. Union Valley Road.

1. Indiana Code requirements (IC 36-4-3-5.1) for super voluntary annexation are:
  - a. Consent of 100% of the property owners within the area to be annexed.
  - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
2. The proposed annexation area is 14% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
3. The properties are currently zoned AGR, Agricultural Residential, by Monroe County and is recommended to be designated as Residential 1, Single Family Residential, upon annexation.
4. The property will be located in Council Ward 4.
5. The property is serviced by water. The annexation should not require any capital projects to extend services and any cost for extension of utilities is borne by the developer.
6. The Town will provide police, fire, EMS and other governmental services immediately upon annexation.

**Plan Commission Action**

The Plan Commission action shall be in the form of a *favorable, unfavorable, or no recommendation* to Town Council, which takes final action on the annexation petition.

**Staff Recommendation**

Staff recommends a *favorable recommendation* be forwarded to Town Council, with a recommended zoning of R-1, Single Family Residential upon annexation.

Submitted by Denise Line  
Director, Ellettsville Planning  
April 3, 2025



GIS Photo:





# *Town of Ellettsville*

## *Department of Planning & Development*

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### **FISCAL PLAN**

**Mychal Doering**

#### **Project Description**

**Location:** 5474 (5475) N. Union Valley Road

**Size:** +/- 4.794 acres

**Number of Parcels:** 1

**Current Zoning (Monroe County):** AGR; Agricultural Residential

**Proposed Zoning:** R-1; Single Family Residential

#### **State Law Requirements**

When pursuing an annexation, a municipality must comply with State law, as established in the statutes at I.C. 36-4-3 et seq., as amended. I.C. 36-4-3-1.5 sets forth the requirements for contiguity:

1. The aggregate external boundaries of the territory sought to be annexed are thirty-two percent (32%) contiguous to the boundaries of the municipality;

Additionally, Indiana Statute (IC 36-4-3-3.1) requires the Town of Ellettsville, the annexing municipality, to develop and adopt by resolution, a fiscal plan for extension of municipal services to the annexed area.

In the preparation of the annexation fiscal plan, as required by Indiana Code, the Town of Ellettsville has determined and compared the cost of providing non-capital and capital services to the annexation area, with the potential tax revenue generated by the developed parcel. The fiscal plan shall identify the following:

1. The cost estimates for planned services to be furnished to the property to be annexed;
2. The method or methods of financing the planned services;
3. The organization and extension of services;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation;
5. Those services requiring capital improvements, including street construction, sewer facilities, water facilities, and stormwater drainage facilities, will be provided within three (3) years after the effective date of the annexation;
6. The estimated effect on taxpayers in the Town of Ellettsville;
7. The effect of annexation on the Town of Ellettsville finances;
8. The effect of annexation on other political subdivisions and taxpayers that are not part of the annexation; and
9. A list of the property, property owner, parcel identification number and most recent assessed value.



## **Contiguity**

The property to be annexed by the Town of Ellettsville has a total border of 5,317 feet and is contiguous along 722.47 feet. The total percentage contiguous is 59%, meeting contiguity requirements of Indiana Code and will be zoned Residential 1; Single Family Residential.

## **Cost of Services Provided by the Town of Ellettsville to the Annexed Property**

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the Town of Ellettsville. It is not intended to serve a specific budgetary purpose, but rather express estimated costs and benefits based on a set of level-of-service related assumptions.

## **Organization and Extension of Services**

The Town of Ellettsville is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within Town limits, regardless of similarity. Non-capital services will be provided within one year of the completion of the annexation. Capital improvements, if any, will be provided within three years of the completion of the annexation. Any monetary figures presented here are merely estimates, subject to change. Many variables, including the rate and extent of future development, future property assessments, and fluctuations in the cost of providing various services are expected to have an influence.

### *1. Non-Capital Improvements:*

The Town of Ellettsville Departments of Planning, Utilities, Stormwater, Police, Fire, EMS, Clerk/Treasurer, and Street will assume and retain immediate responsibility. There are little to no actual anticipated costs with the extension of these services and each of these services will be readily available within the one (1) year requirement.

### *2. Capital Improvements:*

Capital improvements are those such as water, sanitary sewer, storm sewer and street maintenance projects that would be required for further development. Each of these utilities are currently located on or near the property and will not require any capital projects. Any new development of the property requiring utilities will be the responsibility of the developer. Other utilities such as natural gas, electric, cable, and telephone services are provided by private companies.

## **Financial Recommendations**

The purpose of this section is to review and discuss the potential revenues for funding the increased costs for providing services to the annexation area.

### 1. Real Property Tax

- a. The net assessed valuations of the parcel as of May 12, 2024, is \$240,900 and will have very little impact the tax rate throughout town, and will have little effect on revenue. See 'Effect of Annexation' section for further information.

### 2. Personal Property Tax

- a. There will likely not be personal property taxes associated with development of this parcel.

### 3. Local Income Tax (LIT)

- a. On July 1<sup>st</sup> of each year, the Indiana Department of Revenue certifies a distribution of the Local Income Tax (LIT) for Monroe County. LIT is distributed based upon the

proportionate share of the Town's budget levy in relation to the civil taxing units and school corporations within the county and is dependent on a number of variables including the budget levies of other taxing units in Monroe County and the estimated county income tax collection. The estimated LIT revenues to the Town attributable to the annexation cannot be determined.

4. Water/Sewer
  - a. There are no expected cost increases to the Town to provide these services.

### **Effect of Annexation**

1. Estimated Effect on Taxpayers in Ellettsville
  - a. The estimated tax rate would increase from 0.5673 to 0.5645 in the year 2025 - 2026, and would be expected to remain relatively similar for the next four (4) years.
  - b. The estimated change in tax levy per taxpayer will be minimal. The tax rate drop of 0.056 would amount to approximately \$11.00 per year for a \$200,000 home. The amount over four (4) years would be negligible.
  - c. The annexation will not require any increase in expenditures.
  - d. The annexation of this parcel should have no noticeable effects on service levels.
  - e. The annexation will have minimal to no effect on annual debt service payments.
2. Estimated Effect on Municipal Finances
  - a. The estimated levy increase due to the annexation is \$642. Estimated levy increases contributed to this annexation and a constant growth rate of 4.3% over the next four (4) years would be an increase of \$4,957.93 over this time period compared to the growth rate without annexation.
  - b. Any lowering of the tax levy will result in a slight reduction in the number of properties reaching the tax caps, and increase receivable revenue for the Town.
3. Estimated Effect on Other Political Subdivisions
  - a. There is no outstanding Monroe County debt tied to income taxes to consider.
  - b. The annexation will not be taking possession of any Monroe County infrastructure currently with outstanding debt.
  - c. Richland Township does not currently have an outstanding debt spread.
  - d. There is a tax rate totaling 0.0003397 for Richland Township fire does not result in an increase (see i)
    - i. The resulting change in the tax rate for Richland Township fire related services could rise to 0.14318, resulting in a decrease to Richland Township residents in unincorporated areas of Monroe County.
  - e. The circuit breaker does not come into effect for this annexation.

## **Parcel to be Annexed**

1. Parcel ID No. 53-04-11-400-098.000-011
  - a. Property Owner – Sarah E. & Mychal D. Doering
  - b. Property Address – 5474 (5475) N. Union Valley Road
  - c. Assessed Value (2023) - \$240,900

## **Other Considerations**

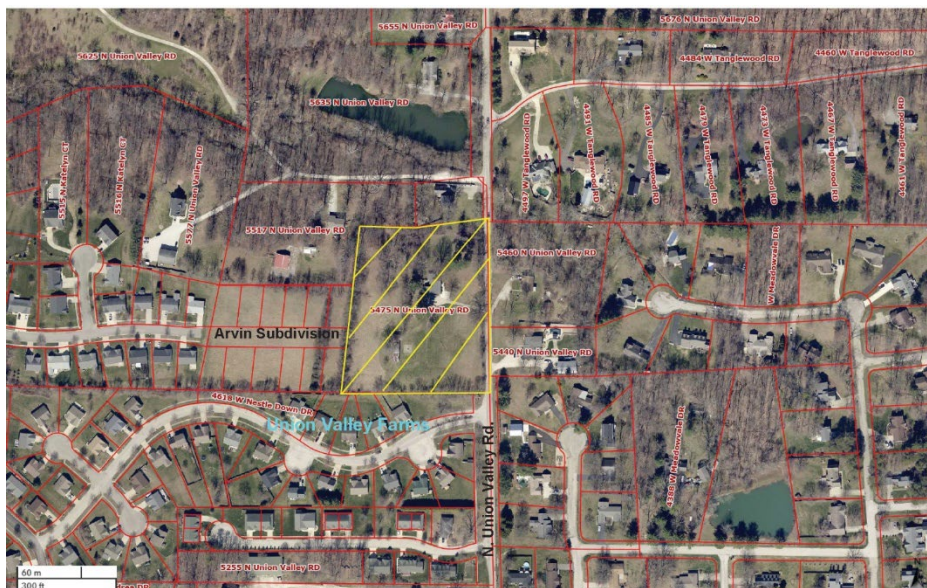
1. The property is currently zoned AGR; Agricultural Residential, by Monroe County and will be designated as R-1; Single Family Residential.
2. The property will be assigned to Council Ward 4.

## **Summary**

The purpose of this annexation is to bring one (1) parcel into the jurisdiction of the Town of Ellettsville. The fiscal plan for this property shows little impact on Town revenue, and the costs associated with this annexation are negligible. Overall, there should be a small, positive effect on Town finances. The effects on taxpayers outside of Ellettsville will be minimal. Therefore, Staff recommends that the Plan Commission send a favorable recommendation to Town Council for annexation with a recommended zoning of C-2; General Commercial.

## **Legal Description**

Beginning at a point that is Twenty-two Hundred Twenty-seven One-half (2227.5) feet North of the Southeast corner of said Section; thence running North Four Hundred Ninety-five (495) feet; thence running West Three Hundred Eighty-six (386) feet; thence running South Seven (07) degrees Two (02) minutes West for Four Hundred Ninety-eight (498) feet; thence running East Four Hundred Forty-nine (449) feet to the place of beginning, containing in all Four and Seventy-four Hundredths (4.74) acres, more or less.





# Town of Ellettsville

## Department of Planning & Development

### PC 25-12 – Voluntary Annexation Petition Staff Report

#### Petition

**Case - PC 25-12–Railroad Corridor Annexation.** A request by the Town of Ellettsville to voluntarily annex approximately .91 acres of land. The subject parcel is an abandoned railroad corridor located between W. McNeely Street and W. Main Street and east of the N. Sale Street and W. Main Street intersection. Parcel No. 53-04-10-100-040.001-011.

