Plat Cab G Page 21

BOARD OF WORKS
APPROVED THIS 23 DAY OF September, 2010.

Regina A. Kostoff, Chair

Kumar Menon, Member

John Suarez, Member

SUBDIVISION CONTROL COMMITTEE
APPROVED THIS 23 DAY OF September, 2010.

Chair

Member

Member

I, KERRY D. DICKMEYER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON MARCH 1, 2005 AND THAT I WILL SET A 5/8 INCH DIAMETER STEEL ROD, 24 INCHES LONG, MARKED WITH A PLASTIC IDENTIFICATION CAP STAMPED "D & A - FIRM No. 0026" AT EACH LOT CORNER AS ORIGINAL MONUMENTATION.

FIELD WORK COMPLETED MARCH 1, 2005.

PLAT PREPARED BY AND CERTIFIED CORRECT THIS 7TH DAY OF SEPTEMBER 2010

KERRY D. DICKMEYER, LS #S-0243

KERRY D. DICKMEYER REGISTERED NO. S-0243 STATE OF INDIANA LAND SURVEYOR

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

Craig D. Yoder
(name printed, stamped or signed w/print)

P.K.S. AT NORTHWEST CORNER OF SOUTHEAST QUARTER SECTION 35, T31N, R13 E FROM PREVIOUS SURVEY INFORMATION RECORDED IN DOC.#940000167

SHORDON ROAD

M.J. & R.E. HEBER DOC. #860011201

J.H. & M. SHELTON DOC. #81-020335

D.R. & A. DEHAELSCHE DOC. #86-002417

50' R/W

S 84°54'42" W (M) 2641.43'(M)

NORTH LINE OF SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST 946.82'(M)

P.K.F. (COMMON USAGE) AND ACCEPTED AS EAST QUARTER CORNER OF SECTION 35, T31N, R13E 208.7' (F)

SHORDON ROAD
SUBJECT SITE
KENSINGTON DOWNS EAST SUBDIVISION
INDIANA & MICHIGAN ELECTRIC EASEMENT
LANDIN PARKE, SECTION I
LANDIN ROAD
SITE
SITE LOCATION MAP

LANCO, LLC. DOC. #204041281

DICKMEYER & ASSOCIATES SURVEY SURVEY NUMBER SN24328 RECORDED IN DOC.#204044652

LOT NO.	SQ. FT.
196	11761
197	10086
198	10211
199	11322
200	12122
201	12126
202	10999
203	8145
204	8450
205	10508
BLOCK G	250601

CURVE DATA				
96-SOUTH R/W				
Radius= 125.00	Delta= 1°46'18"	Chord= 3.86	Arc= 3.86
96 125.00	1°46'18" 3.71	3.71	
CAMLOT 196				
Radius= 20.00	Delta= 78°57'57"	Chord= 25.50	Arc= 27.65
96 20.00	78°57'57" 25.50	27.65	
95-WEST R/W				
Radius= 175.00	Delta= 3°27'52"	Chord= 10.28	Arc= 10.28
96 175.00	3°27'52" 10.27	10.28	
CAMLOT 198				
Radius= 20.00	Delta= 44°57'48"	Chord= 15.03	Arc= 17.69
CUL-DE-SAC				
96 50.00	30°27'19" 26.24	26.60	
99 50.00	59°28'48" 46.52	48.34	
200 50.00	47°59'9" 40.66	41.87	
201 50.00	47°59'9" 40.66	41.87	
202 50.00	47°55'7" 40.61	41.82	
205 50.00	30°51'02" 42.40	43.18	
CAMLOT 205				
Radius= 20.00	Delta= 44°57'48"	Chord= 15.03	Arc= 17.69
95-EAST R/W				
Radius= 225.00	Delta= 2°55'49"	Chord= 11.50	Arc= 11.50
205 225.00	2°55'49" 11.51	11.51	
CAMLOT 205				
Radius= 20.00	Delta= 100°39'50"	Chord= 30.18	Arc= 35.15
95-SOUTH R/W				
Radius= 625.00	Delta= 7°38'57"	Chord= 83.29	Arc= 83.35
205 625.00	7°38'57" 83.24	83.30	

DEDICATION:

WE, LANCO, L.L.C. THE UNDERSIGNED OWNERS BY VIRTUE OF THAT CERTAIN DEED SHOWN IN DOCUMENT # 204041031 & 204041281 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 AN ADDITION TO THE CITY OF FORT WAYNE, INDIANA.

IN WITNESS WHEREOF, LANCO, L.L.C. A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF INDIANA, OWNER OF THE REAL ESTATE DESCRIBED IN SAID PLAT, HAS HEREUNTO SET ITS HAND, BY ITS DULY AUTHORIZED OFFICER, THIS 18 DAY OF SEPTEMBER, 2010.

