

Secondary Plat of:

# TALON'S REACH, SECTION II

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

Developer:  
PT Development Corp.  
10808 LaCabreah Lane  
Fort Wayne, IN 46845  
Tel: 260/489-7095

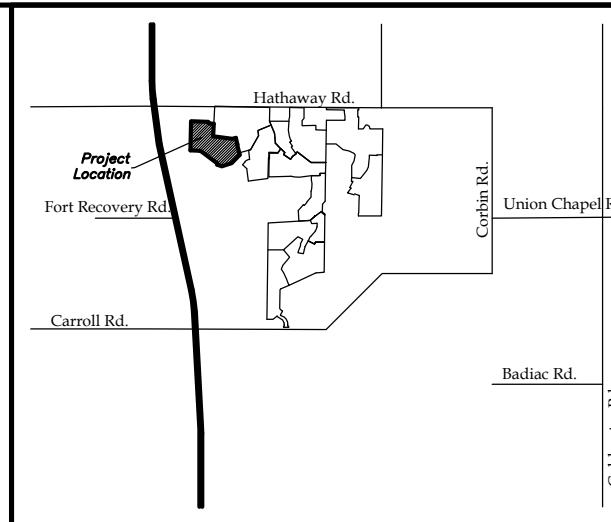
Surveyor - Planner:  
Sauer Land Surveying, Inc.  
14033 Illinois Road, Suite C  
Fort Wayne, IN 46814  
Tel: 260/469-3300

### 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 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.....1682.0 feet



Location Map

Part of the Northwest 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 South 88 degrees 13 minutes 19 seconds West (deed bearing and basis of all bearings in this description), on and along the North line of said Northwest Quarter, being within the right-of-way of Hathaway Road, a distance of 1858.51 feet to a railroad spike at the Northwest corner of a 42.77 acre tract of real estate described in a deed to John B. Davis and Phyllis L. Davis in Document Number 910055460 in the Office of the Recorder of Allen County, Indiana; thence South 01 degrees 43 minutes 51 seconds East, on and along the West line of said 42.77 acre base tract, a distance of 375.00 feet to a #5 rebar at the Northwest corner of a 17.752 acre base tract described in a deed to PT Development Corp., in Document Number 2014011058 in the office of said Recorder, this being the true point of beginning; thence South 01 degrees 43 minutes 51 seconds East, on and along the West line of said 17.752 acre base tract, a distance of 690.05 feet to a #5 rebar; thence North 88 degrees 16 minutes 09 seconds East, a distance of 166.48 feet to a #5 rebar; thence South 87 degrees 07 minutes 55 seconds East, a distance of 75.84 feet to a #5 rebar; thence South 56 degrees 31 minutes 31 seconds East, a distance of 499.49 feet to a #5 rebar; thence Southerly, on and along the arc of a non-tangent curve to the right having a radius of 125.00 feet, an arc distance of 29.38 feet, being subtended by a long chord having a length of 29.31 feet and a bearing of South 10 degrees 10 minutes 09 seconds West to a #5 rebar; thence South 73 degrees 05 minutes 52 seconds East and non-tangent to said curve, a distance of 119.59 feet to a #5 rebar; thence North 67 degrees 43 minutes 11 seconds East, a distance of 248.64 feet to a #5 rebar; thence North 40 degrees 06 minutes 00 seconds East, a distance of 270.90 feet to a #5 rebar; thence North 17 degrees 34 minutes 53 seconds West, on and along a line partially defined as the West line of Talon's Reach, Section I, as recorded in Plat Cabinet G, page 74 in the office of said Recorder, a distance of 249.59 feet to a #5 rebar on North right-of-way line of Talon's Reach Boulevard; thence Easterly, on and along said right-of-way line, as defined by the arc of a non-tangent curve to the left having a radius of 125.00 feet, an arc distance of 8.97 feet, being subtended by a long chord having a length of 8.97 feet and a bearing of North 75 degrees 03 minutes 04 seconds East to a #5 rebar at the Southwest corner of Lot Number 19 in said Talon's Reach, Section I; thence North 17 degrees 34 minutes 53 seconds West, on and along the West line of said Lot Number 19, a distance of 159.99 feet to a #5 rebar at the Northwest corner thereof; thence South 72 degrees 25 minutes 07 seconds West, on and along a South line of said Talon's Reach, Section I, a distance of 85.69 feet to a #5 rebar; thence North 85 degrees 31 minutes 52 seconds West, continuing on and along said South line, a distance of 459.31 feet to a #5 rebar at the Southwest corner of said Talon's Reach, Section I; thence North 00 degrees 05 minutes 42 seconds West, on and along the West line of said Talon's Reach, Section I, a distance of 295.33 feet to a #5 rebar at the Northeast corner of said 17.752 acre base tract; thence South 89 degrees 54 minutes 18 seconds West, on and along the North line of said 17.752 acre base tract, a distance of 100.00 feet to a #5 rebar at a North corner thereof; thence North 40 degrees 13 minutes 40 seconds West, continuing on and along said North line, a distance of 53.48 feet to a #5 rebar at a North corner thereof; thence South 88 degrees 13 minutes 19 seconds West, continuing on and along said North line, a distance of 403.97 feet to the true point of beginning, containing 17.266 acres of land, subject to all easements of record.

