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RECORDED: 10/06/2021 10:56:20 AM

ANITA MATHER  
ALLEN COUNTY RECORDER  
FORT WAYNE, IN

Engineer:  
**DABEC**  
D.A. Brown Engineering Consultants  
5419 County Road #27, Suite C, Auburn, IN 46705  
Phone: (260) 925-2020 Fax: (260) 925-1212  
www.dabrownengineering.com  
Job# 2001-02-006

Developer:  
North Eastern Development, Corp.  
10808 LaCabraeh Lane  
Fort Wayne, IN 46845  
Tel: (260) 489-7095  
Fax: (260) 489-7950

Plat Cab. H Page 147  
Secondary Plat  
The Haven -  
Section II

A Subdivision Located in the Southwest and  
Northwest Quarters of Section 1 and  
Northeast Quarter of Section 2, Township 30  
North, Range 11 East.

Allen County, Indiana

Land Surveyor Certification: Page 2 of 2

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 Documents #2021014323 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 original survey certified by Joseph R. Herendeen (Sauer Land Surveying, Inc.) as recorded in Document No. 2020026919 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 22 day of SEPTEMBER, 2021

SIGNED: Duane A. Brown  
Duane A. Brown, P.E., P.S.  
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, P.E., P.S.

Document Prepared By Duane A. Brown, P.E., P.S.

Approved this \_\_\_ day of \_\_\_\_\_, 2021

Allen County Board of Commissioners Executive Committee

President, Susan Hood  
Vice President, David Bailey

Allen County Commissioner, F. Nelson Peters

Allen County Surveyor, Jeffrey W. Seig

Allen County Councilperson, Bob Armstrong

Alternate Member, John Henry

Alternate Member, James Wolff

Approved this 1 day of October, 2021

Allen County Commissioners

F. Nelson Peters

Theresa M. Brown

Richard Black, Jr.

Attest: Chris Cloud, Deputy Auditor

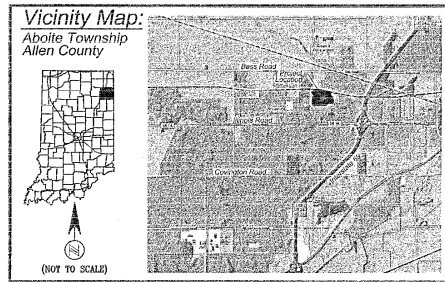
Allen County, Indiana

Confirmed this 4 day of October, 2021

Allen County Department of Planning Services

Benjamin J. Roussel

Benjamin J. Roussel, Interim Zoning Administrator



Legal Description:  
[Prepared by Duane A. Brown, LS #90040337, D. A. Brown Engineering Consultants, Inc., Job No. 2001-02, based on an original survey by Joseph R. Herendeen (Indiana Professional Surveyor Number 20000190 of Sauer Land Surveying, Inc., Survey No. HVN-001, dated July 1, 2019) and on record data.]

A tract of land located in the Southwest Quarter and in the Northwest Quarter of Section 1 and in the Northeast Quarter of Section 2, all in T30N, R11E, in Allen County, the State of Indiana, more fully described as follows:

COMMENCING at a Railroad Spike situated in the Southeast corner of said Northwest Quarter; Thence North 00 degrees 18 minutes 48 seconds West (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 279.74 feet along the East line of said Northwest Quarter to a Survey Nail in the Southeast corner of the Fifteen (15) foot wide strip of land as described in the conveyance to The New York, Chicago and St. Louis Railroad Company (hereafter referenced as Railroad Tract) in Allen County Deed Book 229, page 135; Thence North 80 degrees 30 minutes 45 seconds West, a distance of 40.59 feet along the South line of said Railroad Tract to a #5 Rebar Stake in the Northwest corner of the tract of land described in the conveyance to the County of Allen in Allen County Document No. 740000743; Thence North 80 Degrees 30 Minutes 35 Seconds West, a distance of 1097.23 feet along the South line of said Railroad Tract to the Northwest corner of The Haven - Section I, the TRUE POINT OF BEGINNING; Thence North 80 Degrees 30 Minutes 35 Seconds West, a distance of 115.26 feet along the South line of said Railroad Tract; Thence North 09 Degrees 29 Minutes 25 Seconds East, a distance of 15.00 feet along the South line of said Railroad Tract; Thence North 80 Degrees 30 Minutes 35 Seconds West, a distance of 1201.77 feet along the South right-of-way line of the New York, Chicago & St. Louis Railroad; Thence South 42 Degrees 23 Minutes 25 Seconds West, a distance of 224.48 feet; Thence South 73 Degrees 11 Minutes 56 Seconds West, a distance of 160.00 feet; Thence South 49 Degrees 11 Minutes 00 Seconds East, a distance of 600.00 feet; Thence South 01 Degrees 17 Minutes 48 Seconds East, a distance of 150.00 feet; Thence South 88 Degrees 42 Minutes 12 Seconds West, a distance of 400.00 feet along the South line of said

