

Secondary Plat of Lakes at Woodfield, Section I

A subdivision located in the Southeast Quarter
of Section 12, Township 31 North, Range 13
East, Allen County, Indiana

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

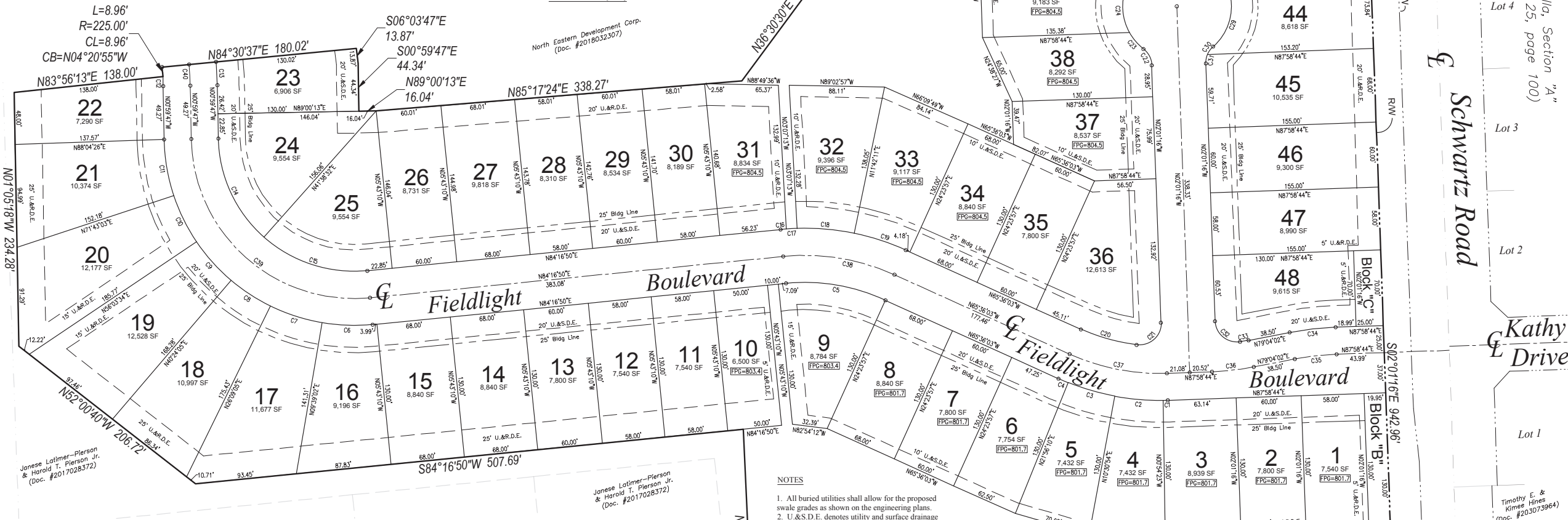
Engineer:
T-E Incorporated
8620 Bluffton Road
Fort Wayne, IN 46809
(260) 489-5541



Legal Description of Lakes at Woodfield, Section I boundary:

This description, prepared by Justin W. Hoffman, Professional Surveyor License Number LS21000228 and employed by T-E Incorporated, was created as an Original Survey for Job No. 18015 on June 27, 2019. A part of the Southeast Quarter of Section 12, Township 31 North, Range 13 East, St. Joseph Civil Township, Allen County, Indiana, also being part of a tract of land conveyed to North Eastern Development Corporation by Document 2018032307, (all recorded documents in this description are recorded in the Office of the Recorder of Allen County), and more particularly described as follows:

