Plat Cab H Page 177

Secondary Plat
Weatherstone - Section I

A Subdivision Located in the Southeast Quarter of Section 28, Township 32 North, Range 12 East.
Allen County, Indiana
Page 1 of 2

2022022813
RECORDED: 04/26/2022 03:02:29 PM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

DUANE A. BROWN REGISTERED No. 50337 STATE OF INDIANA LAND SURVEYOR

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL APPROVED ALLEN COUNTY PLAN COMMISSION Duly entered for record and subject to final acceptance for transfer.

APR 26 2022

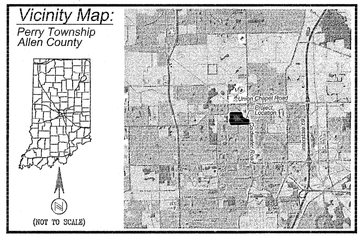
ANITA MATHER ALLEN COUNTY AUDITOR

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.51ft	250.00ft	009°03'20"	S86°51'44"E	39.47ft
C2	63.35ft	250.00ft	014°31'11"	S75°04'29"E	63.19ft
C3	113.07ft	200.00ft	032°23'33"	S51°37'07"E	111.57ft
C4	243.41ft	250.00ft	055°47'11"	S63°18'56"E	233.91ft
C5	231.67ft	200.00ft	066°25'29"	N55°23'51"E	219.10ft
C6	5.60ft	250.00ft	001°17'00"	N89°15'06"E	5.60ft
C7	120.19ft	250.00ft	027°32'47"	S76°20'01"E	119.04ft
C8	125.79ft	250.00ft	028°49'47"	S76°58'31"E	124.47ft
C9	35.56ft	225.00ft	009°03'20"	S86°51'44"E	35.52ft
C10	57.02ft	225.00ft	014°31'11"	S75°04'29"E	56.87ft
C11	98.94ft	175.00ft	032°23'33"	S51°37'07"E	97.62ft
C12	31.25ft	275.00ft	006°30'41"	S38°40'41"E	31.24ft
C13	63.88ft	275.00ft	013°18'32"	S48°35'17"E	63.73ft
C14	63.88ft	275.00ft	013°18'32"	S61°53'49"E	63.73ft
C15	63.88ft	275.00ft	013°18'32"	S75°12'21"E	63.73ft
C16	44.87ft	275.00ft	009°20'54"	S86°32'04"E	44.82ft
C17	267.76ft	275.00ft	055°47'11"	N63°18'56"W	257.30ft
C18	8.28ft	20.00ft	023°43'28"	N79°20'47"W	8.22ft
C19	9.17ft	20.00ft	026°16'13"	N54°20'56"W	9.09ft
C20	58.45ft	50.00ft	066°58'29"	S74°42'04"E	55.18ft
C21	41.24ft	50.00ft	047°15'32"	N48°10'55"E	40.08ft

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	41.24ft	50.00ft	047°15'32"	N00°55'24"E	40.08ft
C23	41.24ft	50.00ft	047°15'32"	N46°20'08"W	40.08ft
C24	62.17ft	50.00ft	071°14'19"	S74°24'57"W	58.24ft
C25	261.80ft	50.00ft	300°00'00"	S01°12'31"E	50.00ft
C26	0.91ft	20.00ft	002°36'20"	N40°05'57"E	0.91ft
C27	16.54ft	20.00ft	047°23'21"	N65°05'48"E	16.07ft
C28	74.76ft	225.00ft	019°02'18"	N81°44'22"W	74.42ft
C29	122.85ft	225.00ft	031°17'04"	N56°31'41"W	121.33ft
C30	21.45ft	225.00ft	005°27'48"	N38°09'15"W	21.45ft
C31	219.07ft	225.00ft	055°47'11"	N63°18'56"W	210.52ft
C32	5.06ft	225.00ft	001°17'21"	N36°04'01"W	5.06ft
C33	62.03ft	225.00ft	015°47'46"	N44°36'35"W	61.84ft
C34	60.11ft	225.00ft	015°18'25"	N60°09'41"W	59.93ft
C35	127.20ft	225.00ft	032°23'33"	N51°37'07"W	125.52ft
C36	34.07ft	20.00ft	097°36'45"	S19°00'31"E	30.10ft
C37	202.35ft	175.00ft	066°15'00"	S55°29'06"W	191.26ft
C38	75.39ft	225.00ft	019°11'55"	S81°47'27"E	75.04ft
C39	113.21ft	225.00ft	028°49'47"	N76°58'31"W	112.02ft
C40	90.97ft	275.00ft	018°57'12"	N72°02'13"W	90.56ft
C41	107.71ft	275.00ft	022°26'28"	N73°46'51"W	107.02ft
C42	27.97ft	20.00ft	080°07'25"	S41°27'07"E	25.74ft

