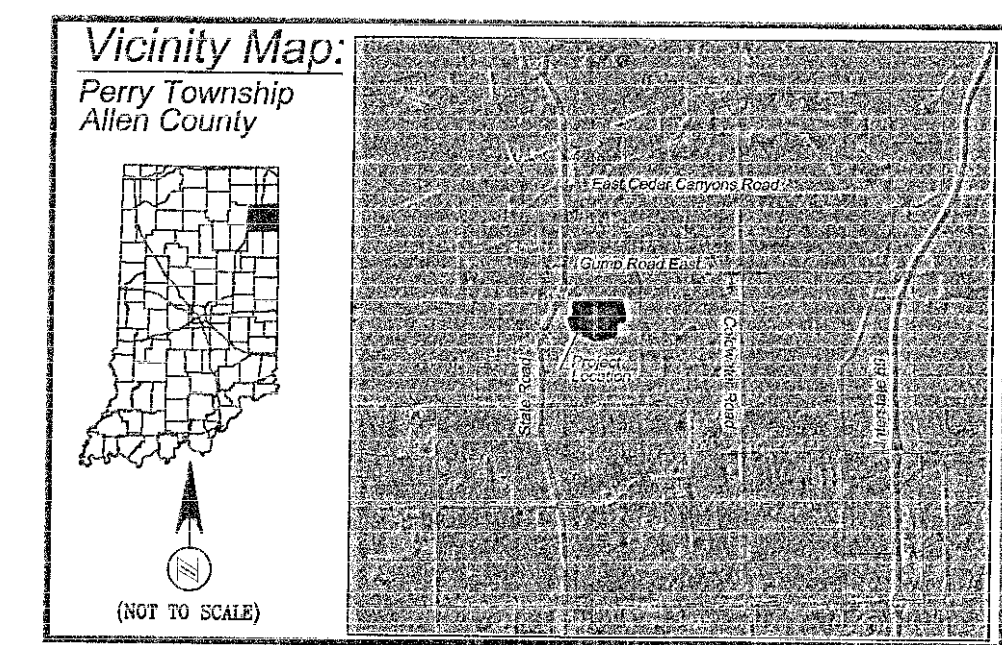


ANITA MATHER ALLEN COUNTY RECORDER FORT WAYNE, IN



AUDITOR'S OFFICE Duty entered for tax. Subject to final acceptance for transfer. AUG 26 2021 AUDITOR OF ALLEN COUNTY

Approved this 14th day of August, 2021 Town of Hometown Council

Council President, Gary Grant

Council Member, Mike Aker

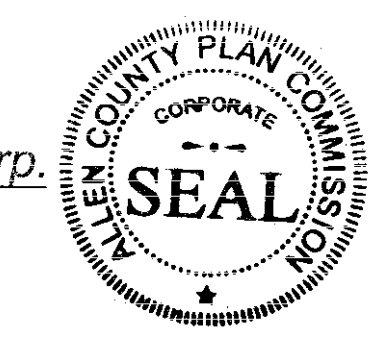
Council Member, Patricia Freck

Council Member, Brandon Seifert

Council Member, Mike Stamets

Clerk-Treasurer, Ryan Schwab

Approved this 25 day of August, 2021 Allen County Plan Commission



President, Susan Hoot

Vice President, David Bailey

Approved this 18 day of August, 2021

Jeffrey W. Sorg, Allen County Surveyor

Confirmed this 25 day of August, 2021 Allen County Department of Planning Services

Kimberly R. Bowman, Executive Director

We, North Eastern Development Corp., the undersigned owners by virtue of a certain deed shown in Document #2018064228, in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do 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, we hereby subject and impress 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 Coves at Copper Creek Section III, an addition to the Town of Hometown, Indiana.

In witness whereof, North Eastern Development Corp., organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereunto set its hand, by its duly authorized officer, this 10th day of August, 2021

North Eastern Development Corp.

