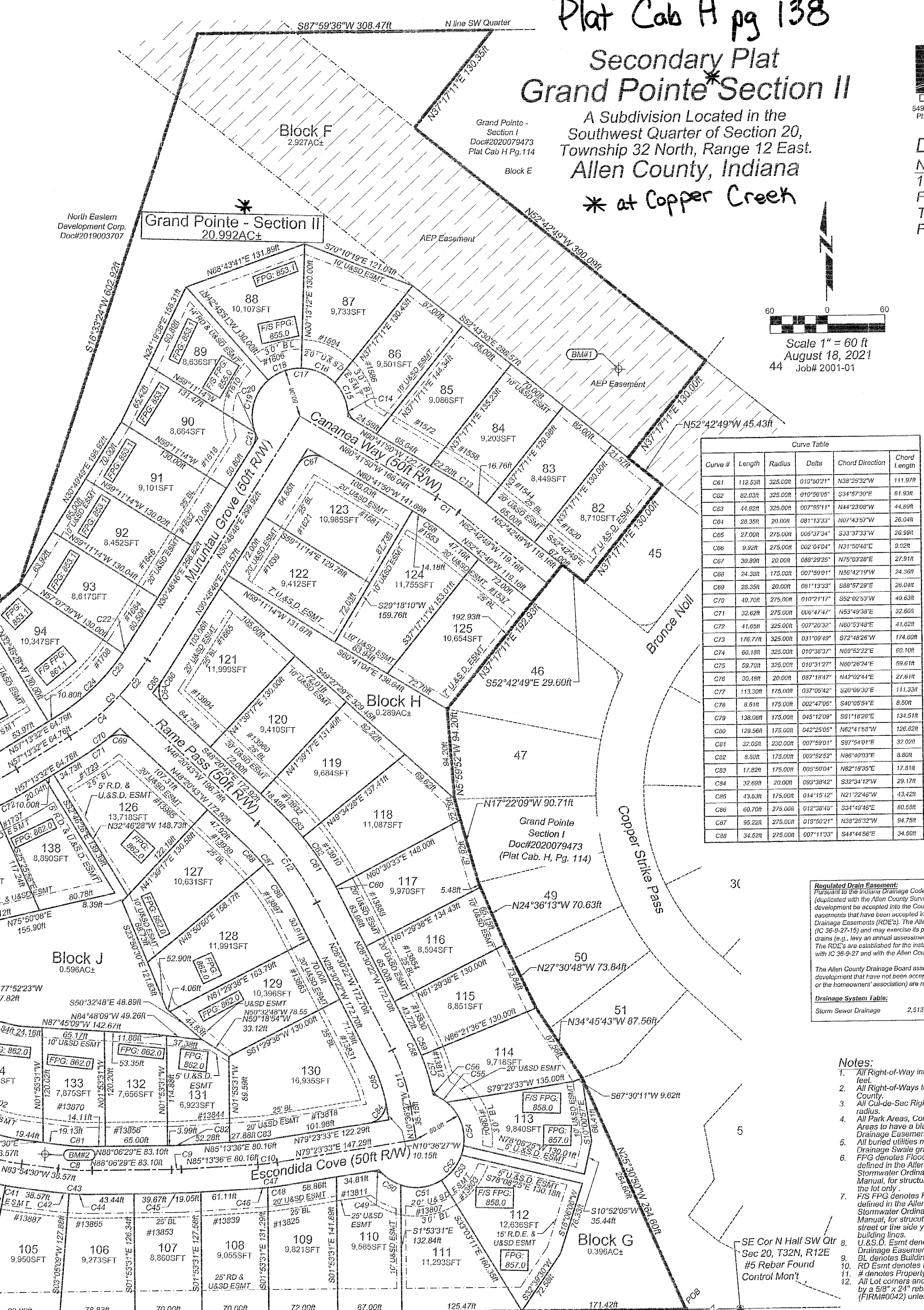


Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.87ft	200.00ft	001°59'01"	N56°42'18"W	27.87ft
C2	47.31ft	250.00ft	010°50'31"	N35°11'01"E	47.31ft
C3	115.22ft	250.00ft	028°21'46"	N14°01'19"E	114.23ft
C4	67.94ft	250.00ft	015°34'15"	S49°20'24"W	67.73ft
C5	163.17ft	300.00ft	031°09'49"	N72°48'26"E	161.17ft
C6	195.49ft	200.00ft	037°09'42"	N20°09'30"W	127.24ft
C7	187.79ft	200.00ft	045°12'09"	N61°18'26"W	153.73ft
C8	35.53ft	250.00ft	007°59'01"	N87°54'01"W	35.53ft
C9	10.00ft	200.00ft	002°52'22"	S89°40'03"W	10.00ft
C10	20.27ft	200.00ft	005°50'04"	S82°18'35"W	20.26ft
C11	62.48ft	200.00ft	017°53'54"	N19°33'25"W	62.22ft
C12	103.88ft	300.00ft	019°52'21"	N39°25'32"W	103.36ft
C13	31.35ft	225.00ft	007°59'01"	N69°42'18"W	31.35ft
C14	17.45ft	20.00ft	049°59'41"	N35°41'29"W	16.80ft
C15	26.68ft	60.00ft	033°59'36"	N27°41'97"W	26.23ft
C16	39.34ft	50.00ft	015°09'33"	N67°11'16"W	38.34ft
C17	181.94ft	50.00ft	208°29'25"	N75°03'28"E	96.99ft
C18	37.51ft	50.00ft	042°59'04"	S68°43'17"W	36.94ft
C19	67.96ft	90.00ft	068°25'05"	S14°01'37"W	64.77ft
C20	1.66ft	20.00ft	004°45'40"	S16°48'06"E	1.66ft
C21	15.79ft	30.00ft	045°14'01"	S08°11'45"W	15.38ft
C22	0.89ft	225.00ft	002°03'35"	S31°59'33"W	0.89ft
C23	103.72ft	225.00ft	028°24'16"	N41°01'19"E	102.61ft
C24	95.63ft	225.00ft	024°21'11"	N45°02'66"E	94.92ft
C25	62.29ft	275.00ft	013°10'18"	S63°48'40"W	63.08ft
C26	145.57ft	275.00ft	031°09'49"	N72°48'26"E	147.74ft
C27	68.60ft	275.00ft	014°21'20"	S77°34'29"W	69.72ft
C28	32.69ft	20.00ft	053°38'11"	N49°25'45"W	23.17ft
C29	7.66ft	225.00ft	001°58'56"	S09°38'12"E	7.65ft
C30	7.65ft	275.00ft	001°59'04"	S09°48'50"E	7.65ft

