

Secondary Plat of:

RAVENSWOOD, SECTION III

A subdivision of part of the East Half of the Northeast Quarter of Section 29, Township 32 North, Range 12 East, Allen County, Indiana.

Developer:
PT Development Corp.
10808 LaCobrenah 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 Fax: 469-3301

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

Part of the East Half of the Northeast Quarter of 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 North 87 degrees 44 minutes 09 seconds East (lead bearing and basis of all bearings in this description), on and along the North line of said Northeast Quarter, being within the right-of-way of Hathaway Road, a distance of 1347.29 feet to the Northwest corner of the East Half of said Northeast Quarter, thence South 01 degrees 38 minutes 30 seconds East, on and along the West line of the East Half of said Northeast Quarter, a distance of 860.61 feet to the Southwest corner of Ravenswood Section I, as recorded in Plat Cabinet F, page 34 in the office of the Recorder of Allen County, Indiana, thence Easterly and Southerly, on and along the South and West lines of said Ravenswood, Section I, and on and along the Westerly lines of Ravenswood, Section II, as recorded in Plat Cabinet F, page 180, on the following courses and distances:

North 87 degrees 39 minutes 44 seconds East, a distance of 242.89 feet; thence South 51 degrees 54 minutes 11 seconds East, a distance of 214.24 feet to a #5 rebar, this being the one point of beginning; thence South 82 degrees 58 minutes 45 seconds East, a distance of 144.50 feet to a #5 rebar, thence South 63 degrees 49 minutes 58 seconds East, a distance of 138.61 feet to a #5 rebar, thence South 37 degrees 54 minutes 44 seconds East, a distance of 41.28 feet to a #5 rebar, thence South 07 degrees 35 minutes 42 seconds West, a distance of 149.84 feet to a #5 rebar, thence South 27 degrees 49 minutes 23 seconds West, a distance of 103.54 feet to a #5 rebar, thence South 01 degree 38 minutes 30 seconds East, a distance of 383.23 feet to a #5 rebar, thence North 88 degrees 21 minutes 30 seconds East, a distance of 37.56 feet to a #5 rebar, thence South 25 degrees 39 minutes 22 seconds West, a distance of 163.22 feet, being a point on the South right-of-way line of Vintner's Way; thence Southeasterly, on and along said South right-of-way line, as defined by the arc of a non-intersecting circular curve to the right, having a radius of 125.00 feet, an arc distance of 26.75 feet, being subtended by a long chord having a length of 26.70 feet and a bearing of South 62 degrees 48 minutes 03 seconds East to the point of tangency; thence South 56 degrees 40 minutes 09 seconds East, continuing on and along said South right-of-way line and tangent to said curve, a distance of 5.78 feet; thence South 33 degrees 19 minutes 51 seconds West, a distance of 139.61 feet to a #5 rebar at the Southwest corner of said Ravenswood, Section II;

thence North 76 degrees 31 minutes 14 seconds West, a distance of 380.00 feet to a #5 rebar; thence North 88 degrees 38 minutes 50 seconds West, a distance of 150.21 feet to a #5 rebar; thence North 01 degree 38 minutes 30 seconds West, a distance of 174.65 feet to a #5 rebar; thence North 88 degrees 21 minutes 30 seconds East, a distance of 4.11 feet to a #5 rebar; thence North 01 degree 38 minutes 30 seconds West, a distance of 130.00 feet to a #5 rebar; thence South 82 degrees 21 minutes 30 seconds East, a distance of 46.35 feet to a #5 rebar; thence North 01 degree 38 minutes 30 seconds West, a distance of 491.11 feet to a #5 rebar; thence North 23 degrees 19 minutes 31 seconds East, a distance of 231.28 feet to the true point of beginning, containing 6.779 acres of land, subject to all easements of record.

PT Development Corp., the undersigned owner by virtue of that certain deed shown in Document Number 2013017478 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do hereby lay off, plat, define and subdivide said real estate into lots, streets and easements in accordance with the information shown on this plat. Further, we hereby subject and impress all of said land in said subdivision with the limitations and easements attached hereto and made a part hereof by reference. This subdivision shall be known and designated as RAVENSWOOD, SECTION III.

