Plat Cab. G Pg. 96

SECONDARY PLAT

LANDIN PARKE, SECTION II-PHASE 3

A RESIDENTIAL SUBDIVISION LOCATED IN FORT WAYNE, INDIANA.
PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA.

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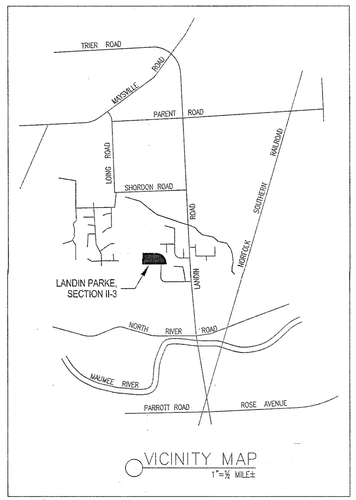
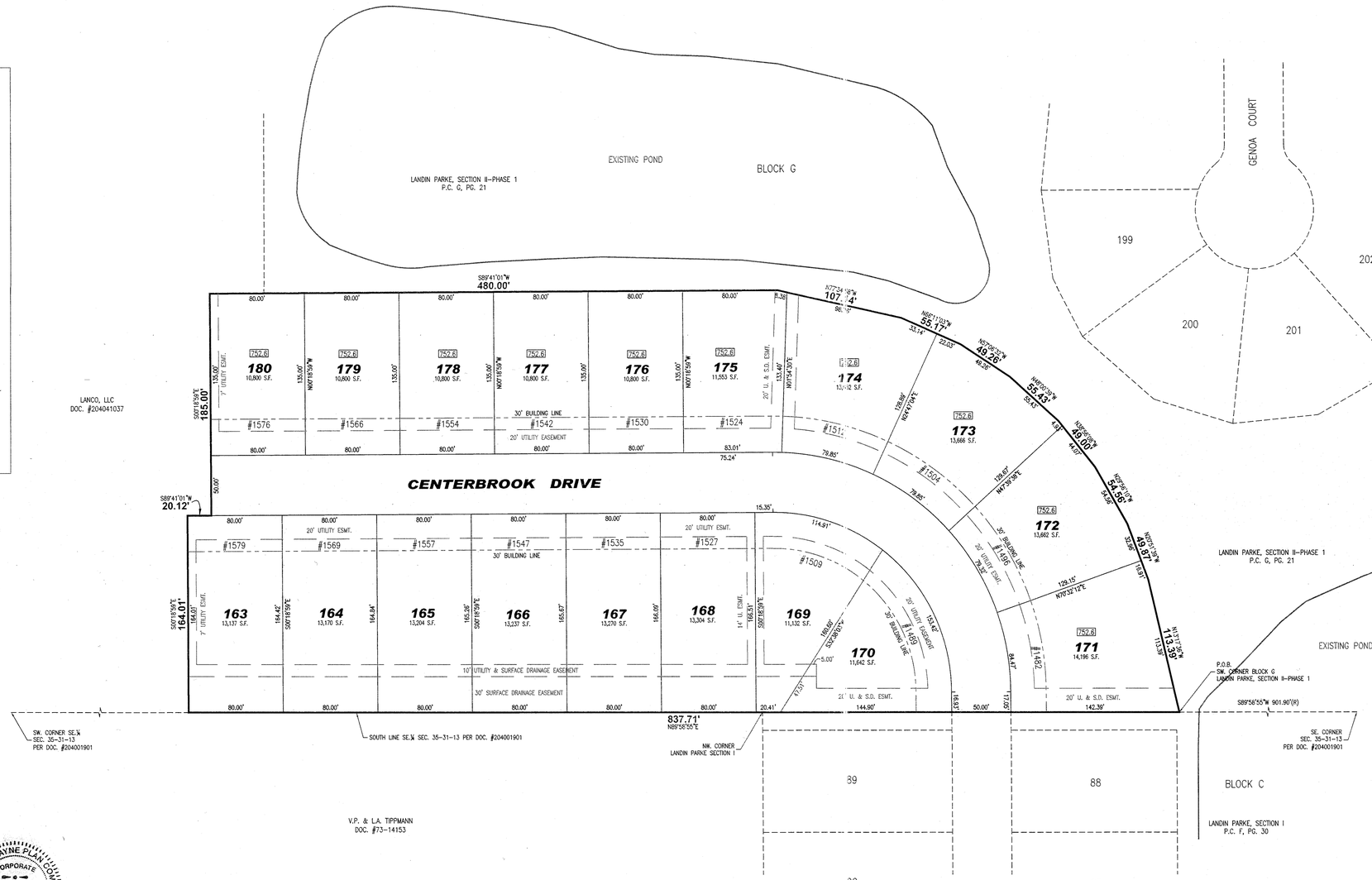
TX:4150162

