

Secondary Plat
The Groves at Cobble Creek
A Subdivision Located in the Northeast Quarter of Section 35,
Township 32 North, Range 11 East.
Allen County, Indiana

Engineer:



D.A. Brown Engineering Consultants
5491 County Road 427, P.O. Box 388, Auburn, IN 46708
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com
Job# 1907-01

Developer:

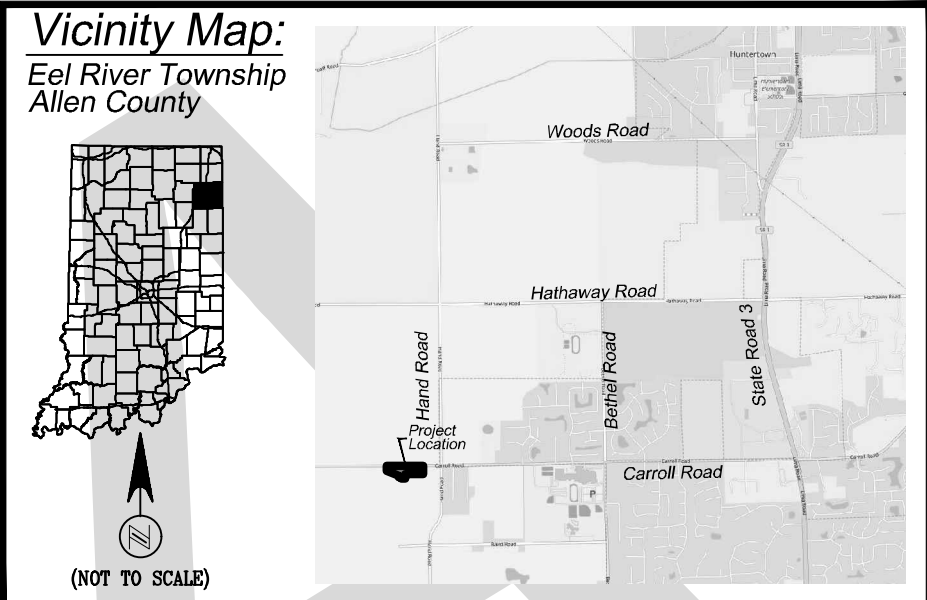
North Eastern Development Corp.
10808 La CaBreah Lane
Fort Wayne, IN 46845
Tel: (260) 489-7095

Notes:

1. All Right-of-Way intersection radii to be 20 feet.
2. All Right-of-Ways to be dedicated to Allen County.
3. All Cul-de-Sac Right-of-Way to be 50 foot radius.
4. All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.
5. All buried utilities must allow for proposed Drainage Swale grades as found in plans.
6. 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.
7. 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.
8. U & S.D. Esmt denotes Utility and Surface Drainage Easement.
9. BL denotes Building Line
10. # denotes Property Address
11. All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted.
12. According to flood insurance rate map number 18003 C 0160C with effective date of August 3, 2009, this property lies in unshaded zone x, noted as "areas determined to be outside the 0.2% annual chance floodplain"
13. Rear yard Building Line for all lots to be 25ft except those lot lines bordering a Common Area to be 15ft.
17. Consent for permanent structures issued by the Allen County Drainage Board on August 26th, 2019 in accordance with the Indiana Code 36-9-27-72 on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc's 19-170, 19-171. [Reference: Cobble Creek Regulated Drain (18-169), Benward Branch.]

Benchmark Data:

BM #1: Brass Plaque in Concrete Curb - Approximately 111ft east of the Northeast corner of Lot 28.
Elev: 838.15 [NAVD '88]



Approved this ____ day of _____, 2020
Allen County Board of Commissioners

President, F. Nelson Peters

Vice President, Therese M. Brown

Secretary, Richard E. Beck, Jr.

Attest: Chris Cloud, Deputy Auditor
Allen County, Indiana

Approved this ____ day of _____, 2020
Allen County Plan Commission

President, Susan Hoot

Vice President, David Bailey

Approved this ____ day of _____, 2020

Jeffrey W. Sorg, Allen County Surveyor

Confirmed this ____ day of _____, 2020
Allen County Department of Planning Services

Kimberly R. Bowman, Executive Director

[Prepared by Duane A. Brown, LS #80040337, 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. Herendeen, P.S., dated March 4, 2109; and recorded as Allen County Document No. 20198012601), and on information shown on the plat of Cobble Creek (recorded as Allen County Document No. 2019067271; Plat Cabinet H, page 69)]

Legal Description:

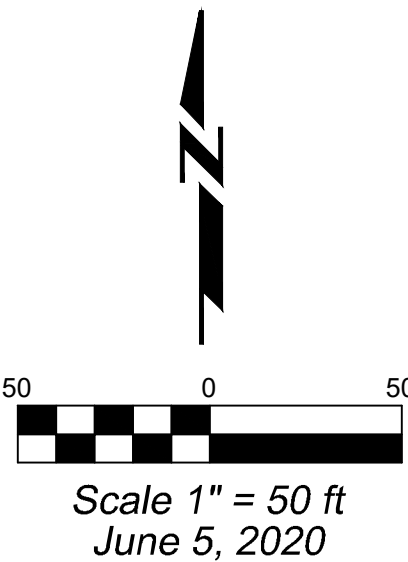
A tract of land located in the Northeast Quarter of Section 35, T32N, R11E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Harrison Marker situated in the Northeast corner of said Northeast Quarter; Thence South 89 Degrees 30 Minutes 46 Seconds West (Record Basis of Bearings), a distance of 613.84 feet along the North line of said Northeast Quarter to the **TRUE POINT OF BEGINNING**; Thence South 89 Degrees 30 Minutes 46 Seconds West, a distance of 817.19 feet along the North line of said Northeast Quarter to the Northeast corner of Cobble Creek as recorded as Allen County Document No. 2019067271 (Plat Cabinet H, page 69); Thence continuing along the Northeasterly boundary of said Cobble Creek with the following courses and distances:

South 00 Degrees 29 Minutes 14 Seconds East for 131.13 feet,
South 68 Degrees 33 Minutes 11 Seconds East for 189.11 feet,
South 68 Degrees 21 Minutes 33 Seconds East for 94.85 feet,
South 60 Degrees 48 Minutes 45 Seconds East for 81.67 feet,
South 00 Degrees 50 Minutes 31 Seconds West for 28.66 feet,
South 58 Degrees 24 Minutes 55 Seconds East for 19.95 feet,
North 39 Degrees 48 Minutes 00 Seconds East for 21.12 feet, and South 45 Degrees 58 Minutes 23 Seconds East for 62.65 feet,

Thence North 89 Degrees 30 Minutes 46 Seconds East, a distance of 108.51 feet along the North line of the tract of land described in the conveyance to North Eastern Development Corp in Allen County Document No. 2020000577; Thence North 00 Degrees 29 Minutes 14 Seconds West, a distance of 120.00 feet along said North line; Thence North 89 Degrees 30 Minutes 46 Seconds East, a distance of 299.86 feet along said North line; Thence North 00 Degrees 29 Minutes 14 Seconds West, a distance of 225.00 feet to the **POINT OF BEGINNING**, said tract containing 4.4863 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

Drakes Pointe
- Section I
Doc#2019067273
Cab H, Pg 68



We, North Eastern Development Corp., the undersigned 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 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 Groves at 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 ____ day of _____, 2020

North Eastern Development Corp.

By: _____

Printed: James Morlan

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 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 Joseph R. Herendeen as recorded in Document No. 2019012601 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 ____ day of _____, 2020

SIGNED: _____

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