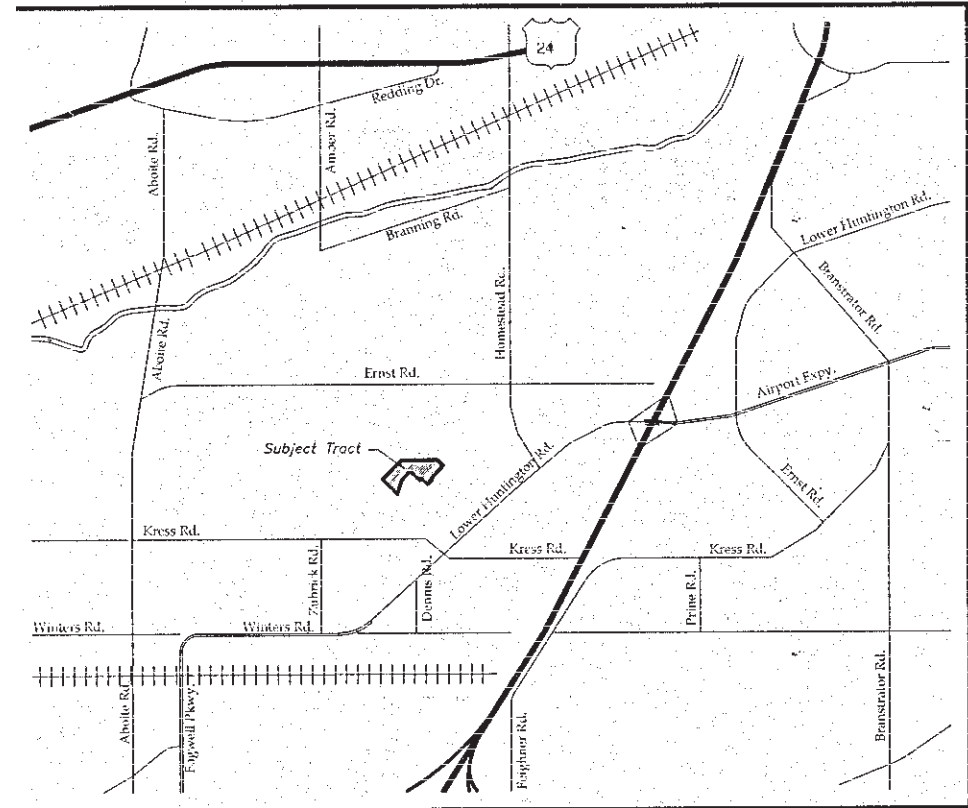


# Plat Cab G Pg 50

2012055381  
 RECORDED: 09/25/2012 1:14:25 AM  
 JOHN C. SAUER  
 ALLEN COUNTY RECORDER  
 FORT WAYNE, IN



Location Map

Secondary Plat of:

## AZBURY WOODS, SECTION III

A subdivision, Located in Lot 2 in Seek's Reserve (also known as Zeeks Reserve)  
 all in Township 29 North, Range 11 East, Allen County, Indiana

Developer:  
**PT Development Corp.**  
 10808 LaCabreah Lane  
 Fort Wayne, IN 46845  
 Tel: 260/489-7905 Fax: 489-7950

