

BRIDGEPOINTE DIVISION SURVEY

DESCRIPTION TRACT "A"

PART of Lot Number One of Bridgepointe Goodwill Industries and Easter Seal Society, Inc. Commercial Subdivision as per plat thereof and recorded in Plat Cabinet 2, Slide 178 in the office of the Recorder of Jennings County, Indiana, being that 0.567 acre parcel surveyed by Charles R. Ebinger, Indiana Professional Surveyor #20400024 and shown on that plat of survey certified on February 5, 2024 as FPBH, Inc. Job Number 23-13294 (all monuments referenced herein are set or found on the aforesaid Ebinger survey), and more particularly described as follows:

BEGINNING at a 5/8" rebar with cap at the Northernmost Corner of Lot Number One of Bridgepointe Goodwill Industries and Easter Seal Society, Inc. Commercial Subdivision; thence South 40 degrees 45 minutes 27 seconds East 37.22 feet along the Northeast Line of said Lot Number One to a 5/8" rebar with cap; thence South 48 degrees 25 minutes 32 seconds West 69.83 feet to a mag nail; thence South 48 degrees 25 minutes 32 seconds West 145.96 feet to a 5/8" rebar with cap on the Northeast right of way line of State Highway 7 and the point of curvature of a non-tangent curve, concave to the Northeast, said curve having a delta angle of 00 degrees 24 minutes 35 seconds, a radius of 21455.92 feet, and a chord bearing and distance of North 40 degrees 34 minutes 45 seconds West 153.38 feet; thence Northwest along said curve and right of way line and arc distance of 153.38 feet to a T-bar at the Westernmost Corner of said Lot Number One; thence North 50 degrees 22 minutes 36 seconds East 215.32 feet along the Northwest line of said Lot Number One to the point of beginning. CONTAINING 0.567 acres, more or less. SUBJECT to any and all legal easements or rights of way.

DESCRIPTION TRACT "B"

PART of Lot Number One of Bridgepointe Goodwill Industries and Easter Seal Society, Inc. Commercial Subdivision as per plat thereof and recorded in Plat Cabinet 2, Slide 178 in the office of the Recorder of Jennings County, Indiana, being that 0.651 acre parcel surveyed by Charles R. Ebinger, Indiana Professional Surveyor #20400024 and shown on that plat of survey certified on February 5, 2024 as FPBH, Inc. Job Number 23-13294 (all monuments referenced herein are set or found on the aforesaid Ebinger survey), and more particularly described as follows:

COMMENCING at a 5/8" rebar with cap at the Northernmost Corner of Lot Number One of Bridgepointe Goodwill Industries and Easter Seal Society, Inc. Commercial Subdivision; thence South 40 degrees 45 minutes 27 seconds East 37.22 feet along the Northeast Line of said Lot Number One to a 5/8" rebar with cap, said rebar being the POINT OF BEGINNING; thence continuing South 40 degrees 45 minutes 27 seconds East 208.66 feet along said North line to a mag nail at the Easternmost Corner of said Lot Number One; thence South 49 degrees 18 minutes 06 seconds West 209.82 feet along the Southeast line of said Lot Number One to a 5/8" rebar with cap at the Southernmost Corner of said Lot on the Northeast right of way line of State Highway 7 and the point of curvature of a non-tangent curve, concave to the Northeast, said curve having a delta angle of 00 degrees 12 minutes 38 seconds, a radius of 21450.92 feet, and a chord bearing and distance of North 41 degrees 25 minutes 36 seconds 78.80 feet; thence Northwesterly along said curve and right of way line an arc distance of 78.80 feet to a 5/8" rebar with cap; thence South 49 degrees 11 minutes 42 seconds West 5.00 feet along said right of way line to a 5/8" rebar with cap and the point of curvature of a non-tangent curve, concave to the Northeast, said curve having a delta angle of 00 degrees 02 minutes 51 seconds, a radius of 21455.92 feet, and a chord bearing and distance of North 40 degrees 48 minutes 27 seconds West 17.75 feet; thence Northwesterly along said curve and right of way line an arc distance of 17.75 feet to a 5/8" rebar with cap; thence North 48 degrees 25 minutes 32 seconds East 145.96 feet to a mag nail; thence North 48 degrees 25 minutes 32 seconds East 108.83 feet to a 5/8" rebar with cap; thence North 48 degrees 25 minutes 32 seconds East 69.83 feet to the point of beginning. CONTAINING 0.651 acres, more or less. SUBJECT to any and all legal easements or rights of way.

