



**City of Bloomington
Planning and Transportation Department**

PETITION FOR VACATION OF PUBLIC RIGHT-OF-WAY

Filing Date _____ Ordinance # _____
Filing Fee Paid _____ BPW Resolution # _____

1st Reading _____
Committee _____
Final Hearing _____

Address of Property 601 W 2nd Street

Applicant's Name Redevelopment Commission - City of Bloomington

Address 401 N Morton Street Phone 812-349-3913

E-Mail _____

Counsel or Consultant Andrew Wolf - CrossRoad Engineers, P.C.

Address 115 N 17th Ave, Beech Grove, IN 46107 Phone 317-780-1555 x124

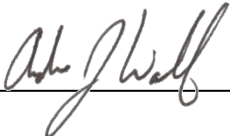
E-Mail awolf@crossroadengineers.com

This application must be accompanied by all required submittals as stated in the information packet for vacation of public right-of-way. Staff reserves the right to schedule hearing dates for petitions subject to complete submittals. Notices to adjacent property owners should not be mailed until hearing dates have been confirmed.

_____ The undersigned agree that the applicant will notify all adjacent property owners by certified mail at the applicant's expense.

I (we) further agree that the applicant will cause a legal notice of this application to be published in a paper having general circulation in Bloomington at the applicant's expense.

I (we) certify that all foregoing information is correct and that I (we) are the owners (legal agents for owners) of property adjacent to the proposed vacation of public right-of-way which is the subject of this application.

Signature: _____


ATTACHMENT A

UTILITIES AND CITY SERVICES TO BE NOTIFIED OF VACATION REQUESTS

Board of Public Works [Adam Wason](#)
812-349-3410
Director
P.O. Box 100
Bloomington, IN 47402

Fire & Ambulance [Chief](#)
812-332-9763
Fire Chief
P.O. Box 100
Bloomington, IN. 47402

[REDACTED] [CenterPoint](#)
812-330-4008
1-800-666-2853
Superintendent
205 S. Madison St.
P.O. Box 966
Bloomington, IN. 47402

Duke Energy Brandon.Wilson2@duke-energy.com
812-336-6371 [Brandon Wilson](#)
Manager
P.O. Box 1028
Bloomington, IN. 47402

Comcast [Scott Templeton](#)
812-332-4152 Scott_Templeton@comcast.com
2051 W. Vernal Pike
Bloomington, IN. 47401

Utilities Department
812-339-1444 (Ext. #206)
Utility Engineer
P.O. Box 100
Bloomington, IN 47402

Police Department [Chief Diekoff](#)
812-349-4477
Chief of Police
P.O. Box 100
Bloomington, IN 47402

TCI of Indiana, Inc.
812-332-9185
1600 W. 3rd St.
P.O. Box 729
Bloomington, IN 47402

AT&T Indiana Bell am5495@att.com
812-334-4597 [Andy Mullis - Need to check](#)
Engineering Dept.
4517 E. Indiana Bell Ct.
Bloomington, IN 47402

ITS
812-349-3454
Director
P.O. Box 100
Bloomington, IN 47402

August 15, 2023

Planning & Transportation Department
City of Bloomington, Indiana



Re: Hopewell West – Alley Vacation: Pre-Petition Review Request

To Whom It May Concern,

As part of the Petition for the Vacation of a Public Right-of-Way, we are providing this letter to serve as a pre-petition review request for the Planning and Transportation Department's use and reference.

The exhibit of alley and legal description can be found on the attached page.

The subject alley right-of-way was previously used by IU Health hospital as a parking lot and the property will be transferred to the City of Bloomington RDC to be used as part of a new development called Hopewell West later this calendar year. As part of the property transaction, the site has been demolished and now sits as undeveloped land.

This site is part of the Transform Redevelopment Overlay (TRO) and the site has achieved Primary Plat approval on July 10, 2023. In order to complete the platting process and meet the requirements of the TRO the old alley rights-of-way need vacated. New alley rights-of-way are established in conformance with the TRO.

In addition to the public discussion at the July 10th Plan Commission meeting regarding the Primary Plat, the alley vacations requested are in line with the Bloomington Hospital Site Redevelopment Master Plan Report dated January 2021 that underwent a rigorous public engagement process. The act of vacating this alley right-of-way will not in any way negatively impact the site and will allow the development of the Hopewell West site to meet all established guidelines and new alley requirements as part of the TRO. There are no other properties or property owners that this vacation will impact. All utilities on this site have been disconnected and removed as part of the demolition process.