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

A tract of land located in Lot 2 in Seek's Reserve (also known as Zeek's Reserve), all in Township 29 North, Range 11 East, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Marker Spike with tag (FIRM 0042) situated in the Southeast corner of said Lot 2; Thence South 49 Degrees 32 Minutes 39 Seconds West (GPS Grid Basis of Bearings), a distance of 754.80 feet along the South line of said Lot 2 to a Marker Spike with tag (FIRM 0042); Thence North 40 Degrees 30 Minutes 45 Seconds West, a distance of 612.00 feet along the Southwesterly line of the tract of land conveyed to Jack H. and Louise Covey in Allen County Document No. 78-39242 (also an Easterly line of Azbury Woods Section I (as recorded in Allen County Document No. 200808786, Plat Cabinet "T", page 42) and of Azbury Woods Section II (as recorded in Allen County Document No. 200809915, Plat Cabinet "T", page 151)) to a Rebar Stake with cap (FIRM 0042) in the most Westerly corner thereof (also being a corner in the Easterly line of said Azbury Woods Section I); Thence North 48 Degrees 30 Minutes 18 Seconds East, a distance of 25.50 feet along the Northwesterly line of said Covey lands (also being an Easterly line of said Azbury Woods Section I) to a Rebar Stake with cap (FIRM 0042) in the most northerly corner thereof (also being the most Easterly corner of said Azbury Woods Section I); Thence North 45 Degrees 53 Minutes 41 Seconds West, a distance of 1,794.67 feet along the Northwesterly line of said Lot 2 (also being the Southwesterly line of the tract of land conveyed to Mark A. and E. Doreen Muntzinger in Allen County Document No. 990042680 and an Easterly line of said Azbury Woods Section I and Azbury Woods Section II) to the most Northerly corner of said Azbury Woods Section II, the TRUE POINT OF BEGINNING; Thence South 42 Degrees 26 Minutes 43 Seconds West, a distance of 493.20 feet along the Northerly line of said Azbury Woods Section II; Thence Southeasterly, a distance of 41.40 feet along the Westerly right-of-way line of Azbury Boulevard (being a non-tangent curve that is concave Southwesterly, having a radius measuring 275.00 feet, having a central angle measuring 08 Degrees 37 Minutes 34 Seconds, and having a long chord bearing South 43 Degrees 14 Minutes 30 Seconds West and measuring 41.36 feet) to a Rebar stake with cap (Firm 0042) in the Northeast corner of Lot #64 in said Azbury Woods Sect. II; Thence South 51 Degrees 04 Minutes 17 Seconds West, a distance of 145.34 feet along the North line of said Lot #64 to a Rebar Stake with cap (FIRM 0042) in the Northeast corner thereof; Thence North 47 Degrees 28 Minutes 29 Seconds West, a distance of 12.10 feet; Thence North 51 Degrees 31 Minutes 31 Seconds West, a distance of 98.67 feet; Thence South 47 Degrees 22 Minutes 04 Seconds West, a distance of 64.37 feet; Thence North 46 Degrees 00 Minutes 43 Seconds West, a distance of 205.71 feet; Thence North 43 Degrees 59 Minutes 17 Seconds East, a distance of 1.99 feet; Thence North 46 Degrees 00 Minutes 43 Seconds West, a distance of 30.00 feet; Thence North 85 Degrees 51 Minutes 17 Seconds West, a distance of 78.14 feet; Thence South 43 Degrees 59 Minutes 17 Seconds West, a distance of 252.15 feet; Thence South 18 Degrees 43 Minutes 20 Seconds West, a distance of 399.78 feet; Thence North 45 Degrees 38 Minutes 15 Seconds West, a distance of 549.11 feet along an Easterly line of Windmore Estates (as recorded in Allen County Document No. 78-02743, Plat Book 38, pages 14-20) to a Rebar Stake with cap (FIRM 0042) in the most Southerly corner of the tract of land conveyed to John A. and Alisa J. Gabriel in Allen County Document No. 202073018; Thence North 44 Degrees 47 Minutes 22 Seconds East, a distance of 716.23 feet along the Southeastery line of said Gabriel tract to a Rebar Stake with cap (FIRM 0042) in the most Easterly corner thereof; Thence North 89 Degrees 28 Minutes 53 Seconds East, a distance of 939.10 feet along the North line of said Lot 2 (also being a portion of a South line of said Windmore Estates and the South line of tracts of land conveyed to Jennie W. Sporre in Allen County Document Nos. 200924551 and 200924552) to a Rebar Stake in the Northeast corner thereof; Thence South 45 Degrees 56 Minutes 41 Seconds East, a distance of 229.82 feet along the Northwesterly line of said Lot 2 (also being the Southwesterly line of the tract of land conveyed to Mark A. and E. Doreen Muntzinger in Allen County Document No. 99042880) to the TRUE POINT OF BEGINNING, said tract containing 16.05 Acres, more or less, and being subject to all easements of record.

PT Development Corp., owner by virtue of that certain deed shown in Document Number 2012053702 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 this plat. Further, PT Development Corp. hereby subjects and impresses all of said land in said addition with the limitations and conditions attached hereto and made a part hereof by reference. This subdivision shall be known and designated as AZBURY WOODS, SECTION III.

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 19th day of September, 2012.

