

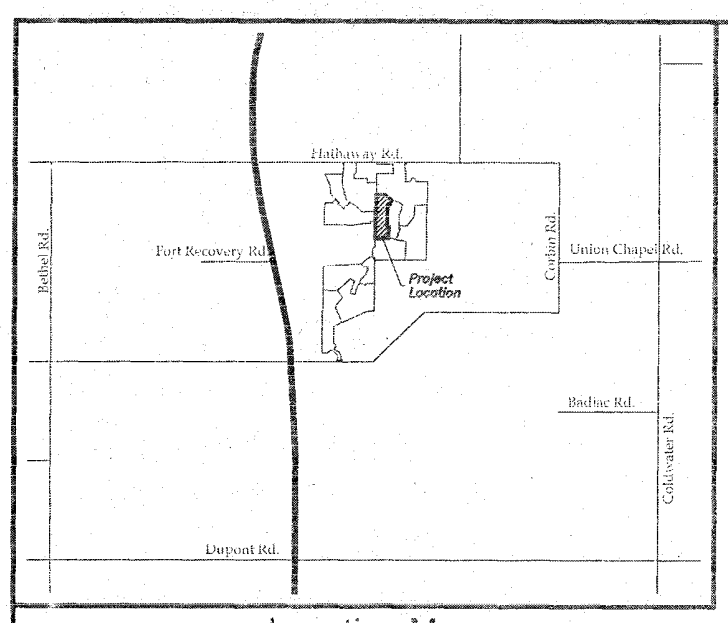
RAVENSWOOD, SECTION V

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

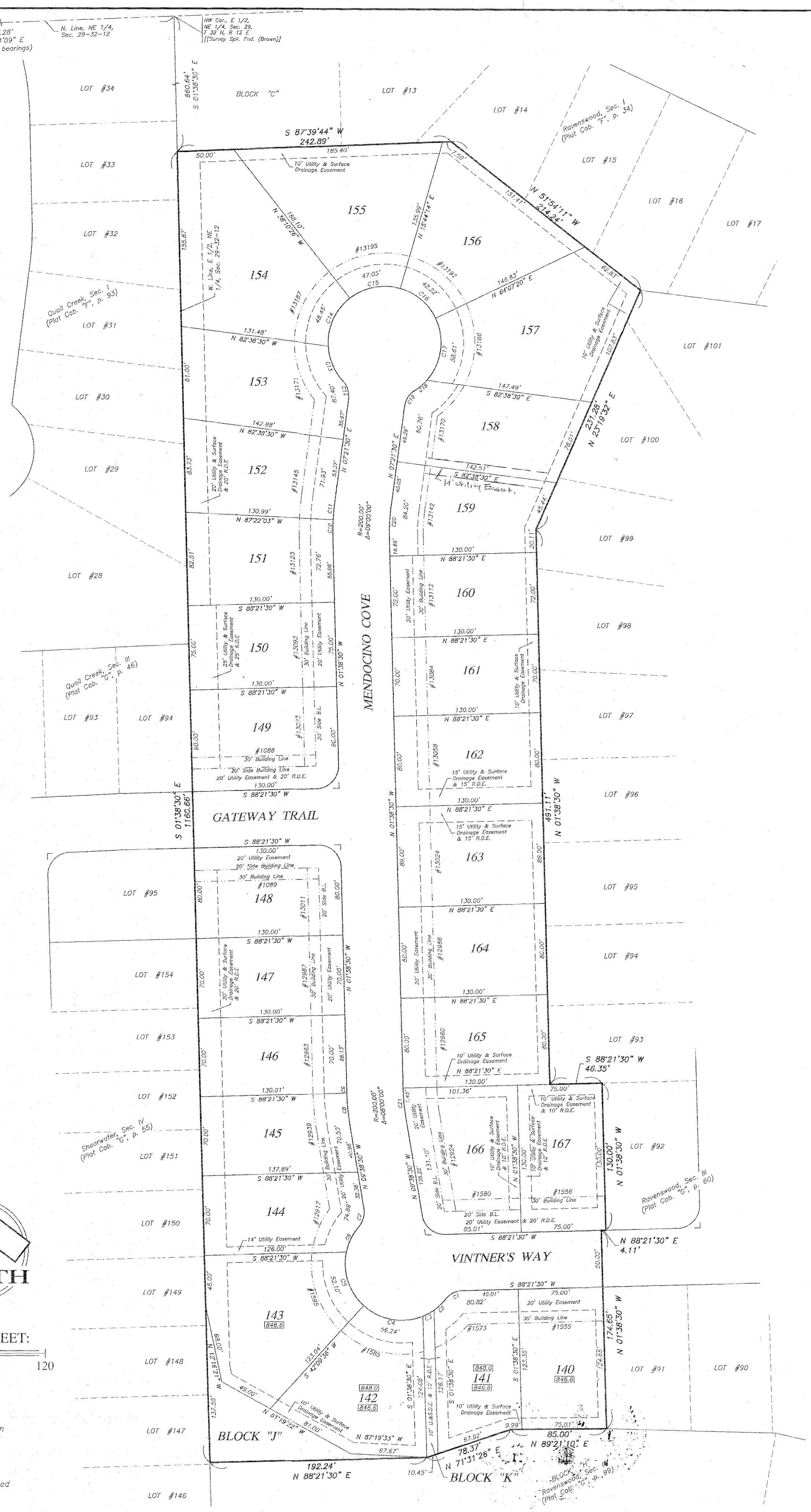
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RECORDED: 11/09/2015 8:58:30 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Developer:
PT Development Corp.
10808 LaCubree 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



