

Plat Cab G Pg 99

Secondary Plat of:

RAVENSWOOD, SECTION IV

A subdivision of part of the Northeast Quarter of Section 29,
Township 32 North, Range 12 East, Allen County, Indiana.

Developer:
PT Development Corp.
10808 LaCabreah Lane
Fort Wayne, IN 46845
Tel: 260/489-7095

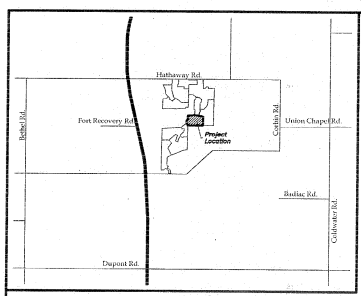
Surveyor - Planner:
Sauer Land Surveying, Inc.
14033 Illinois Road, Suite C
Fort Wayne, IN 46814
Tel: 260/469-3300

RECORDED: 12/15/2014 11:11:46 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

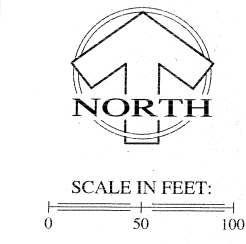
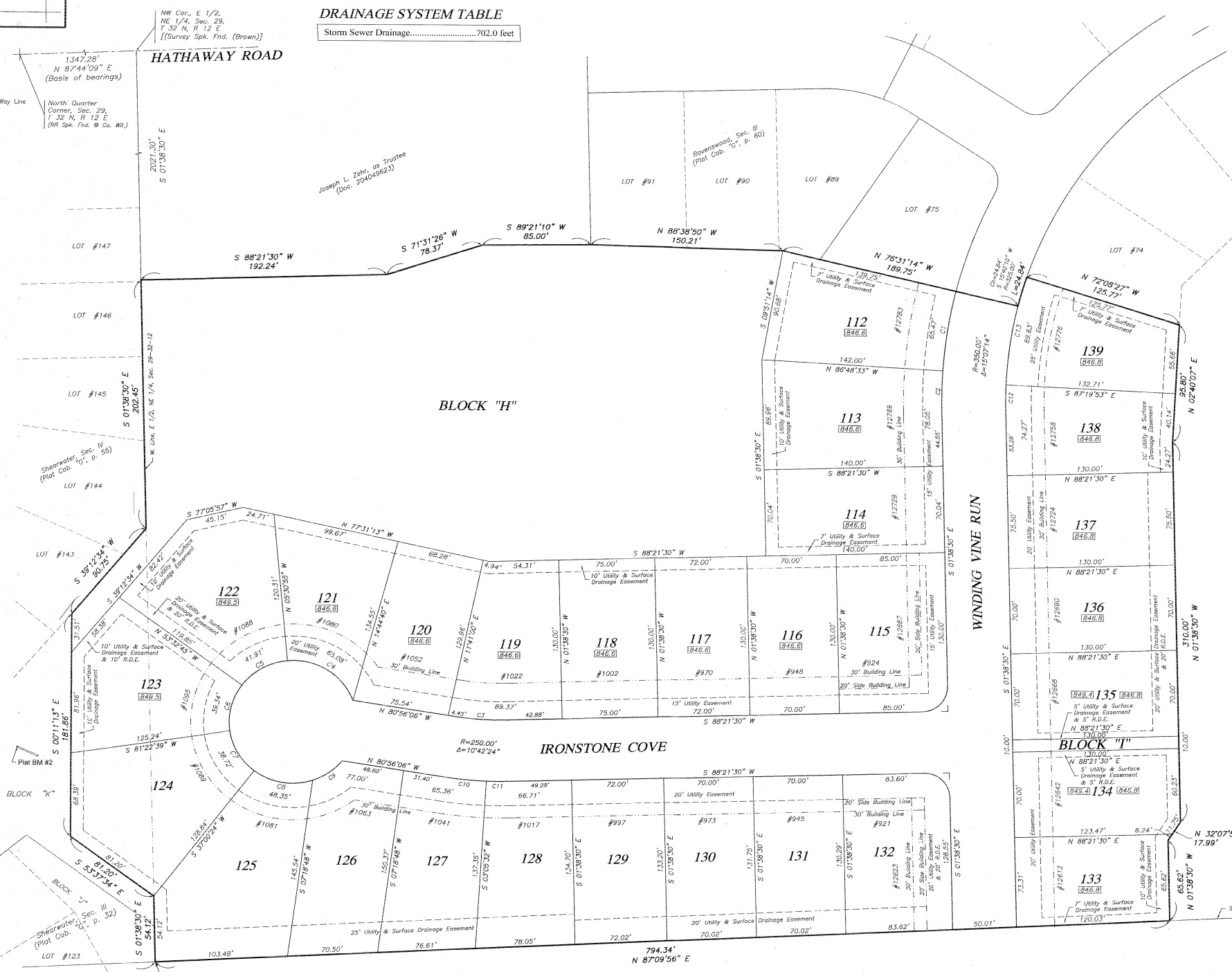
REGULATED DRAINAGE EASEMENT NOTE:
A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and 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.....	702.0 feet
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- PLAT LEGEND**
- Plot Boundary Line
 - Interior Street and Road Right-of-Way Line
 - Interior Lot Line
 - Building Set-back Line
 - Easement Line
 - Adjoining Plot Interior Lot Line
 - Street Address Number
 - Lot Number and Block Designation
 - Street Centerline Curve Data
 - Minimum Flood Protection Grade



