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ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

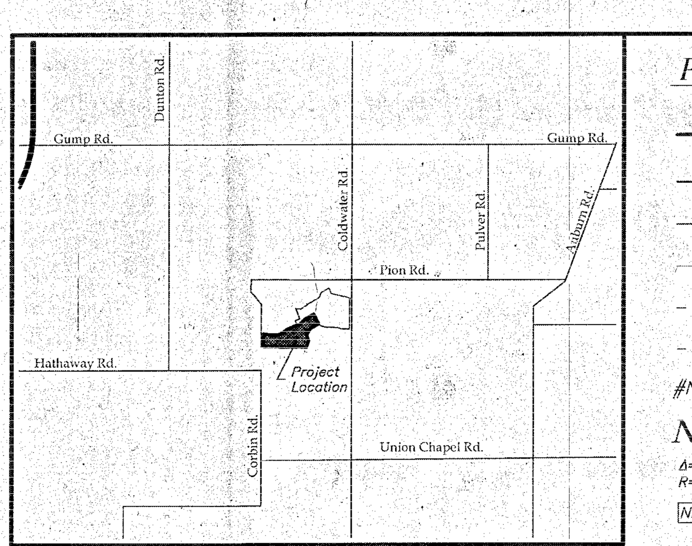
Secondary Plat of:

EDENBRIDGE, SECTION II

A subdivision of part of the Southeast Quarter of Section 21, 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

Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300



Location Map

PLAT LEGEND

- Plat Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plat Interior Lot Line
- #NNNN Street Address Number
- NN Lot Number and Block Designation
- Δ=NN°NN'NN" R=NNN.NN' Street Centerline Curve Data
- NNN.N Minimum Flood Protection Grade

NOTES:

1. All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
2. U. & S. D. E. indicates utility and surface drainage easement.
3. "Side B. L." indicates side building line on corner lots.
4. All right-of-way intersection radii are 20 feet.
5. [ ] Boxed elevation indicates minimum flood protection grade
6. All common areas to be blanket utility and surface drainage easements.

BENCHMARKS:

Beginning Benchmark:
INDOT CORS Base Station RCTM0009, located at INDOT Fort Wayne, 5333 Hatfield Road, Fort Wayne, IN

ELEVATION = 863.76 [NAVD '88]

Plat Benchmark
Top of Bronze Disk Installed in the Northwest end of a concrete Grade Beam, situated in Block "D" of Fox Hollow, Section I, with the elevation 850.59 feet stamped in the disk.

ELEVATION = 850.59 [NAVD '88]

SAUER LAND SURVEYING INC. PLAT BENCH MARK 850.59 DO NOT DISTURB

Part of the Southeast Quarter of Section 21, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the South Quarter corner of said Section 21, being marked by a cast iron monument; thence North 01 degrees 51 minutes 13 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Southeast Quarter, a distance of 689.70 feet to a #5 rebar at a South corner of Aslan Passage, Section I, as recorded in Plat Cabinet G, page 177, in the Office of the Recorder of Allen County, Indiana; thence North 88 degrees 29 minutes 35 seconds East, on and along a South line of said Aslan Passage, Section I, a distance of 75.00 feet to a #5 rebar at the South corner thereof; thence North 01 degrees 49 minutes 36 seconds West, on and along the East line of said Aslan Passage, Section I, and the East line of Aslan Passage, Section II, as recorded in Plat Cabinet G, page 189, in the Office of said Recorder, a distance of 366.31 feet to a #5 rebar at the Northwest corner of Edenbridge, Section I, as recorded in Plat Cabinet G, page 176, in the Office of said Recorder, this being the true point of beginning; thence North 01 degrees 49 minutes 36 seconds West, continuing on and along the East line of said Aslan Passage, Section II, a distance of 532.24 feet to a #5 rebar; thence North 67 degrees 19 minutes 50 seconds East, a distance of 177.50 feet to a #5 rebar; thence North 40 degrees 42 minutes 47 seconds East, a distance of 190.32 feet to a #5 rebar; thence North 14 degrees 05 minutes 43 seconds East, a distance of 157.49 feet to a #5 rebar; thence North 01 degrees 49 minutes 36 seconds West, a distance of 38.34 feet to a #5 rebar; thence North 88 degrees 10 minutes 24 seconds East, a distance of 92.94 feet to a #5 rebar; thence South 58 degrees 20 minutes 27 seconds East, a distance of 183.37 feet to a #5 rebar; thence North 65 degrees 41 minutes 05 seconds East, a distance of 243.75 feet to a #5 rebar on the West line of Fox Hollow, Section II, as recorded in Plat Cabinet G, page 190, in the Office of said Recorder; thence South 21 degrees 00 minutes 14 seconds East, on and along said West line, a distance of 88.26 feet to a #5 rebar; thence South 45 degrees 04 minutes 40 seconds East, continuing on and along said West line, a distance of 130.22 feet to a #5 rebar at a Northwest corner of Fox Hollow, Section I, as recorded in Plat Cabinet G, page 161, in the Office of said Recorder; thence South 23 degrees 45 minutes 40 seconds East, on and along a West line of said Fox Hollow, Section I, a distance of 321.98 feet to a #5 rebar; thence South 66 degrees 14 minutes 20 seconds West, on and along a North line of said Fox Hollow, Section I, a distance of 140.00 feet to a #5 rebar; thence South 23 degrees 45 minutes 40 seconds East, on and along a West line of said Fox Hollow, Section I, a distance of 139.99 feet to a #5 rebar at a North corner of said Edenbridge, Section I; thence South 66 degrees 14 minutes 20 seconds West, on and along a North line of said Edenbridge, Section I, a distance of 288.24 feet to a #5 rebar; thence South 50 degrees 19 minutes 05 seconds West, continuing on and along said North line, a distance of 167.80 feet to a #5 rebar; thence South 59 degrees 52 minutes 05 seconds West, continuing on and along said North line, a distance of 139.13 feet to a #5 rebar; thence South 86 degrees 09 minutes 43 seconds West, continuing on and along said North line, a distance of 181.96 feet to a #5 rebar; thence North 86 degrees 32 minutes 44 seconds West, continuing on and along said North line, a distance of 266.71 feet to the true point of beginning, containing 16.006 acres of land, and subject to all easements of record.