LANCO, L.L.C.
AN INDIANA CORPORATION

BY: Colonial Development, Inc. Member

BY: Craig D. Yoder, Vice-President

201004700715
2010047007
RECORDED ON
09/28/2010 11:35:33AM
JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN
REC FEE: 49.00
TRANS # 105988

BULLERMAN DITCH

T.O.B.

LOT 33 LOT 32 LOT 31 LOT 30 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48

CITY OF NEW HAVEN LIMITS

LANDIN PARKE, SECTION II PLAT CAB. F, PG. 30

PINELOCK COURT

LANDIN ROAD

116 115 117 114 118 113 119 112 120 111 121 110 122 109 123 108 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205

FUTURE COURT

DANLIN

FAWN DR.

WHITE

CAMDENWOOD DRIVE

GENOA COURT

FUTURE

BLOCK G 5.753 ACRES

COMMON AREA

LANCO, LLC. DOC. #204041031

DICKMEYER & ASSOCIATES SURVEY SURVEY NUMBER SN23670 RECORDED IN DOC.#204001901

S 84°37'58" E 128.37'

L=8.86' R=50.00' CH=8.85' CB=S 89°43'56" E

S 84°43'56" E 80.21'

L=85.21' R=575.00' CH=85.13' CB=S 88°46'36" W

N 84°46'36" E 23.29'

S 84°37'58" E 53.84'

S 84°37'58" E 154.05'

S 82°50'40" E

N 06°21'02" E 50.00'

N 06°17'19" E 126.99'

S 71°42'32" E 23.01'

S 71°35'22" E 420.00'

N 06°23'56" E 75.67'

N 00°03'00" W 240.00'

S 84°41'01" W 434.35'

N 71°34'58" W 107.14'

N 66°11'03" W 55.17'

N 57°06'32" W 49.26'

N 48°00'34" W 55.43'

N 38°56'08" W 44.00'

N 29°56'10" W 54.56'

N 20°51'34" W 44.87'

N 13°39'49" W 113.90'

S 00°01'45" E 640.03'

S 84°58'55" W 216.24'

S 84°58'55" W 605.66'

BLOCK C

CITY OF NEW HAVEN LIMITS

SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST

64.30'(M) S 84°22'18" E (M) 90 LINK (54.4') (G)

5/8" S.P.F. AND ACCEPTED NORTHEAST CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 30 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA

STONE FOUND AND ACCEPTED SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA. (THIS STONE HAS CALLED FOR IN RECORDED DEED

LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68

LANDIN PARKE, SECTION I PLAT CAB. F, PG. 30

LOT BEARING
ADDRESS
STREET
2' B.L.
R/W
Y' UT ESMT
N 84°46'36" E 128.14'
LOT DISTANCE
LOT NUMBER
FLOOD PROTECTION GRADE
LOT LINE
Y' UT ESMT
LOT LINE
KEY TO LOT DATA

NORTH
0 100 200
SCALE: 1" = 100

DESCRIPTION
LANDIN PARKE, SECTION II

A parcel of land located in the Southeast One-quarter of Section 35, Township 31 North, Range 13 East, Allen County, Indiana and more particularly described as follows:

Commencing at the southeast corner of Section 35, Township 31 North, Range 13 East as marked by a stone found; thence South 89 degrees 58 minutes 55 seconds West (bearing basis for description) along the south line of the Southeast One-quarter of said Section 35, a distance of 685.66 feet to the southeast corner of Landin Parke, Section I as recorded in Plat Cabinet F, page 30, in the Office of the Recorder of Allen County, Indiana being the point of beginning.
BEGINNING at the above described point; thence continue South 89 degrees 58 minutes 55 seconds West along said south line, a distance of 216.24 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 13 degrees 17 minutes 36 seconds West, a distance of 113.39 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 20 degrees 51 minutes 39 seconds West, a distance of 49.87 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 29 degrees 56 minutes 10 seconds West, a distance of 54.56 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 38 degrees 56 minutes 08 seconds West, a distance of 49.00 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 48 degrees 00 minutes 39 seconds West, a distance of 55.43 feet a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 57 degrees 06 minutes 32 seconds West, a distance of 49.26 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 66 degrees 11 minutes 03 seconds West, a distance of 55.17 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 71 degrees 34 minutes 58 seconds West, a distance of 107.14 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 89 degrees 41 minutes 01 seconds West, a distance of 434.35 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 00 degrees 03 minutes 00 seconds West, a distance of 240.00 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 06 degrees 23 minutes 56 seconds East, a distance of 75.67 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 71 degrees 42 minutes 32 seconds East, a distance of 23.01 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 71 degrees 35 minutes 22 seconds East, a distance of 420.00 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 82 degrees 50 minutes 40 seconds East, a distance of 154.05 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 06 degrees 17 minutes 18 seconds East, a distance of 128.99 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 84 degrees 37 minutes 58 seconds East, a distance of 53.89 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence North 05 degrees 22 minutes 02 seconds East, a distance of 50.00 feet to a five-eighths inch diameter steel pin set with D&A Firm No. 0026 identification cap; thence South 84 degrees 37 minutes 58 seconds East, a distance of 128.37 feet to a five-eighths inch diameter steel pin with D&A Firm No.0026 identification cap set at a point of curve to the right having a radius of 175.00 feet; thence along said curve having an arc length of 8.86 feet and subtended by a chord of 8.86 feet bearing South 83 degrees 10 minutes 57 seconds East to a five-eighths inch diameter steel pin set with D&A Firm No.0026 identification cap; thence South 81 degrees 43 minutes 56 seconds East, a distance of 80.21 feet to a five-eighths inch diameter steel pin with D&A Firm No.0026 identification cap set at to a point of curve to the left having a radius of 575.00 feet; thence along said curve having an arc length of 85.21 feet and subtended by a chord of 85.14 feet bearing South 85 degrees 58 minutes 40 seconds East to a five-eighths inch diameter steel pin set with D&A Firm No.0026 identification cap; thence North 89 degrees 46 minutes 36 seconds East, a distance of 23.29 feet to a five-eighths inch diameter steel pin found with D&A Firm No. 0026 identification cap at the southwest corner of lot 41 in said Landin Parke, Section I; thence South 00 degrees 01 minutes 45 seconds East along the west line of said Landin Parke, Section I, a distance of 690.03 feet to the point of beginning, containing 8.949 acres of land, more or less.

