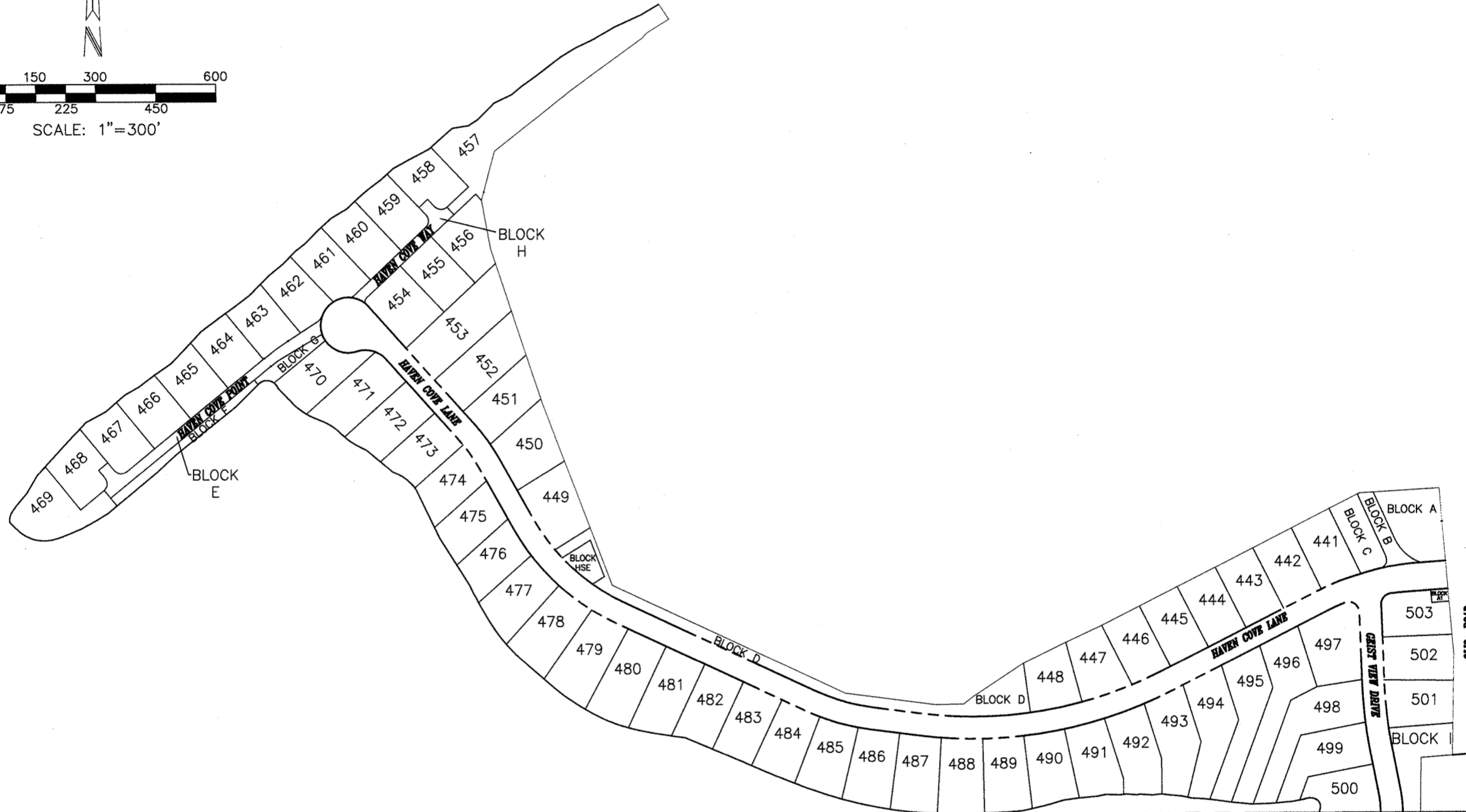
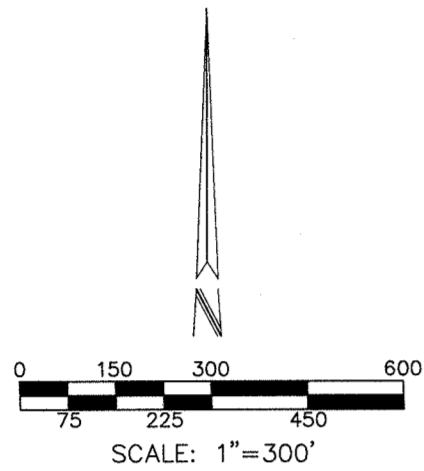


DULY ENTERED FOR TAXATION
 Subject to final acceptance for transfer
 23 day of SEPTEMBER, 2021
 Robin M. Hill Auditor of Hamilton County
 Parcel # _____

SECONDARY PLAT
 THE SPRINGS OF CAMBRIDGE
 SECTION 12

(PT. OF S. 1/2 SEC. 2, TWP. 17 N., R. 5 E.)

2021069526 PLAT \$85.00
 09/23/2021 01:33:09P 13 PGS
 Jennifer Hayden
 HAMILTON County Recorder IN
 Recorded as Presented



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The 100 Year Flood Elevation on Geist Reservoir is at elevation 787.96 (NAVD 88)

OWNER: THE MARINA I L.P.
 11695 Fall Creek Road
 Indianapolis, IN 46256

PC a Slide 159

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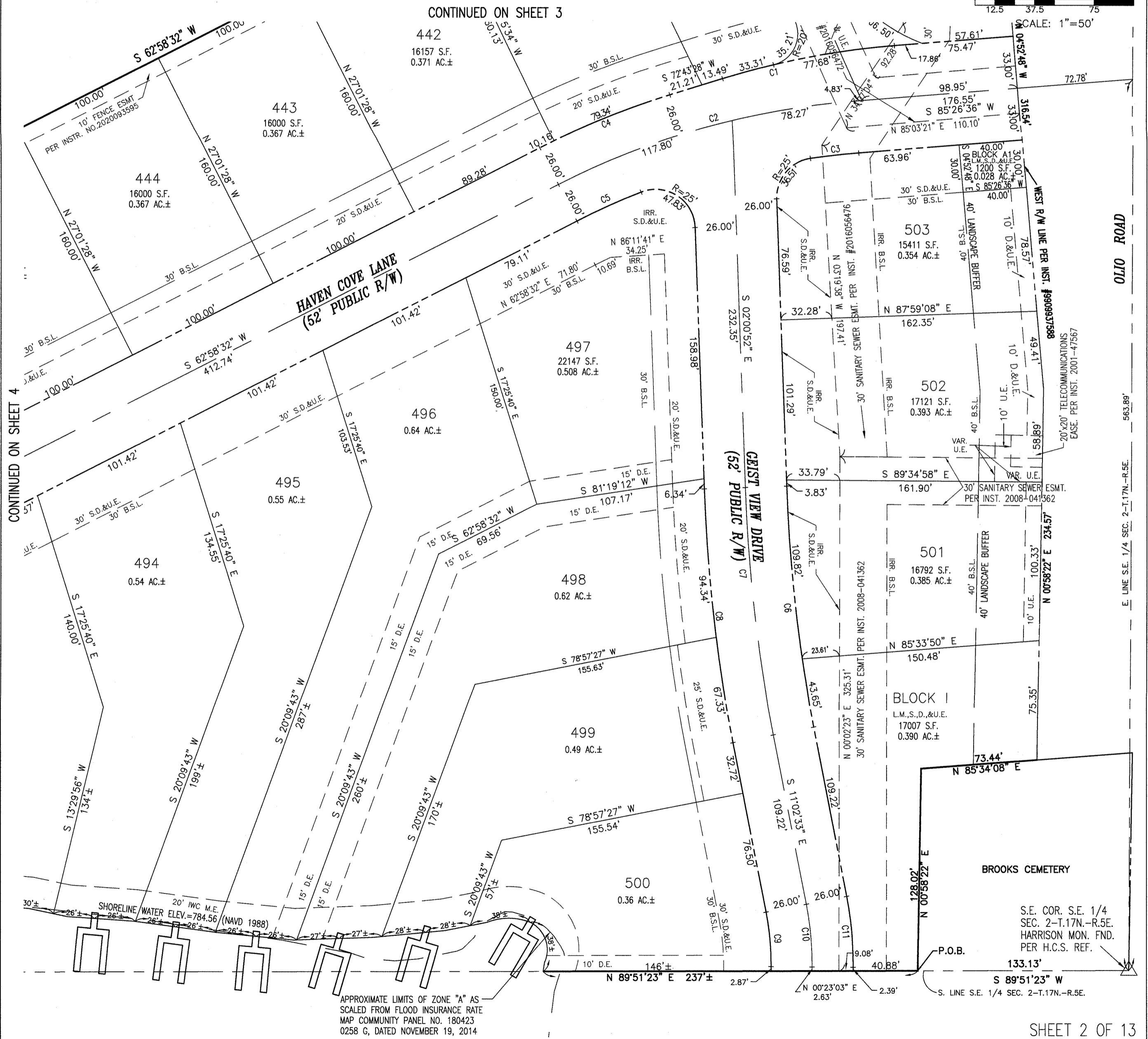
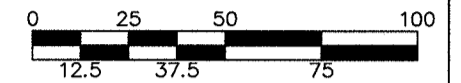
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APPROXIMATE LIMITS OF ZONE "A" AS
 SCALED FROM FLOOD INSURANCE RATE
 MAP COMMUNITY PANEL NO. 180423
 0258 G, DATED NOVEMBER 19, 2014

