



N89°30'46"W 431.031'

2019052721
RECORDED: 12/19/2019 10:31:44 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN

NE Cor NE Cr
Sec 35, T32N, R11E
Harrison Marker Find
Control Mont

Secondary Plat Cobble Creek

A Subdivision Located in the Northeast Quarter of
Section 35, Township 32 North, Range 11 East,
Allen County, Indiana

AUDITOR'S OFFICE
Date entered for taxation. Subject
to local assessment for taxes.

DEC 27 2019

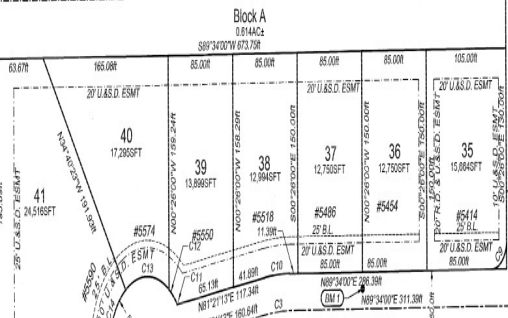
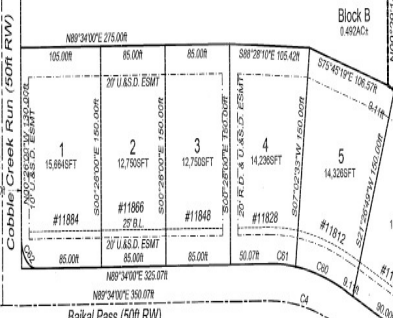
ALLEN COUNTY

S89°30'46"W 1207.081'

Carroll Road

Block A
0.814Ac
S89°34'00"W 673.738'

Block B
0.492Ac
N89°34'00"E 275.000'



Elder Trail (50' RW)

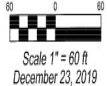
Baikal Pass (50' RW)

Block C
9.525Ac
Cobble Creek
Area: 42.783Ac

Developer:
North Eastern Development Corp.
10808 La CaBrea Lane
Fort Wayne, IN 46845
Tel: (260) 489-7095
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# 1907-01

