

For Cherry Springs Estates South
Part of the Northwest 1/4 of Section 20,
Township 29 North, Range 6 East,
In Pleasant Township, Wabash County, Indiana

Cherry Springs Estates South

E-1 Easement for Ingress and Egress & Utilities and Drainage

More commonly known as: **Bolinger Way**

A tract of land fifty (50.00) feet in width for the purposes of Ingress and Egress, and being a part of the placement and maintenance of utilities and storm drainage, being a part of the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, said easement being the westerly twenty-five (25) feet of a 3.402 acre tract of land, described in Instrument Number 2011R417177 and found on file in the Wabash County Recorder's Office, together with the easterly twenty-five (25) feet of Lot Seven (7) in Cherry Springs Estates as plated in Instrument Number 2005R387130 and found on file in the Wabash County Recorder's Office, the centerline of said easement, being more particularly described as follows:

BEGINNING at a maginal with a marker stamped Bunnell LS marking the northeast corner of Lot Number Seven (7) in Cherry Springs Estates, and the point of curvature of a non-tangent curve to the right, thence southeasterly along said curve, having a radius of 180.00 feet, an arc length of 109.71 feet, a central angle of 34 degrees 55 minutes 14 seconds, and subtended by a chord that bears South 12 degrees 33 minutes 29 seconds East, (assumed bearing), 108.02 feet along the east line of said Lot to a maginal with a marker stamped Bunnell LS, thence South 04 degrees 54 minutes 04 seconds East, 45.00 feet, along the east line of said Lot, 122.12 feet to a maginal with a marker stamped Bunnell LS, thence South 13 degrees 24 minutes 20 seconds West, along the east line of said Lot, 117.48 feet to a maginal with a marker stamped Stephens RLS marking the southeast corner of said Lot Seven (7) and the southerly terminus of said easement.

The easterly line of said twenty five (25) foot wide portion of easement, being the westerly twenty-five (25) feet of said 3.402 acre tract, shall be terminated and or extended to the northerly and southerly title lines of said 3.402 acre tract, therein containing 0.201 acres more or less. The westerly line of said twenty-five (25) foot wide portion of easement, being the easterly twenty-five (25) feet of Lot seven (7) shall be terminated and or extended to the northerly and southerly lines of said lot, therein containing 0.204 acres more or less, and containing in aggregate 0.405 acres or less.

Subject to right of way for County Road Number 895 North and subject to easements, rights of way and restrictions of record.

E-2 Easement for Ingress and Egress & Utilities and Drainage

More commonly known as: **Bolinger Way**

A tract of land fifty (50.00) feet in width for the purposes of Ingress and Egress and for the placement and maintenance of utilities and storm drainage, being a part of the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, said easement lying 25.00 feet southeasterly and lying 25.00 feet northerly from the easement centerline being more particularly described as follows:

BEGINNING at the southeast corner of Lot seven (7) in Cherry Springs Estates, as plated in Instrument Number 2005R387130 and found on file in the Wabash County Recorder's Office, and being marked by a maginal with a marker stamped Stephens RLS; thence South 14 degrees 27 minutes 46 seconds West, (assumed bearing), 100.00 feet to a maginal with a marker stamped Bunnell LS; thence South 21 degrees 25 minutes 12 seconds West, 150.00 feet to a maginal with a marker stamped Bunnell LS; thence South 17 degrees 05 minutes 25 seconds West, 70.00 feet to a maginal with a marker stamped Bunnell LS; thence South 21 degrees 14 minutes 53 seconds West, 151.39 feet to a maginal with a marker stamped Bunnell LS marking the point of curvature of a standard curve to the right, thence southeasterly along said curve, having a radius of 100.00 feet, an arc length of 112.84 feet, a central angle of 64 degrees 39 minutes 11 seconds, and subtended by a chord that bears South 54 degrees 04 minutes 29 seconds West, 106.95 feet to a maginal with a marker stamped Bunnell LS; thence South 86 degrees 24 minutes 04 seconds West, 117.43 feet to a maginal with a marker stamped Bunnell LS marking the point of curvature of a standard curve to the left; thence South 75 degrees 18 minutes 54 seconds West, 192.29 feet to a maginal with a marker stamped Bunnell LS; thence South 64 degrees 13 minutes 43 seconds West, 116.96 feet to a maginal with a marker stamped Bunnell LS on the west line of a 21.423 acre tract of land surveyed by Bunnell Land Surveying and Engineering on October 18, 2013, and being the southerly terminus of the herein described easement.