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



Part of the East Half of the Northeast Quarter of Section 29, Township 32 North, Range 12 East, Allen County, Indiana, being 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 (GPS bearing used as the 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 1347.28 feet to a survey spike at 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 860.64 feet to a #5 rebar at 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, this being the true point of beginning; thence South 01 degrees 38 minutes 30 seconds East, continuing on and along said West line, a distance of 1160.66 feet to a #5 rebar at the Northwest corner of Ravenswood, Section IV, as recorded in Plat Cabinet G, page 99, in the Office of said Recorder; thence North 88 degrees 21 minutes 30 seconds East, on and along the North line of said Ravenswood, Section IV, a distance of 192.24 feet to a #5 rebar; thence North 71 degrees 23 minutes 26 seconds East, continuing on and along said North line, a distance of 78.37 feet to a #5 rebar; thence North 89 degrees 21 minutes 10 seconds East, continuing on and along said North line, a distance of 85.00 feet to a #5 rebar at the Southwest corner of Ravenswood, Section III, as recorded in Plat Cabinet G, page 60, in the Office of said Recorder; thence North 01 degrees 38 minutes 30 seconds West, on and along the West line of said Ravenswood, Section III, a distance of 174.65 feet to a #5 rebar; thence North 01 degrees 38 minutes 30 seconds West, on and along the West line of said Ravenswood, Section III, a distance of 130.00 feet to a #5 rebar; thence South 88 degrees 21 minutes 30 seconds West, on and along a South line of said Ravenswood, Section III, a distance of 46.35 feet to a #5 rebar; thence North 01 degrees 38 minutes 30 seconds West, on and along the West line of said Ravenswood, Section III, a distance of 491.11 feet to a #5 rebar; thence North 23 degrees 19 minutes 32 seconds East, continuing on and along said West line, a distance of 231.28 feet to a #5 rebar at the Northwest corner of said Ravenswood, Section III, being a point on the South line of said Ravenswood, Section I; thence North 51 degrees 54 minutes 11 seconds West, on and along said South line, a distance of 214.24 feet to a #5 rebar; thence South 87 degrees 39 minutes 44 seconds West, continuing on and along said South line, a distance of 242.89 feet to the true point of beginning, containing 8.822 acres of land, subject to all easements of record.

PT Development Corp., owner by virtue of that certain deed shown in Document Number 2015052762 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 RAVENSWOOD, SECTION V.

IN WITNESS THEREOF, 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 22nd day of October, 2015.

PT Development Corp.
By: *Joseph L. Zehr, President*

Consent for permanent structures issued by the Allen County Drainage Board on August 13, 2015, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #15-123 reference - Ravenswood, Section V, Regulated Drain. Furthermore, the Stormwater Management Plan for RAVENSWOOD, SECTION V, has been approved on August 13, 2015 under Drainage Board Rec. Doc. #15-124.

