

Location Map



NTS

LEGEND

CENTER LINE	---
SETBACK LINE	---
EASEMENT LINE	---
LOT LINE	---
BOUNDARY LINE	---
5/8" REBAR FOUND	⊗
5/8" REBAR 24" LONG SET	○
CONCRETE MONUMENT	△
DRAINAGE EASEMENT	DE
UTILITY EASEMENT	UE
CONSERVANCY EASEMENT	CE
STORM WATER MANAGEMENT FACILITY	SWMF

DULY ENTERED
FOR TAXATION

MAY 17 2013

Jim Fielder
Auditor Monroe County, Indiana

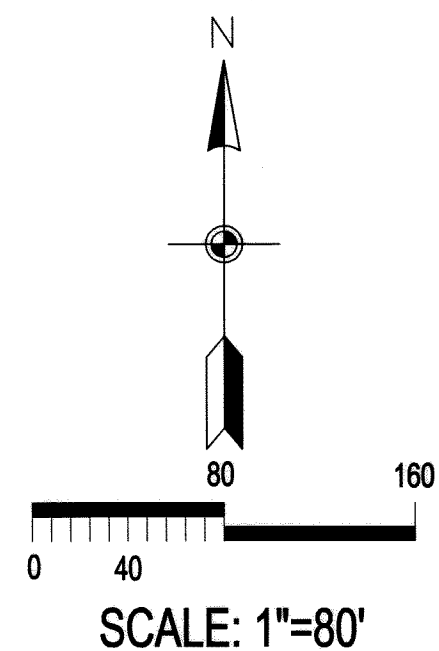
PERRY TOWNSHIP
SECTION 1
TOWNSHIP 8 NORTH
RANGE 1 WEST
DEVELOPER(S) & APPLICANT(S)
GREGORY Q. CHITWOOD
8747 E. STATE ROAD 45
UNIONVILLE, IN 47468
DESIGNER(S) & SURVEYOR(S)
SMITH NEUBECKER
& ASSOCIATES, INC.
453 S. CLARIZZ BOULEVARD
BLOOMINGTON, IN. 47401
(812) 336-6536

OWNER(S)

GREGORY Q. CHITWOOD
MARY A. CHITWOOD
8747 E. STATE ROAD 45
UNIONVILLE, IN 47468
SOURCE OF TITLE - DEED
INSTR# S 2009017844 QC/ 2009017845 QC

NOTES:

- 1) Original boundary survey by Smith Neubecker Assoc. Inc., titled "Cedar Springs Boundary Survey" dated February 22, 2010.
- 2) All lot corners to be marked with 5/8" x 2' capped rebar or chiselled "X" in sidewalk.
- 3) All lots are zoned PUD.
- 4) No Buildings shall be Constructed within a Conservation Easement, Common Areas or Drainage Easements as Described by and Illustrated on this Plat.
- 5) Lot shown as "Cemetery" is the Kelly Cemetery and shall be conveyed to the Perry Twp. Trustees.
- 6) Owners of Lots 17, 18, 19, 21, 22, 23 and 29 must submit a plan to the Indiana Department of Natural Resources Department of Historic Preservation showing proposed construction for areas within 100' of a cemetery in accordance with IC 14-21, 321-IAC-21 and 22 prior to land disturbing activity.
- 7) Remainder Block A, will be further subdivided and final platted at a later date.



SCALE: 1"=80'