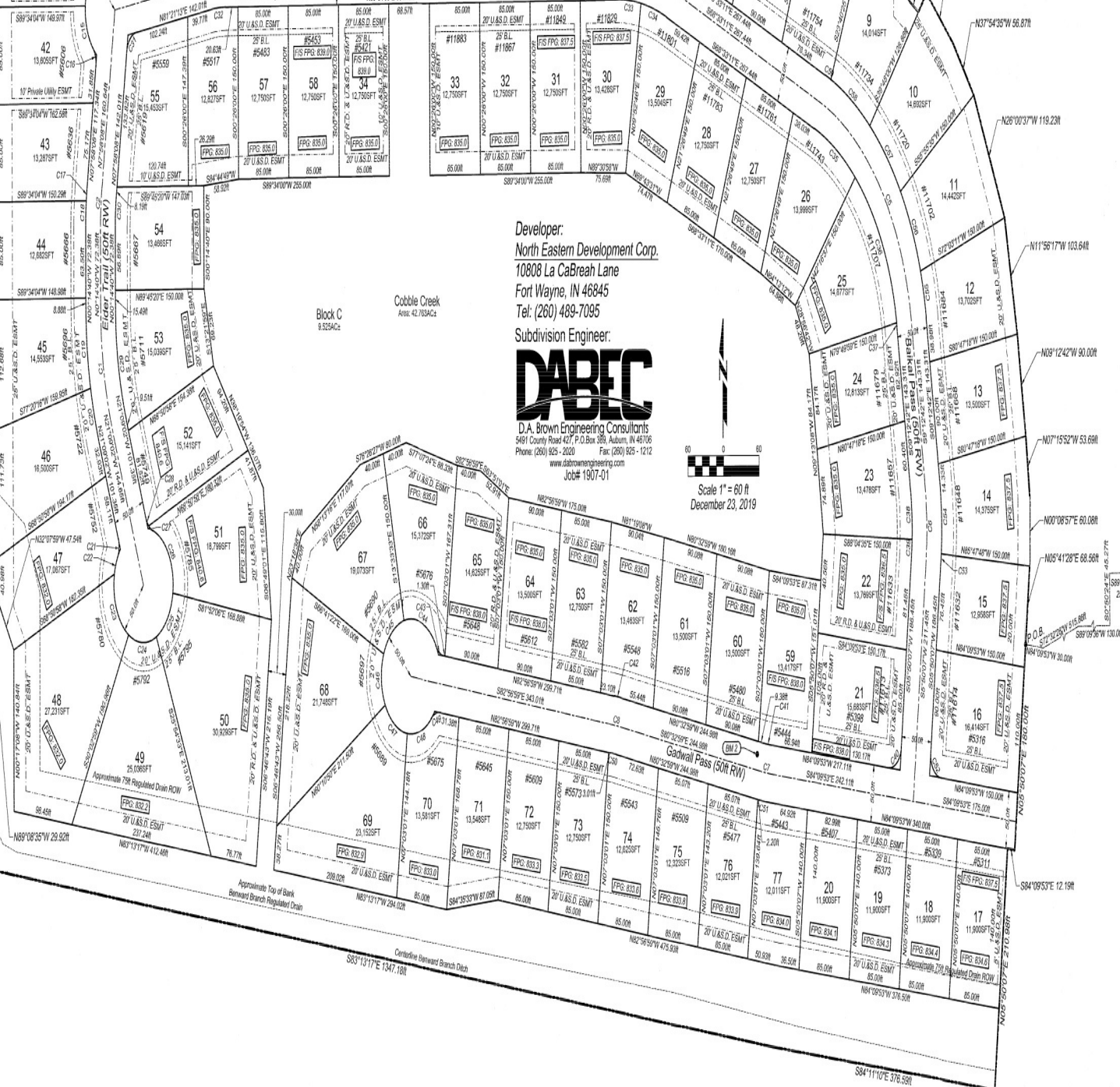


Scale 1" = 60'
December 23, 2019

Jonathan D. Adams
Coursed 140379650

Amey R. Hoover
Coursed 1710544860

Amey R. Hoover
Coursed 1710544860





Approved this 27 day of December, 2019

Allen County Board of Commissioners

Trish Nelson
 President, F. Nelson Peters

Vice President, Therese M. Brown

Richard E. Blok, Jr.
 Secretary, Richard E. Blok, Jr.

Attest: Chris Cloud, Deputy Auditor

Approved this 26 day of December, 2019

Allen County Plan Commission

Susan Host
 President, Susan Host

Vice President, David Bailey

Approved this 24 day of December, 2019

Allen County Surveyor

Jeffrey W. Song, Allen County Surveyor

Confirmed this 27 day of December, 2019

Allen County Department of Planning Services

Kimberly R. Bowman
 Kimberly R. Bowman, Executive Director



North Eastern Development Corp., organized owners by virtue of those certain deeds shown in Document #2019038176 and #2019038240, 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 subordinate 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 Cobble Creek, an addition to the County of Allen, Indiana.

In witness whereof, North Eastern Development Corp., 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 23rd day of December, 2019.

North Eastern Development Corp.

By: *James Morin*

Printed: James Morin

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. 2019038176 and 2019038240 in the Office of the Recorder of Allen County, Indiana; that this plat was prepared under my direct supervision; that all matters shown thereon actually exist or will be set and that their locations, size, type and material are accurately shown; and that this subdivision is within the tract of real estate shown on the reattachment or original survey certified by Joseph R. Herendson as recited in Document No. 2019012801 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 other subdivision plats contained therein, on any lines that are common with this subdivision.

