Plat Cab. H Page 110

Secondary Plat
Balmoral Section I

A Subdivision Located in the Northeast and Southeast Quarters of Section 21, Township 32 North, Range 12 East. Allen County, Indiana

8755797
Tx:4464836

2020078558
RECORDED: 12/15/2020 12:05:42 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.24	200.00	22°24'51"	N76° 57' 58"E	77.74
C2	316.93	200.00	90°47'39"	S68° 50' 38"E	284.80
C3	23.49	150.00	8°58'25"	S18° 57' 36"E	23.47
C4	23.49	150.00	8°58'25"	S18° 57' 36"E	23.47
C5	90.15	250.00	20°39'43"	N76° 53' 03"E	89.67
C6	68.46	175.00	22°24'51"	N76° 57' 58"E	68.02
C7	68.69	225.00	17°29'29"	N74° 30' 17"E	68.42
C8	88.83	225.00	22°37'12"	S85° 26' 23"E	88.25
C9	356.55	225.00	90°47'39"	N68° 50' 38"W	320.40
C10	88.83	225.00	22°37'12"	S62° 49' 11"E	88.25
C11	88.83	225.00	22°37'12"	S40° 12' 00"E	88.25
C12	21.38	225.00	5°26'36"	S26° 10' 06"E	21.37
C13	14.32	175.00	4°41'15"	S21° 06' 11"E	14.31
C14	27.41	175.00	8°58'25"	N18° 57' 36"W	27.38
C15	13.09	175.00	4°17'10"	S16° 36' 58"E	13.09

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	11.51	125.00	5°16'36"	S17° 06' 41"E	11.51
C17	32.71	20.00	93°41'49"	S66° 35' 54"E	29.18
C18	33.38	275.00	6°57'16"	S70° 01' 50"W	33.36
C19	30.35	275.00	6°19'26"	S76° 40' 11"W	30.34
C20	99.17	275.00	20°39'43"	S76° 53' 03"W	98.63
C21	35.44	275.00	7°23'00"	S83° 31' 24"W	35.41
C22	56.14	225.00	14°17'43"	N80° 04' 03"E	55.99
C23	81.14	225.00	20°39'43"	N76° 53' 03"E	80.70
C24	25.00	225.00	6°21'59"	N69° 44' 11"E	24.99
C25	17.45	20.00	49°59'41"	S41° 33' 21"W	16.90
C26	61.75	50.00	70°45'55"	N51° 56' 28"E	57.90
C27	49.05	50.00	56°12'06"	S64° 34' 32"E	47.10
C28	48.62	50.00	55°42'58"	S8° 37' 00"E	46.73
C29	261.80	50.00	300°00'00"	S23° 26' 48"E	50.00
C30	54.72	50.00	62°42'05"	S50° 35' 32"W	52.03

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C31	30.20	50.00	34°36'19"	N80° 45' 16"W	29.74
C32	17.45	20.00	49°59'40"	S88° 26' 58"E	16.90
C33	30.72	20.00	88°00'37"	N22° 32' 53"E	27.79
C34	21.33	175.00	6°59'02"	S17° 57' 54"E	21.32
C35	19.58	125.00	8°58'25"	S18° 57' 36"E	19.56
C36	27.86	175.00	9°07'20"	N28° 00' 28"W	27.83
C37	183.05	175.00	59°55'49"	S62° 32' 03"E	174.82
C38	277.31	175.00	90°47'39"	N68° 50' 38"W	249.20
C39	66.41	175.00	21°44'29"	N76° 37' 47"E	66.01
C40	19.35	225.00	4°55'36"	S68° 13' 21"W	19.34
C41	61.37	225.00	15°37'37"	N73° 34' 21"E	61.18
C42	42.02	225.00	10°42'01"	S76° 02' 09"W	41.96
C43	3.76	31.50	6°50'34"	S84° 48' 27"W	3.76
C44	3.12	18.50	9°40'36"	S83° 23' 26"W	3.12