Commencing at the Southeast Corner of said Section 12, being marked by an INDOT Type "C" Monument, thence North 02 degrees 01 minutes 16 seconds West (being the basis of all bearings this description), on and along the East line of said Southeast Quarter, a distance of 209.94 feet to the centerline of Woodfield Place, dedicated in Document 7000018726, and being marked by a "P.C. Nail", thence South 83 degrees 43 minutes 39 seconds West, on and along said centerline of Woodfield Place, a distance of 60.17 feet, thence North 02 degrees 01 minutes 16 seconds West, a distance of 30.08 feet to the North Right-of-way line of said Woodfield Place being the Point of Beginning and being marked by a 5/8-inch diameter rebar with an identification cap stamped "T-E INC FIRM ID #0070" (from herein referred to as "T-E Cap"), thence South 83 degrees 43 minutes 39 seconds West, a distance of 39 seconds 29 seconds said North Right-of-way line of Woodfield Place, a distance of 182.40 feet to the point of beginning of a non-tangent curve and being marked by a "T-E Cap", thence Northwesterly on and along said North Right-of-way line of Woodfield Place being on a curve concave to the North, having an arc length of 138.13 feet, a chord length of 136.23 feet, a chord bearing of North 79 degrees 03 minutes 39 seconds West, and a radius of 240.00 feet, to a point marked by a "T-E Cap", thence North 62 degrees 36 minutes 21 seconds West, on and along said North Right-of-way line of Woodfield Place, a distance of 128.13 feet to the point of beginning of a non-tangent curve and being marked by a "T-E Cap", thence Northwesterly on and along said North Right-of-way line of Woodfield Place being on a curve concave to the South, having an arc length of 171.23 feet, a chord length of 168.92 feet, a chord bearing of North 78 degrees 56 minutes 21 seconds West, and a radius of 300.00 feet, to the East boundary line of a tract of land conveyed to Janese Latimer-Pierson and Harold T. Pierson Jr. in Document 2017028372 and being marked by a "T-E Cap", thence North 02 degrees 36 minutes 56 seconds West, on and along the East line of said Pierson tract, a distance of 255.16 feet to the Northeast corner of said Pierson tract and being marked by a 5/8-inch diameter rebar with an identification cap stamped "SAUER FIRM 048" (from herein referred to as "Sauer Cap"), thence South 84 degrees 16 minutes 50 seconds West, on and along the North line of said Pierson tract, a distance of 207.69 feet to a "Sauer Cap", thence North 52 degrees 00 minutes 40 seconds West, on and along the North line of said Pierson tract, a distance of 206.72 feet to a "Sauer Cap", thence North 01 degrees 05 minutes 18 seconds West, on and along the North line of said Pierson tract and an extension thereof, a distance of 234.28 feet to a "T-E Cap", thence North 83 degrees 56 minutes 13 seconds East, a distance of 138.00 feet to the point of beginning of a non-tangent curve and being marked by a "T-E Cap", thence North 52 degrees 00 minutes 40 seconds West, on and along the North line of said Pierson tract, a distance of 13.87 feet to a "T-E Cap", thence South 00 degrees 59 minutes 47 seconds East, a distance of 44.34 feet to a "T-E Cap", thence North 89 degrees 00 minutes 13 seconds East, a distance of 16.04 feet to the Point of Beginning, containing 16.787 acres more or less, being subject to and/or together with all easements and rights-of-way of record.



We, North Eastern Development Corporation, the undersigned owners by virtue of those certain deeds shown in Document(s) 2018032307, 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 Lakes at Woodfield, Section I**, an addition to Allen County, Indiana.

In witness whereof, North Eastern Development Corporation, 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 office, this _____ day of _____, 20____.

North Eastern Development Corporation

By: Joseph L. Zehr, President

Professional Surveyor Certification

I, Justin Hoffman, hereby certify that I am a Professional Surveyor lawfully registered to practice in the State of Indiana; that this plat correctly represents a survey completed by me on _____; that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the aforementioned survey, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision; that I have established the lots, blocks and streets in the foregoing plat in accordance with the true and established boundaries thereof, and that all corners have been or will be marked by 5/8-inch diameter steel rebar, 24 inches in length with identification caps stamped "T-E INC FIRM ID #0070".



Justin Hoffman
Indiana Professional Surveyor

Board of Commissioners:
Approved by the Allen County, Indiana, Board of Commissioners this _____ day of _____, 20____.

F. Nelson Peters
President

Theresa M. Brown
Vice-President

Richard E. Beck, Jr.
Secretary

Allen County Auditor:
Approved by the Allen County, Indiana, Auditor this _____ day of _____, 20____.

Nicolas D. Jordan, CPA
Auditor

Plan Commission Certification:
Approved by the Allen County, Indiana, Plan Commission this _____ day of _____, 20____.

Susan Hoot
President

David Bailey
Vice-president

Allen County Surveyor:
Approved by the Allen County, Indiana, Surveyor this _____ day of _____, 20____.

Jeff Sorg
Allen County Surveyor

Zoning Administrator:
Approved by the Allen County, Indiana, Zoning Administrator this _____ day of _____, 20____.