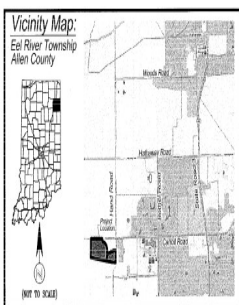
Dated this 23rd day of December, 2019

SIGNED: *Duane A. Brown*

Duane A. Brown
 Auburn, IN
 Indiana PS AL58040337



I affirm, under the penalties for perjury, that I have taken reasonable care to recheck each Social Security number in this document, unless required by law. Duane A. Brown
 Document Prepared By Duane A. Brown



Developer:
 North Eastern Development Corp.
 10808 La CaBrea Lane
 Fort Wayne, IN 46845
 Tel: (260) 489-7095

Subdivision Engineer:



D.A. Brown Engineering Consultants
 5481 County Road 427, P.O. Box 389, Auburn, IN 46706
 Phone: (260) 925-2020 Fax: (260) 925-1212
 www.dabrowengineering.com

Job# 1907-01

Secondary Plat Cobble Creek

A Subdivision Located in the Northeast Quarter of
 Section 35, Township 32 North, Range 11 East,
 Allen County, Indiana

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	100.408	300.000	020°54'22"	N10°41'51"W	106.868
C2	28.678	200.000	008°12'48"	N03°51'44"E	28.644
C3	28.678	200.000	008°12'48"	N03°51'44"E	28.644
C4	94.478	250.000	021°52'48"	S79°29'35"E	94.898
C5	258.838	250.000	059°20'29"	S38°52'57"E	247.518
C6	65.668	250.000	015°02'49"	S01°11'18"E	65.478
C7	15.778	250.000	003°36'53"	S82°21'28"E	15.778
C8	10.478	250.000	002°23'59"	S81°44'59"E	10.478
C9	31.428	20.000	080°00'00"	S43°34'00"W	28.288
C10	32.258	225.000	008°12'48"	S85°27'31"W	32.238
C11	17.458	20.000	049°59'41"	N73°38'56"W	16.908
C12	5.588	50.000	006°23'28"	N51°50'48"W	5.578
C13	60.788	50.000	089°37'51"	N09°51'27"W	57.098
C14	44.558	50.000	051°03'09"	S29°48'03"W	43.098
C15	40.408	50.000	046°18'01"	S18°52'33"E	39.318
C16	17.458	20.000	049°59'41"	S17°01'43"E	16.908
C17	10.718	225.000	002°43'42"	S06°38'17"W	10.718
C18	21.548	225.000	005°29'05"	S02°29'53"W	21.538
C19	70.448	325.000	012°25'05"	S08°27'12"E	70.308
C20	48.158	325.000	008°29'18"	S16°54'23"E	48.108
C21	17.458	20.000	049°59'41"	S03°50'40"W	16.908
C22	15.438	50.000	017°41'00"	S00°00'09"W	15.378
C23	62.068	50.000	017°08'40"	S24°23'41"E	58.138
C24	48.838	50.000	055°57'32"	S87°55'47"E	46.928
C25	48.838	50.000	055°57'32"	N08°06'40"E	46.928
C26	69.168	50.000	079°16'38"	S81°30'24"W	63.798
C27	8.698	20.000	024°54'22"	N58°41'32"W	8.638
C28	8.768	20.000	025°05'20"	N33°41'42"W	8.698
C29	100.348	275.000	020°54'22"	N10°41'51"W	99.798
C30	25.098	175.000	008°12'48"	N03°51'44"E	25.068
C31	25.628	20.000	073°23'05"	S41°39'40"W	23.908
C32	25.098	175.000	008°12'48"	N85°27'37"E	25.068
C33	40.508	225.000	010°18'46"	S85°16'37"E	40.448
C34	45.438	225.000	011°34'03"	S14°20'13"E	45.358
C35	81.808	225.000	020°49'48"	S58°08'17"E	81.538
C36	147.488	225.000	037°32'22"	S28°58'42"E	144.868
C37	3.758	225.000	000°57'19"	S09°41'22"E	3.758
C38	43.738	225.000	011°08'07"	S03°38'39"E	43.668
C39	15.368	225.000	003°54'43"	S03°52'46"W	15.368
C40	31.428	20.000	089°59'59"	S59°50'06"W	28.288

