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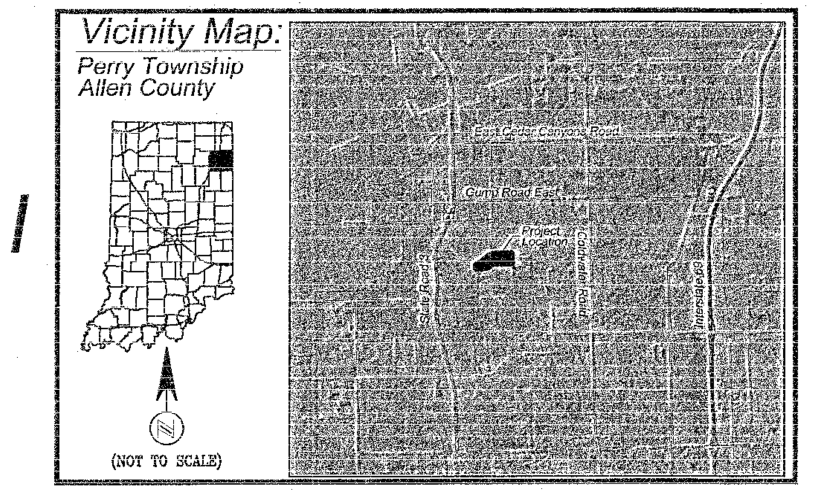
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Secondary Plat
Ridgewood at Copper Creek- Section I

A Subdivision Located in the Northwest and Northeast Quarters of Section 20, Township 32 North, Range 12 East.
Allen County, Indiana

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



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	59.49ft	275.00ft	012°23'40"	N07°14'03"W	59.37ft
C2	64.90ft	300.00ft	012°23'40"	N07°14'03"W	64.77ft
C3	63.40ft	250.00ft	014°31'46"	N08°18'06"W	63.23ft
C4	133.83ft	200.00ft	038°20'23"	S69°47'36"W	131.35ft
C5	80.13ft	250.00ft	018°21'54"	S59°48'21"W	79.79ft
C6	78.33ft	200.00ft	022°26'22"	S57°46'07"W	77.83ft
C7	179.51ft	250.00ft	041°08'30"	S67°07'11"W	175.68ft
C8	34.83ft	250.00ft	007°59'01"	N88°19'04"W	34.81ft
C9	169.81ft	200.00ft	048°38'53"	N67°46'31"W	164.76ft
C10	21.07ft	225.00ft	005°21'52"	N12°53'03"W	21.06ft
C11	44.40ft	225.00ft	011°18'21"	S09°54'49"E	44.33ft
C12	34.62ft	20.00ft	099°09'55"	N39°22'50"E	30.45ft
C13	11.40ft	95.00ft	006°52'33"	N12°07'43"W	11.39ft
C14	19.64ft	225.00ft	005°00'06"	S86°27'44"W	19.64ft
C15	71.39ft	225.00ft	018°10'50"	N74°52'16"E	71.10ft
C16	59.52ft	225.00ft	015°09'26"	N58°12'08"E	59.35ft
C17	150.56ft	225.00ft	038°20'23"	N69°47'36"E	147.77ft
C18	16.39ft	225.00ft	004°10'26"	N52°42'38"E	16.39ft
C19	55.73ft	225.00ft	014°11'28"	N61°53'34"E	55.59ft
C20	72.12ft	225.00ft	018°21'54"	S59°48'21"W	71.81ft
C21	63.07ft	225.00ft	016°03'37"	S60°57'30"W	62.86ft
C22	27.72ft	20.00ft	079°24'58"	S83°09'33"E	25.56ft
C23	75.78ft	224.64ft	019°19'44"	S53°09'26"E	75.42ft
C24	75.79ft	224.64ft	019°19'48"	S72°29'12"E	75.43ft
C25	39.16ft	224.64ft	009°59'21"	S87°08'47"E	39.11ft
C26	190.73ft	224.64ft	048°38'53"	N67°49'01"W	185.05ft
C27	110.86ft	175.00ft	036°17'44"	S73°57'05"E	109.01ft
C28	37.73ft	175.00ft	012°21'09"	N49°37'39"W	37.66ft
C29	148.59ft	175.00ft	048°38'53"	S67°46'31"E	144.16ft
C30	31.42ft	20.00ft	090°00'01"	N01°32'56"E	28.28ft
C31	56.92ft	225.00ft	014°29'36"	N53°47'44"E	56.76ft
C32	94.01ft	225.00ft	023°56'18"	N73°00'41"E	93.32ft
C33	10.64ft	225.00ft	002°42'36"	N86°20'08"E	10.64ft
C34	161.56ft	225.00ft	041°08'30"	S67°07'11"W	158.11ft