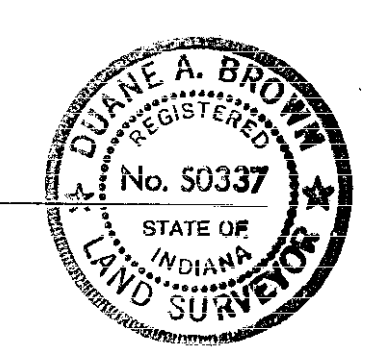
By: Duane A. Brown, Agent

Printed: JAMES MORLAW, AGENT

Land Surveyor Certification: I, Duane A. Brown, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana, that to the best of my knowledge and belief this plat and accompanying legal description accurately represents a subdivision of real estate as described in Document #2018064228, in the Office of the Recorder of Allen County, Indiana; that this plat was prepared under my direct supervision; that all markers shown thereon actually exist or will be set; and that their locations, size, type and material are accurately shown on this subdivision as within the tract of real estate shown on the retracement or original survey prepared by Sauer Land Surveying as recorded in Document #2018035628 in the Office of the Recorder of Allen County, Indiana as required by IAC 36-9-1-12-12; and that there has been no change from the matters of survey revealed by the above referenced survey, or any other subdivision plans contained therein, on any lines that are common with this subdivision.

Dated this 10th day of August, 2021

SIGNED: Duane A. Brown



Duane A. Brown P.E., P.S. Auburn, IN Indiana PS #LS80040337

I affirm, under the penalties for perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law. Duane A. Brown P.E., P.S.

Document Prepared By Duane A. Brown P.E., P.S.

Secondary Plat The Coves at Copper Creek - Section III

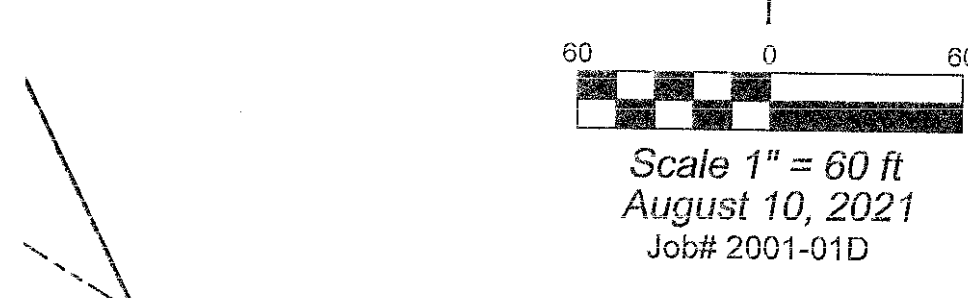
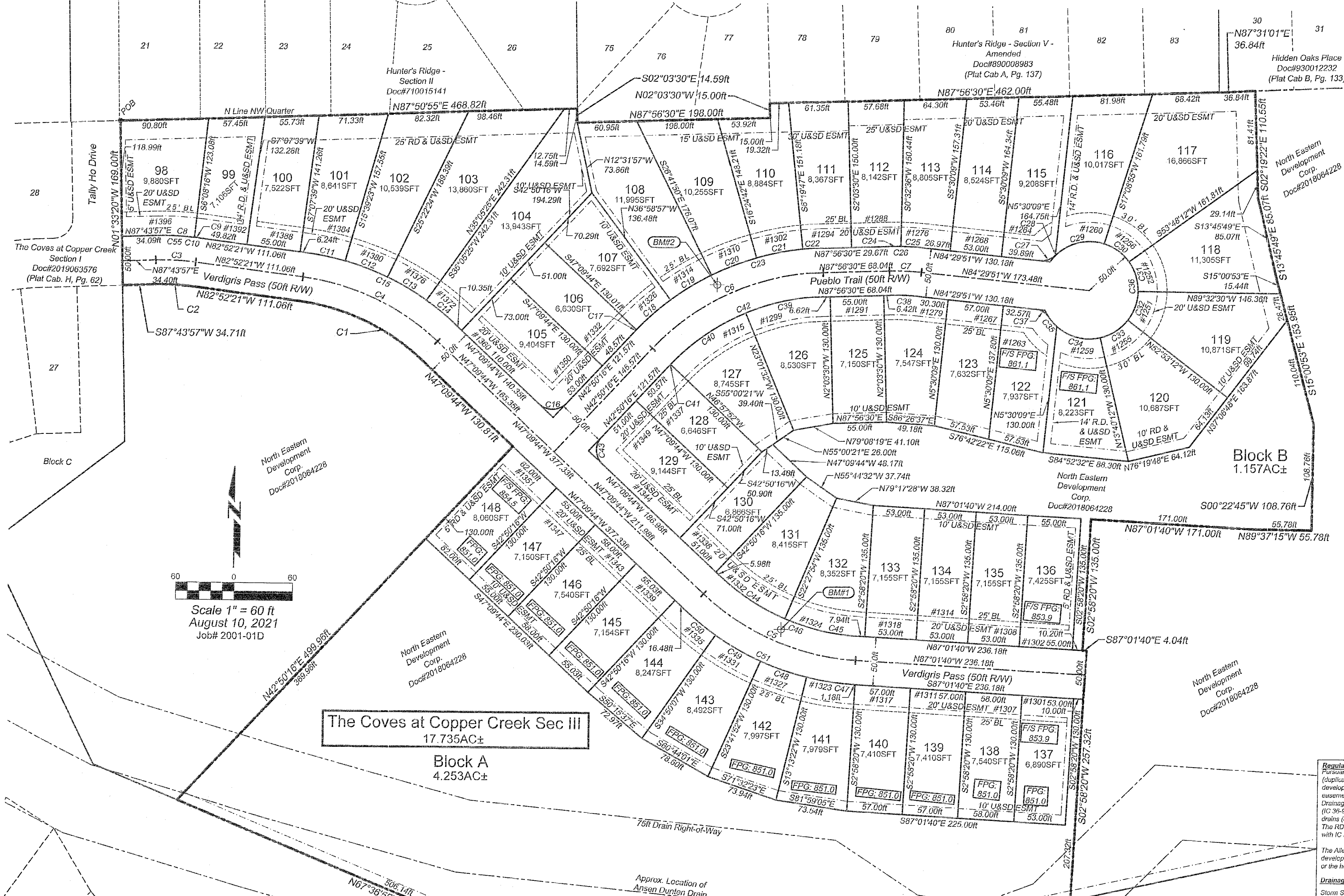
A Subdivision Located in the Northwest and Northeast Quarters of Section 20, Township 32 North, Range 12 East, Allen County, Indiana

