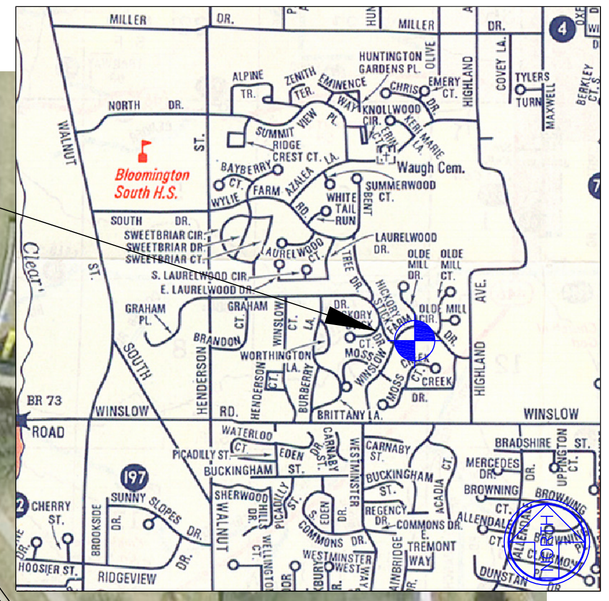
AREA FOR COUNTY RECORDER

BOUNDARY SURVEY - UNPLATTED COMMON AREAS
OF MOSS CREEK @ WINSLOW FARM, PHASE 1, SECTIONS ONE THROUGH EIGHT, CITY OF BLOOMINGTON
A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 1 WEST
MONROE COUNTY, INDIANA

PERRY TWP.
TOWNSHIP 8 N
RANGE 1 W
SECTION 9

DEVELOPER, APPLICANT &/OR OWNER
WINSLOW FARM COMMUNITY ASSOCIATION
323 E. WINSLOW ROAD SUITE 100
BLOOMINGTON, INDIANA 47401

PROJECT LOCATION



LOCATION MAP

LEGEND

- STONE FOUND
- UTILITY POLE
- REBAR FOUND
- REBAR SET
- PK NAIL SET
- RR SPIKE FOUND
- PIPE FOUND
- CALCULATED (NOT SET)
- MAG SPIKE SET
- OHP — OVERHEAD POWER LINE
- X — FENCE
- METAL POST
- BRASS MONUMENT
- (R) RECORD
- (M) MEASURED
- C.A. PLATTED COMMON AREA

