2022059586
RECORDED: 11/04/2022 04:33:53 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Secondary Plat
The Haven - Section III

A Subdivision Located in the Northwest Quarter of Section 1 and Northeast Quarter of Section 2, all in Township 30 North, Range 11 East.

Allen County, Indiana

Page 1 of 2

Legal Description:

[Prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2001-02, based on an original survey by Joseph R. Herendeen [Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. HVN-001, dated July 1, 2019) and on record data.]

A tract of land located in the Northwest Quarter of Section 1 and in the Northeast Quarter of Section 2, all in T30N, R11E, in Allen County, the State of Indiana, more fully described as follows:

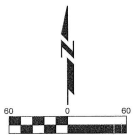
COMMENCING *at a Railroad Spike situated in the Southeast corner of said Northwest Quarter; Thence North 00 degrees 16 minutes 48 seconds West (Indiana State Plane Coordinate System East Zone–GPS Grid Basis of Bearings), a distance of 279.74 feet along the East line of said Northwest Quarter to a Survey Nail in the Southeast corner of the Fifteen (15) foot wide strip of land as described in the conveyance to The New York, Chicago and St. Louis Railroad Company (hereafter referenced as Railroad Tract) in Allen County Deed Book 229, page 135; Thence North 80 degrees 30 minutes 35 seconds West, a distance of 1253.08 feet along the South line of said Railroad Tract to a #5 Rebar Stake; Thence North 09 Degrees 29 Minutes 25 Seconds East, a distance of 15.00 feet along the South line of said Railroad Tract; Thence North 80 Degrees 30 Minutes 35 Seconds West, a distance of 1220.77 feet along the South right-of-way line of the New York, Chicago & St. Louis Railroad to the* ***TRUE POINT OF BEGINNING***; *Thence continuing along the West line of The Haven Section II as recorded in Allen County Document No. 2021067195 (Plat Cabinet H, pg. 147) with the following courses and distances:*

South 42 Degrees 23 Minutes 25 Seconds West for 224.48 feet, South 73 Degrees 11 Minutes 56 Seconds West for 160.00 feet, South 49 Degrees 11 Minutes 08 Seconds East for 600.00 feet, and South 01 Degrees 17 Minutes 48 Seconds East for 150.00 feet;

Thence South 88 Degrees 42 Minutes 12 Seconds West, a distance of 400.00 feet along the South line of the Northwest Quarter of said Section 1 to a Rebar Stake with cap (Sauer) in the Southwest corner thereof (also being the Northeast corner of the Falls of Beaver Creek Section III as recorded in Allen County Document No. 9800035788 - Plat Cabinet D, page 19); Thence South 88 Degrees 28 Minutes 06 seconds West, a distance of 334.79 feet along the South line of the Northeast Quarter of said Section 2 (also being the North line of said Falls of Beaver Creek Section III) to a Rebar Stake with cap (Sauer); Thence continuing along the North line of said Falls of Beaver Creek Section III with the following courses and distances:

North 02 Degrees 34 Minutes 50 Seconds West for 5.00 feet to a Rebar Stake with cap (Sauer), South 88 Degrees 28 Minutes 06 Seconds West for 585.01 feet to a Rebar Stake with cap (Sauer), North 56 Degrees 31 Minutes 50 Seconds West for 190.18 feet to a Rebar Stake with cap (Sauer), and South 88 Degrees 28 Minutes 06 Seconds West for 251.01 feet to a Rebar Stake with cap (Sauer);

Thence North 00 Degrees 50 Minutes 20 Seconds West, a distance of 746.06 feet along the East line of a tract of land described in the conveyance to Mary M. Swenda as recorded in Allen County Document No. 2080319306 to a Rebar Stake with cap (Sauer) in the Northeast corner thereof; Thence North 87 Degrees 41 Minutes 47 Seconds East, a distance of 397.60 feet along the South right-of-way line of the New York, Chicago & St. Louis Railroad referenced above to a tangent circular arc; Thence Easterly, a distance of 1169.23 feet along said tangent circular arc (also being the South right-of-way line of said New York, Chicago & St. Louis Railroad) that is concave Southerly, having a radius measuring 5680.15 feet, having a central angle measuring 11 Degrees 47 Minutes 38 Seconds, and having a long chord bearing South 86 Degrees 24 Minutes 24 Seconds East and measuring 1167.16 feet to the beginning of a tangent line; Thence South 80 Degrees 30 Minutes 35 Seconds East, a distance of 25.30 feet along said tangent line (also being the South right-of-way line of said New York, Chicago & St. Louis Railroad) to the ***POINT OF BEGINNING***, *said tract containing 28.840 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.*

