

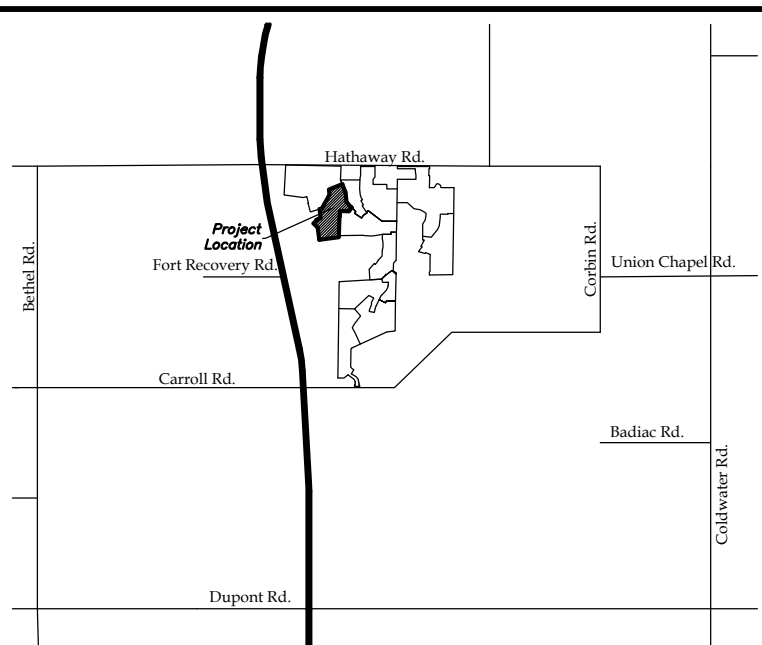
# QUAIL CREEK, SECTION IV

A subdivision of part of the Northwest and Northeast Quarters of Section 29, Township 32 North, Range 12 East, Allen County, Indiana.