AREA TABLE

LOT#	Area (sq. ft.)
112	10884
113	11783
114	9805
115	10904
116	9100
117	9360
118	9260
119	9649
120	9494
121	9738
122	12012
123	11093
124	12220
125	14327
126	10701
127	10058
128	9809
129	9645
130	9273
131	9171
132	10733
133	8656
134	9088
135	9100
136	9100
137	9815
138	9280
139	9443

LOT CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.41	175.00	107.00°	S 09°28'09" W	65.38
C2	33.50	375.00	50°04'	S 09°59'02" W	33.49
C3	42.04	225.00	104°27'24"	S 86°17'18" E	41.98
C4	69.98	50.00	174°34'48"	N 88°13'31" W	60.59
C5	41.91	50.00	48°01'51"	S 69°28'10" W	40.70
C6	38.34	50.00	45°04'36"	S 13°54'57" W	38.33
C7	38.72	50.00	30°48'22'15"	S 30°48'22'15" E	37.76
C8	48.35	50.00	55°24'12"	S 80°41'42" E	46.48
C9	28.43	50.00	32°32'18"	N 57°20'03" E	28.02
C10	33.90	125.00	174°03'30"	N 84°38'21" E	33.84
C11	17.43	275.00	37°54'54"	S 89°49'33" E	17.43
C12	125.00	125.00	184°03'30"	S 00°12'24" W	20.99
C13	89.83	325.00	115°48'02"	S 82°52'24" W	89.34

- NOTES:**
- All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
 - U, & S, D, & E indicates utility and surface drainage easement.
 - "Side B. L." indicates side building line on corner lots.
 - All right-of-way intersection radii are 20 feet.
 - Bracket elevation indicates minimum flood protection grade (NOVD '29 DATUM).
 - All common areas to be blanket utility, surface drainage and regulated drainage easements.

