

Secondary Plat of:

# CYPRESS POINTE, SECTION III

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

ANITA MATHER  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN

Developer:  
Autumn Woods Development, LLC  
9601 Coldwater Road  
Fort Wayne, IN 46814  
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, 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 00 degrees 51 minutes 38 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Fractional Northwest Quarter, being within the right-of-way of West County Line Road North, a distance of 183.00 feet to a survey nail at a West corner 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, this being the true point of beginning; thence North 00 degrees 51 minutes 38 seconds West, continuing on and along said West line and within said right-of-way, a distance of 976.85 feet to a survey nail at the Northwest corner of said 39.611 acre base tract; thence North 89 degrees 10 minutes 46 seconds East, on and along a North line of said 39.611 acre base tract, a distance of 587.52 feet to a #5 rebar; thence South 00 degrees 49 minutes 14 seconds East, a distance of 38.73 feet to a #5 rebar; thence South 10 degrees 21 minutes 52 seconds West, a distance of 109.37 feet to a #5 rebar; thence South 15 degrees 42 minutes 19 seconds East, a distance of 67.38 feet to a #5 rebar; thence South 39 degrees 15 minutes 08 seconds West, a distance of 145.95 feet to a #5 rebar; thence South 30 degrees 30 minutes 36 seconds West, a distance of 71.55 feet to a #5 rebar; thence South 20 degrees 10 minutes 58 seconds West, a distance of 74.25 feet to a #5 rebar; thence South 75 degrees 04 minutes 37 seconds East, a distance of 120.00 feet to a #5 rebar; thence South 74 degrees 09 minutes 34 seconds East, a distance of 50.01 feet to a #5 rebar; thence South 75 degrees 16 minutes 50 seconds East, a distance of 124.09 feet to a #5 rebar; thence South 04 degrees 59 minutes 18 seconds East, a distance of 145.38 feet to a #5 rebar; thence South 41 degrees 04 minutes 19 seconds East, a distance of 50.00 feet to a #5 rebar; thence South 48 degrees 55 minutes 41 seconds West, 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, on and along 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, a distance of 119.46 feet to a #5 rebar; thence South 60 degrees 20 minutes 56 seconds West, a distance of 23.81 feet to a #5 rebar; thence South 01 degrees 04 minutes 19 seconds East, a distance of 266.14 feet to a #5 rebar on a South line 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 351.21 feet to a #5 rebar; thence North 00 degrees 51 minutes 38 seconds West, on and along a West line of said 39.611 acre base tract and parallel with the West line of said Fractional Northwest Quarter, a distance of 183.00 feet to a #5 rebar; thence South 88 degrees 51 minutes 15 seconds West, on and along a South line of said 39.611 acre base tract, a distance of 371.00 feet to the true point of beginning, containing 15.384 acres of land, subject to legal right-of-way for West County Line Road North, and subject to all easements of record.

**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.

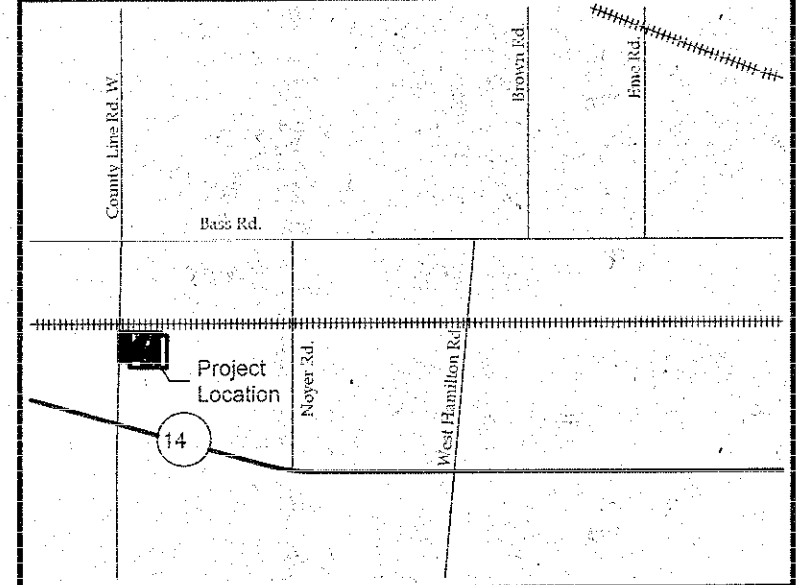
The Allen County Drainage Board assumes no responsibility for any stormwater easements and/or improvements within this development that have not been accepted into the County's Regulated Drainage System. Other parties (e.g., individual lot owners or the homeowner's association) are responsible for the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