#### Surrounding Zoning Districts & Uses



	Zoning District	Property Use
<b>North:</b>	I-1; Light Industrial	Light Industrial
<b>South:</b>	C-2; General Commercial District & R-1; Single Family Residential	Vacant Land & Single Family Residential
<b>East:</b>	AGR; Agricultural Residential	Single Family Residential
<b>West:</b>	Commercial 2; General Commercial District	Commercial and INDOT ROW

**Considerations**

The petitioner is requesting to annex approximately .91 acres of land. The subject parcel is an abandoned railroad corridor located between W. McNeely Street and W. Main Street and east of the N. Sale Street and W. Main Street intersection.

1. Indiana Code requirements (IC 36-4-3-5.1) for super voluntary annexation are:
  - a. Consent of 100% of the property owners within the area to be annexed.
  - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
2. The proposed annexation area is 52% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
3. The properties are currently zoned AGR, Agricultural Residential, by Monroe County and is recommended to be designated as R-1, Single Family Residential, upon annexation.
4. The property will be located in Council Ward 1.
5. The property is owned by the Town of Ellettsville and there are no plans for future development.
6. The property is serviced by water. The annexation should not require any capital projects to extend services and any cost for extension of utilities is borne by the developer.
7. The Town will provide police, fire, EMS and other governmental services immediately upon annexation.

**Plan Commission Action**

The Plan Commission action shall be in the form of a *favorable, unfavorable, or no recommendation* to Town Council, which takes final action on the annexation petition.

**Staff Recommendation**

Staff recommends a *favorable recommendation* be forwarded to Town Council, with a recommended zoning of R-1, Single Family Residential, upon annexation.

Submitted by Denise Line  
Director, Ellettsville Planning  
April 3, 2025





# *Town of Ellettsville*

## *Department of Planning & Development*

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### **FISCAL PLAN**

#### **Railroad Corridor**

#### **Project Description**

**Location:** RR Corridor (between W. McNeely Street and W. Main Street and east of the N. Sale Street and W. Main Street intersection.)

**Parcel No:** 53-04-10-100-040.001-011

**Size:** +/- .91 acres

**Number of Parcels:** 1

**Current Zoning (Monroe County):** AGR; Agricultural Residential

**Proposed Zoning:** R-1; Single Family Residential

#### **State Law Requirements**

When pursuing an annexation, a municipality must comply with State law, as established in the statutes at I.C. 36-4-3 et seq., as amended. I.C. 36-4-3-1.5 sets forth the requirements for contiguity:

1. The aggregate external boundaries of the territory sought to be annexed are thirty-two percent (32%) contiguous to the boundaries of the municipality;

Additionally, Indiana Statute (IC 36-4-3-3.1) requires the Town of Ellettsville, the annexing municipality, to develop and adopt by resolution, a fiscal plan for extension of municipal services to the annexed area.

In the preparation of the annexation fiscal plan, as required by Indiana Code, the Town of Ellettsville has determined and compared the cost of providing non-capital and capital services to the annexation area, with the potential tax revenue generated by the developed parcel. The fiscal plan shall identify the following:

1. The cost estimates for planned services to be furnished to the property to be annexed;
2. The method or methods of financing the planned services;
3. The organization and extension of services;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation;
5. Those services requiring capital improvements, including street construction, sewer facilities, water facilities, and stormwater drainage facilities, will be provided within three (3) years after the effective date of the annexation;
6. The estimated effect on taxpayers in the Town of Ellettsville;
7. The effect of annexation on the Town of Ellettsville finances;
8. The effect of annexation on other political subdivisions and taxpayers that are not part of the annexation; and

9. A list of the property, property owner, parcel identification number and most recent assessed value.

### **Contiguity**

The property to be annexed by the Town of Ellettsville has a total border of 2,286.83 feet and is contiguous along 1,205.14 feet. The total percentage contiguous is 52%, meeting contiguity requirements of Indiana Code and will be zoned Residential 1; Single Family Residential.

### **Cost of Services Provided by the Town of Ellettsville to the Annexed Property**

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the Town of Ellettsville. It is not intended to serve a specific budgetary purpose, but rather express estimated costs and benefits based on a set of level-of-service related assumptions.

### **Organization and Extension of Services**

The Town of Ellettsville is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within Town limits, regardless of similarity. Non-capital services will be provided within one year of the completion of the annexation. Capital improvements, if any, will be provided within three years of the completion of the annexation. Any monetary figures presented here are merely estimates, subject to change. Many variables, including the rate and extent of future development, future property assessments, and fluctuations in the cost of providing various services are expected to have an influence.

#### *1. Non-Capital Improvements:*

The Town of Ellettsville Departments of Planning, Utilities, Stormwater, Police, Fire, EMS, Clerk/Treasurer, and Street will assume and retain immediate responsibility. There are little to no actual anticipated costs with the extension of these services and each of these services will be readily available within the one (1) year requirement.

#### *2. Capital Improvements:*

Capital improvements are those such as water, sanitary sewer, storm sewer and street maintenance projects that would be required for further development. Each of these utilities are currently located on or near the property and will not require any capital projects. Any new development of the property requiring utilities will be the responsibility of the developer. Other utilities such as natural gas, electric, cable, and telephone services are provided by private companies.

### **Financial Recommendations**

The purpose of this section is to review and discuss the potential revenues for funding the increased costs for providing services to the annexation area.

1. Real Property Tax
  - a. The property is owned by the Town and exempt from property tax.
2. Personal Property Tax
  - a. The property is owned by the Town and exempt from property tax.
3. Local Income Tax (LIT)
  - a. The property is owned by the Town and exempt from property tax.
4. Water/Sewer

- a. The property is owned by the Town and exempt from property tax.

### **Effect of Annexation**

1. Estimated Effect on Taxpayers in Ellettsville
  - a. This is a tax-exempt property and will have no effect on taxpayers in Ellettsville.
2. Estimated Effect on Municipal Finances
  - a. This is a tax-exempt property and will have no effect on taxpayers in Ellettsville.
3. Estimated Effect on Other Political Subdivisions
  - a. This is a tax-exempt property and will have no effect on taxpayers in Ellettsville.

### **Parcel to be Annexed**

1. Parcel ID No. 53-04-10-100-040.001-011
  - a. Property Owner – Town of Ellettsville
  - b. Property Address – RR Corridor (between W. McNeely Street and W. Main Street and east of the N. Sale Street and W. Main Street intersection.)
  - c. Assessed Value (2024) - \$400

### **Other Considerations**

1. The property is currently zoned AGR; Agricultural Residential, by Monroe County and will be designated as R-1; Single Family Residential.
2. The property will be assigned to Council Ward 1.

### **Summary**

The purpose of this annexation is to bring one (1) parcel into the jurisdiction of the Town of Ellettsville. The fiscal plan for this property shows little impact on Town revenue, and the costs associated with this annexation are negligible. Overall, there should be a small, positive effect on Town finances. The effects on taxpayers outside of Ellettsville will be minimal. Therefore, Staff recommends that the Plan Commission send a favorable recommendation to Town Council for annexation with a recommended zoning of C-2; General Commercial.

### **Legal Description**

A part of the Northwest quarter of Section 10, Township 9 North, Range 2 West, Richland Township, Monroe County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter; Thence on the north line of said quarter section North 87 degrees 29 minutes 35 seconds West 155.60 feet to the eastern right-of-way of the abandoned CSX Railroad; Thence leaving said north line and on said eastern line South 12 degrees 25 minutes 51 seconds West 63.28 feet to the south right -of-way line of West McNeely Street and the true Point of Beginning;

Thence continuing on said eastern line South 12 degrees 25 minutes 51 seconds West 844.63 feet to the beginning of a curve concave easterly and having a radius of 1,150.00 feet; Thence on said curve Southeasterly 485.67 feet through a central angle of 24 degrees 11 minutes 50 seconds to the northerly right-of-way of Main Street; Thence leaving said eastern line and on and along said



northerly right-of-way North 49 degrees 24 minutes 30 seconds West 92.85 feet; Thence North 61 degrees 09 minutes 21seconds West 39.32 feet; Thence North 48 degrees 16 minutes 19 seconds West 151.92 feet to the east line of Lot 1 of the original plat of the Town of Ellettsville; Thence leaving said northerly right-of-way and on said east line North 40 degrees 44 minutes 59 seconds East 115.57 feet to the northeast corner of said Lot 1; Thence leaving said east line and on the north line of Lot 1 North 49 degrees 15 minutes 01 seconds West 5.91 feet; Thence leaving said north line South 88 degrees 28 minutes 24 seconds East 58.72 feet to the western right-of-way of said railroad and to the beginning of a non-tangent curve concave easterly having a radius of 1210.00 feet to which a radial line bears North 87 degrees 11 minutes 44 seconds West; Thence on said right-of-way and said curve Northeasterly 246.93 feet through a central angle of 11 degrees 41 minutes 33 seconds; Thence continuing on said right-of-way North 12 degrees 25 minutes 51 seconds East 774.65 to said southerly right-of-way of the McNeely Street; Thence leaving said western right-of-way and on said southerly right-of-way South 87 degrees 29 minutes 35 seconds East 0.74 feet; Thence North 23 degrees 26 minutes 15 seconds East 42.15 feet; Thence South 87 degrees 29 minutes 35 seconds East 52.00 feet to the point of beginning, containing 2.20 ACRES more or less but subject to all rights-of-way and easements.