STONE FOUND I" P.F. AND ACCEPTED SOUTHWEST CORNER OF SE 1/4 SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA. (THE SAID STONE WAS CALLED FOR IN RECORDED DEED IN DOC.#86-009264) I" P.F. IS 0.5'E AND 0.12'S OF STONE

61.7'(M)

NORTH QUARTER CORNER OF FRACTIONAL SECTION 2, TOWNSHIP 30 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA. 5/8" S.P.F. 5.45' SOUTH

THOMAS A. & DEBRA A. MEYER DOCUMENT #94I-30179

AUDITOR'S OFFICE
FILED
SEP 28 2010
91084
AUDITOR OF ALLEN COUNTY

V. & L. TIPPMAN DOCUMENT #73-14153

SECONDARY PLAT OF LANDIN PARKE, SECTION II-PHASE 1

A SUBDIVISION LOCATED IN SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST ALLEN COUNTY, INDIANA

CITY OF FORT WAYNE PLAN COMMISSION CORPORATE SEAL

DEVELOPER:
COLONIAL DEVELOPMENT INC.
4328 Flagstaff Cove
Fort Wayne, Indiana 46815
260-486-2500

ENGINEERS-SURVEYORS-PLANNERS:
DICKMEYER & ASSOCIATES
Engineers-Surveyors, Inc.
6018 East State Boulevard
Fort Wayne, Indiana 46815
260-744-0125

PROJECT BENCH MARK: BRASS TABLET STAMPED B 200 (1946) SET IN SE END OF NW WINGHALL ON BRIDGE OVER THE BULLERMAN DITCH ON STATE HIGHWAY # 37 LOCATED 350 FEET WEST OF WHEELOCK ROAD. ELEV =771.79 (NVGD29) 771.28(NAVD88)

FPG - FLOOD PROTECTION GRADE- ON LOTS BASED ON NVGD 29 DATUM SUBTRACT 0.51 FOOT TO CONVERT TO NAVD88 DATUM. ALL ENGINEERING DRAWINGS AND DESIGNS USED NVGD42 ELEVATIONS.

1. ALL RIGHT-OF-WAY INTERSECTION RADII TO BE 20 FEET.
2. ALL RIGHTS-OF-WAY TO BE DEDICATED 50 FOOT WIDE TO CITY OF FORT WAYNE
3. ALL PARK AREAS, COMMON AREAS, BLOCK AREAS, OR LANDSCAPE AREAS TO HAVE A BLANKET UTILITY AND SURFACE DRAINAGE EASEMENT.
4. ALL BURIED UTILITIES MUST ALLOW FOR PROPOSED DRAINAGE SWALE GRADES AS FOUND IN PLANS.

LEGEND
POB - POINT OF BEGINNING
B.L. - BUILDING LINE
UT - UTILITY EASEMENT
SD - SURFACE DRAINAGE EASEMENT
SAN - SANITARY SEWER EASEMENT
ESMT - EASEMENT
FPG - FLOOD PROTECTION GRADE
R, RAD - RADIUS
LT - STREET LIGHT
G - ORIGINAL GOVERNMENT SURVEY

Landin Parke, Section II- Phase I

FILE NAME: LANDIN-SEC11-SEC2-phase1.DWG