If you have any questions or need additional information, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew J. Wolf". The signature is written in a cursive, flowing style.

Andrew J. Wolf, PE
317-780-1555 x124
awolf@crossroadengineers.com

ALLEY VACATION EXHIBIT
 A PART OF ST. CLAIR'S SUBDIVISION
 OF PARTS OF SEMINARY LOTS 37 AND 46,
 BLOOMINGTON, MONROE CO., INDIANA
 JOB No. 11335

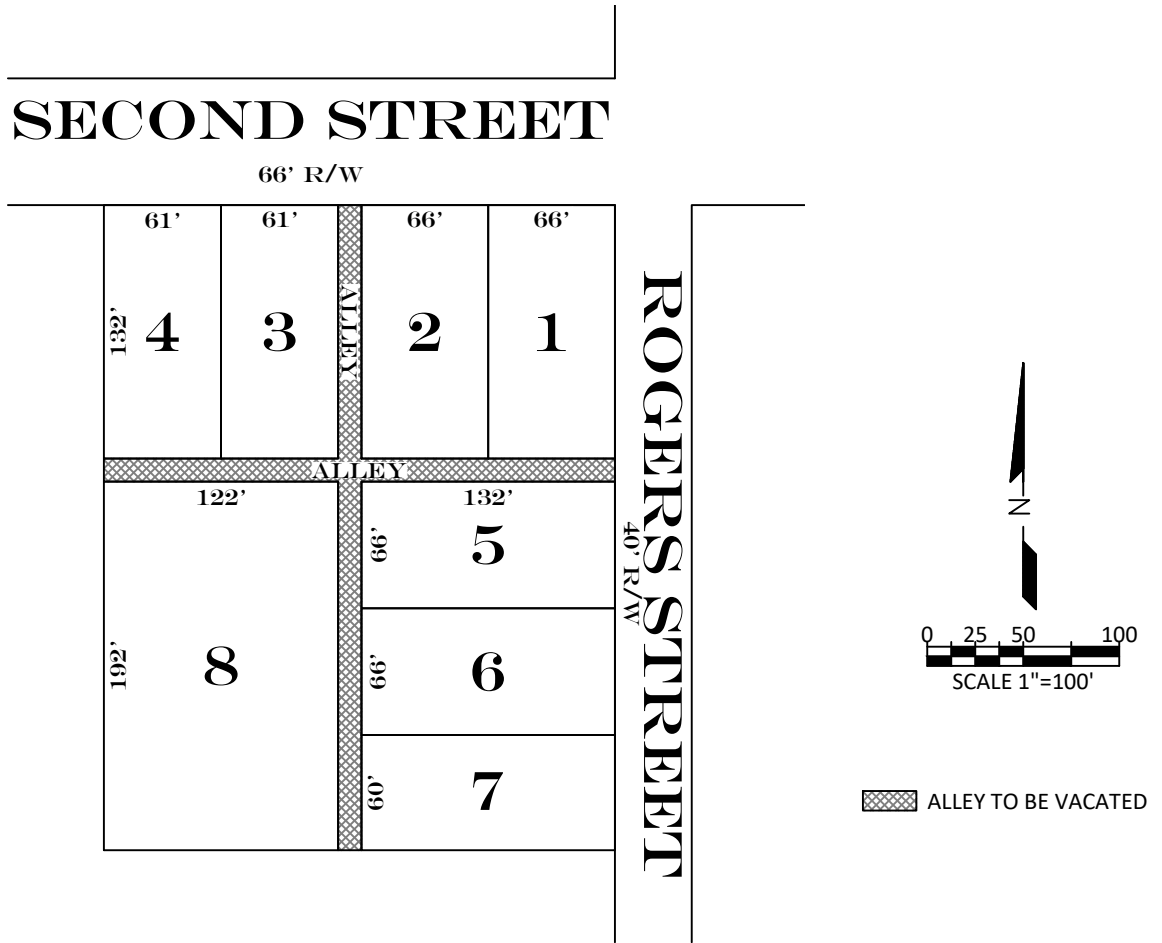
Owners Name: Bloomington Hospital, Inc.,
 DB 364 Page 240, Inst# 2004018581, Inst# 2010019969

Alleys to be vacated:

A part of St. Clair's Sub-division of parts of Seminary Lots 37 and 46 as shown on the plat found in Plat Cabinet B, Envelope 9 in the Monroe County Recorder's Office and described as:

The entirety of the north/south alley lying west of Lots 2, 5, 6 and 7.

