2024002402
RECORDED: 01/18/2024 01:15:52 PM
NICOLE KEESLING
ALLEN COUNTY RECORDER
FORT WAYNE, IN

Secondary Plat
Silverstone Estates

A Subdivision Located in the Northwest Quarter of Section 25, Township 32 North, Range 11 East.
Allen County, Indiana

Developer:
New Venture Development Corp.
10808 La Cabreah Lane
Fort Wayne, IN 46845
Tel: (260) 489-7095
Fax: (260) 489-7950

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

September 18th 2023
Job No. 2106-07

Curve Table						
Curve #	Length	Radius	Delta	Tangent Length	Chord Direction	Chord Length
C1	86.78ft	250.00ft	019°53'17"	43.83ft	S80°55'36"E	86.34ft
C2	40.15ft	250.00ft	009°12'08"	20.12ft	S75°35'02"E	40.11ft
C3	46.88ft	250.00ft	010°44'35"	23.51ft	S85°33'24"E	46.81ft
C4	46.88ft	250.00ft	010°44'35"	23.51ft	S04°26'36"W	46.81ft
C5	31.33ft	250.00ft	007°10'51"	15.69ft	S04°31'06"E	31.31ft
C6	75.79ft	225.00ft	019°18'03"	38.26ft	S81°13'13"E	75.44ft
C7	2.31ft	225.00ft	000°35'14"	1.16ft	S71°16'35"E	2.31ft
C8	78.10ft	225.00ft	019°53'17"	39.45ft	S80°55'36"E	77.71ft
C9	30.28ft	275.00ft	006°18'28"	15.15ft	S74°08'12"E	30.26ft
C10	13.89ft	275.00ft	002°53'40"	6.95ft	S78°44'16"E	13.89ft
C11	44.17ft	275.00ft	009°12'08"	22.13ft	S75°35'02"E	44.12ft
C12	12.90ft	275.00ft	002°41'16"	6.45ft	S81°31'44"E	12.90ft
C13	38.66ft	275.00ft	008°03'20"	19.36ft	S86°54'01"E	38.63ft
C14	51.56ft	275.00ft	010°44'35"	25.86ft	S85°33'24"E	51.49ft
C15	42.19ft	225.00ft	010°44'35"	21.16ft	S85°33'24"E	42.13ft
C16	31.36ft	20.00ft	089°50'40"	19.95ft	N35°15'45"W	28.25ft
C17	50.82ft	275.00ft	010°35'16"	25.48ft	N04°21'57"E	50.75ft
C18	34.47ft	275.00ft	007°10'51"	17.26ft	N04°31'06"W	34.44ft
C19	17.45ft	20.00ft	049°59'41"	9.33ft	N16°53'19"E	16.90ft
C20	20.51ft	50.00ft	023°30'02"	10.40ft	N30°08'09"E	20.36ft
C21	54.40ft	50.00ft	062°20'26"	30.25ft	S12°47'05"E	51.76ft
C22	44.93ft	50.00ft	051°29'20"	24.11ft	S69°41'59"E	43.44ft
C23	42.28ft	50.00ft	048°27'00"	22.50ft	N60°19'51"E	41.03ft
C24	54.40ft	50.00ft	062°20'26"	30.25ft	N12°47'05"W	51.76ft
C25	17.45ft	20.00ft	049°59'41"	9.33ft	S81°06'12"W	16.90ft
C26	14.67ft	20.00ft	042°02'17"	7.68ft	N72°52'36"W	14.35ft
C27	75.62ft	62.50ft	069°19'33"	43.22ft	S71°37'04"E	71.09ft
C28	54.37ft	62.50ft	049°50'34"	29.04ft	N48°47'52"E	52.67ft
C29	53.82ft	62.50ft	049°20'10"	28.70ft	N00°47'29"W	52.17ft
C30	55.68ft	62.50ft	051°02'27"	29.84ft	N50°58'48"W	53.85ft
C31	73.70ft	62.50ft	067°33'38"	41.81ft	S69°43'10"W	69.50ft
C32	7.40ft	62.50ft	006°46'57"	3.70ft	S32°32'52"W	7.39ft
C33	53.82ft	62.50ft	049°20'10"	28.70ft	S00°47'29"E	52.17ft
C34	19.88ft	20.00ft	056°56'39"	10.85ft	N57°37'43"E	19.07ft
C35	29.95ft	20.00ft	085°47'26"	18.58ft	S51°00'15"E	27.23ft
C36	7.84ft	225.00ft	001°59'50"	3.92ft	N07°06'37"W	7.84ft
C37	20.36ft	225.00ft	005°11'01"	10.18ft	N03°31'11"W	20.35ft
C38	20.36ft	225.00ft	005°11'01"	10.18ft	N03°31'11"W	20.35ft
C39	41.31ft	225.00ft	010°31'13"	20.71ft	S04°19'55"W	41.25ft
C40	31.49ft	20.00ft	090°13'00"	20.07ft	S54°42'12"W	28.34ft
C41	36.14ft	225.00ft	009°12'08"	18.11ft	N75°35'02"W	36.10ft
C42	50.98ft	275.00ft	010°37'19"	25.56ft	N76°17'37"W	50.91ft
C43	44.47ft	275.00ft	009°15'57"	22.29ft	N86°14'15"W	44.43ft
C44	95.46ft	275.00ft	019°53'16"	48.21ft	S80°55'36"E	94.98ft

Approved this 8th day of January, 2024 KC
Town of Huntertown Council
Council President, Brandon Selton
Council Vice President, Patricia Freck
Council Member, Mike Aker
Council Member, Bradley Ake
Council Member, Tina McDonald
Clerk Treasurer, Ryan Schwab

Approved this 11th day of JANUARY, 2024 KC
Allen County Plan Commission Executive Committee
Susan Hoot, President
ABSENT
David Bailey, Vice President
F. Nelson Peters, Allen County Commissioner
Michael R. Fruchey PE, Allen County Surveyor
ABSENT
Paul Lagemann, Allen County Councilperson
ABSENT
John Henry, Alternate Member
ABSENT
James Wolff, Alternate Member

Confirmed this 11 day of January 2024 KC
Allen County Department of Planning Services
Benjamin J. Roussel, Executive Director

We, New Venture Development Corp., the undersigned owners by virtue of the certain deed shown in Document No. 20220347?, 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 Silverstone Estates, an addition to the County of Allen, Indiana.

In witness whereof, New Venture 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 18 day of September, 2023

New Venture 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. 2022034?1, 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 prepared by Duane A. Brown, P.E., P.S. as recorded in Document No. 2021072591 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 18th day of September, 2023

SIGNED: _____
Duane A. Brown P.E., P.S.
Auburn, IN
Indiana PS #LS80040337

DUANE A. BROWN — No. 50937 — STATE OF INDIANA — REGISTERED LAND SURVEYOR

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.

AUDITOR OF ALLEN COUNTY
JAN 18 2024
AUDITOR'S OFFICE
Duplicate document for transfer only. Do not accept for recording.

K:\2021\2106-07\Silverstone Section\Plat_DWG\Construction_Set\02 - Secondary Plat - North.dwg - Saved by: slemp - 8/18/2023 5:23:23 AM - 1:1