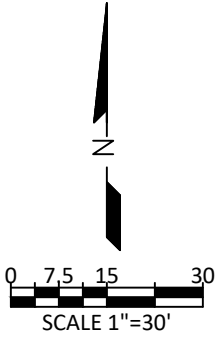


**DIXIE HIGHWAY ADDITION LOT LINE ADJUSTMENT  
FOR LOTS 148, 149, 150**

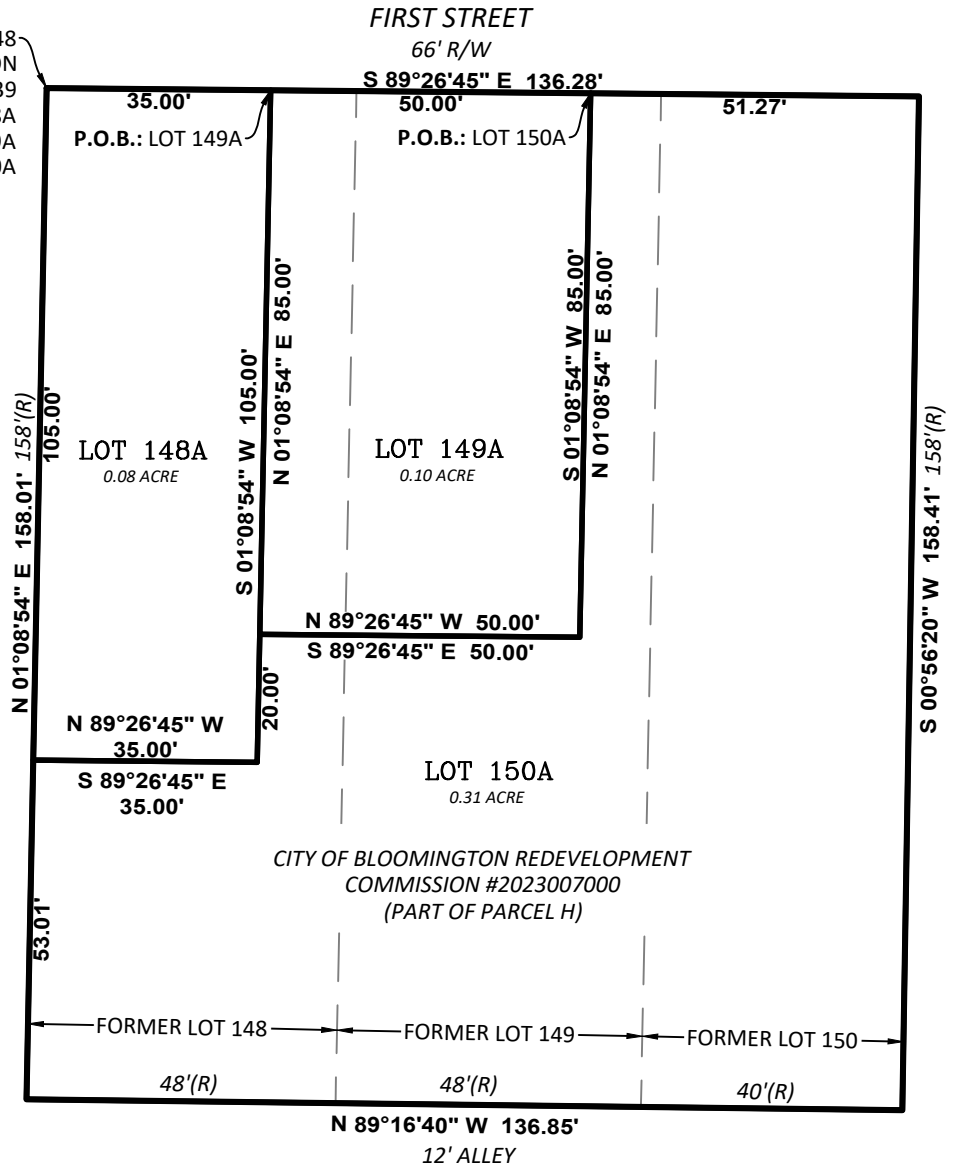
A PART OF LOTS 148, 149 AND 150 OF DIXIE HIGHWAY  
ADDITION IN THE NORTHEAST QUARTER OF  
SECTION 5, T8N, R1W, MONROE CO., INDIANA  
JOB No. 12169

