

# Secondary Plat Rolling Oaks Section I

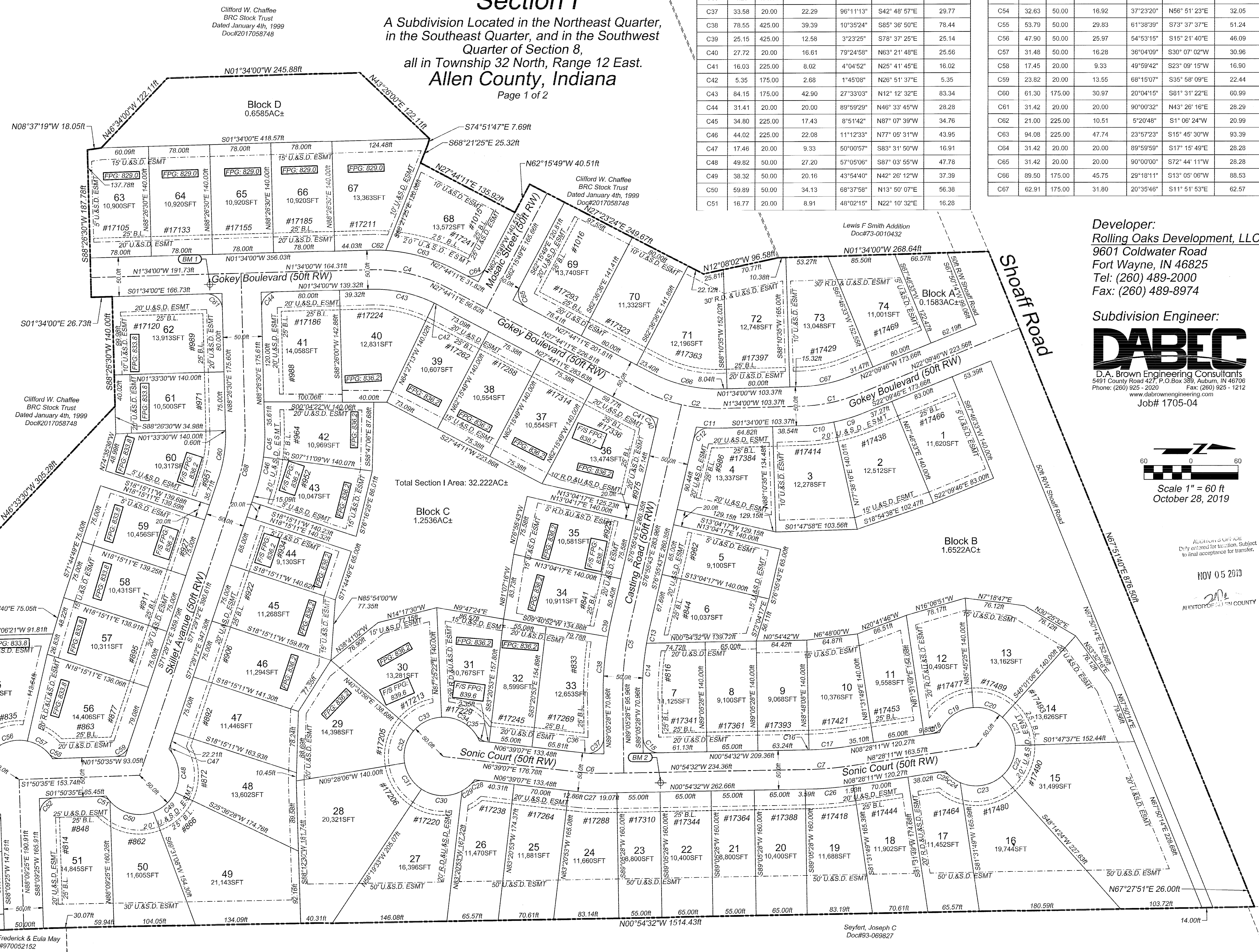
A Subdivision Located in the Northeast Quarter,  
in the Southeast Quarter, and in the Southwest  
Quarter of Section 8,  
all in Township 32 North, Range 12 East.  
**Allen County, Indiana**