### DRAINAGE SYSTEM TABLE

Storm Sewer Drainage.....2012.00 feet

### LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00	58.90	58.72	S 83°21'38" E	15°00'00"
C2	275.00	45.38	45.28	S 80°41'16" E	9°39'14"
C3	275.00	50.49	50.42	S 89°13'33" W	10°31'08"
C4	275.00	50.49	50.42	S 78°42'29" W	10°31'08"
C5	275.00	55.09	55.00	S 67°42'30" W	11°29'42"
C6	225.00	116.85	115.95	S 63°46'48" W	29°42'18"
C7	225.00	77.39	77.01	S 04°51'56" W	19°42'28"
C8	275.00	50.49	50.42	S 09°39'49" W	10°31'08"
C9	275.00	45.38	45.03	S 00°17'39" W	9°23'53"
C10	225.00	50.08	49.98	S 87°14'05" E	17°44'54"
C11	275.00	10.63	10.63	N 76°58'06" E	27°12'55"
C12	275.00	61.36	61.24	S 84°28'06" E	12°47'06"
C13	50.00	9.99	9.97	N 04°51'46" E	11°26'49"
C14	50.00	28.15	28.88	S 25°34'03" W	29°57'46"
C15	50.00	37.36	36.49	S 19°08'45" W	42°48'23"
C16	50.00	38.66	37.70	N 24°24'30" W	44°18'06"
C17	50.00	38.66	37.70	S 68°42'35" E	44°18'06"
C18	50.00	38.66	37.70	N 66°59'19" E	44°18'06"
C19	50.00	38.66	37.70	N 22°41'13" E	44°18'06"
C20	50.00	37.36	36.49	S 20°52'02" E	42°38'23"
C21	50.00	28.15	28.88	N 27°17'20" W	29°57'46"
C22	50.00	9.99	9.97	S 06°35'03" E	11°26'49"



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
- ANNNNN Street Centerline Curve Data
- NNNN 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 blanketed utility, surface drainage, and regulated drainage easements.

- BENCHMARKS:**
- Beginning Benchmark #1: 129 B.M. tablet set in the NW corner of S.E. 14 bridge over Dead Taylor Ditch, located 0.17 miles East of West Hamilton Road South, Sec. 5, T. 30 N. R. 11 E, Abata Twp. ELEVATION = 822.28
  - Plat Benchmark #1: Top of Bronze Disk installed in the South end of the concrete grade beam for Pond 1 lying 51 feet Southwest of the Southwest corner of Lot #108 in Cypress Pointe, Section III, with the elevation 842.53 stamped on the top of the disk. ELEVATION = 842.53
  - Plat Benchmark #2: Top of Bronze Disk installed in the West end of the concrete grade beam for Pond 2 lying 28 feet Southwest 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