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C35	31.35ft	225.00ft	007°59'01"	S88°19'04"E	31.33ft
C36	17.45ft	20.00ft	049°59'41"	S59°19'43"E	16.90ft
C37	38.11ft	50.00ft	043°40'23"	S56°10'03"E	37.20ft
C38	39.82ft	50.00ft	045°38'04"	N79°10'43"E	38.78ft
C39	34.78ft	50.00ft	039°51'04"	N36°26'09"E	34.08ft
C40	34.78ft	50.00ft	039°51'04"	N03°24'55"W	34.08ft
C41	37.51ft	50.00ft	042°59'03"	N44°49'58"W	36.64ft
C42	59.34ft	50.00ft	067°59'45"	S79°40'38"W	55.92ft
C43	261.80ft	50.00ft	300°00'00"	S05°40'27"W	50.00ft
C44	3.80ft	20.00ft	010°53'33"	S51°07'32"W	3.80ft
C45	13.65ft	20.00ft	039°06'08"	S76°07'22"W	13.39ft
C46	11.60ft	275.00ft	002°25'00"	N85°32'04"W	11.60ft
C47	26.72ft	275.00ft	005°34'00"	N89°31'34"W	26.71ft
C48	38.32ft	275.00ft	007°59'01"	S88°19'04"E	38.29ft
C49	19.50ft	275.00ft	004°03'46"	S85°39'33"W	19.50ft
C50	61.17ft	275.00ft	012°44'38"	S77°15'21"W	61.04ft
C51	53.00ft	275.00ft	011°02'34"	S65°21'45"W	52.92ft
C52	60.15ft	275.00ft	012°31'54"	N53°34'31"E	60.03ft
C53	3.65ft	275.00ft	000°45'38"	S46°55'45"W	3.65ft
C54	197.47ft	275.00ft	041°08'30"	N67°07'11"E	193.25ft
C55	68.54ft	175.00ft	022°26'22"	N57°46'07"E	68.10ft
C56	61.81ft	275.00ft	012°52'44"	S62°32'56"W	61.68ft
C57	26.33ft	275.00ft	005°29'10"	S53°21'59"W	26.32ft
C58	88.15ft	275.00ft	018°21'54"	N59°48'21"E	87.77ft
C59	111.60ft	175.00ft	036°32'18"	S68°53'34"W	109.72ft
C60	5.50ft	175.00ft	001°48'04"	S88°03'45"W	5.50ft
C61	117.10ft	175.00ft	038°20'23"	N69°47'36"E	114.93ft
C62	31.42ft	20.00ft	090°00'00"	N46°02'13"W	28.28ft
C63	50.29ft	325.00ft	008°51'59"	N05°28'12"W	50.24ft
C64	20.01ft	325.00ft	003°31'41"	N11°40'02"W	20.01ft
C65	70.31ft	325.00ft	012°23'40"	N07°14'03"W	70.17ft
C66	41.33ft	275.00ft	008°36'39"	S05°20'33"E	41.29ft
C67	28.41ft	275.00ft	005°55'07"	S12°36'26"E	28.39ft
C68	69.74ft	275.00ft	014°31'46"	N08°18'06"W	69.55ft

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 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. Doc's 20-158, 20-159. [Reference: The Coves East at Copper Creek Section I Regulated Drain (20-157)]

Benchmark Data:

BM #1 : Brass Plaque in Concrete Curb - On Lot line between Lots 58 and 59. Elev: 850.27 [NAVD '88]
BM #2 : Brass Plaque in Concrete Curb - On Lot line between Lots 62 and 63. Elev: 857.22 [NAVD '88]
BM #3 : Brass Plaque in Concrete Curb - On Lot line between Lots 43 and 44. Elev: 859.79 [NAVD '88]