BROOKS CEMETERY
 S.E. COR. S.E. 1/4
 SEC. 2-T.17N.-R.5E.
 HARRISON MON. FND.
 PER H.C.S. REF.

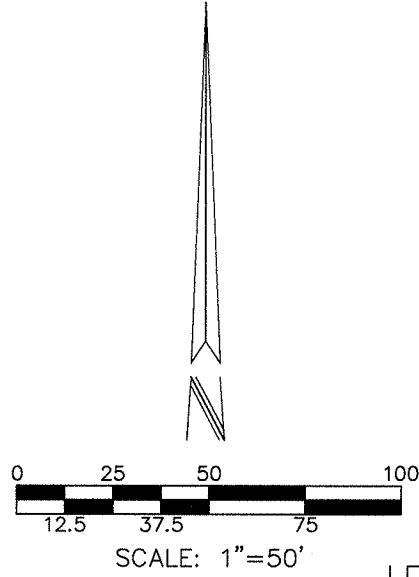
PC6 Slide 159

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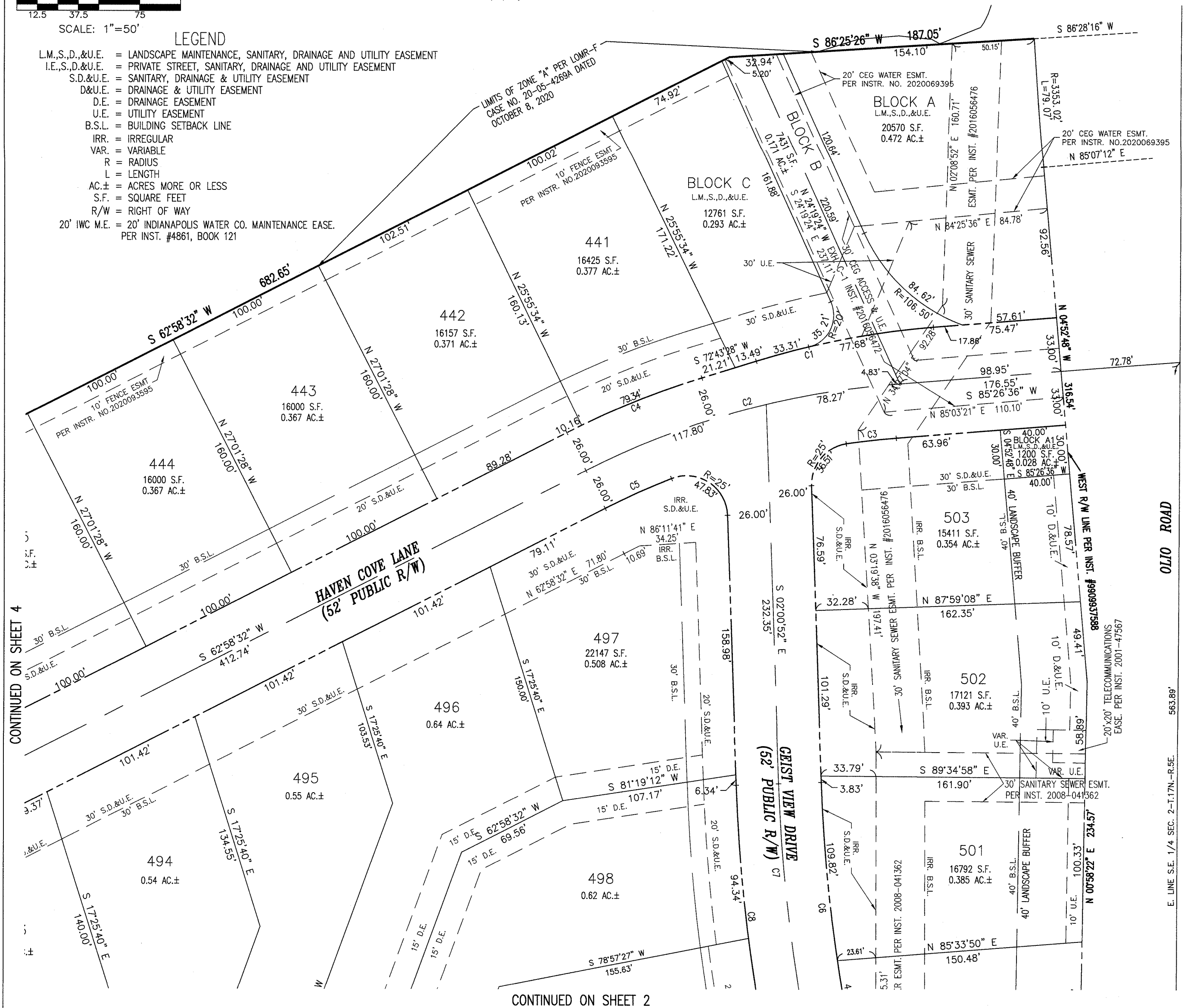
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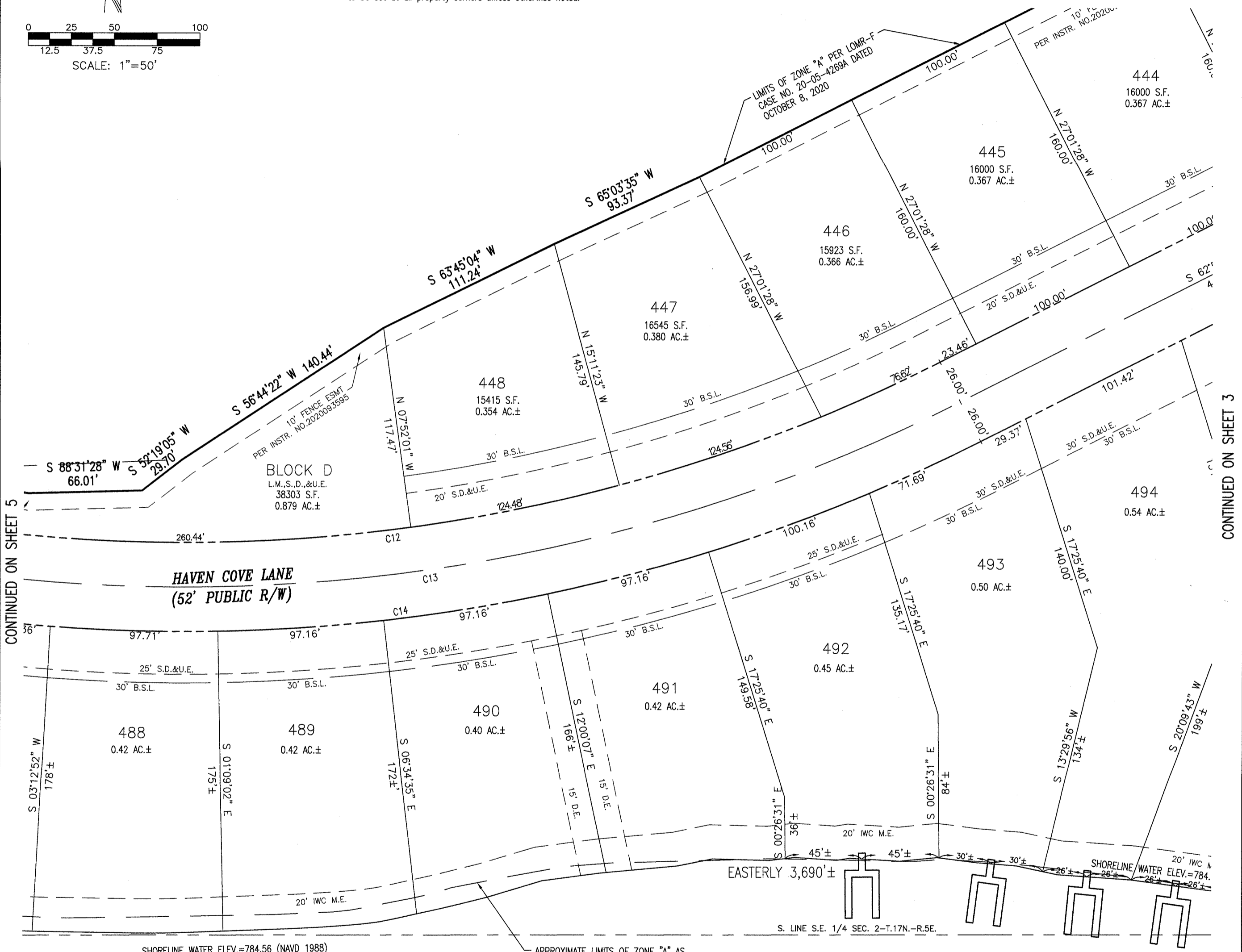
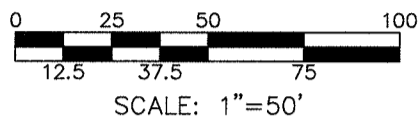