Part of the Northeast Quarter of Section 29, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North Quarter corner of said Section 29, being marked by a railroad spike; thence North 87 degrees 44 minutes 09 seconds East (GPS grid bearing used as the basis of all bearings in this description), on and along the North line of said Northeast Quarter, being within the right-of-way of Hathaway Road, a distance of 1347.28 feet to a survey spike at the Northwest corner of the East Half of said Northeast Quarter; thence South 01 degrees 38 minutes 30 seconds East, on and along the West line of the East Half of said Northeast Quarter, a distance of 2021.30 feet to a #5 rebar at the true point of beginning; thence South 01 degrees 38 minutes 30 seconds East, continuing on and along said West line, a distance of 202.45 feet to a #5 rebar at an East corner of Shearwater, Section IV, as recorded in Plat Cabinet G, page 55, in the office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 39 degrees 12 minutes 34 seconds West, on and along an East line of said Shearwater, Section IV, a distance of 90.75 feet to a #5 rebar; thence South 00 degrees 11 minutes 13 seconds East, continuing on and along said East line, a distance of 181.86 feet to a #5 rebar; thence South 53 degrees 37 minutes 34 seconds East, continuing on and along said East line, a distance of 81.20 feet to a #5 rebar on the West line of the East Half of said Northeast Quarter; thence South 01 degrees 38 minutes 30 seconds East, on and along said West line, a distance of 54.12 feet to a #5 rebar at the Southwest corner of the East Half of said Northeast Quarter; thence North 87 degrees 09 minutes 56 seconds East, on and along the South line of said Northeast Quarter, a distance of 794.34 feet to a #5 rebar at the Southwest corner of Block "F" in Ravenswood, Section II, as recorded in Plat Cabinet F, page 180, in the office of the Recorder of Allen County, Indiana; thence North 01 degrees 38 minutes 30 seconds West, on and along the West line of said Block "F", a distance of 65.62 feet to a #5 rebar; thence North 32 degrees 07 minutes 50 seconds East, continuing on and along said West line, a distance of 310.00 feet to a #5 rebar; thence North 02 degrees 40 minutes 07 seconds East, continuing on and along said West line, a distance of 95.80 feet to a #5 rebar at the Southeast corner of Lot Number 74 in said Ravenswood, Section II; thence North 72 degrees 08 minutes 27 seconds West, on and along the South line of said Lot Number 74, a distance of 125.77 feet to a #5 rebar at the Southwest corner thereof, being a point on the Easterly right-of-way line of Winding Vine Run; thence Southwesterly, on and along said Easterly right-of-way line, as defined by the arc of a non-tangent curve to the left having a radius of 325.00 feet, an arc distance of 24.84 feet, being subtended by a long chord having a length of 24.84 feet and a bearing of South 15 degrees 40 minutes 10 seconds West to a #5 rebar at the point of termination of said Easterly right-of-way line; thence North 76 degrees 31 minutes 14 seconds West, on and along a South line of said Ravenswood, Section II, and a South line of Ravenswood, Section III, as recorded in Plat Cabinet G, page 60, in the office of said Recorder, a distance of 189.75 feet to a #5 rebar; thence North 88 degrees 38 minutes 50 seconds West, continuing on and along a South line of said Ravenswood, Section III, a distance of 150.21 feet to a #5 rebar at the Southwest corner thereof; thence South 89 degrees 21 minutes 10 seconds West, a distance of 85.00 feet to a #5 rebar; thence South 71 degrees 31 minutes 26 seconds West, a distance of 78.37 feet to a #5 rebar; thence South 88 degrees 21 minutes 30 seconds West, a distance of 192.24 feet to the true point of beginning, containing 10.449 acres of land, subject to all easements of record.

PT Development Corp., owner by virtue of that certain deed shown in Documents Numbered 2014034476 and 2014034477 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, PT 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 RAVENSWOOD, SECTION IV.

IN WITNESS WHEREOF, Joseph L. Zehr, known to me to be the person and President of PT Development Corp., organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said PT Development Corp., set his hand and seal, this 25 day of November, 2014.

PT Development Corp.
By: *Joseph L. Zehr, President*

Consent for permanent structures issued by the Allen County Drainage Board on August 28, 2014 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #14-139 reference - Ravenswood, Section IV, Regulated Drain. Furthermore, the Stormwater Management Plan for RAVENSWOOD, SECTION IV, has been approved on August 28, 2014 under Drainage Board Rec. Doc. #14-140.

AUDITOR'S OFFICE
Duly entered for taxation. Subject to final acceptance for transfer.
DEC 12 2014

Jana K. Klute
AUDITOR OF ALLEN COUNTY

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 2014034476 and 2014034477 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 rebar 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 reduce each Social Security number in this document, unless required by law.

John C. Sauer
John C. Sauer, Indiana Land Surveyor
Date: 11/25/2014

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 2014036020 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: 12/11/14

Allen D. Frisinger
ALLAN D. FRISINGER, PRESIDENT
KENNETH R. NEUMEISTER, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: 12/11/14

Allen D. Frisinger
ALLAN D. FRISINGER, ESQ., ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: 12/11/14

Kimberly Bowman
KIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: 12/11/14

Theresa M. Brown
THERESA M. BROWN, PRESIDENT

Nelson Peters
NELSON PETERS, VICE PRESIDENT

Linda K. Bloom
LINDA K. BLOOM, SECRETARY

ATTEST:
Tera K. Klute
TERA K. KLUTE, CPA, AUDITOR

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