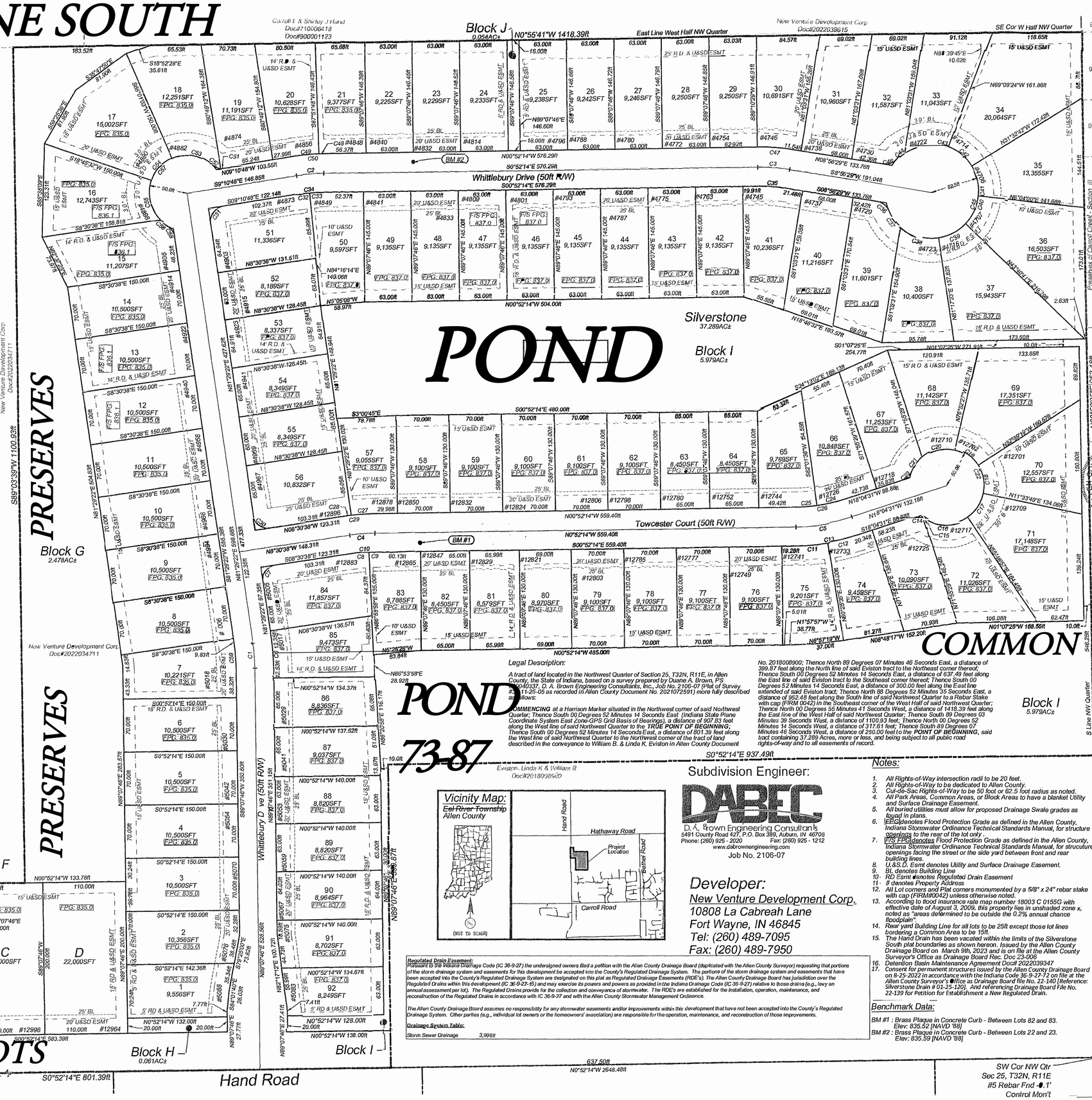
SILVERSTONE SOUTH

Curve Table						
Curve #	Length	Radius	Delta	Tangent Length	Chord Direction	Chord Length
C1	33.34ft	250.00ft	007°38'24"	16.69ft	N85°18'34"E	33.31ft
C2	36.26ft	250.00ft	008°18'34"	18.16ft	S05°01'31"E	36.22ft
C3	42.81ft	250.00ft	009°48'43"	21.46ft	S04°02'07"W	42.76ft
C4	33.34ft	250.00ft	007°38'24"	16.69ft	N04°41'26"W	33.31ft
C5	75.07ft	250.00ft	017°12'17"	37.82ft	N09°28'23"W	74.79ft
C6	36.67ft	275.00ft	007°38'24"	18.36ft	S85°18'34"W	36.64ft
C7	31.42ft	20.00ft	090°00'00"	20.00ft	S53°30'38"E	28.28ft
C8	21.24ft	225.00ft	005°24'36"	10.63ft	N05°48'20"W	21.24ft
C9	8.76ft	225.00ft	002°13'48"	4.38ft	N01°59'08"W	8.76ft
C10	21.24ft	225.00ft	005°24'36"	10.63ft	N05°48'20"W	21.24ft
C11	41.77ft	275.00ft	008°42'11"	20.93ft	N05°13'20"W	41.73ft
C12	40.81ft	275.00ft	008°30'06"	20.44ft	N13°49'28"W	40.77ft
C13	40.81ft	275.00ft	008°30'06"	20.44ft	S13°49'28"E	40.77ft
C14	12.59ft	20.00ft	036°03'52"	6.51ft	S00°02'35"E	12.38ft
C15	4.86ft	20.00ft	013°55'49"	2.44ft	S24°57'16"W	4.85ft
C16	57.72ft	50.00ft	066°08'14"	32.56ft	N01°08'57"W	54.56ft
C17	38.59ft	50.00ft	044°13'08"	20.31ft	N56°19'37"W	37.64ft
C18	38.59ft	50.00ft	044°13'08"	20.31ft	S79°27'15"W	37.64ft
