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ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

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Tx:4244729

Cab G Pg 153

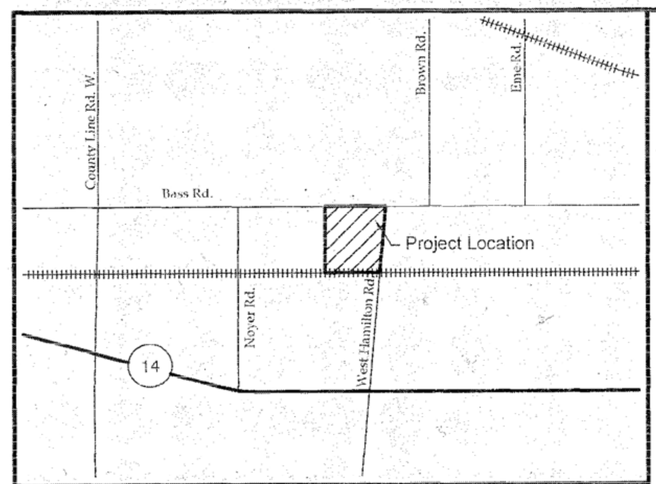
Secondary Plat of:

GREYHAWK, SECTION I

A subdivision of part of the North Half of the Fractional Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana.

Developer:
Oakmont Development Co., LLC
1020 East Dupont Road
Fort Wayne, IN 46825
Tel: 260/489-2000

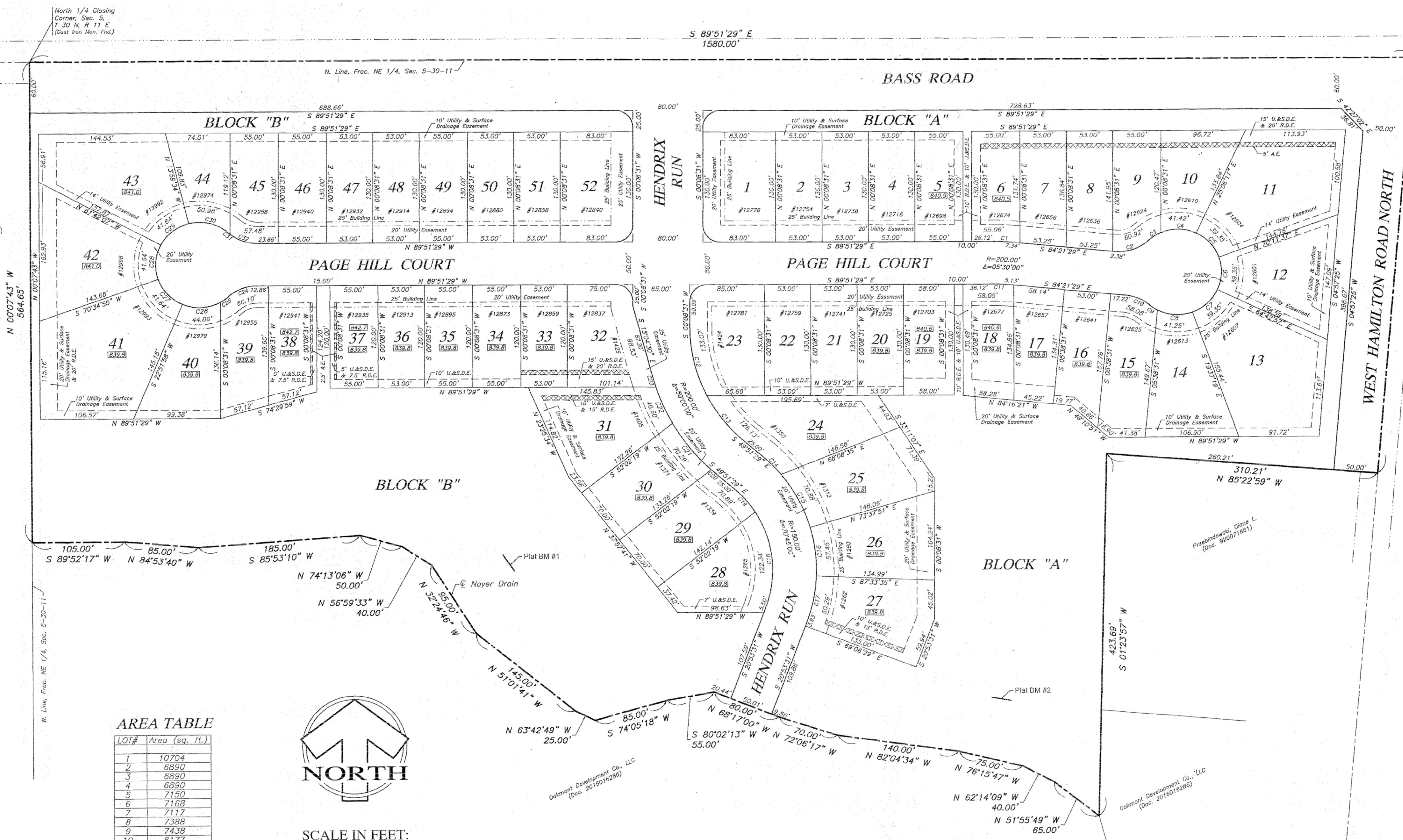
Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300