Northwest Quarter to a Rebar Stake with cap (Sauer) in the Southeast corner thereof (also being the Northeast corner of the Falls of Beaver Creek Section III as recorded in Allen County Document No. 380035789 - Plat Cabinet D, page 19); Thence South 00 Degrees 10 Minutes 21 Seconds East, a distance of 669.36 feet along the West line of said Southwest Quarter (also being the East line of said Falls of Beaver Creek Section III) to the Northwest corner of Abbey Place - Section Two (as recorded in Allen County Document No. 920035528 - Plat Cabinet B, page 93); Thence North 88 Degrees 33 Minutes 15 Seconds East, a distance of 1197.00 feet along the North line of said Abbey Place - Section Two to the Southwest corner of The Haven - Section I; Thence continuing along the West line of said The Haven - Section I with the following courses and distances:

North 01 Degree 26 Minutes 45 Seconds West for 225.00 feet, North 88 Degrees 33 Minutes 15 Seconds East for 600.00 feet, North 01 Degree 20 Minutes 45 Seconds West for 200.00 feet, North 48 Degrees 00 Minutes 30 Seconds West for 244.81 feet, North 43 Degrees 58 Minutes 30 Seconds East for 95.55 feet, North 44 Degrees 08 Minutes 42 Seconds West for 303.00 feet, and North 09 Degrees 29 Minutes 25 Seconds East for 273.71 feet to the POINT OF BEGINNING.

said tract containing 44.195 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

