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RECORDED: 09/09/2024 02:04:57 PM
NICOLE KEESLING
ALLEN COUNTY RECORDER
FORT WAYNE, IN

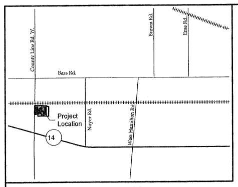
Secondary Plat of:

CYPRESS POINTE, SECTION V

A subdivision of part of the Fractional Northwest and Northeast 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.
7203 Engle Road
Fort Wayne, IN 46804
Tel: 260/469-3300



Location Map

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
- #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

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. All right-of-way intersection radii are 20 feet.
4. [ ] Boxed elevation indicates minimum flood protection grade (NAVD '88 DATUM).
5. All common areas to be blanket utility, surface drainage, and regulated drainage easements.

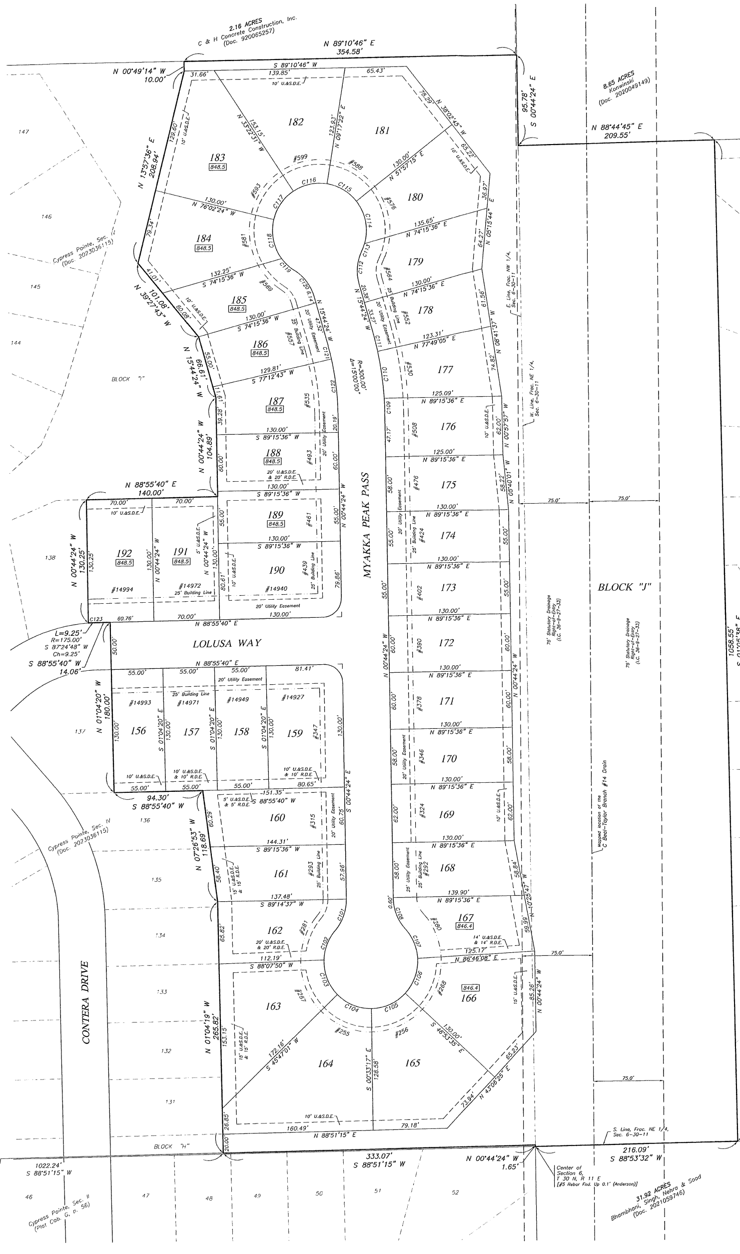
BENCHMARKS:

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

Plat 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 108 in Cypress Pointe, Section III, with the elevation 847.90 stamped on the top of the disk.

ELEVATION = 847.90

SAUER LAND SURVEYING INC. PLAT BENCH MARK 847.90 DO NOT DISTURB



NORTH

SCALE IN FEET:
0 60 120

AREA TABLE

LOT#	Area (sq. ft.)
156	7150
157	7150
158	7150
159	10447
160	8918
161	8169
162	8096
163	11597
164	15494
165	12712
166	12320
167	8274
168	7827
169	8060
170	7540
171	7800
172	7800
173	7150
174	7150
175	7395
176	7744
177	7677
178	7250
179	8262
180	9731
181	11718
182	11042
183	13444
184	10700
185	7402
186	7584
187	8351
188	7800
189	7150
190	10345
191	9100
192	9101

Entity	Area (sq. ft.)
Block J	265425
Street	62570

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 (RDE's). The Allen County Drainage Board has jurisdiction over the 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 RDE's 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............................	727.0 feet