IN WITNESS WHEREOF, PT Development Corp., 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 _____ day of _____, 2013.

By: Joseph L. Zehr, President

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 2013017478 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 equipped "Survey S0154"; and that there has been no change from the matters of survey revealed by the survey referenced herein or any prior subdivision plats certified therein, on any lines that are concerned with this new subdivision.

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

Date: _____
John C. Sauer, Indiana Land Surveyor

This plat lies entirely within a Re-11- IAG 665 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 2013016394 in the Office of the Recorder of Allen County, Indiana.

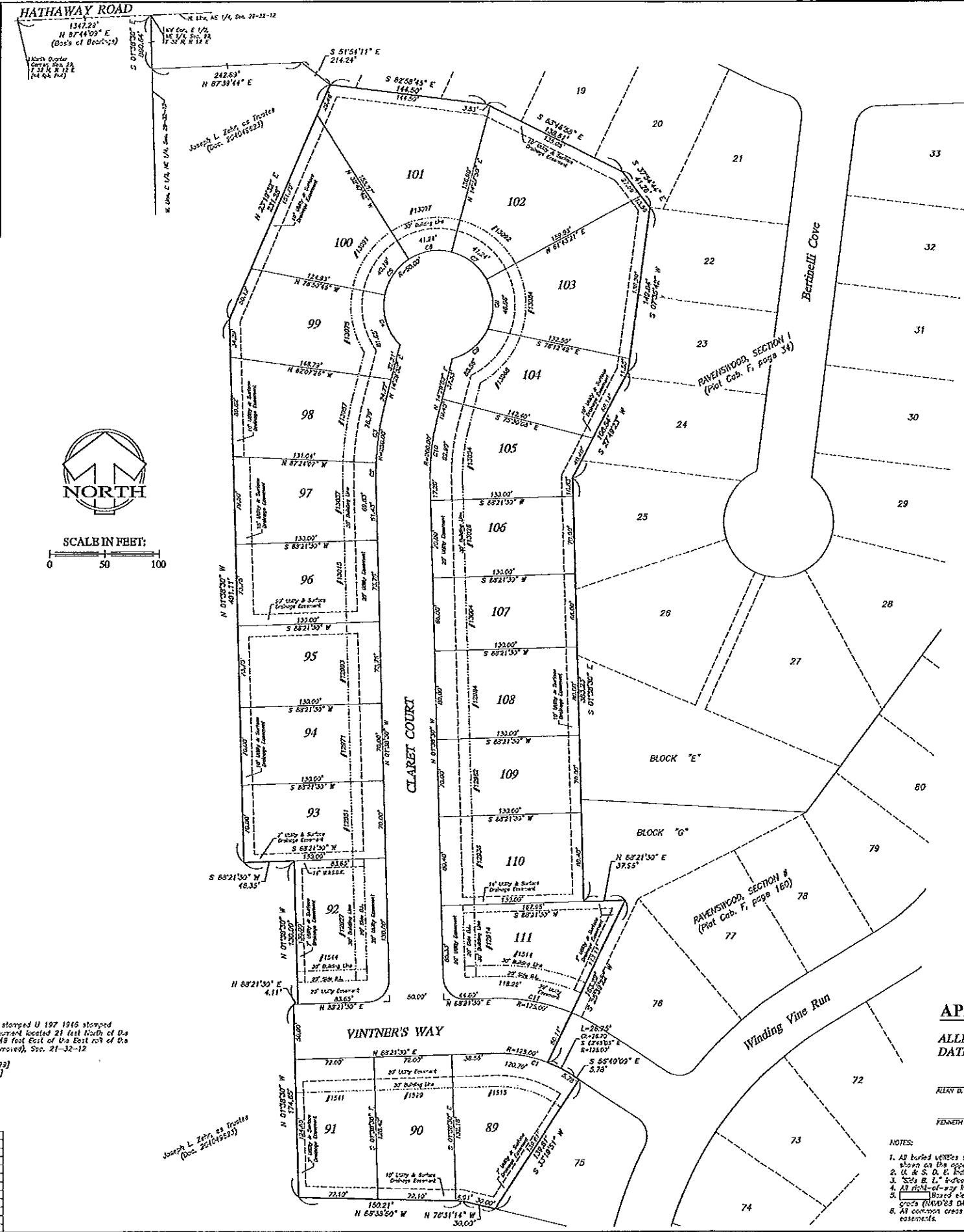
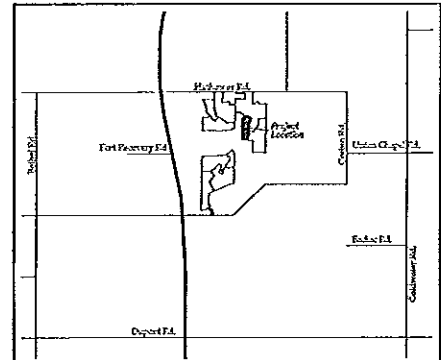


