

CYPRESS POINTE, SECTION IV

A subdivision of part of the Fractional Northwest Quarter of Section 6,
Township 30 North, Range 11 East, Allen County, Indiana.

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

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

DESCRIPTION:
Part of the Fractional Northwest Quarter of Section 6, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the West Quarter corner of said Section 6, being marked by a cast iron monument; thence North 88 degrees 51 minutes 15 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the South line of 39.611 acre base tract of real estate described in a deed Autumn Woods Development, LLC, in Document Number 202104261 in the Office of the Recorder of Allen County, Indiana, a distance of 722.24 feet to a #5 rebar at the Southeast corner of Cypress Pointe, Section III, as recorded in Plat Cabinet G, page 56, in the Office of said Recorder, this being the true point of beginning; thence North 88 degrees 51 minutes 15 seconds East, continuing on and along said South line, a distance of 300.00 feet to a #5 rebar; thence North 01 degrees 04 minutes 19 seconds West, a distance of 265.82 feet to a #5 rebar; thence North 07 degrees 26 minutes 53 seconds West, a distance of 118.69 feet to a #5 rebar; thence South 88 degrees 55 minutes 40 seconds West, a distance of 94.30 feet to a #5 rebar; thence North 01 degrees 04 minutes 20 seconds West, a distance of 180.00 feet to a #5 rebar; thence South 88 degrees 55 minutes 40 seconds West, a distance of 14.66 feet to the point of curvature of a circular curve to the left having a radius of 175.00 feet; thence Westerly, on and along the arc of said curve, an arc distance of 9.25 feet, being subtended by a long chord having a length of 9.25 feet and a bearing of South 87 degrees 24 minutes 48 seconds West to a #5 rebar; thence North 00 degrees 44 minutes 24 seconds West, a distance of 130.25 feet to a #5 rebar; thence North 88 degrees 55 minutes 40 seconds East, a distance of 140.00 feet to a #5 rebar; thence North 00 degrees 44 minutes 24 seconds West, a distance of 104.89 feet to a #5 rebar; thence North 15 degrees 44 minutes 24 seconds West, a distance of 66.61 feet to a #5 rebar; thence North 39 degrees 27 minutes 43 seconds West, a distance of 101.08 feet to a #5 rebar; thence North 13 degrees 57 minutes 36 seconds East, a distance of 208.94 feet to a #5 rebar; thence North 00 degrees 49 minutes 14 seconds West, a distance of 10.00 feet to a #5 rebar on the North line of said 39.611 acre base tract; thence South 89 degrees 10 minutes 46 seconds West, on and along said North line, a distance of 415.61 feet to a #5 rebar at the Northeast corner of said plat of Cypress Pointe, Section III; thence South 00 degrees 49 minutes 14 seconds East, on and along an East line of said Cypress Pointe, Section III, a distance of 38.73 feet to a #5 rebar; thence South 10 degrees 21 minutes 52 seconds West, continuing on and along said East line, a distance of 109.37 feet to a #5 rebar; thence South 15 degrees 42 minutes 19 seconds East, continuing on and along said East line, a distance of 67.38 feet to a #5 rebar; thence South 39 degrees 15 minutes 08 seconds West, continuing on and along said East line, a distance of 145.95 feet to a #5 rebar; thence South 30 degrees 30 minutes 36 seconds West, continuing on and along said East line, a distance of 71.55 feet to a #5 rebar; thence South 20 degrees 10 minutes 58 seconds West, continuing on and along said East line, a distance of 74.25 feet to a #5 rebar; thence South 75 degrees 04 minutes 37 seconds East, on and along a North line of said Cypress Pointe, Section III, a distance of 130.00 feet to a #5 rebar; thence South 74 degrees 09 minutes 37 seconds East, continuing on and along said North line, a distance of 30.01 feet to a #5 rebar; thence South 75 degrees 16 minutes 50 seconds East, continuing on and along said North line, a distance of 124.09 feet to a #5 rebar; thence South 04 degrees 59 minutes 18 seconds East, on and along an East line of said Cypress Pointe, Section III, a distance of 145.38 feet to a #5 rebar; thence South 14 degrees 41 minutes 19 seconds East, continuing on and along said East line, a distance of 50.00 feet to a #5 rebar; thence South 48 degrees 55 minutes 41 seconds West, on and along a South line of said Cypress Pointe, Section III, a distance of 27.82 feet to the point of curvature of a circular curve to the right having a radius of 275.00 feet; thence Southwesterly, continuing on and along said South line, as defined by the arc of said curve, an arc distance of 62.59 feet, being subtended by a long chord having a length of 62.46 feet and a bearing of South 55 degrees 26 minutes 55 seconds West to a #5 rebar; thence South 28 degrees 01 minutes 51 seconds East, on and along an East line of said Cypress Pointe, Section III, a distance of 119.46 feet to a #5 rebar; thence South 60 degrees 26 minutes 56 seconds West, on and along a South line of said Cypress Pointe, Section III, a distance of 23.81 feet to a #5 rebar; thence South 01 degrees 04 minutes 19 seconds East, on and along an East line of said Cypress Pointe, Section III, a distance of 266.14 feet to the true point of beginning, containing 9,062 acres of land, and subject to all easements of record.

