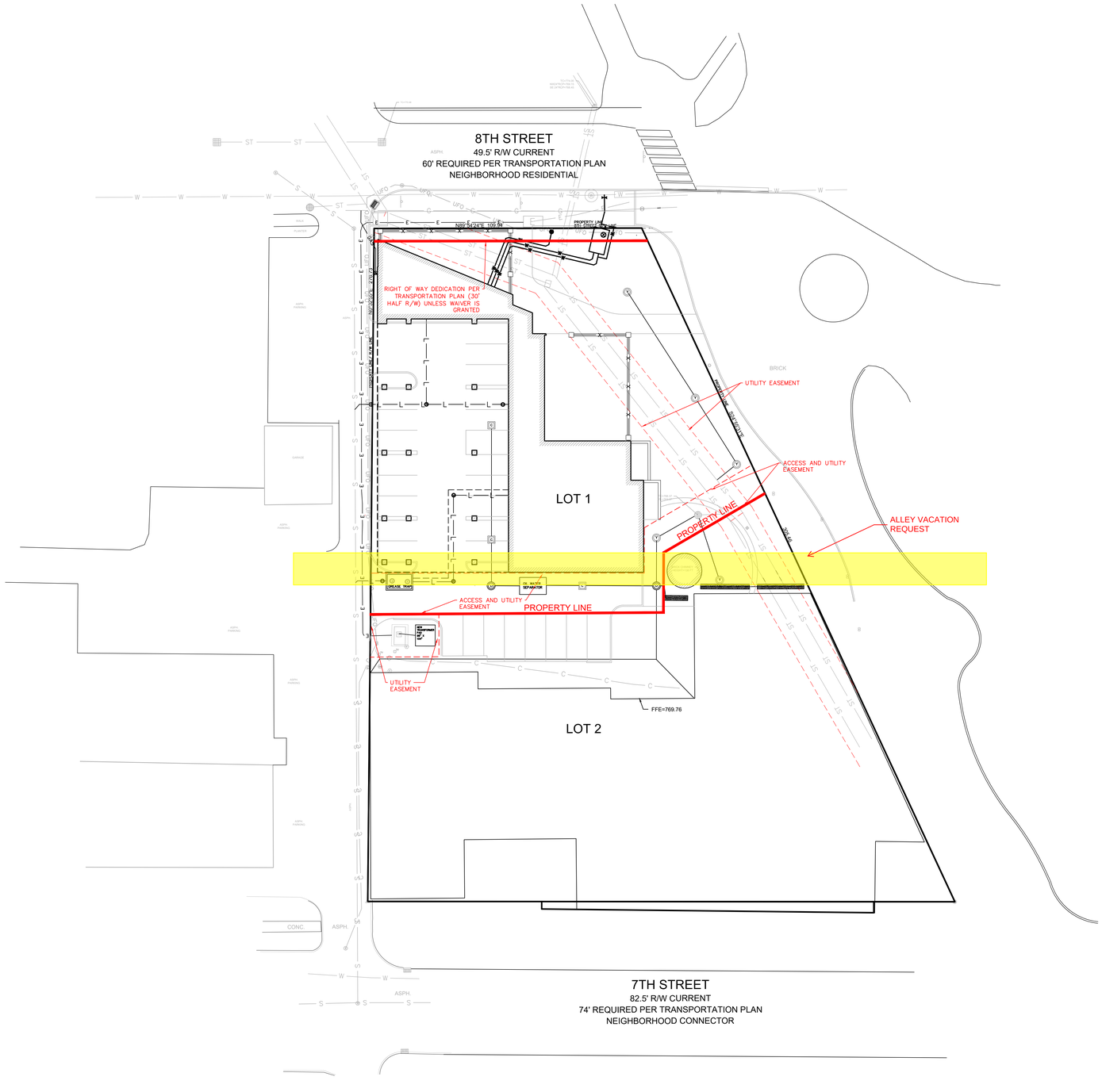

335 W. 8th Street
Bloomington, Indiana 47404

Owner
Peerless Development
501 North Clinton Stret
Chicago, Illinois 60654

Architect
RATIO
101 South Pennsylvania Street
Indianapolis, Indiana 46204
317-633-4040

Civil Engineer
Smith Design Group
2755 East Canada Drive, Suite 101
Bloomington, Indiana 47401
812-336-6536

