Secondary Plat
Fawn Creek Estates
Section I

A Subdivision Located in the Northwest Quarter of Section 16, Township 34 North, Range 13 East.
DeKalb County, Indiana

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

Job# 1708-01
February 13, 2019
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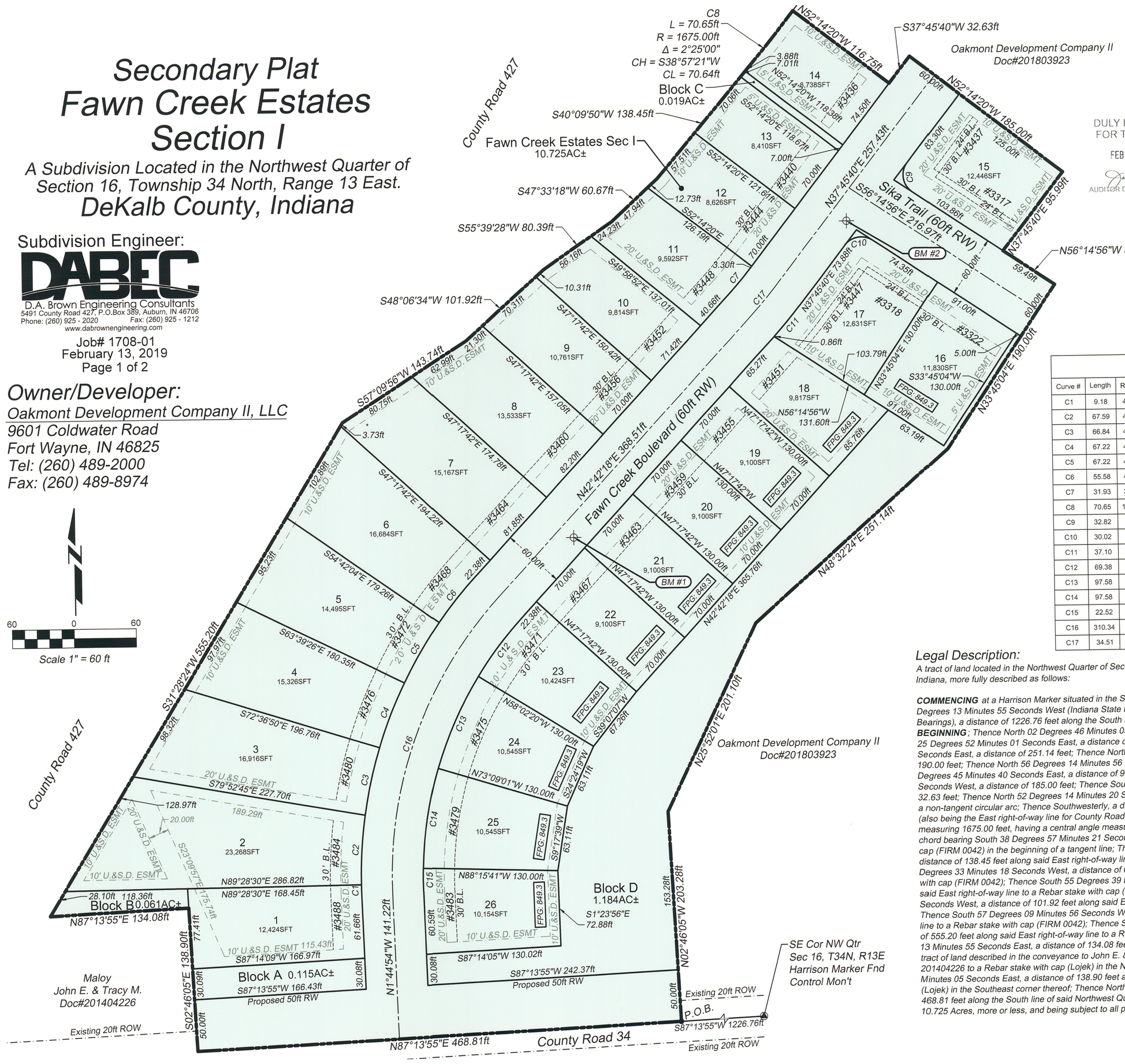
Owner/Developer:
Oakmont Development Company II, LLC
9601 Coldwater Road
Fort Wayne, IN 46825
Tel: (260) 489-2000
Fax: (260) 489-8974