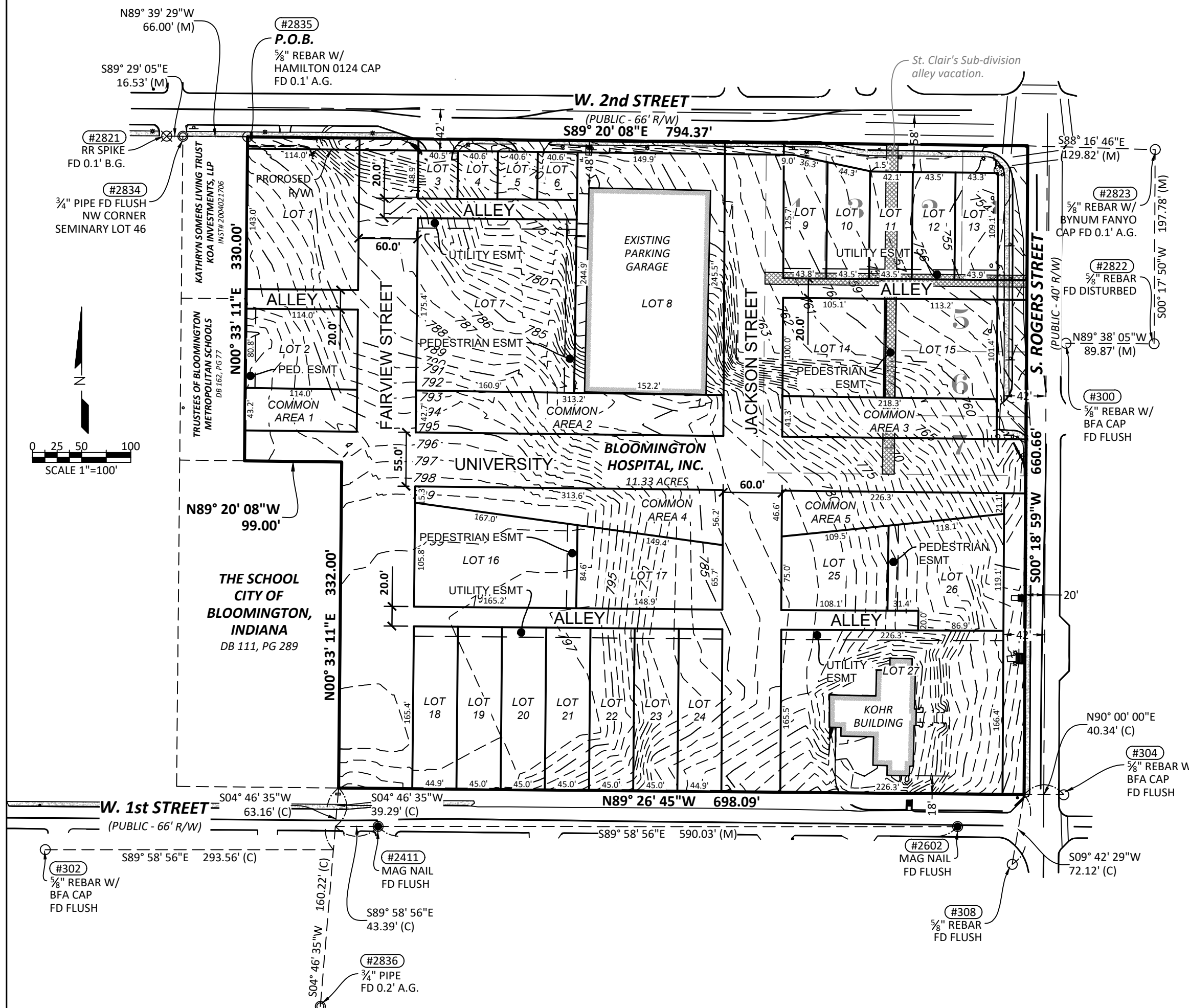
Also, the entirety of the east/west alley lying south of Lots 1, 2, 3 and 4.