PT Development Corp., owner by virtue of that certain deeds shown in Documents Numbered 2014011058, 2015024175, and 2015024176 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 TALON'S REACH, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

PT DEVELOPMENT CORP.

By: Joseph L. Zehr, President

Consent for permanent structures issued by the Allen County Drainage Board on \_\_\_\_\_ in accordance with Indiana Code 36-9-27-22, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #15-XXX reference - Talon's Reach, Section II, Regulated Drain. Furthermore, the Stormwater Management Plan for TALON'S REACH, SECTION II, has been approved on \_\_\_\_\_ under Drainage Board Rec. Doc. #15-XXX.

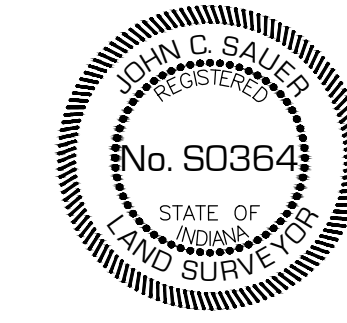
### CERTIFICATE OF SURVEYOR

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 Documents Numbered 2014011058, 2015024175, and 2015024176 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 rebars bearing plastic caps imprinted "Sauer S0364"; 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.

Date: 00/00/2015  
John C. Sauer, Indiana Land Surveyor

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 2015011183 in the Office of the Recorder of Allen County, Indiana.



### APPROVALS

ALLEN COUNTY PLAN COMMISSION  
DATE: \_\_\_\_\_

ALLAN D. FRISINGER, PRESIDENT

KENNETH R. NEUMEISTER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR  
DATE: \_\_\_\_\_