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 (RDEs). 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 perpetual maintenance thereof, with the latter 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.....	702.00 feet
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AREA TABLE

LOT#	Area (sq. ft.)
140	9300
141	9713
142	12223
143	13529
144	9619
145	9327
146	9100
147	9100
148	10312
149	11614
150	9750
151	10099
152	10563
153	11392
154	17854
155	15214
156	12997
157	16359
158	11332
159	9092
160	9360
161	9190
162	10400
163	11570
164	10400
165	10400
166	12160
167	9750

BENCHMARKS:
Beginning Benchmark: USGS 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 (see reference), Sec. 21-36-12.
ELEVATION = 825.43 feet (NGVD '29)
= 824.99 feet (NAVD'83)

Plot Benchmark #1:
Top of Bronze Disk installed in the East end of the Overflow Weir (grade beam) Block "I" Ravenswood, Section II, with the elevation 845.35 feet stamped in the disk.
ELEVATION = 845.35 feet (NAVD'83)

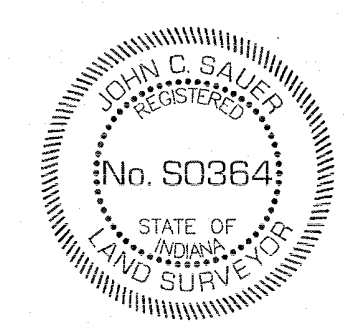
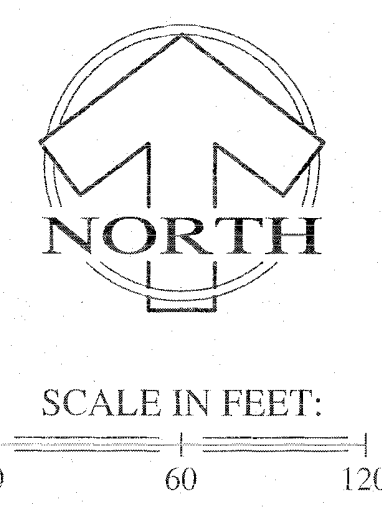
Plot Benchmark #2:
Top of Bronze Disk installed in the West end of the Overflow Weir (grade beam) Block "C", Ravenswood, Section IV, with the elevation 845.83 feet stamped in the disk.
ELEVATION = 845.83 feet (NAVD'83)

Entity	Area (sq. ft.)
Block J	5732
Block K	1249
Street	64534

LOT CURVE DATA

Block	Lot	Curve	Radius	Chord	Area	Perimeter	Bearing	Length
140	140	140	4959.41	18.74	18.74	18.74	S 89°21'30" W	18.74
141	141	141	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
142	142	142	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
143	143	143	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
144	144	144	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
145	145	145	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
146	146	146	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
147	147	147	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
148	148	148	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
149	149	149	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
150	150	150	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
151	151	151	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
152	152	152	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
153	153	153	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
154	154	154	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
155	155	155	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
156	156	156	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
157	157	157	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
158	158	158	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
159	159	159	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
160	160	160	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
161	161	161	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
162	162	162	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
163	163	163	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
164	164	164	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
165	165	165	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
166	166	166	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74
167	167	167	1677.00	18.74	18.74	18.74	S 89°21'30" W	18.74

- ### 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 E, L." indicates side building line on corner lots.
 - All right-of-way intersection radii are 20 feet.
 - Boxed elevation indicates minimum flood protection grade.
 - All common areas to be blanket utility, surface drainage and regulated drainage easements.



APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 11/02/2015

Allan D. Prisinger
ALLAN D. PRISINGER, PRESIDENT

KENNETH H. HEUMEGSTER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 11/02/2015

Allan D. Prisinger
ALLAN D. PRISINGER, ES., ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 11-2-2015

Rimberly Bowman
RIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 10/30/2015

Shelton Peters
SHELTON PETERS, PRESIDENT

Theresa M. Brown
THERESA M. BROWN, VICE PRESIDENT

Janice K. Bloom
JANICE K. BLOOM, SECRETARY

ATTEST:
Tera K. Klutz
TERA K. KLUTZ, CPA, AUDITOR