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09/28/2004 08:18:12
RECORDING
ENTERED & FILED
ALLEN COUNTY, IN

Doc. No. 2004077703
Receipt No. 20381

DOC $ 7.00
SUR 5.00
PLAT 7.00
CPY 4.00
Total $ 23.00

SECONDARY PLAT OF LANDIN PARKE, SECTION I

A SUBDIVISION LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 13 EAST, AND THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA

Plat Cmte Parke 30

APPROVED THIS 14th DAY OF September, 2004
NEW HAVEN PLAN COMMISSION

Larry Doehrman
LARRY DOEHRMAN - PRESIDENT

Frank Swartzwelder
FRANK SWARTZWELDER - VICE PRESIDENT

Don Ramm
DON RAMM - SECRETARY

ATTEST:

APPROVED THIS 15th DAY OF September, 2004
NEW HAVEN BOARD OF PUBLIC WORKS AND SAFETY

Terry McDonald
TERRY MCDONALD- CHAIRMAN

Timothy P. Doyle
TIMOTHY DOYLE-CITIZEN MEMBER

Wayne Doenges
WAYNE DOENGES - COUNCIL MEMBER

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, SEC I AN ADDITION TO ALLEN COUNTY, INDIANA.

IN WITNESS WHEREOF, LANCO, LLC an Indiana limited liability company 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 8th day of SEPTEMBER, 2004.

LANCO, LLC
an Indiana limited liability company
By: Colorful Colonial, Inc., Member
By: Craig D. Yoder, Vice President

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
OCT 25 2004
Edward Gleason
AUDITOR OF ALLEN COUNTY
04-10998
ALLEN COUNTY AUDITOR'S NUMBER

KEY TO LOT DATA

DESCRIPTION
LANDIN PARKE

A parcel of land located in the Southeast One-quarter of Section 35, Township 31 North, Range 13 East and the Northeast One-quarter of Section 2, Township 30 North, Range 13 East, Allen County, Indiana and more particularly described as follows:

Beginning at the Northeast corner of Section 2, Township 30 North, Range 13 East as marked by a five-eighths inch diameter steel pin found; thence South 00 degrees 07 minutes 38 seconds East (Bearing Basis is for description) along the East line of the Northeast One-quarter of said Section 2, a distance of 858.41 feet to a MAG nail set; thence South 89 degrees 58 minutes 58 seconds West, a distance of 1,318.31 feet to a one-half inch square steel pin found; thence North 00 degrees 09 minutes 00 seconds West, a distance of 858.41 feet to a five-eighths inch diameter steel pin found with DSA Firm No. 0028 identification cap; thence North 89 degrees 58 minutes 58 seconds East, a distance of 658.64 feet to a three-eighths inch diameter steel pin found; thence North 00 degrees 01 minutes 45 seconds West, a distance of 1,323.38 feet to a five-eighths inch diameter steel pin set with DSA Firm No. 0028 identification cap; thence South 89 degrees 59 minutes 19 seconds West, a distance of 311.31 feet to a one-inch pipe found 1.4 feet West and 2.3 feet South; thence North 00 degrees 00 minutes 43 seconds West, a distance of 378.69 feet to the centerline of the Bullerman Drain as described in Survey No. 8636 ROS dated November 4, 2003 by Gale L. Fansler; thence South 87 degrees 02 minutes 00 seconds East along said centerline by survey aforementioned, a distance of 223.48 feet; thence South 83 degrees 34 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 83.40 feet; thence South 47 degrees 28 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 43.50 feet; thence South 89 degrees 12 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 47.00 feet; thence South 72 degrees 47 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 64.50 feet; thence South 83 degrees 10 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 91.20 feet; thence South 97 degrees 55 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 115.00 feet; thence South 81 degrees 45 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 48.30 feet; thence South 89 degrees 15 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 58.0 feet; thence South 70 degrees 13 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 62.40 feet; thence South 77 degrees 34 minutes 00 seconds East along the north line of the aforementioned survey, a distance of 36.30 feet to a point on the west line of Burchard's Suburban Addition as recorded in Plat Book 17A, page 81 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 01 minutes 45 seconds East along said west line of Burchard's Suburban Addition, a distance of 58.60 feet to a five-eighths inch diameter steel pin with DSA Firm No. 0028 identification cap, said point also being the southwest corner of said Burchard's Suburban Addition; thence North 89 degrees 59 minutes 19 seconds East along the south line of said Burchard's Suburban Addition, a distance of 209.70 feet to a point on the east line of said Southeast One-quarter of Section 35; thence South 00 degrees 01 minutes 45 seconds East along said east line of Southeast One-quarter of Section 35, a distance of 211.32 feet as marked by a MAG nail set; thence South 89 degrees 58 minutes 15 seconds West, a distance of 123.48 feet to a five-eighths inch diameter steel pin set with DSA Firm No. 0028 identification cap; thence North 77 degrees 18 minutes 41 seconds West, a distance of 238.64 feet to a five-eighths inch diameter steel pin set with DSA Firm No. 0028 identification cap; thence South 01 degrees 04 minutes 08 seconds West, a distance of 153.86 feet to a five-eighths inch diameter steel pin set with DSA Firm No. 0028 identification cap; thence South 00 degrees 01 minutes 45 seconds East, a distance of 314.00 feet to a five-eighths inch diameter steel pin set with DSA Firm No. 0028 identification cap; thence North 89 degrees 43 minutes 36 seconds East, a distance of 370.00 feet to a point on the East line of the Southeast One-quarter of Section 35, Township 31 North, Range 13 East as marked by a MAG nail set; thence South 00 degrees 01 minutes 45 seconds East along the East line of said Southeast One-quarter, a distance of 692.43 feet to the Southeast corner of said Section 35 as marked by a stone found; thence North 89 degrees 58 minutes 55 seconds East along the North line of the Northeast One-quarter of said Section 2, a distance of 64.37 feet to the point of beginning, containing 48.12 acres, more or less.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF LANDS SURVEYED WITHIN THE CROSS REFERENCE SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE SUBDIVISION.