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SECONDARY PLAT THE SPRINGS OF CAMBRIDGE SECTION 12

(PT. OF S. 1/2 SEC. 2, TWP. 17 N., R. 5 E.)



CONTINUED ON SHEET 5

CONTINUED ON SHEET 3

SHORELINE WATER ELEV.=784.56 (NAVD 1988)

APPROXIMATE LIMITS OF ZONE "A" AS
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 MAP COMMUNITY PANEL NO. 180423
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PC 6 Slide 159

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SECONDARY PLAT

THE SPRINGS OF CAMBRIDGE
SECTION 12

(PT. OF S. 1/2 SEC. 2, TWP. 17 N., R. 5 E.)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	12°43'08"	500.00'	110.99'	55.73'	110.77'	N 79°05'02" E
C2	22°28'04"	500.00'	196.07'	99.31'	194.81'	N 74°12'34" E
C3	3°47'40"	467.00'	30.93'	15.47'	30.92'	N 83°32'46" E
C4	9°44'56"	526.00'	89.50'	44.86'	89.39'	N 67°51'00" E
C5	5°23'15"	474.00'	44.57'	22.30'	44.55'	N 65°40'10" E
C6	9°01'41"	974.00'	153.47'	76.89'	153.31'	S 06°31'42" E
C7	9°01'41"	1000.00'	157.57'	78.95'	157.40'	S 06°31'42" E
C8	9°01'41"	1026.00'	161.66'	81.00'	161.50'	S 06°31'42" E
C9	11°25'35"	174.00'	34.70'	17.41'	34.64'	N 05°19'45" W
C10	11°25'35"	200.00'	39.89'	20.01'	39.82'	S 05°19'45" E
C11	11°25'35"	226.00'	45.07'	22.61'	45.00'	N 05°19'45" W
C12	34°28'40"	974.00'	586.10'	302.23'	577.30'	N 80°12'52" E
C13	34°28'40"	1000.00'	601.75'	310.30'	592.71'	N 80°12'52" E
C14	34°28'40"	1026.00'	617.40'	318.36'	608.12'	N 80°12'52" E
C15	17°35'38"	474.00'	145.55'	73.35'	144.98'	S 73°44'59" E
C16	17°35'38"	500.00'	153.53'	77.38'	152.93'	S 73°44'59" E
C17	17°35'38"	526.00'	161.52'	81.40'	160.88'	S 73°44'59" E
C18	35°41'05"	474.00'	295.22'	152.57'	290.47'	S 47°06'38" E
C19	35°41'05"	500.00'	311.41'	160.94'	306.40'	S 47°06'38" E
C20	35°41'05"	526.00'	327.60'	169.31'	322.33'	S 47°06'38" E
C21	12°27'29"	374.00'	81.32'	40.82'	81.16'	N 35°29'50" W
C22	12°27'29"	400.00'	86.97'	43.66'	86.80'	N 35°29'50" W
C23	12°27'29"	426.00'	92.63'	46.50'	92.44'	N 35°29'50" W
C24	42°06'49"	125.00'	91.88'	48.13'	89.82'	S 62°46'59" E
C25	66°25'19"	65.00'	75.35'	42.55'	71.20'	N 74°56'13" W
C26	1°56'52"	588.00'	19.99'	10.00'	19.99'	S 51°38'06" W
C27	6°31'20"	600.00'	68.30'	34.19'	68.26'	S 53°55'20" W
C28	6°31'20"	612.00'	69.67'	34.87'	69.63'	S 53°55'20" W
C29	6°31'20"	600.00'	68.30'	34.19'	68.26'	N 53°55'20" E

SETBACK DATA TABLE

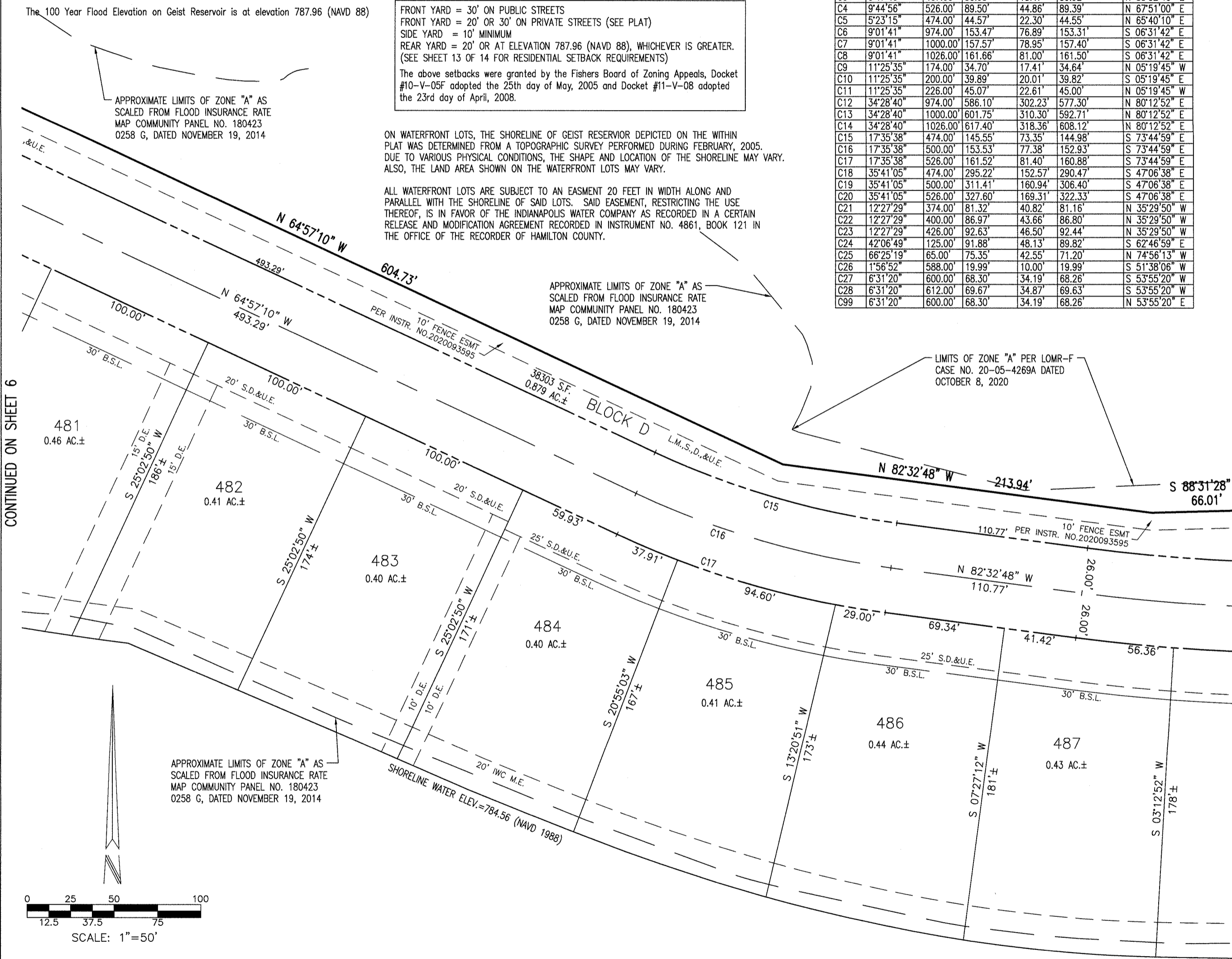
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APPROXIMATE LIMITS OF ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 180423 0258 G, DATED NOVEMBER 19, 2014