Autumn Woods Development, LLC, owner by virtue of that certain deed shown in Document Number 202104261 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, Autumn Woods Development, LLC, 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 CYPRESS POINTE, SECTION IV.

IN WITNESS WHEREOF, Jeffrey M. Thomas, known to me to be the person and a member of Autumn Woods Development, LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Autumn Woods Development, LLC, set his hand and seal, this 16 day of August, 2023.

Autumn Woods Development, LLC


By: 
Jeffrey M. Thomas, Member

Consent for permanent structures issued by the Allen County Drainage Board on January 12, 2023, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Res. Doc. #22-284 reference - Cypress Pointe, Section IV Regulated Drain.

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 202104261 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 "SLSI Firm 0048"; and that there has been no change from the matters of survey referred herein or any prior subdivision plats contained therein, on any lines that are common with this new subdivision.


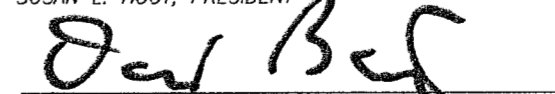


I, Joseph R. Herendeen, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



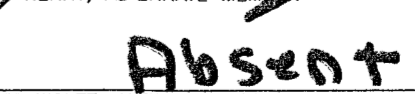

Joseph R. Herendeen, Indiana Land Surveyor Date: 08/14/2023



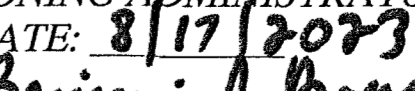
APPROVALS

ALLEN COUNTY PLAN COMMISSION
EXECUTIVE COMMITTEE
DATE: 8-17-2023


Susan L. Hood, President

David Bailey, Vice President

Julian Peters, Commissioner

Michael R. Fruchey, P.E., Allen County Surveyor

Paul Lagemann, County Councilperson

Therese M. Brown, President

Richard E. Beck, Jr., Vice President

James Wolf, Alternate Member
Absent
Absent
Absent
Absent

ALLEN COUNTY BOARD OF COMMISSIONERS
DATE:

ZONING ADMINISTRATOR
DATE: 8/17/2023

Benjamin J. Brussel, Executive Director

ATTEST:

Chris Cloud, Deputy Auditor

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

REGULATED DRAINAGE EASEMENT NOTE:
Pursuant to the Indiana Drainage Code (IC 36-9-27) 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. The portions of the storm drainage system and easements that have been accepted into the County's Regulated Drainage System are designated on this plat as Regulated Drainage Easements (RDEs). The Allen County Drainage Board has jurisdiction over this plat as Regulated Drains within this development (IC 36-9-27-15) and may exercise its powers and powers as provided in the Indiana Drainage Code (IC 36-9-27) relative to those drains (e.g., levy an annual assessment per lot). The Regulated Drains provide for the collection and conveyance of stormwater. The RDEs are established for the installation, operation, maintenance, and reconstruction of the Regulated Drains in accordance with IC 36-9-27 and with the Allen County Stormwater Management Ordinance.

