

AZBURY PARK, SECTION II

A subdivision, located in Lots 2 and 5 in Seck's Reserve (also known as Zeek's Reserve), together with part of the fractional Northwest Quarter of Section 9, all in Township 29 North, Range 11 East, Allen County, Indiana

Developer:
PT Development Corp.
1808 E. Larch Road
Fort Wayne, IN 46815
Tel: 260/489-7905

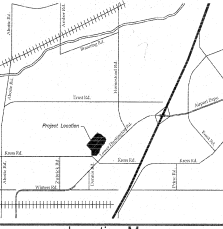
Surveyor - Planner:
Sauer Land Surveying, Inc.
14022 Hillis Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300

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 (RDEs). Regulated Drainage Easements are stormwater easements and drainage rights-of-way 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 Ordinances. 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 homeowners associations. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	764.0 feet
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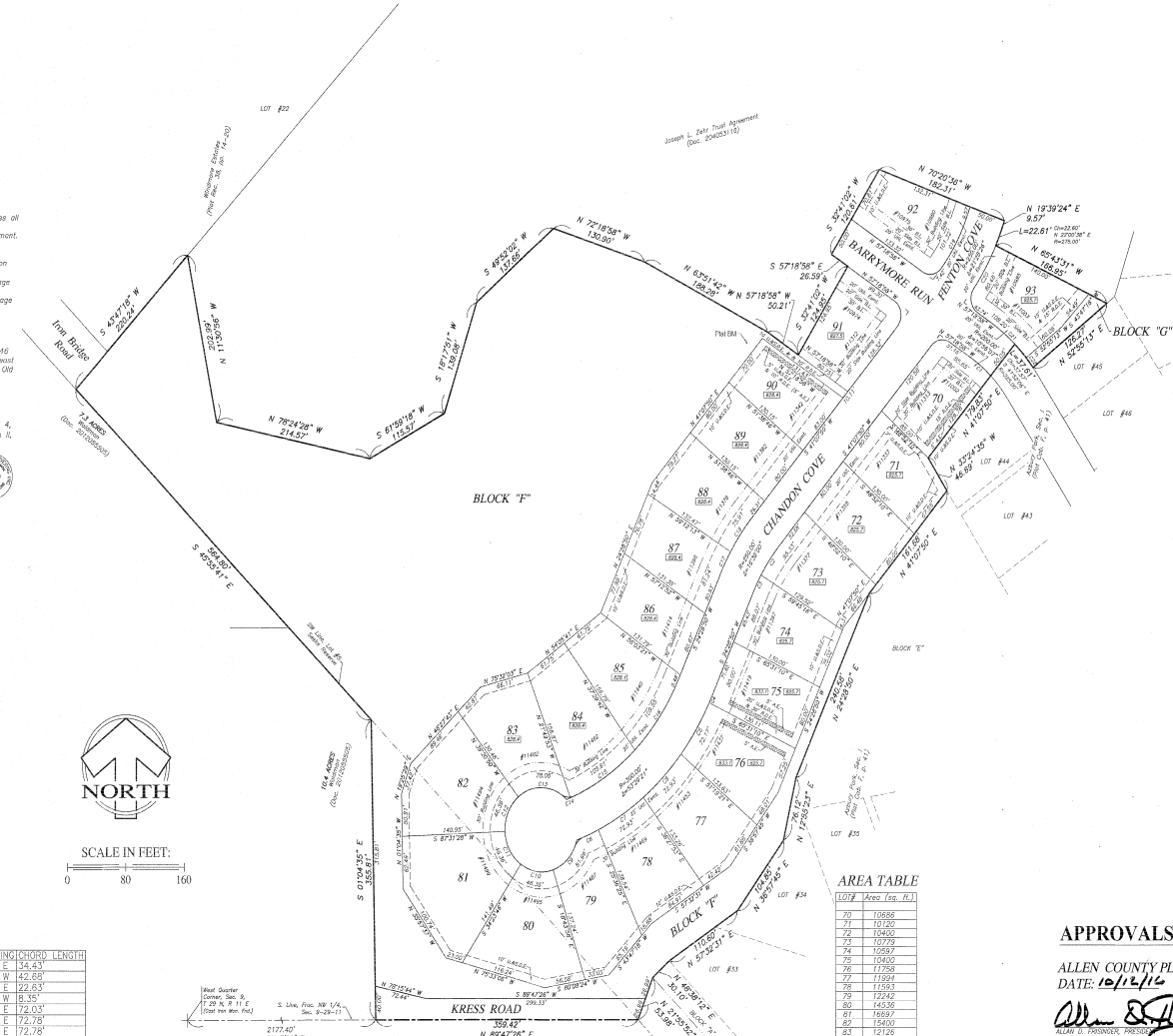
Location Map

PLAT LEGEND

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

- NOTES:**
- All buried utilities shall allow for the proposed swale grades all shown on the appropriate bearing plans.
 - U, L & S, D, E indicates utility and surface drainage easement.
 - Side of L indicates side building line on corner lots.
 - 60' right-of-way intersection roads are 20' feet.
 - Ground elevation indicates minimum flood protection grade (NOVD 25 DATUM).
 - All common areas to be blanketed utility and surface drainage easements.
 - AE denotes Approved Encroachment within Regulated Drainage Easement.