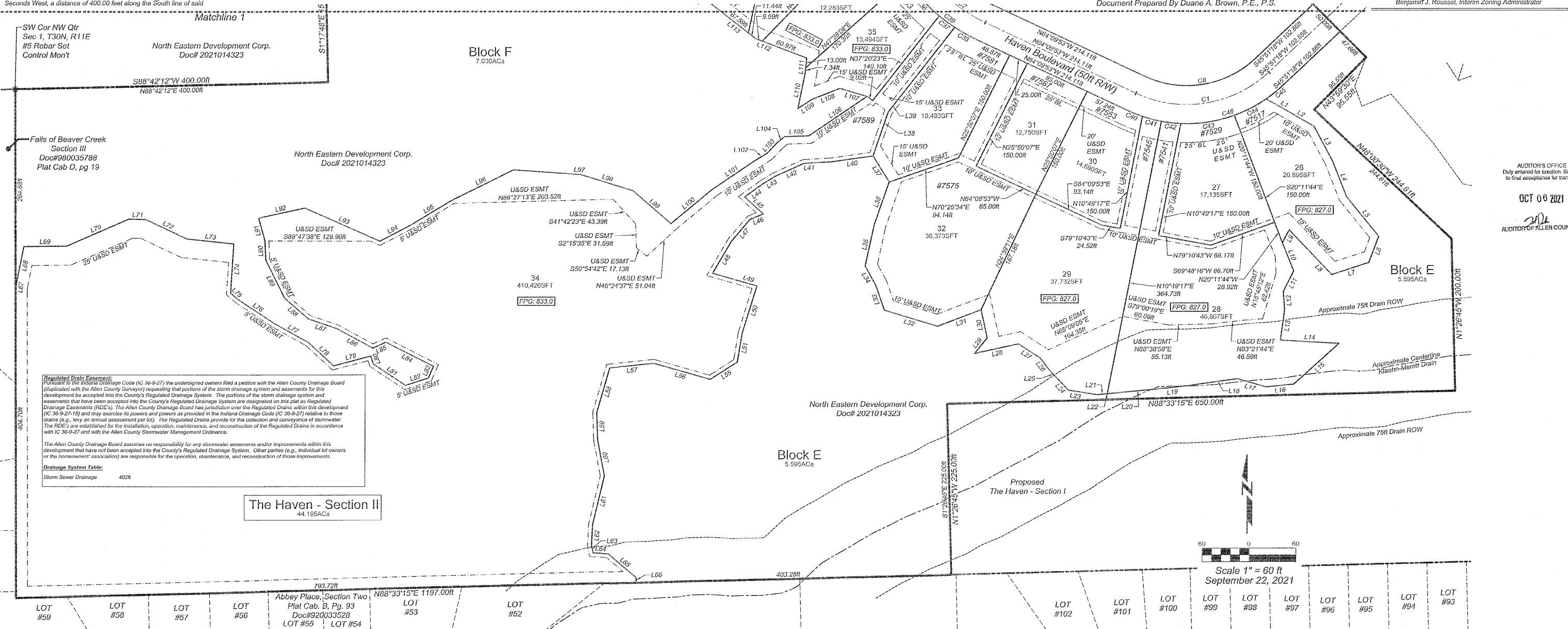
- Notes:  
1. All Right-of-Way intersection radii to be 20 feet.  
2. All Right-of-Ways to be dedicated to Allen County.  
3. All Park Areas, Common Areas, or Block Areas to have a blanket Utility and Surface Drainage Easement.  
4. All buried utilities must allow for proposed Drainage Swale grades as found in plans.  
5. 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.  
6. FIS 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.  
7. U.&S.D. ESMT denotes Utility and Surface Drainage Easement. R.D. denotes Regulated Drainage Easement.  
8. BL denotes Building Line  
9. # denotes Property Address  
10. All Lot corners and Plat corners monumented by a 5/8" x 24" rebar stake with cap (FIRM#0042) unless otherwise noted.  
11. According to flood insurance rate map number 18003 C 0280 G 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."  
12. Rear yard Building Line for all lots to be 25ft except those lot lines bordering a Common Area to be 15ft.  
13. Consent for permanent structures issued by the Allen County Drainage Board on February 23, 2021 in accordance with the Indiana Code 36-9-27-72 on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc# 21-040, 21-041. [References: The Haven - Section II Regulated Drain (21-039), Kleinert Merritt]

Benchmark Data:  
BM #1: Brass Plaque in Concrete Curb - In front of Fire Hydrant 13ft north and 43ft west of the southeast corner of Lot 61.  
Elev: 832.80 [NAVD '88]  
BM #2: Brass Plaque in Concrete Curb - In front of Fire Hydrant between Lot 56 and Lot 57.  
Elev: 835.89 [NAVD '88]

We, North Eastern Development Corp., the undersigned owners by virtue of those certain deeds shown in Document #2021014323, 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 hereof by reference. This subdivision shall be known and designated as The Haven - Section II, 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 22<sup>nd</sup> day of SEPTEMBER, 2021

North Eastern Development Corp.  
By: James M. Moran  
Printed: JAMES MORAN, AGO for N.E.D.C.



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 402ft

LOT #59	LOT #58	LOT #57	LOT #56	Abbey Place, Section Two Plat Cab. B, Pg. 93 Doc#920033528 LOT #55 LOT #54	LOT #52	LOT #53	LOT #102	LOT #101	LOT #100	LOT #99	LOT #98	LOT #97	LOT #96	LOT #95	LOT #94	LOT #93
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AUDITOR'S OFFICE  
Duly entered for taxation. Subject  
to final acceptance for transfer.  
OCT 09 2021  
AUDITOR OF ALLEN COUNTY

Scale 1" = 60 ft  
September 22, 2021

AUDITOR'S OFFICE  
Duly entered for taxation. Subject  
to final acceptance for transfer.  
OCT 06 2021  
AUDITOR OF ALLEN COUNTY

# Secondary Plat The Haven - Section II

A Subdivision Located in the  
Southwest and Northwest Quarters of  
Section 1 and Northeast Quarter of  
Section 2, Township 30 North, Range  
11 East.

