

**BLACK BEAR MEADOWS**  
**Secondary Plat**  
**Black Bear Meadows, Section 2**  
 Wabash Twp. Sect.5,T25N,R14E  
 Adams County, Indiana

**LEGAL DESCRIPTION**

Part of the Southwest Quarter of Section 5, Township 25 North, Range 14 East of the Second Principal Meridian, Wabash Township in Adams County, Indiana, more particularly described as follows:  
 Commencing at a Harrison Marker at said Southwest Quarter; thence North 00 degrees 18 minutes 33 seconds West (GPS Grid bearing and basis of bearings to follow), a distance of 831.50 feet along the East line of said Southwest Quarter and within the right-of-way of County Road 150 West to a point on the South line of an existing 1.923 acre tract described in Document Number 200500006294 in the Office of the Recorder of Adams County, Indiana, said point being referenced by a Survey Marker Nail with a "Bertsch" identification ring found 0.09 feet South, said point also being 1150.38 feet (deed) South of the Northeast corner of the South Half of the North Half of said Southwest Quarter; thence South 88 degrees 59 minutes 57 seconds West, a distance of 808.23 feet (deed) along said South line to a 5/8" steel rebar with a "Bertsch" identification cap found at the Southwest corner of said 1.923 acre tract, said point also being the POINT OF BEGINNING of the herein described tract, thence continuing South 88 degrees 59 minutes 57 seconds West, a distance of 433.23 feet along the South line of an existing tract described in Document Number 2011004652 in the Office of the Recorder of Adams County, Indiana to a 5/8" steel rebar with a "Miller Firm #0095" identification cap found on the East line of Black Bear Meadows, Section 1; thence North 01 degrees 00 minutes 03 seconds West, a distance of 128.04 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 88 degrees 59 minutes 57 seconds East, a distance of 28.21 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 01 degrees 00 minutes 03 seconds West, a distance of 167.93 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 88 degrees 59 minutes 57 seconds East, a distance of 78.49 feet along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 00 degrees 18 minutes 33 seconds West, a distance of 511.05 feet along said East line and its Northern extension thereof to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the East line of an existing 6.24 acre tract described in Document Number 200300001122 in the Office of the Recorder of Adams County, Indiana; thence South 88 degrees 59 minutes 57 seconds West, a distance of 229.00 feet (deed) along said East line; thence North 41 degrees 41 minutes 03 seconds West, a distance of 87.00 feet (deed) along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 02 degrees 27 minutes 57 seconds East, a distance of 160.00 feet (deed) along said East line; thence North 17 degrees 33 minutes 10 seconds East, a distance of 63.21 feet along the West line of an existing tract described in Document Number 200300001122 in the Office of the Recorder of Adams County, Indiana; thence South 88 degrees 59 minutes 57 seconds West, a distance of 56.60 feet (deed) along said East line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the North line of said 0.306 acre tract; thence North 88 degrees 59 minutes 57 seconds East, a distance of 354.16 feet along said North line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 00 degrees 18 minutes 33 seconds West, a distance of 25.15 feet to a point on the North line of the South Half of the North Half of said Southwest Quarter, said point being 1674.82 feet (deed) East of the West line of said Southwest Quarter; thence North 88 degrees 59 minutes 57 seconds East, a distance of 150.09 feet along said North line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the West line of an existing tract described in Deed Record 205, Page 479 in the Office of the Recorder of Adams County, Indiana; thence South 00 degrees 18 minutes 33 seconds East, a distance of 30.00 feet (deed) along said West line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the South line of said Deed Record 205, Page 479; thence North 88 degrees 59 minutes 57 seconds East, a distance of 40.00 feet along said South line to a point on the West line of an existing 0.52 acre tract described in Deed Record 174, Page 525 in the Office of the Recorder of Adams County, Indiana, said point being referenced by a 1/2" steel rebar found 0.32 feet West; thence South 00 degrees 18 minutes 33 seconds East, a distance of 1100.38 feet (deed) along said West line and along the West line of the tracts described in Deed Record 216, Page 368, Document Number 200300001122 and Document Number 200500006294 in the Office of the Recorder of Adams County, Indiana to the Point of Beginning. Containing 11.168 Acres, more or less. Subject to easements of record.