0 20' 40'

SEAL | DATE

SHEET ISSUE

NO.	SCHEMATIC PLAT	1/28/2022

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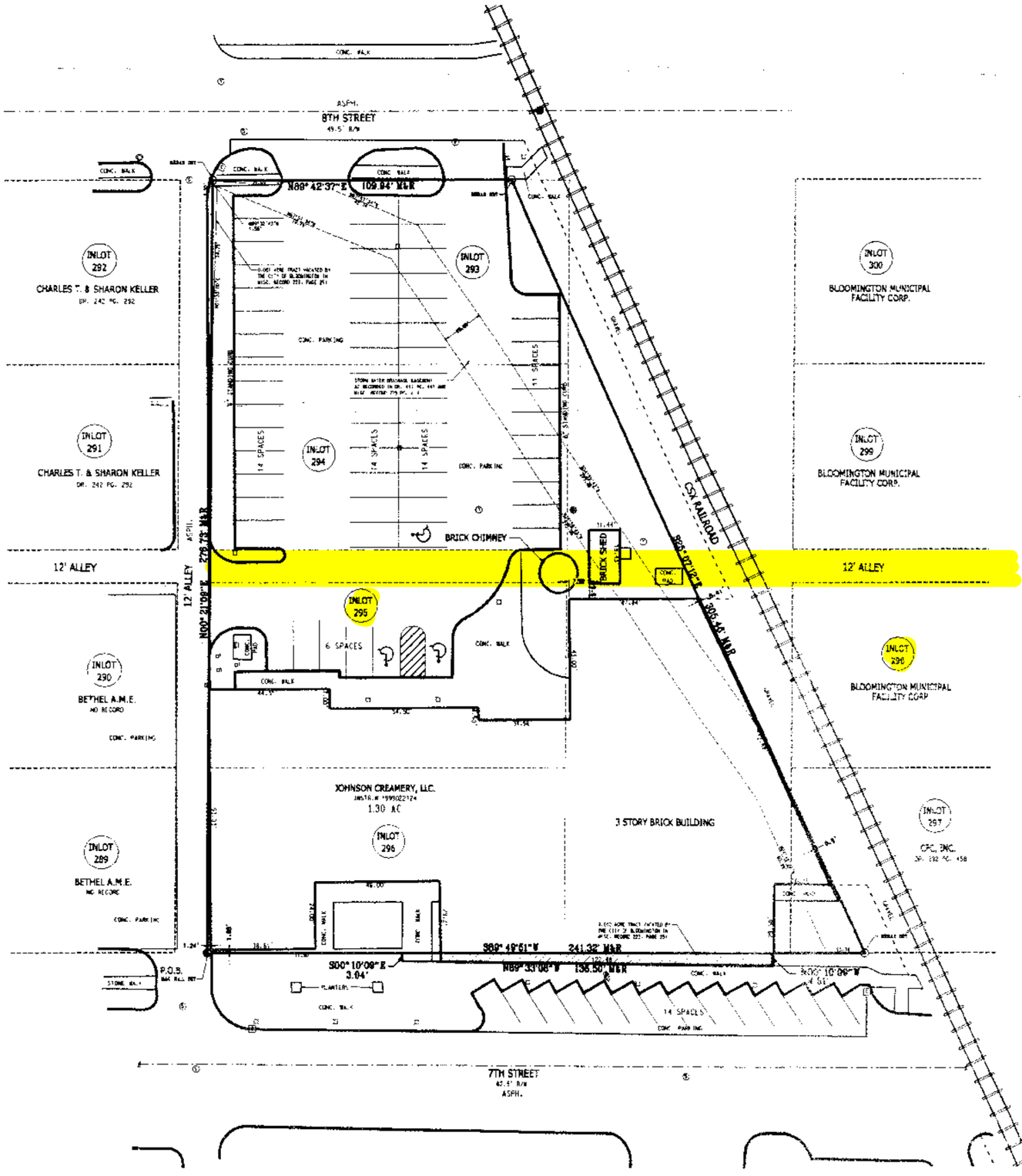
PROJECT NO. 21041.000

SHEET TITLE
PRIMARY PLAN

SHEET NUMBER
1

Pat Haley
Monroe County Recorder IN
IN 2003033112 SURVEY
11/17/2003 09:40:54 1 PGS
Filing Fee: $18.00

