

APPROVALS

APPROVED by the Allen County Board of Commissioners on 2/17/01

Edwin J. Rousseau
 Theresse Brown
 Theresa Brown, Allen County Auditor

CONFIRMED by the Allen County Department of Planning Services on 2/7/01
 Dennis A. Gordon, Executive Director

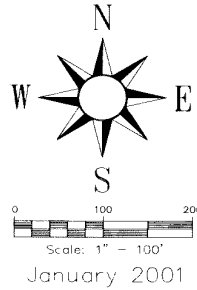
APPROVED by the Allen County Plan Commission on 2/6/01
 Charles Bodenhofer, President

William Niezer, Vice-President

APPROVED by the Allen County Surveyor, for drainage only, on February 12, 2001
 Allan D. Frisinger, RLS

APPROVED by the Fort Wayne/Allen County Board of Health on 2/15/01
 Loren Robertson, Health Administrator

AUDITOR'S OFFICE
 Duty limited for taxation. Subject to final acceptance for transfer.
 MAR 1 2001
 AUDITOR OF ALLEN COUNTY
 1743
 AUDITOR'S NUMBER



CURVE TABLE

NUMBER	LOT	ARC	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT	EXTERNAL	MID ORDINATE
C1	1	31.42	20.00	90°00'00"	N 45°32'06" W	28.28	20.00	8.28	5.86
C2	11	31.42	20.00	90°00'00"	S 44°27'54" W	28.28	20.00	8.28	5.86
C3	13	31.42	20.00	90°00'00"	N 45°32'06" W	28.28	20.00	8.28	5.86
C4	13	64.30	425.00	08°40'05"	N 04°52'08" W	64.23	32.21	1.22	1.22
C5	14	112.24	425.00	15°07'55"	N 16°46'08" W	111.92	56.45	3.73	3.70
C6	15	46.66	425.00	06°17'25"	N 27°28'48" W	46.64	23.35	0.64	0.64
C7	15	17.45	20.00	49°59'41"	N 05°37'39" W	16.90	9.33	2.07	1.87
C8	15	48.63	50.00	55°43'21"	N 08°29'29" W	46.73	26.43	6.56	5.80
C9	16	63.47	50.00	72°44'07"	N 22°43'13" W	59.30	36.82	12.09	9.74
C10	A	20.14	50.00	23°04'26"	S 59°22'30" W	20.00	10.21	1.03	1.01
C11	17	49.32	50.00	56°31'16"	S 19°34'39" W	47.35	26.88	6.77	5.96
C12	18	62.78	50.00	71°56'13"	S 44°39'05" E	58.73	36.29	11.78	9.53
C13	18	17.45	20.00	49°59'41"	S 55°37'21" E	16.90	9.33	2.07	1.87
C14	18	57.81	375.00	08°49'59"	S 26°12'30" E	57.76	28.96	1.12	1.11
C15	19	139.13	375.00	21°15'25"	S 11°09'48" E	138.33	70.37	6.55	6.43
C16	19	31.42	20.00	90°00'00"	S 44°27'54" W	28.28	20.00	8.28	5.86
C17	29	31.42	20.00	90°00'00"	N 44°27'54" E	28.28	20.00	8.28	5.86
C18	30	31.33	20.00	89°44'51"	N 45°24'31" W	28.22	19.91	8.22	5.83
C19	30	17.45	20.00	49°59'41"	S 64°43'13" W	16.90	9.33	2.07	1.87
C20	30	47.41	50.00	49°44'32"	S 64°35'38" W	42.06	23.18	5.11	4.64
C21	31	78.76	50.00	90°15'09"	N 45°24'31" W	70.87	50.22	20.87	14.72
C22	32	78.32	50.00	89°44'51"	N 44°35'29" W	70.55	49.78	20.56	14.57
C23	33	43.85	50.00	50°14'50"	S 65°24'41" E	42.46	23.45	5.22	4.73
C24	33	17.45	20.00	49°59'41"	S 65°17'06" E	16.90	9.33	2.07	1.87
C25	33	31.40	20.00	90°15'09"	N 44°35'29" W	28.35	20.09	8.35	5.89
C26	36	31.42	20.00	90°00'00"	S 45°32'06" W	28.28	20.00	8.28	5.86

COMMON AREAS

DESCRIPTION	Sq. Ft.	ACRES
Block A	196278.373	4.506
Block B	122694.959	2.817
Block C	3938.421	0.090
Block D	2812.342	0.065

Carroll L. & Shirley J. Ward
 D.B. 466, Pgs 440-441
 U.B. 466, Pg 455

Bolt found NW corner, SE 1/4, Section 25

Dean C. & Lois M. Barrett
 Doc. No. 980067257

West line, SE 1/4, Sec. 25, T32N, R11E
 N 00°28'53" E ~ 1321.65'
 N 00°28'53" E ~ 1700.00'
 N 00°28'53" E ~ 1810.00'
 N 00°28'53" E ~ 1830.00'