North Eastern Development Corp., f/k/a as NWM Corp., owner by virtue of that certain deeds shown in Documents Numbered 2016038819 and 2017039083 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does 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, North Eastern Development Corp. hereby subjects and impresses 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 EDENBRIDGE, SECTION II.

IN WITNESS THEREOF, Joseph L. Zehr, known to me to be the person and President of North Eastern Development Corp., organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said North Eastern Development Corp., set his hand and seal, this 6th day of December, 2018.

NORTH EASTERN DEVELOPMENT CORP.

By: ______________________
Joseph L. Zehr, President

Consent for permanent structures issued by the Allen County Drainage Board on November 8, 2018, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. **#18-185** reference - **Edenbridge, Section II, Regulated Drain**.

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 2016012598 in the Office of the Recorder of Allen County, Indiana.

CERTIFICATE OF SURVEYOR

I, John C. Sauer, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that based on my knowledge, experience and belief this plat and accompanying legal description accurately depicts a subdivision of real estate described in Documents Numbered 2016038819 and 2017039083 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 24 inch long #5 rebars bearing plastic caps imprinted "Sauer S0364"; and that there has been no change from the matters of survey revealed by the survey referenced hereon or any prior subdivision plats contained therein, on any lines that are common with this new subdivision.

I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief. 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.

______________________ Date: 12/06/2018
John C. Sauer, Indiana Land Surveyor

JOHN C. SAUER REGISTERED No. S0364 STATE OF INDIANA LAND SURVEYOR

AREA TABLE

LOT#	Area (sq. ft.)
53	10080
54	9901
55	9361
56	12407
57	13220
58	13220
59	13135
60	9470
61	14435
62	11295
63	9750
64	9750
65	10421
66	10989
67	9578
68	12224
69	29465
70	16773
71	19082
72	10834
73	10332
74	10583
75	12098
76	10618
77	9255
78	9117
79	8979
80	9154
81	11264

Entity	Area (sq. ft.)
Block D	271987
Block E	1413
Block F	8095
Street	68952

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	28.00'	27.98'	N 27°19'32" W	7°07'45"
C2	225.00'	13.02'	13.02'	N 32°32'54" W	3°18'58"
C3	20.00'	17.45'	16.90'	N 09°12'32" W	49°59'41"
C4	50.00'	24.10'	23.87'	S 01°58'42" W	27°37'13"
C5	50.00'	45.54'	43.98'	S 37°55'22" E	52°10'55"
C6	50.00'	41.45'	40.27'	S 87°45'48" E	47°29'56"
C7	50.00'	41.45'	40.27'	S 44°44'16" W	47°29'56"
C8	50.00'	42.99'	41.67'	N 03°38'28" W	49°15'30"
C9	50.00'	48.81'	46.89'	N 56°14'08" W	55°55'51"
C10	20.00'	17.45'	16.90'	N 59°12'13" W	49°59'41"
C11	175.00'	31.90'	31.86'	S 28°59'01" E	10°26'43"
C12	175.00'	14.90'	14.90'	S 63°47'58" W	4°52'45"
C13	175.00'	29.07'	29.04'	N 56°36'04" E	9°31'02"
C14	125.00'	21.73'	21.71'	S 56°49'25" W	9°57'45"
C15	125.00'	69.05'	68.17'	N 77°37'47" E	31°38'59"
C16	20.00'	19.88'	19.07'	N 58°04'24" W	56°56'39"
C17	62.50'	21.69'	21.58'	S 39°32'37" E	19°53'05"
C18	62.50'	65.63'	62.66'	S 79°34'09" E	60°10'00"
C19	62.50'	47.56'	46.42'	N 48°32'46" E	43°36'10"
C20	62.50'	47.56'	46.42'	S 04°56'36" W	43°36'10"
C21	62.50'	47.56'	46.42'	N 38°39'35" W	43°36'10"
C22	62.50'	63.64'	60.92'	S 89°37'47" E	58°20'14"
C23	62.50'	12.73'	12.71'	S 55°22'05" W	11°40'03"
C24	62.50'	14.21'	14.18'	S 43°01'20" W	13°01'27"
C25	20.00'	19.88'	19.07'	S 64°58'57" W	56°56'39"
C26	175.00'	16.81'	16.80'	S 89°17'51" E	5°30'14"
C27	175.00'	63.35'	63.00'	S 77°34'51" W	20°44'22"
C28	175.00'	46.94'	46.80'	S 59°31'36" W	15°22'07"
C29	125.00'	31.41'	31.33'	N 59°02'27" E	14°23'47"

REGULATED DRAINAGE EASEMENT NOTE:
Pursuant to the Indiana Drainage Code (IC 36-9-27) the undersigned owners have 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 easement 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	453.0 feet

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 12-19-18
SUSAN L. HOOT, PRESIDENT
DAVID BAILEY, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 12-18-18
ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 12-20-18
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 12-19-18
THERESE M. BROWN, PRESIDENT
F. NELSON PETERS, VICE PRESIDENT
LINDA K. BLOOM, SECRETARY

ATTEST:
NICHOLAS D. JORDAN, CPA, AUDITOR

DEC 20 2018

This instrument prepared by John C. Sauer, Indiana Land Surveyor