Subdivision Engineer:



D.A. Brown Engineering Consultants 5401 County Road #27, P.O. Box 359, Auburn, IN 48706 Phone: (260) 925-2020 Fax: (260) 925-1212 www.dabrowengineering.com

Developer: North Eastern Development, Corp. 10808 La Cabrea Lane Fort Wayne, IN 46845 Tel: (260) 489-7095 Fax: (260) 489-7950



The Coves at Copper Creek Sec III 17.735AC±

Block A 4.253AC±

Block B 1.157AC±

Regulated Drain Easement: Pursuant to the Indiana Drainage Code (IC 36-9-2) the undersigned owners filed a petition with the Allen County Drainage Board (duplicated with the Allen County Surveyor) requesting that portions of the storm drainage system and easements for this development be accepted into the County's Regulated Drainage System. Other parties (e.g., individual lot owners or the homeowners' association) are responsible for the operation, maintenance, and reconstruction of these improvements. Drainage System Table: Storm Sewer Drainage 2,045ft

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	140.23R	225.00R	036°42'36"	N65°01'02"W	137.97R
C2	36.89R	225.00R	009°23'42"	N87°34'12"W	36.85R
C3	40.99R	250.00R	009°23'42"	S87°34'12"E	40.95R
C4	155.81R	250.00R	035°42'36"	S65°01'02"E	153.30R
C5	173.85R	250.00R	039°51'56"	S87°05'42"E	170.46R
C6	196.80R	250.00R	045°06'14"	N65°23'23"E	191.76R
C7	32.99R	250.00R	007°33'39"	S88°16'41"E	32.97R
C8	40.34R	275.00R	008°24'18"	S88°03'53"E	40.31R
C9	4.75R	275.00R	000°59'24"	S83°22'02"E	4.75R
C10	45.09R	275.00R	009°23'42"	N87°34'12"W	45.04R
C11	40.93R	275.00R	008°31'43"	S78°36'29"E	40.90R
C12	46.64R	275.00R	009°43'01"	N69°29'07"W	46.58R
C13	46.64R	275.00R	009°43'01"	S69°40'06"E	46.58R
C14	37.19R	275.00R	007°44'51"	S51°02'10"E	37.16R
C15	171.40R	275.00R	035°42'36"	S65°01'02"E	168.64R
C16	31.42R	20.00R	090°00'00"	S87°50'16"W	28.28R
C17	2.43R	275.00R	000°30'24"	N43°05'28"E	2.43R
C18	46.43R	275.00R	009°40'23"	N48°10'51"E	46.37R
C19	49.37R	275.00R	010°17'08"	N58°09'37"E	49.30R
C20	49.37R	275.00R	010°17'08"	S68°26'44"W	49.30R
C21	48.46R	275.00R	010°05'46"	N78°38'11"E	48.30R
C22	20.43R	275.00R	004°16'25"	N85°48'47"E	20.43R
C23	216.48R	275.00R	045°06'14"	N65°23'23"E	210.94R
C24	12.40R	275.00R	002°36'07"	S69°14'33"W	12.49R
C25	23.60R	275.00R	004°57'32"	S86°50'38"E	23.79R
C26	36.29R	275.00R	007°33'39"	S88°16'41"E	36.26R