S:\Jobs\11300-11399\11335 HOPEWELL WEST (2ND & ROGERS, BLGTM)\DRAW\C3D\11335_VACATION.dwg

HOPEWELL WEST SUBDIVISION - PRIMARY PLAT

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 1 WEST MONROE COUNTY, INDIANA



LEGEND:	
---	ROAD CENTERLINE
---	LINE NOT TO SCALE
●	5/8" REBAR WITH CAP "BRCJ, INC 6892 IN"
○	IRON PIPE FOUND AS NOTED
○	REBAR FOUND AS NOTED
⊗	RAILROAD SPIKE FOUND AS NOTED
⊗	MAG NAIL FOUND AS NOTED
R/W	RIGHT-OF-WAY
C/L	CENTERLINE
A.G.	ABOVE GROUND
B.G.	BELOW GROUND
FD	FOUND
XXXX	ADDRESS

OWNER/DEVELOPER:
Bloomington Hospital, Inc.
XXXX N. XXXX Road
Bloomington, IN 4740X
Phone: 812-

RECORD INFORMATION:
Bloomington Hospital, Inc.
DB 364, PG 240, INST# 2004018581,
INST# 2010019969
53-08-05-100-057.000-009,
53-08-05-100-058.000-009,
53-08-05-100-059.000-009,
53-08-05-100-119.000-009,
53-08-05-100-120.000-009,
53-08-05-100-127.000-009,
53-08-05-100-132.000-009,
53-08-05-115-012.000-009

ZONING:
Subject: MM/TRO
Adjoiners: MM, MI/TRO

TRANSFORM REDEVELOPMENT OVERLAY (TRO) SETBACKS:
FRONT = 0 TO 15 FEET
SIDE = 0 FEET (5' ABUTTING RESIDENTIAL ZONING)
REAR = 0 FEET (25' ABUTTING RESIDENTIAL ZONING)

FLOOD ZONE:
PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 18105C0141D, DATED DECEMBER 17, 2010.

NOTES:

- FIELD WORK PERFORMED MAY 3-12, 2023.
- ALL REBAR SET ARE 5/8" INCH WITH YELLOW PLASTIC CAP STAMPED "BRCJ, INC 6892 IN" THIS SURVEY IS THE MONROE COUNTY ZONE OF THE INDIANA GEOSPACIAL COORDINATE SYSTEM (INGCS), NAD83 (2011).
- ALL LOTS, NUMBERED 1 THROUGH 8, AND ALL ALLEYS SHOW ON THE PLAT OF ST. CLAIR'S SUB-DIVISION OF PARTS OF SEMINARY LOTS 37 AND 46 AND AS FOUND IN PLAT CABINET B, ENVELOPE 9 IN THE MONROE COUNTY RECORDER'S OFFICE ARE HEREBY VACATED.

LEGAL DESCRIPTION

A part of Seminary Lots 37 and 46 and St. Clair's Subdivision of parts of Seminary Lots 37 and 46 in the City of Bloomington, Monroe County, Indiana, and more particularly described by Christopher L. Porter, LS21200022, on May 15, 2023, as part of Bledsoe Riggert Cooper James, Inc. Job Number 11335, as follows:

Commencing at a 3/4-inch diameter iron pipe marking the northwest corner of Seminary Lot 46; thence along the north line of said Lot 46 SOUTH 89 degrees 39 minutes 29 seconds EAST a distance of 66.00 feet to a 5/8-inch diameter rebar with cap and the Point of Beginning; thence continuing along said north line SOUTH 89 degrees 20 minutes 08 seconds EAST a distance of 794.37 feet to the northeast corner of Lot 1 of St. Clair's Subdivision as recorded in Plat Book 15, Page 65 in the Monroe County Recorder's office and the west right of way line of Rogers Street; thence along said right of way line SOUTH 00 degrees 18 minutes 59 seconds WEST a distance of 660.66 feet to the north right of way line of First Street; thence along said right of way line NORTH 00 degrees 33 minutes 11 seconds EAST a distance of 332.00 feet; thence NORTH 89 degrees 20 minutes 08 seconds WEST a distance of 99.00 feet to the southeast corner of Deed Book 162, Page 77; thence along the east line of said Deed Book and the east line of Instrument Number 2004021706 NORTH 00 degrees 33 minutes 11 seconds EAST a distance of 330.00 feet to the point of beginning, containing 11.33 acres, more or less.

This description includes the platted alleys in St. Clair's Subdivision. Said alleys may not have been vacated at the time this description was prepared.

REPORT OF SURVEY

In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- Reference monuments of record
- Title documents of record
- Evidence of active lines of occupation
- Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for an Urban survey (0.07 feet (21 millimeters) plus 50 parts per million) as defined in IAC, Title 865 ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore, portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This is a partial Retracement Survey and an Original Survey performed at the request of the City of Bloomington Redevelopment Commission.

The property is currently in the name of Bloomington Hospital, Inc (Deed Book 364, Page 240, Instrument No. 2004018581 and Instrument Number 2010019969).

The field work was performed May, 2023.

