

Secondary Plat of:

THE PRESERVES OF CARROLL CREEK, SECTION 2, PHASE 2

A subdivision of part of the Southwest Quarter of Section 25, Township 32 North, Range 11 East, Allen County, Indiana.

Developer:
Carroll Creek Development Company, Inc.
301 Airport North Office Park
Fort Wayne, IN 46825
Tel: 260/489-0109

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300



SCALE IN FEET:
0 60 120

BLOCK "A"

BENCHMARKS:

Beginning Benchmark: USGS Disk stamped U 196 1946 stamped in a bronze disk on the top of an 8" concrete monument projecting 0.2 feet above the ground, located 34 feet East of the centerline of Bethel Road and 37 feet North of the centerline of Carroll Road, Sec. 30-32-12

ELEVATION = 852.06 feet [NGVD '29]
= 851.56 feet [NAVD '88]

Plat Benchmark:

ELEVATION = 000.00 feet [NAVD '88]



Part of the Southwest Quarter of Section 25, Township 32 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Center of said Section 25, being marked by a bolt; thence South 00 degrees 28 minutes 53 seconds West (deed bearing and basis of all bearings in this description), on and along the East line of said Southwest Quarter, a distance of 1175.27 feet to a #5 rebar at the Northeast corner of the plat of The Preserves of Carroll Creek, Section 2, Phase 1, as recorded in Plat Cabinet G, page 6, in the office of the Recorder of Allen County, Indiana; thence North 89 degrees 50 minutes 27 seconds West, on and along the North line of said plat, and its Westerly projection, a distance of 733.35 feet to a #5 rebar on the West line of a 35.012 acre base tract of real estate described in a deed to Carroll Creek Development Company, Inc., as described in Document Number 201089827 in the office of said Recorder; thence North 00 degrees 45 minutes 03 seconds East, on and along said West line, a distance of 1177.64 feet to a #5 rebar at the Northwest corner of said 35.012 acre base tract, being a point on the North line of said Southwest Quarter; thence South 89 degrees 39 minutes 26 seconds East, on and along said North line, a distance of 727.80 feet to the point of beginning, containing 19.731 acres of land.

Carroll Creek Development Company, Inc., owner by virtue of that certain deed shown in Document Number 201089827 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does hereby lay off, plat, dedicate and subdivide, said real estate into lots, streets and easements in accordance with the information shown on the plat. Further, Carroll Creek Development Company, Inc., hereby subjects and impresses all of said land in said addition with the limitations and easements attached hereto and made a part thereof by reference. This subdivision shall be known and designated as THE PRESERVES OF CARROLL CREEK, SECTION 2, PHASE 2.

IN WITNESS WHEREOF, J. Andrew Norton, known to me to be the person and President of Carroll Creek Development Company, Inc., organized and existing under the laws of the State of Indiana, has hereto, on behalf of said Carroll Creek Development Company, Inc. set his hand and seal, this _____ day of _____, 2014.

CARROLL CREEK DEVELOPMENT COMPANY, INC.

By: _____
J. Andrew Norton, President

Consent for permanent structures issued by the Allen County Drainage Board on _____ in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #14-XXX reference - **The Preserves of Carroll Creek, Section 2, Phase 2, regulated drain**. Furthermore, the Stormwater Management Plan for **THE PRESERVES OF CARROLL CREEK, SECTION 2, PHASE 2**, has been approved on _____ under Drainage Board Rec. Doc. #14-XXX.

CERTIFICATE OF SURVEYOR

I, John C. Sauer, 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 depicts a subdivision of real estate described in Document Number 201089827 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 24 inch long #5 rebars bearing plastic caps impressed "Sauer S0364"; and 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 this new subdivision.

I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to recheck each Social Security number in this document, unless required by law.