APPROVALS

ALLEN COUNTY PLAN COMMISSION DATE: _____ ALLEN B. FISHBEIN, PRESIDENT FENNETH R. MUMFORD, VICE PRESIDENT	ALLEN COUNTY SURVEYOR DATE: _____ ALLEN B. FISHBEIN, ALLEN COUNTY SURVEYOR	BOARD OF COMMISSIONERS DATE: _____ THESE U. BROWN, PRESIDENT F. NELSON PETERS, VICE PRESIDENT LARA K. BROWN, SECRETARY
	ZONING ADMINISTRATOR DATE: _____ FREDERICK BOWMAN, ZONING DIRECTOR	ATTEST: TERA K. WILDE, CPA, ACTOR

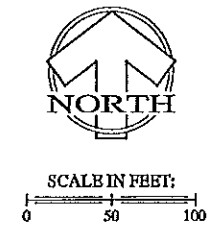
- NOTES:
- All buried utilities shall allow for the proposed grade of streets as shown on the approved engineering plan.
 - U. & S. D. E. indicates utility and surface drainage easement.
 - "S&D" L. indicates the existing line on corner lots.
 - All right-of-way intersection roads are 20 feet.
 - Based elevation indicates minimum flood protection grade (MINIMUM DAPM).
 - All common areas to be blanket utility and surface drainage easements.

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



PLAT LEGEND

- Plot Boundary Line
- Major Street and Road Right-of-Way Line
- Minor Lot Line
- Utility Set-back Line
- Easement Line
- Adjacent Plot Major Lot Line
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade



AREA TABLE

LOT	Area (sq. ft.)
89	10762
90	8392
91	8110
92	10768
93	8160
94	8160
95	8508
96	8508
97	8712
98	11448
99	11520
100	13464
101	13204
102	14184
103	13464
104	16524
105	8784
106	8784
107	8508
108	10400
109	8160
110	16456
111	12288

ESBY	Area (sq. ft.)
Street	49487

BENCHMARKS:
Beginning Benchmarks USGS Oak stamped U 197 1916 stamped in the top of an 8" concrete monument located 21 feet North of the centerline of Hathaway Road and 49 feet East of the East roll of the New York Central Railroad (see removal), Sec. 21-32-12
ELEVATION = 823.43 feet (MVD '23)
= 824.99 feet (MVD '83)
Plot Benchmarks TBD
ELEVATION-TBD

LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.36'	128.00'	34°53'53"	N 74°03'32" W	78.17'
C2	18.40'	250.00'	4°13'01"	S 02°28'00" W	18.40'
C3	52.02'	250.00'	11°55'21"	S 05°32'12" W	51.93'
C4	19.44'	150.00'	5°33'22"	S 17°10'27" E	17.45'
C5	40.19'	50.00'	48°03'04"	S 34°10'46" E	35.11'
C6	41.24'	50.00'	47°15'32"	S 67°50'04" W	40.03'
C7	41.24'	50.00'	47°15'32"	N 51°54'25" W	40.03'
C8	46.86'	50.00'	53°27'53"	N 01°33'42" E	44.93'
C9	43.03'	150.00'	4°18'38"	N 49°20'33" E	41.72'
C10	18.34'	200.00'	1°03'22"	S 62°25'41" W	18.15'
C11	73.42'	175.00'	24°02'22"	N 75°31'19" W	72.87'