- SURVEYS & PLATS OF RECORD:**
- ALTA/NSPS Land Title Survey for Indiana University Health, Inc. by Terry D. Wright, Hamilton Designs Job Number 2018-147, dated May 25, 2018, provided by Indiana University Health, Inc.
 - Plat of Seminary Square and Lots, found in Plat Cabinet B, Envelope 5 in the Monroe County Recorder's office.
 - Plat of St. Claire's Subdivision of Parts of Seminary Lots 37 and 46, found in Plat Cabinet B, Envelope 9 in said Recorder's office.
 - Survey of Seminary Lots 11, 12, 13, 14 and Part of Lot 10 and Part of Seminary Lot 37 by Charles D. Graham, found recorded as Instrument Number 2021024040 in said Recorder's Office.

- MONUMENTS FOUND:**
- A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown as number 500 on the Graham survey.
 - A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown on the Hamilton survey as the northwest corner of Tract 6, PCL 3 per Deed Record 371, Page 479.
 - A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found flush with grade. This monument is shown as number 504 on the Graham survey.
 - A 5/8-inch diameter rebar with illegible cap was found flush with grade. The origin of this monument is unknown.
 - A railroad spike was found 0.1 foot below grade. The origin of this monument is unknown.
 - A 5/8-inch diameter rebar was found disturbed. This monument is shown as number 501 on the Graham survey.
 - A 5/8-inch diameter rebar with Bynum Fanyo Associates cap was found 0.1 foot above grade. This monument is shown as number 502 on the Graham survey.
 - A 3/4-inch diameter iron pipe was found flush with grade and accepted as the northwest corner of Seminary Lot 46 per survey 1.
 - A 5/8-inch diameter rebar with Hamilton 0124 cap was found 0.1 foot above grade and accepted as the northwest corner of Instrument Number 2004018581 per survey 1.
 - A 3/4-inch diameter iron pipe was found 0.2 feet above grade. This monument is shown on the Hamilton survey as the southeast corner of Tract 6, PCL 2 per Deed Record 371, Page 478.

DEED ANALYSIS:
No discrepancies were found when comparing the legal descriptions for the western adjoiners with the Bloomington Hospital, Inc. descriptions.

ESTABLISHMENT OF LINES AND CORNERS:
Monument 2835 as held for the geometry shown on the Hamilton survey. Said geometry was then rotated to monument 2836 to establish the perimeter lines of the Bloomington Hospital, Inc. parcels.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: Up to 1.5 feet when comparing the distance between monuments 2835 and 2836 calculated per the Hamilton survey with the measured distance.

Due to Occupation or possession lines: No discrepancies noted.

Due to Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines: No discrepancies noted.

OWNER CERTIFICATION

Bloomington Hospital, Inc., Owner of the real estate shown and described herein, does hereby certify, layoff, and plat (X) tracts, numbered X-X.

Rights-of-way not heretofore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certificate, this plat shall be known as HOPEWELL WEST Subdivision.

IN WITNESS WHEREOF, the undersigned Owner set their hand and seal this ____ day of _____, 2023.

Bloomington Hospital, Inc.

STATE OF INDIANA COUNTY OF MONROE
Before me, a Notary Public in and for said County and State, personally appeared Bloomington Hospital, Inc., owner, who acknowledged the execution of the above referenced plat, to be their voluntary act for the uses and purposes therein set forth.

WITNESS my hand and Notarial Seal this ____ day of _____, 2023.

Notary Public (Signature)

Notary Public (Printed Name)

My Commission Expires: _____

My County of Residence: _____

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 PLAT COMMITTEE AT A MEETING HELD: _____, 2023

Director of Planning & Transportation Department

SURVEYOR'S CERTIFICATION

This survey was executed according to survey requirements contained in Section 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 26th day of June, 2023.

Christopher L. Porter
Christopher L. Porter
Professional Surveyor No. LS21200022
State of Indiana



Revised 7-21-2023: Updated street right of way and proposed lot lines.

PRELIMINARY PLAT NOTE:

1. Site was an active demolition project when field work was performed. Contours are shown based on an AutoCAD file by DLZ, provided by The City of Bloomington, and represent proposed elevations at 1 foot intervals.

Bledsoe Riggert Cooper James

BRCJ

LAND SURVEYING • CIVIL ENGINEERING • GIS

1351 West Tapp Road Bloomington, Indiana 47403
Phone: 812-336-8277 Email: cporter@brjcivil.com

PLAT DATED: July 31, 2023 JOB # 11335