

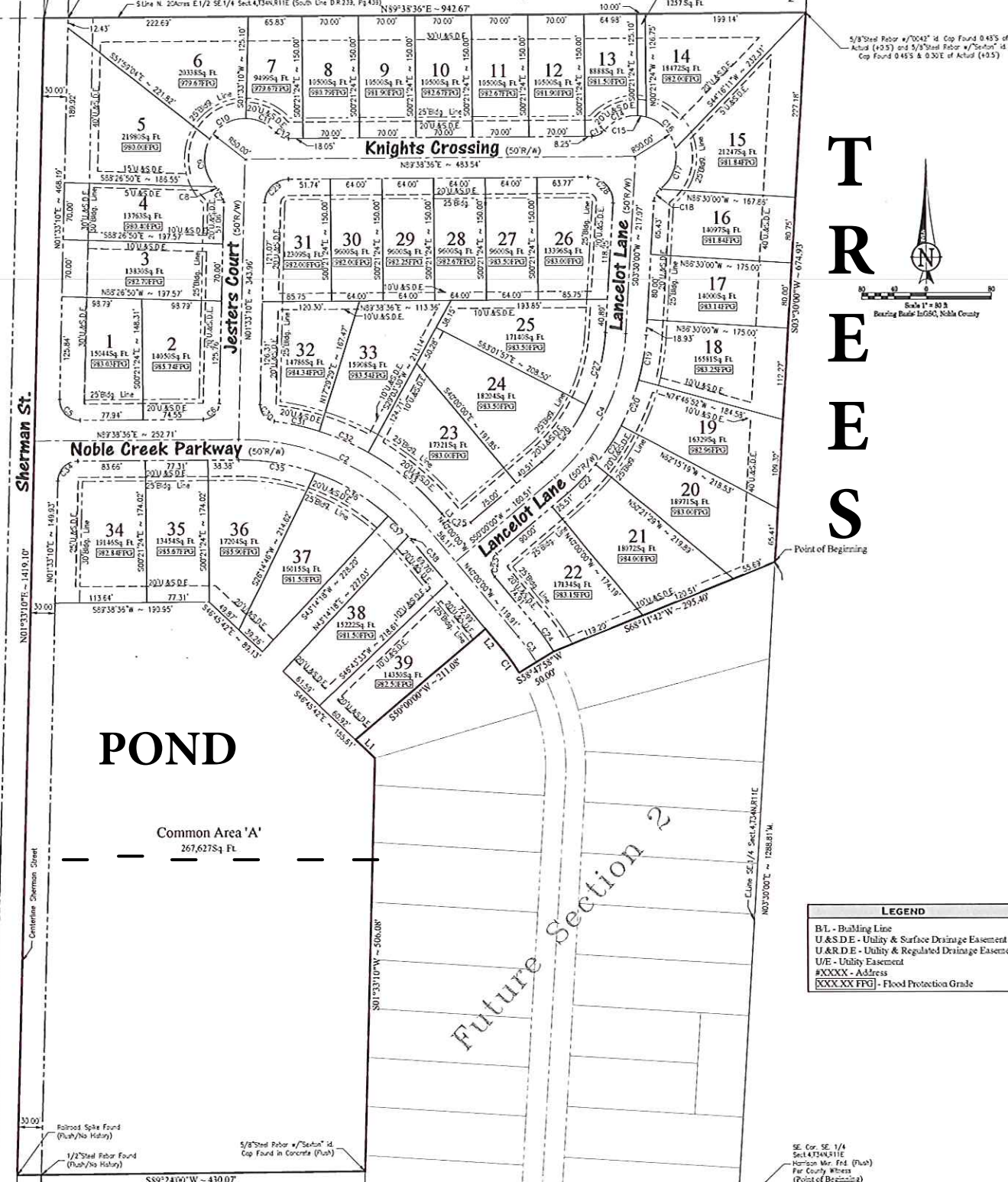
TREES PRELIMINARY

SECONDARY PLAT

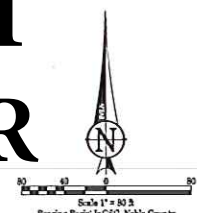
Noble Creek, Section 1

A subdivision located in the SE.1/4, Section 4, Township 34 North, Range 11 East, Allen Twp, Noble County, Indiana