PK Nail found SW corner, SE 1/4, Section 25, T32N, R11E, 2nd PM Eel River Township, Allen County, Indiana

South line, SE 1/4, Sec. 25, T32N, R11E

Carroll Road

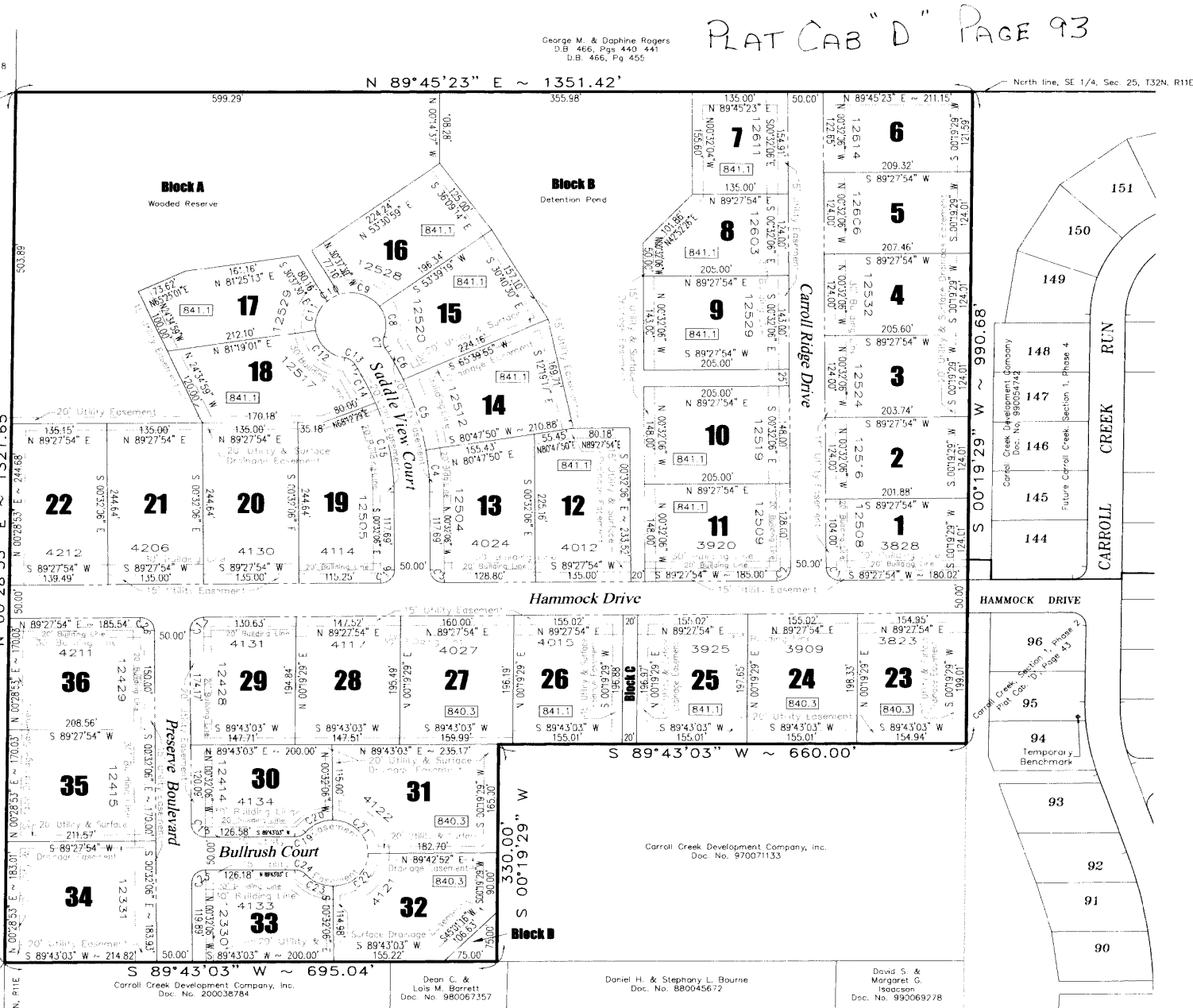
DEVELOPER
 Carroll Creek Development Company, Inc.
 101 Airport North Office Park
 Fort Wayne, Indiana 46825
 (219) 489-1130

ENGINEER
 Gensic & Associates, Inc.
 CIVIL ENGINEERS
 311 AIRPORT NORTH OFFICE PARK
 FORT WAYNE, INDIANA 46825
 (219) 489-7643

SURVEYOR
 Richard K. Karst
 REGISTERED LAND SURVEYOR
 No. 50861
 STATE OF INDIANA

Carroll Creek Development Company, Inc.
 Doc. No. 200036784

Dean C. & Lois M. Barrett
 Doc. No. 980067257



OWNER CERTIFICATION
 Carroll Creek Development Company, Inc., the owner by virtue of those deeds shown in Documents 970071133 and 990054741 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do hereby lay off, plat and subdivide, said real estate in accordance with the information shown on this Secondary Plat. This subdivision shall be known and designated as THE PRESERVES of Carroll Creek, Section 1, an Addition to Allen County, Indiana.