Survey Cab S
Envelope 205/206



JOHNSON CREAMERY
RECORD DESCRIPTION

The Following represents a legal description of Inlots 293, 294, 295, 296, 297 and 298 to the City of Bloomington, Indiana and being more particularly bounded and described as follows:

Being a part of Inlots 293, 294, 295, 296, 297, and 298 in the City of Bloomington, Indiana as found in Plat Book A, page 5 in the office of the Recorder of Monroe County, Indiana; and BEGINNING at the Southwest corner of Inlot 296 in said City; thence running NORTH 00 degrees 21 minutes 09 seconds EAST (assumed bearing) 276.73 feet to a point set on the south right-of-way line of E. 8th Street and to the Northeast corner of Inlot 293; thence on and along said right-of-way and along the north line of Inlot 293, NORTH 89 degrees 42 minutes 37 seconds EAST 109.84 feet and to the west right-of-way of the CSX Railroad; thence running on and along the west right-of-way of the CSX Railroad South 25 degrees 01 minutes 12 seconds East 305.46 feet to a point set on the north right-of-way of Seventh Streets; thence SOUTH 89 degrees 49 minutes 51 seconds West on and along the north right-of-way of Seventh Street and across what was formerly known as Madison Street, 241.32 feet and to the point of beginning; containing 1.12 acres more or less.

ALSO: a tract of real estate, formerly a part of a public alley, vacated by City of Bloomington Ordinance 93-51 dated November 18, 1993, and recorded in the office of the Recorder of Monroe County, Indiana, on November 22, 1993, in Miscellaneous Record 223 at page 251. Being a part of a public alley in the City of Bloomington, Indiana, as found in Plat Book A, page 5, in the office of the Recorder of Monroe County, Indiana. COMMENCING at the northwest corner of Inlot 293 in said City; thence SOUTH 00 degrees 21 minutes 09 seconds West 2.00 feet to the Point of Beginning; thence South 89 degrees 21 minutes 09 seconds West 74.74 feet; thence NORTH 01 degree 33 minutes 00 seconds West 74.75 feet; thence NORTH 89 degrees 32 minutes 41 seconds East 1.56 feet to the Point of Beginning; containing .001 acres, more or less.

ALSO: a tract of real estate formerly part of a public alley, vacated by City of Bloomington Ordinance 93-51 dated November 18, 1993, and recorded in the office of the Recorder of Monroe County, Indiana, on November 22, 1993, in Miscellaneous Record 223 at page 251. Being a part of a public alley in the City of Bloomington, Indiana, as found in Plat Book A, page 5, in the office of the Recorder of Monroe County, Indiana. COMMENCING at the northwest corner of Inlot 293 in said City; thence SOUTH 00 degrees 21 minutes 09 seconds West 2.00 feet to the Point of Beginning; thence South 89 degrees 21 minutes 09 seconds West 74.74 feet; thence NORTH 01 degree 33 minutes 00 seconds West 74.75 feet; thence NORTH 89 degrees 32 minutes 41 seconds East 36.50 feet to the Point of Beginning; containing .012 acres, more or less.

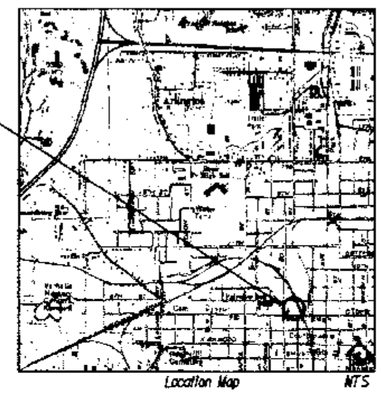
CERTIFIED TO: Johnson Creamery, LLC; Irwin Union Bank; and Title Plus. Easements have been located as per Chicago Title & Insurance Company Title commitment number: 0127 156 00001247.

The subject real estate does not lie within the 100 year flood plain according to the F.E.M.A. Flood Rate Community Panel Number 180169 0002 D, dated June 17, 1991.

This is to certify that this map or plat and the survey which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, including Table A Items 1-4, 6, 8, 10, 11(a), and 14-16 and 11(b) pursuant to the accuracy Standards (as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification) and the survey measurements were made in accordance with the Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for A/TA/ACSM Land Title Surveys.