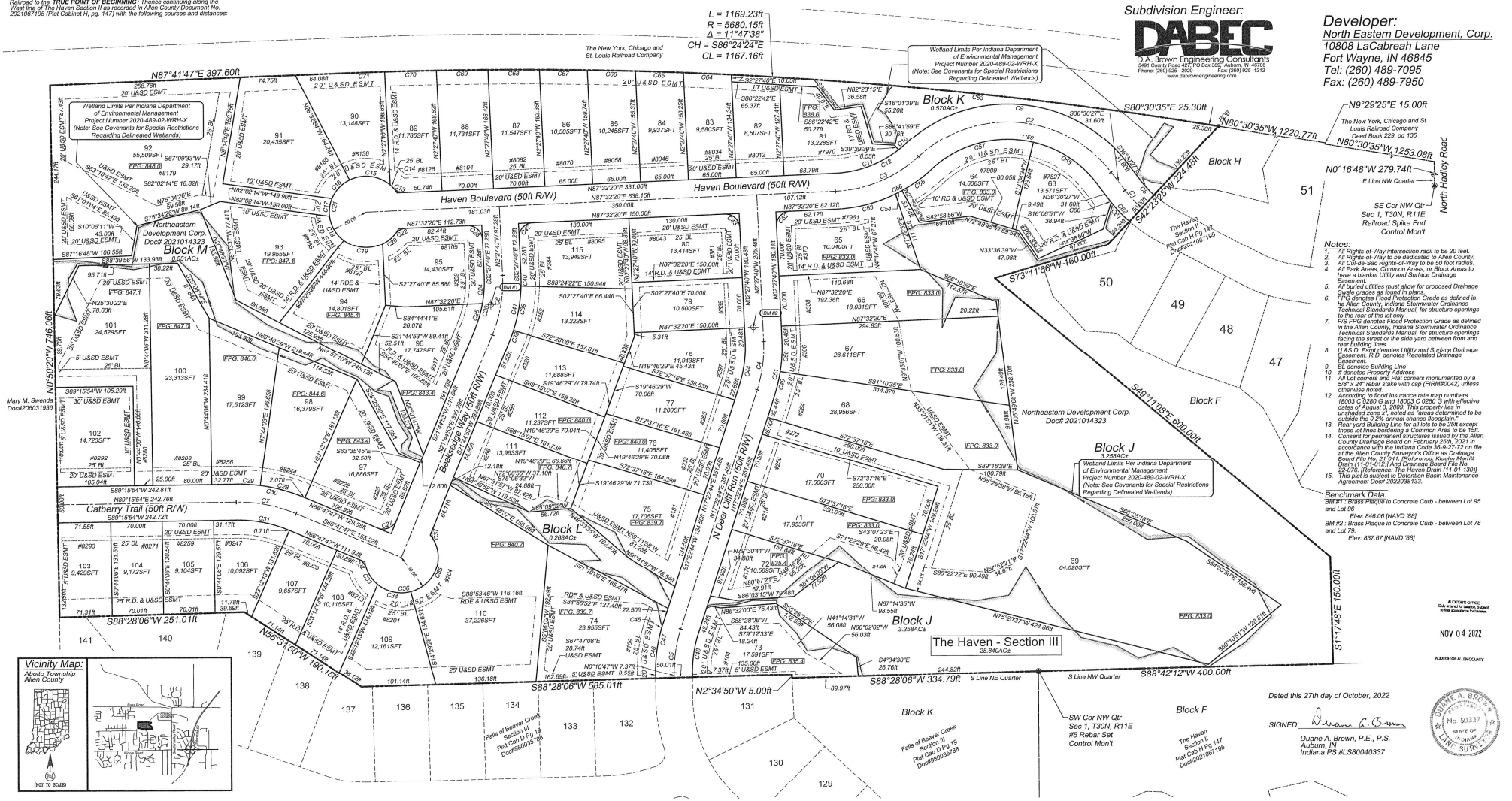


Scale 1" = 60 ft
October 27th, 2022
Job#: 2001-02-012

Subdivision Engineer:

D.A. Brown Engineering Consultants
5491 County Road 427/ PO Box 386, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 -1212
www.dabrowengineering.com