The easterly line of said fifty (50) foot wide easement shall be extended north to intersect the south line of a 3.402 acre tract of land described in Instrument Number 2011R417177. The westerly line of said fifty (50) foot wide easement, shall be terminated at the south line of Lot seven (7) in Cherry Springs Estates. The northerly line of said fifty (50) foot wide easement shall be terminated at the westerly line of said 21.423 acre tract, and the southerly line of said fifty (50) foot wide easement shall be extended to intersect the west line of said 21.423 acre tract. The 50 foot wide easement herein described containing 1.16 acres more or less.

E-3 Easement for Ingress and Egress & Utilities and Drainage

Private Driveway to Lot 8 and Lot 9

A tract of land fifty (50.00) feet in width for the purposes of Ingress and Egress and for the placement and maintenance of utilities and storm drainage, being a part of the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, and being the south fifty (50) feet of Lot Number seven (7) in Cherry Springs Estates as recorded in Instrument #2005R387130 and found on file in the Wabash County Recorder's Office, and being more particularly described as follows:

BEGINNING at the southwest corner of Lot seven (7) in Cherry Springs Estates; thence North 13 degrees 07 minutes 37 seconds East, (assumed bearing) along the west line of said Lot, 51.53 feet; thence North 89 degrees 07 minutes 29 seconds East, parallel with the south line of said Lot, 411.21 feet to a point being 25.00 feet from the east line of said Lot; thence South 13 degrees 24 minutes 20 seconds West, and parallel with the east line of said Lot, 51.59 feet to the south line of said Lot; thence South 89 degrees 07 minutes 29 seconds West, along the south line of said Lot, 410.95 feet to the POINT OF BEGINNING, containing 0.47 acres more or less.

E-4 Easement for Ingress and Egress having Limited Access

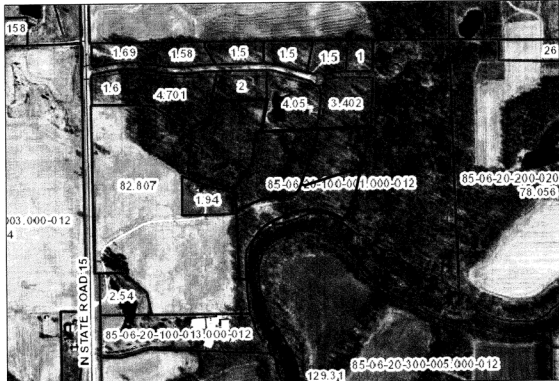
Emergency Access Driveway

A tract of land fifty (50.00) feet in width for the purposes of Ingress and Egress, being a part of the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, the centerline of said easement for Ingress and Egress, being more particularly described as follows:

Commencing at a Wabash County section corner monument marking the northwest corner of the northwest quarter of said Section twenty (20); thence South 00 degrees 17 minutes 07 seconds West (assumed bearing), along the west line of said quarter, 1946.73 feet to the centerline of a 20 foot wide easement for ingress and egress described in Volume 327 on Page 198 in the Wabash County Recorder's Office; thence North 75 degrees 39 minutes 18 seconds East, along said easement centerline, 68.40 feet to the easterly right-of-way of Indiana State Road #15 described in Volume 275 on Page 204 and the POINT OF BEGINNING of the herein described tract; thence northeasterly the following seven (7) courses along the centerline of said 20 foot wide easement: 1) North 75 degrees 39 minutes 18 seconds East, 6.00 feet; 2) thence North 48 degrees 33 minutes 29 seconds East, 51.31 feet; 3) thence North 08 degrees 40 minutes 22 seconds East, 62.48 feet; 4) thence North 08 degrees 01 minutes 34 seconds West, 213.32 feet; 5) thence North 03 degrees 18 minutes 47 seconds East, 71.73 feet; 6) thence North 46 degrees 54 minutes 11 seconds East, 97.95 feet; 7) thence North 63 degrees 16 minutes 30 seconds East, 273.21 feet; thence North 87 degrees 27 minutes 42 seconds East, parallel with and 15.00 feet south of the centerline of the aforementioned 20 foot wide ingress and egress easement, also being 25.00 feet south of and parallel with the south line of a 1.94 acre tract of land described in Volume 327 Page 198 and found on file in the Wabash County Recorder's Office, a distance of 668.77 feet to the west line of a 21.423 acre tract of land surveyed by Bunnell Land Surveying and Engineering on October 18, 2013, and being the easterly terminus of the herein described easement.

The northerly and southerly lines of said fifty (50) foot wide easement shall be terminated at the easterly right-of-way line of Indiana State Road #15 being a 0.515 acre tract of land described in Volume 275 Page 204 and found on file in the Wabash County Recorder's Office. The northerly and southerly lines of said fifty (50) foot easement to be terminated and extended to the westerly line of the aforesaid 21.423 acre tract. The 50 foot wide easement herein described containing 1.66 acres more or less.

Not To Scale
Wabash County Ortho-photography (GIS)



Description of Real Estate : Subdivision Boundary

The following tract of land was protracted from a 122.12 acre tract of land described in Volume 269 Page 78 in the Wabash County Recorder's Office. A tract of land, being a part of Lots Numbered three (3), and four (4), and being in the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, being more particularly described as follows:

Commencing at a Wabash County section corner monument marking the northwest corner of the northwest quarter of said Section twenty (20); thence South 88 degrees 42 minutes 32 seconds East (assumed bearing), along the north line of said quarter, 1962.97 feet to a steel rebar stake with a marker stamped Bunnell LS marking the northeast corner of Lot 6 in Cherry Spring Estates as recorded in Instrument #2005R387130 and found on file in the Wabash County Recorder's Office; thence continuing South 88 degrees 42 minutes 32 seconds East, along the north line of said quarter, 78.38 feet to the northeast corner of said quarter, marked by a section corner stone; thence South 00 degrees 12 minutes 23 seconds East, along the east line of said quarter, 1845.51 feet to a concrete fence corner post, perpetuating meander Stone One (1) of record, situated on the north low top of bank of the El River; thence northeasterly the following three (3) courses along the northerly banks of the El River: North 62 degrees 54 minutes 58 seconds West, 390.30 feet; thence North 60 degrees 35 minutes 36 seconds West, 452.06 feet; thence North 53 degrees 30 minutes 41 seconds West, 157.37 feet to the point of curvature of a standard curve to the left, and the POINT OF BEGINNING of the herein described tract, said point being witnessed by a steel rebar stake with a marker stamped Bunnell LS on the top of bank of the El River and being North 34 degrees 42 minutes 42 seconds East, a distance of 10.00 feet therefrom; thence continuing northeasterly, southeasterly, and thence southeasterly the following four (4) courses along the northerly and westerly banks of the El River: thence northeasterly along said curve and the El River, having a radius of 438.30 feet, an arc length of 439.03 feet, a central angle of 37 degrees 23 minutes 25 seconds, and subtended by a chord that bears North 82 degrees 12 minutes 24 seconds West, 420.90 feet; thence South 69 degrees 05 minutes 53 seconds West, 114.96 feet to the point of curvature of a standard curve to the left, thence southeasterly along said curve, having a radius of 320.07 feet, an arc length of 400.18 feet, a central angle of 71 degrees 38 minutes 07 seconds, and subtended by a chord that bears South 33 degrees 16 minutes 50 seconds West, 374.62 feet; thence South 02 degrees 32 minutes 14 seconds East, 133.57 feet, thence leaving the El River bank, South 88 degrees 13 minutes 15 seconds West, 90.00 feet to a steel rebar stake with a marker stamped Bunnell LS; thence North 00 degrees 40 minutes 52 seconds West, 542.33 feet to a steel rebar stake with a marker stamped Stephens RLS marking the southeast corner of a stamped Bunnell LS; thence North 00 degrees 40 minutes 52 seconds West, 343.30 feet to a steel rebar stake with a marker stamped Bunnell LS; thence North 03 degrees 26 minutes 47 seconds West, along the east line of said 1.94 acre tract, 151.30 feet to a steel rebar stake with a marker stamped Stephens RLS; thence North 66 degrees 50 minutes 03 seconds East, along the north line with a marker stamped Bunnell LS marking the south corner of a 4.701 acre tract of land described in Instrument #203R427182 and found on file at the Wabash County Recorder's Office; thence North 61 degrees 10 minutes 14 seconds East, along the south line of said 4.701 acre tract, 171.99 feet to a steel rebar stake with a marker stamped Bunnell LS; thence North 10 degrees 12 minutes 22 seconds East, along the east line of said 4.701 acre tract, 115.22 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 89 degrees 28 minutes 07 seconds East, 414.29 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 11 degrees 58 minutes 18 seconds West, 50.14 feet to a steel rebar stake with a marker stamped Bunnell LS, along the west line of said Lot, 251.80 feet to a steel rebar stake with a marker stamped Stephens RLS marking the southwest corner of said Lot Seven (7); thence North 89 degrees 07 minutes 29 seconds East, along the south line of said Lot seven (7) and the south line of a 3.402 acre tract of land described in Instrument #2011R417177 and found on file in the Wabash County Recorder's Office, 849.28 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 16 degrees 16 minutes 45 seconds 47 seconds West, 353.55 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 11 degrees 58 minutes 18 seconds West, 50.14 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 14 degrees 17 minutes 27 seconds West, 217.31 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 34 degrees 42 minutes 40 seconds West, 136.63 feet to the POINT OF BEGINNING, containing 21.423 acres more or less.

Subject to easements rights-of-way and restrictions of record.

Theory of Location: Surveyor's Reports and Opinions

This is an original survey of a 21.423 acre tract of land, described for the purposes of obtaining a boundary for a proposed subdivision called Cherry Spring Estates South. The platting of this survey was based on the original survey of the northwest quarter of Section 20, Township 29 North, Range 6 East of the second principal meridian, Wabash County, Indiana, as recorded in Instrument #2005R387130 and found on file in the Wabash County Recorder's Office. The original survey depicting the ground as well as an accurate acreage calculation. Ralph and Dennis Bolinger requested a survey of the subject tract of land to be performed for the preparation of developing Cherry Springs Estates South.

A Wabash County section corner monument was found marking the northwest corner of the northwest Quarter of Section 20, Twp 29N R6E within this survey. A Wabash County section corner monument was found marking the southwest corner of the northwest quarter of Section 20. A Wabash County section cornerstone was found marking the northeast corner of the northwest quarter of Section 20. The stone is Stone #5 as recorded in Surveyors Record Book #3 on Page 368 in the Wabash County Surveyors Office. A concrete fence corner post was found perpetuating meander Stone #1 on the east line of the northwest quarter at the north low top of bank of the El River. The meander Stone #1 and the aforementioned Stone #5 were set by F. Knight, the Wabash County Surveyor, on January 27-29, 1890. Stone #1 was not recovered at this time, but the concrete fence corner post being 50 to 100 years old was accepted by the Knight as the perpetuation of the location. Indiana State Highway plans for Project #405 dated 1936 sheet 5 and 6 were provided to Bunnell Land Surveying by the Wabash County Surveyors Office. Concrete right-of-way monuments were utilized on the east and west right-of-way of State Road #15 together with the aforementioned plans to establish the east right-of-way. A comprehensive survey of the Bolinger properties was performed by Bunnell Land Surveying on March 11, 2010.

