

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. 2015057784
RECORDED: 11/10/2015 3:39:16 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

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

REGULATED DRAINAGE EASEMENT NOTE:
A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the general maintenance thereof, with the later easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	2192.0 feet
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BENCHMARKS:
Beginning Benchmark: USGS Disk stamped U 196 1946 stamped in a brass 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 (NAD 83)
= 851.56 feet (NAVD 88)

Plot Benchmark #1:
Top of Bronze Disk installed in the Northwest end of the Pond 2 Overlook Area (Grass beam) Block 7, The Preserves of Carroll Creek, Section 2, Phase 2, with the elevation 838.49 feet stamped in the disk.
ELEVATION = 838.49 feet (NAVD 88)

Plot Benchmark #2:
Top of Bronze Disk in top of Concrete Bench on the North side of the storm outlet, located 22 feet Southeast and 40 feet Westward of the most Southwesterly corner of 69, with the elevation 838.52 stamped on the top of the disk.
ELEVATION = 838.52 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 4 inch steel post; thence South 00 degrees 29 minutes 17 seconds West (assumed bearing and basis of all bearings in this description), on and along the East line of said Southwest Quarter, a distance of 1171.97 feet to a 45 rebar; thence North 89 degrees 50 minutes 27 seconds West, on and along the North line partially defined by the North line 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, a distance of 732.53 feet to a 45 rebar; thence North 09 degrees 38 minutes 44 seconds East, a distance of 1175.22 feet to a 45 rebar on the North line of said Southwest Quarter; thence South 89 degrees 35 minutes 15 seconds East, on and along said North line, a distance of 729.27 feet to the point of beginning, containing 19,692 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 by, offer, 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, his president, on behalf of said Carroll Creek Development Company, Inc., set his hand and seal, this 10 day of October, 2015.

CARROLL CREEK DEVELOPMENT COMPANY, INC.

By: 
J. Andrew Norton, President

Consent for permanent structures issued by the Allen County Drainage Board on April 24, 2014 in accordance with Indiana Code 36-6-27-2, to file at the Allen County Surveyor's Office in Drainage Board Rec. Doc. #14-047 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 April 24, 2014, under Drainage Board Rec. Doc. #14-049.

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 rebar bearing plastic caps imprinted "Sauer S0364"; and that there has been no change from the matters of survey revealed by the surveyor referred hereto or any prior subdivision plats contained therein, on any lines that are common with this 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 restrict each Social Security number in this document, unless required by law.


John C. Sauer, Indiana Land Surveyor
Date: 10/08/2015


This plat lies entirely within a Rule 12-1AC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 201501256 in the Office of the Recorder of Allen County, Indiana.




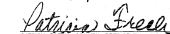

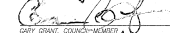
SCALE IN FEET:
0 60 120

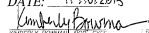


APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 11/02/2015

KAREN H. NEWMESTER, VICE PRESIDENT

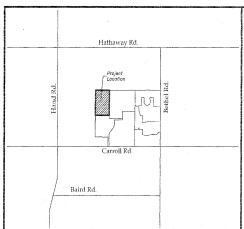
ALLEN COUNTY SURVEYOR
DATE: 11/02/2015

ALAN D. PHIPPS, D. ALLEN COUNTY SURVEYOR

TOWN COUNCIL OF HUNTERTOWN:
DATE: 11/9/15

Patricia Green, Mayor

David Johnson, Council Member

Cathy Mitternberg, Clerk

ZONING ADMINISTRATOR
DATE: 11/30/2015

Marilyn Johnson, Zoning Administrator



- NOTES:**
- All buried utilities shall allow for the proposed waste grades all shown on the surveyed engineering plans.
 - U or G or L indicates utility and surface drainage easement.
 - "Side E. L." indicates side building line on corner lots.
 - All 7500-ft² or more lots shall have a minimum flood protection grade (NAD 83 DATUM).
 - All common areas to be blanket utility and surface drainage easements.
 - All roadway strips within the boundary of the plat are contained within the Block Areas shown herein.