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Curve #	Length	Radius	Tangent Length	Delta	Chord Direction	Chord Length
C1	71.89	200.00	36.34	20°35'46"	N11° 51' 53"W	71.51
C2	51.10	200.00	25.69	14°38'17"	N5° 45' 09"E	50.96
C3	51.19	200.00	25.74	14°39'54"	N20° 24' 14"E	51.05
C4	102.29	200.00	52.29	29°18'11"	N13° 05' 06"E	101.18
C5	97.60	400.00	49.04	13°58'50"	S83° 55' 08"E	97.36
C6	26.39	200.00	13.22	7°33'39"	N2° 52' 17"E	26.37
C7	52.78	400.00	26.43	7°33'39"	N4° 41' 22"W	52.75
C8	70.06	200.00	35.39	20°04'18"	S81° 31' 21"E	69.71
C9	41.28	225.00	20.70	10°30'44"	N16° 54' 24"W	41.22
C10	39.60	225.00	19.85	10°05'02"	N6° 36' 31"W	39.55
C11	32.43	225.00	16.24	8°15'32"	N2° 33' 46"E	32.40
C12	27.72	20.00	16.61	79°24'58"	S37° 13' 14"E	25.56
C13	22.06	375.00	11.03	3°22'14"	N78° 36' 50"W	22.06
C14	69.44	375.00	34.82	10°36'35"	N85° 36' 15"W	69.34
C15	31.42	20.00	20.00	90°00'00"	S44° 05' 28"W	28.28
C16	1.89	375.00	0.95	0°17'20"	S1° 03' 12"E	1.89
C17	47.59	375.00	23.83	7°16'19"	S4° 50' 02"E	47.56
C18	17.45	20.00	9.33	49°59'41"	S33° 28' 02"E	16.90
C19	47.32	50.00	25.60	54°13'18"	S31° 21' 14"E	45.57
C20	40.34	50.00	21.34	46°13'29"	S18° 52' 09"W	39.25
C21	40.34	50.00	21.34	46°13'29"	S65° 05' 38"W	39.25
C22	43.66	50.00	23.33	50°02'02"	N66° 46' 36"W	42.29
C23	57.14	50.00	32.15	65°28'40"	N9° 01' 16"W	54.08
C24	15.54	50.00	7.85	17°48'28"	N32° 37' 17"E	15.48
C25	17.45	20.00	9.33	49°59'41"	N16° 31' 39"E	16.90
C26	56.08	425.00	28.08	7°33'39"	N4° 41' 22"W	56.04
C27	29.69	225.00	14.87	7°33'39"	N2° 52' 17"E	29.67
C28	17.45	20.00	9.33	49°59'41"	N18° 20' 44"W	16.90
C29	12.78	50.00	6.43	14°39'01"	N36° 01' 04"W	12.75
C30	54.43	50.00	30.26	62°22'01"	N2° 29' 27"E	51.78
C31	40.89	50.00	21.67	46°51'27"	N57° 06' 11"E	39.76
C32	43.66	50.00	23.33	50°02'02"	S74° 27' 05"E	42.29
C33	40.89	50.00	21.67	46°51'27"	S26° 00' 21"E	39.76
C34	51.68	50.00	28.42	59°13'26"	S27° 02' 05"W	49.41

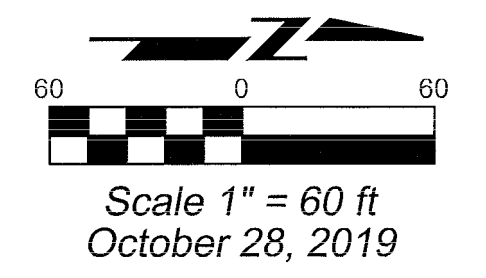
Curve #	Length	Radius	Tangent Length	Delta	Chord Direction	Chord Length
C35	17.45	20.00	9.33	49°59'41"	S31° 38' 57"W	16.90
C36	4.20	175.00	2.10	1°22'27"	S5° 57' 53"W	4.20
C37	33.58	20.00	22.29	96°11'13"	S42° 46' 57"E	29.77
C38	78.55	425.00	39.39	10°35'24"	S85° 36' 50"E	78.44
C39	25.15	425.00	12.58	3°23'25"	S78° 37' 25"E	25.14
C40	27.72	20.00	16.61	79°24'58"	N83° 21' 48"E	25.56
C41	16.03	225.00	8.02	4°04'52"	N25° 41' 45"E	16.02
C42	5.35	175.00	2.68	1°45'08"	N26° 51' 37"E	5.35
C43	84.15	175.00	42.90	27°33'03"	N12° 12' 32"E	83.34
C44	31.41	20.00	20.00	89°59'29"	N46° 33' 45"W	28.28
C45	34.80	225.00	17.43	8°51'42"	N87° 07' 39"W	34.76
C46	44.02	225.00	22.08	11°12'33"	N77° 05' 31"W	43.95
C47	17.46	20.00	9.33	50°00'57"	S83° 31' 50"W	16.91
C48	49.82	50.00	27.20	57°05'06"	S97° 03' 55"W	47.78
C49	38.32	50.00	20.16	43°54'40"	N42° 26' 12"W	37.39
C50	59.89	50.00	34.13	69°37'58"	N13° 50' 07"E	56.38
C51	16.77	20.00	8.91	48°02'15"	N22° 10' 32"E	16.28

