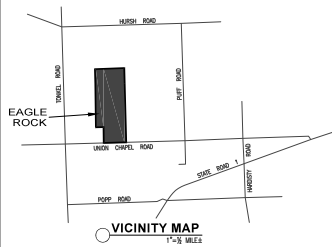


SECONDARY PLAT

EAGLE ROCK, SECTION III

A RESIDENTIAL SUBDIVISION LOCATED IN FORT WAYNE, INDIANA.
PART OF SECTIONS 19 & 30, TOWNSHIP 32 NORTH, RANGE 13 EAST, CEDAR CREEK TOWNSHIP, ALLEN COUNTY, INDIANA.



- NOTES:**
- All lot corners are established with 3/8"-diameter steel rebar (iron pin) with plastic identification cap (DSI FORM #0037).
 - There are 20' intersection radii on all corners and cul-de-sac lots.
 - All buried utilities must denote utility and surface drainage easement.
 - U. & S.D. Eas't denotes utility and surface drainage easement.
 - Blocks are designated as common areas and utility and surface drainage easements.
 - Dashed-in elevations represent minimum flood protection grades.
 - This Plat lies entirely within a Rule 12-AC 855 boundary survey certified by Kenneth W. Harris, Indiana Professional Surveyor, and duly recorded under Document Number 2019044475 in the Office of the Recorder of Allen County, Indiana.
 - According to the Flood Insurance Rate Map (FIRM) number 1803001005, dated August 3, 2009, the herein described real estate is located in Zone X and is not in a Special Flood Hazard Area. The accuracy of this flood hazard statement is subject to map scale uncertainty.
 - RDE denotes Regulated Drain Easement.
 - AEE denotes Approved Encroachment within a regulated drain easement.

APPROVED by the Allen County, Indiana
Plan Commission on _____

Susan Hoot, President

David Bailey, Vice President

APPROVED by the Allen County, Indiana
Board of Commissioners on _____

Richard L. Beck, Jr.

F. Nelson Peters

Theresa M. Brown

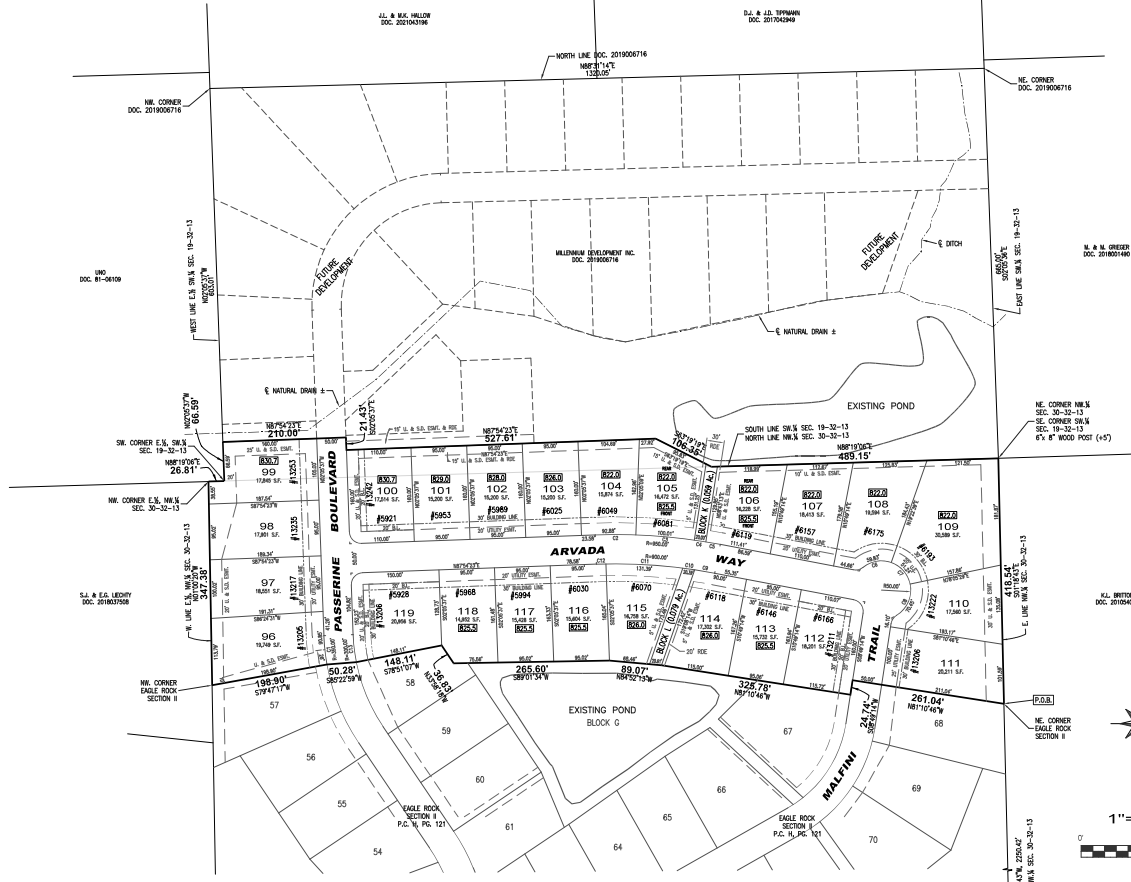
Chris Cloud, Allen County Deputy Auditor
ATTEST: Allen County Auditor