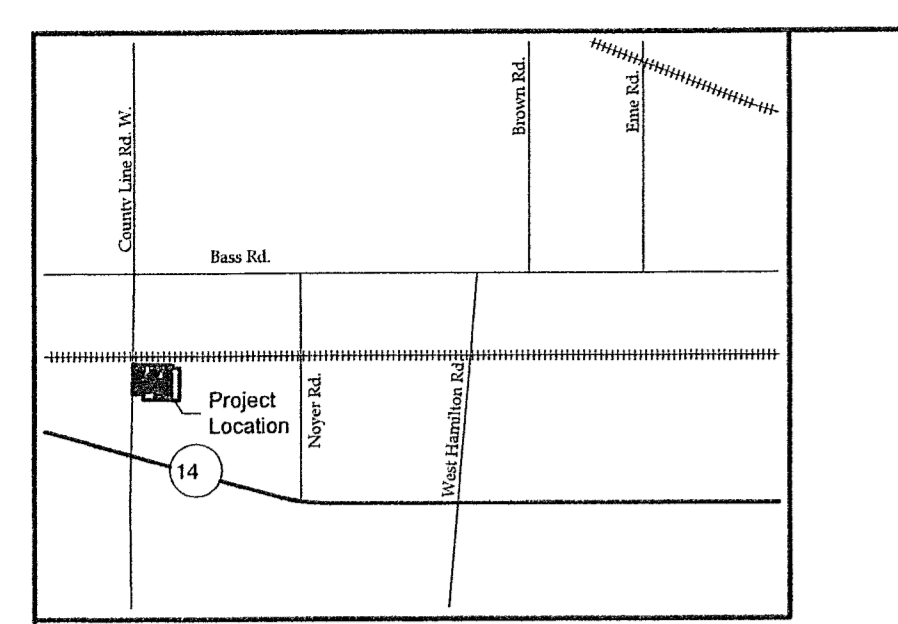
The Allen County Drainage Board assumes no responsibility for any stormwater easements and/or improvements within this development that have not been accepted into the County's Regulated Drainage System. Other parties (e.g., individual lot owners or the homeowner's association) are responsible for the operation, maintenance, and reconstruction of those improvements.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage.....	972.0 feet
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LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	42.28	42.18	S 34°09'03" E	139°07'52"
C2	175.00	20.11	20.10	S 23°56'18" E	62°55'00"
C3	175.00	59.79	59.50	N 10°51'54" W	19°34'28"
C4	225.00	10.60	10.60	N 02°25'19" W	2°41'58"
C5	225.00	63.32	63.11	S 11°50'01" E	16°07'26"
C6	225.00	70.08	69.80	N 25°49'08" W	17°50'49"
C7	225.00	13.08	13.07	N 39°24'26" W	3°19'47"
C8	125.00	87.27	85.50	S 69°55'41" W	40°00'00"
C9	175.00	65.90	65.51	S 75°06'37" W	21°34'37"
C10	175.00	47.02	46.88	N 56°37'30" E	15°23'38"
C11	225.00	88.97	88.39	N 26°02'52" E	22°39'23"
C12	225.00	45.36	45.29	S 43°09'07" W	11°53'07"
C13	225.00	3.28	3.28	N 48°30'38" E	0°50'05"
C14	225.00	49.27	49.17	S 41°49'10" W	12°32'50"
C15	225.00	47.79	47.70	N 29°27'40" E	12°10'10"
C16	225.00	47.79	47.70	S 17°17'36" W	12°10'10"
C17	225.00	8.85	8.85	N 10°06'20" E	2°12'10"
C18	50.00	30.50	30.03	N 26°28'52" E	34°57'14"
C19	50.00	26.63	26.31	S 28°42'09" W	30°30'41"
C20	50.00	39.94	38.89	N 09°26'19" W	45°46'14"
C21	50.00	39.94	38.89	S 55°12'33" E	45°46'14"
C22	50.00	39.94	38.89	N 79°01'13" E	45°46'14"
C23	50.00	39.94	38.89	N 33°14'58" E	45°46'14"
C24	50.00	41.88	40.49	S 13°31'03" E	47°45'49"
C25	50.00	23.59	23.37	N 23°53'05" W	27°01'44"
C26	50.00	22.97	22.77	N 02°47'34" E	28°19'35"
C27	175.00	17.82	17.18	S 28°41'44" W	25°28'44"
C28	175.00	22.89	22.87	N 45°10'53" E	7°29'35"
C29	275.00	15.43	15.43	S 47°19'14" W	3°12'53"
C30	275.00	48.85	48.88	N 40°38'43" E	10°08'08"
C31	275.00	48.85	48.88	N 30°30'36" E	10°08'08"
C32	275.00	50.49	50.42	N 20°10'58" E	10°31'08"
C33	275.00	60.43	60.31	N 55°40'26" E	12°55'28"