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	7.65ft	250.00ft	001°48'14"	N09°44'02"W	7.65ft
C32	31.42ft	200.00ft	090°00'00"	S46°36'39"E	28.28ft
C33	17.29ft	225.00ft	004°24'15"	N63°46'47"W	17.29ft
C34	54.63ft	225.00ft	013°54'41"	N12°58'15"W	54.59ft
C35	54.63ft	225.00ft	013°54'41"	N26°52'56"W	54.59ft
C36	19.12ft	225.00ft	004°52'05"	N36°18'19"W	19.11ft
C37	177.51ft	225.00ft	045°12'09"	N61°18'26"W	172.94ft
C38	38.47ft	225.00ft	009°47'43"	N43°36'13"W	38.42ft
C39	89.58ft	225.00ft	019°56'21"	N59°28'15"W	82.39ft
C40	62.89ft	225.00ft	016°56'21"	N72°24'30"W	62.39ft
C41	13.60ft	225.00ft	003°31'54"	N82°08'37"W	13.60ft
C42	14.68ft	200.00ft	003°02'21"	N85°24'11"W	14.69ft
C43	39.02ft	200.00ft	007°59'01"	N87°54'01"W	38.98ft
C44	24.35ft	200.00ft	004°58'40"	N99°38'11"W	24.32ft
C45	11.31ft	244.89ft	002°52'53"	S89°40'03"W	11.31ft
C46	8.99ft	225.00ft	002°17'17"	S84°04'58"W	8.98ft
C47	22.91ft	225.00ft	005°50'04"	S82°18'35"W	22.90ft
C48	13.93ft	225.00ft	003°32'47"	S91°09'58"W	13.92ft
C49	17.45ft	20.00ft	049°59'41"	S75°36'37"E	16.90ft
C50	19.08ft	60.00ft	021°51'34"	S81°32'33"E	18.96ft
C51	44.14ft	50.00ft	050°34'52"	N82°14'14"E	42.72ft
C52	183.43ft	50.00ft	210°11'59"	S34°17'33"W	98.55ft
C53	34.34ft	50.00ft	039°29'53"	N37°10'22"E	33.67ft
C54	51.66ft	50.00ft	059°31'44"	N24°30'37"E	48.82ft
C55	7.41ft	50.00ft	008°59'08"	N58°54'04"W	7.41ft
C56	15.79ft	20.00ft	045°14'01"	N08°11'45"W	15.73ft
C57	33.69ft	225.00ft	008°33'49"	N19°21'30"W	33.60ft
C58	62.04ft	225.00ft	015°47'57"	S20°36'23"E	61.69ft
C59	19.11ft	225.00ft	004°51'57"	N28°04'23"W	19.10ft
C60	5.98ft	325.00ft	000°59'08"	N28°59'55"W	5.98ft



