

AREA FOR COUNTY RECORDER

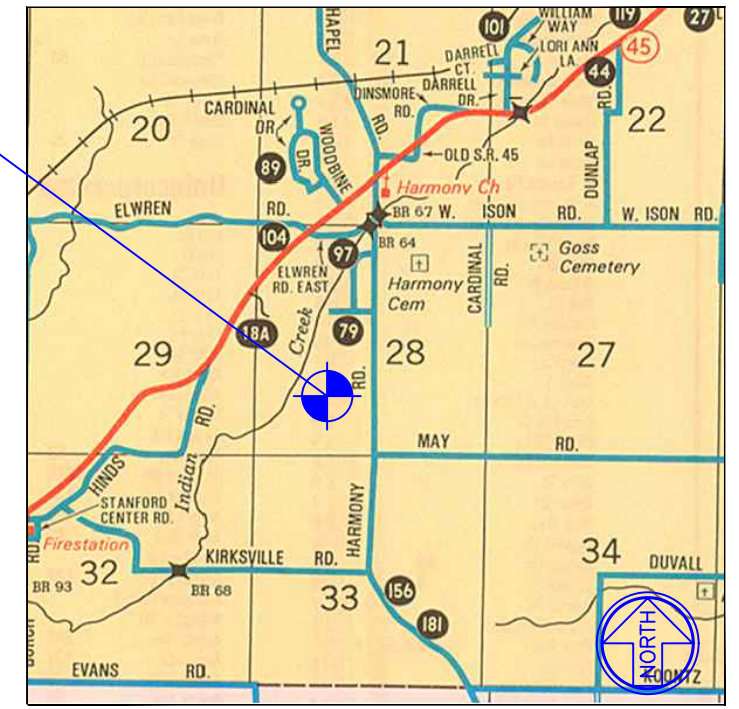
VAN BUREN TWP.  
TOWNSHIP 8 N  
RANGE 2 W  
SECTION 28

# CLARENCE STURGEON TYPE "E" ADMINISTRATIVE SUBDIVISION - PRELIMINARY PLAT

## A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 WEST MONROE COUNTY, INDIANA

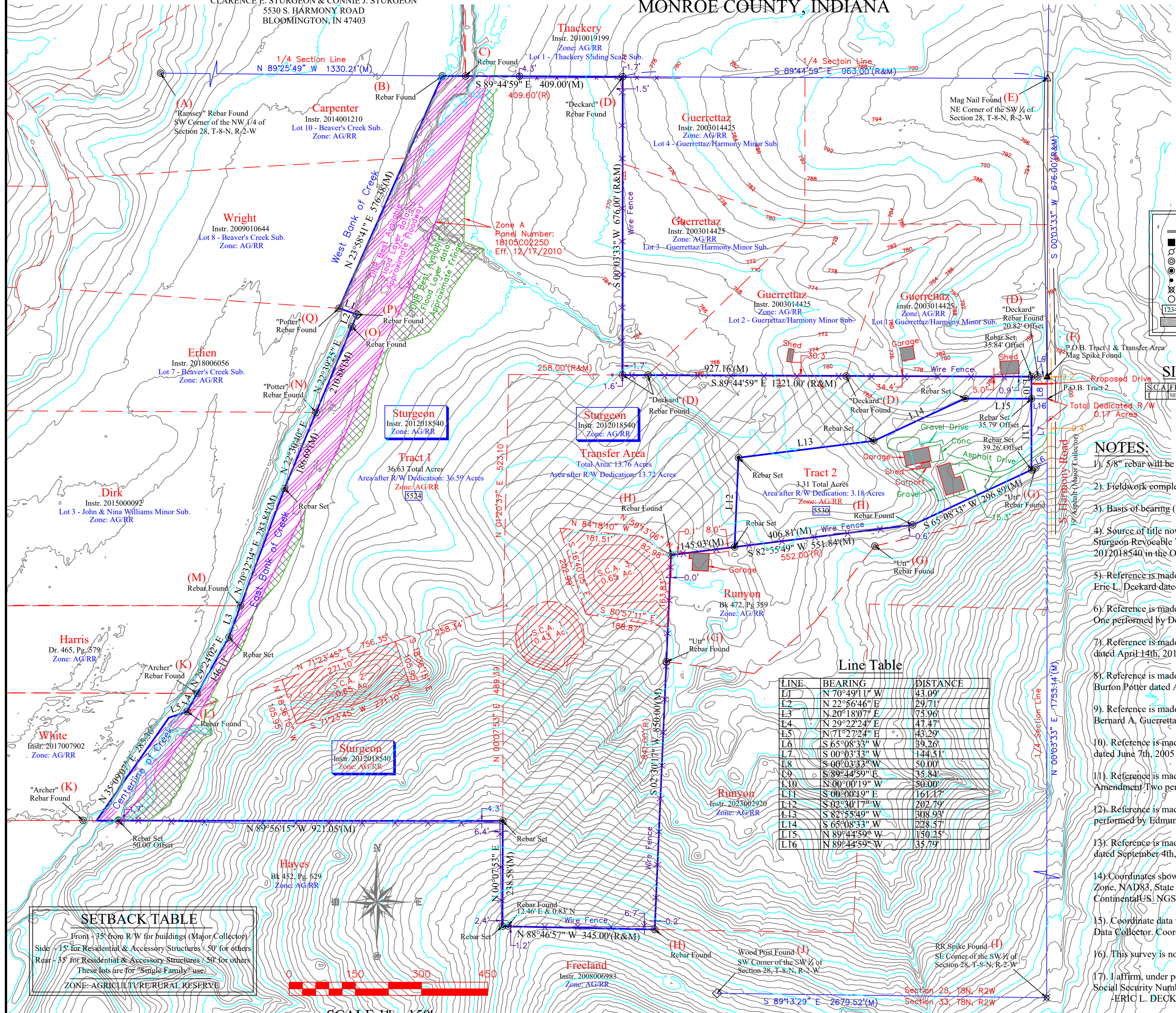
PROJECT LOCATION

DEVELOPER, APPLICANT, &/OR OWNER  
CLARENCE E. STURGEON & CONNIE J. STURGEON  
5530 S. HARMONY ROAD  
BLOOMINGTON, IN 47403