Date: _____
John C. Sauer, Indiana Land Surveyor

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number _____ in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: _____

ALLEN COUNTY SURVEYOR
DATE: _____

BOARD OF COMMISSIONERS
DATE: _____

ALLAN D. FRISINGER, PRESIDENT

ALLAN D. FRISINGER, L.S., ALLEN COUNTY SURVEYOR

THERESE M. BROWN, PRESIDENT

ZONING ADMINISTRATOR
DATE: _____

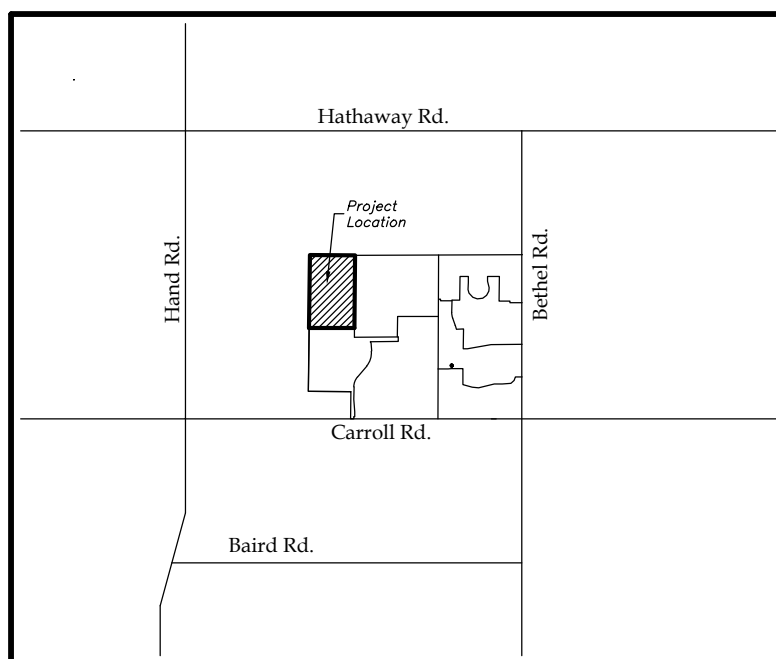
F. NELSON PETERS, VICE PRESIDENT

KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

LINDA K. BLOOM, SECRETARY

TERA K. KLUTZ, CPA, AUDITOR

This instrument prepared by John C. Sauer, Indiana Land Surveyor



Location Map

PLAT LEGEND

- Plot Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- - - - Building Set-back Line
- - - - Easement Line
- - - - Adjoining Plat Interior Lot Line
- #NNNN Street Address Number
- NN Lot Number and Block Designation
- Δ-NNNNNN Street Centerline Curve Data
- MINIMUM Minimum Flood Protection Grade