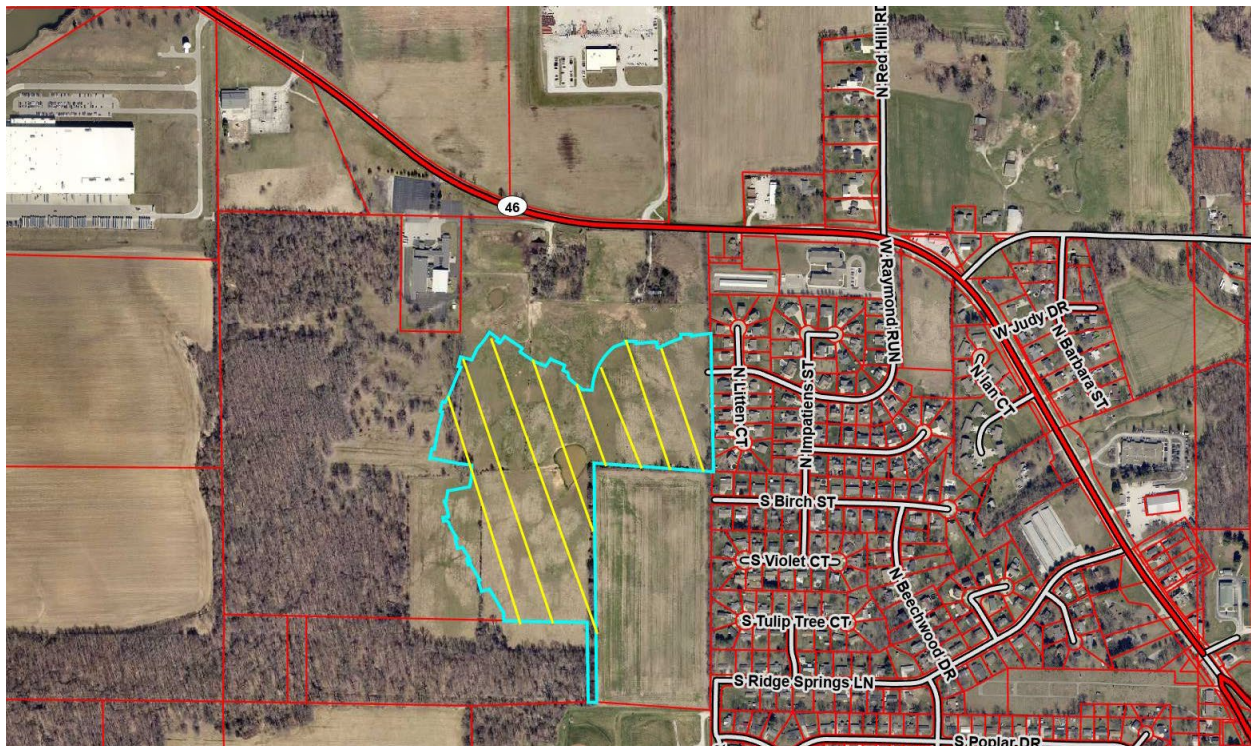
# Town of Ellettsville

## Department of Planning & Development

### PC 25-03 –Harman Farms, Phase 1, Subdivision Staff Report

#### Petition

**Case - PC 25-03 – Harman Farms, Phase 1, Subdivision.** A request by Harman Farms Development, LLC, for consideration of primary plat approval for the Harman Farms, Phase 1, primary plat. The subject property is located at 7633 W. State Road 46



Zoning District	Property Use
<b>North:</b> R-1; Single Family Residential	Undeveloped Subdivision
<b>South:</b> R-1; Single Family Residential	Platted Residential (Prominence Place, Phases 1, 2 & 3 and Prominence Fields, Phases 1 & 2)
<b>East:</b> R-1; Single Family Residential	Undeveloped Subdivision
<b>West:</b> AG/RR; Agriculture/Rural Reserve (County)	Platted Residential Subdivision

## Considerations

1. The applicant is requesting preliminary plat approval for a total of one hundred forty-three (143) single family lots totaling 118.71 acres.
2. The lots are zoned C-1; Neighborhood Commercial with a special exception for single family residential granted by the Board of Zoning Appeals on December 11, 2024.
3. The subdivision will be accessed by W. State Road 46.
4. The lots will meet all size and dimensional requirements of variances granted by the Board of Zoning Appeals on December 11, 2024. The variances for residential uses are as follows:
  1. Lot Width: Minimum 40 feet measured at the at the property line
  2. Side Yard Setback: Minimum 5 feet
  3. Front Yard Setback: Minimum 12 feet
  4. Rear Yard Setback: Minimum 15 feet
  5. Alternative Roadway Sections: Gave Planning, Fire and Street Departments authority to approve varying roadway section and lane widths appropriate for mixed uses.

On January 15, 2025, the Board of Zoning Appeals approved the following variances:

1. Lot Width: Corrected variance approved on December 11, 2024, and changed the 40-foot lot width to be measured from the setback for residential crescent lots to avoid irregular pie shaped lots.
2. Minimum Lot Width: Minimum 20 feet for single family attached residential.
3. Front Yard Setback: Amended front yard setback approval from December 11, 2024, to a minimum of 10 feet.
4. Rear Yard Setback: Amended rear yard setback approval from December 11, 2024, to a minimum 7 feet.
5. Fences: Removed fences from UDO, Section 4.2.C.1. Petitioner intends to install several different types of decorative fencing closer to pedestrian walkways than allowed by the UDO.
6. Fences: Allows fences within an access easement created by the Petitioner for shared side yards and within utility/drainage easements with written approval from the Town of Ellettsville Utilities Department.
7. Fences: Essentially amended UDO, Section 4.2.G.1.c to read "Fences and walls do not need to comply with accessory structure setbacks and may be placed up to the property line. Privacy fences, opaque fences, or fences exceeding 40 inches in height cannot extend past the front building wall of the home and comply with all standards of the UDO."
8. Street Parking: Approval for marked on street parking on typical street cross sections. Parking will be on one side of the street.
9. Parking Spaces: Allows parking spaces within a setback along a property line created by a platted alley.
10. Parallel Parking Width: Minimum of 8 feet.

11. Traffic Isle Widths: Traffic isle widths will not apply to parking spaces along private alleys. Also allows 22-foot minimum two-way traffic aisles. Fire, Street and Planning Departments agreed to this variance.
5. New infrastructure will be constructed to Town requirements.
6. The Tech Review Committee met on March 18<sup>th</sup> at Town Hall. Comments received from Town Departments are attached. All items have been or will be addressed by the date of the meeting.
7. A letter of credit will be required to cover any outstanding items prior to the recording of the final plat.

**Plan Commission Action**

The Plan Commission action on the preliminary plat can be in the form of approval, approval with conditions, denial or to continue the hearing. The Plan Commission has the final say in these matters.

**Staff Recommendation**

It is of Staff opinion that the proposed plat will meet all required zoning and subdivision regulations and Board of Zoning Appeals development standard variance approvals. There are no significant concerns with the proposed primary plat. This section will be parallel to W. State Road 46 and continue to spur development in that area. Therefore, Staff recommends that the Plan Commission approve the preliminary plat for Prominence Fields.

Submitted by Denise Line  
Director, Ellettsville Planning  
April 3, 2025



# Aerial Photo





# *Town of Ellettsville*

## *Department of Planning & Development*

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### **Technical Review Meeting Notes**

#### **Primary Plat for 7633 W. State Road 46, Lot 1**

#### **Project Description**

**Location:** 7633 W. State Road 46, Lot 1

**Size:** 118.71 +/- Acres

**Current Zoning:** C-1; Neighborhood Commercial with a Special Exception for Single Family Residential

#### **Planning**

- Correct the owner/developer on title page and C101
- Overall site zoning needs changed to Commercial 2
- 1 ADA Parking space in each of the common areas
- Curb ramps needed on C403 and C404
- Change address to 7633 W. SR 46, Lot 1
- Landscaping plan
- Correct front and rear designations for Lots 132, 133 and 134
- List front setbacks for Lots 3
- One ADA parking space in each of the common areas
- Correct spelling of concrete on C502
- Petitioner to provide mailbox cluster design

#### **Engineer**

- Lot dimensions and pavement widths per BZA approval
- Street signage to be approved by Ellettsville DPW
- Show centerline labels on overall sheet
- Water service lines are called for as type K copper.
- On General Note sheet owner is Moehn Investments in State of Performance and as Harman Farms Development LLC in General Notes.
- Easement documents will need to be provided for the roadway section through the RBBCSC and Town of Ellettsville properties prior to permit issuance.
- Who will own Lot 100 and the lot east of Lots 21-31 and how will access be provided to that area for maintenance.
- C401 - R-5 intersection with R-8 and R-12 is currently shown as an offset intersection. The offset does not have enough separation to meet code. Please have R-8 and R-12 intersect directly across from each other.
- C401 - Water main tee notes say four legs and it should be three legs. Note for 12x12x8 tee in the bottom center can be removed.
- C401 - Fire hydrant note arrow needs moved.
- C401- What does the sanitary line from Str 214 to 213 serve? If this is for a future connection, then stub out the line from under the pavement.

- Stop sign placement seems to indicate all intersections are 4 way stops. Review and place stop signs in accordance with Ellettsville DPW.
- C404 - Change water line tee note at R-7 and R-8 to 8x8x8.
- C404 - Label and dimension Line A-2 and off-street parking areas.
- C405 - Pavement label shows A3 pavement and should be type A.
- C405 - Label sanitary structures.
- C407 - Sheet is correctly labeled.
- C501 - List centerline references for each typical cross section.
- Provide drainage calculations
- C701 - C716 - Check vertical curves to insure they meet AASHTO K value standards. Provide longer vertical curves where possible.
- C701 -C716 - Show sanitary structures numbers in profile view.
- C703 - Show invert from Str No. 225 in profile at 766.40.
- Show sanitary profile for manholes that connect to Str 210A and services the condo units.

### **Fire**

- Townhomes – appropriate fire rated walls
- Commercial – loop fire hydrant system
- Hydrants to have start fittings
- No burning
- No parking in front of hydrants
- HOA – Fire Department to be excluded from any rules

### **Police**

- None

### **MS4**

- No constructions vehicles are to be in Litten Estates or on Sycamore Drive
- Place “no construction” signs in Litten Estates

### **Street**

- Developers responsible for signage.
- We will be following the new street manual which we anticipate being approved in April. This manual includes a second compaction test for the road to pass. Stone is currently going down and Street has not done a compaction test.
- Decorate signage according to MUTCD and UDO. Told Kip I will request it be included in the architectural standards.

### **Utilities**

- Stub out with other utilities
- Easements need to be done

**Summary**

The request is for a primary plat at 7633 W. State Road 46, Lot 1. The Technical Review Committee met on March 18, 2025, to discuss the primary plat. Those in attendance were Town Manager and Public Works Superintendent Mike Farmer; Planning Director Denise Line; Assistant Planner Mike Burns, Fire Marshal Mike Cornman, Deputy Fire Marshal Shane Jarrett, and MS4 Dillon Plummer. Also, in attendance were A.J. Willis, Project Engineer and Town Engineering Consultant, Rick Coppock. Comments included are those that have been received by the Planning Department. Any additional comments from the Technical Review committee that are not listed above shall still be taken into consideration. Plan Commission should approve the development plan after the above-mentioned items have been addressed but may also add conditions as they see fit. Any requested revisions may be submitted in electronic form, with paper copies only necessary after Plan Commission approval.