SURVEY DESCRIPTIONS

TRACT 1

A part of Section 9, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 9; thence South 89 degrees 37 minutes 57 seconds East for a distance of 511.94 feet; thence North 00 degrees 22 minutes 03 seconds West for a distance of 420.64 feet; thence North 24 degrees 55 minutes 53 seconds East for a distance of 43.34 feet; thence North 41 degrees 49 minutes 16 seconds East for a distance of 100.00 feet; thence North 18 degrees 08 minutes 04 seconds East for a distance of 136.28 feet; thence South 41 degrees 05 minutes 20 seconds East for a distance of 16.37 feet to the Point of Beginning, said point being a point on the south line of the land described in the plat of Lot numbers 61 and 62 in Moss Creek at Winslow Farm, Phase 1, Section 6 as found in Plat Cabinet "C", Envelope 95 in the Office of the Recorder of Monroe County, Indiana; thence along said south line the following three (3) courses: 1). North 66 degrees 43 minutes 10 seconds East for a distance of 30.79 feet; 2). North 43 degrees 03 minutes 00 seconds East for a distance of 40.55 feet; 3). North 20 degrees 42 minutes 42 seconds East for a distance of 75.25 feet to a rebar set stamped "Deckard" marking the Southeast corner of the land described in the plat of Lot numbers 63 and 64 in Moss Creek at Winslow Farm, Phase 1, Section 4 as found in Plat Cabinet "C", Envelope 75 in the Office of the Recorder of Monroe County, Indiana; thence the following three (3) courses along said land: 1). North 18 degrees 38 minutes 21 seconds West for a distance of 88.22 feet to a rebar set stamped "Deckard"; 2). South 71 degrees 14 minutes 16 seconds West for a distance of 66.23 feet to a rebar set stamped "Deckard"; 3). North 84 degrees 13 minutes 12 seconds West for a distance of 31.93 feet to a rebar set stamped "Deckard" on the Southeasterly right-of-way of E. Winslow Farm Drive; thence the following two (2) courses along said right-of-way: 1). 202.79 feet along a 205.00 foot radius curve to the right whose chord bears North 55 degrees 53 minutes 17 seconds East for a distance of 194.62 feet; 2). 15.12 feet along a 230.28 foot radius curve to the right whose chord bears North 86 degrees 06 minutes 29 seconds East for a distance of 15.12 feet to a rebar set stamped "Deckard" marking the Northwest corner of the land described in the plat of Lot numbers 65 and 66 in Moss Creek at Winslow Farm, Phase 1, Section 6 as found in Plat Cabinet "C", Envelope 95 in the Office of the Recorder of Monroe County, Indiana; thence the following three (3) courses along said land: 1). South 34 degrees 43 minutes 12 seconds West for a distance of 58.62 feet to a rebar set stamped "Deckard"; 2). South 03 degrees 17 minutes 58 seconds East for a distance of 73.89 feet to a rebar set stamped "Deckard"; 3). South 86 degrees 17 minutes 58 seconds East for a distance of 50.00 feet to a rebar set stamped "Deckard" marking a point on the west line of the land described in the plat of Lot numbers 67 and 68 in Moss Creek at Winslow Farm, Phase 1, Section 5 as found in Plat Cabinet "C", Envelope 84 in the Office of the Recorder of Monroe County, Indiana; thence the following two (2) courses along said land: 1). South 00 degrees 10 minutes 13 seconds West for a distance of 87.00 feet to a rebar set stamped "Deckard"; 2). South 89 degrees 49 minutes 47 seconds East for a distance of 88.00 feet to a rebar set stamped "Deckard" marking the Southwest corner of the land described in the plat of Lot numbers 69 and 70 in Moss Creek at Winslow Farm, Phase 1, Section 7 as found in Plat Cabinet "C", Envelope 102 in the Office of the Recorder of Monroe County, Indiana; thence the following two (2) course along said land: 1). North 87 degrees 22 minutes 25 seconds East for a distance of 32.83 feet to a rebar set stamped "Deckard"; 2). North 55 degrees 37 minutes 19 seconds East for a distance of 109.50 feet to a rebar set stamped "Deckard" on the Southwesterly right-of-way of E. Winslow Farm Drive; thence the following two (2) courses along said right-of-way: 1). South 34 degrees 22 minutes 38 seconds East for a distance of 52.56 feet; 2). 38.03 feet along a 265.20 foot radius curve to the left whose chord bears South 38 degrees 29 minutes 12 seconds East for a distance of 38.00 feet to a rebar set stamped "Deckard" marking the Northern most corner of the land described in the plat of Lot numbers 33 and 34 in Moss Creek at Winslow Farm, Phase 1, Section 8 as found in Plat Cabinet "C", Envelope 111 in the Office of the Recorder of Monroe County, Indiana; thence along the west line of said land South 27 degrees 56 minutes 41 seconds West for a distance of 53.01 feet to a rebar set stamped "Deckard" marking the Northeast corner of the land described in the plat of Lot numbers 51 and 52 in Moss Creek at Winslow Farm, Phase 1, Section 8 as found in Plat Cabinet "C", Envelope 111 in the Office of the Recorder of Monroe County, Indiana; thence along the north line of said land North 78 degrees 11 minutes 14 seconds West for a distance of 111.24 feet to a rebar set stamped "Deckard"; thence continuing along the north line of said land and the north line of the land described in the plat of Lot numbers 53 and 54 in Moss Creek at Winslow Farm, Phase 1, Section 6 as found in Plat Cabinet "C", envelope 95 in the Office of the Recorder of Monroe County, Indiana South 79 degrees 48 minutes 04 seconds West for a distance of 146.46 feet to a rebar set stamped "Deckard" on the east line of the land described in the plat of Lot number 55 in Moss Creek at Winslow Farm, Phase 1, Section 5 as found in Plat Cabinet "C", Envelope 84 in the Office of the Recorder of Monroe County, Indiana; thence the following two (2) courses along said land and the land described in the plat of Lot number 56 in Moss Creek at Winslow Farm, Phase 1, Section 3 as found in Plat Cabinet "C", Envelope 69: 1). North 28 degrees 21 minutes 31 seconds West for a distance of 50.84 feet, passing through a rebar set stamped "Deckard" at 35.84 feet; 2). South 57 degrees 24 minutes 36 seconds West for a distance of 130.89 feet to the east line of the land described in the plat of Lot numbers 57 and 58 in Moss Creek at Winslow Farm, Phase 1, Section 1 as found in Plat Cabinet "C", Envelope 49 in the Office of the Recorder of Monroe County, Indiana; thence along said line North 41 degrees 05 minutes 20 seconds West for a distance of 13.41 feet to the Point of Beginning, containing 0.89 acres, more or less.