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C27	17.12R	20.00R	049°03'34"	S70°58'22"W	16.61R
C28	0.33R	20.00R	000°56'07"	S45°58'31"W	0.33R
C29	53.79R	50.00R	061°38'27"	N70°19'41"E	51.23R
C30	31.99R	50.00R	036°39'18"	S64°31'26"E	31.41R
C31	31.99R	50.00R	036°39'18"	S17°52'09"E	31.41R
C32	31.99R	50.00R	036°39'18"	N18°47'09"E	31.41R
C33	34.22R	50.00R	039°13'01"	S65°43'18"W	33.56R
C34	47.89R	50.00R	004°52'58"	N86°16'41"W	46.08R
C35	12.47R	50.00R	014°17'04"	N41°38'42"W	12.43R
C36	261.80R	50.00R	300°00'00"	S05°30'09"W	50.00R
C37	17.45R	20.00R	049°59'41"	S59°30'01"E	16.90R
C38	29.69R	225.00R	007°33'39"	N88°16'41"W	29.67R
C39	82.34R	225.00R	020°58'01"	S77°22'29"W	81.68R
C40	94.01R	225.00R	023°56'20"	N55°00'18"E	93.33R
C41	0.78R	225.00R	000°11'52"	S42°55'12"W	0.78R
C42	177.12R	225.00R	045°06'14"	S65°23'23"W	172.58R
C43	31.42R	20.00R	099°59'59"	N02°09'45"W	28.28R
C44	80.00R	225.00R	020°22'22"	N57°20'55"W	79.58R
C45	76.55R	225.00R	019°29'35"	S77°16'53"E	76.10R
C46	156.55R	225.00R	039°51'56"	S67°05'42"E	153.41R
C47	49.20R	275.00R	010°15'02"	N81°54'09"W	49.13R
C48	50.28R	275.00R	010°28'30"	S71°32'23"E	50.21R
C49	53.46R	275.00R	011°08'15"	N60°44'01"W	53.37R
C50	38.41R	275.00R	008°00'09"	N51°09'49"W	38.38R
C51	191.34R	275.00R	038°51'56"	N67°05'42"W	187.50R
C52	46.09R	275.00R	009°23'42"	N87°34'12"W	45.04R

- Notes:
- All Right-of-Way intersection radii to be 20 feet.
 - All Right-of-Ways to be dedicated to Allen County.
 - All Cut-de-Sac Right-of-Way to be 50 foot radius.
 - All Park Areas, Common Areas, or Block Drains to have a Blanket Utility and Surface Drainage Easement.
 - All buried utilities must allow for proposed Drainage Swale grades as found in plans.
 - FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings to the rear of the lot only.
 - F/S FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings facing the street or the side yard between front and rear building lines.
 - U.&S.D. Esmt denotes Utility and Surface Drainage Easement.
 - BL denotes Building Line.
 - RD Esmt denotes Regulated Drain Easement.
 - FP denotes Property.
 - All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted.
 - According to flood insurance rate map number 18003 C 0160C with effective date of August 3, 2009, this property lies in unshaded zone x, noted as "areas determined to be outside the 0.2% annual chance floodplain."
 - Rear yard Building Line for all lots to be 25 feet except those lot lines bordering a Common Area to be 15ft.
 - Consent for permanent structures issued by the Allen County Drainage Board on 7-31-2020 in accordance with the Indiana Code 36-9-27-72 on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc# 21-080, 21-081. [Reference: The Coves at Copper Creek Section I Regulated Drain (21-079)]
- Benchmark Data:
BM #1: Brass Plaque in Concrete Curb - In front of Fire Hydrant between Lot 131 and Lot 132. Elev: 953.55 [NAVD 08]
BM #2: Brass Plaque in Concrete Curb - In front of Fire Hydrant between Lot 108 and Lot 109. Elev: 857.51 [NAVD 08]