ALLAN D. FRISINGER, I.S., ALLEN COUNTY SURVEYOR

KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

ZONING ADMINISTRATOR  
DATE: \_\_\_\_\_

KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

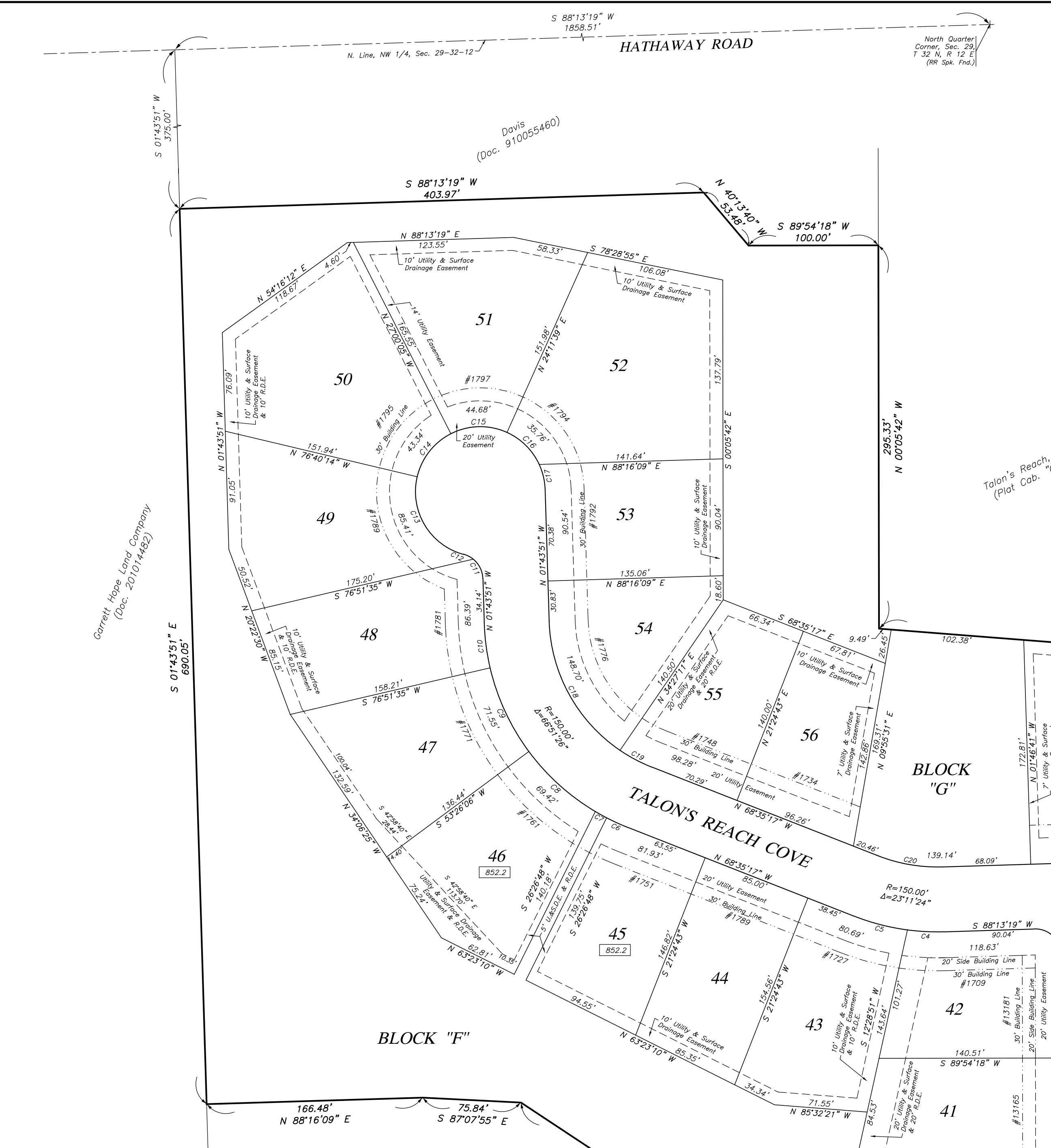
TERESA M. BROWN, VICE PRESIDENT

LINDA K. BLOOM, SECRETARY

ATTEST:

TERA K. KLUTZ, CPA, AUDITOR

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



BENCHMARKS:  
Beginning Benchmark: USGCS 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 (now removed), Sec. 21-32-12  
ELEVATION = 825.43 feet [NGVD '29]  
= 824.99 feet [NAVD '88]

Plat Benchmark #1:  
Top of Bronze Disk installed in the East end of the Pond 2, Overflow Weir (grade beam) situated at the South end of Block "E", Talon's Reach, Section II, with the elevation 849.41 feet stamped in the disk.  
ELEVATION = 849.41 feet [NAVD '88]

Plat Benchmark #2:  
Top of Bronze Disk installed in the West end of the Wetland 1, Overflow Weir (grade beam) situated at the South end of Block "C", Talon's Reach, Section I, with the elevation 851.97 feet stamped in the disk.  
ELEVATION = 851.97 feet [NAVD '88]

### AREA TABLE

LOT#	Area (sq. ft.)
31	16027
32	13760
33	13633
34	15824
35	14357
36	14400
37	14400
38	14508
39	14729
40	13352
41	12351
42	12660
43	14019
44	12808
45	12584
46	14605
47	14367
48	14242
49	16704
50	19578
51	16676
52	21051
53	12297
54	11494
55	11528
56	11484
57	15109
58	14223
59	13336
60	12297
61	13586

