

THE PRESERVES OF CARROLL CREEK, SECTION 2, PHASE 2

A subdivision of part of the Southwest Quarter of Section 25, Township 32 North, Range 11 East, Allen County, Indiana. 2015057784
RECORDED: 11/10/2015 3:39:16 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Developer:
Carroll Creek Development Company, Inc.
301 Airport North Office Park
Fort Wayne, IN 46825
Tel: 260/489-0109

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois 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 (RDE's). 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 general maintenance thereof, with the later 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	2192.0 feet

BENCHMARKS:
Beginning Benchmark: USGS Disk stamped U 196 1946 stamped in a brass disk on the top of an 8" concrete monument projecting 0.2 feet above the ground, located 34 feet East of the centerline of Bethel Road and 37 feet North of the centerline of Carroll Road, Sec. 30-32-12
ELEVATION = 852.06 feet (NAD 83)
= 851.56 feet (NAVD 88)

Plot Benchmark #1:
Top of Bronze Disk installed in the Northwest end of the Pond 2 Overlaid Area (Grass beam) Block 7, The Preserves of Carroll Creek, Section 2, Phase 2, with the elevation 838.49 feet stamped in the disk.
ELEVATION = 838.49 feet (NAVD 88)

Plot Benchmark #2:
Top of Bronze Disk in top of Concrete Bench on the North side of the storm outlet, located 22 feet Southeast and 40 feet Westward of the most Southwesterly corner of 69, with the elevation 838.52 stamped on the top of the disk.
ELEVATION = 838.52 feet (NAVD 88)

Part of the Southwest Quarter of Section 25, Township 32 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Center of said Section 25, being marked by a 4 inch steel post; thence South 00 degrees 29 minutes 17 seconds West (assumed bearing and basis of all bearings in this description), on and along the East line of said Southwest Quarter, a distance of 1171.97 feet to a 45 rebar; thence North 89 degrees 50 minutes 27 seconds West, on and along the North line partially defined by the North line of the plat of The Preserves of Carroll Creek, Section 2, Phase 1, as recorded in Plat Cabinet G, page 6, in the Office of the Recorder of Allen County, Indiana, a distance of 732.53 feet to a 45 rebar; thence North 09 degrees 38 minutes 44 seconds East, a distance of 1175.22 feet to a 45 rebar on the North line of said Southwest Quarter; thence South 89 degrees 35 minutes 15 seconds East, on and along said North line, a distance of 729.27 feet to the point of beginning, containing 19,692 acres of land.

Carroll Creek Development Company, Inc., owner by virtue of that certain deed shown in Document Number 201089827 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does hereby by, offer, plat, dedicate and subdivide, said real estate into lots, streets and easements in accordance with the information shown on the plat. Further, Carroll Creek Development Company, Inc., 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 THE PRESERVES OF CARROLL CREEK, SECTION 2, PHASE 2.

IN WITNESS WHEREOF, J. Andrew Norton, known to me to be the person and President of Carroll Creek Development Company, Inc., organized and existing under the laws of the State of Indiana, his president, on behalf of said Carroll Creek Development Company, Inc., set his hand and seal, this 10 day of October, 2015.

CARROLL CREEK DEVELOPMENT COMPANY, INC.

By: 
J. Andrew Norton, President

Consent for permanent structures issued by the Allen County Drainage Board on April 24, 2014 in accordance with Indiana Code 36-6-27-27, to file at the Allen County Surveyor's Office in Drainage Board Rec. Doc. #14-047 reference: "The Preserves of Carroll Creek, Section 2, Phase 2, regulated drain." Furthermore, the Stormwater Management Plan for THE PRESERVES OF CARROLL CREEK, SECTION 2, PHASE 2, has been approved on April 24, 2014, under Drainage Board Rec. Doc. #14-049.

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 201089827 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 S0364"; and that there has been no change from the matters of survey revealed by the surveyor referred hereto or any prior subdivision plats contained therein, on any lines that are common with this 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 restrict each Social Security number in this document, unless required by law.


John C. Sauer, Indiana Land Surveyor
Date: 10/08/2015


This plat lies entirely within a Rule 12-1AC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 201501256 in the Office of the Recorder of Allen County, Indiana.





SCALE IN FEET:
0 60 120





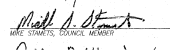
APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 11/02/2015

ALLEN D. KING, PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 11/02/2015

ALLEN D. KING, SURVEYOR

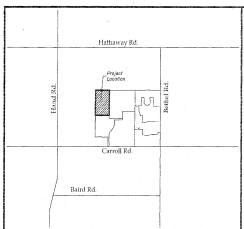
TOWN COUNCIL OF HUNTERTOWN:
DATE: 11/9/15

PATRICIA S. BREAUX, TOWN CLERK

ZONING ADMINISTRATOR
DATE: 11/30/2015

AMBERLY JOHNSON, ZONING ADMINISTRATOR


DAVID JOHNSON, BOARD MEMBER

CATY MITTERNBERG, CLERK/PRESIDENT



- NOTES:
- All buried utilities shall allow for the proposed waste grades all shown on the surveyed engineering plans.
 - W to S or S to N indicates utility and surface drainage easement.
 - "Side E. L." indicates side building line on corner lots.
 - All 7500-ft² or more lots shall have a minimum flood protection grade (NAD 83 datum).
 - All common areas to be blanket utility and surface drainage easements.
 - Any roadway strips within the boundary of the plat are contained within the Block Areas shown herein.