2014056737
RECORDED: 11/25/2014 11:06:33 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN



VICINITY MAP
1"=½ MILE±

LANCO, LLC
DOC. #204041037



LEGAL DESCRIPTION

LANDIN PARKE, SECTION II, PHASE 3

Part of the Southeast Quarter of Section 35, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point on the South line of the Southeast corner of Section 35, Township 31 North, Range 13 East, Allen County, Indiana (as established per survey recorded in Document #204001901 in the Office of the Recorder of Allen County, Indiana), said point being the Southwest corner of Landin Parke, Section II, Phase 1 as recorded in Plat Cabinet G, page 21 in said Recorder's Office, said point being located (by deed) 901.90 feet, South 89 degrees 58 minutes 55 seconds West from the Southeast corner of said Section 35; thence North 13 degrees 17 minutes 36 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1, a distance of 113.39 feet; thence North 20 degrees 51 minutes 39 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1, a distance of 49.87 feet; thence North 29 degrees 56 minutes 10 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1, a distance of 54.56 feet; thence North 38 degrees 56 minutes 08 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1, a distance of 49.00 feet; thence North 48 degrees 00 minutes 39 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1, a distance of 55.43 feet; thence North 57 degrees 06 minutes 32 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1, a distance of 49.26 feet; thence North 66 degrees 11 minutes 03 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1, a distance of 55.17 feet; thence North 77 degrees 34 minutes 58 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1, a distance of 107.14 feet; thence South 89 degrees 41 minutes 01 seconds West along the Southerly line of Block G in said Landin Parke, Section II, Phase 1 and the Westerly extension thereof, a distance of 480.00 feet; thence South 00 degrees 18 minutes 59 seconds East, a distance of 185.00 feet; thence South 89 degrees 41 minutes 01 seconds West, a distance of 20.12 feet; thence South 00 degrees 18 minutes 59 seconds East, a distance of 164.01 feet to a point on the South line of the Southeast Quarter of said Section 35; thence North 89 degrees 58 minutes 55 seconds East along the South line of the Southeast Quarter of said Section 35, a distance of 837.71 feet to the point of beginning, containing 5.996 acres.

DEDICATION

WE, LANCO, LLC., THE UNDERSIGNED OWNERS BY VIRTUE OF THAT CERTAIN DEED SHOWN IN DOCUMENT #2040041037 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE INFORMATION SHOWN ON THE SECONDARY PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LANDIN PARKE, SECTION II-PHASE 3, AN ADDITION TO THE CITY OF FORT WAYNE, INDIANA.

IN WITNESS WHEREOF, LANCO LLC., a corporation organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereto set its hand, by its duly authorized officer, this 24 day of November, 2014.

LANCO, LLC.
an Indiana Corporation

By: COLONIAL DEVELOPMENT, INC., MEMBER

By: _____
CRAIG D. YODER, VICE-PRESIDENT

CERTIFICATION

I, KENNETH W. HARRIS, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that based on my knowledge, experience and belief, this plat and accompanying legal description accurately depict a subdivision of real estate described by Doc. #2050012643 in the Office of the Recorder of Allen County, Indiana; that all markers shown hereon actually exist; that their locations, size, type and material are accurately shown; that there has been no change from the matters of survey revealed by the survey referenced hereon, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision.

THIS PLAT PREPARED BY KENNETH W. HARRIS, PS

KENNETH W. HARRIS REGISTERED No. LS29500021 STATE OF INDIANA LAND SURVEYOR

KENNETH W. HARRIS, PS #29500021

NOV 24 2014

BOARD OF WORKS

APPROVED THIS 19th DAY OF November 2014

Robert P. Kennedy, Chairman

Kumar Menon, Member

Mike Avila, Member

CITY OF FORT WAYNE PLAN COMMISSION CORPORATE SEAL

SUBDIVISION CONTROL COMMITTEE

APPROVED THIS 24 DAY OF Nov, 2014

Patrick D. Rew, Chairman

Shah R. Gunawardena, Member

Mike Bynum, Member

NOTES:

1) All lot corners are established with 5/8-inch diameter steel rebar (iron pin) with plastic identification cap (DEI FIRM #0027).
2) There are 20' intersection radii on all corner and cul-de-sac lots.
3) All buried utilities must allow for drainage swale grades as found on storm drainage plans.
4) U. & S.D. Esm't denotes Utility and Surface Drainage easement.
5) Blocks are designated as common areas and utility and surface drainage easements.
6) Boxed-in elevations represent minimum flood protection grades.
7) This Plat lies entirely within a Rule 12-IAC 865 boundary survey certified by Kerry D. Dickmeyer, Indiana Land Surveyor, and duly recorded under Document Number 204001901 in the Office of the Recorder of Allen County, Indiana.
8) According to the Flood Insurance Rate Map (FIRM) number 18003C0309G, dated August 3, 2009, the herein described real estate is located in Zone "X" and is not in a Special Flood Hazard Area. The accuracy of this flood hazard statement is subject to map scale uncertainty.

LOT CURVE DATA

LOT	RADIUS	ARC	CHORD	CH. BEARING	DELTA ANGLE
169	150.00'	99.56'	97.74'	S71°18'07"E	38°01'44"
170	150.00'	136.50'	131.83'	S26°13'08"E	52°08'13"
171	200.00'	67.42'	67.10'	N09°48'25"W	19°18'47"
172	200.00'	79.85'	79.32'	N30°54'05"W	22°52'34"
173	200.00'	79.85'	79.32'	N53°46'39"W	22°52'34"
174	200.00'	79.85'	79.32'	N76°39'13"W	22°52'34"
175	200.00'	7.77'	7.76'	N89°12'15"W	02°13'29"

1"=50'
0' 50' 100'

DEVELOPER

COLONIAL DEVELOPMENT, INC.
4328 FLAGSTAFF COVE
FORT WAYNE, INDIANA 46815
260.486.2500

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KENNETH W. HARRIS, PS 29500021
MICHAEL W. HARRIS, PS 21100018

11-11-14

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LANDIN PARKE\LP2-3 PLAT.DWG