C19	38.59ft	50.00ft	044°13'08"	20.31ft	S35°14'07"W	37.64ft
C20	47.21ft	50.00ft	054°05'39"	25.53ft	S13°55'17"E	45.47ft
C21	23.65ft	50.00ft	027°06'09"	12.05ft	S54°31'11"E	23.43ft
C22	38.59ft	50.00ft	044°13'08"	20.31ft	N19°27'15"E	37.64ft
C23	17.45ft	20.00ft	049°59'33"	9.32ft	N43°04'22"W	16.90ft
C24	39.67ft	225.00ft	010°06'07"	19.89ft	S13°01'28"E	39.62ft
C25	27.89ft	225.00ft	007°06'10"	13.96ft	S04°25'19"E	27.87ft
C26	39.67ft	225.00ft	010°06'07"	19.89ft	S13°01'28"E	39.62ft
C27	31.53ft	275.00ft	006°34'09"	15.78ft	S04°09'19"E	31.51ft
C28	5.14ft	275.00ft	001°04'15"	2.57ft	S07°58'30"E	5.14ft
C29	31.53ft	275.00ft	006°34'09"	15.78ft	N04°09'19"W	31.51ft
C30	31.42ft	20.00ft	090°00'00"	20.00ft	N36°29'22"E	28.28ft
C31	31.18ft	20.00ft	089°19'50"	19.77ft	S53°50'43"E	28.12ft
C32	13.55ft	225.00ft	003°27'02"	6.78ft	N07°27'17"W	13.55ft
C33	19.08ft	225.00ft	004°51'32"	9.55ft	N03°18'00"W	19.07ft
C34	13.55ft	225.00ft	003°27'02"	6.78ft	N07°27'17"W	13.55ft
C35	38.53ft	225.00ft	009°48'43"	19.31ft	N04°02'07"E	38.48ft
C36	19.87ft	20.00ft	056°56'19"	10.84ft	S37°24'51"W	19.07ft
C37	26.68ft	62.50ft	024°27'40"	13.56ft	N53°39'18"E	26.48ft
C38	54.69ft	62.50ft	050°08'05"	29.23ft	N16°21'26"E	52.96ft