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

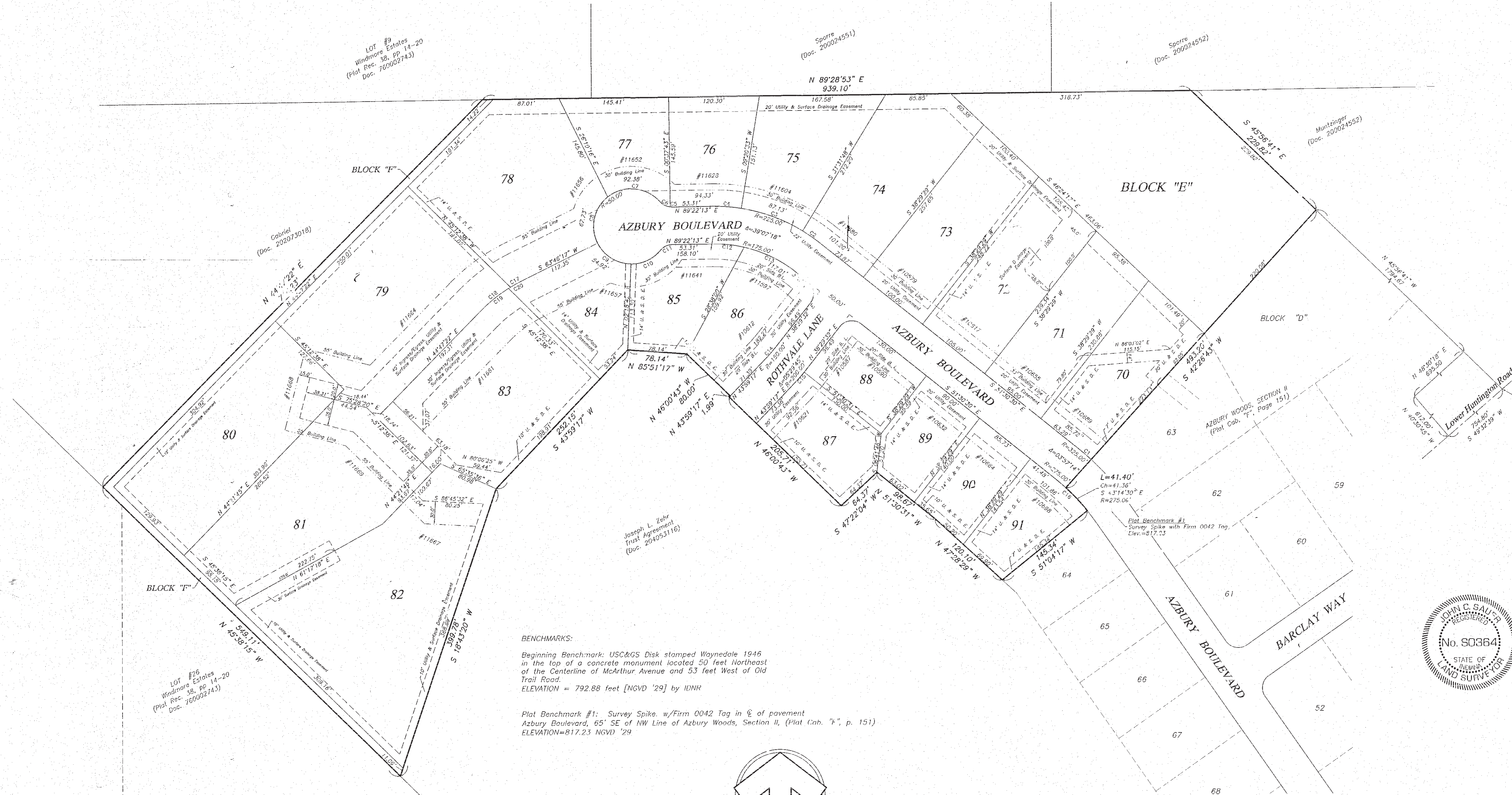
Consent for permanent structures issued by the Allen County Drainage Board on March 22, 2012 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #12-034 A reference - Azbury Woods, Section III, Regulated Drain. Furthermore, the Stormwater Management Plan for AZBURY WOODS, SECTION III, has been approved on March 22, 2012 under Drainage Board Rec. Doc. #12-034 B.

**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 2012053702, 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 S0164"; 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.