The north line of the 21.423 acre subject tract was established by original monumentation (#5 steel rebar with Bunnell ID caps) were found along the south line of Cherry Springs Estates together with original monuments on the 4.701 acre tract, 3.402 acre tract, and the 1.00 acre tract. Rebar with Stephens ID caps were found marking the 1.94 acre tract, and the north and east lines of the 2.53 acre tract appearing to be original and undisputed. Rebar, appearing to be original called for monuments were found marking the south line and east line of the 7.55 acre tract as described in Volume 254 Page 377. The rebar were held as original monuments being set by the original surveyor and being found with minimal variances to the mathematical positional locations. The east and south lines of the parent tract were established at the low water mark of the El River along its north banks. The physical location of the river, considered to be a meandering line, was established by a series of GPS observations, together with robotic total station measurements, and rebar found marking the northeast and southeast corners of the 7.55 acre tract. The El River meandering line, retains positional uncertainties of up to 5 feet within this survey. The subject tract, described in Volume 269 Page 78 for 122.12 acres, calls for Lots three (3), Four (4), and Five (5) in Section 20. Surveyors Record Book #3 on Page 368 in the Wabash County Surveyors Office depicts Section 20. Stone #5 and Stone #1 are shown marking the east line of the northwest quarter. No lines were shown north of the River marking the Lots 1-5 on the aforementioned survey or any of the subsequent books in Ranges 5 & 6. The original survey of the township was found in the Wabash County Surveyors Office and in the Plans and Field notes Book of 1840-1853 in the Wabash County Recorder's Office. The original survey of Section 20 (North of the River) shows 5 tracts partitioned. No numbers were shown on the plats assigned to the 5 "Lots". The book of "Restoration of Lost or Obliterated Corners and Subdivision of Sections" on page 21 shows an example of the typical lot configuration within a Section that contains a meanderable (navigable) river. The lots are numbered from right to left from the northeast corner of the section per the example, agreeing with the 5 lots shown on the original survey of the township plat. Lots 3, 4, and 5 called out in March 3, 2010 to contain approximately 147.14 acres. It appears that the acreage may have been estimated on Lots 3, 4, and 5 without the benefit of a survey measuring the actual river banks. Surveys that have been performed on the Wabash and El Rivers in Wabash County have historically been inaccurate. The previous surveys from the 1800's appear to have taken measurements to the high top of banks sometimes being from 5' to 150' from the waters edge, creating substantial variances in acreage to present day.

The Plat of Cherry Springs Estates, Stephens surveys, Bunnell surveys, section lines, and right-of-way established from the 1936 State Highway Number 15 plans were utilized as the basis for this survey. The boundary of the subject tract was established under the direction of Ralph and Dennis Bolinger in accordance with the Wabash County Area Plan Commission guidelines.

A) Variances and Availability in Reference monuments:

Section corner monumentation are shown on the plat of survey and discussed in detail within the theory of location. Rebar with Bunnell LS ID caps and Stephens RLS caps were accepted as original monumentation, with no variances.
B) Discrepancies in record descriptions:
No title overlaps or gaps were noticed in the record descriptions.
C) Inconsistencies with active lines of occupation:

Possession to the east is to a wire farm fence generally found along the east title line. Possession to the south is to the low water mark of the El River. Possession to the West is not apparent at this time. Possession to the north is generally to the south line of the lot in Cherry Springs Estates.
D) Relative Positional Accuracy:- Classification of Survey: The survey performed meets the requirements of a Rural survey according to: 865 ACI, 1-12-7 Measurements for Rural surveys, original surveys, and route surveys. Authority 3C 25-21.5-5.2-14 Affected: 3C 25-21.5 Rural surveys are performed on real estate lying in rural areas that does not otherwise meet the definition of an urban or suburban survey. Acceptable relative positional accuracy's for the Rural Survey: 0.26 feet (79 millimeters) plus 200 parts per million.