C39	41.03ft	62.50ft	037°36'42"	21.28ft	N27°30'58"W	40.30ft
C40	41.03ft	62.50ft	037°36'42"	21.28ft	N65°07'39"W	40.30ft
C41	41.03ft	62.50ft	037°36'42"	21.28ft	S77°15'39"W	40.30ft
C42	41.03ft	62.50ft	037°36'42"	21.28ft	S39°38'57"W	40.30ft
C43	61.10ft	62.50ft	056°00'49"	33.24ft	S07°09'48"E	58.70ft
C44	14.00ft	62.50ft	012°49'58"	7.03ft	S41°35'12"E	13.97ft
C45	41.03ft	62.50ft	037°36'42"	21.28ft	S65°07'39"E	40.30ft
C46	19.88ft	20.00ft	056°56'39"	10.85ft	N19°31'51"W	19.07ft
C47	47.09ft	275.00ft	009°48'43"	23.60ft	S04°02'07"W	47.04ft
C48	6.08ft	275.00ft	001°15'58"	3.04ft	S01°30'13"E	6.08ft
C49	33.81ft	275.00ft	007°02'36"	16.92ft	S05°39'30"E	33.78ft
C50	33.81ft	275.00ft	007°02'36"	16.92ft	N05°39'30"W	33.78ft
C51	4.81ft	20.00ft	013°46'03"	2.41ft	N02°17'47"W	4.79ft
C52	12.65ft	20.00ft	036°13'38"	6.54ft	N22°42'04"E	12.44ft
C53	56.55ft	50.00ft	064°47'50"	31.73ft	S08°24'58"W	53.58ft
C54	41.24ft	50.00ft	047°15'32"	21.87ft	S47°36'43"E	40.08ft
C55	55.79ft	50.00ft	063°55'31"	31.20ft	N76°47'46"E	52.94ft
C56	11.64ft	50.00ft	013°20'29"	5.85ft	N38°09'46"E	11.62ft
C57	41.24ft	50.00ft	047°15'32"	21.87ft	N47°36'43"W	40.08ft
C58	17.45ft	20.00ft	049°59'17"	9.32ft	S56°29'31"W	16.90ft
C59	30.00ft	225.00ft	007°38'24"	15.02ft	N85°18'34"E	29.98ft



