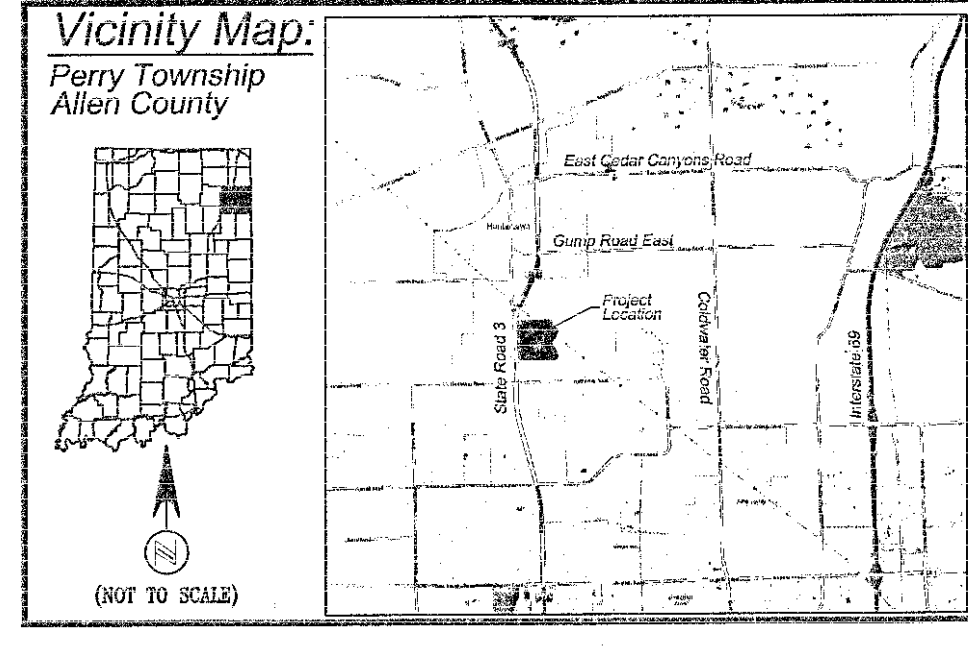


Plat Cab H pg 139 Secondary Plat Grand Pointe Section III A Subdivision Located in the Southwest Quarter of Section 20, Township 32 North, Range 12 East, Allen County, Indiana * at Copper Creek



2021057341
RECORDED: 08/26/2021 10:53:01 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

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

Approved this 24th day of August, 2021
Town of Huntertown Council

Gary Grant
Council President, Gary Grant

Patricia Freck
Council Member, Patricia Freck

Michael Aker
Council Member, Mike Aker

Brandon Seifert
Council Member/Brandon Seifert

Mike Starnets
Council Member, Mike Starnets

Ryan Schwab
Clerk-Treasurer, Ryan Schwab

Subdivision Engineer:



D.A. Brown Engineering Consultants
5491 County Road 427 Auburn, IN 46706
Phone: (260) 925-2020 Fax: (260) 925-1212
www.dabrownengineering.com

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

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

Susan Hool
President, Susan Hool

Vice President, David Bailey

Approved this 19 day of August, 2021
Jeffrey Sorg, Allen County Surveyor

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

Kimberly R. Bowman
Kimberly R. Bowman, Executive Director

We, North Eastern Development Corp., the undersigned owners by virtue of those certain deeds shown in Document #20190003707, 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 Grand Pointe Section III, an addition to the County of Allen, 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 18th day of August, 2021

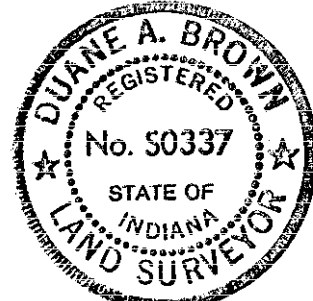
North Eastern Development Corp.