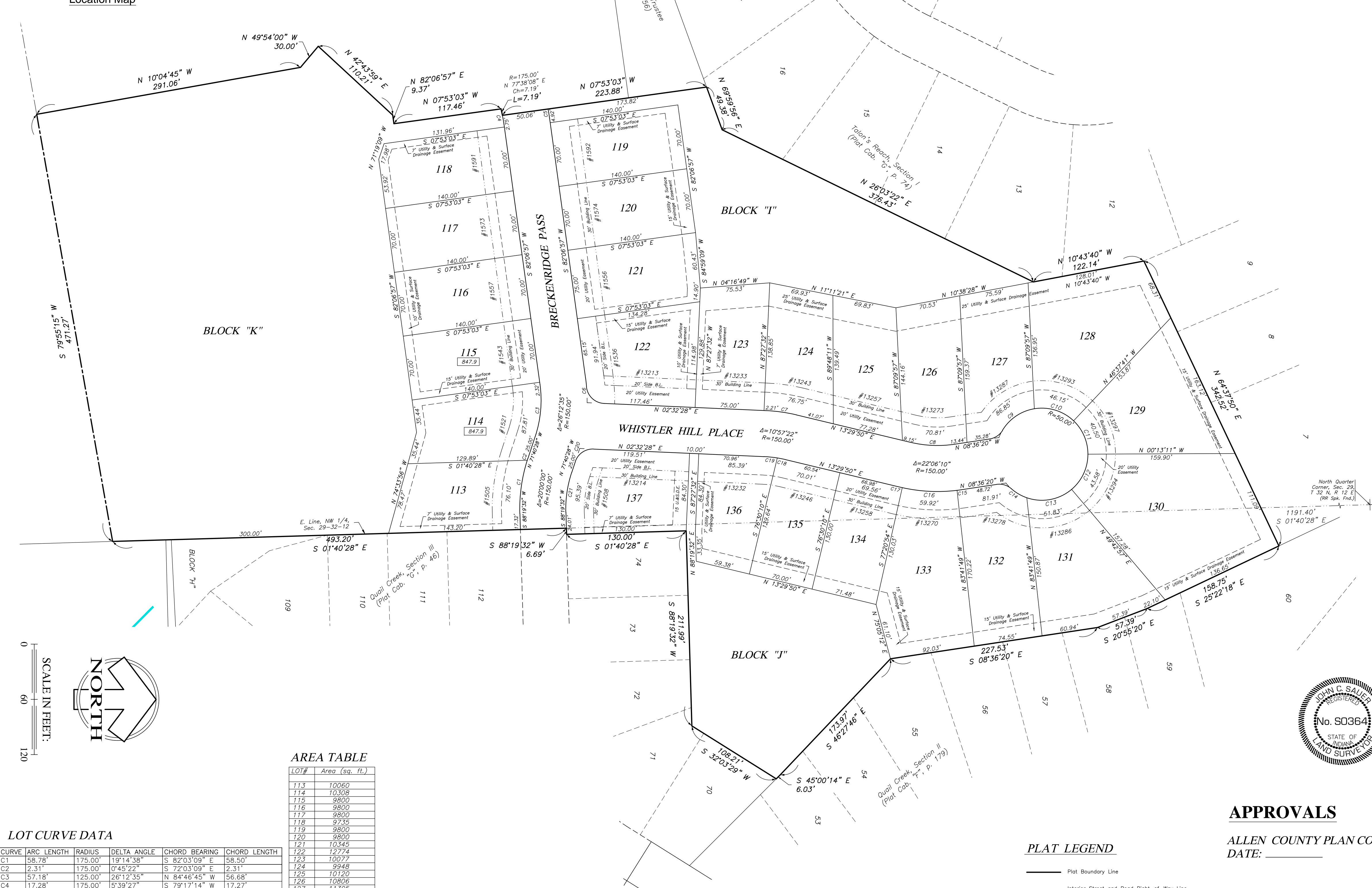
Developer: **Civil Development Corp.**  
10808 LaCabraeh Lane  
Fort Wayne, IN 46845  
Tel: 260/489-7095

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

Engineer: **Civil Engineering Services**  
8121 Union Chapel Road  
Fort Wayne, IN 46845  
Tel: 260/627-2791