Subject to the right-of-way of E. Winslow Farm Drive and all legal easements of record.

TRACT 2

A part of Section 9, Township 8 North, Range 1 West, Monroe County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Southeast quarter of said Section 9; thence North 89 degrees 37 minutes 57 seconds East for a distance of 511.94 feet; thence North 00 degrees 22 minutes 03 seconds West for a distance of 420.64 feet to a rebar set stamped "Deckard" marking the Point of Beginning, said point being the Southwest corner of the land described in the plat of Lot numbers 59 and 60 in Moss Creek at Winslow Farm, Phase 1, Section 2 as found in Plat Cabinet "C", Envelope 60 in the Office of the Recorder of Monroe County, Indiana; thence along the north right-of-way of E. Moss Creek Drive the following three (3) courses: 1). North 65 degrees 04 minutes 07 seconds West for a distance of 50.45 feet; 2). 40.19 feet along a 138.00 foot radius curve to the right whose chord bears North 56 degrees 43 minutes 32 seconds West for a distance of 40.05 feet; 3). North 48 degrees 24 minutes 58 seconds West for a distance of 31.44 feet to a mag spike set at the intersection of said right-of-way and the east right-of-way of E. Winslow Farm Drive; thence the following two courses along said right-of-way: 1). North 41 degrees 35 minutes 35 seconds East for a distance of 10.07 feet; 2). 263.39 feet along a 930.00 foot radius curve to the left whose chord bears North 33 degrees 30 minutes 09 seconds East for a distance of 262.51 feet to a rebar set stamped "Deckard"; thence leaving said right-of-way and along the south line of the land described in the plat of Lot numbers 61 and 62 in Moss Creek at Winslow Farm, Phase 1, Section 6 as found in Plat Cabinet "C", Envelope 95 in the Office of the Recorder of Monroe County, Indiana South 42 degrees 06 minutes 10 seconds East for a distance of 98.36 feet to a rebar set stamped "Deckard"; thence along the west line of the land described in the plat of Lot numbers 57 and 58 in Moss Creek at Winslow Farm, Phase 1, Section 1 as found in Plat Cabinet "C", Envelope 49 in the Office of the Recorder of Monroe County, Indiana South 18 degrees 08 minutes 04 seconds West for a distance of 115.50 feet to a rebar set stamped "Deckard"; thence along the west line of the land described in the plat of Lot numbers 59 and 60 in Moss Creek at Winslow Farm, Phase 1, Section 2 as found in Plat Cabinet "C", Envelope 60 in the Office of the Recorder of Monroe County, Indiana the following two (2) courses: 1). South 41 degrees 49 minutes 16 seconds West for a distance of 100.00 feet to a rebar set stamped "Deckard"; 2). South 24 degrees 55 minutes 53 seconds West for a distance of 43.34 feet to the Point of Beginning, containing 0.67 acres, more or less.

Subject to the right-of-way of E. Moss Creek Drive, E. Winslow Farm Drive and all legal easements of record.

NOTES:

1). ½" Rebar will be set at all property corners.

2). Fieldwork completed October 2017.

3). Basis of bearing (State Plane - Indiana West).

4). Source of title Now or Formerly owned by Winslow Farm Community Association, Inc. as found in Instrument Number 2006013594 in the Office of the Monroe County Recorder.