CESBRON
BOOK 348, PAGE 197
ZONED RE 2.5

Raw Ins.
Instr. No. 1999019908
ZONED RE 2.5

Buher
Book 235 Pg. 340
ZONED RE 2.5

Buher
Book 235 Pg. 342
ZONED RE 2.5

Cunningham
Book 476 Pg. 692
ZONED RE 2.5

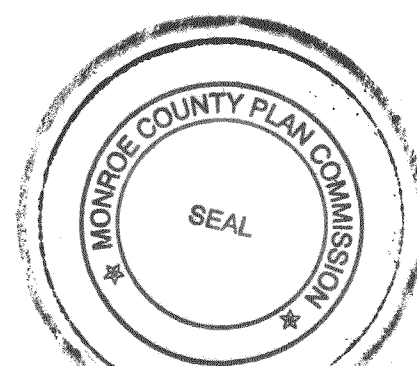
Sechrist

LOT	ADDRESS	LOT	ADDRESS
1	4500 FALLS CREEK DR.	24	4677 CACHE CREEK LN.
2	4514 FALLS CREEK DR.	25	4653 CACHE CREEK LN.
3	4528 FALLS CREEK DR.	26	4625 CACHE CREEK LN.
4	4542 FALLS CREEK DR.	27	4601 CACHE CREEK LN.
5	4556 FALLS CREEK DR.	28	N/A COMMON AREA
6	4570 FALLS CREEK DR.	29	200 ROARING FK. DR.
7	4584 FALLS CREEK DR.	30	4680 CACHE CREEK LN.
8	4602 FALLS CREEK DR.	31	280 ROARING FK. DR.
9	4618 FALLS CREEK DR.	32	4699 FALLS CREEK DR.
10	4634 FALLS CREEK DR.	33	4667 FALLS CREEK DR.
11	4650 FALLS CREEK DR.	34	4651 FALLS CREEK DR.
12	4668 FALLS CREEK DR.	35	4635 FALLS CREEK DR.
13	4698 FALLS CREEK DR.	36	4619 FALLS CREEK DR.
14	320 ROARING FK. DR.	37	4603 FALLS CREEK DR.
15	345 ROARING FK. DR.	38	4585 FALLS CREEK DR.
16	303 ROARING FK. DR.	39	4571 FALLS CREEK DR.
17	299 ROARING FK. DR.	40	4557 FALLS CREEK DR.
18	273 ROARING FK. DR.	41	4543 FALLS CREEK DR.
19	231 ROARING FK. DR.	42	4515 FALLS CREEK DR.
20	4766 CACHE CREEK LN.	43	4501 FALLS CREEK DR.
21	4779 CACHE CREEK LN.	44	4529 FALLS CREEK DR.
22	4751 CACHE CREEK LN.	45	N/A COMMON AREA
23	4725 CACHE CREEK LN.	46	N/A KELLY CEMETERY
24	4703 CACHE CREEK LN.	47	N/A KELLY CEMETERY

SETBACK TABLE
FRONT YARD = 25'
SIDE YARD = 6' MIN., 12' COMBINED
REAR YARD = 25'

CURVE DATA TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
1	217.6'	300.00'	10.89	4°09'24"	S88°46'03"E	217.6'
2	123.93'	300.00'	62.89	23°40'49"	S74°50'56"E	123.93'
3	145.89'	300.00'	74.42	27°51'46"	S76°56'25"E	144.46'
4	150.24'	300.00'	76.73	19°11'17"	S14°58'30"E	148.68'
5	153.35'	830.00'	76.89	10°35'08"	N65°58'14"E	153.35'
6	182.80'	830.00'	91.77	12°37'08"	N66°59'14"E	182.43'



CEDAR SPRINGS PHASE 1, FINAL PLAT AMENDMENT 1

PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC.

453 CLARIZZ BLVD., BLOOMINGTON, INDIANA 47401



A part of the West Half of the Northeast Quarter of Section 1, Township 8 North, Range 1 West, Monroe County, Indiana, more particularly described as follows:
Beginning at a stone found at the North Quarter Corner of said Section 1, thence North 89 degrees 54 minutes 19 seconds East 1297.94 feet to a stone found at the North Quarter Corner of the Northeast Quarter of said Section 1; thence South 00 degrees 37 minutes 41 seconds East 782.39 feet; thence South 89 degrees 07 minutes 41 seconds West 1236.56 feet to the east right-of-way of State Road 446; thence the following five (5) courses along said right-of-way:

- 1.) North 00 degrees 01 minutes 02 seconds West 259.50 feet; thence
- 2.) North 05 degrees 20 minutes 07 seconds East 289.23 feet; thence
- 3.) North 34 degrees 09 minutes 21 seconds West 120.37 feet; thence
- 4.) North 21 degrees 12 minutes 54 seconds West 79.36 feet; thence
- 5.) North 00 degrees 33 minutes 58 seconds West 77.95 feet to the Point of Beginning, containing 22.51 acres more or less.

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 11th day of January 2013.

Stephen L. Smith
Registered Land Surveyor No. S0427
State of Indiana

5/6/2013

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

Stephen L. Smith

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission.

MONROE COUNTY PLAN COMMISSION

Richard A. Martin, President

Larry Wilson, Secretary

The real estate described above on this plat shall be and is hereby subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions dated July 17, 2012 and recorded as Instrument Number 2012013192 COV RES in the office of the Recorder of Monroe County Indiana.

The undersigned, Gregory Q. Chitwood and Mary Ann Chitwood, Owners and Developers, do hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. The streets and rights-of-way shown hereon are hereby dedicated to Monroe County. The within plat shall be known and designated as Cedar Springs Subdivision, Amendment 1.

IN WITNESS WHEREOF, Gregory Q. Chitwood and Mary Ann Chitwood Owners and Developers, have hereunto executed this 6th day of May, 2013

Gregory Q. Chitwood
Cedar Springs Subdivision, Owner and Developer
Gregory Q. Chitwood

Mary Ann Chitwood
Cedar Springs Subdivision, Owner and Developer
Mary Ann Chitwood

STATE OF INDIANA)

COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Gregory Q. Chitwood and Mary Ann Chitwood, Owners and Developers of the Cedar Springs Subdivision, personally known to me to be owners of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Cedar Springs Subdivision, Amendment 1, as their voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this 6th day of May, 2013.