LIMITS OF ZONE "A" PER LOMR-F CASE NO. 20-05-4269A DATED OCTOBER 8, 2020



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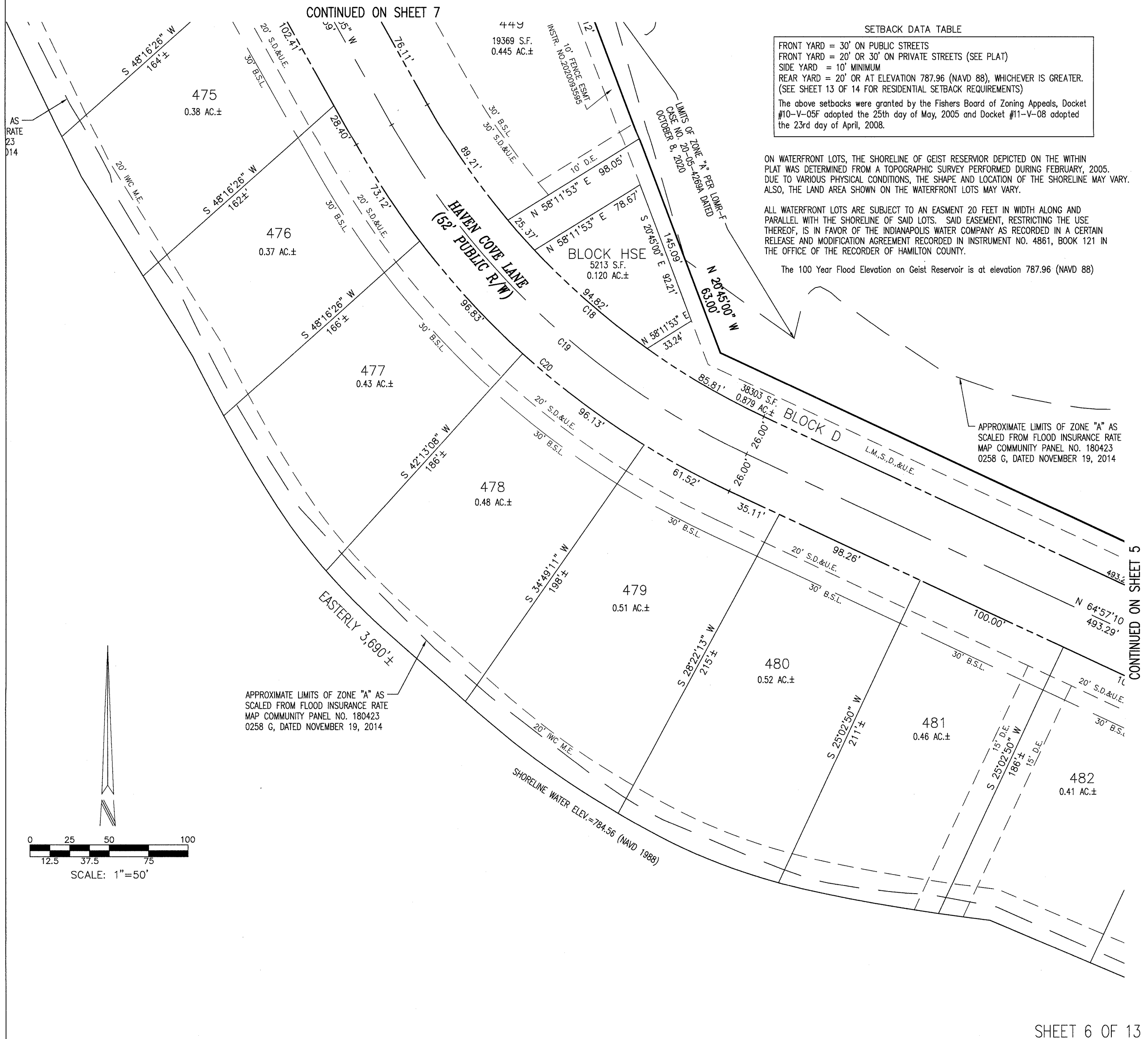
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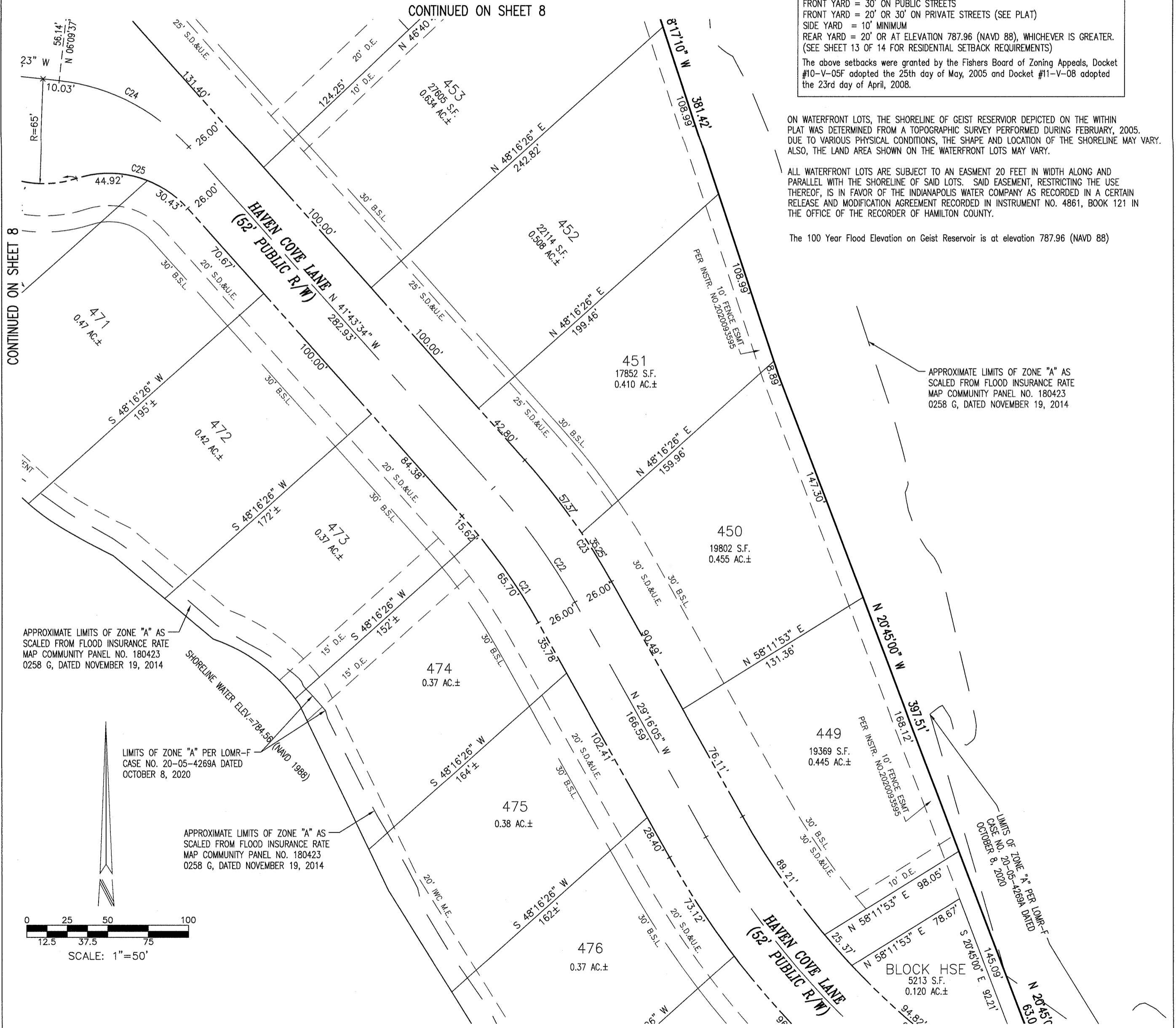
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CONTINUED ON SHEET 8