DEVELOPER
 Carroll Creek Development Company, Inc.
 101 Airport North Office Park
 Fort Wayne, Indiana 46825
 (219) 489-1130

ENGINEER
 Gensic & Associates, Inc.
 CIVIL ENGINEERS
 311 AIRPORT NORTH OFFICE PARK
 FORT WAYNE, INDIANA 46825
 (219) 489-7643

SURVEYOR
 Richard K. Karst
 REGISTERED LAND SURVEYOR
 No. 50861
 STATE OF INDIANA
 222 West Berry Street
 Fort Wayne, Indiana 46802
 (219) 426-3336

Carroll Creek Development Company, Inc.
 Doc. No. 200036784

Dean C. & Lois M. Barrett
 Doc. No. 980067257

Secondary Plat of
The PRESERVES of CARROLL CREEK
 SECTION 1
 A PLANNED RESIDENTIAL SUBDIVISION IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, T32N, R11E, EEL RIVER TOWNSHIP, ALLEN COUNTY, INDIANA

BOUNDARY DESCRIPTION
 The Northwest Quarter of the Southeast Quarter except the South 330.00 feet of the East 660.00 feet, in Section 25, Township 32 North, Range 11 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:
 Commencing at a PK Nail in the center of Carroll Road marking the Southwest corner of the Southeast Quarter of said Section 25; thence North 00 degrees 28 minutes 53 seconds East, a distance of 1321.65 feet along the West line of said Southeast Quarter to a 5/8 inch steel rebar marking the southwest corner of a 35.004 acre tract recorded as Document Number 990054741 in the Office of the Recorder of Allen County, Indiana, being also the POINT OF BEGINNING of the herein described tract; thence continuing North 00 degrees 28 minutes 53 seconds East, a distance of 1321.65 feet along said West line to a bolt marking the Northwest corner of said Southeast Quarter; thence North 89 degrees 45 minutes 23 seconds East, a distance of 1351.42 feet along the North line of said Southeast Quarter to a 5/8 inch steel rebar marking the Northeast corner of said 35.004 acre tract; thence South 00 degrees 19 minutes 29 seconds West, a distance of 990.68 feet along the East line of said 35.004 acre tract; thence South 89 degrees 43 minutes 03 seconds West, a distance of 660.00 feet to the Northeast corner of a 6.036 acre tract recorded as Document Number 970071133 in said Recorder's Office; thence South 00 degrees 19 minutes 29 seconds West, a distance of 330.00 feet along the West line of said 6.036 acre tract; thence South 89 degrees 43 minutes 03 seconds West, a distance of 695.04 feet along the South line of said 35.004 acre tract to the POINT OF BEGINNING containing 36.040 acres [1,569,920.916 square feet], more or less.
 Subject to easements of record.

BENCHMARKS
 U.S.C. & G.S., Z-196, 1946
 Standard U.S.C. & G.S. bronze disk on top of concrete post projecting 0.2 feet above the ground; located 34 feet east of Bethel Road and 37 feet north of Carroll Road.
 Elevation 852.055
 Temporary Benchmark
 Southwest: bonnet Bolt of fire hydrant, Southeast corner of Lot 95, Carroll Creek, Section 1, Phase 2 (12419 Carroll Creek Run)
 Elevation 843.73

FLOODPLAIN
 This property is within Zone "X" (areas determined to be outside of the 500-year flood) as defined by the FIRM (Flood Insurance Rate Map) for Allen County, Indiana, Community Number 180302, Panel Number 0130 D, dated September 28, 1990.

SURVEYOR CERTIFICATION
 I, Richard K. Karst, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a 41.040 acre survey completed by me and recorded in Document Number 201006379 in the Office of the Recorder of Allen County, Indiana; that all markers thereon will be installed in accordance with the provisions of the Platting Ordinance, and that their location, size, type and material are accurately shown.
 Richard K. Karst, PLS - 80040561
 January 31, 2001

NOTES
 [841.9] - FLOOD PROTECTION GRADE
 3721 - ADDRESS
 - All buried utilities must allow for proposed drainage swale grades as shown on the plans.
 - All lot corners marked by 5/8" x 24" steel rebar with a Karst ID cap unless otherwise noted.
 - All lots shall have a 25 foot rear building line.