Page 1 of 2



TREES



LEGEND

- B.L. - Building Line
- U.&S.D.E. - Utility & Surface Drainage Easement
- U.&R.D.E. - Utility & Regulated Drainage Easement
- U/E - Utility Easement
- XXXXX - Address
- XXXXXX FFG - Flood Protection Grade

CERTIFICATION

I, Brent R. Miller, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey conducted under my supervision in accordance with Title 36, Article 1, Section 1, and that the survey upon which this plat is based on the deed recorded in Document Number _____ in the Office of the Recorder of Noble County, Indiana, and that all markers shown will be installed in accordance with the provisions of the Planning Ordinance, and that their location, size, type and material are accurately shown.

DEVELOPER
Springwell Woods Development LLC
9430 Lima Rd
Fort Wayne, IN 46818

PRELIMINARY
Brent R. Miller, P.S. No. LS20300059
Date: February 22, 2021

DEVELOPER
Springwell Woods Development LLC
9430 Lima Rd
Fort Wayne, IN 46818

Miller Land Surveying, Inc. MLS
www.mlsweb.com

Brent R. Miller, P.S. No. LS20300059
Robert J. Marcoci, P.S. No. LS20400028

Precision and Professionalism is where we draw the line.

Corporate Office 221 Tower Drive Monroe, IN 46772 Phone: (260) 692-6166	Fort Wayne Office 10060 Best Creek Blvd Fort Wayne, IN 46825 Phone: (260) 489-8571
---	--

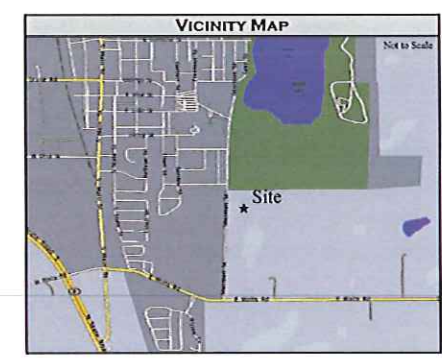
Survey No. 19-0754 Drawing Name: 19-0754_Secondary Plat #4

SECONDARY PLAT

Noble Creek, Section 1

A subdivision located in the SE.1/4, Section 4, Township 34 North, Range 11 East, Allen Twp, Noble County, Indiana

Page 2 of 2



PLAT APPROVAL CERTIFICATE

Under authority provided by Chapter 174, Acts of 1947, General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Common Council of the City of Kendallville, Indiana this plat was given approval by the City of Kendallville as follows:

Approved by the Kendallville City Plan Commission at a meeting held on the _____ day of _____, 2021.

KENDALLVILLE CITY PLAN COMMISSION

President _____

Secretary _____

I, the undersigned, _____ owner of the real estate shown and described herein, do hereby certify that we have laid off, planned and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

The subdivision shall be known and designated as Noble Creek, Section 1, an addition to the City of Kendallville, Indiana. All streets and alleys shown and not heretofore dedicated, and hereby dedicate, to the public.

Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground as shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, surface drainage, poles, ducts lines and wires, subject at all times to the property authorities and to the easements herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this shall take their titles subject to the rights of the public utilities.

The covenants and/or restrictions for Noble Creek, Section 1, are recorded in _____ in the Office of the Recorder of Noble County, Indiana.