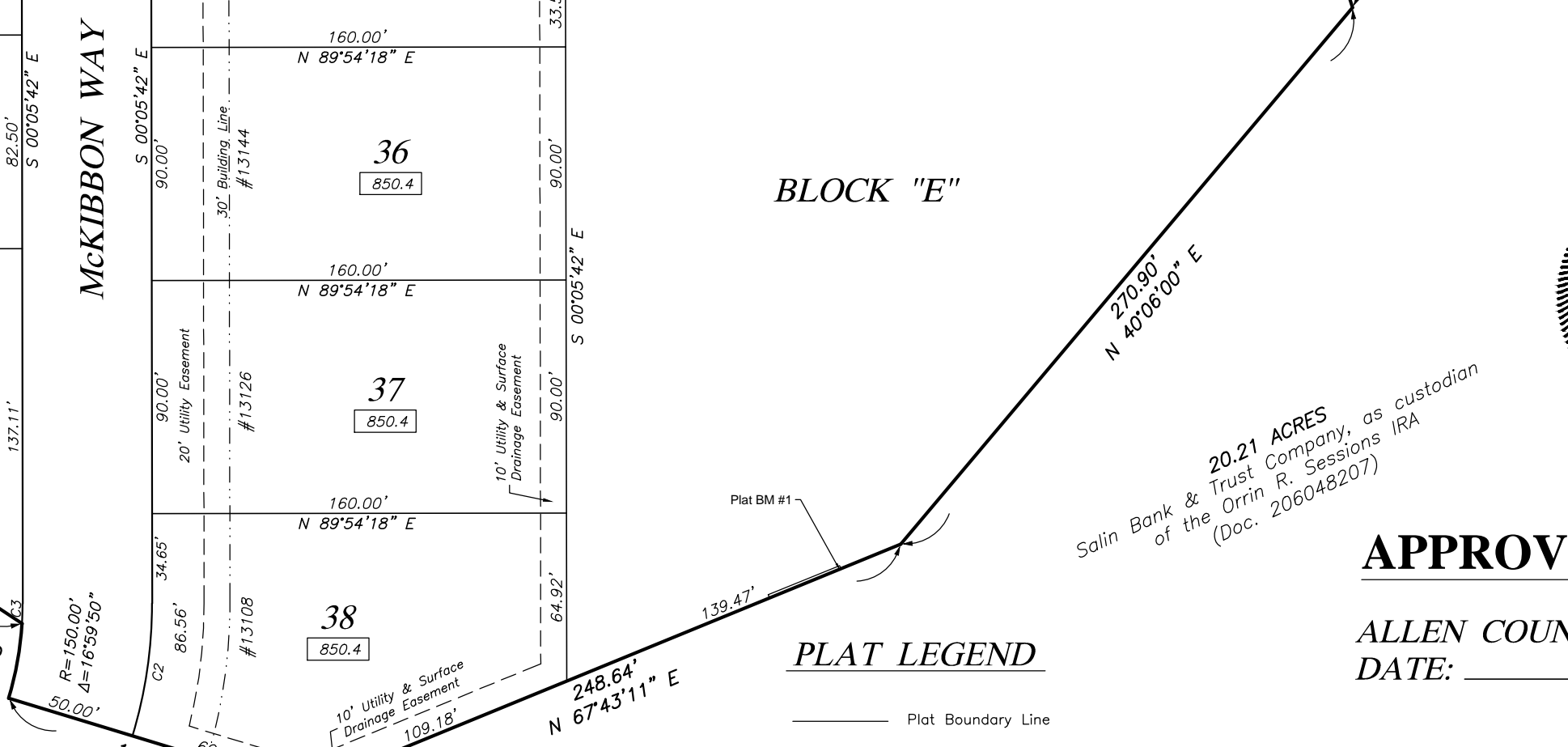
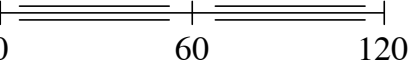
### LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.04	175.00	12°27'20"	N 81°59'39" W	37.97
C2	51.91	175.00	16°59'50"	S 08°24'13" W	51.72
C3	7.70	125.00	3°31'52"	S 01°40'14" W	7.70
C4	28.53	175.00	9°14'59"	N 87°05'26" E	28.50
C5	42.30	175.00	13°50'54"	S 75°30'44" E	42.19
C6	18.38	175.00	6°01'01"	N 65°34'47" W	18.37
C7	10.01	175.00	3°16'41"	N 60°55'56" W	10.01
C8	69.42	175.00	22°43'41"	S 47°55'45" E	68.96
C9	71.55	175.00	23°25'30"	S 24°51'09" E	71.05
C10	34.85	175.00	11°24'53"	S 07°28'08" E	34.79
C11	17.40	20.00	49°51'14"	S 26°39'28" E	18.66
C12	8.22	20.00	23°32'40"	N 63°21'26" W	8.16
C13	77.19	50.00	88°27'32"	S 30°54'00" E	69.75
C14	43.34	50.00	49°40'09"	N 38°09'51" E	42.00
C15	44.68	50.00	51°13'44"	N 86°23'47" E	43.21
C16	35.76	50.00	40°58'29"	S 45°19'06" E	35.00
C17	20.16	50.00	23°06'01"	N 13°16'52" W	20.02
C18	117.87	125.00	54°01'40"	S 28°44'41" E	113.55
C19	27.99	125.00	12°49'46"	N 62°10'24" W	27.93
C20	50.59	125.00	23°11'24"	N 80°10'59" W	50.25
C21	33.27	125.00	15°13'40"	S 80°36'29" W	33.12

- 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.
  - [ ] boxed elevation indicates minimum flood protection grade (NAVD '88 DATUM).
  - All common areas to be blanket utility and surface drainage easements.
  - Any floodway fringe within the boundary of the plat are contained within the Block Areas shown hereon.



SCALE IN FEET:



### 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