My Commission Expires: 08/10/16

Larry S. Beckman
Larry S. Beckman, NOTARY PUBLIC
a resident of Monroe County



EASEMENT DEDICATIONS

UTILITY EASEMENT - UE

UE'S are hereby dedicated to the City of Bloomington Utilities Department, Monroe County, private utility service providers and their assignees for the purpose of installation, access, maintenance and improvements to above and below ground utility infrastructure limited to sanitary sewer, potable water, stormwater, gas, electric, telephone, cable and fiber optic transmission and service mains.

ACCESS EASEMENT

An Access Easement is hereby dedicated on Lot 40 in favor of the owner of Lot 42 to grant access from the public roadway to the lot. The Access Easement is also dedicated to the Monroe County Highway Department, Monroe County Drainage Board and Cedar Springs Homeowner's Association to provide access to the Common Area Lot 43 and Stormwater Maintenance Facilities for purpose of access for inspection, maintenance and public enjoyment.

STORMWATER MAINTENANCE FACILITY - SMF

A Stormwater Maintenance Facility Easement is hereby granted to the Monroe County Highway Department, Monroe County Drainage Board and Cedar Springs Homeowner's for the stormwater management of Cedar Springs. Permitted activity within this easement includes access, inspection, maintenance and public enjoyment.

CONSERVATION EASEMENT - CE

A Conservation Easement is hereby granted to the Monroe County Highway Department, Monroe County Drainage Board and Cedar Springs Homeowner's for the purpose of preserving natural features. Permitted activity within this easement includes public enjoyment, and maintenance. The removal of natural vegetation and construction of improvements are not permitted without prior written approval by the Monroe County Planning Department.

DRAINAGE EASEMENT - DE

A Drainage Easement is hereby granted to the Monroe County Highway Department, Monroe County Drainage Board and Cedar Springs Homeowner's for the purpose of conveyance of stormwater. Permitted activity within this easement includes inspection, and maintenance of the stormwater conveyance system(s).

SIGN EASEMENT

A Sign Easement is hereby granted on Lot 1 to the Cedar Springs Homeowner's Association for the purpose of access to, maintenance of and improvements to an entry sign.

The real estate described above on this plat shall be and is hereby subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions dated

The undersigned, Gregory Q. Chitwood, Trustee, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. The streets and rights-of-way shown hereon are hereby dedicated to Monroe County. The within plat shall be known and designated as Cedar Springs Subdivision, Amendment 1.

IN WITNESS WHEREOF, Gregory Q. Chitwood, Trustee, has hereunto executed this 6th day of May, 2013

Gregory Q. Chitwood
Gregory Q. Chitwood Revocable Living Trust
Gregory Q. Chitwood, Trustee

STATE OF INDIANA)

COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Gregory Q. Chitwood, Trustee of the Gregory Q. Chitwood Revocable Living Trust, personally known to me to be owners of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Cedar Springs Subdivision, Amendment 1 as their voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this 6th day of May, 2013.

My Commission Expires: 08/10/2016

Larry S. Beckman
Larry S. Beckman, NOTARY PUBLIC
a resident of Monroe County



The real estate described above on this plat shall be and is hereby subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions dated

The undersigned, Mary Ann Chitwood, Trustee, does hereby layoff, plat and subdivide the same into lots and streets in accordance with this plat. The streets and rights-of-way shown hereon are hereby dedicated to Monroe County. The within plat shall be known and designated as Cedar Springs Subdivision, Amendment 1.

IN WITNESS WHEREOF, Mary Ann Chitwood, Trustee, has hereunto executed this 6th day of May, 2013

Mary Ann Chitwood
Mary Ann Chitwood Revocable Living Trust
Mary Ann Chitwood, Trustee

STATE OF INDIANA)

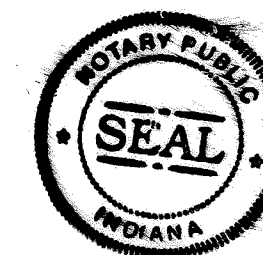
COUNTY OF MONROE)

Before me, a Notary Public in and for the State of Indiana and Monroe County, personally appeared Mary Ann Chitwood, Trustee of the Mary Ann Chitwood Revocable Living Trust, personally known to me to be owners of the described real estate, and who acknowledged the execution of the foregoing plat for the Real Estate known as Cedar Springs Subdivision, Amendment 1, as their voluntary act and deed for the uses and purposes therein expressed.

WITNESS my hand and Notarial Seal this 6th day of May, 2013.

My Commission Expires: 08/10/16

Larry S. Beckman
Larry S. Beckman, NOTARY PUBLIC
a resident of Monroe County



CEDAR SPRINGS PHASE 1, FINAL PLAT AMENDMENT 1

PREPARED BY: SMITH NEUBECKER & ASSOCIATES, INC.

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