Curve #	Length	Radius	Tangent Length	Delta	Chord Direction	Chord Length
C52	31.42	20.00	20.00	90°00'00"	N46° 50' 35"W	28.28
C53	17.45	20.00	9.33	49°59'41"	N63° 09' 34"E	16.90
C54	32.63	50.00	16.92	37°23'20"	N56° 51' 23"E	32.05
C55	53.79	50.00	29.83	61°38'39"	S73° 37' 37"E	51.24
C56	47.90	50.00	25.97	54°53'15"	S15° 21' 40"E	46.09
C57	31.48	50.00	16.28	36°04'09"	S30° 07' 02"W	30.96
C58	17.45	20.00	9.33	49°59'42"	S23° 09' 15"W	16.90
C59	23.82	20.00	13.55	68°15'07"	S35° 58' 09"E	22.44
C60	61.30	175.00	30.97	20°04'15"	S81° 31' 22"E	60.99
C61	31.42	20.00	20.00	90°00'32"	N43° 26' 16"E	28.29
C62	21.00	225.00	10.51	5°20'48"	S1° 06' 24"W	20.99
C63	94.08	225.00	47.74	23°57'23"	S15° 45' 30"W	93.39
C64	31.42	20.00	20.00	89°59'59"	S17° 15' 49"E	28.28
C65	31.42	20.00	20.00	90°00'00"	S72° 44' 11"W	28.28
C66	89.50	175.00	45.75	28°18'11"	S13° 50' 06"W	88.53
C67	62.91	175.00	31.80	20°35'46"	S11° 51' 53"E	62.57



Developer:  
**Rolling Oaks Development, LLC**  
9601 Coldwater Road  
Fort Wayne, IN 46825  
Tel: (260) 489-2000  
Fax: (260) 489-8974

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.dabrowengineering.com  
Job# 1705-04



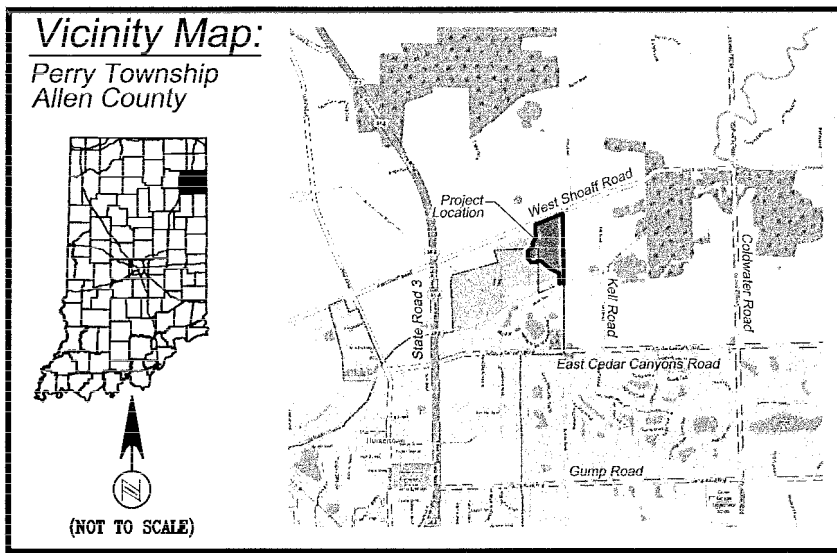
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ALLEN COUNTY

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Plat Cab. H Page 50  
**Secondary Plat**  
**Rolling Oaks**  
**Section I**

