

North Line NW 1/4
S88°42'32"E 2750.35'±
(Assumed Bearing Sota)

S88°42'32"E 1962.97'±
res./m.d.

S88°42'32"E 767.38'

Cherry Springs Estates

County Road 895 North (50' R/W)

Final Plat Cherry Springs Estates South Part of the Northwest 1/4 Section 20 Twp 29 North, R 6 East Containing 21.423 Acres±

Line	Chord Brg.	Chord	Length	Radius	Central Angle
C-1	S82°05'41"W	164.79	165.40	557.00	17°00'50"
C-2	N01°38'38"W	51.48	54.09	50.00	61°58'57"
C-3	N62°42'01"E	166.88	167.41	607.00	15°48'08"
C-4	S59°37'57"W	50.94	53.45	50.00	61°14'57"
C-5	S77°09'30"E	99.70	77.11	80.00	88°21'58"
C-6	S12°33'29"E	108.02	109.71	180.00	34°55'14"
C-7	S54°04'29"W	106.95	113.34	100.00	64°39'11"
C-8	S78°18'54"W	192.29	193.48	500.00	22°10'21"
C-9	N85°15'28"E	95.88	97.88	235.00	23°47'24"

L-1	N00°40'52"W	18.48'
L-2	N21°44'53"E	25.00'
L-3	S68°15'07"E	29.85'
L-4	S13°24'20"W	117.48'
L-5	S04°54'08"W	122.12'

Vol. 289 Page 78
Ralph L. Bunnell &
Gloria A. Bunnell

Vol. 289 Page 78
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Vol. 289 Page 78
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Northwest 1/4 of
Section 20, Township 29N, R6E

MFPG - Minimum Flood Protection Grade
Lots 8 & 9 retain a 732.00 foot elevation for a (MFPG) Minimum Flood Protection Grade. The basement or the lowest finished floor elevation being required to be not less than an elevation of 732.00 feet. Lots 10 and 11 retain a 731.00 foot elevation for a (MFPG) Minimum Flood Protection Grade. The basement or the lowest finished floor elevation being required to be not less than an elevation of 731.00 feet.

Vertical Control Monumentation & Datum:
Multiple GPS observations utilizing a WGS84 signal on an Indiana State Plane Coordinate basis was utilized together with a local coordinate grid within this survey as the basis of bearings. The GPS Base station was calibrated vertically to a Coast and Geodetic Survey Benchmark B 171, NAVD 88. Described by Coast and Geodetic Survey in 1946 as: A brass disk, set in the top of the north end of the west headwall of a 3-foot concrete box culvert, 22 feet west of the center line of the highway, 1 foot south of the north end of the west headwall of a 3-foot Eel River bridge. Retrieval Date February 16, 1994. A differential leveling loop was performed to verify the GPS derived elevations on control monumentation outside the woods. A series of differential leveling loops were performed in the woods throughout the project.

1946 (National Coast & Geodetic Survey Benchmark) BM E-178 Elev = 768.27 feet NAVD, 1988

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 descriptions were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Statutes as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code and LSA Document #05-82(P).

CERTIFIED BY:
Barrie L. Bunnell, R.L.S. #9500018 February 28, 2014
I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.



Base Flood Elevation (BFE)
Indiana Department of Natural Resources, (INDNR) D
Upstream Elevation = 728.9 Feet (NAVD 88)
Downstream Elevation = 728.8 Feet (NAVD 88)
File #G2N-28145-0 Request Date: July 17, 2012

○ = Magnet with a Burned LB ID Washer (Flat)
● = 1/2" Steel Rod with a Burned LB ID Cap
● = No Monument Set or Found

E-1 Easement for Ingress and Egress & Utilities and Drainage More commonly known as: **Bollinger 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, Wahash County, Indiana, said easement being the westerly twenty-five (25) feet of a 3.402 acre tract of land, described in Instrument Number 2011841717 and found on file in the Wahash County Recorder's Office, together with the easterly twenty-five (25) feet of Lot Seven (7) in Cherry Springs Estates as planned in Instrument Number 2005387130 and found on file in the Wahash County Recorder's Office, the certificate of said easement is as follows:

BEGINNING at a maginal with a marker stamped Bunnell L.S. marking the northeast corner of Lot Number Seven (7) in Cherry Springs Estates, and the point of curvature of a new easement curve to the right; thence southeasterly along said curve, having a radius of 180.00 feet, an arc length of 190.71 feet, a central angle of 34 degrees 15 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 7 to a maginal with a marker stamped Bunnell L.S.; thence South 04 degrees 54 minutes 08 seconds West, along the east line of said Lot 7, 122.12 feet to a maginal with a marker stamped Bunnell L.S.; thence South 13 degrees 21 minutes 20 seconds West, along the east line of said Lot 7, 117.48 feet to a maginal with a marker stamped Stephens R.L.S. marking the southeast corner of said Lot Seven (7) and the westerly 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 northern and southerly utility 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 more 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: **Bollinger 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, Wahash County, Indiana, said easement being the westerly 25.00 foot southeasterly and lying 25.00 feet northwesterly from the easement centerline being more particularly described as follows:

BEGINNING at the southeast corner of Lot seven (7) in Cherry Springs Estates, as planned in Instrument Number 2005387130 and found on file in the Wahash County Recorder's Office, and being marked by a maginal with a marker stamped Stephens R.L.S.; thence South 14 degrees 27 minutes 46 seconds West, (assumed bearing), 100.00 feet to a maginal with a marker stamped Bunnell L.S.; thence South 21 degrees 23 minutes 12 seconds West, 150.00 feet to a maginal with a marker stamped Bunnell L.S.; thence South 17 degrees 03 minutes 23 seconds West, 70.00 feet to a maginal with a marker stamped Bunnell L.S.; thence South 21 degrees 44 minutes 51 seconds West, 151.39 feet to a maginal with a marker stamped Bunnell L.S. 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 24 minutes 04 seconds West, 117.43 feet to a maginal with a marker stamped Bunnell L.S. marking the point of curvature of a standard curve to the left; thence southeasterly along said curve, having a radius of 500.00 feet, an arc length of 193.49 feet, a central angle of 22 degrees 10 minutes 13 seconds, and subtended by a chord that bears South 79 degrees 18 minutes 54 seconds West, 102.29 feet to a maginal with a marker stamped Bunnell L.S.; thence South 64 degrees 13 minutes 43 seconds West, 116.96 feet to a maginal with a marker stamped Bunnell L.S. 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 southeasterly 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 2011841717. 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, Wahash County, Indiana, being the south fifty (50) feet of Lot Number seven (7) in Cherry Springs Estates as recorded in Instrument #2005387130 and found on file in the Wahash 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 7, 51.53 feet; thence North 89 degrees 07 minutes 29 seconds East, parallel with the south line of said Lot 4, 411.21 feet to a point being 25.00 feet from the east line of said Lot 7; thence South 13 degrees 24 minutes 20 seconds West, and parallel with the east line of said Lot 7, 51.59 feet to the south line of said Lot 7; thence South 89 degrees 07 minutes 29 seconds West, along the south line of said Lot 7, 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, Wahash County, Indiana, the certificate of said easement for Ingress and Egress, being more particularly described as follows:

Commencing at a Wahash County section corner monument marking the northwest corner of the northwest quarter of said Section twenty (20), thence South 07 degrees 17 minutes 07 seconds West (assumed bearing), along the west line of said survey, 1946.73 feet to the centerline of a 20 foot wide easement for ingress and egress described in Volume 227 on Page 198 of the Wahash County Recorder's Office; thence North 79 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 Road #15 described in Volume 275 on Page 204 and the POINT OF BEGINNING of the herein described tract: 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 48 degrees 54 minutes 11 seconds East, 97.95 feet; 7) thence North 03 degrees 16 minutes 30 seconds East, 272.21 feet; thence North 87 degrees 27 minutes 43 seconds East, parallel with and 15.00 foot 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 Wahash County Recorder's Office, a distance of 688.77 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 0.512 acre tract of land described in Volume 275 Page 204 and found on file in the Wahash 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
Wahash County Ortho-photography (GIS)



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.