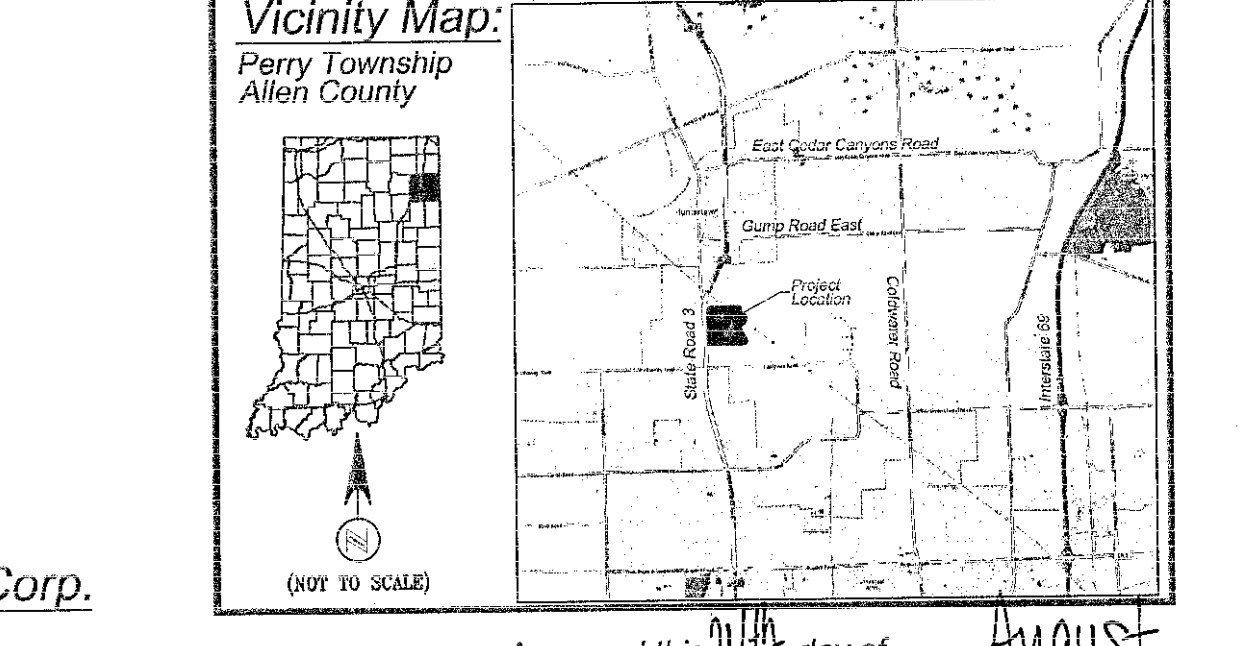
Plat Cab H pg 138

Secondary Plat Grand Pointe* Section II

A Subdivision Located in the Southwest Quarter of Section 20, Township 32 North, Range 12 East. Allen County, Indiana * at Copper Creek

Subdivision Engineer:
DABEC
D.A. Brown Engineering Consultants
5491 County Road 427 P.O. Box 388, Auburn, IN 46706
Phone: (260) 925-2020 Fax: (260) 925-1212
www.dabrownengineering.com

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



Approved this 26th day of August, 2021
Town of Huntertown Council
Council President, Gary Grant
Council Member, Patricia Freck
Council Member, Mike Aker
Council Member, Brandon Seifert
Council Member, Mike Stamets
Clerk-Treasurer, Ryan Schwab

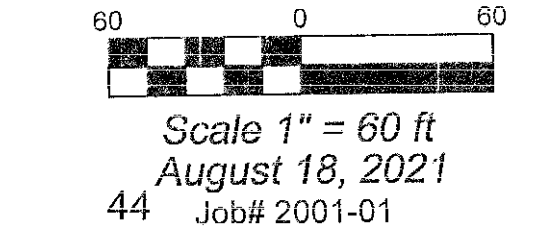
AUG 26 2021
SEAL OF ALLEN COUNTY
MINOR OF ALLEN COUNTY

Legal Description:
Prepared by Duane A. Brown, LS #80040337, D.A. Brown Engineering Consultants, Inc., Job No. 2001-01, based on information contained on Survey CCK-005 as prepared by Sauer Land Surveying, Inc. (Certified by Joseph K. Herndon, P.S., dated February 5, 2016; and recorded as Allen County Document No. 201603823) and on information contained on Survey CCK-007 as prepared by Sauer Land Surveying, Inc. (Certified by John C. Sauer, P.S., dated January 8, 2019; and recorded as Allen County Document No. 2019012606).