A Subdivision Located in the Northeast Quarter,  
in the Southeast Quarter, and in the Southwest  
Quarter of Section 8,  
all in Township 32 North, Range 12 East.  
**Allen County, Indiana**

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October 28, 2019



**Developer:**  
Rolling Oaks Development, LLC  
9601 Coldwater Road  
Fort Wayne, IN 46825  
Tel: (260) 489-2000  
Fax: (260) 489-8974

**Subdivision Engineer:**



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# 1705-04

[Prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 1705-04, based on information contained in Plat of Survey #32-12-08-02 (recorded as Allen County Doc. No. 2017063996) and in Plat of Survey #32-12-08-03 (recorded as Allen County Doc. No. 2017063997)]

**Legal Description:**

A tract of land located in the Northeast Quarter and in the Southeast Quarter of Section 8, T32N, R12E, in Allen County, the State of Indiana, more fully described as follows:

**BEGINNING** at a Railroad Iron Post situated in the Southeast corner of said Northeast Quarter; Thence North 00 Degrees 54 Minutes 32 Seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1514.43 feet along the East line of said Northeast Quarter to a Rebar stake with cap (FIRM 0042); Thence South 67 Degrees 27 Minutes 51 Seconds West, a distance of 26.00 feet along the centerline of Shoaff Road to a 3/4 inch diameter Iron Rod; Thence South 67 Degrees 51 Minutes 40 Seconds West, a distance of 876.50 feet along the centerline of Shoaff Road to a #5 Rebar stake situated in the Northeast corner of Lewis F. Smith Addition as recorded in Allen County Document No. 73-10432; Thence South 01 Degrees 34 Minutes 00 Seconds East, a distance of 268.64 feet along the East line of said Lewis F. Smith Addition to a Rebar stake with cap (FIRM 0042) in the Southeast corner thereof; Thence South 12 Degrees 08 Minutes 02 Seconds East, a distance of 96.58 feet; Thence South 27 Degrees 23 Minutes 24 Seconds West, a distance of 249.67 feet; Thence South 62 Degrees 15 Minutes 49 Seconds East, a distance of 40.51 feet; Thence South 27 Degrees 44 Minutes 11 Seconds West, a distance of 135.92 feet; Thence North 68 Degrees 21 Minutes 25 Seconds West, a distance of 25.32 feet; Thence North 74 Degrees 51 Minutes 47 Seconds West, a distance of 7.89 feet; Thence South 43 Degrees 26 Minutes 00 Seconds West, a distance of 122.11 feet; Thence South 01 Degrees 34 Minutes 00 Seconds East, a distance of 245.88 feet; Thence South 46 Degrees 34 Minutes 00 Seconds East, a distance of 122.11 feet; Thence South 08 Degrees 37 Minutes 19 Seconds East, a distance of 18.05 feet; Thence North 88 Degrees 26 Minutes 30 Seconds East, a distance of 187.78 feet; Thence North 01 Degrees 34 Minutes 00 Seconds West, a distance of 26.73 feet; Thence North 88 Degrees 26 Minutes 30 Seconds East, a distance of 140.00 feet; Thence South 46 Degrees 33 Minutes 30 Seconds East, a distance of 305.28 feet; Thence South 63 Degrees 03 Minutes 43 Seconds East, a distance of 339.22 feet; Thence South 01 Degrees 50 Minutes 35 Seconds East, a distance of 327.67 feet; Thence North 65 Degrees 51 Minutes 04 Seconds East, a distance of 72.75 feet; Thence South 73 Degrees 45 Minutes 18 Seconds East, a distance of 86.99 feet; Thence North 01 Degrees 50 Minutes 35 Seconds West, a distance of 625.12 feet along the East line of said Southeast Quarter to the **POINT OF BEGINNING**, said tract containing 32.222 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