PLAT LEGEND

- Plat Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-Back Line
- Easement Line
- Adjoining Plat Interior Lot Line
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade

AREA TABLE

Lot #	Area (Sq. Ft.)
66	11633
67	10620
68	10620
69	10620
70	10620
71	10620
72	10620
73	10620
74	10620
75	10620
76	10620
77	10620
78	10620
79	10620
80	10620
81	10620
82	10620
83	10620
84	10620
85	10620
86	10620
87	10620
88	10620
89	10620
90	10620
91	10620
92	10620
93	10620
94	10620
95	10620
96	10620
97	10620
98	10620
99	10620
100	10620
101	10620
102	10620
103	10620
104	10620
105	10620

LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.43	125.00	60°41'38"	S 37°06'36" W	126.32
C2	153.84	175.00	117°39'31"	N 37°50'42" E	353.97
C3	166.47	175.00	21°45'43"	N 51°31'19" E	66.07
C4	63.50	175.00	20°55'13"	N 78°38'47" E	63.54
C5	132.43	175.00	103°04'30"	N 89°31'56" E	132.43
C6	36.14	50.00	41°24'35"	N 19°54'04" W	35.36
C7	26.27	50.00	30°06'26"	S 25°33'09" E	25.97
C8	26.27	50.00	49°29'20"	S 12°42'45" E	53.11
C9	45.89	50.00	52°35'28"	S 79°50'09" W	44.30
C10	100.00	50.00	112°28'42"	N 68°00'48" W	100.00
C11	40.34	50.00	46°13'32"	N 59°11'09" E	39.90
C12	50.84	50.00	58°19'41"	N 13°02'51" E	48.68
C13	136.14	50.00	103°04'30"	N 89°31'56" E	136.14
C14	3.31	125.00	41°3'20"	N 88°02'53" E	5.21
C15	114.51	125.00	52°22'15"	N 56°41'56" E	110.55
C16	102.22	125.00	42°41'02"	N 51°08'21" E	102.22
C17	40.89	175.00	18°27'21"	S 27°01'05" E	40.89
C18	166.47	175.00	117°39'31"	N 37°50'42" E	353.94
C19	63.47	175.00	20°44'55"	S 13°54'10" E	63.47
C20	187.72	175.00	21°58'30"	S 02°28'10" W	66.71
C21	14.60	125.00	19°30'38"	N 71°12'05" W	44.87
C22	52.47	125.00	24°03'05"	N 02°55'20" E	52.59
C23	41.27	125.00	18°55'03"	N 10°33'46" W	41.09
C24	116.54	175.00	62°24'54"	S 27°17'09" E	116.54
C25	60.10	175.00	19°40'38"	S 09°45'06" E	59.81
C26	60.10	175.00	21°20'20"	S 10°59'24" W	64.80
C27	36.14	50.00	41°24'35"	N 19°54'04" W	35.36
C28	15.31	30.00	18°13'33"	N 10°29'14" W	15.84
C29	100.00	50.00	112°28'42"	N 68°00'48" W	100.00
C30	34.35	50.00	38°22'03"	S 29°24'15" W	33.68
C31	39.32	50.00	48°02'14"	S 21°36'54" W	38.31
C32	136.14	50.00	103°04'30"	N 89°31'56" E	136.14
C33	34.33	50.00	38°20'28"	N 21°09'26" W	33.66
C34	100.00	50.00	112°28'42"	N 68°00'48" W	100.00
C35	148.07	50.00	124°24'38"	N 36°19'05" E	144.46
C36	36.14	50.00	41°24'35"	S 42°07'51" W	35.36
C37	137.17	125.00	17°02'12"	S 12°54'28" W	137.03
C38	64.13	125.00	68°24'41"	N 01°18'29" E	65.43
C39	36.34	175.00	18°05'43"	N 18°53'28" W	36.67
C40	67.35	175.00	18°48'29"	N 02°54'48" E	67.74
C41	36.80	175.00	12°02'54"	N 11°28'26" E	36.73
C42	37.89	125.00	19°21'05"	S 09°17'21" W	37.71
C43	128.43	125.00	68°17'38"	S 02°57'01" E	128.17
C44	155.63	175.00	18°12'43"	S 48°40'33" W	55.39
C45	31.42	175.00	18°49'48"	S 62°16'49" W	31.22
C46	45.11	175.00	10°46'12"	S 82°26'43" W	44.92

NOV 10 2015
John C. Sauer