Legal Description:
Prepared by Duane A. Brown, LS #90040337, D. A. Brown Engineering Consultants, Inc., Job No. 2001-01, based on information contained on Survey CCK-005 as prepared by Sauer Land Surveying, Inc. (Certified by Joseph K. Harendt, P.S.; dated February 5, 2018; and recorded as Allen County Document No. 2018035626) and on record information.
A tract of land located in the Northwest Quarter and in the Northeast Quarter of Section 20, T32N, R12E, in Allen County, the State of Indiana, more fully described as follows:
BEGINNING at the Northeast corner of The Coves at Copper Creek, Section I as recorded in Allen County Document No. 2019063576 (Plat Cabinet H, page 62); Thence North 87 Degrees 50 Minutes 55 Seconds East (Recorded Plat Basis of Bearings), a distance of 488.82 feet along the North line of said Northwest Quarter; Thence South 02 Degrees 03 Minutes 30 Seconds East, a distance of 14.59 feet; Thence North 87 Degrees 50 Minutes 30 Seconds East, a distance of 198.00 feet along a line parallel with and Fifteen (15) feet South of the South line of Hunter's Ridge, Section V Amended as recorded in Allen County Document No. 2018035626 (Plat Cabinet A, page 137); Thence North 02 Degrees 03 Minutes 30 Seconds West, a distance of 15.00 feet; Thence North 87 Degrees 56 Minutes 30 Seconds East, a distance of 462.00 feet along the above referenced South line of Hunter's Ridge, Section V Amended to the Southeast corner thereof; Thence North 13 Minutes 22 Seconds East, a distance of 110.05 feet; Thence South 15 Degrees 45 Minutes 49 Seconds East, a distance of 153.95 feet; Thence South 00 Degrees 22 Minutes 45 Seconds West, a distance of 108.76 feet; Thence North 89 Degrees 37 Minutes 15 Seconds West, a distance of 55.78 feet; Thence North 87 Degrees 01 Minutes 40 Seconds West, a distance of 171.00 feet; Thence South 02 Degrees 56 Minutes 20 Seconds West, a distance of 135.00 feet; Thence South 87 Degrees 01 Minutes 40 Seconds East, a distance of 4.04 feet; Thence South 02 Degrees 56 Minutes 20 Seconds West, a distance of 130.81 feet to the beginning of a non-tangent circular arc; Thence Northwesterly, a distance of 140.23 feet along said tangent circular arc that is concave Southwesterly, having a radius measuring 225.00 feet, having a central angle measuring 35 Degrees 42 Minutes 36 Seconds; and having a long chord bearing North 86 Degrees 01 Minutes 02 Seconds West and measuring 137.97 feet to the beginning of a tangent line; Thence North 82 Degrees 52 Minutes 21 Seconds East, a distance of 499.96 feet; Thence North 47 Degrees 09 Minutes 44 Seconds West, a distance of 130.81 feet to the beginning of a tangent circular arc that is concave Southerly, having a radius measuring 225.00 feet, having a central angle measuring 09 Degrees 23 Minutes 42 Seconds; and having a long chord bearing North 87 Degrees 34 Minutes 12 Seconds West and measuring 137.97 feet to the beginning of a tangent line; Thence South 87 Degrees 34 Minutes 12 Seconds West and measuring 137.97 feet to the beginning of a tangent line; Thence North 87 Degrees 34 Minutes 12 Seconds East, a distance of 140.23 feet along the North line of said Block C; Thence North 42 Degrees 50 Minutes 16 Seconds East, a distance of 499.96 feet; Thence North 47 Degrees 09 Minutes 44 Seconds West, a distance of 130.81 feet to the beginning of a tangent circular arc that is concave Southerly, having a radius measuring 225.00 feet, having a central angle measuring 09 Degrees 23 Minutes 42 Seconds; and having a long chord bearing North 87 Degrees 34 Minutes 12 Seconds West and measuring 137.97 feet to the beginning of a tangent line; Thence South 87 Degrees 34 Minutes 12 Seconds West and measuring 137.97 feet to the beginning of a tangent line; Thence North 87 Degrees 34 Minutes 12 Seconds East, a distance of 140.23 feet along the North line of said Block C; 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