Submitted by Denise Line  
Director, Ellettsville Planning  
March 18, 2025



Source of Title = 2024004383 & 2024011236  
 (See Sheet Six for Description)  
 (See Sheet Five for Perimeter Curve Table, Perimeter Line Table and Vicinity Map)  
 (See Sheet Four for Road Centerline Curve Table)

**HARMAN FARMS PHASE 1**  
**PRIMARY PLAT**  
**SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 WEST**  
**RICHLAND TOWNSHIP**

RECORDER  
 STAMP

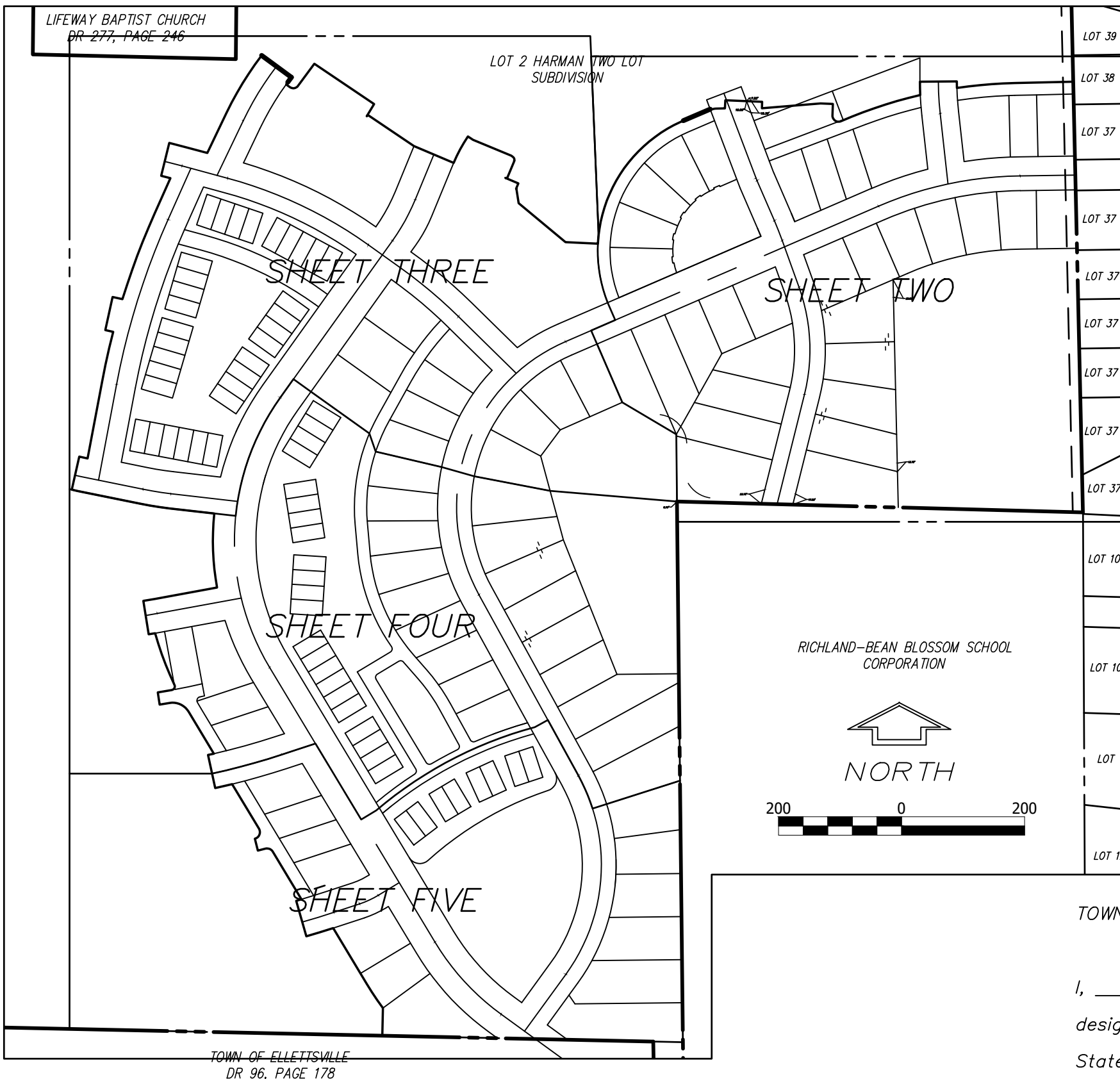
HARMAN FARMS LAND, LLC & HARMAN FARMS DEVELOPMENT, LLC., the owners of the real estate shown and described herein, do hereby lay off, plat, and subdivide said real estate in accordance with this plat.

The strips of ground varying in width as shown on this plat and marked "Easement" are 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. No permanent or other structures shall be erected or maintained upon said strips of land, but owners, of lots in this subdivision, shall take their title subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

This subdivision shall be known and designated as HARMAN FARMS, PHASE 1-A. All streets and alleys shown, and not heretofore dedicated, are hereby dedicated to the public.

This subdivision shall consist of 143 Lots numbered 1-143.

Front, rear and side yard building setback lines are hereby established as shown on this plat. Between which lines and the property lines of the adjacent streets no building or other structure shall be erected or maintained.



WITNESS our Hands and Seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HARMAN FARMS LAND, LLC

BY: \_\_\_\_\_  
 (Signature) Title

BY: \_\_\_\_\_  
 (Printed)

STATE OF INDIANA )  
 COUNTY OF MONROE ) SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared \_\_\_\_\_, acknowledging the execution of the foregoing instrument as their voluntary act and deed for the purpose therein expressed.

Witness my Hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 County of Residence Commission Expires

\_\_\_\_\_  
 Notary Public, Signature Notary Public, Printed

WITNESS our Hands and Seals this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

HARMAN FARMS DEVELOPMENT, LLC

BY: \_\_\_\_\_  
 (Signature) Title

BY: \_\_\_\_\_  
 (Printed)

STATE OF INDIANA )  
 COUNTY OF MONROE ) SS:

Before me, the undersigned Notary Public, in and for the said county and state, personally appeared \_\_\_\_\_, acknowledging the execution of the foregoing instrument as their voluntary act and deed for the purpose therein expressed.

Witness my Hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 County of Residence Commission Expires

\_\_\_\_\_  
 Notary Public, Signature Notary Public, Printed

TOWN PLAN COMMISSION APPROVAL - PLANNING AND ZONING ADMINISTRATOR

R/W TO BE DEDICATED = 8.79 ACRES

I, \_\_\_\_\_, being the Planning and Zoning Administrator and designated authority of the Town Planning Commission for the Town of Ellettsville, State of Indiana, hereby certify that the said authority duly approved this plat of HARMAN FARMS PHASE 1-A and is hereby accepted the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Planning and Zoning Administrator  
 ACCEPTANCE OF DEDICATION BY TOWN COUNCIL

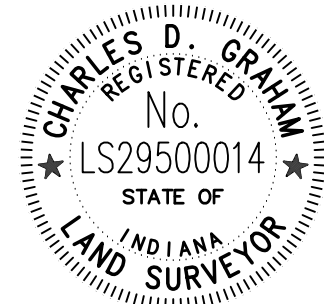
Be it resolved by the Town Council of the Town of Ellettsville, Indiana that the dedications shown on the attached plat of HARMAN FARMS PHASE 1-A are hereby accepted. Adopted by the Town Council of the Town of Ellettsville, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 President, Town Council Clerk - Treasurer

**SURVEYOR'S CERTIFICATE**

I, Charles D. Graham, certify that I am a registered professional land surveyor licensed under the laws of Indiana, that this plat accurately represents a survey made by me on February 19, 2024; that the monuments shown on it exist; and that their locations, sizes, types, and materials are accurately shown.

Prepared by:  
 \_\_\_\_\_  
 Charles D. Graham  
 Registration No. LS29500014



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.

TOWN OF ELLETTSVILLE PLAN COMMISSION APPROVAL  
 Under the authority provided by Chapter 153- Municipal Code Ordinance adopted by the Town of Ellettsville, Indiana, 2003, this plat was given approval by the Town of Ellettsville Plan Commission at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 President, Plan Commission Secretary

PLAN COMMISSION NOTE:  
 None of the terms of this plat, except the private restrictive covenants, shall be changed without the approval of the Plan Commission.

FLOOD NOTE:  
 According to FEMA Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C 0110 D, Effective Date: December 17, 2010, the subject Property is not in a special flood hazard area.

# HARMAN FARMS SUBDIVISION, PHASE 1

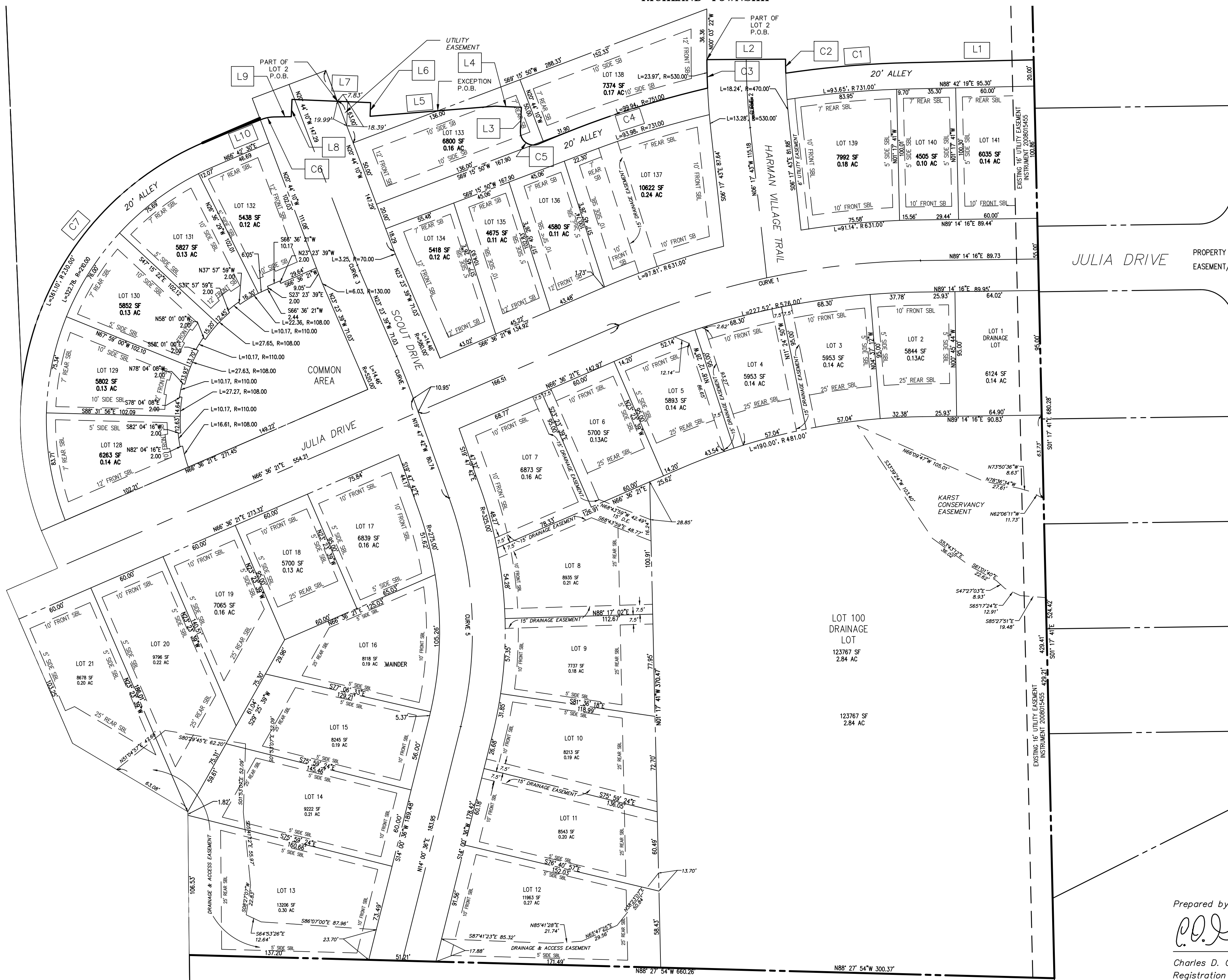
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SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 WEST  
RICHLAND TOWNSHIP