Secondary Plat
Silverstone
A Subdivision Located in the Northwest Quarter of Section 25, Township 32 North, Range 11 East.
Allen County, Indiana

2024002400
RECORDED: 01/18/2024 01:15:50 PM
NICOLE KEESLING
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Approved this 8th day of January, 2024 KC
Town of Huntertown Council
Council President, Brandon Seifert
Council Vice President, Patricia Heck
Council Member, Mike Aker
Council Member, Bradley Hite
Council Member, Tina McDonald
Clerk-Treasurer, Ryan Schwab

Approved this 11th day of January, 2024 KC
Allen County Plan Commission Executive Committee
Susan Hoot, President
ABSENT
David Bailey, Vice President
F. Nelson Peters, Allen County Commissioner
Michael R. Fruchey PE, Allen County Surveyor
ABSENT
Paul Lagemann, Allen County Councilperson
ABSENT
John Henry, Alternate Member
ABSENT
James Wolff, Alternate Member

Confirmed this 11 day of January, 2024 KC
Allen County Department of Planning Services
Benjamin D. Roussel, Executive Director

We, New Venture Development Corp., the undersigned owners by virtue of the certain deed shown in Document No. 2022034771, 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 Silverstone, an addition to the County of Allen, Indiana.

In witness whereof, New Venture 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 30th day of November, 2023

New Venture Development Corp.
By: Printed: James Horlan

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 Document No. 2022034771, 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 Duane A. Brown, P.E., P.S. as recorded in Document No. 2021072591 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 30th day of November, 2023

SIGNED:

Duane A. Brown PE, PS
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 PE, PS

Document Prepared By Duane A. Brown PE, PS

Legal Description:

A tract of land located in the Northwest Quarter of Section 25, T32N, R11E, in Allen County, the State of Indiana, based on a survey prepared by Duane A. Brown, PS #LS80337, D. A. Brown Engineering Consultants, Inc., Job No. 2106-07 (Plat of Survey #2021-25-05 as recorded in Allen County Document No. 2021072591) more fully described as follows:

COMMENCING at a Harrison Marker situated in the Northwest corner of said Northwest Quarter; Thence South 00 Degrees 52 Minutes 14 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 907.83 feet along the West line of said Northwest Quarter to the TRUE POINT OF BEGINNING; Thence South 00 Degrees 52 Minutes 14 Seconds East, a distance of 801.39 feet along the West line of said Northwest Quarter to the Northwest corner of the tract of land described in the conveyance to William B. & Linda K. Eviston in Allen County Document No. 2018008900; Thence North 89 Degrees 07 Minutes 46 Seconds East, a distance of 399.87 feet along the North line of said Eviston tract to the Northeast corner thereof; Thence South 00 Degrees 52 Minutes 14 Seconds East, a distance of 637.49 feet along the East line of said Eviston tract to the Southeast corner thereof; Thence South 00 Degrees 52 Minutes 14 Seconds East, a distance of 300.00 feet along the East line extended of said Eviston tract; Thence North 89 Degrees 52 Minutes 35 Seconds East, a distance of 952.48 feet along the South line of said Northwest Quarter to a Rebar Stake with cap (FIRM 0042) in the Southeast corner of the West Half of said Northwest Quarter; Thence North 00 Degrees 55 Minutes 41 Seconds West, a distance of 1418.39 feet along the East line of the West Half of said Northwest Quarter; Thence South 89 Degrees 03 Minutes 39 Seconds West, a distance of 1100.93 feet; Thence North 00 Degrees 52 Minutes 14 Seconds West, a distance of 317.61 feet; Thence South 89 Degrees 07 Minutes 46 Seconds West, a distance of 250.00 feet to the POINT OF BEGINNING, said tract containing 37.289 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

Notes:

1. *All Rights-of-Way intersection radii to be 20 feet.*
2. *All Rights-of-Way to be dedicated to Allen County.*
3. *Cul-de-Sac Rights-of-Way to be 50 foot or 62.5 foot radius as noted.*
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. *FFG 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. *FPG 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.*
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 0155G 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. *The Hand Drain has been vacated within the limits of the Silverstone South plat boundaries as shown hereon. Issued by the Allen County Drainage Board on March 9th, 2023 and is on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc 23-006*
16. *Detention Basin Maintenance Agreement Doc# 2022039347*
17. *Consent for permanent structures issued by the Allen County Drainage Board on 8-25-2022 in accordance with the Indiana Code 36-9-27-73 on file at the Allen County Surveyor's Office as Drainage Board file No. 22-140 [Reference: Silverstone Drain #01-25-120]. And referencing Drainage Board File No. 22-139 for Petition for Establishment a New Regulated Drain.*

Benchmark Data:

BM #1 : Brass Plaque in Concrete Curb - Between Lots 82 and 83. Elev: 835.52 [NAVD '88]
BM #2 : Brass Plaque in Concrete Curb - Between Lots 22 and 23. Elev: 835.59 [NAVD '88]

Subdivision Engineer:

DABEC
D. A. Brown Engineering Consultant's
5491 County Road 427, P.O. Box 389, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com
Job No. 2106-07

Developer:

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

Vicinity Map:
Eel River Township
Allen County
Hand Road
Hathaway Road
Project Location
Bather Road
Carroll Road
(NOT TO SCALE)

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	3,996ft

Daily microfilm transfer. Subject to final acceptance for transfer.
JAN 18 2024