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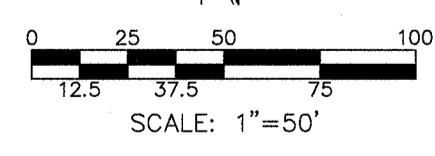
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APPROXIMATE LIMITS OF ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 180423 0258 G, DATED NOVEMBER 19, 2014

APPROXIMATE LIMITS OF ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 180423 0258 G, DATED NOVEMBER 19, 2014

LIMITS OF ZONE "A" PER LOMR-F CASE NO. 20-05-4269A DATED OCTOBER 8, 2020

APPROXIMATE LIMITS OF ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 180423 0258 G, DATED NOVEMBER 19, 2014



PC6 Slide 159

LEGEND

- S., D. & U.E. = SEWER, DRAINAGE AND UTILITY EASEMENT
- S.E. = SEWER EASEMENT
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- (N.R.) = NON-RADIAL
- 20' IWC M.E. = 20' INDIANAPOLIS WATER CO. MAINTENANCE EASE. PER INST. #4861, BOOK 121

NOTES ON MONUMENTS AND MARKERS:

- Denotes a 4"x4"x36" long precast concrete monument with cross cast in top set with adjoining plat, where shown, flush with the finish grade.
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SECONDARY PLAT
 THE SPRINGS OF CAMBRIDGE
 SECTION 12

(PT. OF S. 1/2 SEC. 2, TWP. 17 N., R. 5 E.)

CONTINUED ON SHEET 9

SETBACK DATA TABLE

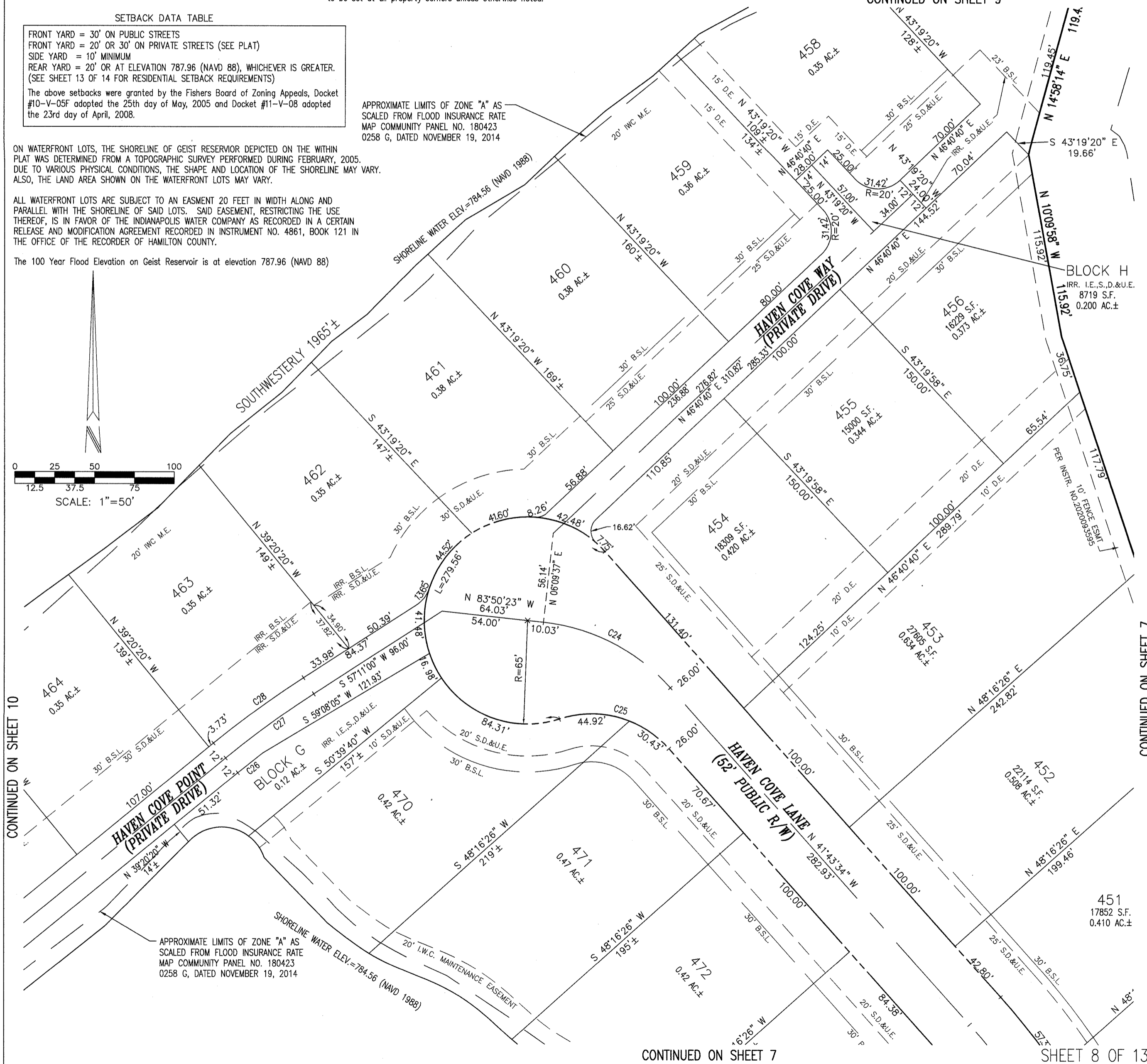
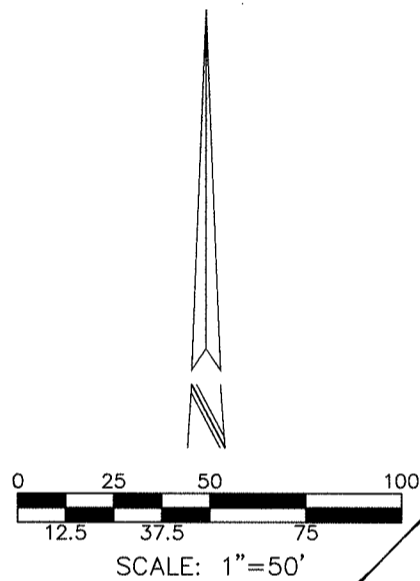
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APPROXIMATE LIMITS OF ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 180423 0258 G, DATED NOVEMBER 19, 2014

ON WATERFRONT LOTS, THE SHORELINE OF GEIST RESERVOIR DEPICTED ON THE WITHIN PLAT WAS DETERMINED FROM A TOPOGRAPHIC SURVEY PERFORMED DURING FEBRUARY, 2005. DUE TO VARIOUS PHYSICAL CONDITIONS, THE SHAPE AND LOCATION OF THE SHORELINE MAY VARY. ALSO, THE LAND AREA SHOWN ON THE WATERFRONT LOTS MAY VARY.

ALL WATERFRONT LOTS ARE SUBJECT TO AN EASEMENT 20 FEET IN WIDTH ALONG AND PARALLEL WITH THE SHORELINE OF SAID LOTS. SAID EASEMENT, RESTRICTING THE USE THEREOF, IS IN FAVOR OF THE INDIANAPOLIS WATER COMPANY AS RECORDED IN A CERTAIN RELEASE AND MODIFICATION AGREEMENT RECORDED IN INSTRUMENT NO. 4861, BOOK 121 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY.