*John C. Sauer*  
 John C. Sauer, Indiana Land Surveyor Date: 09/11/2012

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by David Karl Wolf, Indiana Land Surveyor, and duly recorded under Document Number 204015846 in the Office of the Recorder of Allen County, Indiana.



**BENCHMARKS:**  
 Beginning Benchmark: USC&GS Disk stamped Waynedale 1946 in the top of a concrete monument located 50 feet Northeast of the Centerline of McArthur Avenue and 53 feet West of Old Trail Road. ELEVATION = 792.88 feet [NGVD '29] by IDNR  
 Plot Benchmark #1: Survey Spike, w/Firm 0042 Tag in E. of pavement Azbury Boulevard, 65' SE of NW Line of Azbury Woods, Section II, (Plat Cab. "T", p. 151) ELEVATION=817.23 NGVD '29

**LOT AREAS**

Lot Number	Lot Area, Sq./Ft.
70	21,185
71	22,334
72	25,623
73	25,318
74	28,750
75	21,248
76	15,696
77	14,715
78	41,177
79	46,551
80	39,209
81	41,836
82	61,999
83	40,732
84	16,416
85	15,503
86	17,377
87	15,204
88	12,458
89	12,013
90	12,091
91	12,502
Block "E"	76,846
Block "D"	42,579
Street	50,964

**CURVE DATA**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	22.43'	22.42'	S 49°31'53" E	03°37'14"
C2	225.00'	27.33'	27.31'	S 54°59'17" E	08°57'34"
C3	225.00'	87.13'	86.59'	S 69°33'41" E	22°11'15"
C4	225.00'	39.17'	39.12'	S 69°38'33" E	09°58'28"
C5	200.00'	1.85'	1.85'	N 87°59'00" W	05°17'36"
C6	20.00'	15.60'	15.21'	N 62°59'09" W	44°42'06"
C7	50.00'	76.78'	69.45'	S 84°37'29" E	87°58'46"
C8	50.00'	67.73'	62.67'	N 12°34'48" E	77°36'41"
C9	50.00'	54.92'	52.20'	N 57°41'33" W	62°56'01"
C10	50.00'	44.91'	43.42'	S 65°06'29" W	51°27'55"
C11	20.00'	17.45'	16.90'	N 64°22'22" E	49°59'41"
C12	175.00'	42.43'	42.33'	S 83°41'02" E	13°53'30"
C13	175.00'	77.06'	76.44'	S 64°07'23" E	25°13'47"
C14	150.00'	14.39'	14.38'	S 41°14'24" W	05°29'45"
C15	200.00'	19.18'	19.18'	S 41°14'24" W	05°29'45"
C16	275.00'	60.38'	60.26'	S 45°13'07" E	12°34'46"
C17	200.00'	17.05'	17.07'	N 61°19'31" E	04°53'33"
C18	210.00'	49.18'	49.08'	N 51°50'03" E	14°05'22"
C19	200.00'	48.19'	46.09'	N 31°24'22" E	13°14'00"
C20	200.00'	20.07'	20.06'	N 60°53'50" E	05°44'55"



SCALE IN FEET:  
 0 80 160  
 Original Map Scale: 1"=80'

- 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.
  - Bowed elevation indicates minimum flood protection grade (NGVD)'29 (MHHM).
  - All common areas to be blanket utility and surface drainage easements.

- 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: 09/13/12  
*Allen D. Prisinger*  
 ALLEN D. PRISINGER, PRESIDENT

ALLEN COUNTY SURVEYOR  
 DATE: 09/13/12  
*Allen D. Prisinger*  
 ALLEN D. PRISINGER, I.S., ALLEN COUNTY SURVEYOR

BOARD OF COMMISSIONERS  
 DATE: 9/14/12  
*John H. Peters*  
 JOHN H. PETERS, PRESIDENT  
*Judith K. Bloom*  
 JUDITH K. BLOOM, VICE PRESIDENT

ZONING ADMINISTRATOR  
 DATE: 9/20/12  
*Randy Bowman*  
 RANDY BOWMAN, ZONING ADMINISTRATOR

THÉRÈSE M. BROWN, SECRETARY  
 ATTEST:  
*Tera K. Klutz*  
 TERA K. KLUTZ, CPA, AUDITOR

