



**Legal Description:**

A tract of land located in the Northeast Quarter of Section 33, T32N, R12E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Marker Spike with tag (FIRM 0042) situated in the Northeast corner of said Northeast Quarter; Thence South 01 Degrees 43 Minutes 12 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1326.29 feet along the East line of said Northeast Quarter to a Marker Spike with tag (FIRM 0042) [said Marker Spike with tag also being 1328.27 feet North 01 Degrees 43 Minutes 12 Seconds West from a Marker Spike with tag (FIRM 0042) situated in the Southeast corner of said Northeast Quarter]; Thence South 88 Degrees 29 Minutes 18 Seconds West, a distance of 1359.29 feet along the centerline of Badiac Road to a Rebar stake with cap (FIRM 0042); Thence North 01 Degrees 32 Minutes 10 Seconds East, a distance of 455.54 feet; Thence South 09 Degrees 31 Minutes 33 Seconds West, a distance of 276.66 feet; Thence South 11 Degrees 54 Minutes 35 Seconds East, a distance of 80.87 feet; Thence South 17 Degrees 48 Minutes 14 Seconds East, a distance of 110.56 feet; Thence South 25 Degrees 38 Minutes 42 Seconds East, a distance of 171.88 feet; Thence South 10 Degrees 12 Minutes 12 Seconds East, a distance of 62.46 feet; Thence South 01 Degrees 24 Minutes 14 Seconds East, a distance of 184.07 feet; Thence North 88 Degrees 35 Minutes 46 Seconds East, a distance of 705.95 feet along the North right-of-way line of Badiac Road [said right-of-way line also being parallel] with and Fifteen (15) feet North of the North line of Eagle Lake Section III as recorded in Allen County Plat Cabinet B, page 110 (Document No. 920048055) to the POINT OF BEGINNING, said tract containing 23.278 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

# Secondary Plat Talis Park Section I Single Family

Plat Cab. G Page 128

A Subdivision Located in the Northeast Quarter of Section 33, Township 32 North, Range 12 East, Allen County, Indiana

**Developer:**  
Oakmont Development, LLC  
1020 East Dupont Road  
Fort Wayne, IN 46825  
Tel: (260) 489-2000  
Fax: (260) 489-8974

**Subdivision Engineer:**  
**DABEC**  
D.A. Brown Engineering Consultants  
5419 County Road 427, Suite C, Auburn, IN 46706  
Phone: (260) 925-2020 Fax: (260) 925-1212  
www.dabrownengineering.com  
Job# 1503-01

Approved this 18<sup>th</sup> day of December, 2015  
Allen County Board of Commissioners

*Fredrick Peters*  
President, F. Nielson Peters  
Vice President, Therese M. Brown

Secretary, Linda K. Bloom

*Tera K. Klutz*  
Attest: Tera K. Klutz, CPA, Auditor  
Allen County, Indiana

Approved this 21<sup>st</sup> day of December, 2015  
Allen County Plan Commission



*Allan D. Frisinger*  
President, Allan D. Frisinger  
Vice President, Kenny Neumeister

Approved this 21<sup>st</sup> day of December, 2015  
Allen County Department of Planning Services

*Allan D. Frisinger*  
Allan D. Frisinger, P.S., Allen County Surveyor  
*Kimberly R. Bowman*  
Kimberly R. Bowman, Executive Director

Confirmed this 21<sup>st</sup> day of December, 2015  
Allen County Department of Planning Services

We, Oakmont Development, LLC, the undersigned owners by virtue of those certain deeds shown in Document #203112838, 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 Talis Park Section I, an addition to the City of Fort Wayne, Indiana.

In witness whereof, Oakmont 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 18<sup>th</sup> day of December, 2015

By: *Duane A. Brown*  
Oakmont Development, LLC

**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. 203112838 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. 2015043225 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 17th day of December, 2015