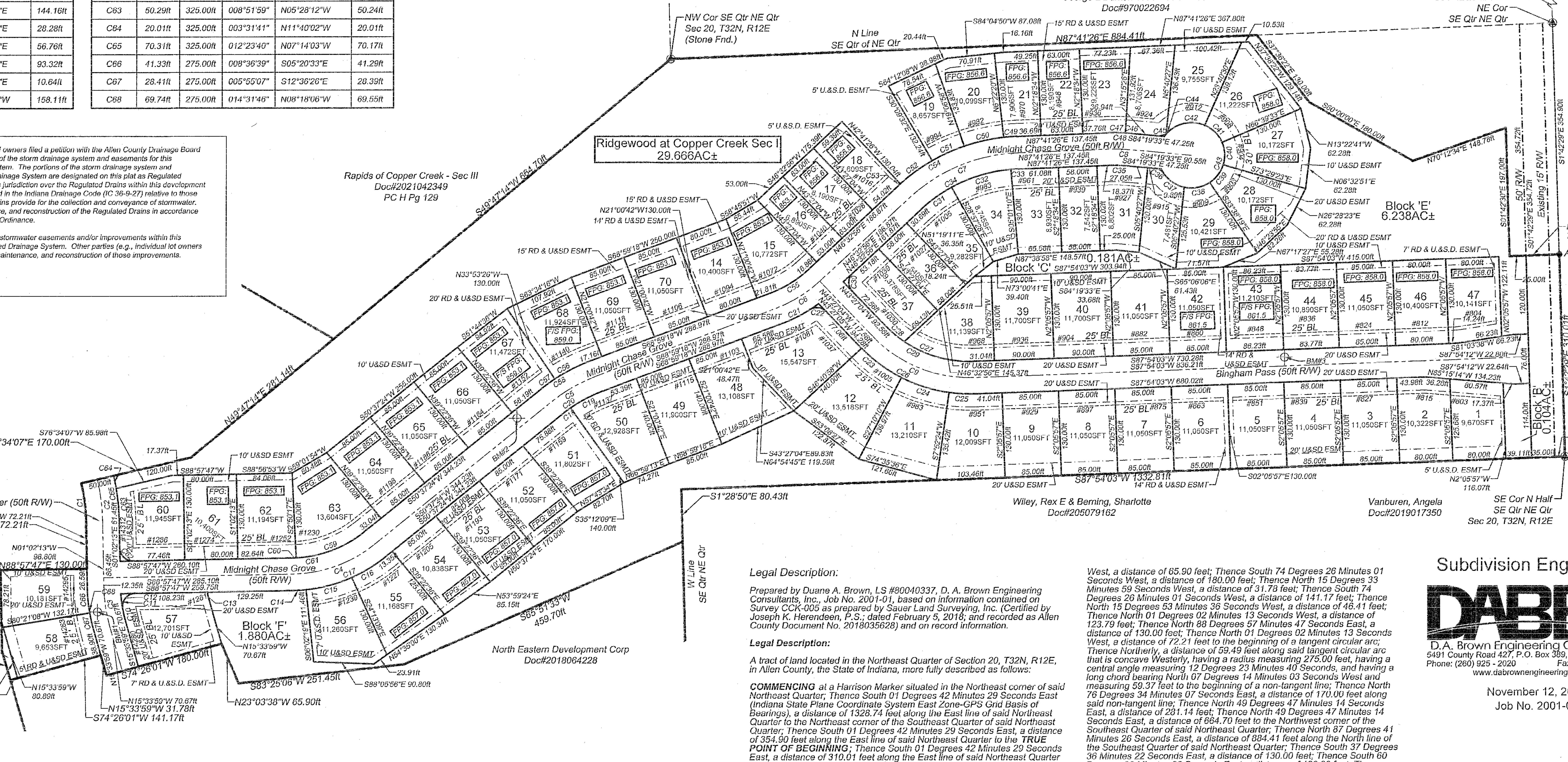
Scale 1" = 100 ft

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	2,807ft



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. Herendeen, P.S.; dated February 5, 2018; and recorded as Allen County Document No. 2018035628) and on record information.

Legal Description:

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

COMMENCING at a Harrison Marker situated in the Northeast corner of said Northeast Quarter; Thence South 01 Degrees 42 Minutes 29 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1328.74 feet along the East line of said Northeast Quarter to the Northeast corner of the Southeast Quarter of said Northeast Quarter; Thence South 01 Degrees 42 Minutes 29 Seconds East, a distance of 354.90 feet along the East line of said Northeast Quarter to the **TRUE POINT OF BEGINNING**; Thence South 01 Degrees 42 Minutes 29 Seconds East, a distance of 310.01 feet along the East line of said Northeast Quarter to the Southeast corner of the North half of the Southeast Quarter of said Northeast Quarter; Thence South 87 Degrees 54 Minutes 03 Seconds West, a distance of 1332.81 feet along the South line of the North half of the Southeast Quarter of said Northeast Quarter to the Southwest corner thereof; Thence South 01 Degrees 28 Minutes 50 Seconds East, a distance of 80.43 feet along the West line of the Southeast Quarter of said Northeast Quarter; Thence South 65 Degrees 51 Minutes 33 Seconds West, a distance of 459.70 feet; Thence South 83 Degrees 25 Minutes 06 Seconds West, a distance of 251.45 feet; Thence North 23 Degrees 03 Minutes 38 Seconds West, a distance of 65.90 feet; Thence South 74 Degrees 26 Minutes 01 Seconds West, a distance of 180.00 feet; Thence North 15 Degrees 33 Minutes 59 Seconds West, a distance of 31.78 feet; Thence South 74 Degrees 26 Minutes 01 Seconds West, a distance of 141.17 feet; Thence North 15 Degrees 53 Minutes 36 Seconds West, a distance of 46.41 feet; Thence North 01 Degrees 02 Minutes 13 Seconds West, a distance of 123.79 feet; Thence North 88 Degrees 57 Minutes 47 Seconds East, a distance of 130.00 feet; Thence North 01 Degrees 02 Minutes 13 Seconds West, a distance of 72.21 feet to the beginning of a tangent circular arc; Thence Northerly, a distance of 59.49 feet along said tangent circular arc that is concave Westerly, having a radius measuring 275.00 feet, having a central angle measuring 12 Degrees 23 Minutes 40 Seconds, and having a long chord bearing North 07 Degrees 14 Minutes 03 Seconds West and measuring 59.37 feet to the beginning of a non-tangent line; Thence North 76 Degrees 34 Minutes 07 Seconds East, a distance of 170.00 feet along said non-tangent line; Thence North 49 Degrees 47 Minutes 14 Seconds East, a distance of 281.14 feet; Thence North 49 Degrees 47 Minutes 14 Seconds East, a distance of 664.70 feet to the Northwest corner of the Southeast Quarter of said Northeast Quarter; Thence North 87 Degrees 41 Minutes 26 Seconds East, a distance of 884.41 feet along the North line of the Southeast Quarter of said Northeast Quarter; Thence South 37 Degrees 36 Minutes 22 Seconds East, a distance of 130.00 feet; Thence South 60 Degrees 00 Minutes 00 Seconds East, a distance of 180.00 feet; Thence North 70 Degrees 12 Minutes 34 Seconds East, a distance of 148.78 feet; Thence South 01 Degrees 42 Minutes 30 Seconds East, a distance of 197.00 feet along a line parallel with and Seventy-five (75) feet West of the East line of said Northeast Quarter; Thence North 87 Degrees 54 Minutes 03 Seconds East, a distance of 75.00 feet to the **POINT OF BEGINNING**, said tract containing 29.666 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

Subdivision Engineer:
DABEC
D.A. Brown Engineering Consultants
5491 County Road 427, P.O. Box 389, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com

November 12, 2021
Job No. 2001-01

Approved this 15 day of November, 2021
Town of Huntertown Council

Council ~~President~~, Mike Aker
Council Member, Patricia Freck
Council Member, Gary Grant
Council Member, Brandon Seifert
Council Member, Mike Stamets
Clerk-Treasurer, Ryan Schwab

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
NOV 23 2021
AUDITOR ALLEN COUNTY

Approved this 18 day of November, 2021
Allen County Plan Commission Executive Committee

President, Susan Hoot
Vice President, David Bailey
Allen County Commissioner, F. Nelson Peters
Allen County Surveyor, Jeffrey W. Sorg
Allen County Councilperson, Bob Armstrong
Alternate Member, John Henry
Alternate Member, James Wolff

Approved this 19th day of November, 2021
Allen County Commissioners

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

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL

Confirmed this 12th day of November, 2021
Allen County Department of Planning Services

Benjamin J. Roussel, Interim Zoning Administrator

We, North Eastern Development Corp., the undersigned owners by virtue of the certain deed shown in Document No. 2018064228, 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 Ridgewood at Copper Creek 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 3rd day of November, 2021

North Eastern Development Corp.
By:
Printed: Jim 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 No. 2018064228, 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 Document No. 2018035628 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 12th day of November, 2021

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

DUANE A. BROWN REGISTERED No. 50337 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\2001-01\Ridgewood at Copper Creek Section I_II\Plat_DWGs\Construction Set\02 - Secondary Plat - Section I.dwg, Saved by: parkerz, 11/12/2021 3:01:22 PM, 1:1