




The Dedications, Protective Restrictions, Covenants, Limitations, Easements and Approvals Appended to and made a part of the Dedication and Plat of Shadow Ridge, Section III, a Subdivision in Aboite Township, Allen County, Indiana, were originally recorded as Document Number 204058435 on August 9, 2004.

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.

Parker L. Moss

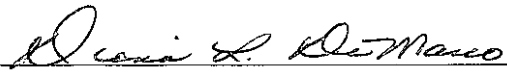
The undersigned, Jeremy Todd, President of Shadow Ridge Community Association, Inc., having been duly sworn upon his oath attests that he has obtained signatures of all homeowners of Shadow Ridge, Section III.

  
\_\_\_\_\_  
JEREMY TODD, President of Shadow Ridge Community Association, Inc.

STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF ALLEN        )

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 17<sup>th</sup> day of May, 2011.

My Commission Expires:  
February 13, 2015

  
\_\_\_\_\_  
Diana L. DeMarco, Notary Public  
A Resident of Allen County, IN

Dedication has set their hands this \_\_\_\_\_ day of \_\_\_\_\_

**RECORDED  
AS  
RECEIVED**  
2014

Lot Number, Section III	Address	Owner(s) signatures
63		
64	<del>Knobcone Ct.</del>	Dee Gale
65	<del>Knobcone Ct.</del>	Roberty [Signature]
66	<del>Knobcone Ct.</del>	Blut Peterson
67		
68		
69	<del>Knobcone Ct.</del>	[Signature]
70	<del>Knobcone Ct.</del>	[Signature]
71	14916 Knobcone Ct.	[Signature]
72	14924 Knobcone Ct.	[Signature]
73	14932 Knobcone Court	[Signature]
74	15000 Knobcone Ct.	Bradley Bull.
75	1308 Shallowbrook Drives	Rog [Signature]
76		
77	2930 Shallowbrook Dr.	[Signature]
78	2922 Shallowbrook	[Signature]
Lot Number, Section III	Address	Owner(s) signatures

# SECONDARY PLAT FOR SHADOW RIDGE SECTION III

A SINGLE FAMILY SUBDIVISION BEING A PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18 OF T-30-N, R-11-E, ABOITE TWP., ALLEN COUNTY, INDIANA.

**BENCHMARK**

The 1983 U.S.C. & G.S. Section 68, in a concrete base projecting 6 inches above the ground located 55 feet East and 25 feet North of the intersection of County Line 52 and Conroy Rd.  
E.L. = 448.93

