Secondary Plat of:

BEAR CREEK ESTATES, SECTION X

A subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 9, Township 33 North, Range 13 East, DeKalb County, Indiana.

Developer:
Bear Creek Development, LLC
9601 Coldwater Road
Fort Wayne, IN 46825
Tel: 260/489-2000

Surveyor - Planner:
Sauer Land Surveying, Inc.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300

Part of the Southwest Quarter of the Southeast Quarter of Section 9, Township 33 North, Range 13 East, DeKalb County, Indiana, being more particularly described as follows, to-wit:

Commencing at the South Quarter corner of said Section 9, being marked by a cast iron monument; thence North 01 degrees 28 minutes 26 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Southeast Quarter, a distance 847.87 feet to a #5 rebar at the true point of beginning; thence North 01 degrees 28 minutes 26 seconds West, continuing on and along said West line, a distance 474.57 feet to a #5 rebar at the Northwest corner of the Southwest Quarter of said Southeast Quarter; thence North 88 degrees 56 minutes 54 seconds East, on and along the North line of the Southwest Quarter of said Southeast Quarter, a distance of 1322.49 feet to a #5 rebar at the Northeast corner of the Southwest Quarter of said Southeast Quarter; thence South 01 degrees 39 minutes 13 seconds East, on and along the East line of the Southwest Quarter of said Southeast Quarter, a distance of 633.29 feet to a #5 rebar; thence South 88 degrees 20 minutes 47 seconds West, a distance of 15.00 feet to a #5 rebar; thence North 62 degrees 57 minutes 48 seconds West, a distance of 147.92 feet to a #5 rebar; thence South 75 degrees 21 minutes 50 seconds West, a distance of 124.29 feet to a #5 rebar; thence South 89 degrees 01 minutes 42 seconds West, a distance of 263.49 feet to a #5 rebar; thence North 44 degrees 21 minutes 52 seconds West, a distance of 79.96 feet to a #5 rebar; thence South 48 degrees 22 minutes 18 seconds West, a distance of 199.91 feet to a #5 rebar; thence Northwesterly, on and along the arc of a non-tangent circular curve to the right having a radius of 280.00 feet, an arc distance of 31.61 feet, being subtended by a long chord having a length of 31.59 feet and a bearing of North 38 degrees 23 minutes 39 seconds West to a #5 rebar at the point of reverse curvature of a tangent circular curve to the left having a radius of 20.00 feet; thence Westerly, on and along the arc of said curve, an arc distance of 27.05 feet, being subtended by a long chord having a length of 25.03 feet and a bearing of North 73 degrees 54 minutes 12 seconds West to a #5 rebar at the point of tangency; thence South 67 degrees 21 minutes 12 seconds West and tangent with said curve, a distance of 55.27 feet to a #5 rebar at the point of curvature of a tangent circular curve to the right having a radius of 330.00 feet; thence Westerly, on and along the arc of said curve, an arc distance of 115.77 feet, being subtended by a long chord having a length of 115.18 feet and a bearing of South 77 degrees 24 minutes 14 seconds West to a #5 rebar; thence North 01 degrees 03 minutes 06 seconds West, a distance of 199.87 feet to a #5 rebar; thence South 89 degrees 05 minutes 08 seconds West, a distance of 381.83 feet to a #5 rebar to the true point of beginning, containing 17.255 acres of land, and subject to all easements of record.

DEED OF DEDICATION

I, the undersigned Jeffrey M. Thomas, Member of Bear Creek Development, LLC, owner of said real estate shown and described herein, do hereby layoff, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as "BEAR CREEK ESTATES, SECTION X", an addition to DeKalb County, Indiana. All streets shown and not heretofore dedicated are hereby dedicated to the public. Front, side, and rear yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets, there shall be erected or maintained no building or structure. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision, shall take their titles subject to all easements of record.

Witness my Hand and Seal this 28 day of October, 2025.

Jeffrey M. Thomas, Member

State of Indiana)
) §
County of Allen)

Before me the undersigned Notary Public, in and for the County and State, personally appeared JEFFREY M. THOMAS and_____, witness, acknowledging the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my hand and notorial seal this 28th day of October, 2025.