The 100 Year Flood Elevation on Geist Reservoir is at elevation 787.96 (NAVD 88)



CONTINUED ON SHEET 10

CONTINUED ON SHEET 7

CONTINUED ON SHEET 7

SHEET 8 OF 13

PC 6 Slide 159

LEGEND

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SECONDARY PLAT
 THE SPRINGS OF CAMBRIDGE
 SECTION 12

(PT. OF S. 1/2 SEC. 2, TWP. 17 N., R. 5 E.)

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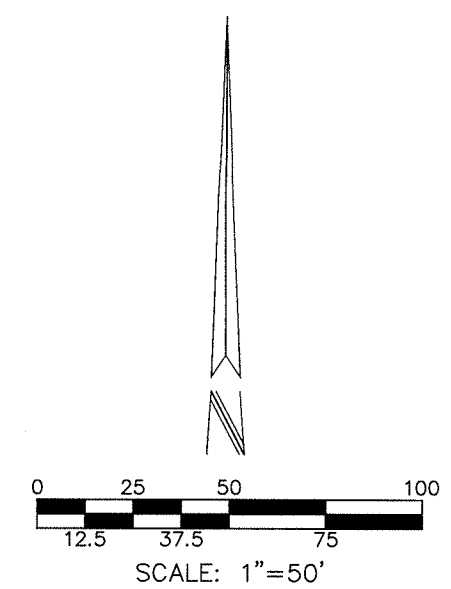
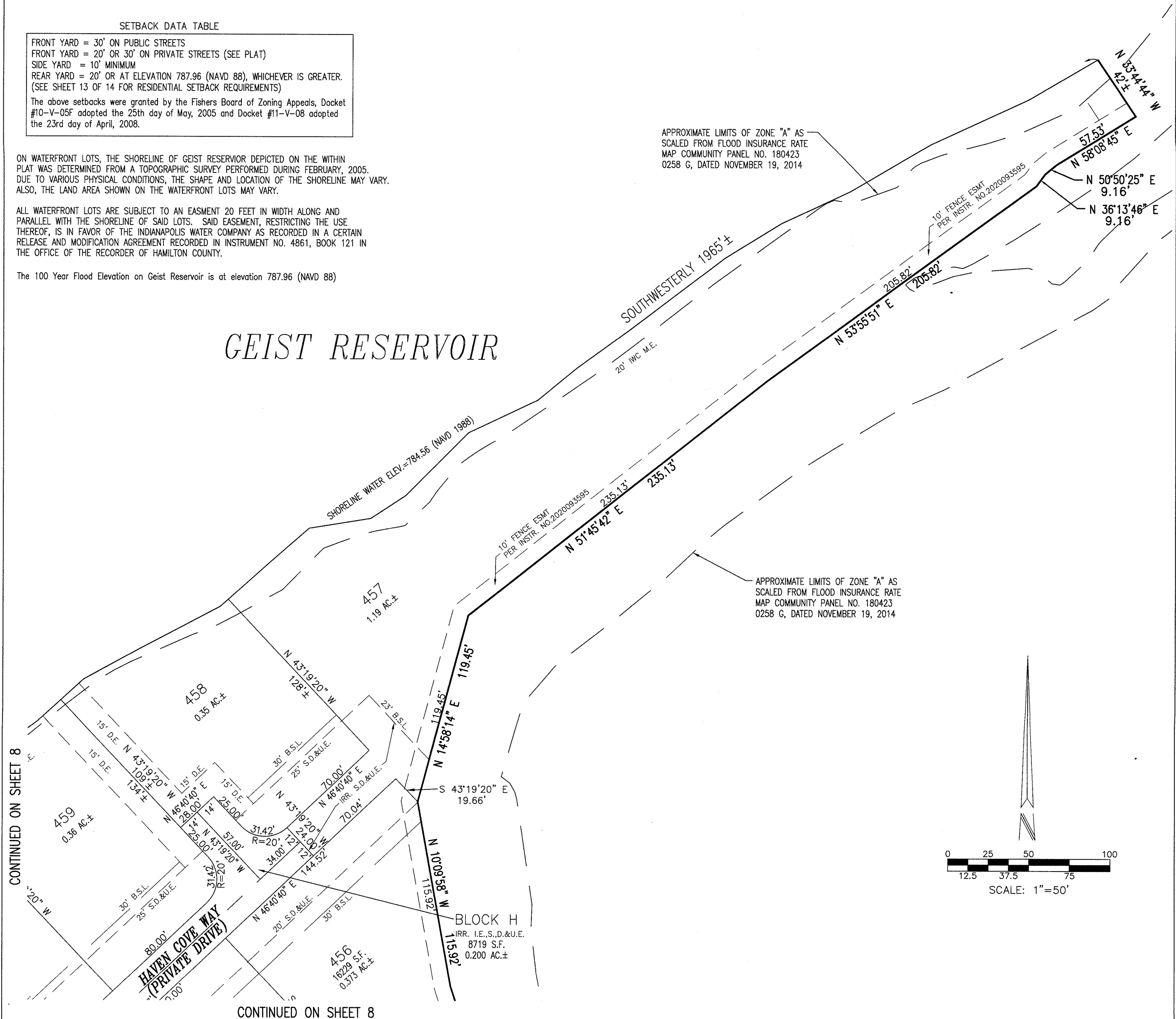
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GEIST RESERVOIR



CONTINUED ON SHEET 8

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PC 6 Slide 159

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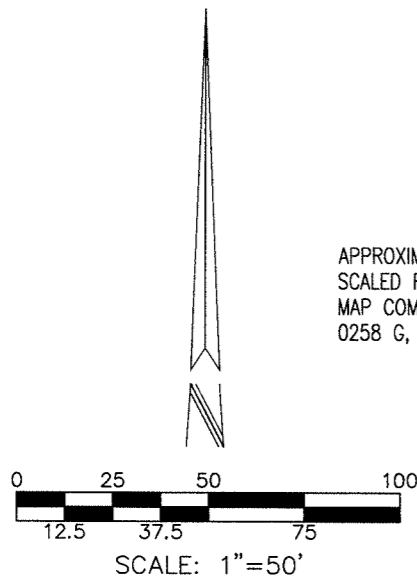
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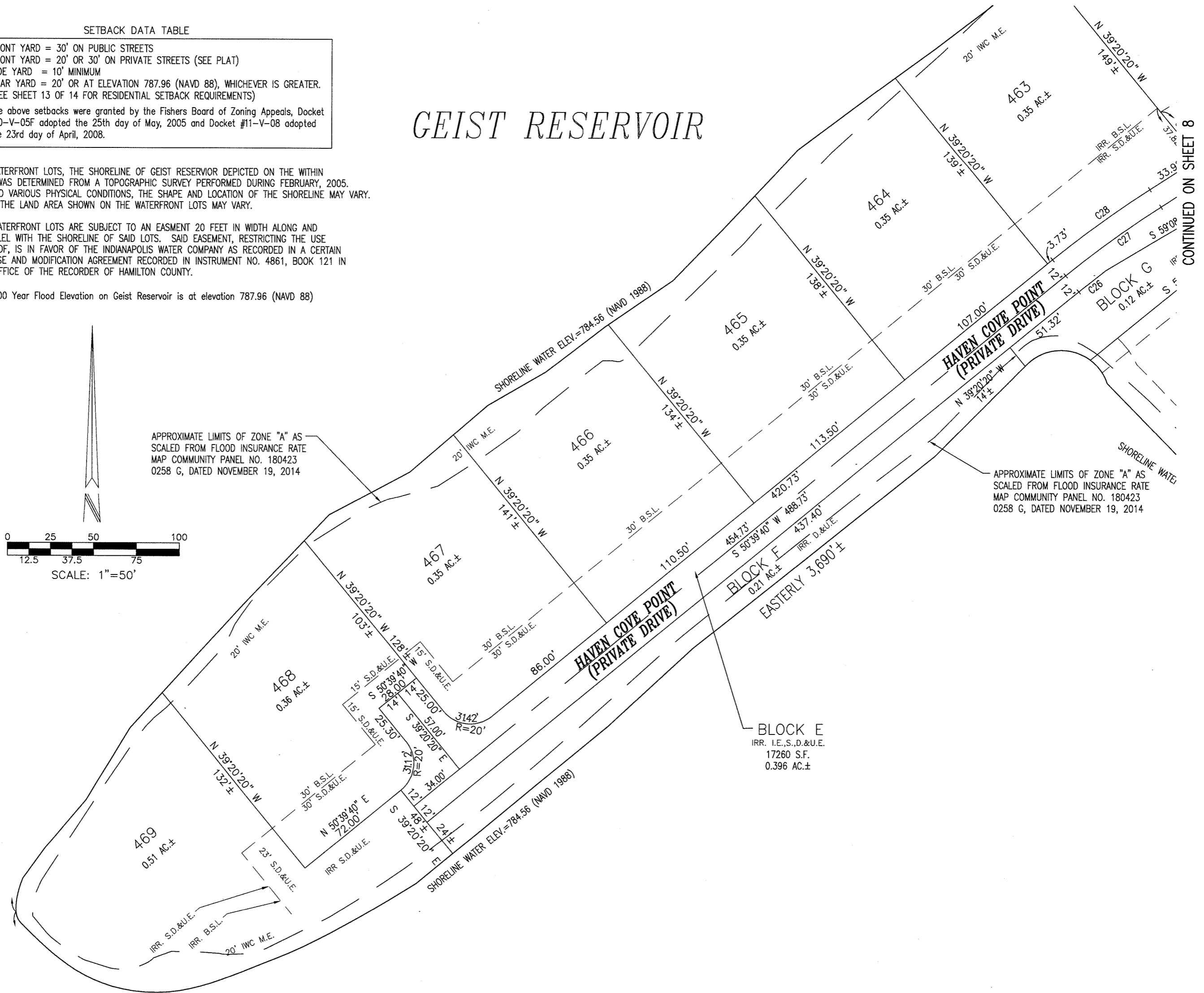