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

NN Lot Number and Block Designation

CC Street Centerline Curve Data

DF Minimum Flood Protection Grade

AREA TABLE

Lot #	Area (Sq. Ft.)
66	11633
67	10640
68	10640
69	10640
70	10640
71	10640
72	10640
73	10640
74	10640
75	10640
76	10640
77	10640
78	10640
79	10640
80	10640
81	10640
82	10640
83	10640
84	10640
85	10640
86	10640
87	10640
88	10640
89	10640
90	10640
91	10640
92	10640
93	10640
94	10640
95	10640
96	10640
97	10640
98	10640
99	10640
100	10640
101	10640
102	10640
103	10640
104	10640
105	10640

Lot Curve Data

Lot #	Area (Sq. Ft.)
Block 1	27911
Block 2	27912
Street	85543

LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.43	125.00	60°41'38"	S 37°06'36" W	126.32
C2	153.84	175.00	117°39'31"	N 37°50'42" E	53.97
C3	166.47	175.00	21°45'43"	N 51°31'19" E	66.07
C4	63.50	175.00	20°55'13"	N 78°38'47" E	63.54
C5	132.43	175.00	103°04'30"	N 89°31'56" E	13.21
C6	36.14	50.00	41°24'35"	N 19°54'04" W	35.36
C7	26.27	50.00	30°06'26"	S 25°33'09" E	25.97
C8	26.27	50.00	49°29'20"	S 12°42'45" W	53.11
C9	45.89	50.00	52°35'28"	S 79°50'09" W	44.30
C10	100.00	50.00	112°28'42"	N 68°00'48" W	100.00
C11	40.34	50.00	46°13'32"	N 59°11'09" W	139.20
C12	50.84	50.00	58°19'41"	N 13°02'51" E	48.68
C13	136.14	50.00	120°30'38"	S 17°12'05" W	45.87
C14	3.31	125.00	41°3'20"	N 88°02'53" E	5.21
C15	114.51	125.00	52°22'15"	N 56°41'56" E	110.55
C16	102.22	125.00	42°41'02"	N 31°06'21" E	102.22
C17	40.89	175.00	18°23'21"	S 27°01'05" E	40.89
C18	166.47	175.00	110°01'20"	S 10°58'44" E	57.84
C19	63.47	175.00	20°44'55"	S 13°54'10" E	63.47
C20	187.72	175.00	21°58'30"	S 02°28'10" W	66.71
C21	14.60	125.00	13°30'38"	S 17°12'05" W	45.87
C22	52.47	125.00	24°03'05"	N 02°55'20" E	52.59
C23	41.27	125.00	18°55'03"	N 12°33'46" W	41.09
C24	116.54	175.00	62°24'54"	S 27°17'09" E	156.53
C25	60.10	175.00	19°40'38"	S 09°45'06" E	59.81
C26	60.10	175.00	21°20'20"	S 10°58'24" W	64.80
C27	36.14	50.00	41°24'35"	N 59°43'16" E	35.36
C28	15.31	30.00	18°13'33"	N 10°29'14" W	15.84
C29	100.00	50.00	112°28'42"	N 68°00'48" W	100.00
C30	34.35	50.00	38°22'03"	S 29°24'15" W	33.68
C31	39.32	50.00	48°02'14"	S 31°36'54" W	38.31
C32	136.14	50.00	120°30'38"	N 17°12'05" W	45.87
C33	34.33	50.00	38°20'28"	N 21°09'26" W	33.66
C34	100.00	50.00	112°28'42"	N 68°00'48" W	100.00
C35	448.07	500.00	42°24'38"	N 38°17'05" E	446.46
C36	36.14	50.00	41°24'35"	S 42°07'51" W	35.36
C37	137.17	125.00	17°02'12"	S 12°54'28" W	137.03
C38	64.43	125.00	69°24'41"	N 01°19'29" E	65.43
C39	36.34	175.00	18°05'43"	N 18°53'28" W	36.67
C40	67.35	175.00	18°48'29"	N 02°58'48" W	67.74
C41	36.80	175.00	12°02'54"	N 11°28'26" E	36.73
C42	37.89	125.00	19°21'05"	S 09°17'21" W	37.71
C43	128.43	125.00	69°18'38"	N 02°58'21" E	131.73
C44	155.63	175.00	18°12'43"	S 48°40'33" W	55.39
C45	31.42	175.00	18°49'48"	S 62°16'49" W	31.22
C46	45.11	175.00	10°46'12"	S 82°26'43" W	44.92