RECORDER  
STAMP



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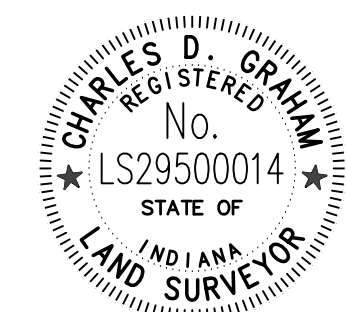
PROPERTY LINE  
EASEMENT/SETBACK LINE



Prepared by:

*C.D. Graham*

Charles D. Graham  
Registration No. LS29500014



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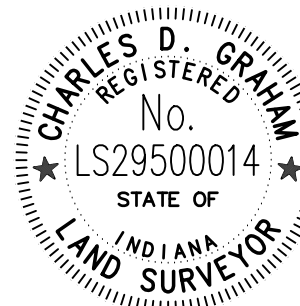
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SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 WEST

RICHLAND TOWNSHIP

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STAMP



Prepared by:

*C.D. Graham*

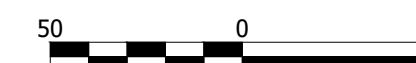
Charles D. Graham

Registration No. LS29500014

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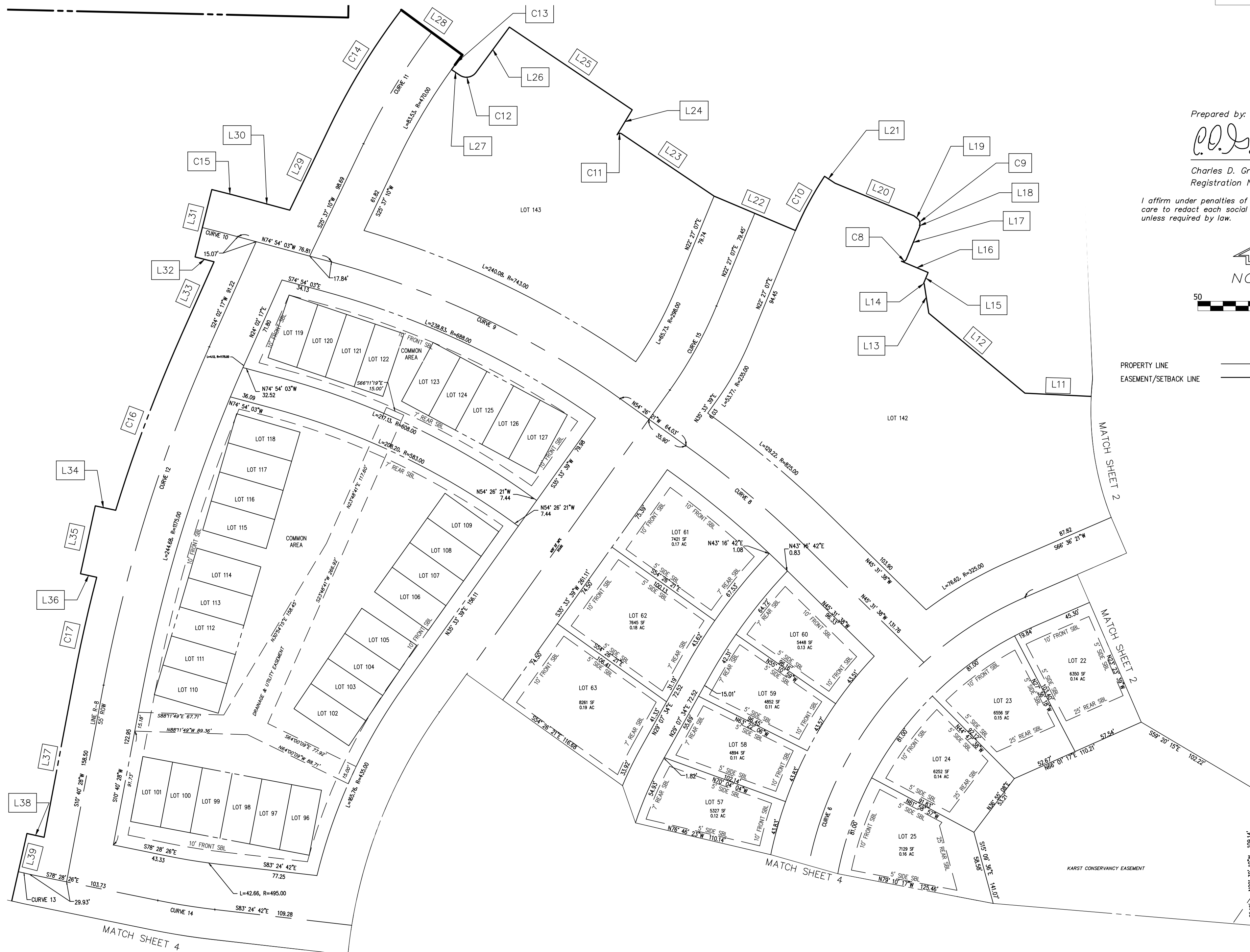
NORTH



LEGEND

PROPERTY LINE

EASEMENT/SETBACK LINE

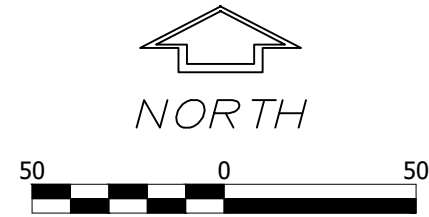


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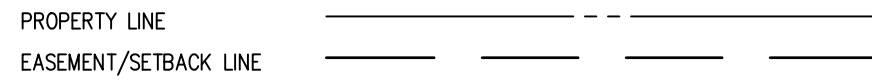
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PRIMARY PLAT

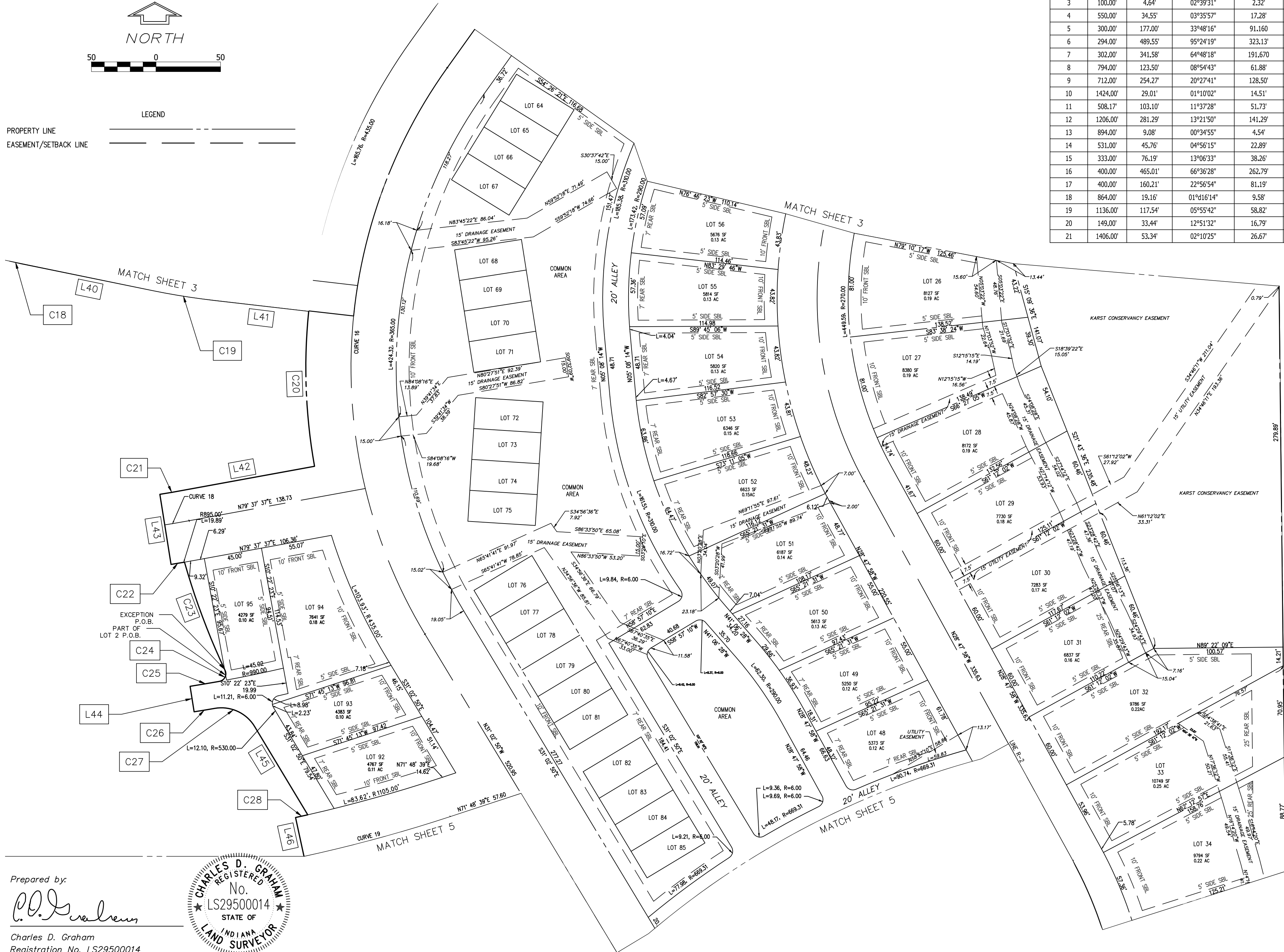
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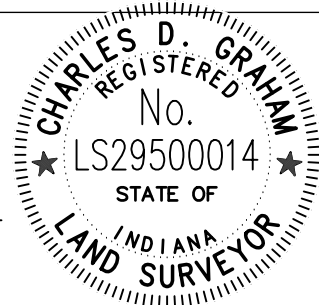
LEGEND