APPROVED by the Allen County, Zoning
Administrator on _____

Ben J. Rousseil
INTERIM EXECUTIVE DIRECTOR

APPROVED by the Allen County, Surveyor
on _____

Jeffrey W. Sorg



LEGAL DESCRIPTION

EAGLE ROCK, SECTION III

Part of the East half of the Northeast Quarter of Section 30, and Part of East half of the Southeast Quarter of Section 19, Township 32 North, Range 13 East, Allen County, Indiana, being Part of the real estate conveyed to Millennium Development, Inc. in the deed recorded in Document No. 2019007616 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a M&C well marking the Southeast corner of the Northeast Quarter of said Section 30, said point also being the Southeast corner of Eagle Rock, Section I, as recorded in Plat Cabinet 14, page 55; to the Office of the Recorder of Allen County, Indiana, thence North 01 degrees 18 minutes 43 seconds West (PFS Old Bearing used for the sake of bearings in this description) along the East line of the Northeast Quarter of said Section 30, also the East line of said Eagle Rock, Section I, and along the East line of Eagle Rock, Section II (P.C. 14, p. 55, 121), a distance of 2250.42 feet to the Northeast corner of said Eagle Rock, Section I, and the true point of beginning; thence along the Northern line of said Eagle Rock, Section I, along the following true courses:

thence North 81 degrees 10 minutes 46 seconds West, a distance of 261.04 feet;
thence South 08 degrees 49 minutes 14 seconds West, a distance of 24.74 feet;
thence North 81 degrees 02 minutes 46 seconds West, a distance of 252.78 feet;
thence North 84 degrees 02 minutes 13 seconds West, a distance of 80.27 feet;
thence North 89 degrees 21 minutes 24 seconds West, a distance of 262.02 feet;
thence North 33 degrees 28 minutes 18 seconds West, a distance of 34.83 feet;
thence South 78 degrees 21 minutes 27 seconds West, a distance of 145.11 feet;
thence South 79 degrees 22 minutes 17 seconds West, a distance of 198.30 feet to the Northeast corner of said Eagle Rock, Section I, being a point located on the West line of the East half of the Northeast Quarter of said Section 30, thence North 01 degrees 00 minutes 20 seconds West along said line, a distance of 3472.36 feet to the Northeast corner of the East half of the Northeast Quarter of said Section 30, thence North 08 degrees 18 minutes 06 seconds East along the North line of the Northeast Quarter of said Section 30, a distance of 26.81 feet to the Southwest corner of the East half of the Southwest Quarter of said Section 19, thence North 02 degrees 05 minutes 37 seconds West, along the West line of the East half of the Southwest Quarter of said Section 19, a distance of 66.58 feet, thence North 87 degrees 37 seconds East, a distance of 214.3 feet, thence North 97 degrees 54 minutes 23 seconds West, a distance of 106.30 feet to a point on the South line of the Northeast Quarter of said Section 19 and the North line of the Northeast Quarter of said Section 30, thence North 88 degrees 13 minutes 06 seconds East along said line, a distance of 484.15 feet to a wood post marking the southeast corner of the Southwest Quarter of said Section 30, thence North 88 degrees 13 minutes 06 seconds East along said line, a distance of 484.15 feet to a wood post marking the southeast corner of said Section 30, thence South 01 degrees 18 minutes 43 seconds East along the East line of the Northeast Quarter of said Section 30, a distance of 418.56 feet to the point of beginning, containing 11.685 acres, subject to easements.