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 (boxed) — Minimum Flood Protection Grade



AREA TABLE

LOT#	Area (sq. ft.)
1	10704
2	6890
3	6890
4	6890
5	7150
6	7168
7	7117
8	7388
9	7438
10	8177
11	17404
12	12022
13	17928
14	10704
15	8874
16	7509
17	6939
18	7723
19	7540
20	6890
21	6890
22	6890
23	10462
24	12675
25	11404
26	11117
27	11254
28	9595
29	9762
30	9165
31	12341
32	10143
33	6360
34	6600
35	6600
36	6360
37	6600
38	7255
39	7827
40	9457
41	19076
42	13851
43	15362
44	6546
45	7042
46	7150
47	6890
48	6890
49	7150
50	6890
51	6890
52	10704

Entity	Area (sq. ft.)
Block A	140350
Block B	172283
Street	224626

LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	21.60'	225.00'	5°30'00"	N 87°06'29" W	21.59'
C2	41.49'	50.00'	47°32'45"	S 71°52'08" W	40.31'
C3	17.05'	50.00'	19°32'27"	N 57°51'59" E	16.97'
C4	41.42'	50.00'	47°27'58"	N 88°37'48" W	40.25'
C5	39.35'	50.00'	45°05'26"	N 42°21'06" W	38.34'
C6	39.35'	50.00'	45°05'26"	N 02°44'20" E	38.34'
C7	39.35'	50.00'	45°05'38"	S 47°49'52" W	38.34'
C8	41.25'	50.00'	47°15'55"	S 85°59'22" E	40.09'
C9	10.83'	50.00'	12°24'37"	S 56°09'06" E	10.81'
C10	30.03'	50.00'	34°24'41"	S 67°09'08" E	29.58'
C11	16.80'	175.00'	5°30'00"	N 87°06'29" W	16.79'
C12	82.98'	175.00'	27°10'07"	S 13°26'32" E	82.21'
C13	69.73'	175.00'	22°49'53"	N 38°26'32" W	69.27'
C14	31.40'	175.00'	10°16'52"	S 44°43'03" E	31.36'
C15	70.88'	175.00'	23°12'28"	N 27°58'23" W	70.40'
C16	57.45'	175.00'	18°48'34"	N 06°57'52" W	57.19'
C17	56.36'	175.00'	18°27'06"	N 11°39'58" E	56.11'
C18	116.84'	125.00'	53°33'18"	N 05°53'08" W	112.63'
C19	37.51'	125.00'	17°11'42"	S 41°15'38" E	37.37'
C20	8.38'	225.00'	2°07'58"	N 48°47'30" W	8.38'
C21	70.29'	225.00'	17°53'59"	N 38°46'31" W	70.01'
C22	46.60'	225.00'	11°51'58"	S 23°53'32" E	46.51'
C23	11.33'	225.00'	2°53'04"	N 16°31'01" W	11.33'
C24	36.14'	50.00'	41°24'35"	S 69°26'14" W	35.36'
C25	11.10'	50.00'	12°43'27"	N 55°05'40" E	11.08'
C26	44.86'	50.00'	51°24'34"	N 87°09'41" E	43.37'
C27	41.64'	50.00'	47°42'57"	S 43°16'33" E	40.45'
C28	41.64'	50.00'	47°42'57"	S 04°26'24" W	40.45'
C29	41.64'	50.00'	47°43'04"	S 52°09'24" W	40.45'
C30	48.46'	50.00'	55°32'09"	N 76°12'59" W	46.59'
C31	2.52'	50.00'	2°52'59"	S 49°53'24" E	2.52'
C32	33.62'	50.00'	38°31'35"	N 70°35'41" W	32.99'

REGULATED DRAINAGE EASEMENT NOTE:
A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	1962.5 feet

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. [box] Boxed elevation indicates minimum flood protection grade (NAVD'88 DATUM).
6. All common areas to be blanket utility and surface drainage easements.
7. AE denotes Approved Encroachment within Regulated Drainage Easement. [hatched]

BENCHMARKS:

Beginning Benchmark: F-129 B.M. tablet set in the NW corner of S.R. 14 bridge over Beal Taylor Ditch, located 0.17 miles East of West Hamilton Road South, Sec. 5, T 30 N, R 11 E, Aboite Twp.
ELEVATION = 822.28