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C43	31.42ft	20.00ft	090°00'00"	N43°36'36"E	28.28ft
C44	43.27ft	225.00ft	011°01'06"	S83°06'03"W	43.20ft
C45	67.00ft	225.00ft	017°03'42"	S69°03'39"W	66.75ft
C46	67.00ft	225.00ft	017°03'42"	S51°59'58"W	66.75ft
C47	64.70ft	225.00ft	016°28'33"	S35°13'51"W	64.48ft
C48	260.32ft	225.00ft	066°17'20"	S55°27'56"W	246.04ft
C49	29.74ft	20.00ft	085°11'33"	N69°35'21"E	27.07ft
C50	9.75ft	275.00ft	002°01'54"	N68°49'50"W	9.75ft
C51	59.94ft	275.00ft	012°29'17"	N76°05'26"W	59.82ft
C52	69.69ft	275.00ft	014°31'11"	N75°04'29"W	69.50ft
C53	43.46ft	275.00ft	009°03'20"	N86°51'44"W	43.42ft

Vicinity Map:
Perry Township
Allen County



Subdivision Engineer:

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

Scale 1" = 60 ft

Developer:
North Eastern Development, Corp.
10808 LaCabreah Lane
Fort Wayne, IN 46845
Tel: (260) 489-7095
Fax: (260) 489-7950
Job No. 1909-02-008
December 16, 2021

Weatherstone Section I
32.310AC±

Block A
0.103AC±

Block B
11.803AC±

Block C
0.628AC±

Dittons Way (50ft R/W)
Merriweather Passage (50ft R/W)
Talis Park Way (50ft R/W)
Coldwater Road
Matchline 1

RAML Inc. Doc#2021025781
North Eastern Development Corp. Doc#2021057377
Charles David & Caroline McBane Doc#2020022653
North Eastern Development Corp. Doc#2021042856 Doc#2020005140
Talis Park - Section II Doc#2018026301 Plat Cab H, Pg 9
MRG Properties, LLC Doc#2008051784
Smith, David E & Dana G Doc#7000012556
Sample, Jason W Doc#2012049509
Nguyen, Nghia D & Hop Doc#2040661 69
The Ethel K. Pulfer Recovable Living Trust; Oakmont Development Co. Easement Agreement Doc#2015041956
Talis Park Section I Regulated Drain #15-125 7-15-2015
Sewer and Drainage Easement Doc#81-06691
App 75ft R/W Roy Delagrange Drain
Roy Delagrange Drain
Talis Park - Section I Doc#2015065192 (Plat Cab G, Pg 128)
Valley Place Section I Plat Book 46 Pages 105-107 Doc#850013290

NE Cor SE Qtr Sec 28, T32N, R12E Rebar w/Cap Fnd (FIRM 0042)
SE Cor NE Qtr Sec 33, T32N, R12E Marker Spike Fnd (FIRM 0042)
E Line SE Quarter
S Line SE Quarter
BM #1

K:\2019\1909-20\Weatherstone Section I - Grantham Site Design\Plat_DWGs\Construction Set\02A - Secondary Plat - Weatherstone Sec I.dwg, Saved by: parkes, 12/16/2021 6:18:48 PM, 1:1