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	14.208	225.000	003°36'53"	N82°21'28"W	14.198
C42	11.528	275.000	002°23'59"	N81°44'59"W	11.528
C43	17.458	20.000	049°59'41"	N57°57'08"W	16.908
C44	61.618	50.000	070°36'18"	N68°15'25"W	57.708
C45	46.368	50.000	053°07'48"	S49°52'32"W	44.728
C46	46.368	50.000	053°07'48"	S03°15'16"E	44.728
C47	46.368	50.000	053°07'48"	S66°27'04"E	44.728
C48	43.838	50.000	049°59'41"	N72°03'11"E	42.268
C49	17.458	20.000	049°59'41"	N72°03'11"E	16.908
C50	9.428	225.000	002°23'59"	S81°44'59"E	9.428
C51	17.358	275.000	003°36'53"	S82°21'28"E	17.328
C52	31.428	20.000	080°00'01"	N89°09'37"W	28.288
C53	7.838	275.000	001°37'55"	N05°01'10"E	7.838
C54	64.368	275.000	013°24'54"	N02°30'15"W	64.248
C55	41.938	275.000	008°41'07"	N13°31'46"W	41.898
C56	17.408	275.000	016°07'35"	N26°00'37"W	17.158
C57	77.408	275.000	016°07'35"	N42°08'12"W	77.158
C58	77.408	275.000	016°07'35"	N68°15'48"W	77.158
C59	10.698	275.000	002°13'38"	N67°28'23"W	10.668
C60	66.148	275.000	014°24'16"	N75°45'19"W	66.028
C61	35.868	275.000	007°28'33"	N68°41'43"W	35.868
C62	31.428	20.000	060°00'00"	N45°28'00"W	28.288

(Prepared by Duane A. Brown, LS #00040337, D.A. Brown Engineering Consultants, Inc., Job No. 1907-01, based on information contained on Survey DP-001 as prepared by Sauer Land Surveying, Inc. (Certified by Joseph K. Hammons, P.S., dated March 4, 2005, and recorded as Allen County Document No. 2019801201))

Legal Description:

A tract of land located in the Northeast Quarter of Section 35, T32N, R11E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Harrison Marker situated in the Northeast corner of said Northeast Quarter, South 00 Degrees 24 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Base of Bearings), a distance of 674.03 feet along the East line of said Northeast Quarter, Thence South 09 Degrees 05 Minutes 36 Seconds West, a distance of 255.00 feet; Thence South 09 Degrees 09 Minutes 36 Seconds West, a distance of 130.00 feet; Thence South 72 Degrees 32 Minutes 22 Seconds West, a distance of 913.90 feet; Thence North 84 Degrees 09 Minutes 53 Seconds West, a distance of 24.00 feet to the **TRUE POINT OF BEGINNING**; Thence North 05 Degrees 41 Minutes 28 Seconds East, a distance of 68.56 feet; Thence North 00 Degrees 08 Minutes 57 Seconds East, a distance of 60.00 feet; Thence North 07 Degrees 55 Minutes 52 Seconds West, a distance of 53.69 feet; Thence North 09 Degrees 12 Minutes 42 Seconds West, a distance of 50.00 feet; Thence North 11 Degrees 56 Minutes 17 Seconds West, a distance of 103.84 feet; Thence North 26 Degrees 00 Minutes 37 Seconds West, a distance of 119.29 feet; Thence North 37 Degrees 54 Minutes 35 Seconds West, a distance of 56.87 feet; Thence North 40 Degrees 58 Minutes 23 Seconds West, a distance of 62.65 feet; Thence South 39 Degrees 48 Minutes 00 Seconds West, a distance of 21.12 feet; Thence North 05 Degrees 24 Minutes 55 Seconds West, a distance of 64.66 feet; Thence North 00 Degrees 50 Minutes 31 Seconds East, a distance of 28.68 feet; Thence North 60 Degrees 48 Minutes 45 Seconds West, a distance of 81.67 feet; Thence North 69 Degrees 21 Minutes 33 Seconds West, a distance of 84.85 feet; Thence North 68 Degrees 33 Minutes 11 Seconds West, a distance of 189.11 feet; Thence North 00 Degrees 29 Minutes 14 Seconds West, a distance of 131.13 feet to a point in the North line of said Northeast Quarter that is 1431.03 feet South 89 Degrees 30 Minutes 46 Seconds West from a Harrison Marker situated in the Northwest corner of said Northeast Quarter; Thence South 00 Degrees 30 Minutes 46 Seconds West, a distance of 1207.08 feet along the North line of said Northeast Quarter to a Survey Nail in the Northeast corner of the tract of land described in the conveyance to Jonathan D. Adams in Allen County Document No. 2014037519; Thence South 00 Degrees 09 Minutes 55 Seconds East, a distance of 15.89 feet along the East line of said Adams tract and along the East line of the tract of land described in the conveyance to Amy R. Hoover & Jonathan D. Adams in Allen County Document No. 2017044460 to a Ribbon stake with cap (Square) in the Southeast corner thereof; Thence North 00 Degrees 00 Minutes 35 Seconds West, a distance of 29.82 feet along the South line of said Hoover/Adams tract; Thence South 00 Degrees 17 Minutes 08 Seconds East, a distance of 230.20 feet along the centerline of the Bennett Branch Drain; Thence South 85 Degrees 15 Minutes 17 Seconds East, a distance of 1547.19 feet along said centerline; Thence South 84 Degrees 11 Minutes 10 Seconds East, a distance of 378.59 feet along said centerline; Thence North 05 Degrees 00 Minutes 01 Seconds East, a distance of 210.86 feet; Thence North 84 Degrees 09 Minutes 53 Seconds East, a distance of 12.19 feet; Thence North 05 Degrees 50 Minutes 07 Seconds East, a distance of 180.00 feet to the **POINT OF BEGINNING**; said tract containing 42.763 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

Regulated Drain Easement:

Pursuant to the Allen County Drainage Code (IC 36-4-2) the undersigned owners first a position with the Allen County Drainage Board (a division within the Allen County Survey) requesting the portion of the storm drainage system and easements for the 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 (RDEs). The Allen County Drainage Board has jurisdiction over the Regulated Drainage System with the development of IC 36-4-2-10 and any other powers and duties provided in the Indiana Drainage Code (IC 36-4-2) relative to those drainages. RDEs are established for the installation, operation, maintenance, and reconstruction of a stormwater management system (SWS) as defined in the Indiana Drainage Code (IC 36-4-2-10) and 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.

Storm Drainage System Table:

Storm Sewer Drainage	2.748
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2

**FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR THE COBBLE CREEK SUBDIVISION
IN ~~PERRY~~ RIVER TOWNSHIP, ALLEN COUNTY, INDIANA
EEL**

64

WHEREAS, North Eastern Development Corp. ("Declarant") executed and recorded the Declaration of Covenants, Conditions, Restrictions and Easements for the Cobble Creek Subdivision at Document No. 2019067270 in the Allen County Recorder's Office; and

WHEREAS, the Declarant there has been recorded in the Allen County Recorder's Office, as shown at Plat Cabinet H, Page 69, and at Document No 2019067271 the recorded plat for Cobble Creek, Section I, a Section within the Cobble Creek Subdivision; and

WHEREAS, pursuant to the Declaration including Section 12.02, the Declarant currently has the right to amend the Declaration; and

WHEREAS, capitalized terms as used herein shall have the same meaning ascribed to them or defined in the Declaration.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. **SECTION I OF SUBDIVISION ADDED TO COBBLE CREEK.** The Subdivision known as Cobble Creek, Section I is made a Section of the Subdivision, and is subject to all of the terms of the Declaration and this First Amendment. The legal description of this Section of the Subdivision is set forth on Exhibit A attached hereto.