Surveyor's Certificate

I Barrie L. Bunnell, a Registered Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal description were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code and I SA Document #05-82(F).

CERTIFIED BY: Barrie L. Bunnell, P.L.S. #9500018 February 28, 2014



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.

Barrie L. Bunnell, P.L.S. #9500018 February 28, 2014

Flood Note:

The 21.423 acre subject tract appears to lie within flood zone designation Zone "X" and Zone "A" as defined by FIRM (Flood Insurance Rate Map) Community Number 18169C00851, panel #8 of 295, September 18, 2013. The flood zones described on the within survey, are scaled approximation of the flood designation lines as represented on the aforementioned FIRM Map. The Base flood elevation and the associated contours shown from the topographic survey represent an approximation of the extents of the floodway. The drainage areas and accompanying above ground swales may retain localized areas of flooding not associated or identified with the FIRM maps. Please contact the Wabash County Surveyors Office for a more accurate location of any drainage maintenance easements & restrictions that burden the land.

Deed of Dedication

We the undersigned, Ralph L. Bolinger and Gloria A. Bolinger, owners of said real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do thereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be named and now known and designated as Cherry Springs Estates South, an addition to the County of Wabash, Indiana. Cherry Springs Estates South is a continuation of Cherry Springs Estates, a residential subdivision found in Instrument #2005R387130.

Front, side, and rear yard building lines are hereby established as shown on this plat, between which lines and the nearest adjacent lot lines there shall be erected or maintained no building or structure.

There are strips of ground varying in width as shown on this plat marked EASEMENTS, reserved for the use of public utilities for the installation of water and sewer mains, surface drainage, poles, ducts, lines and wires, gas mains, electric transmission lines and telecommunication lines, being subject to all times to proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

The foregoing covenants, (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them.

Notary Public Certification

The right to enforce, these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our Hands and Seals this 28th day of March, 2014.
Ralph L. Bolinger Gloria A. Bolinger
Ralph L. Bolinger Gloria A. Bolinger
Mary C. Haman (Power of Attorney) Dennis Bolinger (Power of Attorney)

State of Indiana }
County of Wabash }

Before me the undersigned Notary Public in the County and State, personally appeared Ralph L. Bolinger and Gloria A. Bolinger, and each separately and severally acknowledge execution of the foregoing instrument as his and her voluntary act and deed, for the purposes therein expressed.
Witness my hand and notarial seal this 28th day of March, 2014.

Audrey C. Umm NOTARY PUBLIC
(signature) AUDREY C. UMM
RESIDENT OF WABASH COUNTY
MY COMMISSION EXPIRES APRIL 24, 2016

County Commissioners Certificate

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana. This plat was given approval by the Board of County Commissioners of Wabash County, Indiana, at a meeting held on the ____ day of ____, 2014.

BOARD OF COUNTY COMMISSIONERS

President: Scott E. Givens
Brian K. Haupt, Vice Chairman
Barry J. Eppley
Barry J. Eppley

Plan Commission Certificate

Under the authority provided by Chapter 174-Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the board of trustees of Wabash County, Indiana. This plat was given approval as follows:

Approved by the Wabash County Plan Commission at a meeting held on the 6 day of March, 2014.

WABASH COUNTY PLAN COMMISSION

Barry J. Eppley Chairman: David Schuler
Tonya Blair Secretary: Tonya Blair

Surveyors' Note:

A complete listing of all covenants and restrictions for Cherry Springs Estates South is accompanying the plat of survey on the following pages recorded hereafter.