Austin M Glenn
Notary Public
Austin M Glenn
Printed Name
Resident of Allen County

AUSTIN M GLENN
Notary Public, State of Indiana
Allen County
Commission Number 740011
My Commission Expires
January 11, 2031

My commission expires: _____

DULY ENTERED FOR TAXATION

OCT 28 2025

AUDITOR DEKALB COUNTY

202505417
10/28/2025 11:36:45 AM
RECORDER OF DEKALB CO, IN
LETA HULLINGER
RECORDED AS PRESENTED
FEE AMOUNT: 25.00

PLAN COMMISSION COVENANTS:

1. The owner(s) of the lot within this subdivision agrees to recognize the existing agricultural land usage surrounding this subdivision and further agrees to not object to the surrounding agricultural land use or changes therein as permitted by law, i.e., I.C. 34-1-52-4.
2. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.
3. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
4. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The plan commission may enforce these conditions by injunctive relief with attorney fees.
5. No private or mutual drain of any type shall be connected from within any lot within this subdivision to the Alex Provines Drain No. 71 or Nowlin, Rafine, Yoder Lateral 2, Drain No. 262-02-0, without first submitting written request, along with plans and specifications for said connection, and obtaining the written approval of the DeKalb County Surveyor for said drain connection. No permanent structure of any type shall be placed within the right-of-way of the Alex Provines Drain No. 71 or Nowlin, Rafine, Yoder Lateral 2, Drain No. 262-02-0 without first entering into a consent for variance for permanent structure within the right-of-way of a regulated drain, by and between the owner of the land upon which the permanent structure is to be located and the DeKalb County Drainage Board. No private crossing, control dam or other permanent structure shall be placed on, over, or through the Alex Provines Drain No. 71 or Nowlin, Rafine, Yoder Lateral 2, Drain No. 262-02-0 without first submitting a written request, along with plans and specifications for said permanent structure, and obtaining the written approval of the DeKalb County Surveyor for said permanent structure.
6. Airport Compatibility Zone: This development lies within Airport Compatibility Zone AC6. The Owners of any tract of land in this development agree to recognize the existing and established Noise Sensitive Zone and understand that a "Noise Sensitive Use and Non-Remonstrance Against Airport Development Waiver", acknowledging the preexisting noise condition in the area and the ability of the airport to expand as allowed by law, shall be executed by the Owner and filed with the DeKalb County Board of Aviation before the issuance of any Improvement Location Permit by the Zoning Administrator for a noise sensitive use including but not limited to residential uses.

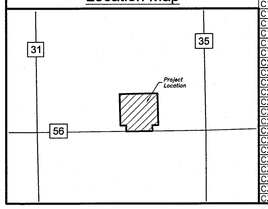
Non-Remonstration Statement for Annexation:

The owner herein and for himself and his successors in title, waives and releases any and all rights which it may now or hereafter have to remonstrate against or otherwise object to, interfere with, or oppose any pending or future annexation by the City of Auburn.

PLAT LEGEND

- Plot Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plat Interior Lot Line
- #NNNN — Street Address Number
- NN — Lot Number and Block Designation
- Δ=NN°NN'NN" R=NNN.NN' — Street Centerline Curve Data
- NNN.N — Minimum Flood Protection Grade

Location Map



LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	35.34'	35.32'	S 85°11'54" W	7°30'00"
C2	50.00'	16.93'	16.85'	N 71°45'00" E	19°23'47"
C3	50.00'	20.96'	20.74'	S 50°04'45" W	23°56'43"
C4	60.00'	53.67'	51.90'	S 63°43'52" W	51°14'58"
C5	60.00'	45.25'	44.19'	S 69°02'12" E	43°12'54"
C6	60.00'	44.50'	43.49'	N 26°10'50" W	42°29'51"
C7	60.00'	46.10'	44.98'	S 17°04'51" W	44°01'31"
C8	60.00'	54.81'	52.93'	N 65°15'52" E	52°20'31"
C9	60.00'	34.93'	34.44'	S 71°53'14" W	33°21'17"
C10	50.00'	37.82'	36.93'	S 76°52'51" E	43°20'30"
C11	330.00'	43.20'	43.17'	S 85°11'54" W	7°30'00"
C12	220.00'	13.83'	13.83'	S 02°51'11" E	3°36'10"
C13	220.00'	141.97'	139.52'	N 23°08'29" W	36°58'27"
C14	270.00'	9.99'	9.99'	S 86°03'44" W	2°07'14"
C15	270.00'	83.17'	82.84'	S 76°10'40" W	17°38'55"
C16	280.00'	67.10'	66.94'	S 09°04'53" E	13°43'51"
C17	280.00'	5.69'	5.69'	N 01°38'02" W	1°09'52"
C18	270.00'	47.12'	47.06'	S 83°56'54" W	10°00'00"
C19	50.00'	13.31'	13.27'	N 71°19'25" E	15°14'58"
C20	50.00'	24.52'	24.27'	N 49°39'10" E	28°05'32"
C21	60.00'	54.02'	52.21'	N 61°23'53" E	51°35'00"
C22	60.00'	47.93'	46.67'	N 69°55'29" W	45°46'15"
C23	60.00'	47.92'	46.65'	S 24°09'40" E	45°45'24"
C24	60.00'	47.93'	46.67'	N 21°36'09" E	45°46'15"
C25	60.00'	63.53'	60.61'	S 74°49'20" W	60°40'07"
C26	60.00'	17.94'	17.88'	S 66°16'36" E	17°08'01"
C27	50.00'	37.82'	36.93'	N 79°22'51" W	43°20'30"
C28	330.00'	21.61'	21.60'	N 80°49'27" E	3°45'06"
C29	330.00'	35.99'	35.97'	S 85°49'27" W	6°14'54"
C30	20.00'	31.42'	28.28'	S 46°03'06" E	90°00'00"
C31	20.00'	31.42'	28.28'	N 43°56'54" E	90°00'00"
C32	20.00'	29.08'	26.58'	S 25°42'12" W	83°18'01"
C33	20.00'	31.42'	28.28'	N 46°03'06" E	90°00'00"
C34	20.00'	31.42'	28.28'	S 43°56'54" W	90°00'00"