Printed: James Moulton, AGENT

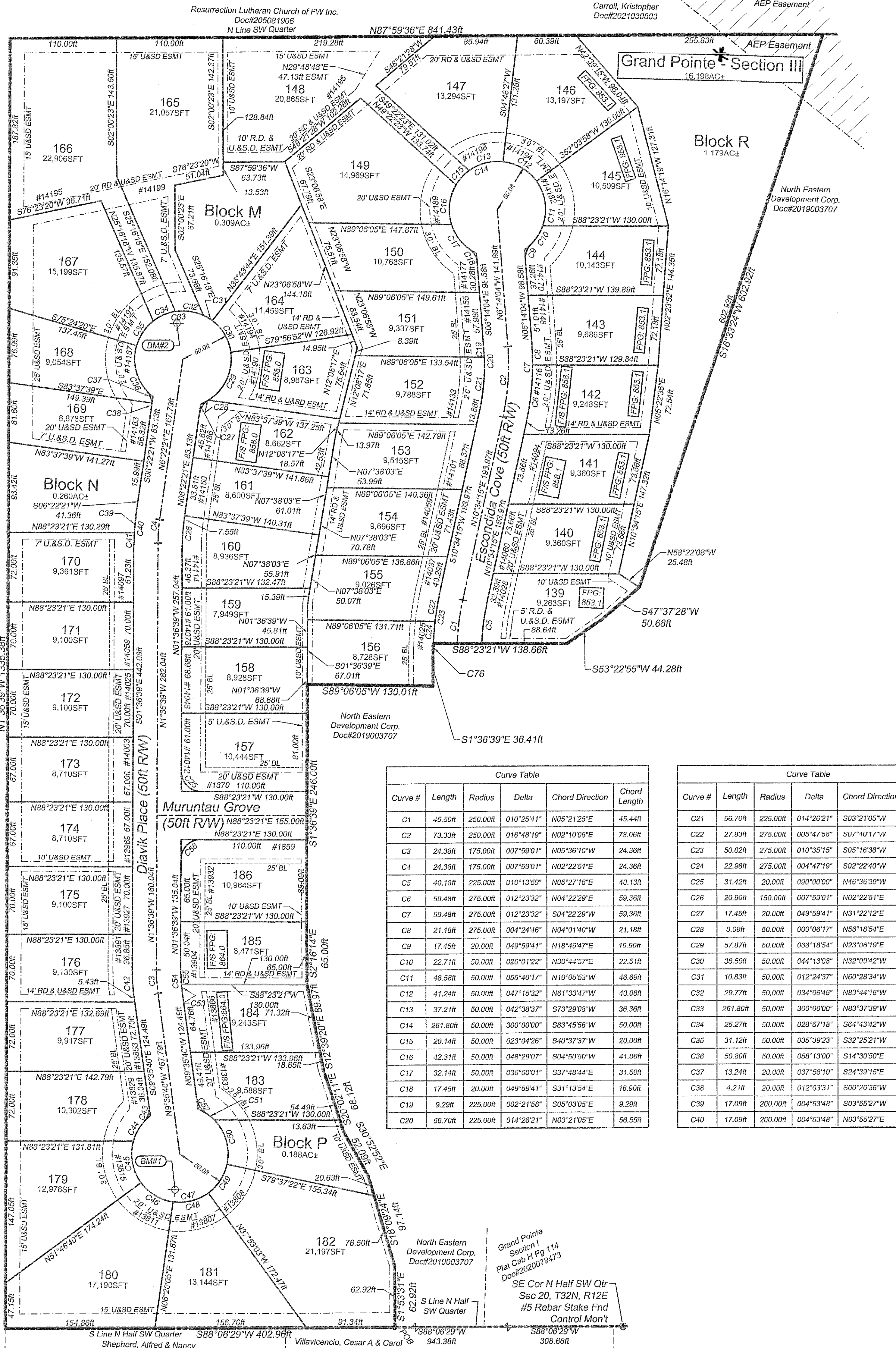
Land Surveyor Certification:
I, Duane A. Brown, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that to the best of my knowledge and belief this plat and accompanying legal description accurately represent a subdivision of real estate as described in Documents #20190003707, 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; that this subdivision is within the tract of real estate shown on the retracement or original survey prepared by Sauer Land Surveying as recorded in Documents #2018035628 & 2019012606 in the Office of the Recorder of Allen County, Indiana as required by 865 IAC 1-12-12; and that there has been no change from the matters of survey revealed by the above referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision.

Dated this 18th 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 redact each Social Security number in this document, unless required by law. Duane A. Brown P.E., P.S.



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.30ft	250.00ft	010°25'41"	N05°21'25"E	45.44ft
C2	73.33ft	250.00ft	016°48'19"	N02°10'09"E	73.06ft
C3	24.36ft	175.00ft	007°59'01"	N05°30'10"W	24.36ft
C4	24.36ft	175.00ft	007°59'01"	N02°22'51"E	24.36ft
C5	40.13ft	225.00ft	010°13'59"	N05°27'16"E	40.13ft
C6	59.48ft	275.00ft	012°23'32"	N04°22'29"E	59.36ft
C7	59.48ft	275.00ft	012°23'32"	S04°22'29"W	59.36ft
C8	21.16ft	275.00ft	004°24'06"	N04°01'40"W	21.16ft
C9	17.45ft	20.00ft	049°59'41"	N18°45'47"E	16.90ft
C10	22.71ft	50.00ft	026°01'22"	N00°44'57"E	22.51ft
C11	48.58ft	50.00ft	055°40'17"	N10°05'53"W	48.89ft
C12	41.24ft	50.00ft	047°15'32"	N81°33'47"W	40.89ft
C13	37.21ft	50.00ft	042°38'37"	S73°29'09"W	36.36ft
C14	261.80ft	50.00ft	300°00'00"	S83°45'56"W	50.00ft
C15	20.14ft	50.00ft	003°04'26"	S40°37'37"W	20.00ft
C16	42.31ft	50.00ft	048°29'07"	S04°50'50"W	41.06ft
C17	32.14ft	50.00ft	036°50'01"	S37°48'44"E	31.59ft
C18	17.45ft	20.00ft	049°59'41"	S11°13'54"E	16.90ft
C19	9.29ft	225.00ft	002°21'58"	S05°03'05"E	9.29ft
C20	56.70ft	225.00ft	014°26'21"	N03°21'05"E	56.55ft