Allen County, Indiana  
Engineer: Page 1 of 2



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.dabecengineering.com  
Job# 2001-02-006

Developer:  
North Eastern Development, Corp.  
10808 LaCabreah Lane  
Fort Wayne, IN 46845  
Tel: (260) 489-7095  
Fax: (260) 489-7950

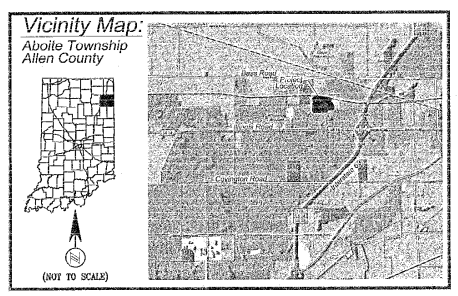
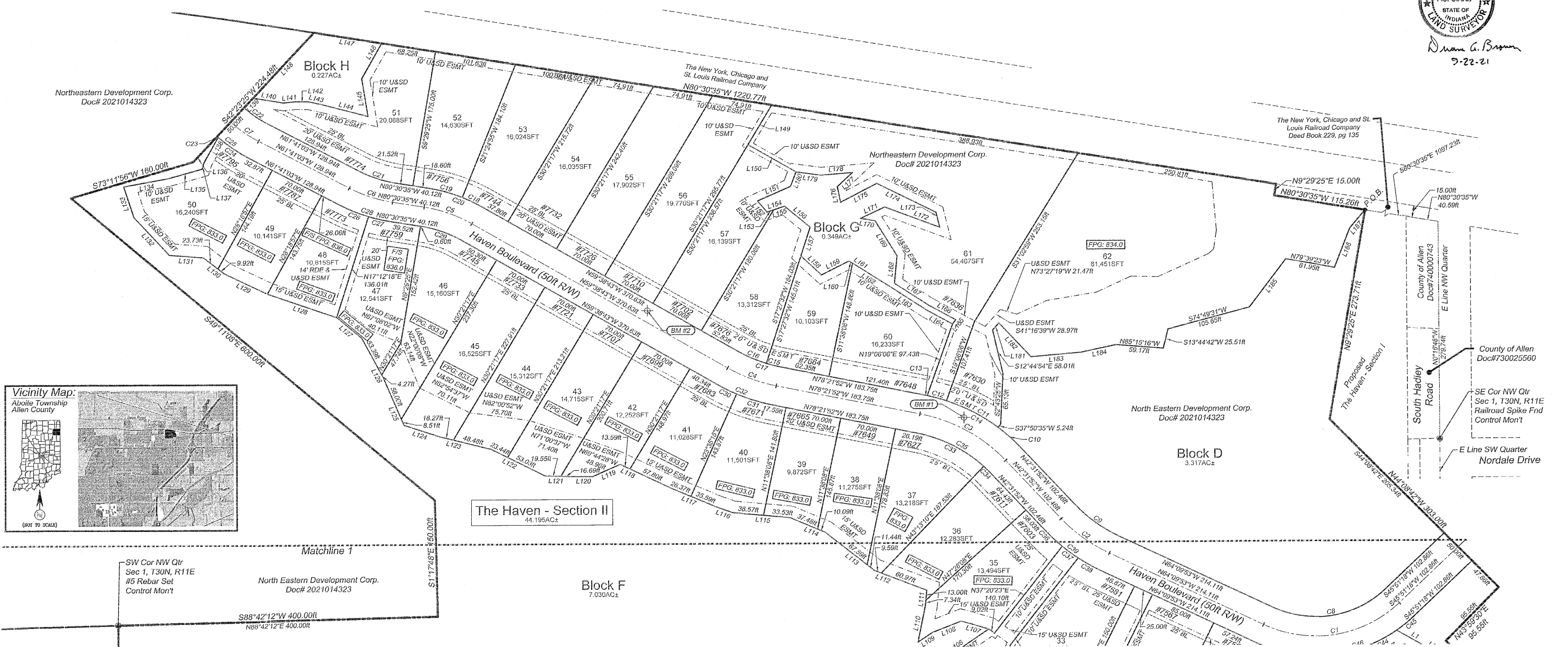
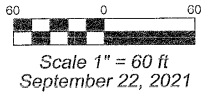