Location Map



Part of the East Half of the Northwest Quarter, together with part of the West Half of the Northeast Quarter, all in, Section 29, Township 32 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the North Quarter corner of said Section 29, being marked by a railroad spike; thence South 01 degrees 40 minutes 28 seconds East (deed bearing and basis of all bearings in this description), on and along the East line of said Northwest Quarter, a distance of 1191.40 feet to a #5 rebar at a West corner of Quail Creek, Section III, as recorded in Plat Cabinet G, page 46 in the office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 01 degrees 40 minutes 28 seconds East, continuing on and along said West line, a distance of 493.20 feet to the Southeast corner of a 20.21 acre tract of real estate described in a deed to Salin Bank & Trust Company, as Custodian of the Orrin R. Sessions IRA, in Document Number 206048207 in the Office of said Recorder; thence South 79 degrees 55 minutes 15 seconds West, on and along the South line of said 20.21 acre tract, a distance of 471.27 feet to a point; thence North 10 degrees 04 minutes 45 seconds West, a distance of 291.06 feet to a #5 rebar; thence North 49 degrees 54 minutes 00 seconds West, a distance of 30.00 feet to a #5 rebar; thence North 42 degrees 43 minutes 59 seconds East, a distance of 110.21 feet to a #5 rebar; thence North 82 degrees 06 minutes 57 seconds East, a distance of 9.37 feet to a #5 rebar; thence North 07 degrees 53 minutes 03 seconds West, a distance of 117.46 feet to a #5 rebar; thence Easterly, on and along the arc of a non-tangent circular curve to the left having a radius of 175.00 feet, an arc distance of 7.19 feet, being subtended by a long chord having a length of 7.19 feet and a bearing of North 77 degrees 38 minutes 08 seconds East to a #5 rebar; thence North 07 degrees 53 minutes 03 seconds West, a distance of 223.88 feet to a #5 rebar on the South line of Talon's Reach, Section I, as recorded in Plat Cabinet G, page 74 in the office of said Recorder; thence North 69 degrees 59 minutes 56 seconds East, on and along said South line, a distance of 49.38 feet to a #5 rebar; thence North 26 degrees 03 minutes 22 seconds East, on and along a Southeast line of said Talon's Reach, Section I, a distance of 122.14 feet to a #5 rebar; thence North 64 degrees 37 minutes 50 seconds East, on and along a South line of said Talon's Reach, Section I, a distance of 342.52 feet to a #5 rebar on the West line of Quail Creek, Section II, as recorded in Plat Cabinet F, page 179, in the Office of said Recorder; thence South 25 degrees 22 minutes 18 seconds East, on and along said West line, a distance of 158.75 feet to a #5 rebar; thence South 20 degrees 55 minutes 20 seconds East, continuing on and along said West line, a distance of 57.39 feet to a #5 rebar; thence South 08 degrees 36 minutes 20 seconds East, continuing on and along said West line, a distance of 227.53 feet to a #5 rebar; thence South 46 degrees 27 minutes 46 seconds East, continuing on and along said West line, a distance of 173.97 feet to a #5 rebar; thence South 45 degrees 00 minutes 14 seconds East, continuing on and along said West line, a distance of 6.03 feet to a #5 rebar at a North corner of said Quail Creek, Section III; thence South 32 degrees 03 minutes 29 seconds West, on and along a North line of said Quail Creek, Section III, a distance of 108.21 feet to a #5 rebar; thence South 88 degrees 19 minutes 32 seconds West, continuing on and along said North line, a distance of 211.99 feet to a #5 rebar at a Northwest corner thereof; thence South 01 degrees 40 minutes 28 seconds East, on and along a West line of said Quail Creek, Section III, a distance of 130.00 feet to a #5 rebar at a West corner thereof; thence South 08 degrees 19 minutes 32 seconds West, on and along a North line of said Quail Creek, Section III, a distance of 6.69 feet to the true point of beginning, containing 14.121 acres of land, subject to all easements of record.

PT Development Corp., owner by virtue of that certain deeds shown in Document Number \_\_\_\_\_ 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, PT Development Corp., 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 QUAIL CREEK, SECTION IV.

IN WITNESS WHEREOF, Joseph L. Zehr, known to me to be the person and President of PT Development Corp., organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said PT Development Corp., set his hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

PT DEVELOPMENT CORP.  
By: \_\_\_\_\_  
Joseph L. Zehr, 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 **Quail Creek, Section IV, Regulated Drain**, and Doc. #14-XXX reference **Rodenbeck No. 2, Br. 4 Drain**. Furthermore, the Stormwater Management Plan for QUAIL CREEK, SECTION IV, has been approved on \_\_\_\_\_ under Drainage Board Rec. Doc. #14-XXX.

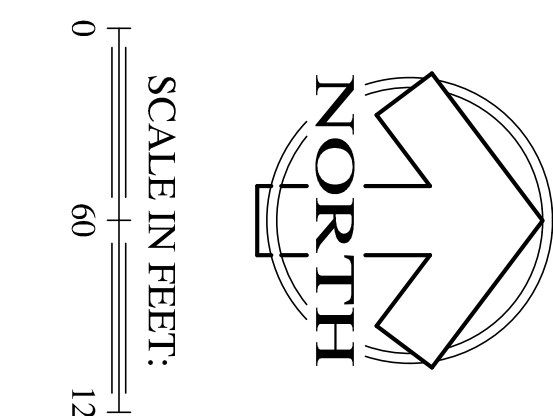
**CERTIFICATE OF SURVEYOR**

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 \_\_\_\_\_ 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 imprinted "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 redact 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.