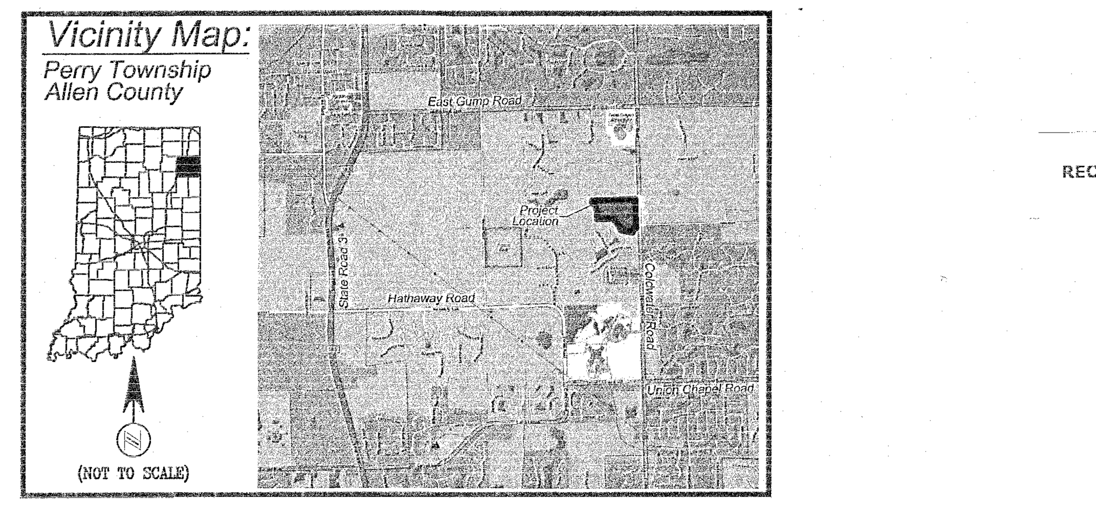
Notes:

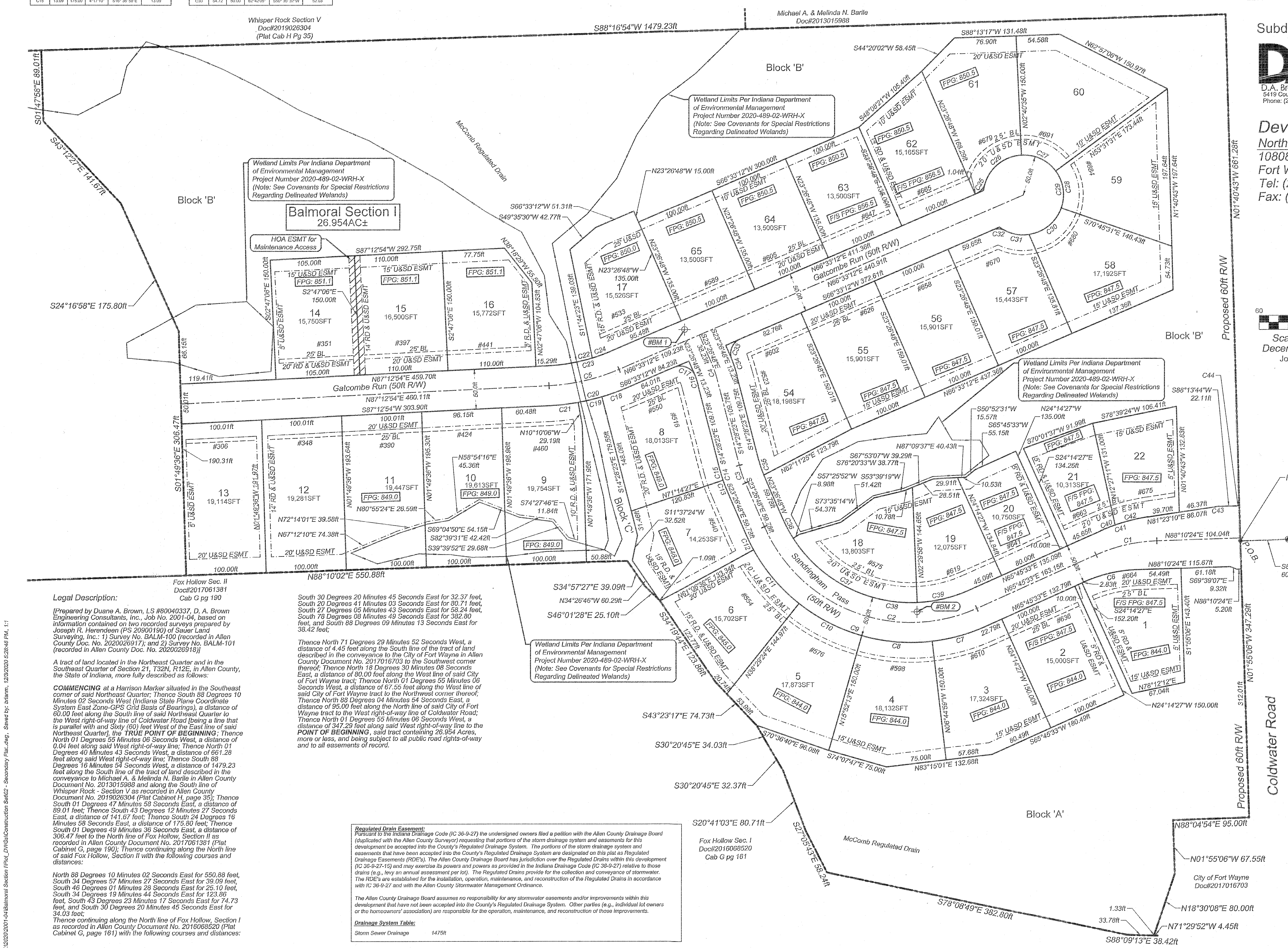
1. All Right-of-Way intersection radii to be 20 feet.
2. All Right-of-Ways to be dedicated to Allen County.
3. All Cul-de-Sac Right-of-Way to be 50 foot radius.
4. All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.
5. All buried utilities must allow for proposed Drainage Swale grades as found in plans.
6. FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings to the rear of the lot only.
7. F/S FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for strucuture openings facing the street or the side yard between front and rear building lines.
8. U.&S.D. Esmt denotes Utility and Surface Drainage Easement.
9. BL 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 (FIRM#0042) unless otherwise noted.
13. According to flood insurance rate map number 18003 C 0160G with effective date of August 3, 2009, this property lies in unshaded zone x, noted as "areas determined to be outside the 0.2% annual chance floodplain".
14. Rear yard Building Line for all lots to be 25ft except those lot lines bordering a Common Area to be 15ft.
15. Consent for permanent structures issued by the Allen County Drainage Board on June 17th, 2020 in accordance with the Indiana Code 36-9-27-72 on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc's 20-103, 20-104, 20-105. [Reference: Balmoral Section I & Villas Urban Regulated Drain (20-102)] McComb & McComb Br. 1 Drains
16. Denoted private easement reserved for developer, and its successors and assigns, for private utility purposes.