D.A. Brown  
9-22-21

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction				
L1	26.20	S89° 01' 52"E	L26	19.92	N42° 29' 21"W	L49	59.12	S73° 42' 04"E	L76	57.05	S55° 35' 47"E	L103	69.23	N49° 39' 54"E	L130	113.39	S42° 23' 25"W	L157	73.81	S69° 00' 18"E	L184	59.19	S30° 21' 17"W	
L2	44.03	S50° 42' 02"E	L27	33.96	N56° 16' 06"W	L50	64.15	S16° 47' 08"W	L77	50.72	S90° 08' 43"E	L104	67.82	N55° 14' 33"E	L131	113.39	S42° 23' 25"W	L158	73.81	S69° 00' 18"E	L185	59.19	S30° 21' 17"W	
L3	52.04	S27° 31' 12"E	L28	57.12	S77° 19' 35"W	L51	39.44	S09° 23' 56"W	L78	44.58	S46° 21' 42"E	L105	17.35	N58° 09' 40"E	L132	65.56	N42° 12' 03"W	L159	14.37	N1° 03' 30"E	L186	54.10	S20° 48' 03"W	
L4	50.00	S20° 57' 15"E	L29	25.99	N38° 23' 43"E	L52	57.12	S77° 19' 35"W	L79	49.29	N74° 52' 27"E	L106	18.07	N42° 24' 40"E	L133	65.56	N42° 12' 03"W	L160	5.41	S56° 54' 43"E	L187	30.21	S39° 24' 26"W	
L5	66.42	S38° 17' 09"E	L30	37.91	N12° 05' 39"W	L53	75.91	N73° 43' 14"W	L80	10.99	S17° 17' 06"E	L107	13.09	N49° 31' 42"E	L134	41.90	N17° 51' 40"W	L161	81.10	S56° 54' 43"E				
L6	36.46	S20° 06' 10"W	L31	59.67	S69° 01' 00"W	L54	66.27	S83° 44' 29"W	L81	49.96	S95° 38' 30"E	L108	38.35	S68° 09' 30"W	L135	43.87	N73° 59' 06"E	L162	55.70	S56° 54' 43"E				
L7	60.18	S71° 29' 03"W	L32	71.29	N72° 41' 21"W	L55	61.17	S15° 46' 55"W	L82	30.94	N71° 50' 41"E	L109	22.20	S55° 59' 03"W	L136	44.26	S42° 23' 25"W	L163	53.94	S56° 20' 18"E				
L8	60.01	N42° 51' 45"W	L33	34.17	N18° 45' 10"W	L56	59.01	N11° 54' 32"E	L83	16.63	N22° 46' 54"E	L110	47.31	N11° 13' 47"E	L137	37.01	N28° 36' 02"E	L164	38.31	S60° 35' 13"E				
L9	19.18	S28° 50' 50"W	L34	28.99	N26° 12' 23"W	L57	59.01	N11° 54' 32"E	L84	63.00	N92° 23' 33"W	L111	20.34	N05° 14' 25"E	L138	37.01	N28° 36' 02"E	L165	6.90	S30° 18' 03"W				
L10	39.67	S21° 27' 51"E	L35	59.01	N11° 54' 32"E	L58	61.17	S15° 46' 55"W	L85	18.38	S64° 53' 05"W	L112	70.57	N68° 37' 37"W	L139	16.83	S42° 23' 25"W	L166	38.94	N60° 48' 01"W				
L11	30.12	S25° 55' 39"W	L36	58.88	N18° 43' 14"E	L59	36.31	S01° 46' 29"E	L86	52.70	N00° 44' 25"W	L113	79.03	N51° 11' 08"W	L140	36.54	S80° 14' 08"E	L167	51.24	N65° 27' 17"W				