5). Reference is made to the plat surveys of Moss Creek @ Winslow Farm, Phase 1, Section 1 (Plat Cab. "C", Env. 49); Phase 1, Section 2 (Plat Cab. "C", Env. 60); Phase 1, Section 3 (Plat Cab. "C", Env. 69); Phase 1, Section 4 (Plat Cab. "C", Env. 75); Phase 1, Section 5 (Plat Cab. "C", Env. 84); Phase 1, Section 6 (Plat Cab. "C", Env. 95); Phase 1, Section 7 (Plat Cab. "C", Env. 102); Phase 1, Section 8 (Plat Cab. "C", Env. 111).

6). Subject to the Declaration of Covenants, Conditions and Restrictions as recorded in Miscellaneous Record 216, page 300, Miscellaneous Record 216, pages 373-578, Miscellaneous Record 239, page 457, and Miscellaneous Record 254, page 457 in the Office of the Recorder of Monroe County, Indiana.

7). 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.
-ERIC L. DECKARD

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.19'	138.00'	16°41'11"	N 56°43'32" W	40.05'
C2	15.12'	230.28'	3°45'43"	N 86°06'29" E	15.12'
C3	38.03'	265.20'	8°12'57"	S 38°29'12" E	38.00'

LINE	BEARING	DISTANCE
L1	N 48°24'18" W	31.44'
L2	N 18°08'04" E	20.78'
L3	S 41°05'20" E	16.37'
L4	N 84°13'12" W	31.93'
L5	N 41°05'20" W	13.41'
L6	N 66°43'10" E	30.79'
L7	N 43°03'00" E	40.55'

Calculated (per Winslow Farm Plat) SW Corner of the SE 1/4 of the SE 1/4 of Section 9, T-8-N, R-1-W

N 89°37'57" E 2711.62'

SURVEYOR'S REPORT

In accordance with Title 865. IAC. 1-12 sections 1-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

A). (Variances) in the reference monuments
B). (Discrepancies) in the record description and plats
C). (Inconsistencies) in lines of occupation and;
D). (Relative Positional Accuracy) "RPA"

The relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for a Suburban class survey (0.13' plus 50 PPM) as defined I.A.C. 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.")

SUBJECT PROPERTY:

A boundary survey was performed on the property now or formerly owned by Winslow Farm Community Association, Inc. as found in Instrument Number 2006013594 in the Office of the Monroe County Recorder. The purpose of this survey is to retrace the boundary lines of the unplatted areas between E. Winslow Farm Drive, E. Moss Creek Circle, and E. Moss Creek Drive as located in Section 9, Township 8 North, Range 1 West, Monroe County, Indiana.

REFERENCE MONUMENTS:

A). Control points found in the centerlines of E. Moss Creek Circle, E. Moss Creek Drive, and E. Winslow Farm Drive were accepted and held to perpetuate the boundary lines of the subject property.

LINES OF OCCUPATION:

The lines of occupation, which affect this survey, are detailed as follows:

1). The lines of occupation on this survey were the platted lands of Moss Creek @ Winslow Farm, Phase 1, Section 1 (Plat Cab. "C", Env. 49); Phase 1, Section 2 (Plat Cab. "C", Env. 60); Phase 1, Section 3 (Plat Cab. "C", Env. 69); Phase 1, Section 4 (Plat Cab. "C", Env. 75); Phase 1, Section 5 (Plat Cab. "C", Env. 84); Phase 1, Section 6 (Plat Cab. "C", Env. 95); Phase 1, Section 7 (Plat Cab. "C", Env. 102); Phase 1, Section 8 (Plat Cab. "C", Env. 111). Also the rights-of-way of E. Winslow Drive, E. Moss Creek Drive, and E. Moss Creek Circle.

RECORD DESCRIPTIONS:

1). No discrepancies were found in the record description.

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this _____ day of _____, 2017.

Eric L. Deckard
Registered Surveyor L.S. 29900012
State of Indiana

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PLANNING SURVEYING MAPPING

JOB TITLE
MOSS CREEK @ WINSLOW FARM
BOUNDARY SURVEY OF COMMON AREAS
A PART OF PHASE 1, SECTIONS 1-8

REVISIONS	BY	DATE

SURVEYED	AW, TV, ED
DRAFTED	AEW
CHECKED	ELD
DATE	10/17/17

JOB NUMBER 07-96
SHEET 1 OF 1
DATE 10/31/17
BNDY.SHT