Benchmark Data:

BM #1 : Brass Plaque in Concrete Curb- On Lot Line Between Lot 17and Lot 65 Elev: 856.83 [NAVD '88]

BM #2 : Brass Plaque in Concrete Curb- On Lot Line Between Lot 18 and Lot 19 Elev: 856.83 [NAVD '88]





Subdivision Engineer:

DABEC
D.A. Brown Engineering Consultants
5419 County Road 427, Suite C, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com

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

60 0 60
Scale 1" = 60 ft
December 4th 2020
Job# 2001-04

Approved this 11th day of December, 2020
Allen County Board of Commissioners

President, Therese M. Brown
Vice President, Richard E. Beck Jr.
Secretary, F. Nelson Peters
Attest: Chris Cloud, Deputy Auditor
Allen County, Indiana

Approved this 14th day of December, 2020
Allen County Plan Commission

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL

President, Susan Hoot
Vice President, David Bailey

Approved this 14 day of December, 2020
Jeffrey W. Sorg, Allen County Surveyor

Confirmed this 14th day of December, 2020
Allen County Department of Planning Services
Kimberly R. Bowman, Executive Director

Legal Description:

[Prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2001-04, based on information contained on two recorded surveys prepared by Joseph R. Herendeen (PS 20900190) of Sauer Land Surveying, Inc.: 1) Survey No. BALM-100 (recorded in Allen County Doc. No. 2020026917); and 2) Survey No. BALM-101 (recorded in Allen County Doc. No. 2020026918)]