Curve Table

Curve #	Length	Radius	Tangent Length	Delta	Chord Direction	Chord Length
C1	9.18	430.00	4.59	1°13'23"	S1° 08' 12"E	9.18
C2	67.59	430.00	33.86	9°00'20"	S3° 58' 40"W	67.52
C3	66.84	430.00	33.49	8°54'20"	S12° 56' 00"W	66.77
C4	67.22	430.00	33.68	8°57'24"	S21° 51' 52"W	67.15
C5	67.22	430.00	33.68	8°57'22"	S30° 49' 15"W	67.15
C6	55.58	430.00	27.83	7°24'22"	S39° 00' 07"W	55.54
C7	31.93	370.00	15.97	4°56'37"	S40° 13' 59"W	31.92
C8	70.65	1675.00	35.33	2°25'00"	S38° 57' 21"W	70.64
C9	32.82	20.00	21.45	94°00'36"	N9° 14' 38"W	29.26
C10	30.02	20.00	18.65	85°59'23"	N80° 45' 22"E	27.28
C11	37.10	430.00	18.56	4°56'37"	N40° 13' 59"E	37.09
C12	69.38	370.00	34.79	10°44'38"	N37° 19' 59"E	69.28
C13	97.58	370.00	49.08	15°06'40"	N24° 24' 19"E	97.30
C14	97.58	370.00	49.08	15°06'40"	N9° 17' 39"E	97.30
C15	22.52	370.00	11.26	3°29'13"	N0° 00' 17"W	22.51
C16	310.34	400.00	163.45	44°27'11"	N20° 28' 42"E	302.62
C17	34.51	400.00	17.27	4°56'37"	N40° 13' 59"E	34.50

Legal Description:

A tract of land located in the Northwest Quarter of Section 16, T34N, R13E, in DeKalb County, the State of Indiana, more fully described as follows:

COMMENCING *at a Harrison Marker situated in the Southeast corner of said Northwest Quarter; Thence South 87 Degrees 13 Minutes 55 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1226.76 feet along the South line of said Northwest Quarter to the* ***TRUE POINT OF BEGINNING****; Thence North 02 Degrees 46 Minutes 05 Seconds West, a distance of 203.28 feet; Thence North 25 Degrees 52 Minutes 01 Seconds East, a distance of 201.10 feet; Thence North 48 Degrees 32 Minutes 24 Seconds East, a distance of 251.14 feet; Thence North 33 Degrees 45 Minutes 04 Seconds East, a distance of 190.00 feet; Thence North 56 Degrees 14 Minutes 56 Seconds West, a distance of 59.49 feet; Thence North 37 Degrees 45 Minutes 40 Seconds East, a distance of 95.99 feet; Thence North 52 Degrees 14 Minutes 20 Seconds West, a distance of 185.00 feet; Thence South 37 Degrees 45 Minutes 40 Seconds West, a distance of 32.63 feet; Thence North 52 Degrees 14 Minutes 20 Seconds West, a distance of 116.75 feet to the beginning of a non-tangent circular arc; Thence Southwesterly, a distance of 70.65 feet along said non-tangent circular arc (also being the East right-of-way line for County Road 427) that is concave Northwesterly, having a radius measuring 1675.00 feet, having a central angle measuring 02 Degrees 25 Minutes 00 Seconds, and having a long chord bearing South 38 Degrees 57 Minutes 21 Seconds West and measuring 70.64 feet to a Rebar stake with cap (FIRM 0042) in the beginning of a tangent line; Thence South 40 Degrees 09 Minutes 50 Seconds West, a distance of 138.45 feet along said East right-of-way line to a Rebar stake with cap (FIRM 0042); Thence South 47 Degrees 33 Minutes 18 Seconds West, a distance of 60.67 feet along said East right-of-way line to a Rebar stake with cap (FIRM 0042); Thence South 55 Degrees 39 Minutes 28 Seconds West, a distance of 80.39 feet along said East right-of-way line to a Rebar stake with cap (FIRM 0042); Thence South 48 Degrees 06 Minutes 34 Seconds West, a distance of 101.92 feet along said East right-of-way line to a Rebar stake with cap (FIRM 0042); Thence South 57 Degrees 09 Minutes 56 Seconds West, a distance of 143.74 feet along said East right-of-way line to a Rebar stake with cap (FIRM 0042); Thence South 31 Degrees 28 Minutes 24 Seconds West, a distance of 555.20 feet along said East right-of-way line to a Rebar stake with cap (FIRM 0042); Thence North 87 Degrees 13 Minutes 55 Seconds East, a distance of 134.08 feet along the North line extended and the North line of the tract of land described in the conveyance to John E. & Tracy M. Maloy in DeKalb County Document No. 201404226 to a Rebar stake with cap (Lojek) in the Northeast corner thereof; Thence South 02 Degrees 46 Minutes 05 Seconds East, a distance of 138.90 feet along the East line of said Maloy tract to a Magnail with tag (Lojek) in the Southeast corner thereof; Thence North 87 Degrees 13 Minutes 55 Seconds East, a distance of 468.81 feet along the South line of said Northwest Quarter to the* ***POINT OF BEGINNING****, said tract containing 10.725 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.*

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