AREA TABLE

LOT#	Area (sq. ft.)
262	10360
263	10360
264	13914
265	10010
266	10010
267	10360
268	11080
269	10373
270	10086
271	15253
272	14473
273	14647
274	16631
275	10574
276	10360
277	11125
278	10127
279	10127
280	10127
281	13912
282	13531
283	14940
284	10197
285	10360
286	13214
287	10954
288	10352
289	10614
290	14902
291	15367
292	19017
293	18814
294	11745
295	11157
296	10745
297	13214

Entity	Area (sq. ft.)
Block L	85014
Block M	61678
Block N	43848
Street	118479

FLOODPLAIN CERTIFICATION STATEMENT:

This property appears to lie within Zone X as the description plots by scale on Flood Insurance Rate Maps Numbered 18033C 0233E and 18033C 0234E, both effective September 29, 2006.

NOTES:

1. *All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.*
2. *U.&S.D.E. indicates utility and surface drainage easement.*
3. *[ ]Boxed elevation indicates minimum flood protection grade (NAVD '88 DATUM). F/S denotes front and side flood protection grade relative to the front of the lot and the side the existing swale has been constructed.*
4. *All park areas, common areas, or block areas to have a blanket utility and surface drainage easements.*
5. *All rear building lines are 30 feet and all side building lines are 8 feet.*
6. *All lot boundary monuments shall be set by the undersigned. All external boundary monuments shall be set unless shown hereon.*
7. *Lots encumbered by the Alex Provines Drain (Lots 271-274) shall be required to request the reduction of the existing 75 foot wide drainage easement attached to said drain by the DeKalb County Drainage Board.*

BENCHMARKS:

Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDOT Fort Wayne, 5333 Hatfield Road, Fort Wayne, IN
ELEVATION = 863.76 [NAVD '88]

Plat Benchmark #1:
North rim of Existing Manhole located near the most Westerly corner of Lot 273
ELEVATION = 883.39 [NAVD '88]

Plat Benchmark #2:
North rim of Existing Manhole located near the Northwest corner of Lot 281
ELEVATION = 882.31 [NAVD '88]

Plat Benchmark #3:
North rim of Existing Manhole located near the most Easterly corner of Lot 291
ELEVATION = 886.64 [NAVD '88]

CERTIFICATE OF SURVEYOR

I, Joseph R. Herendeen, 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 202405866 in the Office of the Recorder of DeKalb 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 "SLSI Firm 0048"; 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. This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by Joseph R. Herendeen, Indiana Land Surveyor, and duly recorded under Document Number 202505318 in the Office of the Recorder of DeKalb County, Indiana.

I, Joseph R. Herendeen, 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.

Joseph R. Herendeen, Indiana Land Surveyor Date: 10/27/2025

JOSEPH R. HERENDEEN REGISTERED NO. 20900190 STATE OF INDIANA LAND SURVEYOR

PLAN COMMISSION CERTIFICATE

Under authority provided by I.C. 36-7-4 et seq an ordinance adopted by the Common Council of the City of Auburn, this secondary plat was given approval as follows:

Approved by the City Of Auburn Plan Commission staff at a meeting held on the 28th day of October, 2025.

Administration

Signed: Ryan W. Shambaugh

Printed: Ryan W. Shambaugh

Administration

Signed: Jon Cador

Printed: James Cadoret

This instrument prepared by Joseph R. Herendeen, Indiana Land Surveyor