- BENCHMARKS:**
- Beginning Benchmark: USC&GS Disk stamped Wainwright 1946 in the top of a concrete monument located 50 feet Northwest of the centerline of Mariner Avenue and 53 feet West of Old Trail Road.
 - ELEVATION = 792.88 feet [NOVD '29] by IONR
- Plot Benchmark:**
- Top of Bronze Disk installed in the South end of the Pond 4, Quarter 1st (prior bears) Block 77, Azbury Park, Section II, with the elevation 826.47 feet [NOVD '29].



SCALE IN FEET:
0 80 160

LOT CURVE DATA

SURV.	ARC	LENGTH	RADIUS	DETA	ANGI	CHORD BEARING	CHORD LENGTH
C1	134.49'	1175.00'	1171.728'	S 51°40'14"	E 34.43'		
C2	142.75'	225.00'	1025.038'	S 35°41'17"	E 152.68'		
C3	222.84'	225.00'	1045.524'	N 27°21'47"	E 222.63'		
C4	8.35'	325.00'	1282.27'	S 25°13'01"	W 8.35'		
C5	72.17'	325.00'	1224.928'	N 32°18'55"	E 72.03'		
C6	122.93'	325.00'	1251.228'	N 45°06'23"	E 72.78'		
C7	72.93'	325.00'	1251.228'	N 57°51'51"	E 72.78'		
C8	113.51'	325.00'	1251.228'	N 67°12'30"	E 31.65'		
C9	50.05'	50.00'	571.2112'	N 42°35'27"	E 47.689'		
C10	45.36'	50.00'	5307.42'	N 82°10'05"	W 44.72'		
C11	45.36'	50.00'	5307.42'	N 29°02'23"	W 44.72'		
C12	45.36'	50.00'	5307.42'	N 24°03'19"	W 44.72'		
C13	72.51'	50.00'	8305.17'	N 87°45'11"	W 66.32'		
C14	6.55'	275.00'	1109.19'	N 88°44'46"	E 15.52'		
C15	1105.61'	275.00'	1220.018'	S 7°09'59"	W 1104.97'		
C16	104.07'	275.00'	1241.01'	S 35°19'21"	W 103.45'		
C17	30.31'	275.00'	1618.287'	N 27°38'19"	E 30.30'		
C18	159.80'	275.00'	1102.003'	S 35°57'49"	W 459.53'		
C19	84.33'	225.00'	2128.278'	S 302°31'37"	W 83.84'		
C20	80.46'	225.00'	1845.551'	S 324°45'50"	W 80.18'		
C21	184.46'	225.00'	1824.257'	N 49°08'19"	W 184.74'		
C22	15.03'	225.00'	1349.21'	N 38°39'26"	W 15.03'		

AREA TABLE

LOT #	Area (sq. ft.)
70	10120
71	10400
72	10400
73	10400
74	10400
75	10400
76	10400
77	10400
78	10400
79	10400
80	10400
81	10400
82	10400
83	10400
84	10400
85	10400
86	10400
87	10400
88	10400
89	10400
90	10400
91	10400
92	10400

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 10/12/16
Allen C. Sauer
ALLEN C. SAUER, PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 10/12/16
John C. Sauer
JOHN C. SAUER, INDIANA LAND SURVEYOR

