

Location Map

PLAT LEGEND

- Plat Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- - - Building Set-back Line
- - - Easement Line
- - - Adjoining Plat Interior Lot Line
- #/NNNN Street Address Number
- NN Lot Number and Block Designation
- A=NNNNNN Street Centerline Curve Data
- R=NNNNNN Minimum Flood Protection Grade



SCALE IN FEET:
0 40 80
Original Map Scale: 1"=40'

LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	28.65'	28.48'	N 12°14'12" W	21°53'20"
C2	75.00'	49.16'	48.28'	N 04°24'16" W	37°33'11"
C3	75.00'	77.78'	74.34'	N 15°20'18" W	59°25'14"
C4	75.00'	55.59'	54.32'	N 23°48'57" W	42°27'56"

(Basis of Bearings)
N 01°44'37" W
641.19'

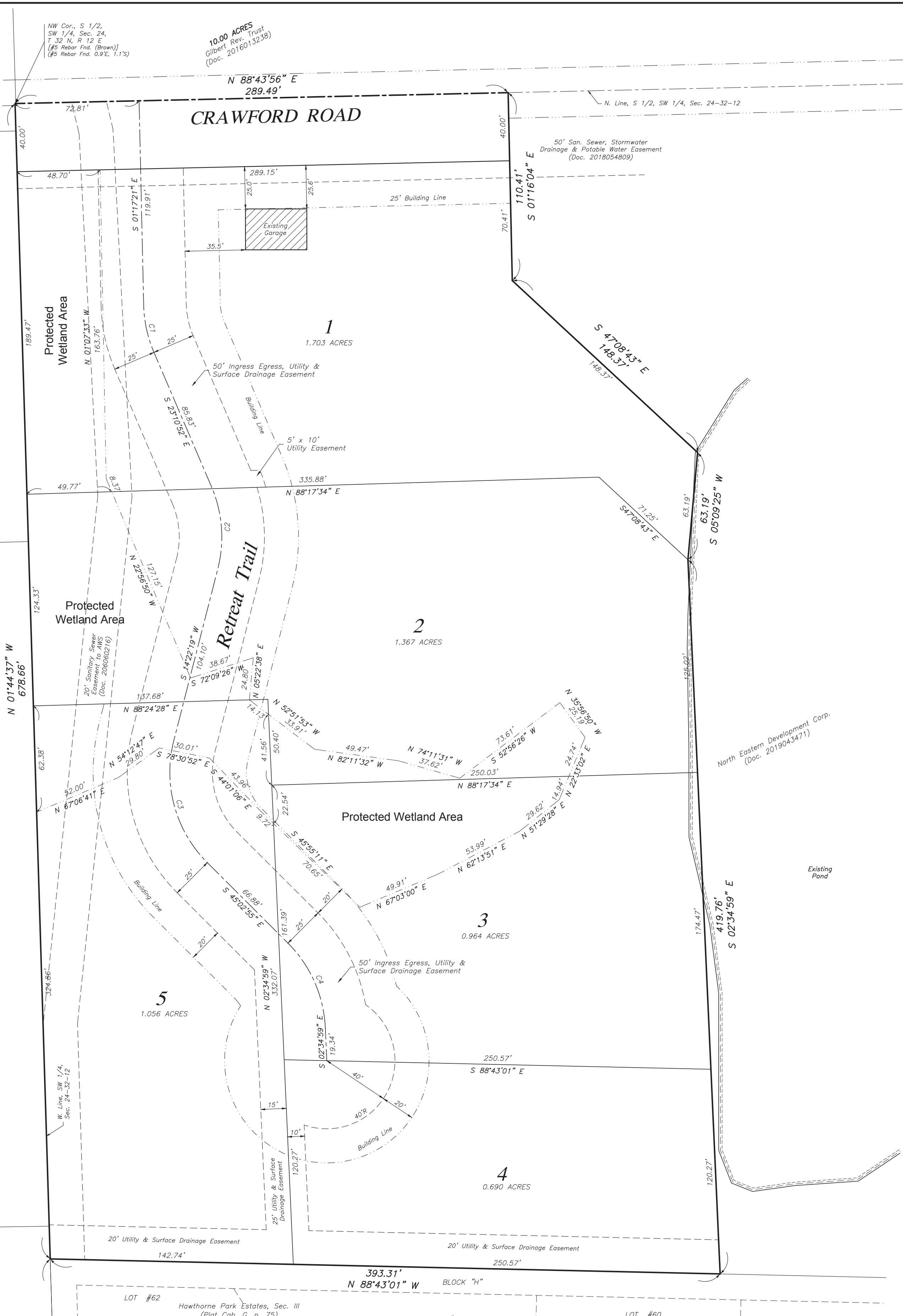
SW Cor., Sec. 24,
T. 32 N. R. 12 E.
(#5 Rebar Fnd. flush)