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SECONDARY PLAT
THE SPRINGS OF CAMBRIDGE
SECTION 12

(PT. OF S. 1/2 SEC. 2, TWP. 17 N., R. 5 E.)



CONTINUED ON SHEET 8

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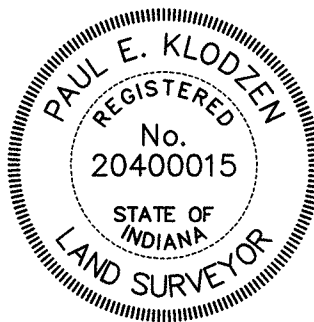
Part of the South Half of Section 2, Township 17 North, Range 5 East of the Second Principal Meridian, in Hamilton County, Indiana, more particularly described as follows:


Commencing at a Harrison monument marking the Southeast corner of the Southeast Quarter of said Section 2; thence South 89 degrees 51 minutes 23 seconds West (basis of bearings State Plane Grid North) along the South line of the said Southeast Quarter 133.13 feet to the Southwest corner of Brooks Cemetery and the Point of Beginning; thence North 00 degrees 58 minutes 22 seconds East along the West line of said Brooks Cemetery 128.02 feet to the Northwest corner thereof; thence North 85 degrees 34 minutes 08 seconds East along the North line of Brooks Cemetery 73.44 feet to the West right of way line of Olio Road per Warranty Deed recorded as Instrument #9909937588 in the Office of the Recorder of Hamilton County, Indiana (the next three courses are along the said West right of way line); 1) thence North 00 degrees 58 minutes 22 seconds East 234.57 feet; 2) thence North 04 degrees 52 minutes 48 seconds West 316.54 feet to a tangent curve to the right having a radius of 3353.02 feet, the radius point of which bears North 85 degrees 07 minutes 12 seconds East; 3) thence Northerly along said curve 79.07 feet to a point which bears South 86 degrees 28 minutes 16 seconds West from said radius point, said point being the Southeast corner of a 89.5 acre tract conveyed to The Department of Public Utilities for the City of Indianapolis acting by and through the Board of Directors for Public Utilities Trustee of the Public Charitable Trust for the Water System dba Citizens Water recorded as Instrument No. 2016055514 in the said Recorder's Office (the next 5 courses are along the Southern line of said 89.5 acre tract); 1) thence South 86 degrees 25 minutes 26 seconds West 187.05 feet; 2) thence South 62 degrees 58 minutes 32 seconds West 682.65 feet; 3) thence South 65 degrees 03 minutes 35 seconds West 93.37 feet; 4) thence South 63 degrees 45 minutes 04 seconds West 111.24 feet; 5) thence South 56 degrees 44 minutes 22 seconds West 140.44 feet; thence South 52 degrees 19 minutes 05 seconds West 29.70 feet; thence South 88 degrees 31 minutes 28 seconds West 66.01 feet; thence North 82 degrees 32 minutes 48 seconds West 213.94 feet; thence North 64 degrees 57 minutes 10 seconds West 604.73 feet; thence North 20 degrees 45 minutes 00 seconds West 63.00 feet to an angle point of the Southern line of the aforesaid 89.5 acre tract; thence continuing North 20 degrees 45 minutes 00 seconds West 397.51 feet; thence North 18 degrees 17 minutes 10 seconds West 381.42 feet; thence North 10 degrees 09 minutes 58 seconds West 115.92 feet; thence North 14 degrees 58 minutes 14 seconds East 119.45 feet; thence North 51 degrees 45 minutes 42 seconds East 235.13 feet; thence North 53 degrees 55 minutes 51 seconds East 205.82 feet to an angle point on the Northwestern line of the aforesaid 89.5 acre tract (the next four courses are along the said Northwestern line); 1) thence North 36 degrees 13 minutes 46 seconds East 9.16 feet; 2) thence North 50 degrees 50 minutes 25 seconds East 9.16 feet; 3) thence North 58 degrees 08 minutes 45 seconds East 57.53 feet; 4) thence North 33 degrees 44 minutes 44 seconds West 42 feet, more or less, to the shoreline of Geist Reservoir, as established when said reservoir is full (with the water level thereof at an elevation of 785.0 feet above mean sea level); thence Southwesterly along the meandering shoreline of said Geist Reservoir 1,965 feet, more or less, to the shoreline of a lake (a gravel pit conveyed to the Consolidated City of Indianapolis, Marion County, Indiana, through its Department of Waterworks), with the water level thereof at an elevation of 785.0 feet above mean sea level; thence Easterly along the North meandering shoreline of said lake 3,690 feet, more or less, to the South line of the said Southeast Quarter; thence North 89 degrees 51 minutes 23 seconds East along the said South line 239 feet, more or less, to the Point of Beginning, containing 35.2 acres, more or less.

This subdivision consists of 63 lots, numbered 441 thru 503, inclusive, and Blocks "A", "A1", "B", "C", "D", "E", "F", "G", "H", "HSE" and "I". The size of the lots, blocks, easements and the width of the drives are in figures denoting feet and decimal parts thereof.

This plat is based in part upon a boundary survey which contains the above described real estate, performed by Paul I. Cripe, Inc. dated July 2020, Job #990460-30100 recorded as Instrument # ~~2021069524~~ in the Office of the Recorder of Hamilton County, Indiana. There has been no changes from the matters of survey revealed by said previous survey, or any prior subdivision plats contained therein, on any lines that are common with the within plat.

Witness my signature this 9th day of September, 2021.




Paul E. Klodzen, P.S. #20400015

PLAT RESTRICTIONS

The undersigned, The Marina I L.P., being the owners of record of the above described real estate, hereby certify that they do lay off, plat and subdivide the same into lots and blocks in accordance with this plat and certificate.

This subdivision shall be known and designated as THE SPRINGS OF CAMBRIDGE - SECTION 12.

All public right of ways (public streets) shown hereon and not heretofore dedicated are hereby dedicated to the public for use as public streets.

1. EASEMENTS FOR DRAINAGE, SEWERS, UTILITIES AND LANDSCAPING: Lots are subject to drainage easements, sewer easements, utility easements, landscape easements and walkway easements, either separately or in combination, as shown on the plat, which are reserved for the use of the lot owners, public/private utility companies and governmental agencies as follows:

A. DRAINAGE EASEMENTS (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or in underground conduit, to serve the needs of the subdivision and adjoining ground and/or public drainage system; and it shall be the individual responsibility of the lot owner to maintain the drainage across his own lot. Under no circumstances shall said easement be blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading restrict the water flow in any manner. Said areas are subject to construction or reconstruction to any extent necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the subdivision. The Hamilton County Surveyor's Office shall be responsible for the care, maintenance, repair and/or replacement of actual structures in place, such as sewer pipes, manhole castings, etc. Each property owner, as it pertains to their lot, shall maintain surface drainage systems and openswales, as well as all basement sump drains and swale sub-surface drains (SSD)

B. SEWER EASEMENTS (S.E.) are created for the use of the local governmental agency having jurisdiction over the storm and sanitary waste disposal system designated to serve the addition for the purposes of installation and maintenance of sewers that are a part of said system. Each owner of a lot must connect with any public/private sanitary sewer available. All sanitary sewer and utility easements may be used for the construction, extension, operation, inspection, maintenance, reconstruction and removal of sanitary sewer facilities and provide Hamilton Southeastern Utilities, Inc. the right of ingress/egress.