**AREA TABLE**

LOT #	Area (sq. ft.)
113	10060
114	10308
115	9800
116	9800
117	9800
118	9735
119	9800
120	9800
121	10345
122	12774
123	10077
124	9948
125	10120
126	10806
127	11305
128	17615
129	9735
130	14484
131	23149
132	14138
133	12424
134	15119
135	9167
136	9099
137	8967
137	11392

Entity	Area (sq. ft.)
Block I	41688
Block J	36144
Block K	175410
Street	53647

**LOT CURVE DATA**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.78'	175.00'	19°14'38"	S 82°03'09" E	58.50'
C2	2.31'	175.00'	0°45'22"	S 72°03'09" E	2.31'
C3	57.18'	125.00'	26°12'35"	N 84°46'45" W	56.68'
C4	17.28'	175.00'	5°39'27"	S 79°17'14" W	17.27'
C5	10.09'	225.00'	2°34'06"	S 80°49'54" W	10.09'
C6	26.79'	175.00'	8°46'14"	S 86°30'04" W	26.76'
C7	33.46'	175.00'	10°57'22"	S 08°01'09" W	33.41'
C8	48.22'	125.00'	22°06'10"	N 02°26'45" E	47.92'
C9	42.84'	50.00'	49°05'28"	S 34°03'17" E	41.54'
C10	46.15'	50.00'	52°52'52"	S 16°55'52" W	44.53'
C11	40.50'	50.00'	46°24'30"	S 66°34'34" W	39.40'
C12	43.58'	50.00'	49°56'09"	N 65°15'07" W	42.21'
C13	51.83'	50.00'	59°23'23"	N 10°35'21" W	49.54'
C14	28.18'	50.00'	32°17'19"	N 35°15'00" E	27.81'
C15	5.01'	175.00'	1°38'39"	N 07°47'10" W	5.01'
C16	59.92'	175.00'	19°37'06"	N 02°50'33" E	59.63'
C17	2.58'	175.00'	0°50'43"	N 13°04'28" E	2.58'
C18	9.47'	125.00'	4°20'33"	S 11°19'33" W	9.47'
C19	14.43'	125.00'	6°36'48"	S 05°50'52" W	14.42'
C20	2.75'	175.00'	0°54'07"	N 72°07'31" W	2.75'
C21	43.63'	125.00'	20°00'00"	S 81°40'28" E	43.41'

**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.

**BENCHMARKS:**

Beginning Benchmark: USCGS Disk stamped U 197 1946 stamped in the top of an 8" concrete monument located 21 feet North of the centerline of Hathaway Road and 46 feet East of the East rail of the New York Central Railroad (now removed), Sec. 21-32-12  
ELEVATION = 825.43 feet [NAVD'88]  
= 824.99 feet [NAVD'88]

Plat Benchmark:  
Top of Bronze Disk installed in the Southwest end of the Wetland 4, Overflow Weir (grade beam) situated at the Northwest end of Block "K", Quail Creek, Section IV, with the elevation 000.00 feet stamped in the disk.  
Block K 175410  
Street 53647  
ELEVATION = 000.00 feet [NAVD'88]

**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

**APPROVALS**

**ALLEN COUNTY PLAN COMMISSION**  
DATE: \_\_\_\_\_  
ALLAN D. FRISINGER, PRESIDENT

**ALLEN COUNTY SURVEYOR**  
DATE: \_\_\_\_\_  
ALLAN D. FRISINGER, LS, ALLEN COUNTY SURVEYOR

**BOARD OF COMMISSIONERS**  
DATE: \_\_\_\_\_  
THERESE M. BROWN, PRESIDENT

**ZONING ADMINISTRATOR**  
DATE: \_\_\_\_\_  
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

**ATTEST:**  
TERA K. KLUTZ, CPA, AUDITOR