

RESOLUTION NO. 1, 2025

BEING A RESOLUTION OF THE BOARD OF PUBLIC WORKS AND SAFETY ACCEPTING AND DEDICATING TO THE PUBLIC A STREET NAMED STUDIO LANE

WHEREAS, the City of Wabash is the owner of certain streets and byways within the corporate limits of the City of Wabash, Indiana; and

WHEREAS, Studio Lane is a private street within the Honeywell Gardens housing development owned by The Gardens Community Association, Inc hereinafter the "Gardens;" and

WHEREAS, Studio Lane connects with streets owned by the City of Wabash, Indiana and dedicated to public use; and

WHEREAS, it would be beneficial to the owners of homes in the Honeywell Gardens housing development; users of the Honeywell Public Golf Course, which is a public agency created by the Honeywell Foundation and the City of Wabash under a state statute allowing for such cooperative efforts to build and operate, among other things, golf courses; to the owners of homes in the new Kentner Creek housing development; and to the public at large, for Studio Lane to be a public street owned and maintained by the City of Wabash, Indiana, and

WHEREAS, the shareholders of The Gardens at a meeting authorized its board of directors to take all steps necessary to transfer Studio Lane to the City of Wabash for its future use and maintenance as shown by the attached resolution; and

WHEREAS, Studio Lane is located in Wabash County, Indiana and is more particularly described as follows, to-wit:

Common Area "G" as depicted on the Replat of The Gardens, Section 2 as recorded on pages 89-98 of Plat Book 8 on file in the office of the Wabash County, Indiana Recorder, being part of the Southeast Quarter of Section 33, Township 28 North, Range 7 East, City of Wabash, Wabash County, Indiana, being that 0.30 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on October 10, 2024 as Job number 24275, being more particularly described as follows:

BEGINNING at the southeast corner of a 7.236 acre tract owned by Gebhart Properties, LLC as recorded on Document 2021R470215 on file in the office of the Wabash County, Indiana Recorder; thence South 00 degrees 55 minutes 50 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along the east line of said Replat of The Gardens, Section 2, a distance of 64.92 feet to the northeast corner of Lot 17V in said subdivision and the point of a non-tangent curve concave to the southwest; thence northerly, northwesterly, and westerly along the northerly line of said lot and a curve to the left, having a radius of 15.00 feet, a central angle of 89 degrees 42 minutes 23 seconds, an arc length of 23.49 feet and

subtended by a chord bearing North 45 degrees 47 minutes 10 seconds West, a chord length of 21.16 feet; thence South 89 degrees 21 minutes 38 seconds West, along the north line of said lot, 143.74 feet to a point of a non-tangent curve, concave southeasterly; thence southwesterly, southerly and southeasterly, along said lot line and a curve to the left, having a radius of 15.00 feet, a central angle of 129 degrees 17 minutes 26 seconds, an arc length of 33.85 feet and subtended by a chord bearing South 24 degrees 42 minutes 55 seconds West, a chord length of 27.11 feet to the northeasterly right of way line of Studio Lane and a non-tangent curve concave southwesterly; thence northwesterly and westerly, along said right of way line and a curve to the left, having a radius of 175.00 feet, a central angle of 49 degrees 48 minutes 06 seconds, an arc length of 152.11 feet and subtended by a chord bearing North 64 degrees 49 minutes 51 seconds West, a chord length of 147.37 feet; thence North 89 degrees 43 minutes 53 seconds West, along said right of way line, 38.56 feet; thence North 05 degrees 24 minutes 52 seconds West, along the easterly boundary of a Common Area in The Gardens, Section 1 as recorded on pages 477-484 of Plat Book 7 on file in said Recorder's Office, a distance of 9.76 feet; thence North 89 degrees 21 minutes 38 seconds East, along the south line of said Gebhart Properties, LLC tract a distance of 342.05 feet to the POINT OF BEGINNING. Containing 0.30 of an acre, more or less.

Subject to easements, rights of way, covenants and restrictions of record.

NOW THEREFORE BE IT RESOLVED by the Board of Public Works and Safety for the City of Wabash, Indiana that:

Section 1. The City of Wabash now hereby accepts from the Gardens and does further dedicate to the public the following described street to be known as Studio Lane, located in the County of Wabash, Indiana, to-wit:

Common Area "G" as depicted on the Replat of The Gardens, Section 2 as recorded on pages 89-98 of Plat Book 8 on file in the office of the Wabash County, Indiana Recorder, being part of the Southeast Quarter of Section 33, Township 28 North, Range 7 East, City of Wabash, Wabash County, Indiana, being that 0.30 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on October 10, 2024 as Job number 24275, being more particularly described as follows:

BEGINNING at the southeast corner of a 7.236 acre tract owned by Gebhart Properties, LLC as recorded on Document 2021R470215 on file in the office of the Wabash County, Indiana Recorder; thence South 00 degrees 55 minutes 50 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along the east line of said Replat of The Gardens, Section 2, a distance of 64.92 feet to the northeast corner of Lot 17V in said subdivision and the point of a non-tangent curve concave to the southwest; thence northerly, northwesterly, and westerly along the northerly line of said lot and a curve to the left, having a radius of 15.00 feet, a

central angle of 89 degrees 42 minutes 23 seconds, an arc length of 23.49 feet and subtended by a chord bearing North 45 degrees 47 minutes 10 seconds West, a chord length of 21.16 feet; thence South 89 degrees 21 minutes 38 seconds West, along the north line of said lot, 143.74 feet to a point of a non-tangent curve, concave southeasterly; thence southwesterly, southerly and southeasterly, along said lot line and a curve to the left, having a radius of 15.00 feet, a central angle of 129 degrees 17 minutes 26 seconds, an arc length of 33.85 feet and subtended by a chord bearing South 24 degrees 42 minutes 55 seconds West, a chord length of 27.11 feet to the northeasterly right of way line of Studio Lane and a non-tangent curve concave southwesterly; thence northwesterly and westerly, along said right of way line and a curve to the left, having a radius of 175.00 feet, a central angle of 49 degrees 48 minutes 06 seconds, an arc length of 152.11 feet and subtended by a chord bearing North 64 degrees 49 minutes 51 seconds West, a chord length of 147.37 feet; thence North 89 degrees 43 minutes 53 seconds West, along said right of way line, 38.56 feet; thence North 05 degrees 24 minutes 52 seconds West, along the easterly boundary of a Common Area in The Gardens, Section 1 as recorded on pages 477-484 of Plat Book 7 on file in said Recorder's Office, a distance of 9.76 feet; thence North 89 degrees 21 minutes 38 seconds East, along the south line of said Gebhart Properties, LLC tract a distance of 342.05 feet to the POINT OF BEGINNING. Containing 0.30 of an acre, more or less.

Subject to easements, rights of way, covenants and restrictions of record.

Section 2. The City of Wabash, Indiana hereafter shall maintain Studio Lane and the street shall be used by the public as all other streets in the City of Wabash, Indiana.

Section 3. This resolution, upon its passage, shall be effective as of the date of the recording of a deed from the Gardens to the City of the above-described property.

PASSED BY THE BOARD OF PUBLIC WORKS AND SAFETY FOR THE CITY OF WABASH, INDIANA THIS ____ day of _____, 2025.

Scott A. Long, Mayor

Todd Titus, Member

James Reynolds, Member

**RESOLUTION OF THE BOARD OF DIRECTORS FOR THE
THE GARDENS COMMUNITY ASSOCIATION, INC.**

WHEREAS, The Gardens Community Association, Inc., the "Gardens," is the owner of a certain private street within the corporate limits of the City of Wabash, Indiana, known as Studio Lane; and

WHEREAS, Studio Lane is a private street within the Gardens housing development; and

WHEREAS, Studio Lane connects with streets owned by the City of Wabash, Indiana, and dedicated to public use; and

WHEREAS, at their meeting held on May 30, 2023, the shareholders decided it would be beneficial to the owners of homes in the Gardens housing development, users of the Honeywell Public Golf Course, which is a public agency created by the Honeywell Foundation and the City of Wabash under a state statute allowing for such cooperative efforts to build and operate, among other things, golf courses, to the owners of homes in the new Kentner Creek housing development, and to the public at large, for Studio Lane to be a public street owned and maintained by the City of Wabash, Indiana, and

WHEREAS, the shareholders authorized its board of directors to take all steps on behalf of the Gardens necessary and appropriate for Studio Lane to be a public street owned and maintained by the City of Wabash, Indiana, and

WHEREAS, Studio Lane is located in Wabash County, Indiana, and is more particularly described as follows, to-wit:

Common Area "G" as depicted on the Replat of The Gardens, Section 2 as recorded on pages 89-98 of Plat Book 8 on file in the office of the Wabash County, Indiana, Recorder, being part of the Southeast Quarter of Section 33, Township 28 North, Range 7 East, City of Wabash, Wabash County, Indiana, being that 0.30 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on October 10, 2024 as Job number 24275, being more particularly described as follows:

BEGINNING at the southeast corner of a 7.236 acre tract owned by Gebhart Properties, LLC as recorded on Document 2021R470215 on file in the office of the Wabash County, Indiana, Recorder; thence South 00 degrees 55 minutes 50 seconds East, grid bearing (North American Datum 1983, Indiana East Zone), along the east line of said Replat of The Gardens, Section 2, a distance of 64.92 feet to the northeast corner of Lot 17V in said subdivision and the point of a non-tangent curve concave to the southwest; thence northerly, northwesterly, and westerly along the northerly line of said lot and a curve to the left, having a radius of 15.00 feet, a

central angle of 89 degrees 42 minutes 23 seconds, an arc length of 23.49 feet and subtended by a chord bearing North 45 degrees 47 minutes 10 seconds West, a chord length of 21.16 feet; thence South 89 degrees 21 minutes 38 seconds West, along the north line of said lot, 143.74 feet to a point of a non-tangent curve, concave southeasterly; thence southwesterly, southerly and southeasterly, along said lot line and a curve to the left, having a radius of 15.00 feet, a central angle of 129 degrees 17 minutes 26 seconds, an arc length of 33.85 feet and subtended by a chord bearing South 24 degrees 42 minutes 55 seconds West, a chord length of 27.11 feet to the northeasterly right of way line of Studio Lane and a non-tangent curve concave southwesterly; thence northwesterly and westerly, along said right of way line and a curve to the left, having a radius of 175.00 feet, a central angle of 49 degrees 48 minutes 06 seconds, an arc length of 152.11 feet and subtended by a chord bearing North 64 degrees 49 minutes 51 seconds West, a chord length of 147.37 feet; thence North 89 degrees 43 minutes 53 seconds West, along said right of way line, 38.56 feet; thence North 05 degrees 24 minutes 52 seconds West, along the easterly boundary of a Common Area in The Gardens, Section 1 as recorded on pages 477-484 of Plat Book 7 on file in said Recorder's Office, a distance of 9.76 feet; thence North 89 degrees 21 minutes 38 seconds East, along the south line of said Gebhart Properties, LLC tract a distance of 342.05 feet to the POINT OF BEGINNING. Containing 0.30 of an acre, more or less.

Subject to easements, rights of way, covenants and restrictions of record.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of The Gardens Community Association, Inc. that:

Section 1. The Gardens Community Association, Inc. now donates to the City of Wabash, Indiana, the following described street known as Studio Lane, located in the County of Wabash, Indiana, to-wit:

Common Area "G" as depicted on the Replat of The Gardens, Section 2 as recorded on pages 89-98 of Plat Book 8 on file in the office of the Wabash County, Indiana, Recorder, being part of the Southeast Quarter of Section 33, Township 28 North, Range 7 East, City of Wabash, Wabash County, Indiana, being that 0.30 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on October 10, 2024 as Job number 24275, being more particularly described as follows:


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concave to the southwest; thence northerly, northwesterly, and westerly along the northerly line of said lot and a curve to the left, having a radius of 15.00 feet, a central angle of 89 degrees 42 minutes 23 seconds, an arc length of 23.49 feet and subtended by a chord bearing North 45 degrees 47 minutes 10 seconds West, a chord length of 21.16 feet; thence South 89 degrees 21 minutes 38 seconds West, along the north line of said lot, 143.74 feet to a point of a non-tangent curve, concave southeasterly; thence southwesterly, southerly and southeasterly, along said lot line and a curve to the left, having a radius of 15.00 feet, a central angle of 129 degrees 17 minutes 26 seconds, an arc length of 33.85 feet and subtended by a chord bearing South 24 degrees 42 minutes 55 seconds West, a chord length of 27.11 feet to the northeasterly right of way line of Studio Lane and a non-tangent curve concave southwesterly; thence northwesterly and westerly, along said right of way line and a curve to the left, having a radius of 175.00 feet, a central angle of 49 degrees 48 minutes 06 seconds, an arc length of 152.11 feet and subtended by a chord bearing North 64 degrees 49 minutes 51 seconds West, a chord length of 147.37 feet; thence North 89 degrees 43 minutes 53 seconds West, along said right of way line, 38.56 feet; thence North 05 degrees 24 minutes 52 seconds West, along the easterly boundary of a Common Area in The Gardens, Section 1 as recorded on pages 477-484 of Plat Book 7 on file in said Recorder's Office, a distance of 9.76 feet; thence North 89 degrees 21 minutes 38 seconds East, along the south line of said Gebhart Properties, LLC tract a distance of 342.05 feet to the POINT OF BEGINNING. Containing 0.30 of an acre, more or less.

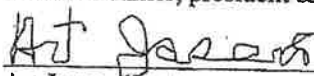
Subject to easements, rights of way, covenants and restrictions of record.


Section 2. The Gardens Community Association, Inc. donates Studio Lane to the City of Wabash, Indiana, to be dedicated to the public and to be maintained by the City of Wabash, Indiana, in perpetuity as a public street, and to be used by the public as all other streets in the City of Wabash, Indiana.


PASSED BY THE BOARD OF DIRECTORS OF THE GARDENS COMMUNITY ASSOCIATION, INC. THIS 30 day of NOVEMBER, 2024.


Nathan Fansher, president & director


Jason Stanley, secretary & director


Art Jasen, director


Patrick Sullivan, director


Wayne Denger, director