PLAT LEGEND

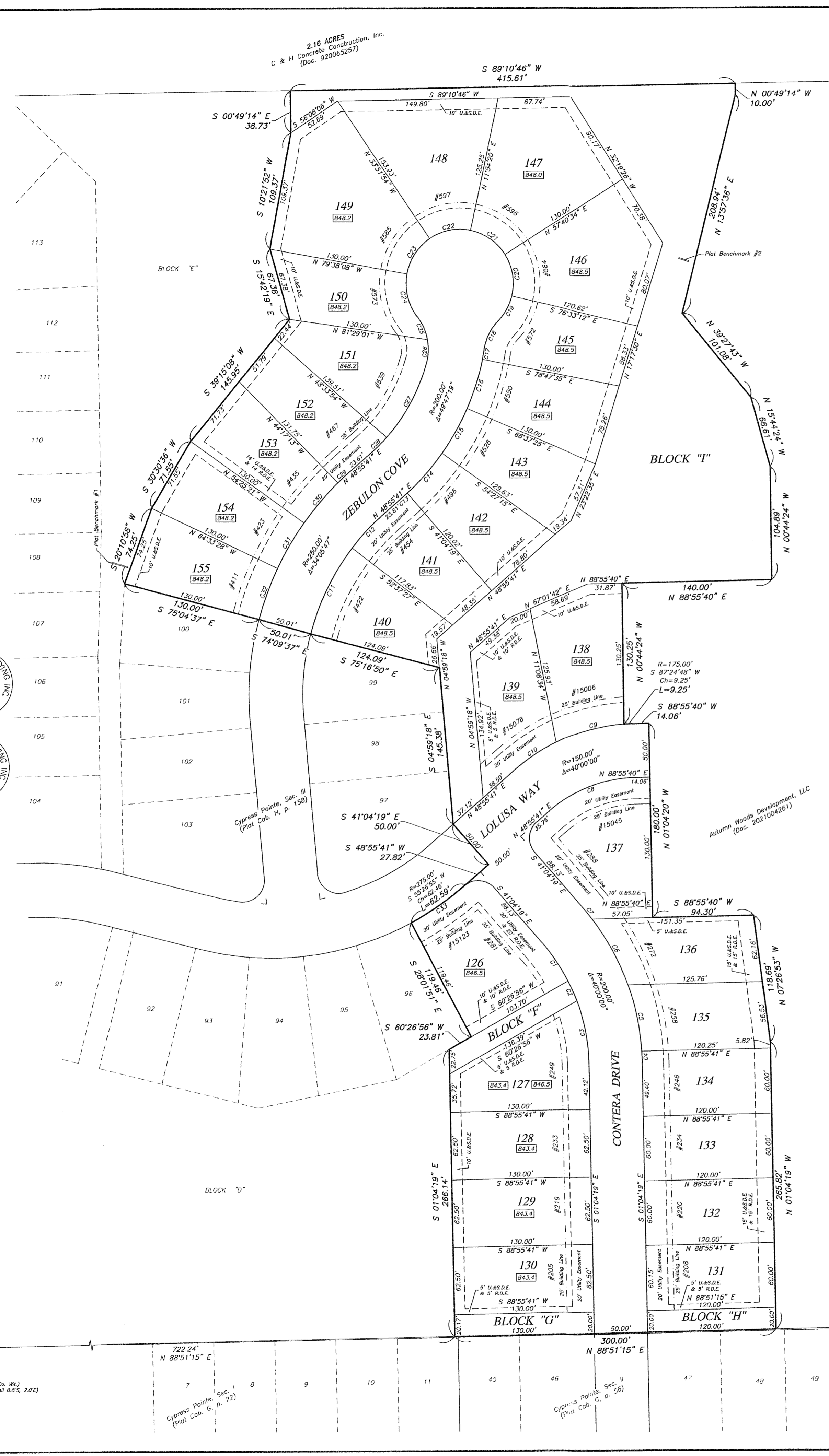
- Plot Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plat Interior Lot Line
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade

- 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.
 - 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, surface drainage, and regulated drainage easements.