LOCATION MAP

**DECKARD**  
LAND SURVEYING  
1604 S. HENDERSON STREET  
BLOOMINGTON, IN 47403  
ERIC@DECKARDLANDSURVEYING.COM



**LEGEND**

STONE FOUND	WOOD POST FOUND
UTILITY POLE	MAG SPIKE SET
REBAR FOUND	MAG SPIKE FOUND
REBAR SET	WOOD FENCE
NAIL FOUND	FENCE
RR SPIKE FOUND	OVERHEAD POWER LINE
PIPE FOUND	(R) RECORD
ADDRESS	(M) MEASURED
AREA >15% SLOPE	(C) CALCULATED
	TRANSFER AREA

**SINKHOLE CONSERVANCY AREA**

LINE	FROM	BEARING	DISTANCE	RADIUS	BEGINNING
1	SE COR TRACT 1	N 19°37'34" W	707.03'	77.47'	

- NOTES:**
- 1) 5/8" rebar will be set at all property corners.
  - 2) Fieldwork completed July 2023.
  - 3) Basis of bearing (State Plane-Indiana West).
  - 4) Source of title now or formerly owned by The Clarence E. Sturgeon and Connie J. Sturgeon Revocable Trust, dated October 30, 2012 as found in Instrument Number 2012018540 in the Office of the Monroe County Recorder.
  - 5) Reference is made to the plat of Thackery Sliding Scale Subdivision performed by Eric L. Deekard dated December 2nd, 2019 (Instr. 2019018388).
  - 6) Reference is made to the plat of Beaver's Creek Subdivision, Lots 9-10, Amendment One performed by Douglas R. Curry dated January 7th, 2016 (Instr. 2016004703).
  - 7) Reference is made to the plat of Guerretaz / Harmony performed by Eric L. Deekard dated April 14th, 2015 (Instr. 2015006938).
  - 8) Reference is made to the plat of Beaver's Creek Subdivision performed by Kevin Burton Potter dated April 21st, 2006 (Instr. 2006020108).
  - 9) Reference is made to the plat of Wendy Dixon Minor Subdivision performed by Bernard A. Guerretaz II dated March 29th, 2006 (Instr. 2006007660).
  - 10) Reference is made to the plat of Clark Minor Subdivision performed by Lee Utt dated June 7th, 2005 (Plat Cabinet "D", Envelope 8).
  - 11) Reference is made to the plat of John and Nina Williams Minor Subdivision Amendment Two performed by Ben E. Bledsoe dated July 1st, 2004 (Instr. 2004015200).
  - 12) Reference is made to the plat of John and Nina Williams Minor Subdivision performed by Edmund O. Farkas dated May 21st, 2003 (Instr. 2003015254).
  - 13) Reference is made to the plat of Tremont Minor Subdivision performed by Lee Utt dated September 4th, 1997.
  - 14) Coordinates shown hereon were obtained from GPS observations. Indiana West Zone, NAD83, State Plane Grid Coordinates, US Survey Feet. Geoid model ContinentalUS\_NGS2018.
  - 15) Coordinate data was collected using a Carlson BRX7 GPS and a Topcon FC-5000 Data Collector. Coordinate positions are grid north (Indiana State Plane West Zone).
  - 16) This survey is not complete without the accompanying surveyor's report.
  - 17) I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.

**Line Table**

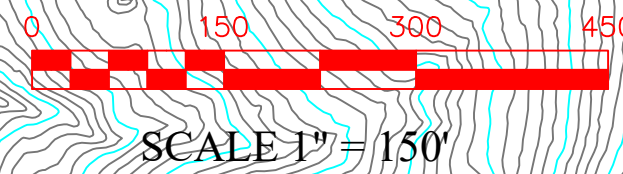
LINE	BEARING	DISTANCE
L1	N 70°49'11" W	43.09'
L2	N 22°56'46" E	29.71'
L3	N 20°18'07" E	75.96'
L4	N 29°22'24" E	47.47'
L5	N 71°27'24" E	43.29'
L6	S 65°08'33" W	39.26'
L7	S 00°03'33" W	144.51'
L8	S 00°03'33" W	50.00'
L9	S 89°44'59" E	35.84'
L10	N 00°00'19" W	50.00'
L11	S 00°00'19" E	161.17'
L12	S 02°30'17" W	202.79'
L13	S 82°55'49" W	308.93'
L14	S 65°08'33" W	228.57'
L15	N 89°44'59" W	1150.25'
L16	N 89°44'59" W	35.79'

**SETBACK TABLE**

Front	35' from R/W for buildings (Major/Collector)
Side	15' for Residential & Accessory Structures / 50' for others
Rear	55' for Residential & Accessory Structures / 50' for others

These lots are for "Single Family" use.

ZONE: AGRICULTURE/RURAL RESERVE



JOB TITLE  
**STURGEON**  
TYPE "E" ADMINISTRATIVE SUBDIVISION  
A PART OF SECTION 28, T8N, R2W

DATE	BY	REVISIONS

REVIEWED	DRAWN	CHECKED	DATE
ZW & TT	ZHW	ELD	07/26/23

JOB NUMBER  
23-91

SHEET  
**1**  
OF  
**3**

DATE  
07/26/23

BNDY.SHT