A tract of land located in the Northeast Quarter and in the Southeast Quarter of Section 21, T32N, R12E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Harrison Marker situated in the Southeast corner of said Northeast Quarter; Thence South 88 Degrees 10 Minutes 02 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 60.00 feet along the South line of said Northeast Quarter to the West right-of-way line of Coldwater Road [being a line that is parallel with and Sixty (60) feet West of the East line of said Northeast Quarter], the **TRUE POINT OF BEGINNING**; Thence North 01 Degrees 55 Minutes 06 Seconds West, a distance of 0.04 feet along said West right-of-way line; Thence North 01 Degrees 40 Minutes 43 Seconds West, a distance of 661.28 feet along said West right-of-way line; Thence South 88 Degrees 16 Minutes 54 Seconds West, a distance of 1479.23 feet along the South line of the tract of land described in the conveyance to Michael A. & Melinda N. Barile in Allen County Document No. 2013015988 and along the South line of Whisper Rock - Section V as recorded in Allen County Document No. 2019026304 (Plat Cabinet H, page 35); Thence South 01 Degrees 47 Minutes 58 Seconds East, a distance of 89.01 feet; Thence South 43 Degrees 12 Minutes 27 Seconds East, a distance of 141.67 feet; Thence South 24 Degrees 16 Minutes 58 Seconds East, a distance of 175.80 feet; Thence South 01 Degrees 49 Minutes 36 Seconds East, a distance of 306.47 feet to the North line of Fox Hollow, Section II as recorded in Allen County Document No. 2017061381 (Plat Cabinet G, page 190); Thence continuing along the North line of said Fox Hollow, Section II with the following courses and distances:

North 88 Degrees 10 Minutes 02 Seconds East for 550.88 feet, South 34 Degrees 57 Minutes 27 Seconds East for 39.09 feet, South 46 Degrees 01 Minutes 28 Seconds East for 25.10 feet, South 34 Degrees 19 Minutes 44 Seconds East for 123.86 feet, South 43 Degrees 23 Minutes 17 Seconds East for 74.73 feet, and South 30 Degrees 20 Minutes 45 Seconds East for 34.03 feet;
Thence continuing along the North line of Fox Hollow, Section I as recorded in Allen County Document No. 2016068520 (Plat Cabinet G, page 161) with the following courses and distances:

South 30 Degrees 20 Minutes 45 Seconds East for 32.37 feet, South 20 Degrees 41 Minutes 03 Seconds East for 80.71 feet, South 27 Degrees 05 Minutes 43 Seconds East for 58.24 feet, South 78 Degrees 08 Minutes 49 Seconds East for 382.80 feet, and South 88 Degrees 09 Minutes 13 Seconds East for 38.42 feet;

Thence North 71 Degrees 29 Minutes 52 Seconds West, a distance of 4.45 feet along the South line of the tract of land described in the conveyance to the City of Fort Wayne in Allen County Document No. 2017016703 to the Southwest corner thereof; Thence North 18 Degrees 30 Minutes 08 Seconds East, a distance of 80.00 feet along the West line of said City of Fort Wayne tract; Thence North 01 Degrees 55 Minutes 06 Seconds West, a distance of 67.55 feet along the West line of said City of Fort Wayne tract to the Northwest corner thereof; Thence North 88 Degrees 04 Minutes 54 Seconds East, a distance of 95.00 feet along the North line of said City of Fort Wayne tract to the West right-of-way line of Coldwater Road; Thence North 01 Degrees 55 Minutes 06 Seconds West, a distance of 347.29 feet along said West right-of-way line to the **POINT OF BEGINNING**, said tract containing 26.954 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

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.

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 homeowners' association) are responsible for the operation, maintenance, and reconstruction of those improvements.

Drainage System Table:

Storm Sewer Drainage 1475ft

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
DEC 15 2020
AUDITOR OF ALLEN COUNTY

We, North Eastern Development Corp., the undersigned owner by virtue of those certain deeds shown in Documents #2019054092, #2016038819 and #2018009958 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 Balmoral Section I, 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 4th day of December, 2020

North Eastern Development Corp.
By: ______
Printed: JAMES MORLAN

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 represents a subdivision of real estate as described in Documents Nos 2019054092 and 2016038819 and 2018009958 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 two retracement or original surveys certified by Sauer Land Surveying, Inc. as recorded in Document 2020026917 and 2020026918 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 4th day of December, 2020

SIGNED: ______
Duane A. Brown, P.E., P.S.
Auburn, IN
Indiana PS #LS80040337

DUANE A. BROWN REGISTERED No. S0337 STATE OF INDIANA LAND SURVEYOR

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.
Document Prepared By Duane A. Brown P.E., P.S.

K:\2020\2001-04\Balmoral Section I\Plot_DWGs\Construction Set\02 - Secondary Plat..dwg, Saved by: brianm, 12/3/2020 5:28:48 PM, 1:1