Plat Benchmark #1:
Survey Nail with Sauer tag in the Center of the Pond "B" Grade Beam, located Block "B" of Greyhawk, Section I
ELEVATION=836.81 (NAVD '88 datum)

Plat Benchmark #2:
Survey Nail with Sauer tag in the Center of the Pond "A" Grade Beam, located Block "A" of Greyhawk, Section I
ELEVATION=834.18 (NAVD '88 datum)

Part of the North Half of the Fractional Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the North closing Quarter corner of said Section 5, being marked by a cast iron monument; thence South 89 degrees 51 minutes 29 seconds East (GPS grid bearing used as the basis of all bearings in this description), on and along the North line of said Fractional Northeast Quarter, being within the right-of-way of Bass Road, a distance of 1580.00 feet to a survey nail at the point of intersection of said North line with the centerline of West Hamilton Road North; thence South 04 degrees 57 minutes 25 seconds West, on and along said centerline, a distance of 490.00 feet to a survey nail; thence North 85 degrees 22 minutes 59 seconds West, a distance of 310.21 feet to #5 rebar; thence South 01 degrees 23 minutes 57 seconds West, a distance of 423.69 feet to a point on the centerline of Noyer Drain; thence Westerly, on and along said centerline, as defined by the following courses and distances:

North 51 degrees 55 minutes 49 seconds West, a distance of 65.00 feet; thence North 62 degrees 14 minutes 09 seconds West, a distance of 40.00 feet; thence North 76 degrees 15 minutes 47 seconds West, a distance of 75.00 feet; thence North 82 degrees 04 minutes 34 seconds West, a distance of 140.00 feet; thence North 72 degrees 06 minutes 17 seconds West, a distance of 70.00 feet; thence North 68 degrees 17 minutes 00 seconds West, a distance of 80.00 feet; thence South 80 degrees 02 minutes 13 seconds West, a distance of 55.00 feet; thence South 74 degrees 05 minutes 18 seconds West, a distance of 85.00 feet; thence North 63 degrees 42 minutes 49 seconds West, a distance of 25.00 feet; thence North 51 degrees 01 minutes 41 seconds West, a distance of 145.00 feet; thence North 32 degrees 24 minutes 46 seconds West, a distance of 95.00 feet; thence North 56 degrees 59 minutes 33 seconds West, a distance of 40.00 feet; thence North 74 degrees 13 minutes 06 seconds West, a distance of 50.00 feet; thence South 85 degrees 53 minutes 10 seconds West, a distance of 185.00 feet; thence North 84 degrees 53 minutes 40 seconds West, a distance of 85.00 feet; thence South 89 degrees 52 minutes 17 seconds West, a distance of 105.00 feet to a point on the West line of said Fractional Northeast Quarter;

thence North 00 degrees 07 minutes 43 seconds West, on and said West line, a distance of 564.65 feet to the point of beginning, containing 23.182 acres of land, subject to legal right-of-way for Bass Road and West Hamilton Road North, and subject to all easements of record.

Oakmont Development Co., LLC, owner by virtue of that certain deed shown in Document Number 2016016286 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, Oakmont Development Co., LLC, 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 GREYHAWK, SECTION I.

IN WITNESS THEREOF, Michael W. Thomas, known to me to be the person and Member of Oakmont Development Co., LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Oakmont Development Co., LLC, set his hand and seal, this 27th day of October, 2016.

OAKMONT DEVELOPMENT CO., LLC

By: [signature]
Michael W. Thomas, Managing Partner

Consent for permanent structures issued by the Allen County Drainage Board on June 30, 2016, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. **#16-161** reference - **Greyhawk, Section I, Regulated Drain**. and Doc. **#16-162** reference - **Noyer 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 2016041757 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 Document Number 2016016286 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.

[signature] Date: 10/26/2016
John C. Sauer, Indiana Land Surveyor

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

AUDITOR'S OFFICE Duly entered for taxation Subject to final acceptance for transfer NOV -8 2016

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 11/02/16
[signature]
ALLAN D. FRISINGER, PRESIDENT

KENNETH R. NEUMEISTER, VICE PRESIDENT

ALLEN COUNTY PLAN COMMISSION CORPORATE SEAL

ALLEN COUNTY SURVEYOR
DATE: 11/02/16
[signature]
ALLAN D. FRISINGER, LS, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE:
[signature]
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 11/4/16
[signature]
F. NELSON PETERS, PRESIDENT
[signature]
THERESE M. BROWN, VICE PRESIDENT

LINDA K. BLOOM, SECRETARY

ATTEST:
[signature]
TERA K. KLUTZ, CPA, AUDITOR

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