Client Name: CrossRoad Engineers  
Owners Name: City of Bloomington Redevelopment  
Commission, Instrument Number 2023007000



NW CORNER LOT 148  
DIXIE HIGHWAY ADDITION  
P.C. B, ENV. 39  
P.O.B.: LOT 148A  
P.O.C.: LOT 149A  
P.O.C.: LOT 150A

- NOTE:
1. FIELD WORK PERFORMED FEBRUARY AND MARCH, 2026, AS PART OF A RETRACEMENT BOUNDARY SURVEY FOR HOPEWELL SOUTH SUBDIVISION, BRCJ JOB NUMBER 12169.
  2. LOT CORNERS TO BE MONUMENTED AS PART OF SAID HOPEWELL SOUTH SUBDIVISION AT A LATER DATE.
  3. BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, U.S. SURVEY FEET.
  4. THIS SURVEY IS NOT COMPLETE WITHOUT THE ASSOCIATED REPORT OF SURVEY.
  5. P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT



S:\Jobs\12100-12199\HOPEWELL SOUTH\DRAW\CARLSON\12169\_LOTS 148-150\_LOT LINE ADJUSTMENT.dwg

**Bledsoe Riggert Cooper James**  
  
**BRCJ**  
 LAND SURVEYING • CIVIL ENGINEERING • GIS  
 Bloomington • Bedford • Paoli

**REPORT OF SURVEY**

JOB No. 12169

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:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

**The Relative Positional Accuracy "RPA"** (due to random errors in measurement) of this survey is within that allowable for a Suburban survey (0.13 feet (40 millimeters) plus 100 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 survey is an Original Survey performed at the request of CrossRoad Engineers to combine Lots 148, 149, and 150 into Lot 148A, Lot 149A, and Lot 150A as part of the Hopewell South project for the City of Bloomington.

The property is currently in the name of the City of Bloomington Redevelopment Commission (Instrument No. 2023007000).

The field work was performed February and March, 2026. Lot corners to be monumented at a later date as part of the Hopewell South project.

**SURVEYS & PLATS OF RECORD:**

Plat of Dixie Highway Addition to the City of Bloomington found in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office.

**MONUMENTS FOUND:**

Monuments were found as part of the Retracement Survey performed for the Hopewell South project of the same Bledsoe Riggert Cooper James job number. See the report of survey in said Retracement Survey for information.

**DEED ANALYSIS:**

The lots included in this survey are part of Dixie Highway Addition. No gaps or overlaps were noted.

**ESTABLISHMENT OF LINES AND CORNERS:**

The lines of Lot 148A, Lot 149A, and 150A were established at the direction of the client.

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*: None noted.

Due to *Occupation or possession lines*: None 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*: None noted.

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.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Certified this 16th day of April, 2026

Christopher L. Porter  
Professional Land Surveyor No. LS21200022  
State of Indiana  
cporter@brjcivil.com



## LEGAL DESCRIPTIONS

JOB No. 12169

### Lot 148A

A part of Lot 148 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office, being that 0.08 acre tract of land shown on the plat of Dixie Highway Addition Lot Line Adjustment for Lots 148 ,149 and 150, certified by Christopher L. Porter, LS21200022 on April 16, 2026 as part of Bledsoe Riggert Cooper & James, Inc., Job Number 12169, described as follows:

Beginning at the northwest corner of said Lot 148; thence along the north line of said Lot 148, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet; thence leaving said north line, SOUTH 01 degrees 08 minutes 54 seconds WEST a distance of 105.00 feet; thence NORTH 89 degrees 26 minutes 45 seconds WEST a distance of 35.00 feet to the west line of said Lot 148; thence along said west line, NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 105.00 feet to the point of beginning, containing 0.08 acre, more or less.