I FURTHER CERTIFY THAT SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT A 5/8 INCH DIAMETER STEEL ROD, 24 INCHES LONG, MARKED WITH A PLASTIC IDENTIFICATION CAP STAMPED "DSA FIRM NO. 0028" WILL BE SET AT EACH PROPERTY CORNER OF LANDIN PARKE, SEC. I AS MANDATED BY 865 IAC 1-7-2(f). THE CERTIFICATION GIVEN ABOVE IS LIMITED TO THE BOUNDARY SURVEY OF THE PERIMETER OF LANDIN PARKE, SEC I AND THE PLATTED LOTS THEREIN.

FIELD WORK COMPLETED DATE 7-1-04

PLAT PREPARED AND CERTIFIED CORRECT THIS 31st DAY OF AUGUST, 2004

KERRY D. DICKMEYER, LS # 50243

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

THIS PLAT LIES WITHIN A BOUNDARY SURVEY AND REPORT RECORDED IN DOC. # 2040011900, # 2040011902 AND # 2040011904

CONSENT FOR PERMANENT STRUCTURES ISSUED BY THE ALLEN COUNTY DRAINAGE BOARD ON DOCKET # 04-093 IN ACCORDANCE WITH INDIANA CODE 36-9-27-72, ON FILE AT THE ALLEN COUNTY SURVEYOR'S OFFICE.

PLAT REVISED MARCH 2, 2004
PLAT REVISED APRIL 1, 2004
ADDRESS ADDED MAY 28, 2004
REV. COLONIAL LOTS 28-38 TIER ADDED 8/25/04
REV. TYD TIER ADDED 9/2/04
REV. LOTS 54-59 TIER ADDED 9/8/04
REV. LOTS 28-38 TIER ADDED 9/9/04
REV. LOTS 54-59 TIER ADDED 9/9/04
FILE NAME = LANDINPARKEPLAT2DWG

LEGEND
POB - POINT OF BEGINNING
BL - BUILDING LINE
UT - UTILITY EASEMENT
SDE - SURFACE DRAINAGE EASEMENT
SAN - SANITARY SEWER EASEMENT
ESMT - EASEMENT
XXXX - FLOOD PROTECTION GRADE
R, ROAD - RADIUS
LT - STREET LIGHT

NOTE (A) STONE FOUND AND PIPE AND ACCEPTED SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA. THE STONE HAS CALLED FOR IN RESCRIBED DEED # DOC #96-009264 PIPE WAS FOUND 0.01'S OF STONE

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 NEW HAVEN
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 ALIGN FOR PROPOSED DRAINAGE SWALE GRADES AS FOUND IN PLANS.

DEVELOPER:
COLONIAL DEVELOPMENT INC.
6008 Brandy Chase Cove
Fort Wayne, Indiana 46815
260-486-2500
www.colonialgroup.com

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