A tract of land located in the Southwest Quarter of Section 20, T32N, R12E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a #5 Rebar stake situated in the Southeast corner of the North half of said Southwest Quarter; Thence South 88 Degrees 08 Minutes 20 Seconds West (Recorded Plat Basis of Bearings), a distance of 308.66 feet along the South line of said North half to the Southwest corner of Grand Pointe Section I as recorded in Allen County Document No. 2020079473 (Plat Cabinet H, page 114), the TRUE POINT OF BEGINNING; Thence continuing along the West line of said Grand Pointe Section I with the following courses and distances:

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C61	112.53ft	325.00ft	010°50'21"	N38°25'32"W	111.97ft
C62	82.03ft	325.00ft	010°56'56"	S34°57'30"E	61.93ft
C63	41.92ft	325.00ft	007°59'11"	N44°23'37"W	44.89ft
C64	28.36ft	20.00ft	081°13'32"	S33°37'33"W	26.99ft
C65	27.00ft	275.00ft	005°57'34"	S33°37'33"W	26.99ft
C66	9.92ft	275.00ft	002°04'04"	N31°50'48"E	9.92ft
C67	30.89ft	20.00ft	089°29'25"	N75°03'28"E	27.91ft
C68	24.30ft	175.00ft	007°59'01"	N58°42'19"W	24.30ft
C69	28.35ft	20.00ft	081°13'32"	S88°57'29"E	25.04ft
C70	49.70ft	275.00ft	010°21'17"	S82°02'53"W	49.63ft
C71	32.62ft	275.00ft	006°47'47"	N53°49'38"E	32.60ft
C72	41.65ft	325.00ft	007°29'32"	N69°53'48"E	41.62ft
C73	176.77ft	325.00ft	031°09'49"	S72°46'28"W	174.60ft
C74	60.18ft	325.00ft	010°36'37"	N59°52'22"E	60.10ft
C75	59.70ft	325.00ft	010°31'27"	N60°28'24"E	59.61ft
C76	39.18ft	20.00ft	087°18'47"	N42°02'44"E	27.61ft
C77	113.30ft	175.00ft	037°26'42"	S00°09'30"E	111.35ft
C78	8.51ft	175.00ft	002°47'05"	S40°05'45"E	8.50ft
C79	138.06ft	175.00ft	045°12'09"	S01°16'28"E	134.51ft
C80	129.56ft	175.00ft	042°25'05"	N24°15'58"W	126.62ft
C81	37.65ft	200.00ft	007°59'01"	S87°54'01"W	37.60ft
C82	8.80ft	175.00ft	007°52'52"	N68°00'30"E	8.80ft
C83	17.82ft	175.00ft	005°50'04"	N82°18'35"E	17.81ft
C84	32.65ft	20.00ft	059°38'42"	S32°34'12"W	29.17ft
C85	43.53ft	175.00ft	014°15'12"	N21°22'46"W	43.42ft
C86	69.70ft	275.00ft	012°38'40"	S01°49'46"E	60.59ft
C87	95.22ft	275.00ft	019°50'21"	N38°25'32"W	94.75ft
C88	34.62ft	275.00ft	007°11'33"	S44°44'56"E	34.60ft



Curve Table
L = 7.65ft
R = 275.00ft
D = 001°35'40"
CH = S00°48'50"E
CL = 7.65

Curve Table
L = 10.44ft
R = 275.00ft
D = 001°35'40"
CH = S00°48'50"E
CL = 7.65

Regulated Drain Easement:
The undersigned owners filed a petition with the Allen County Drainage Board... 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.

Notes:
1. All Right-of-Way intersection radii to be 20 feet.
2. All Right-of-Ways to be dedicated to Allen County.
3. All Cul-de-Sac Right-of-Way to be 50 foot radius.
4. All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.
5. All buried utilities must allow for proposed Drainage Swale grades as found in plans.
6. FPG denotes Flood Protection Grade as defined in the Allen County Flood Protection Ordinance Technical Standards Manual, for structure openings to the rear of the lot only.
7. FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings to the rear and rear building lines.
8. FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings to the rear and rear building lines.
9. DL denotes Building Line.
10. RD Esmt denotes Regulated Drain Easement.
11. # denotes Property Address.
12. All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FRM#0042) unless otherwise noted.

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 26th day of August, 2021.

North Eastern Development Corp.
Printed: JAMES MORLAW, 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 the foregoing plat and legal description accurately represents a subdivision of real estate as described in Document #2019003707, 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 replacement 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

2021057321
RECORDED: 08/26/2021 10:19:31 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