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

**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 3,626ft

| Curve # | Length   | Radius   | Tangent Length | Delta     | Chord Direction | Chord Length |
|---------|----------|----------|----------------|-----------|-----------------|--------------|
| C1      | 126.93ft | 300.00ft | 64.43ft        | 24°14'28" | N13°31'28"W     | 125.98ft     |
| C2      | 21.11ft  | 300.00ft | 10.56ft        | 4°01'52"  | N03°25'10"W     | 21.10ft      |
| C3      | 105.82ft | 300.00ft | 53.46ft        | 20°12'36" | N15°32'24"W     | 105.27ft     |
| C4      | 184.16ft | 300.00ft | 95.08ft        | 35°10'15" | N08°03'34"W     | 181.28ft     |
| C5      | 57.18ft  | 300.00ft | 28.68ft        | 10°54'58" | N04°04'04"E     | 57.07ft      |
| C6      | 21.11ft  | 300.00ft | 10.56ft        | 4°01'52"  | N06°34'50"E     | 21.10ft      |
| C7      | 23.47ft  | 275.00ft | 11.74ft        | 4°52'29"  | S03°50'57"E     | 23.47ft      |
| C8      | 92.88ft  | 275.00ft | 46.88ft        | 19°21'02" | S15°58'11"E     | 92.44ft      |
| C9      | 118.35ft | 275.00ft | 59.08ft        | 24°14'28" | N13°31'28"W     | 115.48ft     |
| C10     | 77.45ft  | 325.00ft | 38.91ft        | 13°39'13" | S17°50'20"E     | 77.27ft      |
| C11     | 77.45ft  | 325.00ft | 38.91ft        | 13°39'13" | S04°11'07"E     | 77.27ft      |
| C12     | 39.05ft  | 325.00ft | 19.59ft        | 6°53'03"  | S06°05'02"W     | 39.03ft      |
| C13     | 199.50ft | 325.00ft | 103.01ft       | 35°10'15" | N08°03'34"W     | 196.38ft     |
| C14     | 45.03ft  | 275.00ft | 22.57ft        | 9°22'56"  | S04°50'06"W     | 44.98ft      |
| C15     | 7.36ft   | 275.00ft | 3.68ft         | 1°32'02"  | S00°37'23"E     | 7.36ft       |
| C16     | 52.39ft  | 275.00ft | 26.28ft        | 10°54'58" | N04°04'04"E     | 52.31ft      |
| C17     | 52.36ft  | 50.00ft  | 26.28ft        | 60°00'01" | S58°56'36"W     | 50.00ft      |
| C18     | 45.36ft  | 50.00ft  | 24.37ft        | 51°58'41" | N65°24'03"W     | 43.82ft      |
| C19     | 45.36ft  | 50.00ft  | 24.37ft        | 51°58'42" | N13°25'22"W     | 43.82ft      |
| C20     | 45.36ft  | 50.00ft  | 24.38ft        | 51°58'44" | N38°32'21"E     | 43.82ft      |
| C21     | 73.36ft  | 50.00ft  | 45.07ft        | 84°03'53" | S73°25'21"E     | 66.96ft      |

| Curve # | Length   | Radius   | Tangent Length | Delta      | Chord Direction | Chord Length |
|---------|----------|----------|----------------|------------|-----------------|--------------|
| C22     | 188.44ft | 50.00ft  | -154.18ft      | 215°56'07" | N43°25'21"W     | 95.12ft      |
| C23     | 25.00ft  | 325.00ft | 12.51ft        | 4°24'26"   | N00°48'49"E     | 24.99ft      |
| C24     | 36.92ft  | 325.00ft | 18.48ft        | 6°30'31"   | N06°16'18"E     | 36.90ft      |
| C25     | 61.92ft  | 325.00ft | 31.05ft        | 10°54'58"  | N04°04'04"E     | 61.83ft      |
| C26     | 39.01ft  | 275.00ft | 19.54ft        | 8°07'36"   | N05°27'45"E     | 38.97ft      |
| C27     | 118.35ft | 275.00ft | 59.04ft        | 23°40'26"  | N10°26'16"W     | 112.82ft     |
| C28     | 16.18ft  | 275.00ft | 8.09ft         | 3°22'13"   | N23°57'35"W     | 16.17ft      |
| C29     | 168.81ft | 275.00ft | 87.16ft        | 35°10'15"  | N08°03'34"W     | 166.17ft     |
| C30     | 89.61ft  | 325.00ft | 45.09ft        | 15°47'53"  | N17°44'45"W     | 89.33ft      |
| C31     | 22.87ft  | 325.00ft | 11.44ft        | 4°01'52"   | S06°34'50"W     | 22.86ft      |
| C32     | 65.39ft  | 50.00ft  | 38.27ft        | 74°51'30"  | S24°06'25"E     | 60.78ft      |
| C33     | 45.36ft  | 50.00ft  | 24.37ft        | 51°58'42"  | S39°18'42"W     | 43.82ft      |
| C34     | 45.36ft  | 50.00ft  | 24.37ft        | 51°58'42"  | N88°42'36"W     | 43.82ft      |
| C35     | 45.36ft  | 50.00ft  | 24.38ft        | 51°58'42"  | N38°43'53"W     | 43.82ft      |
| C36     | 60.39ft  | 50.00ft  | 34.50ft        | 69°12'22"  | N23°51'39"E     | 56.79ft      |
| C37     | 281.80ft | 50.00ft  | -28.71ft       | 300°00'00" | S88°27'50"W     | 50.00ft      |
| C38     | 61.42ft  | 50.00ft  | 35.26ft        | 70°22'42"  | N26°20'49"W     | 57.83ft      |
| C39     | 46.38ft  | 50.00ft  | 25.00ft        | 53°07'48"  | N35°24'27"E     | 44.72ft      |
| C40     | 75.59ft  | 50.00ft  | 47.14ft        | 86°37'25"  | S74°42'57"E     | 88.60ft      |
| C41     | 183.37ft | 50.00ft  | -185.75ft      | 210°07'56" | N43°14'48"E     | 96.56ft      |
| C42     | 19.35ft  | 275.00ft | 9.68ft         | 4°01'52"   | N06°34'50"E     | 19.34ft      |