BENCHMARKS:
Beginning Benchmark F-129 B.M. tablet set in the NW corner of S.E. 14 bridge over West Taylor Ditch, located 0.17 miles East of West Hamilton Road South, Sec. 5, T. 30 N., R. 11 E., Ables Twp. ELEVATION = 822.28

Plot Benchmark #1: Top of Bronze Disk Installed in the West end of the concrete grade beam for Pond 2 lying 28 feet Southeast of the Northeast corner of Lot 146 in Cypress Pointe, Section IV, with the elevation 847.90 stamped on the top of the disk.
ELEVATION = 847.90

Plot Benchmark #2: Top of Bronze Disk Installed in the middle of the concrete grade beam for Pond 4 lying 24 feet Southeast of the Eastern corner of Lot 146 in Cypress Pointe, Section IV, with the elevation 845.80 stamped on the top of the disk.
ELEVATION = 845.80



AREA TABLE

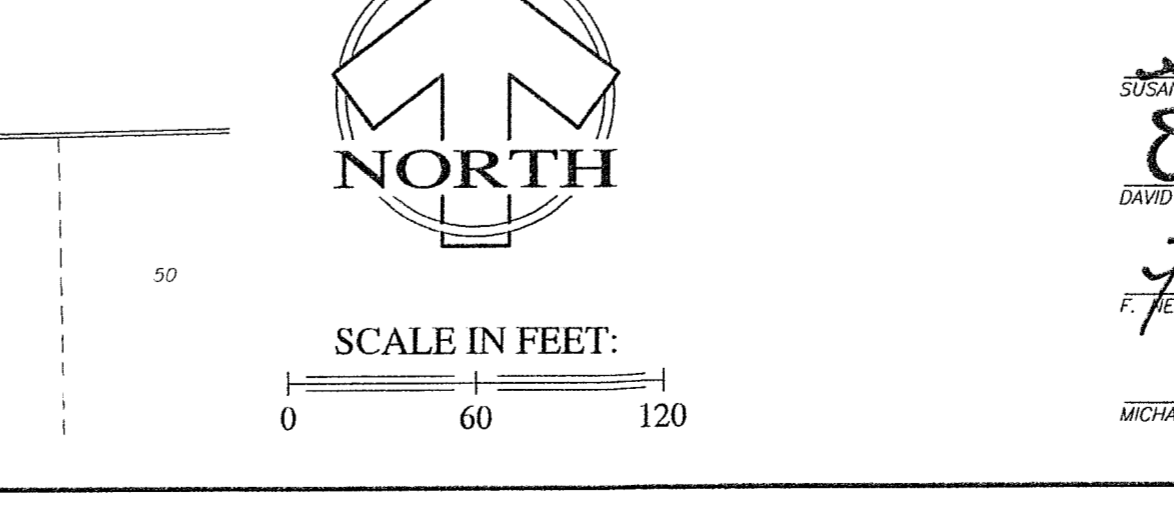
LOT#	Area (sq. ft.)
126	114.30
127	9004
128	8125
129	8125
130	8125
131	2209
132	2200
133	2200
134	2201
135	7551
136	8432
137	11355
138	9943
139	8790
140	7716
141	2204
142	2653
143	8132
144	7907
145	7690
146	12151
147	12907
148	11805
149	14217
150	7476
151	8375
152	7209
153	7930
154	7743
155	8030

Entity Area (sq. ft.)

Block F	2643
Block G	2611
Block H	2400
Block I	8483
Street	37842

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 2021029567 in the Office of the Recorder of Allen County, Indiana.

ALLOTOR'S OFFICE
Duly used for location. Subject to final acceptance for plat.
AUG 21 2023
ALLOTOR OF ALLEN COUNTY



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ALLOTOR OF ALLEN COUNTY