50' INGRESS/EGRESS EASEMENT DESCRIPTION

PART of Lot Number One of Bridgepointe Goodwill Industries and Easter Seal Society, Inc. Commercial Subdivision as per plat thereof and recorded in Plat Cabinet 2, Slide 178 in the office of the Recorder of Jennings County, Indiana, being that 50' strip surveyed by Charles R. Ebinger, Indiana Professional Surveyor #20400024 and shown on that plat of survey certified on February 5, 2024 as FPBH, Inc. Job Number 23-13294 (all monuments referenced herein are set or found on the aforesaid Ebinger survey), and more particularly described as follows:

COMMENCING at a 5/8" rebar with cap at the Northernmost Corner of Lot Number One of Bridgepointe Goodwill Industries and Easter Seal Society, Inc. Commercial Subdivision; thence South 40 degrees 45 minutes 27 seconds East 245.88 feet along the Northeast Line of said Lot Number One to a mag nail at the Easternmost Corner of said Lot Number One, said nail being the POINT OF BEGINNING of this easement; thence 50.00 feet of even width on the Southwest side of the following call: North 40 degrees 45 minutes 27 seconds West 208.66 feet along the Northeast line of said Lot Number One; thence 50.00 feet of even width on the Southeast side of the following call: South 48 degrees 25 minutes 32 seconds West 69.83 feet to the point of terminus.

SURVEYOR'S REPORT

This report is for the retracement survey of part of the Lot Number One of Bridgepointe Goodwill Industries and Easter Seal Society, Inc. Commercial Subdivision as per plat thereof and recorded in Plat Cabinet 2, Slide 178 in the office of the Recorder of Jennings County, Indiana, and the original survey of two (2) parcels that divide it in its entirety for Jerry Lamb.

The basis of bearings for this survey was established by a real time kinematic GPS survey and is based upon the Indiana State Plane Coordinate System, East Zone, NAD83, unless noted otherwise on this plat.

In accordance with Title 865, Chapters 1 thru 12 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:

- Variances in the reference monuments
- Discrepancies in record descriptions and plats
- Inconsistencies in lines of occupation
- Random errors in measurement (Theoretical Uncertainty)

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

- Variances in the reference monuments: This survey is tied to called for and found monuments from Bridgepointe Commercial Subdivision as recorded in Plat Cabinet 2, Slide 178 in the office of the Jennings County Recorder. All found monuments were the original monuments and were within close tolerance of their intended positions.
- Discrepancies in record descriptions and plats: There are no known discrepancies.
- Inconsistencies in lines of occupation: There are no known inconsistencies. A fifty foot ingress/egress easement was prepared at this time for access through Tract B to Tract A.
- The Relative Positional Accuracy (due to random errors in measurement) of this survey is within that allowable for a Rural Survey (0.26 feet plus 200 ppm) as defined in IAC 865.
- These parcels contain improvements.
- No part of this parcel is located in an area designated as a "Special Flood Hazard" Zone "A" per Indiana Department of Natural Resource's website.
- Ownership shown hereon is per County records.
- No effort has been made to research or show easements or setback lines on this survey, unless otherwise shown on this plat. If setbacks or easements are shown, there is no guarantee that others do not exist.
- All monuments shown on the plat of this survey were found or set within two inches of the surface of the ground unless otherwise noted.
- January 8, 2024 was the date of the last fieldwork for this survey.
- The client has been instructed to record this survey within 3 months of the date shown on this survey. The purpose of this survey is to create new parcels. The deeds for these new parcels cannot be recorded in Jennings County, Indiana until the plat of this survey has been recorded.

CERTIFICATE OF SURVEYOR

I, the undersigned, do hereby certify that I am a Registered Professional Land Surveyor in and for the State of Indiana, that to the best of my knowledge and belief this survey meets the requirements of Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code (commonly called "Rule 12"), that this represents a survey completed by FPBH, Inc. in February, 2024, and that all information shown is true and correct to the best of my knowledge and belief.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Charles R. Ebinger
Charles R. Ebinger, PE/PLS
February 5, 2024