ROAD CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	600.00'	237.00'	22°37'55"	120.07'	235.46'	S77°55'19"W
2	500.00'	52.13'	05°58'25"	26.09'	52.11'	S03°18'30"E
3	100.00'	4.64'	02°39'31"	2.32'	4.64'	S22°03'54"E
4	550.00'	34.55'	03°35'57"	17.28'	34.54'	S21°35'41"E
5	300.00'	177.00'	33°48'16"	91.160'	174.44'	S02°53'33"E
6	294.00'	489.55'	95°24'19"	323.13'	434.92'	S18°54'12"W
7	302.00'	341.58'	64°48'18"	191.670'	323.66'	S03°36'10"W
8	794.00'	123.50'	08°54'43"	61.88'	123.38'	S49°59'00"E
9	712.00'	254.27'	20°27'41"	128.50'	252.92'	S64°40'12"E
10	1424.00'	29.01'	01°10'02"	14.51'	29.01'	S75°29'03"E
11	508.17'	103.10'	11°37'28"	51.73'	102.92'	S31°28'22"W
12	1206.00'	281.29'	13°21'50"	141.29'	280.65'	S17°21'22"W
13	894.00'	9.08'	00°34'55"	4.54'	9.08'	N76°58'25"W
14	531.00'	45.76'	04°56'15"	22.89'	45.75'	S80°56'34"E
15	333.00'	76.19'	13°06'33"	38.26'	76.02'	S29°00'23"W
16	400.00'	465.01'	66°36'28"	262.79'	439.26'	S02°15'24"W
17	400.00'	160.21'	22°56'54"	81.19'	159.14'	S42°31'16"E
18	864.00'	19.16'	01°d16'14"	9.58'	19.16'	N80°15'45"E
19	1136.00'	117.54'	05°55'42"	58.82'	117.49'	N74°46'30"E
20	149.00'	33.44'	12°51'32"	16.79'	33.37'	N65°22'54"E
21	1406.00'	53.34'	02°10'25"	26.67'	53.34'	N72°53'51"E



Prepared by:  
*C.D. Graham*  
Charles D. Graham  
Registration No. LS29500014

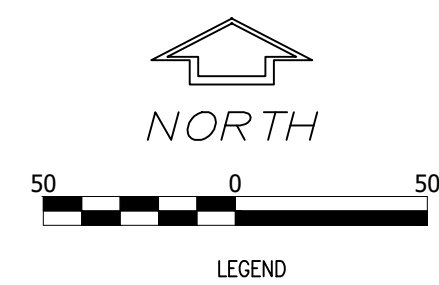


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# HARMAN FARMS SUBDIVISION, PHASE 1

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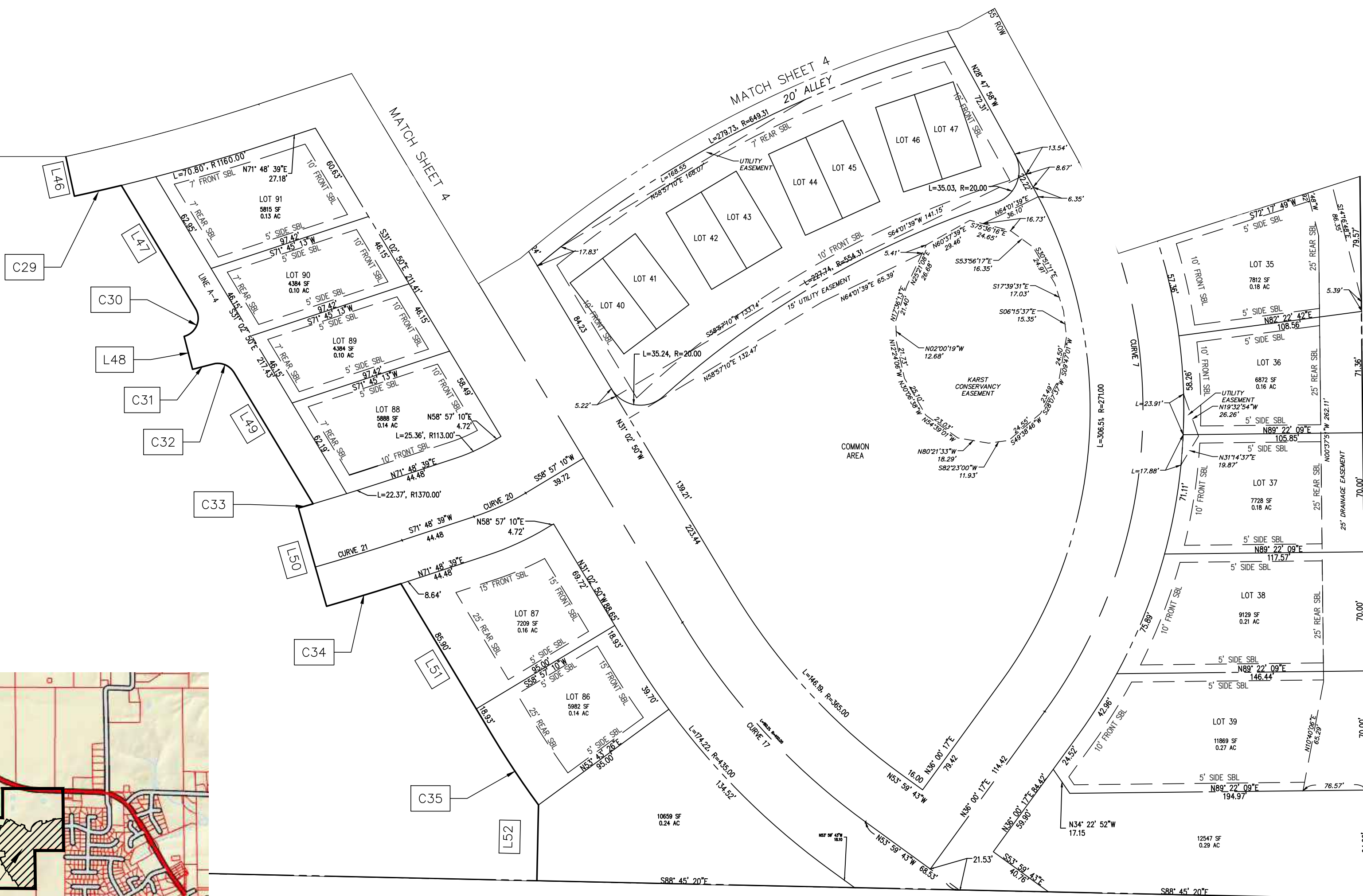
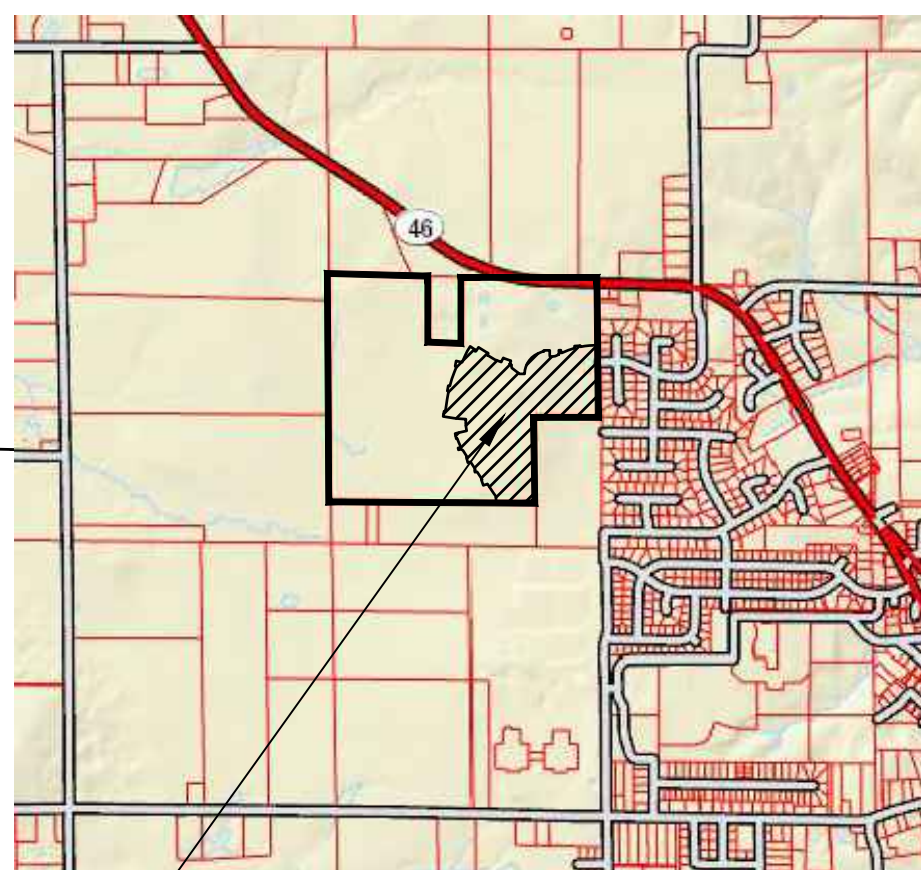


CURVE NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	94.18	751.00	07°11'07"	S85°06'46"W	94.120
C2	10.66	470.00	01°17'58"	N00°58'17"W	10.66
C3	21.70	530.00	02°20'45"	S01°29'40"E	21.70
C4	135.83	751.00	10°21'46"	S71°42'27"W	135.64
C5	20.21	10.00	115°47'41"	N55°33'57"W	16.94
C6	9.74	27.00	20°40'08"	S78°44'50"W	9.69
C7	263.37	230.00	65°36'31"	S35°36'39"W	249.22
C8	4.71	3.00	89°57'16"	N67°27'07"E	4.24
C9	5.77	4.50	73°27'57"	N14°16'53"W	5.38
C10	48.82	266.11	10°30'41"	S28°12'23"W	48.75
C11	4.05	2.50	92°49'09"	S77°34'02"W	3.62
C12	14.62	9.50	88°10'31"	S80°26'21"W	13.22
C13	14.41	2342.21	00°21'09"	N36°16'09"E	14.41
C14	109.18	538.17	11°38'43"	S31°28'22"W	108.99
C15	29.64	1455.00	01°10'02"	N75°29'03"W	29.64
C16	148.77	1230.00	06°55'48"	S20°34'23"W	148.68
C17	83.00	1230.00	03°51'59"	S12°36'27"W	82.98
C18	9.21	870.00	00°36'24"	S76°57'41"W	9.21
C19	47.83	555.00	04°56'16"	S80°56'34"E	47.82
C20	120.74	435.00	15°54'12"	S02°08'42"E	120.35
C21	18.63	840.00	01°16'15"	S80°15'45"W	18.63
C22	10.57	895.00	00°40'36"	N80°33'44"E	10.57
C23	89.69	550.00	09°20'36"	S20°33'33"E	89.59
C24	11.00	6.00	105°02'32"	S27°16'20"W	9.52
C25	23.08	990.00	01°20'09"	S80°26'34"W	23.08
C26	16.31	1010.00	00°55'31"	N80°38'53"E	16.31
C27	36.01	30.00	68°46'27"	S65°25'51"E	33.89
C28	9.71	1105.00	00°30'13"	S77°29'14"W	9.71
C29	28.32	1160.00	01°23'56"	N77°02'23"E	28.32
C30	20.49	11.00	106°43'35"	S22°18'24"W	17.65
C31	12.48	1275.00	00°33'39"	N75°22'49"E	12.48
C32	14.18	11.00	73°05'13"	S67°58'25"E	13.22
C33	8.97	1370.00	00°22'31"	S73°47'48"W	8.97
C34	45.61	1430.00	01°49'39"	N73°04'14"E	45.61
C35	48.37	530.00	05°13'45"	S33°39'42"E	48.35