BOARD OF COMMISSIONERS
DATE: 10/17/16
James P. Kelly
JAMES P. KELLY, CHAIRMAN

ZONING ADMINISTRATOR
DATE: 10/13/16
John C. Sauer
JOHN C. SAUER, ZONING ADMINISTRATOR

ATTEST:
John C. Sauer
JOHN C. SAUER, CLERK

Part of Lots Numbered 2 and 5 in Seck's Reserve (also known as Zeek's Reserve), together with part of the Fractional Northwest Quarter of Section 9, all in Township 29 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the West Quarter corner of said Section 9, being marked by a cast iron monument; thence North 89 degrees 47 minutes 26 seconds East (GPS grid bearings used as the basis of all bearings in this description), on and along the South line of the Fractional Northeast Quarter of said Section 9, being within the right-of-way of Kress Road, a distance of 2177.40 feet to a pipe at a Southeast corner of a 104 acre tract of real estate described in a deed to Douglas L. Waldman and Mary Ellen Waldman in Document Number 20100255515 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 89 degrees 47 minutes 26 seconds East, continuing on and along said South line, a distance of 359.42 feet to a 45 rebar; thence North 48 degrees 38 minutes 12 seconds East, continuing on and along said Northwesterly line, a distance of 30.40 feet to a 45 rebar; thence North 57 degrees 23 minutes 31 seconds East, continuing on and along said Northwesterly line, a distance of 110.68 feet to a 45 rebar; thence North 36 degrees 57 minutes 45 seconds East, continuing on and along said Northwesterly line, a distance of 104.85 feet to a 45 rebar; thence North 12 degrees 55 minutes 23 seconds East, continuing on and along said Northwesterly line, a distance of 76.12 feet to a 45 rebar; thence North 24 degrees 28 minutes 50 seconds East, continuing on and along said Northwesterly line, a distance of 200.98 feet to a 45 rebar; thence North 41 degrees 07 minutes 50 seconds East, continuing on and along said Northwesterly line, a distance of 161.68 feet to a 45 rebar; thence North 33 degrees 24 minutes 35 seconds West, on and along a Southwesterly line of said Azbury Park, Section 1, a distance of 46.69 feet to a 45 rebar; thence North 41 degrees 07 minutes 50 seconds East, on and along a Northwesterly line of said Azbury Park, Section 1, a distance of 179.83 feet to a 45 rebar at the Northern terminus of the Easterly right-of-way line of Barrymore Run; thence South, on and along said Easterly right-of-way line, as defined by the arc of a non-tangent curve to the right having a radius of 225.00 feet, an arc distance of 37.61 feet, being subtended by a chord having a length of 37.57 feet and a bearing of South 41 degrees 52 minutes 06 seconds East to a 45 rebar; thence North 53 degrees 35 minutes 13 seconds East, on and along a Northwesterly line of said Azbury Park, Section 1, a distance of 126.27 feet to a 45 rebar; thence North 65 degrees 43 minutes 31 seconds West, a distance of 166.95 feet to a 45 rebar; thence North 12 degrees 55 minutes 23 seconds West, a distance of 182.31 feet to a 45 rebar; thence South 27 degrees 41 minutes 02 seconds West, a distance of 120.61 feet to a 45 rebar; thence South 57 degrees 18 minutes 38 seconds East, a distance of 26.98 feet to a 45 rebar; thence North 58 seconds West, a distance of 50.21 feet to a 45 rebar; thence North 63 degrees 51 minutes 42 seconds West, a distance of 118.25 feet to a 45 rebar; thence North 72 degrees 18 minutes 52 seconds West, a distance of 180.90 feet to a 45 rebar; thence South 49 degrees 32 minutes 02 seconds West, a distance of 117.66 feet to a 45 rebar; thence South 18 degrees 17 minutes 51 seconds West, a distance of 139.98 feet to a 45 rebar; thence South 61 degrees 59 minutes 18 seconds West, a distance of 115.57 feet to a 45 rebar; thence North 78 degrees 24 minutes 28 seconds West, a distance of 214.57 feet to a 45 rebar; thence North 11 degrees 30 minutes 16 seconds West, a distance of 202.09 feet to a 45 rebar on the Southwesterly line of said Wainwright Estates, as recorded in Plat Record 38, pages 14-21, in the Office of said Recorder; thence South 43 degrees 47 minutes 18 seconds West, on and along said Southwesterly line, a distance of 220.24 feet to a 44 rebar at the most Southerly corner thereof, being a point on the Southwesterly line of said Lot Number 5 of Seck's Reserve; thence South 45 degrees 59 minutes 41 seconds East, on and along said Southwesterly line, a distance of 94.80 feet to a 45 rebar at an Easterly deflection corner of said 10.4 acre tract; thence South 01 degrees 01 minutes 35 seconds East, on and along the East right-of-way for Kress Road, a distance of 355.81 feet to the true point of beginning, containing 15,247 acres of land, subject to legal right-of-way for Kress Road, and subject to all easements of record.

PT Development Corp., owner by virtue of that certain deed shown in Document Number 2016044135 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 agrees 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 AZBURY PARK, SECTION II.

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 12th day of 10/2016.

PT DEVELOPMENT CORP.
Joseph L. Zehr
By: Joseph L. Zehr, President

Consent for permanent structures issued by the Allen County Drainage Board on February 25, 2016 in accordance with Indiana Code 36-8-27-2, on file at the Allen County Surveyor's Office at 400 Drainage Board Bldg. 416-013 reference - Azbury Park, Section II, Regulated Drain.

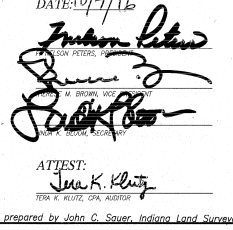
This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 2016041756 in the Office of the Recorder of Allen County, Indiana.

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 2016044135 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 3/4 inch rebar bearing plastic caps inscribed "SAUER SD147"; and that there has been no change from the matters of survey revealed by the survey referenced herein or any prior subdivision plats contained therein, on any lines that are common with this new subdivision.

I, John C. Sauer, hereby affirm 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 reduce each Social Security number in this document, unless required by law.

John C. Sauer
John C. Sauer, Indiana Land Surveyor
Date: 08/17/2016



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