L12	24.18	S04° 07' 38"E	L37	40.13	S30° 58' 22"E	L60	43.18	S10° 25' 53"E	L87	39.23	N07° 28' 16"W	L114	47.57	N56° 25' 41"W	L141	15.39	N84° 22' 04"E	L168	35.63	N55° 29' 11"W				
L13	40.02	S07° 46' 11"W	L38	30.32	S18° 32' 30"W	L61	65.87	S12° 10' 53"W	L88	40.41	N88° 03' 18"W	L115	72.10	N84° 40' 49"W	L142	16.47	S89° 18' 26"E	L169	53.23	N11° 13' 47"W				
L14	75.17	S86° 49' 37"E	L39	140.10	S37° 20' 23"W	L62	27.27	S02° 34' 35"W	L89	55.51	N25° 44' 21"W	L116	11.10	N84° 00' 15"W	L143	17.23	S77° 14' 21"E	L170	18.26	N80° 38' 58"W				
L15	78.89	S47° 01' 26"W	L40	54.10	S81° 45' 12"W	L63	9.87	S10° 17' 49"E	L90	25.38	N02° 35' 33"W	L117	61.95	N66° 47' 10"W	L144	59.31	S74° 51' 15"E	L171	33.59	N64° 13' 07"E				
L16	35.75	S84° 07' 35"W	L41	34.60	S85° 51' 20"W	L64	19.77	S89° 08' 47"E	L91	31.09	N15° 09' 38"W	L118	71.40	N64° 00' 15"W	L145	49.08	N09° 05' 05"W							
L17	38.17	N73° 24' 44"W	L42	40.39	S65° 10' 59"W	L65	47.11	S49° 02' 44"E	L92	60.07	N77° 23' 45"E	L119	37.41	S95° 10' 14"W	L146	52.14	N28° 58' 14"E							
L18	59.31	S82° 01' 36"W	L43	18.52	S58° 01' 07"W	L66	6.66	S01° 28' 45"E	L93	105.46	S65° 20' 54"E	L120	23.70	N89° 37' 08"W	L147	88.05	S89° 30' 35"E							
L19	29.94	S82° 58' 14"W	L44	29.66	S53° 41' 09"W	L67	10.06	N07° 53' 34"E	L94	43.82	N81° 58' 00"E	L121	36.23	N88° 55' 20"W										
L20	78.29	S84° 28' 20"W	L45	32.71	S46° 41' 24"E	L68	48.51	N11° 04' 23"E	L95	63.45	N59° 13' 34"E	L122	76.47	N62° 40' 01"W										
L21	12.84	S84° 28' 20"W	L46	18.06	S67° 03' 29"W	L69	54.74	N89° 17' 34"E	L96	54.74	N89° 17' 34"E	L123	66.75	N75° 41' 37"W										
L22	91.13	S84° 28' 20"W	L47	37.52	S39° 34' 24"W	L70	87.11	N65° 50' 46"E	L97	85.21	S95° 57' 59"E	L124	11.10	N84° 00' 15"W										
L23	37.51	N80° 53' 56"W	L48	49.35	S29° 41' 43"W	L71	21.46	S80° 18' 38"E	L98	67.92	N63° 06' 24"E	L125	11.10	N84° 00' 15"W										
L24	16.53	N42° 44' 46"W				L72	58.41	S64° 08' 06"E	L99	87.92	N63° 06' 24"E	L126	11.10	N84° 00' 15"W										
						L73	60.38	S83° 49' 39"E	L100	70.57	S72° 39' 26"E	L127	76.47	N62° 40' 01"W										
						L74	64.67	S93° 30' 33"W	L101	70.57	S72° 39' 26"E	L128	11.10	N84° 00' 15"W										
						L75	11.53	S47° 32' 59"E	L102	69.23	N49° 39' 54"E	L129	69.29	N63° 45' 45"W										