D'Andre Drive

G'Antony Drive

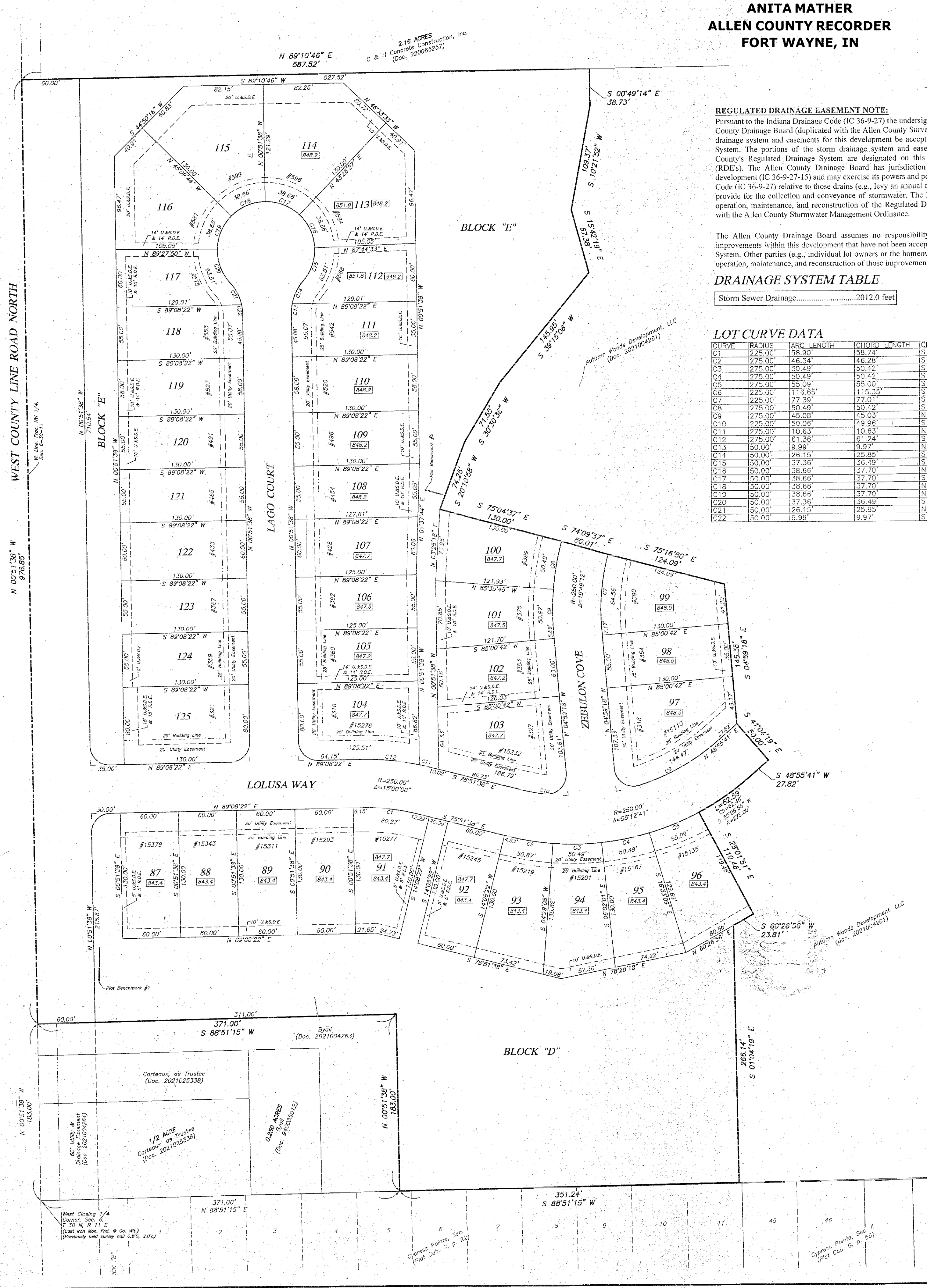
### AREA TABLE

LOT#	Area (sq. ft.)
87	7800
88	7800
89	7800
90	7800
91	8210
92	7800
93	8168
94	8492
95	8078
96	8308
97	11034
98	7150
99	8023
100	7732
101	7352
102	7432
103	10969
104	10052
105	6878
106	6878
107	7978
108	2084
109	7150
110	7540
111	2147
112	6748
113	10192
114	11544
115	11544
116	10192
117	6748
118	7147
119	7540
120	7150
121	7150
122	7800
123	7150
124	7150
125	10314



SCALE IN FEET:  
0 60 120

Block	Area (sq. ft.)
Block D	115797
Block E	46158
Street	139959



### APPROVALS

ALLEN COUNTY PLAN COMMISSION  
EXECUTIVE COMMITTEE  
DATE: 11-12-2021

JOHN HENRI, ALTERNATE MEMBER  
JAMES WOLFF, ALTERNATE MEMBER  
F. NELSON PETERS, COMMISSIONER  
JEFFREY M. THOMAS, ALLEN COUNTY SURVEYOR

DATE: 11/09/2021

Joseph R. Herendeen, Indiana Land Surveyor

BOB ARMSTRONG, COUNTY COUNCILPERSON  
JOHN HENRI, ALTERNATE MEMBER  
JAMES WOLFF, ALTERNATE MEMBER  
ZONING ADMINISTRATOR  
DATE: 11-19-21  
BEN J. ROUSSEL, INDIAN EXECUTIVE DIRECTOR

ALLEN COUNTY BOARD OF COMMISSIONERS  
DATE: 11-19-21

RICHARD E. BECK, JR., PRESIDENT  
F. NELSON PETERS, VICE PRESIDENT  
MERISE M. BROWN, SECRETARY

ATTEST: CHRIS CLOUD, DEPUTY AUDITOR