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	56.70ft	225.00ft	014°26'21"	S03°21'05"W	56.55ft
C22	27.83ft	275.00ft	005°47'56"	S07°40'17"W	27.82ft
C23	50.82ft	275.00ft	010°35'15"	S05°16'38"W	50.74ft
C24	22.98ft	275.00ft	004°47'19"	S02°22'40"W	22.98ft
C25	31.42ft	20.00ft	090°00'00"	M6°36'39"W	28.28ft
C26	20.90ft	150.00ft	007°59'01"	N02°22'51"E	20.88ft
C27	17.45ft	20.00ft	049°59'41"	N31°22'12"E	16.90ft
C28	0.99ft	50.00ft	000°00'17"	N56°18'54"E	0.99ft
C29	57.87ft	50.00ft	068°18'54"	N23°06'19"E	54.68ft
C30	38.50ft	50.00ft	044°13'08"	N32°09'42"W	37.64ft
C31	10.83ft	50.00ft	012°24'37"	N60°28'34"W	10.81ft
C32	29.77ft	50.00ft	034°06'46"	N83°44'16"W	29.33ft
C33	261.80ft	50.00ft	300°00'00"	N83°37'39"W	50.00ft
C34	25.77ft	50.00ft	028°57'18"	S64°43'42"W	25.00ft
C35	31.12ft	50.00ft	035°39'23"	S32°25'21"W	30.62ft
C36	50.80ft	50.00ft	068°13'00"	S14°30'50"E	48.65ft
C37	13.24ft	20.00ft	037°56'10"	S24°39'15"E	13.00ft
C38	4.21ft	20.00ft	012°03'31"	S00°20'36"W	4.20ft
C39	17.09ft	200.00ft	004°53'48"	S03°55'27"W	17.09ft
C40	17.09ft	200.00ft	004°53'48"	N03°55'27"E	17.09ft

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	10.76ft	200.00ft	003°05'13"	S00°04'03"E	10.77ft
C42	27.87ft	200.00ft	007°59'01"	S05°36'10"E	27.85ft
C43	17.45ft	20.00ft	049°59'41"	S15°24'10"W	16.90ft
C44	23.18ft	50.00ft	026°33'57"	S27°07'02"W	22.98ft
C45	45.43ft	50.00ft	052°03'24"	S12°11'38"E	43.88ft
C46	39.66ft	50.00ft	045°26'35"	S00°56'38"E	38.63ft
C47	261.80ft	50.00ft	300°00'00"	N80°24'20"E	50.00ft
C48	38.59ft	50.00ft	044°13'08"	N74°13'31"E	37.64ft
C49	36.42ft	50.00ft	041°44'19"	N31°14'47"E	35.62ft
C50	49.94ft	50.00ft	057°13'43"	N16°14'44"W	47.89ft
C51	11.12ft	50.00ft	012°44'16"	N53°13'13"W	11.05ft
C52	17.45ft	20.00ft	049°59'41"	N34°35'31"W	16.90ft
C53	5.91ft	150.00ft	002°15'30"	N08°27'55"W	5.91ft
C54	14.98ft	150.00ft	005°43'31"	S04°28'25"E	14.98ft
C55	14.98ft	150.00ft	005°43'31"	N04°28'25"W	14.98ft
C56	31.42ft	20.00ft	080°00'00"	N43°23'21"E	28.28ft

Regulated Drain Easement:
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.

Drainage System Table:
Storm Sewer Drainage 2,075ft

- 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 Areas 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.
 - # denotes Property Address.
 - 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 0160G with effective date of August 3, 2005, 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 25ft 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. Docs 21-061. (Reference: Grand Pointe - Section III (21-000)).
- Benchmark Data:**
BM#1: Brass Plaque in Concrete Curb - In front of Fire Hydrant between Lot 180 and Lot 181. Elev: 862.43 [NAVD 88]
BM#2: Brass Plaque in Concrete Curb - In front of Fire Hydrant between Lot 165 and Lot 166. Elev: 856.18 [NAVD 88]

2021057341-01 Grand Pointe Sec III Plat, DWG Construction Set - Secondary Plat - Grand Pointe Sec III, Saved by: jarkner, 8/18/2021 1:59:50 PM.
 Archer, Michael A & Finkhauser, Karen D Doc#2000012553
 Carroll, Kristopher Doc#2021030803
 Resurrection Lutheran Church of FW Inc. Doc#2005081006
 N Line SW Quarter
 Villavicencio, Cesar A & Carol Doc#780012641
 North Eastern Development Corp. Doc#2019003707
 Grand Pointe Section III Plat Cab H Pg 114 Doc#2020079473
 S Line N Half SW Quarter
 Shepherd, Alfred & Nancy Doc#2101016160