- Monument Legend:**  
 A = 5/8" Steel Rebar w/ "Miller Firm #0095" id. Cap Set Flush  
 B = No Corner Found or Set  
 C = Survey Marker Nail w/ "Bertsch" id. Ring Found 0.095' of Actual Corner  
 D = 5/8" Steel Rebar w/ "Bertsch" id. Cap Found 30.00' W. of Actual Corner  
 E = 5/8" Steel Rebar w/ "Bertsch" id. Cap Found (Flush) & 5/8" Steel Rebar w/ "Hoch" id. Cap Found 0.28' N. & 0.11' W. of Actual Corner (Flush)  
 F = 5/8" Steel Rebar w/ "Bertsch" id. Cap Found (Flush)  
 G = 1/2" Steel Rebar Found 0.32' W. of Actual Corner (Flush)  
 H = 5/8" Steel Rebar w/ "Miller Firm #0095" id. Cap Set Flush On Line 6.00' E. of Actual Corner  
 I = 5/8" Steel Rebar w/ "Miller Firm #0095" id. Cap Set Flush On Line 10.00' N. of Actual Corner  
 J = 5/8" 24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set On Line 5.00' E. of Actual Corner

**Plan Commission Approval**

I hereby certify that under I.C.36-7-4-700 Et Seq and after proper publication of Public Notice and hearing this plat was given secondary approval on March 13, 2017.

Designated official: Angela Jung, President  
 City of Berne Plan Commission

**County Surveyor Approval**

The Secondary Plat of BLACK BEAR MEADOWS, SECTION 2 was inspected and approved by me, Paul Norr, on this 20th day of March, 2017.

By: Paul Norr  
 Paul Norr, Adams County Surveyor

**Board of Health Approval**

The Secondary Plat of BLACK BEAR MEADOWS, SECTION 2 was inspected and approved by me, Jessica Kasper, on this 20th day of March, 2017.

By: Jessica Kasper  
 Jessica Kasper, Sanitarian

**Benchmark**

TBM: Northwest Bonnet Bolt on Fire Hydrant. Located on Lot Number 3. Elevation: 880.85'. Vertical Datum hereon is based on a Bertsch-Frank & Associates, LLC project benchmark #7779 as depicted on the Villas of Courtyard Lakes

SW. Cor. SW.1/4  
 Sect.5,T25N,R14E  
 Harrison Marker Fnd.  
 (-0.3') Per Co. Witness

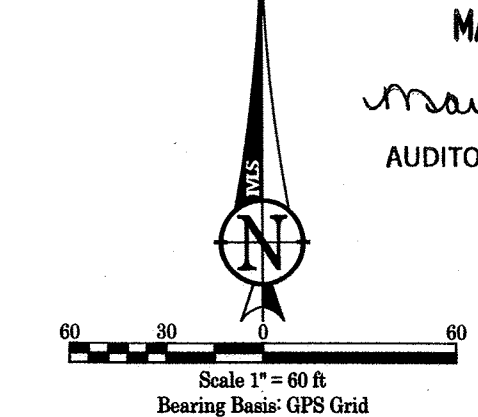
SE. Cor. SW.1/4  
 Sect.5,T25N,R14E  
 Harrison Marker Fnd.  
 (-0.3') Per Co. Witness

**Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	124.48	175.00	040°47'21"	N59°25'34"E	121.97
C2	90.06	175.00	029°29'04"	N24°17'22"E	89.07
C3	27.73	20.00	079°27'07"	N49°16'23"E	25.56
C4	17.45	20.00	049°59'41"	S66°00'13"E	16.90
C5	78.43	50.00	089°52'12"	S85°56'28"E	70.63
C6	43.74	50.00	050°07'30"	N24°03'41"E	42.36
C7	44.72	50.00	051°14'55"	N26°37'31"W	43.25
C8	77.45	50.00	088°44'46"	S83°22'39"W	69.93
C9	17.45	20.00	049°59'41"	S64°00'06"W	16.90
C10	31.66	20.00	090°41'30"	N45°59'18"E	28.45
C11	31.17	20.00	089°18'30"	N44°20'42"E	28.11
C12	31.66	20.00	090°41'30"	S45°59'18"E	28.45
C13	194.84	125.00	089°18'30"	S44°20'42"W	175.71
C14	205.42	150.00	078°27'51"	S38°55'22"W	189.74