Curve #	Length	Radius	Tangent Length	Delta	Chord Direction	Chord Length
C1	183.21	150.00	104.99	69°58'49"	N60°50'43"E	172.03
C2	75.52	200.00	38.21	21°38'01"	S53°20'52"E	75.07
C3	125.08	200.00	64.66	35°50'00"	S69°26'52"E	123.05
C4	65.34	200.00	32.96	18°43'09"	S89°00'17"E	65.05
C5	63.73	175.00	32.22	20°51'52"	S70°04'39"E	63.37
C6	67.50	175.00	29.01	18°49'31"	S71°05'49"E	57.24
C7	42.99	175.00	21.60	14°04'29"	S64°38'49"E	42.88
C8	152.67	125.00	87.49	69°58'49"	N80°50'43"E	143.36
C9	66.08	175.00	33.44	21°38'01"	S53°20'52"E	66.88
C10	37.80	225.00	18.94	9°37'33"	S47°20'38"E	37.76
C11	73.60	225.00	37.13	18°44'29"	S61°31'39"E	73.27
C12	25.05	225.00	12.54	6°22'46"	S74°05'17"E	25.04
C13	4.27	225.00	2.13	1°05'12"	S77°48'16"E	4.27
C14	140.72	225.00	72.75	35°50'00"	N69°29'52"W	138.44
C15	17.79	175.00	8.90	5°49'24"	S75°27'10"E	17.78
C16	39.39	175.00	19.78	12°53'45"	S68°05'36"E	39.31
C17	57.17	175.00	28.84	18°43'09"	N89°00'17"W	56.92
C18	27.46	200.00	13.75	7°51'57"	S93°34'41"E	27.44
C19	45.37	200.00	22.78	12°59'55"	S74°09'37"E	45.28
C20	72.83	200.00	36.82	20°51'52"	N70°04'39"W	72.43
C21	49.28	150.00	24.87	18°49'31"	S71°05'49"E	49.06
C22	36.85	150.00	18.52	14°04'29"	S64°38'49"E	36.75
C23	1.75	200.00	0.88	0°30'07"	N47°51'38"W	1.75

Curve #	Length	Radius	Tangent Length	Delta	Chord Direction	Chord Length
C24	47.38	200.00	23.80	13°34'22"	N54°53'52"W	47.27
C25	49.13	200.00	24.69	14°04'29"	S54°38'49"E	49.01
C26	30.78	200.00	15.45	11°06'39"	N67°14'23"W	38.72
C27	20.93	200.00	13.48	7°42'52"	N76°39'09"W	26.91
C28	65.71	200.00	33.18	18°49'31"	S71°05'49"E	65.42
C29	54.82	150.00	27.02	20°51'52"	N70°04'39"W	54.32
C30	26.67	225.00	13.30	6°40'01"	N63°01'44"W	26.58
C31	46.94	225.00	23.55	11°57'07"	N72°23'18"W	46.85
C32	73.51	225.00	37.09	18°43'09"	S69°00'17"E	73.18
C33	66.47	175.00	49.49	31°35'01"	N62°34'21"W	65.25
C34	12.98	175.00	6.49	4°14'59"	N44°39'21"W	12.90
C35	109.45	175.00	56.58	35°50'00"	S60°29'52"E	107.67
C36	27.27	225.00	13.65	6°56'40"	N46°00'12"W	27.25
C37	25.01	225.00	12.52	6°22'40"	N52°39'37"W	25.00
C38	32.67	225.00	16.36	8°19'11"	N60°00'17"W	32.64
C39	84.95	225.00	42.99	21°38'01"	S53°20'52"E	84.45
C40	20.77	175.00	10.40	6°48'03"	N67°33'54"W	20.76
C41	25.09	175.00	12.56	8°12'48"	N75°04'19"W	25.06
C42	25.09	175.00	12.56	8°12'48"	N83°17'07"W	25.06
C43	69.65	175.00	35.29	22°48'13"	S81°12'23"W	69.19
C44	45.00	175.00	23.14	15°03'44"	S62°16'24"W	45.87
C45	27.14	175.00	13.69	8°53'14"	S60°17'55"W	27.12
C46	213.74	175.00	122.49	69°58'49"	N80°50'43"E	200.70



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