LINE NUMBER	BEARING	DISTANCE
L1	S88°42'19"W	95.30
L2	S89°40'43"W	60.00
L3	N02°20'33"E	18.40
L4	N87°39'27"W	20.00
L5	S85°22'28"W	95.71
L6	N02°20'33"E	10.46
L7	N87°39'27"W	60.00
L8	S02°20'33"W	13.19
L9	S89°04'44"W	13.36
L10	S68°24'56"W	41.50
L11	N87°11'38"W	52.79
L12	N50°14'33"W	99.02
L13	N08°51'40"W	23.66
L14	N67°32'14"W	0.50
L15	N22°27'07"W	9.36
L16	N67°00'47"W	23.00
L17	N22°27'07"E	28.56
L18	N67°32'53"W	0.50
L19	N51°00'53"W	3.97
L20	N67°32'53"W	67.58
L21	N56°31'33"W	10.00
L22	N67°04'55"W	70.00
L23	N56°03'24"W	88.36
L24	N31°11'27"E	23.15
L25	N56°03'24"W	117.25
L26	S36°21'25"W	44.50
L27	N55°28'43"W	7.79
L28	N53°38'35"W	60.00
L29	S25°37'10"W	72.73
L30	N74°54'03"W	34.21
L31	S13°55'56"W	55.00
L32	S75°45'02"E	15.51
L33	S24°02'17"W	63.09
L34	N77°42'19"W	16.51
L35	N12°17'41"E	55.00
L36	S77°42'19"E	13.12
L37	S10°40'28"W	127.14
L38	N77°31'18"W	13.89
L39	S12°44'08"W	55.00
L40	S78°28'26"E	104.10
L41	S83°24'42"E	73.91
L42	S79°37'37"W	103.14
L43	S09°03'14"W	55.00
L44	S08°53'22"E	20.00
L45	S31°02'50"E	79.82
L46	S12°15'19"E	55.00
L47	S31°02'50"E	84.49
L48	S14°20'21"E	20.00
L49	S31°02'50"E	90.15
L50	S16°00'57"E	60.00
L51	S31°02'50"E	104.84
L52	S01°14'40"W	44.00

PROJECT LOCATION

VICINITY MAP  
(NOT TO SCALE)

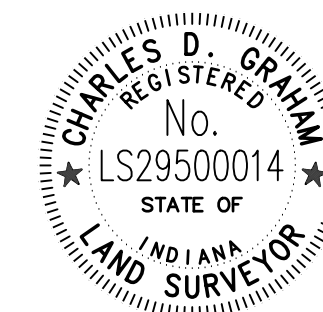


Prepared by:

*C.D. Graham*

Charles D. Graham  
Registration No. LS29500014

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.



# HARMAN FARMS SUBDIVISION, PHASE 1

PRIMARY PLAT  
SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 WEST  
RICHLAND TOWNSHIP

RECORDER  
STAMP

DESCRIPTION (Source of Title = Instruments 2024004383 & 2024011236)

Lot Number 1 in Harman Two Lot Subdivision, as shown by the recorded plat thereof, recorded October 15, 2024, as Instrument 2024011015, in the office of the Recorder of Monroe County, Indiana.

ALSO, a part of Lot 2 in Harman Two Lot Subdivision, as shown by the recorded plat thereof, recorded October 15, 2024, as Instrument 2024011015, in the office of the Recorder of Monroe County, Indiana more particularly described as follows:

Commencing at the Southeast corner of Lot 1 in said subdivision, also being the Southeast corner of said Lot 2; thence along the West line of said Lot 1, also being the East line of said Lot 2 the following twenty-one (21) courses and distances: 1) North 01 degree 14 minutes 40 seconds East (basis of bearing Indiana SPC West Zone) 44.90; 2) Northwesterly 48.37 feet along an arc concave to the Northeast having a radius of 530.00 feet and subtended by a long chord bearing North 33 degrees 39 minutes 42 seconds West a length of 48.35 feet; 3) North 31 degrees 02 minutes 50 seconds West 104.84 feet; 4) Southwesterly 45.61 feet along an arc concave to the Northwest having a radius of 1430.00 feet and subtended by a long chord bearing South 73 degrees 04 minutes 14 seconds West a length of 45.61 feet; 5) North 16 degrees 00 minutes 57 seconds West 60.00 feet; 6) Northeasterly 8.97 feet along an arc concave to the Northwest having a radius of 1370.00 feet and subtended by a long chord bearing North 73 degrees 47 minutes 48 seconds East a length of 8.97 feet; 7) North 31 degrees 02 minutes 50 seconds West 90.15 feet; 8) Northwesterly 14.18 feet along an arc concave to the Southwest having a radius of 11.00 feet and subtended by a long chord bearing North 67 degrees 58 minutes 25 seconds West a length of 13.22 feet; 9) Southwesterly 12.48 feet along an arc concave to the Northwest having a radius of 1275.00 feet and subtended by a long chord having a bearing of South 75 degrees 22 minutes 49 seconds West a length of 12.48 feet; 10) North 14 degrees 20 minutes 21 seconds West 20.00 feet; 11) Northeasterly 20.49 feet along an arc concave to the Northwest having a radius of 11.00 feet and subtended by a long chord bearing North 22 degrees 18 minutes 24 seconds East a length of 17.65 feet; 12) North 31 degrees 02 minutes 50 seconds West 84.49 feet; 13) Southwesterly 28.32 feet along an arc concave to the Northwest having a radius of 1160.00 feet and subtended by a long chord having a bearing of South 77 degrees 02 minutes 23 seconds West a length of 28.32 feet; 14) North 12 degrees 15 minutes 19 seconds West 55.00 feet; 15) Northeasterly 9.71 feet along an arc concave to the Northwest having a radius of 1105.00 feet and subtended by a long chord bearing North 77 degrees 29 minutes 14 seconds West a length of 9.71 feet; 16) North 31 degrees 02 minutes 50 seconds West 79.82 feet; 17) Northwesterly 36.01 feet along an arc concave to the Southwest having a radius of 30.00 feet and subtended by a long chord bearing North 65 degree 25 minutes 51 seconds West a length of 33.89 feet; 18) Southwesterly 16.31 feet along an arc concave to the Northwest having a radius of 1010.00 feet and subtended by a long chord having a bearing of South 80 degrees 38 minutes 53 seconds West a length of 16.31 feet; 19) North 08 degrees 53 minutes 22 seconds West 20.00 feet; 20) Northeasterly 23.08 feet along an arc concave to the Northwest having a radius of 990.00 feet and subtended by a long chord bearing North 80 degrees 26 minutes 34 seconds East a length of 23.08 feet; 21) Northeasterly 7.16 feet along an arc concave to the Northwest having a radius of 6.00 feet and subtended by a long chord bearing North 45 degrees 36 minutes 25 seconds East a length of 6.74 feet to the point of beginning; thence leaving said East line of said Lot 2 North 10 degrees 22 minutes 23 seconds West 4.63 feet to the said East line of said Lot 2; thence with the said East line the following two (2) courses and distances: 1) Southeasterly 0.90 feet along an arc concave to the Northeast having a radius of 550.00 feet and subtended by a long chord bearing South 25 degrees 11 minutes 03 seconds East a length of 0.90 feet; thence Southerly 3.84 feet along a curve concave to the West having a radius of 6.00 feet and subtended by a long chord bearing South 06 degrees 53 minutes 40 seconds East a length of 3.78 feet to the point of beginning. Containing one square foot, more or less.

ALSO, a part of Lot 2 in Harman Two Lot Subdivision, as shown by the recorded plat thereof, recorded October 15, 2024, as Instrument 2024011015, in the office of the Recorder of Monroe County, Indiana more particularly described as follows:

Commencing at the Northeast corner of said Lot 1 in said subdivision, also being a Southeast corner to said Lot 2; thence along the North line of said Lot 1 and the Southeast line of said Lot 2 the following four (4) courses and distances: 1) South 88 degrees 42 minutes 19 seconds West (basis of bearing Indiana SPC West Zone) 95.30 feet; 2) Westerly 94.18 feet along an arc concave to the South having a radius of 751.00 feet and subtended by a long chord bearing South 85 degrees 06 minutes 46 seconds West a length of 94.12 feet; 3) Northerly 10.66 feet along a curve concave to the East having a radius of 470.00 feet and subtended by a long chord bearing North 00 degrees 58 minutes 17 seconds West a length of 10.66 feet; 4) South 89 degrees 40 minutes 43 seconds West 60.00 feet to the point of beginning; thence continuing along said Southeast line the following six (6) courses and distances: 1) Southerly 21.70 feet along a curve concave to the East having a radius of 530.00 feet and subtended by a long chord bearing South 01 degree 29 minutes 40 seconds East a length of 21.70 feet; 2) Southwesterly 135.83 feet along a curve concave to the Southeast having a radius of 751.00 feet and subtended by a long chord bearing South 71 degrees 42 minutes 27 seconds West a length of 135.64 feet; 3) Northwesterly 20.21 feet along a curve concave to the Northeast having a radius of 10.00 feet and subtended by a long chord bearing North 55 degrees 33 minutes 57 seconds West a length of 16.94 feet; 4) North 02 degrees 20 minutes 33 seconds East 18.40 feet; 5) North 87 degrees 39 minutes 27 seconds West 20.00 feet; 6) South 85 degrees 22 minutes 28 seconds West 43.91 feet to the point of beginning; thence leaving said Southeast line North 69 degrees 15 minutes 50 seconds East 219.36 feet; thence South 00 degrees 03 minutes 22 seconds East 36.37 feet; thence Southerly 2.27 feet along an arc concave to the East having a radius of 530.00 feet and subtended by a long chord bearing South 00 degrees 11 minutes 56 seconds East a length of 2.27 feet to the point of beginning. Containing 0.193 acres (8412 square feet), more or less.