Kimberly R. Bowman, AICP
Executive Director

Curve #	Length	Radius	Chord Length	Bearing
C1	4.38	225.73	4.38	N88°32'08"E
C2	44.85	224.62	44.78	N85°11'41"W
C3	44.85	225.00	44.78	N73°46'28"W
C4	9.67	224.91	9.67	N66°49'58"W
C5	94.21	175.19	93.07	N80°18'22"W
C6	46.94	175.00	46.80	N88°02'04"W
C7	50.40	175.00	50.22	N72°05'57"W
C8	43.52	175.00	43.41	N56°43'25"W
C9	47.83	175.00	47.68	N41°46'11"W
C10	47.83	175.00	47.68	N26°06'41"W
C11	47.83	175.00	47.68	N09°38'22"W
C12	8.68	225.00	8.68	N02°06'07"W
C13	21.57	275.00	21.56	N03°14'35"W
C14	103.33	125.00	100.41	N24°40'37"W
C15	103.33	125.00	100.41	N72°02'19"W
C16	1.59	225.00	1.59	N84°29'00"E
C17	10.00	225.00	10.00	N86°52'47"E
C18	53.21	225.00	53.09	N85°04'19"W
C19	50.03	225.00	49.92	N71°55'39"W
C20	53.58	175.00	53.37	N74°22'22"W
C21	34.51	20.00	30.39	N47°25'02"E
C22	17.45	20.00	16.90	N27°01'06"W
C23	20.21	50.00	20.08	N40°26'02"W
C24	43.02	50.00	41.71	N04°12'08"W
C25	33.11	50.00	32.51	N39°25'04"E
C26	30.29	50.00	29.83	N75°44'32"E
C27	32.99	50.00	32.40	N68°00'02"W

Curve #	Length	Radius	Chord Length	Bearing
C28	33.23	50.00	32.62	N30°03'35"W
C29	51.48	50.00	49.24	N18°28'33"E
C30	8.90	20.00	8.83	N35°13'21"E
C31	8.55	20.00	8.48	N10°13'31"E
C32	33.81	20.00	29.93	N50°27'02"W
C33	8.06	225.00	8.06	N80°05'37"E
C34	42.77	274.83	42.73	N83°31'23"E
C35	38.88	250.00	38.85	N83°31'23"E
C36	38.88	250.00	38.85	N83°31'23"E
C37	92.22	200.00	91.41	N78°48'39"W
C38	105.13	200.00	103.93	N80°39'36"W
C39	247.98	150.00	220.69	N48°21'28"W
C40	19.61	250.00	19.60	N03°14'35"W

- NOTES**
- All buried utilities shall allow for the proposed swale grades as shown on the engineering plans.
 - U.&S.D.E. denotes utility and surface drainage easement.
 - U.&R.D.E. denotes utility and Regulated drainage easement.
 - All Park Areas, Common Areas or Block Areas are to have a blanket Utility and Surface Drainage Easement.
 - All intersection radii shall be 20' except as shown.
 - FPG=000.0 denotes flood protection grade.
 - According to the Flood Insurance Rate Map (FIRM) number 18003C0195G, dated August 3, 2009, the herein described real estate is located in Zone "X" and is not in a Special Flood Hazard Area.

T-E INCORPORATED
8620 Bluffton Road
Fort Wayne, IN 46809
Phone (260) 489-5541
Fax (260) 489-3174
Email: TE@t-e-inc.com

Surveying * Engineering * Asphalt * Utilities * Site Development

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. Printed name: Justin W. Hoffman.

Beginning Benchmark:
USNGS Benchmark Disk C 199 1946
Near the intersection of Dupont Road and the New York Central Railroad, located 46.0 feet East of the East rail and 43.0 feet South of the center of Dupont Road.
Elevation = 840.80 NAVD88

Plat TBM:
The north rim of a sanitary sewer manhole located 63' West and 6' South of the Northeast corner of Lot 30 in The Villas of Fiddler's Creek.
Elevation = 807.01 NAVD88

A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivision's 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 (R.D.E.). Regulated Drainage Easements are stormwater easements and drainage rights of way 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, within 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. This subdivision contains zero linear feet of open ditches and 323.4 linear feet of subsurface drains that will be included in the County's Regulated Drainage System.

Lot 6
Lot 5
Lot 4
Lot 3
Lot 2
Lot 1

Monterey Villa, Section "A"
(Plat Book 25, page 100)

Kathy Drive

Joseph F. & Laura M. Wharton
(Doc. #203073964)

Joseph F. & Laura M. Wharton
(Doc. #2008046260)

Southwest Corner
Section 12, T31N, R13E
INDOT Type "C"
Fnd. Flus)
(P.O.C.)

This plat lies entirely within a Rule 12 - IAC 865 boundary survey certified by Justin W. Hoffman, Indiana Professional Surveyor, and duly recorded as Document Number _____ in the Office of the Recorder of Allen County, Indiana.