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C101	50.00'	36.14'	35.36'	S 19°57'54" W	41°24'35"
C102	50.00'	33.64'	33.01'	N 21°23'45" E	38°32'53"
C103	50.00'	40.44'	39.34'	S 21°02'50" E	46°20'18"
C104	50.00'	40.44'	39.34'	N 67°23'08" W	46°20'18"
C105	50.00'	40.44'	39.34'	N 66°16'34" E	46°20'18"
C106	50.00'	40.44'	39.34'	S 19°56'16" W	46°20'18"
C107	50.00'	33.96'	33.31'	N 22°41'25" W	38°55'06"
C108	50.00'	36.14'	35.36'	S 21°26'41" E	41°24'35"
C109	325.00'	14.84'	14.84'	N 02°02'52" W	2°36'58"
C110	325.00'	50.06'	50.01'	S 07°46'08" E	8°49'33"
C111	325.00'	20.18'	20.18'	S 13°57'39" E	3°33'29"
C112	50.00'	36.14'	35.36'	S 04°57'54" W	41°24'35"
C113	50.00'	8.17'	8.16'	N 20°59'12" E	9°21'58"
C114	50.00'	47.43'	45.67'	S 10°52'16" E	54°20'58"
C115	50.00'	37.23'	36.38'	S 59°22'42" E	42°39'53"
C116	50.00'	37.23'	36.38'	N 77°57'25" E	42°39'53"
C117	50.00'	37.23'	36.38'	N 35°17'33" E	42°39'53"
C118	50.00'	43.56'	42.20'	N 10°59'56" W	49°55'05"
C119	50.00'	18.49'	18.39'	S 46°33'14" E	21°11'29"
C120	50.00'	36.14'	35.36'	N 36°26'41" W	41°24'35"
C121	275.00'	14.17'	14.17'	S 14°15'50" E	2°57'06"
C122	275.00'	57.83'	57.72'	N 06°45'50" W	12°02'54"
C123	175.00'	9.25'	9.25'	N 87°24'48" E	3°01'45"

DESCRIPTION:

Part of the Fractional Northwest Quarter, together with part of the Fractional Northeast Quarter, all in 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 2021004261 in the Office of the Recorder of Allen County, Indiana, a distance of 1022.24 feet to a #5 rebar at the true point of beginning; 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 14.06 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 North 89 degrees 10 minutes 46 seconds East, on and along said North line, a distance of 354.58 feet to a #5 rebar at a North corner of said 39.611 acre base tract, being a point on the East line of said Fractional Northwest Quarter; thence South 00 degrees 44 minutes 24 seconds East, on and along said East line, a distance of 95.78 feet to a #5 rebar at a North corner of said 39.611 acre base tract; thence North 88 degrees 44 minutes 45 seconds East, on and along a North line of said 39.611 acre base tract, a distance of 209.55 feet to a #5 rebar at the Northeast corner thereof; thence South 01 degrees 05 minutes 38 seconds East, on and along the East line of said 39.611 acre base tract, a distance of 1058.55 feet to a #5 rebar on the South line of said Fractional Northeast Quarter; thence South 88 degrees 53 minutes 32 seconds West, on and along said South line, a distance of 216.09 feet to a #5 rebar at the Center of said Section 6; thence North 00 degrees 44 minutes 24 seconds West, on and along the West line of said Fractional Northeast Quarter, a distance of 1.65 feet to a #5 rebar at a South corner of said 39.611 acre base tract; thence South 88 degrees 51 minutes 15 seconds West, on and along said South line, a distance of 333.07 feet to the true point of beginning, containing 15.165 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 2021004261 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 V.

IN WITNESS THEREOF, Jeffrey M. Thomas, known to me to be the person and an 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 14 day of August, 2024.

Autumn Woods Development, LLC

By: [signature]
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 Rec. Doc. **#22-286** reference - **Cypress Pointe, Section V Regulated Drain**. and Doc. **#22-287** reference - **Beal Taylor Branch #14 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 2021004261 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 revealed by the survey referenced hereon 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.

[signature] Date: 08/14/2024
Joseph R. Herendeen, Indiana Land Surveyor

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

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.

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.

SEP 09 2024

APPROVALS

ALLEN COUNTY PLAN COMMISSION EXECUTIVE COMMITTEE
DATE: 8-22-24

[signature] SUSAN L. HOOT, PRESIDENT

Absent — DAVID BAILEY, VICE PRESIDENT

Absent — F. NELSON PETERS, COMMISSIONER

[signature] MICHAEL R. FRUCHEY, P.E., ALLEN COUNTY SURVEYOR

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL

AUDITOR OF ALLEN COUNTY

[signature] PAUL LAGEMANN, COUNTY COUNCILPERSON

Absent — JOHN HENRY, ALTERNATE MEMBER

Absent — JAMES WOLFF, ALTERNATE MEMBER

ZONING ADMINISTRATOR
DATE: 9/3/2024

[signature] BENJAMIN J. ROUSSEL, EXECUTIVE DIRECTOR

ALLEN COUNTY BOARD OF COMMISSIONERS
DATE: 8-30-24

[signature] RICHARD E. BECK, JR., PRESIDENT

[signature] F. NELSON PETERS, VICE PRESIDENT

Absent — THERESE M. BROWN, SECRETARY

ATTEST: [signature] CHRIS CLOUD, DEPUTY AUDITOR

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