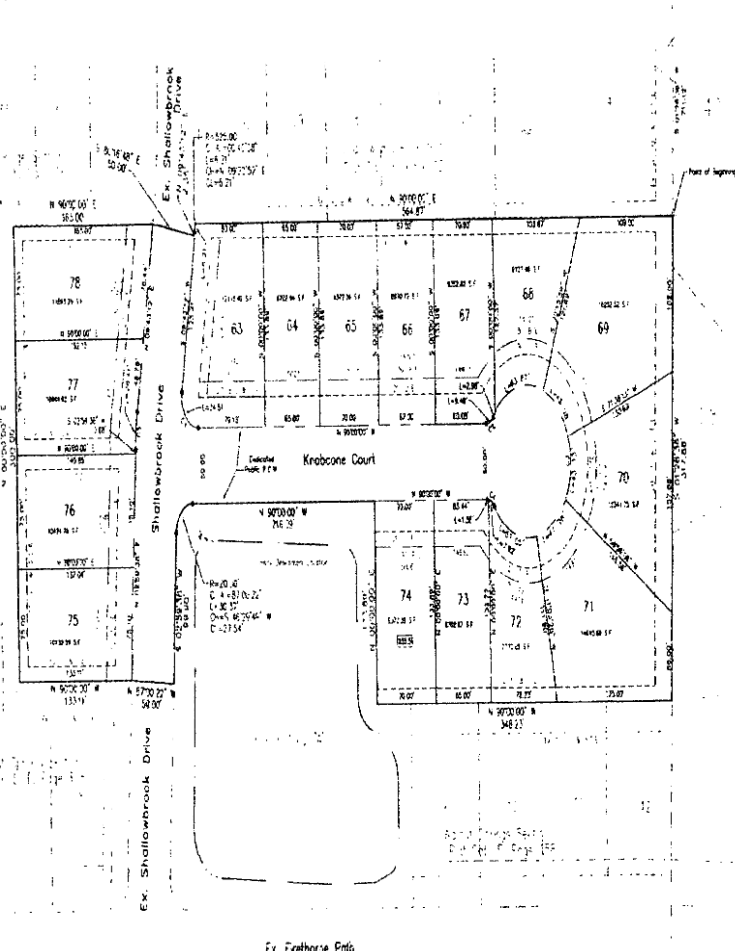
**ON-SITE BENCHMARK**

CONCRETE SQUARE IN TOP OF 30" RCP STORM DRAINER NEAR THE NORTHWEST CORNER OF THE SECTION 18 PLAT.  
E.L. = 447.40

**LEGAL DESCRIPTION**

Part of the Fractional Northwest Quarter of Section 18, Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Commencing at a Point on the Northwest corner of the Fractional Northwest Quarter of said Section 18, thence North 90 degrees 26 minutes 00 seconds East (assumed true bearing) on the West line of said Fractional Northwest Quarter, 1,298.55 feet to a railroad stake at the Northwest corner of said Fractional Northwest Quarter, said point also being the Northwest corner of said Fractional Northwest Quarter, thence East 87 degrees 01 minutes 30 seconds West on the East line of said Fractional Northwest Quarter, 215.00 feet to a point of curve of a 1/4 mile curve to the left having a radius of 2816 feet and a chord of 212.54 feet, bearing South 46 degrees 20 minutes 48 seconds West, thence South 42 degrees 59 minutes 30 seconds West, on an arc length of 30.57 feet, thence South 22 degrees 59 minutes 30 seconds West, 39.90 feet, thence North 81 degrees 30 minutes 22 seconds West, 50.00 feet, thence North 90 degrees 26 minutes 00 seconds West, 133.11 feet, thence North 00 degrees 00 minutes 00 seconds East, 200.00 feet, thence North 90 degrees 26 minutes 00 seconds East, 145.26 feet, thence South 80 degrees 18 minutes 48 seconds East, 36.00 feet, thence North 70 degrees 45 minutes 12 seconds East, 2.33 feet to the center of curve of a constant curve to the left having a radius of 525.00 feet and a chord of 8.33 feet, bearing North 89 degrees 27 minutes 36 seconds East, thence North 80 degrees 00 minutes 00 seconds East, 54.87 feet to the POINT OF BEGINNING, containing 4.252 acres (211.51 square feet) more or less, and subject to easements and rights of way of record.



**GOULOFF - JORDAN**  
SURVEYING AND DESIGN, INC.  
1115 BROADWAY FORT WAYNE, IN 46802  
PH (260) 424-5362 FAX (260) 424-9110

**CERTIFICATE**

I, Timothy C. Gouloff, hereby certify that I am a Licensed Surveyor in compliance with the laws of the State of Indiana, that based on my knowledge, experience and belief that said plat and accompanying legal description accurately depict a subdivision of two acres described by Doc. # 2010052896 in the Office of the Recorder of Allen County, Indiana, that all monuments shown herein actually exist, that their locations, size, type and material are accurately shown, that there has been no change from the records of survey revealed by the survey referenced herein or any prior subdivisions with contained therein, or any laws that are comprehensive to the subdivision.