The foregoing covenants, for residential, are to be perpetual and shall be binding on all parties claiming under them until _____ (a twenty-five year (25) year period is suggested), at which time said covenants, (or restrictions) shall be automatically extended for successive periods of ten (10) years unless changed by vote of a majority of the owners of the building sites covered by these covenants, or restrictions in whole or in part. Invalidity of any one of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants, or restrictions which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof, erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness my hand and seal this _____ day of _____, 2021.

STATE OF INDIANA)
COUNTY OF MONROE)
COUNTY OF NONLE)

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2021, personally appeared _____ as _____ of _____ a corporation organized under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereto set it's hand, as its duly authorized officer, this _____ day of _____, 2021.

Witness my hand and seal this _____ day of _____, 2021.

() Notary Public

My Commission Expires: _____

My County of Residence is: _____

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 4, Township 34 North, Range 11 East of the Second Principal Meridian, Allen Township in Noble County, Indiana, being more particularly described as follows:

Commencing at a Harrison Marker marking the Southeast corner of said Southeast Quarter, thence North 03 degrees 30 minutes 00 seconds East, a distance of 1288.81 feet along the East line of said Southeast Quarter to a 5" steel rebar with a "Miller Firm #0095" identification cap at the POINT OF BEGINNING of the herein described tract, thence South 68 degrees 11 minutes 42 seconds West, a distance of 295.47 feet to a 5" steel rebar with a "Miller Firm #0095" identification cap, thence South 58 degrees 47 minutes 58 seconds West, a distance of 50.00 feet to a 5" steel rebar with a "Miller Firm #0095" identification cap at the point of a non-tangent curve, concave to the Southwest, having a radius of 225.00 feet, thence North westerly along said curve a distance of 34.55 feet, having a central angle of 08 degrees 47 minutes 57 seconds, and a chord of 34.52 feet bearing North 35 degrees 35 minutes 01 seconds West to a 5" steel rebar with a "Miller Firm #0095" identification cap at the point of tangency, thence North 40 degrees 00 minutes 00 seconds West, a distance of 33.34 feet to a 5" steel rebar with a "Miller Firm #0095" identification cap, thence South 50 degrees 00 minutes 00 seconds West, a distance of 211.08 feet to a 5" steel rebar with a "Miller Firm #0095" identification cap, thence South 45 degrees 45 minutes 42 seconds East, a distance of 33.10 feet to a 5" steel rebar with a "Miller Firm #0095" identification cap, thence South 01 degrees 33 minutes 10 seconds West, a distance of 506.08 feet to a 5" steel rebar with a "Sevion" identification cap at the Northeast corner of an existing 5.00 acre tract described in Document Number 180200997 in the Office of the Recorder of Noble County, Indiana, thence South 24 minutes 00 seconds West, a distance of 430.07 feet (430.02 feet deed) along the North line of said 5.00 acre tract to railroad spike on the centerline of Sherman Street, thence North 01 degrees 33 minutes 10 seconds East, a distance of 1419.10 feet along said centerline to a Survey Marker Nail with a "0042" identification ring on the South line of the North 20 Acres of the East Half of said Southeast Quarter, thence North 89 degrees 38 minutes 36 seconds East, a distance of 942.67 feet (942.52 feet deed) along said South line to a point on the East line of said Southeast Quarter, said point being referenced by a 5" steel rebar with a "0042" identification cap 0.46 feet South and a 5" steel rebar with a "Sevion" identification cap 0.46 feet South and 0.30 feet East, thence South 03 degrees 30 minutes 00 seconds West, a distance of 674.93 feet along said East line to the Point of Beginning. Containing 22.702 acres, more or less. Subject to the right-of-way of Sherman Street and subject to easements of record.

NOTES

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

All buried utilities must allow for drainage swale grades as found on the site grading plan, storm drainage plans and storm sewer and swale profiles.

Total area of Dedicated Public Street Right of Way is 109,810.23 Sq. Ft.

All property corners are marked with a 5" x 24" Steel Rebar w/ "Miller Firm #0095" id. Cap Unless Noted Differently on the Monument Legend.