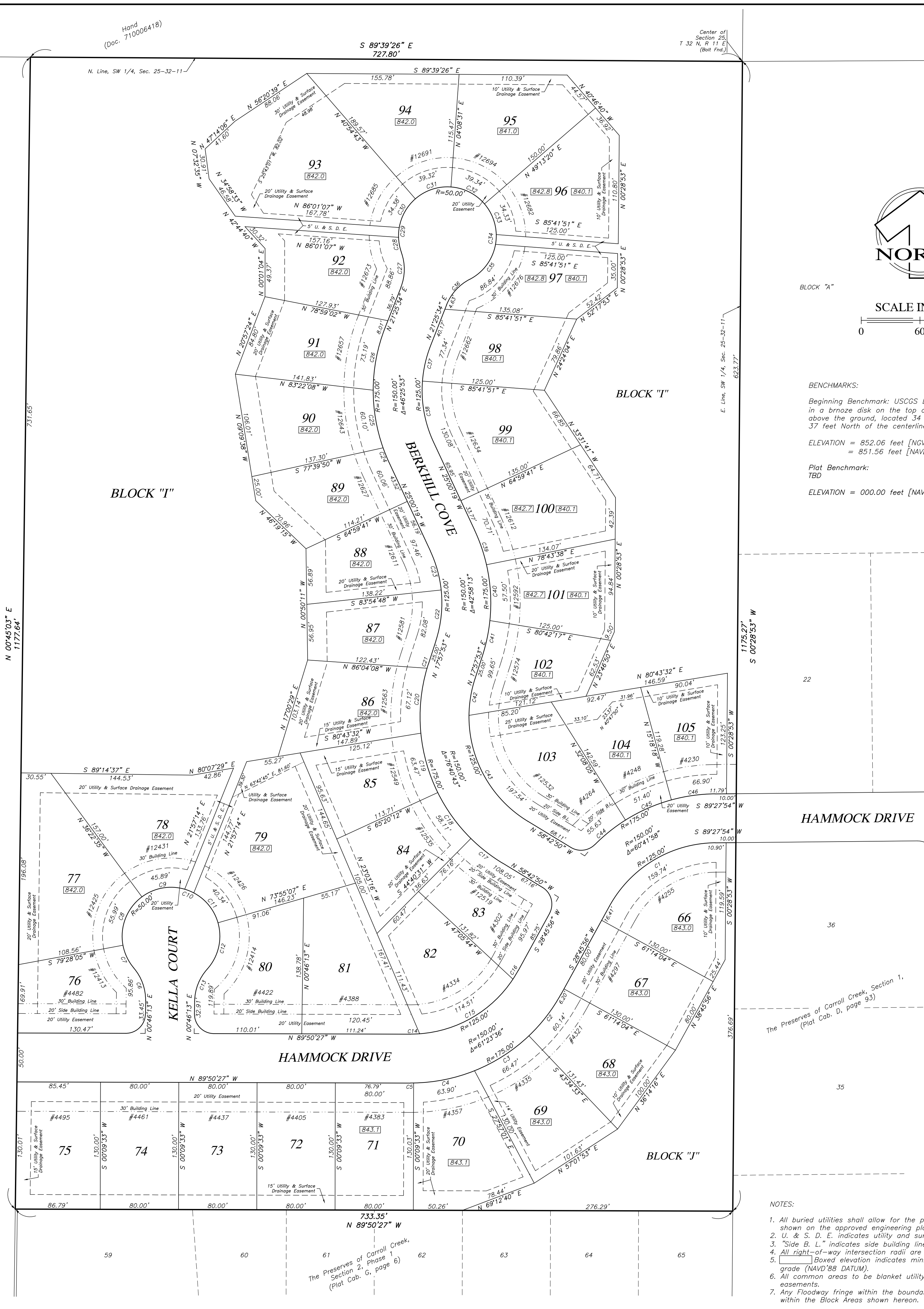
AREA TABLE

LOT #	Area (sq. ft.)
66	1163.3
67	1040.0
68	1022.1
69	1070.6
70	1257.0
71	1040.0
72	1040.0
73	1040.0
74	1040.0
75	1119.6
76	1000.6
77	1636.6
78	1364.0
79	1244.2
80	1231.0
81	1296.0
82	1105.3
83	992.0
84	977.2
85	967.5
86	1077.8
87	911.9
88	967.5
89	969.8
90	1123.2
91	1029.6
92	1039.5
93	2084.5
94	1187.8
95	1259.7
96	1218.9
97	972.2
98	989.7
99	1259.7
100	1222.9
101	1032.3
102	94.36
103	1406.8
104	90.32
105	997.2