### Lot 149A

A part of Lot 148 and Lot 149 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office, being that 0.10 acre tract of land shown on the plat of Dixie Highway Addition Lot Line Adjustment for Lots 148, 149 and 150, certified by Christopher L. Porter, LS21200022 on April 16, 2026 as part of Bledsoe Riggert Cooper & James, Inc., Job Number 12169, described as follows:

Commencing at the northwest corner of said Lot 148; thence along the north line of said Lot 148, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet to the **Point of Beginning**; thence continuing along said north line and the north line of said Lot 149, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 50.00 feet; thence leaving said north line, SOUTH 01 degrees 08 minutes 54 seconds WEST a distance of 85.00 feet; thence NORTH 89 degrees 26 minutes 45 seconds WEST a distance of 50.00 feet; thence NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 85.00 feet to the point of beginning, containing 0.10 acre, more or less.

### Lot 150A

A part of Lot 148, Lot 149, and Lot 150 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office, being that 0.31 acre tract of land shown on the plat of Dixie Highway Addition Lot Line Adjustment for Lots 148 ,149 and 150, certified by Christopher L. Porter, LS21200022 on April 16, 2026 as part of Bledsoe Riggert Cooper & James, Inc., Job Number 12169, described as follows:

Commencing at the northwest corner of said Lot 148; thence along the north line of said Lot 148, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet; thence continuing along said north line and the north line of said Lot 149, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 50.00 feet to the **Point of Beginning**; thence continuing along said north line and the north line of said Lot 150, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 51.27 feet to the northeast corner of said Lot 150; thence leaving said north line and along the east line of said Lot 150, SOUTH 00 degrees 56 minutes 20 seconds WEST a distance of 158.41 feet to the southeast corner of said Lot 150; thence leaving said east line and along the south line of said Lots 150, 149, and 148, NORTH 89 degrees 16 minutes 40 seconds WEST a distance of 136.85 feet to the southwest corner of said Lot 148; thence leaving said south line and along the west line of said Lot 148, NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 53.01 feet; thence leaving said west line, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet; thence NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 20.00 feet; thence SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 50.00 feet; thence NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 85.00 feet to the point of beginning, containing 0.31 acre, more or less.



## TRANSFER AREA LEGAL DESCRIPTIONS

JOB No. 12169

### Transfer Area - Lot 148 to Lot 148A

A part of Lot 148 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office, being that 0.08 acre tract of land shown on the plat of Dixie Highway Addition Lot Line Adjustment for Lots 148, 149 and 150, certified by Christopher L. Porter, LS21200022 on April 16, 2026 as part of Bledsoe Riggert Cooper & James, Inc., Job Number 12169, described as follows:

Beginning at the northwest corner of said Lot 148; thence along the north line of said Lot 148, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet; thence leaving said north line, SOUTH 01 degrees 08 minutes 54 seconds WEST a distance of 105.00 feet; thence NORTH 89 degrees 26 minutes 45 seconds WEST a distance of 35.00 feet to the west line of said Lot 148; thence along said west line, NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 105.00 feet to the point of beginning, containing 0.08 acre, more or less.

### Transfer Area - Lot 148 to Lot 149A

A part of Lot 148 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office, described as follows:

Commencing at the northwest corner of said Lot 148; thence along the north line of said Lot 148, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet to the Point of Beginning; thence continuing along said north line, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 13.40 feet to the northeast corner of said Lot 148; thence leaving said north line and along the east line of said Lot 148, SOUTH 01 degrees 11 minutes 26 seconds WEST a distance of 85.00 feet; thence leaving said east line, NORTH 89 degrees 26 minutes 45 seconds WEST a distance of 13.34 feet; thence NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 85.00 feet to the point of beginning, containing 0.03 acre, more or less.