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



Vicinity Map:
Aboite Township
Allen County

Dated this 27th day of October, 2022

SIGNED: _____

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

DUANE A. BROWN — No. 80337 — STATE OF INDIANA — LAND SURVEYOR

ALLEN COUNTY OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
NOV 04 2022
AUDITOR OF ALLEN COUNTY

Notes:

1. *All Rights-of-Way intersection radii to be 20 feet.*
2. *All Rights-of-Way to be dedicated to Allen County.*
3. *All CUI-de-Sac Rights-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 he 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 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. R.D. denotes Regulated Drainage Easement.*
9. *BL denotes Building Line*
10. *# denotes Property Address*
11. *All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted.*
12. *According to flood insurance rate map numbers 18003 C 0280 G and 18003 C 0280 G with effective dates of August 3, 2009. This property lies in an unshaded zone x", noted as "areas determined to be outside the 0.2% annual chance floodplain."*
13. *Rear yard Building Line for all lots to be 25ft except those lot lines bordering a Common Area to be 15ft.*
14. *Consent for permanent structures issued by the Allen County Drainage Board on February 25th, 2021 in accordance with the Indiana Code 36-9-27-72 on file at the Allen County Surveyor's Office as Drainage Board File No. 21 041. [Reference: Kiesler Merrill Drain (11-01-012)] And Drainage Board File No. 22-076. [Reference: The Haven Drain (11-01-130)]*
15. *This plat is subject to Detention Basin Maintenance Agreement Doc# 2023038133.*

Benchmark Data:
BM #1 : Brass Plaque in Concrete Curb - between Lot 95 and Lot 96
Elev: 846.06 [NAVD '88]
BM #2 : Brass Plaque in Concrete Curb - between Lot 78 and Lot 79.
Elev: 837.67 [NAVD '88]

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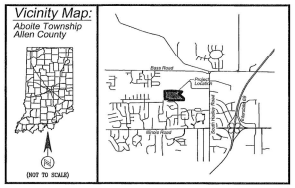
Allen County, Indiana

Page 2 of 2



Subdivision Engineer:

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

October 26th, 2022
Job#: 2001-02-012

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.91	175.00	11.10	S42° 03' 31"E	33.86
C2	296.48	175.00	97.07	S85° 02' 30"E	262.27
C3	125.58	175.00	41.11	N66° 58' 53"E	122.90
C4	69.26	200.00	19.84	N7° 27' 32"E	68.91
C5	61.29	200.00	17.56	N8° 35' 58"E	61.05
C6	84.51	200.00	24.21	N9° 38' 36"E	83.88
C7	83.56	200.00	23.94	S78° 45' 57"E	82.96
C8	29.07	150.00	11.10	S42° 03' 31"E	29.02
C9	338.83	200.00	97.07	S85° 02' 30"E	299.74
C10	13.25	150.00	5.06	N48° 57' 17"E	13.25
C11	94.39	150.00	36.05	N69° 30' 43"E	92.84
C12	107.64	150.00	41.11	N66° 58' 53"E	105.34
C13	17.45	20.00	49.99	N67° 27' 50"W	16.90
C14	5.75	50.00	6.59	S45° 45' 34"E	5.74
C15	58.90	50.00	67.50	S82° 48' 02"E	55.55
C16	35.79	50.00	41.01	N42° 56' 46"E	35.03
C17	25.27	50.00	29.96	N7° 57' 46"E	25.00
C18	40.18	50.00	46.04	N29° 32' 13"W	39.11
C19	55.91	50.00	64.07	N84° 35' 32"W	53.04
C20	22.54	50.00	25.83	S50° 27' 34"W	22.35
C21	261.80	50.00	300.00	S2° 27' 40"E	50.00
C22	17.45	20.00	49.99	N62° 32' 28"E	16.90
C23	31.42	20.00	90.00	S47° 27' 40"E	28.28
C24	38.02	175.00	12.45	N3° 45' 47"E	37.95
C25	35.92	175.00	11.76	N15° 52' 04"E	35.86
C26	73.94	175.00	24.21	S9° 38' 36"W	73.39
C27	31.92	20.00	91.46	S67° 28' 33"W	28.64
C28	60.75	225.00	15.47	S74° 31' 52"E	60.56