*Timothy C. Gouloff*  
REGISTERED LAND SURVEYOR DATE 06/28/2014

- Notes
- All property corners marked with 5/8" x 2 1/2" Steel Rods of 3000 @ Cor. L.S. 200000077.
  - This new subdivision plat is cross referenced to a measurement and proper survey of the subject parcel performed by Timothy C. Gouloff recorded as Document # 200001428 in the Office of the Recorder of Allen County, Indiana, as required by Title 665, Article 1, Rule 12, Section 13 of the Indiana Administrative Code.

**DEVELOPER**  
WALNUT SPRINGS DEVELOPERS, LLC  
202 WEST BERRY STREET, SUITE 309  
FORT WAYNE, IN 46802

**DEDICATION**  
WE, WALNUT SPRINGS DEVELOPERS, LLC, THE UNDERSIGNED OWNERS BY ARTICLE OF ASSOCIATION BEING SHOWN IN DOCUMENT NO. 200804400 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY (A) CELEBRATE AND SURRENDER SAID REAL ESTATE IN ACCORDANCE WITH THE INFORMATION SHOWN ON THE FINAL PLAT.  
WALNUT SPRINGS DEVELOPERS, LLC  
*Timothy C. Gouloff* 6-28-14  
BY: MARL D. FRISVOLD, VICE PRESIDENT DATE  
SURRENDER OFFICIAL DEVELOPMENT CORP., ITS MANAGER

**APPROVALS**

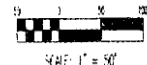
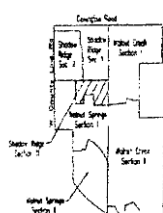
APPROVED BY THE ALLEN COUNTY BOARD OF PLANNING AND ZONING  
PLAN COMMISSION ON 6/23/2014  
*Alan D. Frisvold*  
ALLEN COUNTY BOARD OF PLANNING AND ZONING  
CHAIRMAN

APPROVED BY THE ALLEN COUNTY SURVEYOR  
ON 6/28/2014  
*Timothy C. Gouloff*  
ALLEN COUNTY SURVEYOR

CONFIRMED BY THE ALLEN COUNTY DEPARTMENT OF PLANNING AND ZONING ON 6/28/2014  
*Kimberly R. Dornan*  
DEPARTMENT OF PLANNING AND ZONING  
CLERK

**SCALE TABLE**

LENGTH TO BE MEASURED	LENGTH TO BE SHOWN	SCALE
100	2	1" = 50'
200	4	1" = 50'
300	6	1" = 50'
400	8	1" = 50'
500	10	1" = 50'
600	12	1" = 50'
700	14	1" = 50'
800	16	1" = 50'
900	18	1" = 50'
1000	20	1" = 50'



SCALE: 1" = 50'

**LEGEND**

- BLD BUILDING LINE
- UTILITY UTILITY FACILITY
- ASPH ALLEYS, DRIVEWAYS, EASEMENTS
- 1 & 2 S&S SURFACE DRAINAGE EASEMENT
- EMT EASEMENT
- THW FLOOD EASEMENT/TRACE

**NOTE**

1. ALL SURVEY DATA MUST ALSO BE FOR GRADING, TRAIL GRADIENTS AS SHOWN ON THE SITE GRADING PLANS, STORM DRAINAGE PLANS AND STORM SEWER AND TRAIL PROFILES.

2. ALL CORNER MARKS MUST HAVE A SURVEYOR'S CHAINAGE AND PLAT NUMBER.

**Rocke & Associates**  
 Engineering  
 Land Planning - Design  
 110 ALLEN COUNTY RECORDS CENTER  
 FORT WAYNE, IN 46802  
 PHONE: 260-424-9110

SHADOW RIDGE SECTION III  
 SHALLOWBROOK DRIVE & FIRETHORNE PATH  
 NW 1/4, SEC. 18, ABOITE TWP., ALLEN CO., IN.  
 SECONDARY PLAT

SCALE  
 1" = 50'  
 SHEET NUMBER  
 1 of 1