Certified this ____ day of ____

Eric L. Deckard
Registered Land Surveyor No. LS29900012
State of Indiana



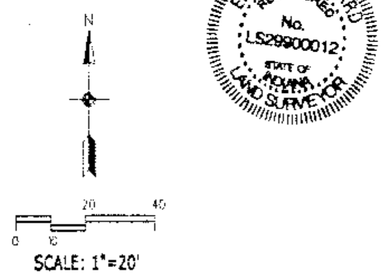
Location Map NTS

NOTES:

1) Fieldwork for this survey was completed September 2003.
2) Bearings and Distances with (R) are from record Description. those with (M) were measured this survey.
3) Basis of Bearings is based o ALTA survey by Smith Neubecker Dated July 13, 1995, Job # 2073
4) Reference is made to Johnson Creamery ALTA/ACSM Land Title Survey by Smith Neubecker Dated July 11, 1995
5) The call NORTH 01 DEGREES 33 MINUTES 00 SECONDS West 74.75 feet found in the record description for a 0.001 acre alley vacation should read NORTH 01 DEGREES 33 MINUTES 00 SECONDS East 74.75 feet.

TOPOGRAPHIC LEGEND

1' CONTOUR INTERVAL	SAN TART SEWER LINE
5' CONTOUR INTERVAL	FORCE MAIN LINE
SPOT ELEVATION	SANITARY MANHOLE
DECIDUOUS TREE LINE	SANITART CLEANOUT
DECIDUOUS TREE	SAN TART LIFT STATION
CONIFEROUS TREE	REINFORCED CONC. STORM
DEAD TREE	CORRUG. PLASTIC STORM
SINGLE DECID. SHRUB	CORRUG. METAL STORM
SINGLE CONIF. SHRUB	STORM MANHOLE
DECIDUOUS HEDGE	DECIDUOUS INLET
CONIFEROUS HEDGE	YARD INLET
TREE STUMP	CURB INLET
PROPERTY LINE	END SECTION
ROAD CENTERLINE	HEADWALL
RAILROAD LINE	UNDERGROUND ELECTRIC
GUARD RAIL	OVERHEAD ELECTRIC
HANDICAPPED RAMP	POWER POLE
MAILBOX	ELECTRIC MANHOLE
SIGN	ELECTRIC PAD
BOLLARD	ELECTRIC HAND HOLE
FLAGPOLE	ELECTRIC RISER
SPOT ROOFING	LIGHT POLE
MASONRY WALL	UNDERGROUND TELEPHONE
STONE WALL	OVERHEAD TELEPHONE
WOOD TIE WALL	TELEPHONE MANHOLE
CONCRETE WALL	TELEPHONE RISER
CHAIN LINK FENCE	TELEPHONE POLE
WOOD SLAT FENCE	UNDERGROUND CABLE TV
POST & RAIL FENCE	OVERHEAD CABLE TV
SWEETH WIRE FENCE	CABLE TV RISER
BARBED WIRE FENCE	GAS LINE
WATER MAIN	GAS MARKER
WATER MANHOLE	TRAFFIC MANHOLE
WATER METER	STEAM MANHOLE
WATER VALVE	UTILITY POLE
FIRE HYDRANT	GUY WIRE
CHILLED WATER LINE	UNDERGRND FIBER OPTIC
PARK. POINT	UNDERGRND EMS LINE



Reduced call
Smith Neubecker for Original

LEGEND

STONE MONUMENT	
STONE W/PK &	
CONCRETE MONUMENT	
½"REBAR W/PLASTIC CAP SET	
REBAR FOUND	
PIPE FOUND	
FENCE POST AROUND	
RAILROAD SPIKE FOUND	
PK NAIL	
GPS MONUMENT	
SECTION CORNER	

Smith Neubecker & Associates, Inc.
400 S. Walnut Boulevard
Bloomington, Indiana 47401-3804
Telephone: (812) 336-6536
FAX: (812) 336-9513
www.snainc.com

ALTA/ACSM LAND TITLE SURVEY FOR JOHNSON CREAMERY

BY	DATE	REVISIONS
EDS/JH	ELD	ELD
SURVEY BY	DRAWN BY	CHK'D BY
		9/17/03

JOB NUMBER 3628
SHEET 1 OF 1
DATE 9/17/03
LTS.SHT

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