WE, MILLENNIUM DEVELOPMENT, INC., THE UNDERSIGNED OWNERS BY WRITING OF THIS CERTAIN DEED SHOWN IN DOCUMENT #2019044475 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY SAY OF THIS PLAT AND HEREON, AND REAL ESTATE IN ACCORDANCE WITH THE INFORMATION SHOWN ON THE SECONDARY PLAT, THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS **EAGLE ROCK, SECTION III** AND ADJOIN TO ALLEN COUNTY, INDIANA.

IN WITNESS WHEREOF, MILLENNIUM DEVELOPMENT, INC., a corporation organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereto set its hand, by its duly authorized officer, this _____ day of _____, 2022.

MILLENNIUM DEVELOPMENT, INC.
an Indiana Corporation

By: _____
ELEFTHERIOS MAGGOS, President

L. KENNETH W. HARRIS, 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 depict a subdivision of real estate described by Doc. No. 2019007616 in the Office of the Recorder of Allen County, Indiana; that all matters shown hereon are actually as shown; that their location, size, type and material are accurately shown; that there has been no change from the molasses of survey rendered by the survey referenced herein; or any other subdivision plats contained therein, on any lines that are common with the new subdivision.

REGULATED DRAINAGE EASEMENT NOTE:

A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public, and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and the drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (i.e., annual drainage easements per 902). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the convenience of "drainage" benefit and the separated maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

Drainage System = 746 FEET

CURVE	ADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
C1	150.00'	48.85'	48.85'	90°00'00"	S09°00'00"W
C2	150.00'	69.30'	69.30'	121°46'	S89°09'46"W
C3	150.00'	100.01'	99.96'	161°53'	S84°53'54"W
C4	150.00'	150.00'	150.00'	171°22'	N87°16'00"W
C5	150.00'	24.82'	24.82'	172°49'	N07°52'49"W
C6	150.00'	39.83'	38.37'	168°32'26"	S79°02'50"W
C7	150.00'	51.24'	49.02'	148°42'56"	N41°57'56"W
C8	150.00'	70.45'	64.78'	109°43'46"	S80°43'46"W
C9	150.00'	84.88'	72.72'	82°22'22"	S82°22'22"W
C10	150.00'	20.39'	20.39'	171°52'	S82°04'16"W
C11	150.00'	131.39'	131.27'	153°27'	S89°51'09"W
C12	150.00'	18.47'	18.47'	175°44'	N85°25'00"W
C13	150.00'	47.41'	47.36'	163°18'	N03°18'15"W

CONSENT FOR PERMANENT STRUCTURES ISSUED BY THE ALLEN COUNTY DRAINAGE BOARD ON OCT. 01, 2021, IN ACCORDANCE WITH INDIANA CODE 36-9-27-72, ON FILE AT THE ALLEN COUNTY SURVEYOR'S OFFICE AS DRAINAGE BOARD REC. DOC. 2021-026.

REFERENCE: EAGLE ROCK (RAW) 853-30-300.

SITE BENCHMARK DATA
SOURCE: INDIANA EAST STATE PLANE COORDINATES, AS SUPPLIED BY INDIANA DEPARTMENT OF TRANSPORTATION'S INCOGS NETWORK.
GEOIDIC DATUM: NAVD83
VERTICAL DATUM: NAVD83

LOCAL BENCHMARK
TOP OF ING NAIL MARKING THE SOUTHWEST PROPERTY CORNER
ELEV. 834.18 (NAVD83)



THIS PLAT PREPARED BY KENNETH W. HARRIS, P.S.



DEVELOPER
MILLENNIUM DEVELOPMENT, INC.
401 1/2 WEST FERRISSON BLVD.
FORT WAYNE, INDIANA 46804
OFFICE: 260.432.6600
EL: 260.430.3466

KENNETH W. HARRIS, P.S. #29500021