2. **LEGAL DESCRIPTION OF SUBDIVISION.** The Real Estate described on Exhibit A, including all Lots in the Cobble Creek, Section I and any Common Area and easements as shown on the plat are subjected and impressed with this Declaration and First Amendment. The Lots in Cobble Creek, Section I are numbered as Lots 1 through 77.

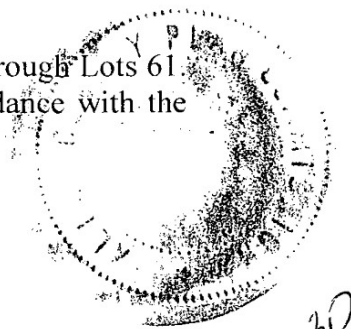
3. **GARAGE STANDARDS.** Each Dwelling constructed on any Lot in Cobble Creek, Section I of the Subdivision shall include an attached garage of not less than five hundred (500) square feet to accommodate at least two (2) passenger vehicles and have one or more overhead doors located on the exterior wall of the garage facing the driveway, and having an aggregate width of not less than Sixteen (16) feet.

4. **DWELLING STANDARDS.** Each Dwelling constructed on any Lot in Cobble Creek, Section I of the Subdivision shall have a ground floor area upon the foundation of not less than sixteen hundred (1,600) square feet for a one-story Dwelling and not less than two thousand (2,000) square feet for a two-story Dwelling, exclusive of garages, open porches and breezeways.

5. **EXTERIOR FAÇADE.** The exterior façade of any Dwelling directly facing a public street shall have a minimum of sixty (60) square feet of brick, stone, masonry or such other materials as may be approved by the Architectural Control Committee.

6. **FENCES.** Fences are now allowed on Lots 14, 15, and Lots 31 through Lots 61. Fences may be allowed on all other Lots, but only if and as approved in accordance with the Declaration.

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



DEC 27 2019

Handwritten signature

7. DUES. The initial annual dues of the Association shall be Six Hundred Dollars (\$600.00) per Lot.

8. MISCELLANEOUS. Except as modified herein, the Declaration as amended by this First Amendment remains in full force and effect. This First Amendment pertains to, affects and impresses only Cobble Creek, Section I as described on Exhibit A, and the Lots, Common Areas, easements and public rights of way shown on the recorded plat thereof, and no other Property or Additional Property. This First Amendment may be amended as provided in the Declaration, including Section 12.02 and 12.03.

IN WITNESS WHEREOF, the Declarant has executed this First Amendment to the Declaration effective as of this 19th of December, 2019.

NORTH EASTERN DEVELOPMENT CORP.

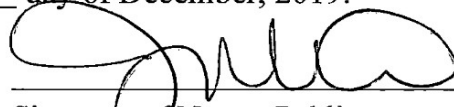
By: 
Joseph L. Zehr, its President

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, a Notary Public in and for said County and State, do hereby certify that **Joseph L. Zehr, the President of North Eastern Development Corp.**, personally appeared before me this day and acknowledged that by authority duly given as the acts of North Eastern Development Corp., the foregoing instrument was signed in its name by its President.

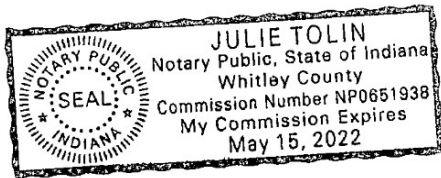
WITNESS my hand and official seal, this 19th day of December, 2019.

My Commission Expires:



Signature of Notary Public

Resident of:



Printed Name of Notary Public

This First Amendment prepared by Vincent J. Heiny, Carson LLP, 301 W. Jefferson Boulevard, Suite 200, Fort Wayne, IN 46802. 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. /s/ Vincent J. Heiny

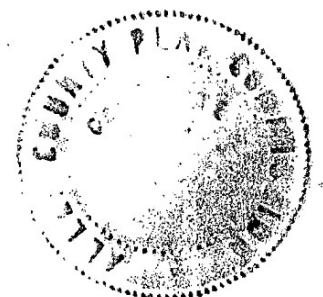


EXHIBIT A
LEGAL DESCRIPTION OF SUBDIVISION

Legal Description:

A tract of land located in the Northeast Quarter of Section 35, T32N, R11E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Harrison Marker situated in the Northeast corner of said Northeast Quarter; South 00 Degrees 50 Minutes 24 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 674.93 feet along the East line of said Northeast Quarter; Thence South 89 Degrees 09 Minutes 36 Seconds West, a distance of 255.00 feet; Thence South 00 Degrees 50 Minutes 24 Seconds East, a distance of 45.27 feet; Thence South 89 Degrees 09 Minutes 36 Seconds West, a distance of 130.00 feet; Thence South 72 Degrees 32 Minutes 28 Seconds West, a distance of 515.86 feet; Thence North 84 Degrees 09 Minutes 53 Seconds West, a distance of 30.00 feet to the **TRUE POINT OF BEGINNING**; Thence North 05 Degrees 41 Minutes 28 Seconds East, a distance of 68.56 feet; Thence North 00 Degrees 08 Minutes 57 Seconds East, a distance of 60.08 feet; Thence North 07 Degrees 15 Minutes 52 Seconds West, a distance of 53.69 feet; Thence North 09 Degrees 12 Minutes 42 Seconds West, a distance of 90.00 feet; Thence North 11 Degrees 56 Minutes 17 Seconds West, a distance of 103.64 feet; Thence North 26 Degrees 00 Minutes 37 Seconds West, a distance of 119.23 feet; Thence North 37 Degrees 54 Minutes 35 Seconds West, a distance of 56.87 feet; Thence North 45 Degrees 58 Minutes 23 Seconds West, a distance of 62.65 feet; Thence South 39 Degrees 48 Minutes 00 Seconds West, a distance of 21.12 feet; Thence North 58 Degrees 24 Minutes 55 Seconds West, a distance of 19.95 feet; Thence North 00 Degrees 50 Minutes 31 Seconds East, a distance of 28.66 feet; Thence North 60 Degrees 48 Minutes 45 Seconds West, a distance of 81.67 feet; Thence North 68 Degrees 21 Minutes 33 Seconds West, a distance of 94.85 feet; Thence North 68 Degrees 33 Minutes 11 Seconds West, a distance of 189.11 feet; Thence North 00 Degrees 29 Minutes 14 Seconds West, a distance of 131.13 feet to a point in the North line of said Northeast Quarter that is 1431.03 feet South 89 Degrees 30 Minutes 46 Seconds West from a Harrison Marker situated in the Northeast corner of said Northeast Quarter; Thence South 89 Degrees 30 Minutes 46 Seconds West, a distance



of 1207.08 feet along the North line of said Northeast Quarter to a Survey Nail in the Northeast corner of the tract of land described in the conveyance to Jonathan D. Adams in Allen County Document No. 2014037630; Thence South 00 Degrees 25 Minutes 56 Seconds East, a distance of 815.89 feet along the East line of said Adams tract and along the East line of the tract of land described in the conveyance to Amy R. Hoover & Jonathan D. Adams in Allen County Document No. 2017054480 to a Rebar stake with cap (Sauer) in the Southeast corner thereof; Thence North 89 Degrees 08 Minutes 35 Seconds West, a distance of 29.92 feet along the South line of said Hoover/Adams tract; Thence South 00 Degrees 17 Minutes 08 Seconds East, a distance of 230.20 feet along the centerline of the Benward Branch Drain; Thence South 83 Degrees 13 Minutes 17 Seconds East, a distance of 1347.18 feet along said centerline; Thence South 84 Degrees 11 Minutes 10 Seconds East, a distance of 376.59 feet along said centerline; Thence North 05 Degrees 50 Minutes 07 Seconds East, a distance of 210.98 feet; Thence South 84 Degrees 09 Minutes 53 Seconds East, a distance of 12.19 feet; Thence North 05 Degrees 50 Minutes 07 Seconds East, a distance of 180.00 feet to the **POINT OF BEGINNING**, said tract containing 42.763 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