**Notes:**

- All Right-of-Way intersection radii to be 20 feet.
- All Right-of-Ways to be dedicated to Allen County.
- All Cul-de-Sac Right-of-Way to be 50 foot radius.
- All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.
- All buried utilities must allow for proposed Drainage Swale grades as found in plans.
- FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings to the rear of the lot only.
- F/S FPG denotes Flood Protection Grade as defined in the Allen County, Indiana Stormwater Ordinance Technical Standards Manual, for structure openings facing the street or the side yard between front and rear building lines.
- U.&S.D. Esmt denotes Utility and Surface Drainage Easement.
- BL denotes Building Line.
- Utility Esmt denotes Utility Easement.
- SD Esmt denotes Surface Drainage Easement.
- RD Esmt denotes Regulated Drain Easement.
- # denotes Property Address.
- All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted.
- According to the Flood Insurance Rate Map (FIRM) Numbered 18003 C 0160G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, noted as areas determined to be outside of the 0.2% annual chance floodplain.
- Side yard Building Line for all lots to be 5ft.
- Rear yard Building Line for all lots to be 25ft except those lot lines bordering a Common Area to be 15ft.
- Consent for permanent structures issued by the Allen County Drainage Board on October 2, 2018 in accordance with the Indiana Code 36-9-27-72 on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. 18-172. [Reference: Willow Ridge North Section I Regulated Drain (18-171)]

**Benchmark Data:**

- BM #1 : Brass Plaque in Concrete Curb - Approximately 20ft southwest of the northwest corner of Lot 62.  
Elev: 836.87 [NAVD '88]
- BM #2 : Brass Plaque in Concrete Curb in front of fire hydrant - Near Lots 22 and 23 Lot Line.  
Elev: 836.70 [NAVD '88]

**Regulated Drain Easement:**

Pursuant to the Indiana Drainage Code (IC 36-9-27) the undersigned owners 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 easements 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	2,602ft
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Approved this 1 day of November, 2019  
Allen County Board of Commissioners

*Fredrick Peters*  
President, Fredrick Peters

*Therese M. Brown*  
Vice President, Therese M. Brown

*Richard E. Beck*  
Secretary, Richard E. Beck

*Nicholas D. Jordan*  
Attest: Nicholas D. Jordan, CPA, Auditor  
Allen County, Indiana

Approved this 4 day of November, 2019  
Allen County Plan Commission

*Susan Hoot*  
President, Susan Hoot

Vice President, David Bailey

APPROVED FOR THE  
COUNTY CLERK'S OFFICE  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 05 2019

*Jeffrey W. Sorg*  
ATTORNEY OF ALLEN COUNTY

Approved this 30 day of October, 2019

*Jeffrey W. Sorg*  
Jeffrey W. Sorg, Allen County Surveyor



Confirmed this 4 day of November, 2019

Allen County Department of Planning Services  
*Kimberly R. Bowman*  
Kimberly R. Bowman, Executive Director

We, Rolling Oaks Development, LLC, the undersigned owners by virtue of those certain deeds shown in Document #2019007520, in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, do 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, we hereby subject and impress 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 Rolling Oaks Section I, an addition to the County of Allen, Indiana.

In witness whereof, Rolling Oaks Development, LLC, organized and existing under the laws of the State of Indiana, Owner of the real estate described in said Plat, has hereunto set its hand, by its duly authorized officer, this 29 day of October, 2019

Rolling Oaks Development, LLC

By: *Jeffrey M. Thomas*

Printed: *Jeffrey M. Thomas*

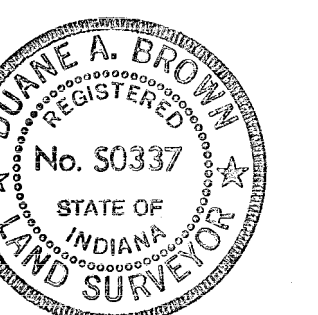
**Land Surveyor Certification:**

I, Duane A. Brown, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that to the best of my knowledge and belief this plat and accompanying legal description accurately represents a subdivision of real estate as described in Document No. 2019007520 in the Office of the Recorder of Allen County, Indiana; that this plat was prepared under my direct supervision; that all markers shown thereon actually exist or will be set and that their locations, size, type and material are accurately shown; that this subdivision is within the tract of real estate shown on the retracement or original survey certified by Duane A. Brown as recorded in Document No. 2017063996 and Doc No. 2017063997 in the Office of the Recorder of Allen County, Indiana as required by 865 IAC 1-12-12; and that there has been no change from the matters of survey revealed by the above referenced survey, or any prior subdivision plats contained therein, on any lines that are common with this subdivision.

Dated this 28 day of OCTOBER, 2019

SIGNED: *Duane A. Brown*

Duane A. Brown  
Auburn, IN  
Indiana PS #LS80040337



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. Duane A. Brown  
Document Prepared By Duane A. Brown