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	33.26	225.00	8.47	S86° 30' 02"E	33.23
C30	94.01	225.00	23.94	N78° 45' 57"W	93.32
C31	73.12	175.00	23.94	N78° 45' 57"W	72.59
C32	17.45	20.00	49.99	S41° 47' 56"E	16.90
C33	28.91	50.00	33.13	N33° 21' 54"W	28.51
C34	47.61	50.00	54.56	N77° 12' 36"W	45.84
C35	90.54	50.00	103.76	S23° 37' 52"W	78.67
C36	184.53	50.00	211.46	S67° 28' 33"W	96.26
C37	17.45	20.00	49.99	N3° 14' 58"W	16.90
C38	16.55	225.00	4.21	S19° 38' 26"W	16.55
C39	62.59	225.00	15.94	S9° 33' 49"W	62.39
C40	15.92	225.00	4.06	S0° 26' 01"E	15.92
C41	95.07	225.00	24.21	S9° 38' 36"W	94.36
C42	31.41	20.00	90.00	N42° 32' 20"E	28.28
C43	31.42	20.00	90.00	S47° 27' 40"E	28.28
C44	60.60	175.00	19.84	N7° 27' 32"E	60.30
C45	60.95	225.00	17.50	N8° 35' 58"E	60.66
C46	68.95	225.00	17.56	N8° 35' 58"E	68.68
C47	68.95	225.00	17.56	N8° 35' 58"E	68.68
C48	53.63	175.00	17.56	S8° 35' 58"W	53.42
C49	33.60	225.00	8.56	S13° 08' 04"W	33.57
C50	44.31	225.00	11.28	S3° 10' 52"W	44.24
C51	77.91	225.00	19.84	N7° 27' 32"E	77.52
C52	31.42	20.00	90.00	N42° 32' 20"E	28.28
C53	83.85	200.00	24.02	S75° 31' 41"W	83.24
C54	10.00	200.00	2.87	S62° 05' 05"W	10.00
C55	49.67	200.00	14.23	S53° 32' 17"W	49.54
C56	143.52	200.00	41.11	N66° 58' 53"E	140.46

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C57	149.62	150.00	57.15	S75° 00' 00"W	143.50
C58	104.50	150.00	39.92	N56° 27' 57"W	102.40
C59	254.12	150.00	97.07	S85° 02' 30"E	224.81
C60	2.28	200.00	0.65	N36° 50' 03"W	2.28
C61	36.47	200.00	10.45	N42° 23' 07"W	36.42
C62	38.75	200.00	11.10	S42° 03' 31"E	38.69
C63	640.68	5680.15	6.46	S83° 44' 27"E	640.34
C64	65.26	5680.15	0.66	S87° 18' 05"E	65.26
C65	65.20	5680.15	0.66	S87° 57' 34"E	65.20
C66	65.15	5680.15	0.66	S88° 37' 00"E	65.15
C67	65.10	5680.15	0.66	S89° 16' 25"E	65.10
C68	70.07	5680.15	0.71	S89° 57' 19"E	70.07
C69	70.03	5680.15	0.71	N89° 20' 17"E	70.03
C70	70.01	5680.15	0.71	N88° 37' 54"E	70.01
C71	57.72	5680.15	0.58	N87° 59' 15"E	57.72

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	2,127ft

Approved this 3rd day of November, 2022
Allen County Plan Commission Executive Committee
Susan Root
President, Susan Root
Absent
Vice President, David Bailey
Absent
Allen County Commissioner, P. Nelson Peters
Allen County Surveyor, Michael R. Fruchey P.E.
Allen County Commissioner, Paul Lagemann
Absent
Alternate Member, John Henry
Absent
Alternate Member, James Wolff

Approved this 4 day of November, 2022
Allen County Board of Commissioners
P. Nelson Peters
President, P. Nelson Peters
Therese M. Brown
Vice President, Therese M. Brown
Richard E. Beck
Secretary, Richard E. Beck

SEAL

Attest: Chris Cloud, Deputy Auditor
Allen County, Indiana

Confirmed this 4th day of November, 2022
Allen County Department of Planning Services
Benjamin J. Roussel
Benjamin J. Roussel, Executive Director

We, North Eastern Development Corp., the undersigned owners by virtue of that certain deeds shown in Document #2022027598, 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 The Haven - 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 2nd day of OCTOBER, 2022

North Eastern Development Corp.
By: James Morlan
Printed: JAMES MORLAN | AGENT FOR NEDC

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 #2022027598 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 original survey certified by Joseph R. Herendeen (Sauer Land Surveying, Inc.) as recorded in Document No. 2020026915 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 26th day of October, 2022

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.

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

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.

NOV 04 2022

AUDITOR OF ALLEN COUNTY

STATE OF INDIANA
DUANE A. BROWN
No. 80337
REGISTERED
LAND SURVEYOR

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