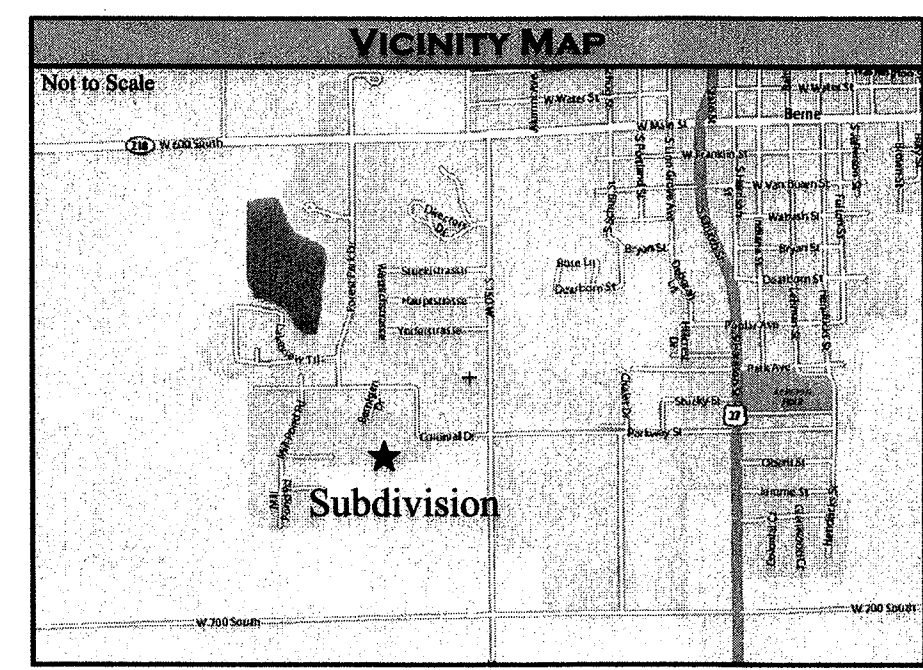
**NOTES**

- All buried utilities must allow for proposed drainage swale grades as shown on the plans
- All lot corners are marked by 5/8" 24" steel rebar with "Miller L.S Firm #0095" id. cap except for where indicated differently on the monument legend.
- U.&S.D. Esmt. = Utility and Surface Drainage Easement
- [871] - Flood Protection Grade (Lowest Point of Entry)



Bern Developers, LLC  
 Doc.#20030000144  
 12.000 Acres

Bern Developers, LLC  
 Doc.#200500006294  
 1.923 Acres



**Deed of Dedication**

I, the undersigned Brett R. Miller (manager, Blue Skies Development, LLC), owner of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.  
 This subdivision shall be known and designated as BLACK BEAR MEADOWS, SECTION 2, an addition to the City of Berne, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated, are hereby dedicated, to the public.  
 Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.  
 Witness our hands and seals this 13th day of March, 2017.

Brett R. Miller  
 Brett R. Miller (manager)

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF ADAMS )

Before me, the undersigned, a Notary Public in and for said County and State, this 13th day of March, 2017, personally appeared Brett R. Miller, known to me and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Paul Norr Notary Public

My Commission Expires: June 30, 2022  
 Adams County

**Resolution of the Common Council of the City of Berne, Indiana, Approving Dedication of Plat**

Whereas, Brett R. Miller, Manager, Blue Skies Development, LLC, has submitted for approval a proposed plat, plan, dedication of BLACK BEAR MEADOWS, SECTION 2 together with certain restrictions, limitations and protective covenants applicable thereto;  
 NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Berne, State of Indiana, that the proposed plat, plan, dedication of BLACK BEAR MEADOWS, SECTION 2 in restrictions, limitations and protective covenants appended thereto and applicable thereto be and the same and hereby in all things ratified, approved and confirmed.

Date this 13th day of March, 2017.

COMMON COUNCIL OF THE CITY OF BERNE, INDIANA

By: Paul Norr  
 By: Angela Jung  
 By: Mark Johnson  
 By: Ronald H. Dell  
 By: Paul Norr

I, Brett R. Miller, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on September 19, 2016; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

MAR 20 2017  
Mary B Beery  
 AUDITOR ADAMS COUNTY

Brett R. Miller, PLS 20300059  
 STATE OF INDIANA  
 LAND SURVEYOR

**Owner/Developer**  
 Blue Skies Development, LLC  
 221 Tower Drive  
 Monroe, IN 46772  
 Phone: 260-692-6166

**Surveyor**  
 Miller Land Surveying, Inc.  
 Brett R. Miller, PS  
 Robert J. Marucci, PS

221 Tower Drive  
 P.O. Box 34  
 Monroe, IN 46772  
 Phone: (260) 692-6166  
 Fax: (260) 692-6242

**MS**  
 Plotted: September 19, 2016 Drawing Name: 11101832section2plat.dwg