BENCHMARKS:
Beginning Benchmark: USCGS Standard Tablet in the top of an 8" concrete post located 82 feet North of the centerline of Union Chapel Road and 42 feet West of the centerline of Tonkel Road (Formerly SR 427), Sec. 25-32-12
ELEVATION = 818.37 feet [NGVD '29]
= 817.90 feet [NAVD '88]
Plat Benchmark #1: Top of Bronze Disk Installed in the Southwest end of the concrete grade beam on the far Pond C in Block "B" of Sage Pointe, Section 1, with the elevation 846.90 stamped on the top of the disk.
ELEVATION = 846.90



NOTES:

1. All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
2. U. & S. D. E. indicates utility and surface drainage easement.
3. All right-of-way intersection radii are 20 feet.
4. [] Boxed elevation indicates minimum flood protection grade
5. All common areas to be blanket utility and surface drainage easements.



Secondary Plat of:
THE RETREAT
A subdivision of part of the South Half of the Southwest Quarter of Section 24,
Township 32 North, Range 12 East, Allen County, Indiana.

Developer:
North Eastern 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

Part of the South Half of the Southwest Quarter of Section 24, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Southwest corner of said Section 24, being marked by a #5 rebar; thence North 01 degrees 44 minutes 37 seconds West (GPS grid bearing and basis of all bearings in this description), on and along the West line of said Southwest Quarter, a distance of 641.19 feet to a #5 rebar at the Northwest corner of the plat of Hawthorne Park Estates, Section III, as recorded in Plat Cabinet G, page 75, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 01 degrees 44 minutes 37 seconds West, continuing on and along said West line, a distance of 678.66 feet to a #5 rebar at the Northwest corner of the South Half of said Southwest Quarter; thence North 88 degrees 43 minutes 56 seconds East, on and along the North line of the South Half of said Southwest Quarter, being within the right-of-way of Crawford Road, a distance of 289.49 feet to a #5 rebar; thence South 01 degrees 16 minutes 04 seconds East, a distance of 110.41 feet to a #5 rebar; thence South 47 degrees 08 minutes 43 seconds East, a distance of 148.37 feet to a #5 rebar; thence South 05 degrees 09 minutes 25 seconds West, a distance of 63.19 feet to a #5 rebar; thence South 02 degrees 34 minutes 59 seconds East, a distance of 419.76 feet to a #5 rebar on the North line of said Hawthorne Park Estates, Section III; thence North 88 degrees 43 minutes 01 seconds West, on and along said North line, a distance of 393.31 feet to the true point of beginning, containing 5.780 acres of land, subject to legal right-of-way for Crawford Road, and subject to all easements of record.

We, North Eastern Development Corp., the undersigned owners by virtue of that certain deed shown in Document Number 2019043471 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 THE RETREAT.

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 _____ day of _____, 2019.

NORTH EASTERN DEVELOPMENT CORP.

By: _____
Joseph L. Zehr, President

CERTIFICATE OF SURVEYOR

I, Joseph R. Herendeen, 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 Document Number 2019043471 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 rebars bearing plastic caps imprinted "SLSI Firm 0048"; 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, Joseph R. Herendeen, 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 redact each Social Security number in this document, unless required by law.

Joseph R. Herendeen, Indiana Professional Surveyor Date: 10/10/2019



This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by John C. Sauer, Indiana Professional Surveyor, and duly recorded under Document Number 2019050576 in the Office of the Recorder of Allen County, Indiana.

APPROVALS

ALLEN COUNTY PLAN COMMISSION
DATE: _____

SUSAN L. HOOT, PRESIDENT

DAVID BAILEY, VICE PRESIDENT

ALLEN COUNTY SURVEYOR
DATE: _____

JEFFREY W. SORG, ALLEN COUNTY SURVEYOR

ZONING ADMINISTRATOR
DATE: _____

RIMBERLY BOWMAN, AICP, EXECUTIVE DIRECTOR

BOARD OF COMMISSIONERS
DATE: _____

THERESE M. BROWN, PRESIDENT

F. NELSON PETERS, VICE PRESIDENT

RICHARD E. BECK, JR., SECRETARY

ATTEST:

NICHOLAS D. JORDAN, CPA, AUDITOR