FLOOD PLAIN CERTIFICATION

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Noble County, Indiana, Community No. 180183, Panel No. 0211D, dated March 2, 2015.

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	34.55	225.00	00°47'57"	S03°30'01"W	34.52
C2	263.67	300.00	05°21'23"	S65°19'42"W	255.26
C3	38.39	250.00	08°47'57"	S03°30'01"W	38.36
C4	202.89	250.00	04°30'09"	S26°45'00"W	197.37
C5	40.19	25.00	09°54'34"	S44°24'07"W	35.94
C6	30.75	20.00	018°05'26"	S45°35'53"W	27.81
C7	17.45	20.00	048°59'41"	S23°26'41"E	16.99
C8	53.11	50.00	006°04'55"	S45°24'03"E	53.11
C9	62.69	50.00	071°59'25"	S66°26'22"E	58.67
C10	54.17	50.00	062°04'20"	S69°31'00"W	51.56
C11	41.96	50.00	048°05'07"	S64°24'17"W	40.74
C12	17.45	20.00	048°59'41"	S65°19'42"W	16.99
C13	17.45	20.00	048°59'41"	S64°24'17"W	16.99
C14	45.74	50.00	053°37'46"	S66°25'48"W	45.66
C15	169.16	50.00	19°50'47"	N43°25'42"W	99.27
C16	55.55	50.00	063°39'15"	N43°19'37"W	52.74
C17	56.72	50.00	046°59'41"	N29°59'31"E	53.70
C18	17.45	20.00	048°59'41"	N28°29'31"E	16.99
C19	56.23	275.00	011°43'08"	S09°21'34"E	56.13

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C20	60.12	275.00	012°31'33"	S21°28'55"E	60.00
C21	57.19	275.00	011°53'55"	N03°41'56"E	57.00
C22	49.72	275.00	019°21'29"	N44°49'16"E	49.65
C23	31.42	20.00	099°00'00"	S05°00'00"E	28.28
C24	42.23	275.00	008°47'57"	S35°36'04"W	42.19
C25	31.42	20.00	099°00'00"	S85°00'00"W	28.28
C26	90.45	225.00	023°01'57"	S38°29'02"W	89.84
C27	92.19	225.00	023°20'03"	S15°14'02"W	91.51
C28	49.14	30.00	093°51'24"	S43°25'42"E	43.85
C29	46.12	30.00	048°05'26"	N49°35'53"E	41.71
C30	29.38	20.00	044°10'28"	N40°32'08"W	26.81
C31	57.38	325.00	010°06'55"	N07°33'59"W	57.39
C32	65.61	325.00	011°34'01"	S06°43'37"W	65.57
C33	118.79	325.00	029°55'30"	S05°28'15"W	118.13
C34	38.44	25.00	048°05'26"	N49°35'53"E	34.76
C35	55.77	275.00	019°37'15"	S89°22'47"E	55.29
C36	165.17	275.00	021°54'43"	S59°26'47"E	164.57
C37	241.79	275.00	059°21'25"	S65°10'42"E	233.99
C38	57.11	275.00	001°11'22"	S49°35'49"E	57.11

LINE TABLE

Line #	Length	Direction
L1	33.10'	S46°45'42"E
L2	33.34'	N49°00'00"W
L3	11.11'	N49°00'00"W

Miller Land Surveying, Inc. MLS
www.mlsweb.com

Brent R. Miller, P.S. No. LS20300059
Robert J. Marcoci, P.S. No. LS20400028

Precision and Professionalism is where we draw the line.

Corporate Office 221 Tower Drive Monroe, IN 46772 Phone: (260) 692-6166	Fort Wayne Office 10060 Best Creek Blvd Fort Wayne, IN 46825 Phone: (260) 489-8571
---	--

Survey No. 19-0754 Drawing Name: 19-0754_Secondary Plat #4