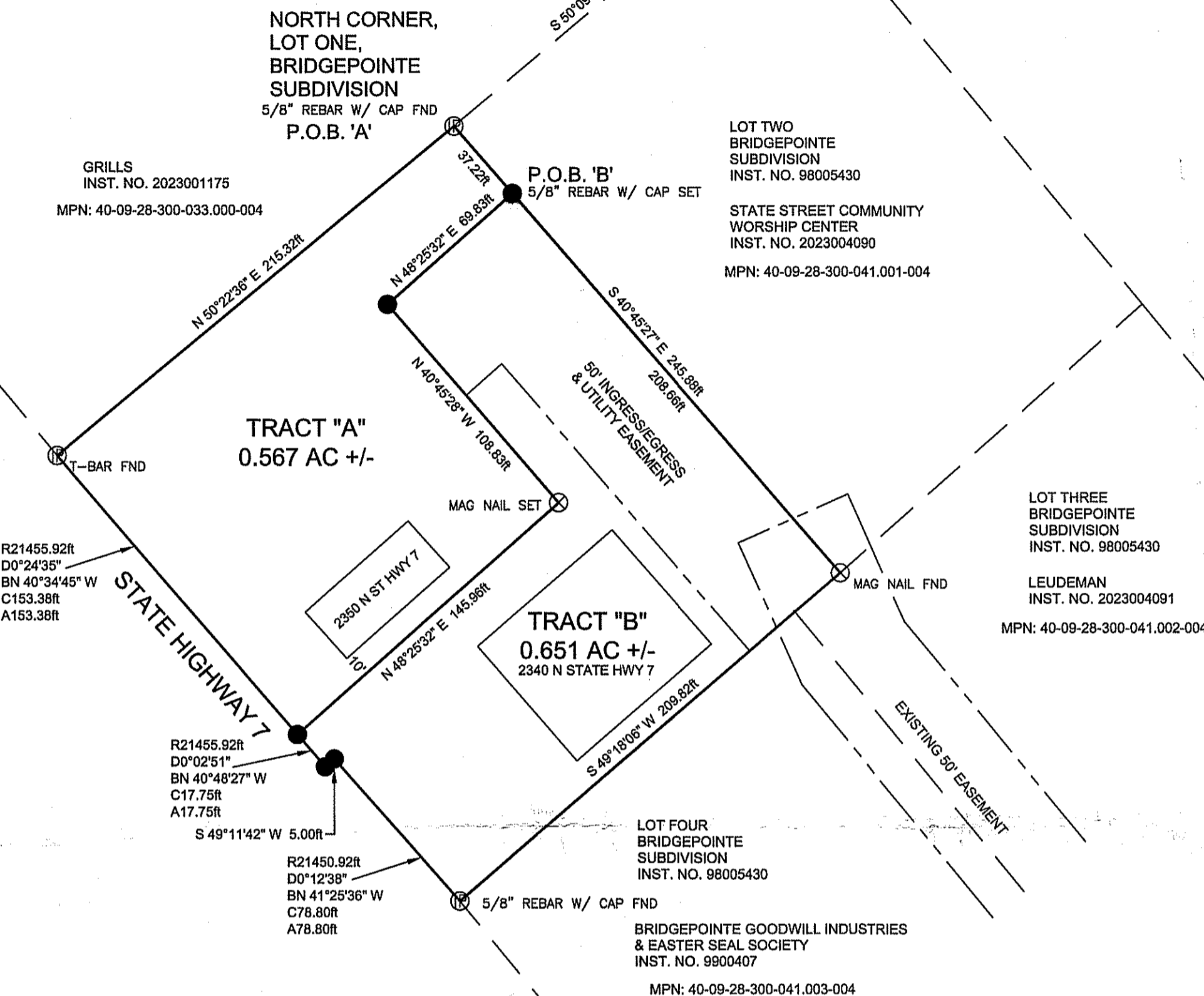
FILED

APR 18 2024

AUTHORITY

This plat has been reviewed for conformance to the zoning and use ordinance by a designated representative of the Jennings County Area Plan Commission. This does not guarantee that a permit will be issued.

By: *Marie Shepherd* Title: *Director* Date: *4-18-2024*



OWNER'S CERTIFICATE

The undersigned, owner(s) of record of the real estate described herein, do(es) hereby certify, lay off, plat and subdivide said real estate in accordance with this plat and certificate.

All street right-of-ways as shown on this plat are hereby dedicated to the public for its use.

Zoning, uses, and setback lines shall be determined by the regulations of the governing entity having jurisdiction over the property shown hereon.

Witness my (our) hand this 16th

day of April, 2024.

Jerry Lamb OWNER
Brian Russell OWNER

State of Indiana)
Jennings County) SS

Before me, a Notary Public for the County and State, personally appeared

Jerry Lamb and Brian Russell
and acknowledged the execution of the foregoing for the purposes therein expressed.

Date April 16, 2024

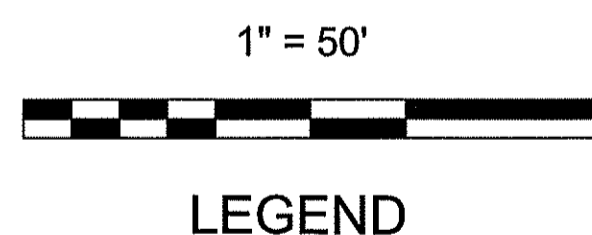
Deborah J. Kelly
Notary Public (written)

Deborah J. Kelly
(printed)

DEBORAH J KELLY
Notary Public - Seal
Bartholomew County - State of Indiana
Commission Number NP0671543
My Commission Expires Aug 26, 2031

2024001090 SURVEY \$25.00
04/18/2024 10:40:32A 1 PGS

Mary Dorsett Kilgore
Jennings County Recorder IN
Recorded as Presented



SCALE: 1" = 50'	DRAWN BY: CRE	CHECKED BY:
DATE: FEBRUARY 5, 2024	JOB NO: 23-13294	
FOR: JERRY LAMB		
PART OF LOT NUMBER ONE OF BRIDGEPOINTE COMMERCIAL SUBDIVISION, CENTER TOWNSHIP, JENNINGS COUNTY, INDIANA		

Revision	Drawn By	Date

FPBH, Inc.
Engineers • Surveyors • Planners • Inspectors

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SHEET NUMBER:
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