ALSO, a part of Lot 2 in Harman Two Lot Subdivision, as shown by the recorded plat thereof, recorded October 15, 2024, as Instrument 2024011015, in the office of the Recorder of Monroe County, Indiana more particularly described as follows:

Commencing at the Northeast corner of said Lot 1 in said subdivision, also being a Southeast corner to said Lot 2; thence along the North line of said Lot 1 and the Southeast line of said Lot 2 the following twelve (12) courses and distances: 1) South 88 degrees 42 minutes 19 seconds West (basis of bearing Indiana SPC West Zone) 95.30 feet; 2) Westerly 94.18 feet along an arc concave to the South having a radius of 751.00 feet and subtended by a long chord bearing South 85 degrees 06 minutes 46 seconds West a length of 94.12 feet; 3) Northerly 10.66 feet along a curve concave to the East having a radius of 470.00 feet and subtended by a long chord bearing North 00 degrees 58 minutes 17 seconds West a length of 10.66 feet; 4) South 89 degrees 40 minutes 43 seconds West 60.00 feet 5) Southerly 21.70 feet along a curve concave to the East having a radius of 530.00 feet and subtended by a long chord bearing South 01 degree 29 minutes 40 seconds East a length of 21.70 feet; 6) Southwesterly 135.83 feet along a curve concave to the Southeast having a radius of 751.00 feet and subtended by a long chord bearing South 71 degrees 42 minutes 27 seconds West a length of 135.64 feet; 7) Northwesterly 20.21 feet along a curve concave to the Northeast having a radius of 10.00 feet and subtended by a long chord bearing North 55 degrees 33 minutes 57 seconds West a length of 16.94 feet; 8) North 02 degrees 20 minutes 33 seconds East 18.40 feet; 9) North 87 degrees 39 minutes 27 seconds West 20.00 feet; 10) South 85 degrees 22 minutes 28 seconds West 95.71 feet; 11) North 02 degrees 20 minutes 33 seconds East 10.46 feet; 12) North 87 degrees 30 minutes 27 seconds West 25.33 feet to the point of beginning; thence continuing along said Southeast line the following six (6) courses and distances: 1) North 87 degrees 39 minutes 27 seconds West 34.67 feet; 2) South 02 degrees 20 minutes 33 seconds West 13.19 feet; 3) South 89 degrees 04 minutes 44 seconds West 13.36 feet; 4) Southwesterly 9.74 feet along a curve concave to the Southeast having a radius of 27.00 feet and subtended by a long chord bearing South 78 degrees 44 minutes 50 seconds West a length of 9.69

feet; 5) South 68 degrees 24 minutes 56 seconds West 41.50 feet; 6) Southwesterly 6.85 feet along an arc concave to the Southeast having a radius of 230.00 feet and subtended by a long chord bearing South 67 degrees 33 minutes 43 seconds West a length of 6.85 feet; thence leaving said Southeast line North 66 degrees 42 minutes 30 seconds East 47.58 feet; thence North 20 degrees 44 minutes 10 seconds West 16.20 feet; thence North 69 degrees 15 minutes 50 seconds East 60.00 feet; thence South 20 degrees 44 minutes 10 seconds East 25.08 feet to the point of beginning. Containing 0.027 acres (1158 square feet), more or less.

EXCEPTING THEREFROM FROM LOT 1:

A part of Lot Number 1 in Harman Two Lot Subdivision, as shown by the recorded plat thereof, recorded October 15, 2024, as Instrument 2024011015, in the office of the Recorder of Monroe County, Indiana.

Commencing at the Northeast corner of said Lot 1; thence along the North line of said lot the following ten (10) courses and distances: 1) South 88 degrees 42 minutes 19 seconds West (basis of bearing Indiana SPC West Zone) 95.30 feet; 2) Westerly 94.18 feet along an arc concave to the South having a radius of 751.00 feet and subtended by a long chord bearing South 85 degrees 06 minutes 46 seconds West a distance of 94.12 feet; 3) Northerly 10.66 feet along a curve concave to the East having a radius of 470.00 feet and subtended by a long chord bearing North 00 degrees 58 minutes 17 seconds West a distance of 10.66 feet; 4) South 89 degrees 40 minutes 43 seconds West 60.00 feet; 5) Southerly 21.70 feet along a curve concave to the East having a radius of 530.00 feet and subtended by a long chord bearing South 01 degree 29 minutes 40 seconds East a length of 21.70 feet; 6) Southwesterly 135.83 feet along a curve concave to the Southeast having a radius of 751.00 feet and subtended by a long chord bearing South 71 degrees 42 minutes 27 seconds West a distance of 135.64 feet; 7) Northwesterly 20.21 feet along a curve concave to the Northeast having a radius of 10.00 feet and subtended by a long chord bearing North 55 degrees 33 minutes 57 seconds West a length of 16.94 feet; 8) North 02 degrees 20 minutes 33 seconds East 18.40 feet; 9) North 87 degrees 39 minutes 27 seconds West 20.00 feet; thence South 85 degrees 22 minutes 28 seconds West 43.91 feet to the point of beginning; thence leaving said North line South 69 degrees 15 minutes 50 seconds West 68.97 feet; thence North 20 degrees 44 minutes 10 seconds West 33.92 feet to the said North line of said Lot 1; thence along said North line the following three (3) courses and distances: 1) South 87 degrees 39 minutes 27 seconds East 25.33 feet; 2) South 02 degrees 20 minutes 33 seconds West 10.46 feet; 3) North 85 degrees 22 minutes 28 seconds East 51.80 feet to the point of beginning. Containing 0.022 acres (954 square feet), more or less.

FURTHER EXCEPTING THEREFROM FROM LOT 1:

A part of Lot Number 1 in Harman Two Lot Subdivision, as shown by the recorded plat thereof, recorded October 15, 2024, as Instrument 2024011015, in the office of the Recorder of Monroe County, Indiana.

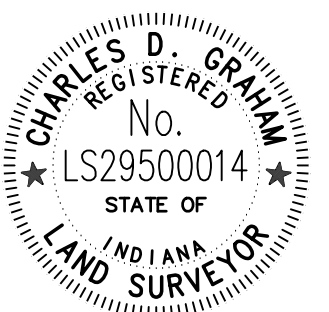
Commencing at the Southwest corner of said Lot 1; thence along the West line of said lot the following twenty-two (22) courses and distances: 1) North 01 degree 14 minutes 40 seconds East (basis of bearing Indiana SPC West Zone) 44.90; 2) Northwesterly 48.37 feet along an arc concave to the Northeast having a radius of 530.00 feet and subtended by a long chord bearing North 33 degrees 39 minutes 42 seconds West a length of 48.35 feet; 3) North 31 degrees 02 minutes 50 seconds West 104.84 feet; 4) Southwesterly 45.61 feet along an arc concave to the Northwest having a radius of 1430.00 feet and subtended by a long chord bearing South 73 degrees 04 minutes 14 seconds West a length of 45.61 feet; 5) North 16 degrees 00 minutes 57 seconds West 60.00 feet; 6) Northeasterly 8.97 feet along an arc concave to the Northwest having a radius of 1370.00 feet and subtended by a long chord bearing North 73 degrees 47 minutes 48 seconds East a length of 8.97 feet; 7) North 31 degrees 02 minutes 50 seconds West 90.15 feet; 8) Northwesterly 14.18 feet along an arc concave to the Southwest having a radius of 11.00 feet and subtended by a long chord bearing North 67 degrees 58 minutes 25 seconds West a length of 13.22 feet; 9) Southwesterly 12.48 feet along an arc concave to the Northwest having a radius of 1275.00 feet and subtended by a long chord having a bearing of South 75 degrees 22 minutes 49 seconds West a length of 12.48 feet; 10) North 14 degrees 20 minutes 21 seconds West 20.00 feet; 11) Northeasterly 20.49 feet along an arc concave to the Northwest having a radius of 11.00 feet and subtended by a long chord bearing North 22 degrees 18 minutes 24 seconds East a length of 17.65 feet; 12) North 31 degrees 02 minutes 50 seconds West 84.49 feet; 13) Southwesterly 28.32 feet along an arc concave to the Northwest having a radius of 1160.00 feet and subtended by a long chord having a bearing of South 77 degrees 02 minutes 23 seconds West a length of 28.32 feet; 14) North 12 degrees 15 minutes 19 seconds West 55.00 feet; 15) Northeasterly 9.71 feet along an arc concave to the Northwest having a radius of 1105.00 feet and subtended by a long chord bearing North 77 degrees 29 minutes 14 seconds West a length of 9.71 feet; 16) North 31 degrees 02 minutes 50 seconds West 79.82 feet; 17) Northwesterly 36.01 feet along an arc concave to the Southwest having a radius of 30.00 feet and subtended by a long chord bearing North 65 degree 25 minutes 51 seconds West a length of 33.89 feet; 18) Southwesterly 16.31 feet along an arc concave to the Northwest having a radius of 1010.00 feet and subtended by a long chord having a bearing of South 80 degrees 38 minutes 53 seconds West a length of 16.31 feet; 19) North 08 degrees 53 minutes 22 seconds West 20.00 feet; 20) Northeasterly 23.08 feet along an arc concave to the Northwest having a radius of 990.00 feet and subtended by a long chord bearing North 80 degrees 26 minutes 34 seconds East a length of 23.08 feet; 21) Northeasterly 7.16 feet along an arc concave to the Northwest having a radius of 6.00 feet and subtended by a long chord bearing North 27 degrees 16 minutes 20 seconds East a length of 9.52 feet; 22) Northwesterly 0.90 feet along an arc concave to the Northeast having a radius of 550.00 feet and subtended by a long chord bearing North 25 degrees 11 minutes 03 seconds West a length of 0.90 feet to the point of beginning; thence continuing 88.80 feet Northwesterly along an arc concave to the Northeast having a radius of 550.00 feet and subtended by a long chord bearing North 20 degrees 30 minutes 45 seconds West a length of 88.70 feet; thence Northeasterly 9.32 feet along an arc concave to the Northwest having a radius of 895.00 feet and subtended by a long chord bearing North 79 degrees 55 minutes 32 seconds East a length of 9.32 feet; thence North 79 degrees 37 minutes 37 seconds East 6.29 feet; thence South 10 degrees 22 minutes 23 seconds East 87.26 feet to the point of beginning. Containing 0.018 acres (787 square feet), more or less

Containing in all, after said exceptions, 36.91 acres, more or less.

Prepared by:



Charles D. Graham  
Registration No. LS29500014



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.