### Transfer Area - Lot 149 to Lot 149A

A part of Lot 149 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office, described as follows:

Commencing at the northwest corner of Lot 148 of said Dixie Highway Addition; thence along the north line of said Lot 148, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet; thence continuing along said north line, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 13.40 feet to the northwest corner of said Lot 149 and the Point of Beginning; thence along the north line of said Lot 149, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 36.60 feet; thence leaving said north line, SOUTH 01 degrees 08 minutes 54 seconds WEST a distance of 85.00 feet; thence NORTH 89 degrees 26 minutes 45 seconds WEST a distance of 36.67 feet to the west line of said Lot 149; thence along said west line, NORTH 01 degrees 11 minutes 26 seconds EAST a distance of 85.00 feet to the point of beginning, containing 0.07 acre, more or less.

### Transfer Area - Lot 148 to Lot 150A

A part of Lot 148 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office, described as follows:

Commencing at the northwest corner of said Lot 148; thence along the north line of said Lot 148, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet; thence leaving said north line, SOUTH 01 degrees 08 minutes 54 seconds WEST a distance of 85.00 feet to the Point of Beginning; thence SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 13.34 feet to the east line of said Lot 148; thence along said east line, SOUTH 01 degrees 11 minutes 26 seconds WEST a distance of 73.16 feet to the southeast corner of said Lot 148; thence leaving said east line and along said south line, NORTH 89 degrees 16 minutes 40 seconds WEST a distance of 48.28 feet to the southwest corner of said Lot 148; thence leaving said south line and along the west line of said Lot 148, NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 53.01 feet; thence leaving said west line, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet; thence NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 20.00 feet to the point of beginning, containing 0.07 acre, more or less.

### Transfer Area - Lot 149 to Lot 150A

A part of Lot 149 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office, described as follows:

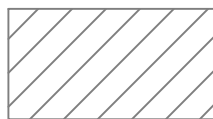
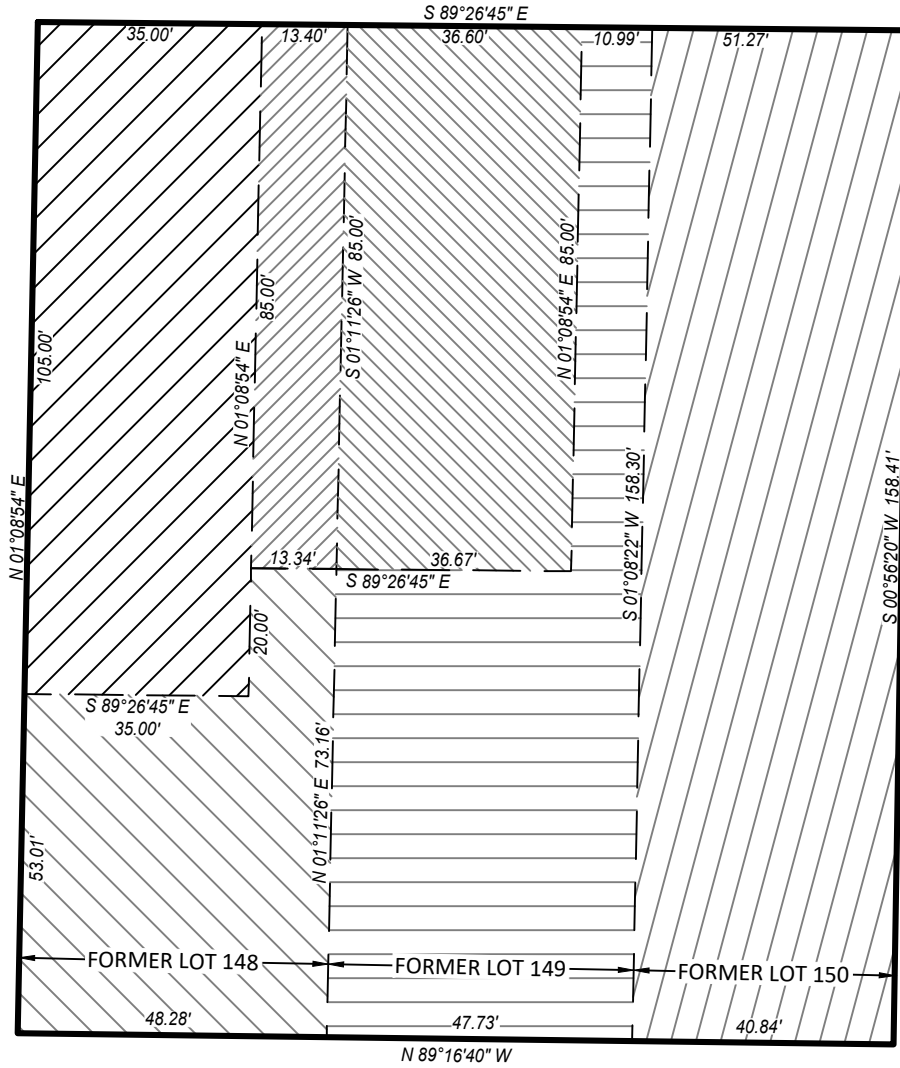
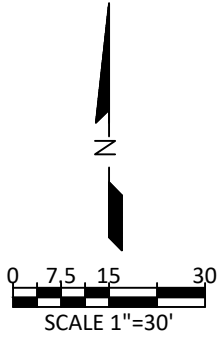
Commencing at the northwest corner of Lot 148 of said Dixie Highway Addition; thence along the north line of said Lot 148, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 35.00 feet; thence continuing along said north line, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 13.40 feet to the northwest corner of said Lot 149; thence along the north line of said Lot 149, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 36.60 feet to the Point of Beginning; thence continuing along said north line, SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 10.99 feet to the northeast corner of said Lot 149; thence leaving said north line and along the east line of said Lot 149, SOUTH 01 degrees 08 minutes 22 seconds WEST a distance of 158.30 feet to the southeast corner of said Lot 149; thence leaving said east line and along the south line of said Lot 149, NORTH 89 degrees 16 minutes 40 seconds WEST a distance of 47.73 feet to the southwest corner of said Lot 149; thence leaving said south line and along the west line of said Lot 149, NORTH 01 degrees 11 minutes 26 seconds EAST a distance of 73.16 feet; thence SOUTH 89 degrees 26 minutes 45 seconds EAST a distance of 36.67 feet; thence NORTH 01 degrees 08 minutes 54 seconds EAST a distance of 85.00 feet to the point of beginning, containing 0.10 acre, more or less.

### Transfer Area - Lot 150 to Lot 150A

Lot 150 of Dixie Highway Addition to the City of Bloomington, Indiana, as shown on the plat thereof recorded in Plat Cabinet B, Envelope 39 in the Monroe County Recorder's Office.



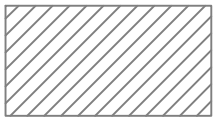
**TRANSFER AREA EXHIBIT**  
JOB No. 12169



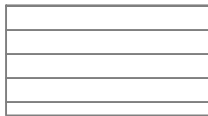
TRANSFER AREA: LOT 148 TO LOT 148A



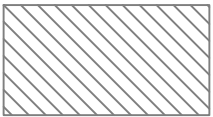
TRANSFER AREA: LOT 148 TO LOT 150A



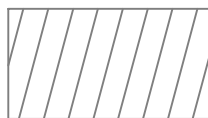
TRANSFER AREA: LOT 148 TO LOT 149A



TRANSFER AREA: LOT 149 TO LOT 150A



TRANSFER AREA: LOT 149 TO LOT 149A



TRANSFER AREA: LOT 150 TO LOT 150A

S:\Jobs\12100-12199\12169 HOPEWELL SOUTH\DRAW\CARLSON\12169\_LOTS 148-150\_LOT LINE ADJUSTMENT.dwg



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