C. UTILITY EASEMENTS (U.E.) are created for the use of public utility companies, not including transportation companies, for the installation of pipes, mains, ducts and cables as well as for the uses specified in the case of sewer easements.

D. The owners of all lots in this addition shall take title subject to the rights of public/private utilities, governmental agencies, and the rights of the other lot owners in this addition to said easement herein granted for ingress and egress in, along and through the strips of ground for the purposes herein stated.

2. DWELLING SQUARE FOOTAGE REQUIREMENTS AND USE: All lots in this subdivision shall be known and designated as residential lots. No business building shall be erected on said lots and no business may be conducted on any part thereof, other than the home occupations permitted in the Zoning Ordinance of Fishers, Hamilton County, Indiana. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling not to exceed two and one-half stories in height and residential accessory buildings. Any garage, or accessory building erected shall be of permanent type construction and shall conform to the general architecture and appearance of such residence. The minimum square footage of finished living space of dwellings constructed on all Residential Lots shall be 2400 square feet for a single floor residence and 2600 square feet for a two story or multi-story residence with the ground floor having a minimum of 1300 square feet exclusive of porches, terraces garages, carports, accessory buildings and basements.

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3. BLOCKS "E" & "H" - Private Street (Private Drive): The owner/developer expressly covenants and warrants on behalf of itself and all future owners of lots within this subdivision that because the street are private that all maintenance, repairs and replacement now or forever shall be undertaken at the expense of the lot owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any duty or responsibility to maintain, repair or replace any private streets. Where common drives are shown on this plat, those lot owners abutting such drives shall own equal and undivided interest in such drives as tenants in common, and it shall be the obligation of each owner in common with the other lot owners abutting such a drive to contribute an equal share of the cost of the maintenance of such drives. Where a majority of lot owners served by a private drive elect to repair the private drive and one or more lot owners fail to pay their allocable share of such repair, then the owners paying such cost may file a lien for the reasonable value of labor performed and materials furnished as prescribed by the lien laws of the State of Indiana against any such lot and the owner thereof and recover the full assessment owed together with interest from due date and any reasonable attorney fees. The private drive may contain utilities to serve said lots in which event the several property owners shall maintain the utilities not otherwise maintained by the respective utility in the same manner as set out for drives. All private drives shall also be a utility easement.

4. Boat houses may not exceed one story (10 feet in height) and shall not exceed 900 square feet under roof.

5. FRONT YARD LIGHTS: A front yard light shall be installed and maintained on each lot in this subdivision by the respective owners thereof. Prior to the installation of said front yard light, drawings, diagrams and any other documents requested by the Development Control Committee (as defined in the Declaration of Restrictions) shall be submitted to said Committee for its approval. Such approval shall include design, color, location, height, tree preservation and overall characteristics of the lot and the subdivision.

6. SIGHT VISIBILITY EASEMENT: No fence, wall, hedge, tree or shrub planting which obstructs sight lines at elevations between 2 and 8 feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of said street lines or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within ten feet of the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No driveway shall be located within 75 feet of the intersection of two street lines. In addition all fences must be approved as to height, material and location as required in the Declaration of Restrictions.

7. RESIDENTIAL SETBACK REQUIREMENTS

A. In General - Unless otherwise provided in these restrictions or on the recorded plat, no dwelling house or above grade structure shall be constructed or placed on any residential lot in the Development, except as provided herein.

farthest from, and substantially parallel with, the road on which the lot abuts, except that on corner lots, it may be determined from either abutting road.

C. Front Yards - The front building setback lines (Building Line) shall be as set forth upon this plat of the Development.

D. Side Yards - Minimum side yard setback: No side yard shall be less than ten (10) feet from the side line of the lot.

E. Rear Yards - Rear setback lines shall be at least twenty (20) feet from the rear lot line excepting in the case of water frontage lots where setbacks shall be twenty (20) feet or the horizontal location of the line which lies at 788.40 (NGVD 1929) or 787.96 (NAVD) feet above mean sea level (with the exception of boat houses approved by the Development Control Committee), whichever is greater; provided, however, the Indiana Department of Natural Resources may authorize an encroachment upon lands below 788.40 (NGVD 1929) or 787.96 (NAVD 88) feet above mean sea level because of unusual topographic conditions.

8. 100 YEAR FLOOD ELEVATION AND FLOOD PROTECTION GRADE: (Minimum Building Elevation) The 100 Year Flood Elevation on Geist Reservoir is at elevation 787.96 (NAVD 88) Flood Protection Grade (FPG) is at elevation 789.96 (NAVD 88) and is defined and means the elevation of the lowest point around the perimeter of a building of which flood waters may enter the interior of the building (IDNR Rule FPM 1, filed March 18, 1974).

9. DEVELOPMENT CONTROL COMMITTEE: Prior to application for Improvement Location Permit from the Department of Development of the Town of Fishers, Indiana for the construction of a residence or other structure, site plans and building plans shall be approved in writing by the Development Control Committee, as defined in the Declaration of Restrictions. Such approval shall include building design, color and location, private drives, tree preservation and proposed landscaping.

10. CONTROLLING DOCUMENTATION: The restrictions contained in the plat are an implementation of the Declaration of Restrictions of Cambridge, recorded as Instrument No. 2021069525 in the Office of the Recorder of Hamilton County, Indiana and any amendments thereto. In the event of a discrepancy between these Plat Restrictions and the Declaration, then the Declaration shall control.

11. DURATION: These covenants are to run with the land, and shall be binding to all parties and all persons claiming under them until January 1, 2080, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless changed in whole or in part by vote of those persons who are then the owners of a majority of the numbered lots in the development.

12. ENFORCEMENT: The right of enforcement of each of the foregoing restrictions by injunction, together with the right to cause the removal by due process of law of structures erected or maintained in violation thereof, is reserved to the Control Committee, the owners of the lots in the subdivision, their heirs and assigns, their successors or assigns, who are entitled to such relief without being required to show any damage of any kind to the Control Committee, any owner or owners, by or through any such violation or attempted violation. The right of enforcement of the covenants is hereby also granted to the City of Fishers Department of Development, its successors or assigns.

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STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Dated this 10th day of September, 2021

Personally appeared before me the undersigned, a Notary Public, in and for said County and State, The Marina I L.P. by Allen E. Rosenberg II, President of the Marina II Corporation, and acknowledge execution of the above and foregoing certificate as its and their voluntary act and deed for the uses and purposes therein expressed.

THE MARINA I L.P.
11691 Fall Creek Road
Indianapolis, IN 46256

Witness my hand and seal this 10 day of September, 2021.

JENNIFER MOREHOUSE
NOTARY PUBLIC - SEAL
STATE OF INDIANA
COMMISSION NUMBER NP0732446
MY COMMISSION EXPIRES
MARCH 16, 2029

Jennifer A. Morehouse
(Jennifer Morehouse), Notary Public

Allen E. Rosenberg II
The Marina I L.P. by Allen E. Rosenberg II,
President of Marina II Corporation, General Partner
of The Marina Limited Partnership, General Partner
of The Marina I L.P.

My Commission Expires:
March 16, 2029

County of Residence:
Hancock

COMMISSION CERTIFICATE (FISHERS)

Under authority provided by Title 36, Act of 1981, P.L. 309 enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto and an ordinance adopted by the Fishers Advisory Plan Commission

Adopted by the Fishers Plat Committee, a subcommittee of the Advisory Plan Commission:

Megan Schaefer
Megan Schaefer, Designer

Jonah M. Butler
Jonah M. Butler, Secretary

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

Name Paul E. Klodzen