Entity	Area (sq. ft.)
Block I	280428
Block J	27297
Street	95567

LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.43'	125.00'	60°41'58"	S 59°06'55" W	126.32'
C2	53.94'	175.00'	17°39'31"	N 37°35'42" E	53.72'
C3	66.47'	175.00'	21°45'43"	N 57°18'19" E	66.07'
C4	63.90'	175.00'	20°55'13"	N 78°38'47" E	63.54'
C5	3.21'	175.00'	1°03'09"	N 89°37'58" E	3.21'
C6	36.14'	50.00'	41°24'35"	N 19°56'04" W	35.36'
C7	26.27'	50.00'	30°06'26"	S 25°35'09" E	25.97'
C8	55.99'	50.00'	64°09'20"	S 21°32'45" W	53.11'
C9	45.89'	50.00'	52°35'28"	S 79°55'09" W	44.30'
C10	10.02'	50.00'	11°28'42"	N 68°02'46" W	10.00'
C11	40.34'	50.00'	46°13'32"	N 39°11'39" W	39.25'
C12	50.84'	50.00'	58°15'41"	N 13°02'57" E	48.68'
C13	36.14'	50.00'	41°24'35"	S 21°28'30" W	35.36'
C14	9.21'	125.00'	4°13'20"	N 88°02'53" E	9.21'
C15	114.51'	125.00'	52°29'15"	N 59°41'36" E	110.55'
C16	10.22'	125.00'	4°41'02"	N 31°06'27" E	10.22'
C17	40.89'	175.00'	13°23'21"	S 52°01'09" E	40.80'
C18	58.11'	175.00'	19°01'29"	S 35°48'44" E	57.84'
C19	63.47'	175.00'	20°46'55"	S 15°54'32" E	63.13'
C20	67.12'	175.00'	21°58'30"	S 05°28'10" W	66.71'
C21	4.61'	175.00'	1°30'29"	S 17°12'39" W	4.61'
C22	52.47'	125.00'	24°03'06"	N 05°56'20" E	52.09'
C23	41.27'	125.00'	18°55'07"	N 15°32'46" W	41.09'
C24	16.54'	175.00'	5°24'54"	S 22°45'52" E	16.53'
C25	60.10'	175.00'	19°40'38"	S 09°45'06" E	59.81'
C26	65.18'	175.00'	21°20'20"	S 10°45'24" W	64.80'
C27	36.14'	50.00'	41°24'35"	N 00°43'16" E	35.36'
C28	15.93'	50.00'	18°15'16"	N 10°51'23" E	15.86'
C29	9.97'	50.00'	11°28'42"	N 04°18'09" E	9.95'
C30	34.38'	50.00'	39°23'46"	S 29°23'24" W	33.71'
C31	39.32'	50.00'	45°03'14"	S 71°36'54" W	38.31'
C32	39.34'	50.00'	45°04'49"	N 63°19'05" W	38.33'
C33	34.33'	50.00'	39°20'28"	N 21°06'26" W	33.66'
C34	10.02'	50.00'	11°28'42"	N 04°18'09" E	10.00'
C35	46.07'	50.00'	52°47'38"	N 36°28'19" E	44.46'
C36	36.14'	50.00'	41°24'35"	S 42°07'51" W	35.36'
C37	37.17'	125.00'	17°02'12"	S 12°54'28" W	37.03'
C38	64.13'	125.00'	29°23'41"	S 10°18'29" E	63.43'
C39	36.94'	175.00'	12°05'43"	N 18°57'28" W	36.87'
C40	57.50'	175.00'	18°49'35"	N 03°29'46" W	57.24'
C41	36.80'	175.00'	12°02'54"	N 11°56'26" E	36.73'
C42	37.85'	125.00'	17°21'05"	S 09°17'21" W	37.71'
C43	129.43'	125.00'	59°19'38"	S 29°03'01" E	123.73'
C44	55.63'	175.00'	18°12'43"	S 48°45'33" W	55.39'
C45	51.40'	175.00'	16°49'48"	S 66°16'49" W	51.22'
C46	45.11'	175.00'	14°46'12"	S 82°04'48" W	44.93'



NOTES:

- All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
- U, & S, D, E, indicates utility and surface drainage easement.
- Side B, L, indicates side building line on corner lots.
- All right-of-way intersection radii are 20 feet.
- [Boxed elevation indicates minimum flood protection grade (NAVD 88 DATUM).
- All common areas to be blanket utility and surface drainage easements.
- Any floodway fringe within the boundary of the plat are contained within the Block Areas shown hereon.